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
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Glenn E. Trowbridge
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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.

May 10, 2011

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

suggested conditions of approval, if appropriate.

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 12, 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.

6. EOT-41319 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

7. ANX-41279 - ANNEXATION - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - Petition to Annex property at 5422 Vegas Drive, containing 8.02 acres South of Racel Street and both sides of Al Carrison Street (APNs 125-09-401-010, 018 and 019), Ward 6 (Ross).

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.

8. RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

9. RQR-41221 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC - Required Review of a previously approved Special Use Permit (SUP-3115) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6118 West Sahara Avenue (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

10. RQR-41222 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: MARTIN W. GREENWALD - Required Review of a previously approved Special Use Permit (U-0237-94) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4850 North Rancho Drive (APN 125-35-401-004), C-2 (General Commercial) Zone, Ward 6 (Ross).

11. RQR-41253 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: JAMES McCALL - Required Review of a previously approved Special Use Permit (U-0137-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2201 North Rainbow Boulevard (APN 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

12. VAC-41152 - VACATION - PUBLIC HEARING - APPLICANT: 3D INVESTMENT, LLC - OWNER: NEVADA DEVELOPMENT ASSOCIATES, LP - Petition to Vacate a 30-foot of Gilmore Avenue right-of-way and a 33-foot of Patent Easement located approximately 167 feet from the southeast corner of Alexander Road and Hualapai Way, Ward 4 (Anthony).

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

PUBLIC HEARING ITEMS

14. 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.

15. 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.

16. ZON-41312 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC - Request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: PD (PLANNED DEVELOPMENT) on 23.40 acres at the southeast corner of Alta Drive and Rampart Boulevard (APN 138-32-723-001), Ward 2 (Wolfson).

17. SDR-41313 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41312 - PUBLIC HEARING - APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 773,000 SQUARE-FOOT SHOPPING CENTER AND A 100-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 23.40 acres at the southeast corner of Alta Drive and Rampart Boulevard (APN 138-32-723-001), PD (Planned Development) Zone [PROPOSED: PD (Planned Development)], Ward 2 (Wolfson).

18. VAR-41051 - VARIANCE - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A SIX-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED, A ONE-FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED, AND TO ALLOW 87% LOT COVERAGE WHERE 50% IS THE MAXIMUM on 0.810 acres at 400 and 420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

19. VAR-41054 - VARIANCE RELATED TO VAR-41051 - PUBLIC HEARING - APPLICANT: EVAPS LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW 178 PARKING SPACES WHERE 203 SPACES ARE REQUIRED on 0.81 acres at 400 and 420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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

21. VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

22. SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

23. VAR-41303 - VARIANCE - PUBLIC HEARING - APPLICANT: HOSTEL CAT, INC. - OWNER: RAYMOND PISTOL - Request for a Variance TO ALLOW A THREE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW AN 85-FOOT SEPARATION DISTANCE WHERE 100 FEET IS REQUIRED FROM ANOTHER FREESTANDING SIGN FOR A PROPOSED FREESTANDING SIGN on 1.7 acres at 1236 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).

24. VAR-41321 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNY PAPPAS - Request for a Variance TO ALLOW AN EXISTING 595 AQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WITH A ZERO-FOOT SIDE YARD SETBACK WHERE A THREE FEET IS REQUIRED, A ZERO-FOOT SETBACK FROM THE PRIMARY STRUCTURE WHERE SIX FEET IS REQUIRED, AND TO NOT AESTHETICALLY MATCH THE PRIMARY STRUCTURE on 0.48 acres at 1125 Cashman Drive (APN 162-05-112-017), R-E (Resdidence Estates) Zone, Ward 1 (Tarkanian).

25. VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED 200 SQUARE-FOOT AUTO SMOG CHECK AND 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

26. VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW A TEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

27. SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385 AND VAR-41386 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 200 SQUARE-FOOT AUTO SMOG CHECK WITH VEHICLE STACKING FOR ONE WHERE A 400 SQUARE-FOOT FACILITY WITH VEHICLE STACKING FOR THREE IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

28. SUP-41236 - SPECIAL USE PERMIT RELATED TO VAR-41385, VAR-41386 AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 200 FEET IS THE MINIMUM REQUIRED AND A 94-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

29. SDR-41235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41385,VAR-41386, SUP-41384 AND SUP-41236 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Major Amendment of a previously approved Site Development Plan Review (SD-0039-02) FOR A PROPOSED 2,400 SQUARE-FOOT OFFICE BUILDING FEATURING A 1,500 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED, A 2,324 SQUARE-FOOT FUEL CANOPY, AND A 200 SQUARE-FOOT AUTO SMOG CHECK FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS AND A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.92 acres at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

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

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

32. SUP-41200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OASIS LAS VEGAS, LLC - Request for a Special Use Permit FOR A 50-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 110 North Jones Boulevard (APN 138-25-404-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

33. SUP-41225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALLARTA TAQUERIA - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH AN EXISTING 2,550 SQUARE-FOOT RESTAURANT at 2333 East Bonanza Road (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

34. SUP-41261 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOOD TIMES SMOKE & CHEW - OWNER: MELE PONO HOLDING CO. - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER OFF-SALE USE TO AN EXISTING 1,250 SQUARE-FOOT RETAIL ESTABLISHMENT at 124 South Sixth Street (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow).

35. SUP-41263 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NORTHWEST ARMS - OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (FIREARMS) at 4450 North Tenaya Way, Suite #100 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

36. SUP-41266 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: BUFFALO & LAKE MEAD BLVD, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WTHIN AN EXISTING 1,297 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 7421 West Lake Mead Boulevard, Suite #4 (APN 138-22-302-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

37. SUP-41267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: C EAGLE SPIRIT, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 4,844 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A 100-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN WHERE 1,000 FEET IS REQUIRED at 2300 East Bonanza Road (APN 139-35-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

38. SUP-41273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,400 SQUARE-FOOT RETAIL ESTABLISHMENT at 2421 East Bonanza Road (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

39. SUP-41278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRIAN ALBISER - Request for a Special Use Permit FOR A BAILBOND SERVICE USE at 1201 Stewart Avenue, Suite #2 (APNs 139-35-211-073 and 074), C-2 (General Commercial) Zone, Ward 5 (Barlow).

40. SUP-41280 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAZMIK SARKISIAN - OWNER: GWHC OF NEVADA, LLC - Request for a Special Use Permit FOR AN 84 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 3,120 SQUARE-FOOT CONVENIENCE STORE at 8450 West Sahara Avenue, Suite #117 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

41. SUP-41289 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request For An Amendment to a previously approved Special Use Permit (SUP-19645) WHICH ALLOWED A 24-HOUR OPERATION OF AN AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION, SPECIFIED at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

42. SUP-41292 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DROR MIDANY - OWNER: Y & B INVESTMENTS - Request for a Special Use Permit FOR A SERVICE BAR USE WITHIN AN EXISTING 4,420 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 360-FOOT DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE AND A ZERO-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 2521 Fort Apache Road, Suite #100 (APN 163-07-501-012), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

43. SUP-41298 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: RAINBOW CHARLESTON PLAZA, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 964 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1000 FEET IS REQUIRED AND A 964 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE-FEET IS THE MINIMUM REQUIRED at 1105 South Rainbow Boulevard, Suite #101 (APN 163-03-501-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

44. SUP-41299 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC. - Request for a Special Use Permit FOR A PROPOSED 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (MONOPOLE) at 2400 Highland Drive (APN 162-04-402-004), M (Industrial) Zone, Ward 3 (Reese).

45. SUP-41300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADVANTAGE RENT A CAR - OWNER: 21 STARS, LTD - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL WITHIN AN EXISTING 96,000 SQUARE-FOOT HOTEL USE at 9090 Alta Drive (APN 138-32-201-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

46. SUP-41304 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIVOLI VILLAGE AT QUEENSRIDGE - OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED 13,122 SQUARE-FOOT

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 1,500 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #150 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

47. SUP-41306 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON - Request for a Special Use Permit FOR A PROPOSED 1,100 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1100 Martin L King Boulevard, Suite C (APN 139-28-604-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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

49. 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.

50. SDR-41257 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: IKE GAMING, INC. - Request for a Site Development Plan Review FOR THE ADDITION OF LANDSCAPING WITH ALLEY MODIFICATIONS on 1.46 acres at 201 North 7th Street and 608 Stewart Avenue (APNs 139-34-612-003 and 139-34-512-027), C-2 (General Commercial) Zone, Ward 5 (Barlow).

51. SDR-41271 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STATE BANK - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND PARKING LOT LANDSCAPE REQUIREMENTS on 0.85 acres at 201 South 4th Street and 200 Las Vegas Boulevard South (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

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

CITIZENS PARTICIPATION:

53. 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: MAY 10, 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: MAY 10, 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 MAY 10, 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 MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 12, 2011

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 10, 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: MAY 10, 2011

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

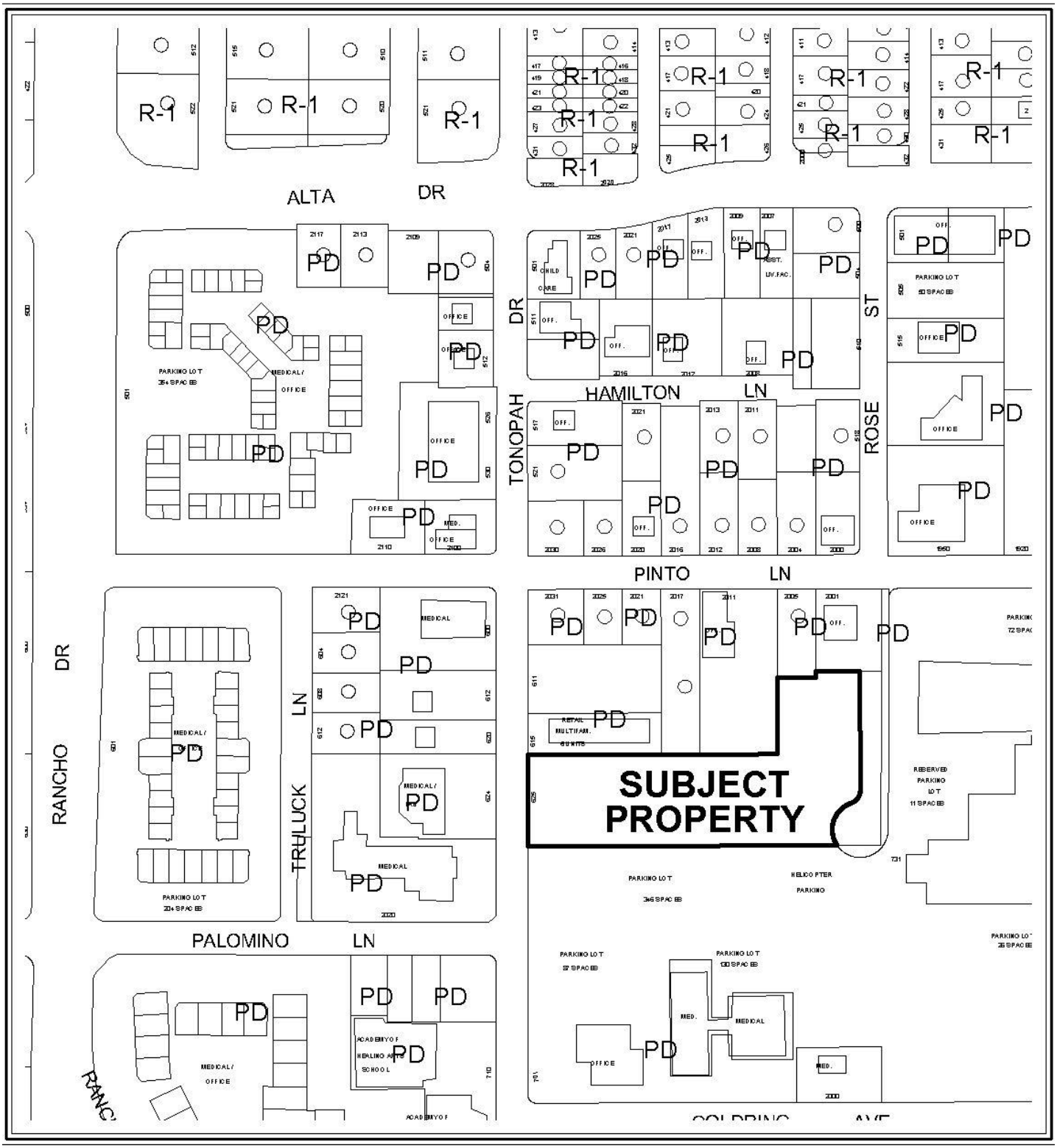
SUBJECT:
EOT-41319 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval letter for SDR-34997
6. Justification Letter



CASE: EOT-41319

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 200 400 Feet

CASE: EOT-41319

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41319** APN: 139-33-302-035

Name of Property Owner: VALLEY HEALTH SYSTEM L.L.C.

Name of Applicant: NED COLE, AIA, ARCHITECT

Name of Representative: NED COLE, AIA, ARCHITECT

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: STEVE FILTON

Subscribed and sworn before me

This 25 day of March, 20 11

Caitlin M. Vernot

Notary Public in and for said County and State

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Caitlin M. Vernot, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires Nov. 3, 2012
Member, Pennsylvania Association of Notaries

RECEIVED
MAR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME SDR-34997

Project Address (Location) 625 S. TONOPAH DRIVE

Project Name VALLEY HOSPITAL PARKING LOT **Proposed Use** PARKING LOT

Assessor's Parcel #(s) 139-33-302-035 **Ward #** 5

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

Commercial Square Footage — **Floor Area Ratio** —

Gross Acres 2.69A **Lots/Units** N/A **Density** —

Additional Information —

PROPERTY OWNER VALLEY HEALTH SYSTEM LLC **Contact** ____

Address 367 GULPH RD. **Phone:** ____ **Fax:** ____

City KING OF PRUSSIA **State** PA **Zip** 19406-3121

E-mail Address ____

APPLICANT NED COLE, AIA, ARCHITECT **Contact** NED COLE

Address 3801 ROBAR ST. **Phone:** 735-4530 **Fax:** 735-1952

City LAS VEGAS **State** NV **Zip** 89121

E-mail Address ____

REPRESENTATIVE NED COLE, AIA, ARCHITECT **Contact** NED COLE

Address 3801 ROBAR ST. **Phone:** 735-4530 **Fax:** 735-1952

City LAS VEGAS **State** NV **Zip** 89121

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 Steve Fifton

Subscribed and sworn before me

This 25th day of March, 20 11.

Caitlin M. Vernot

Notary Public in and for said County and State

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Caitlin M. Vernot, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires Nov. 3, 2012
Member, Pennsylvania Association of Notaries

FOR DEPARTMENT USE ONLY

Case #	EOT-41319
Meeting Date:	5/10/11 PC
Total Fee:	~~$300~~ $300
Date Received:*	3/28/11
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

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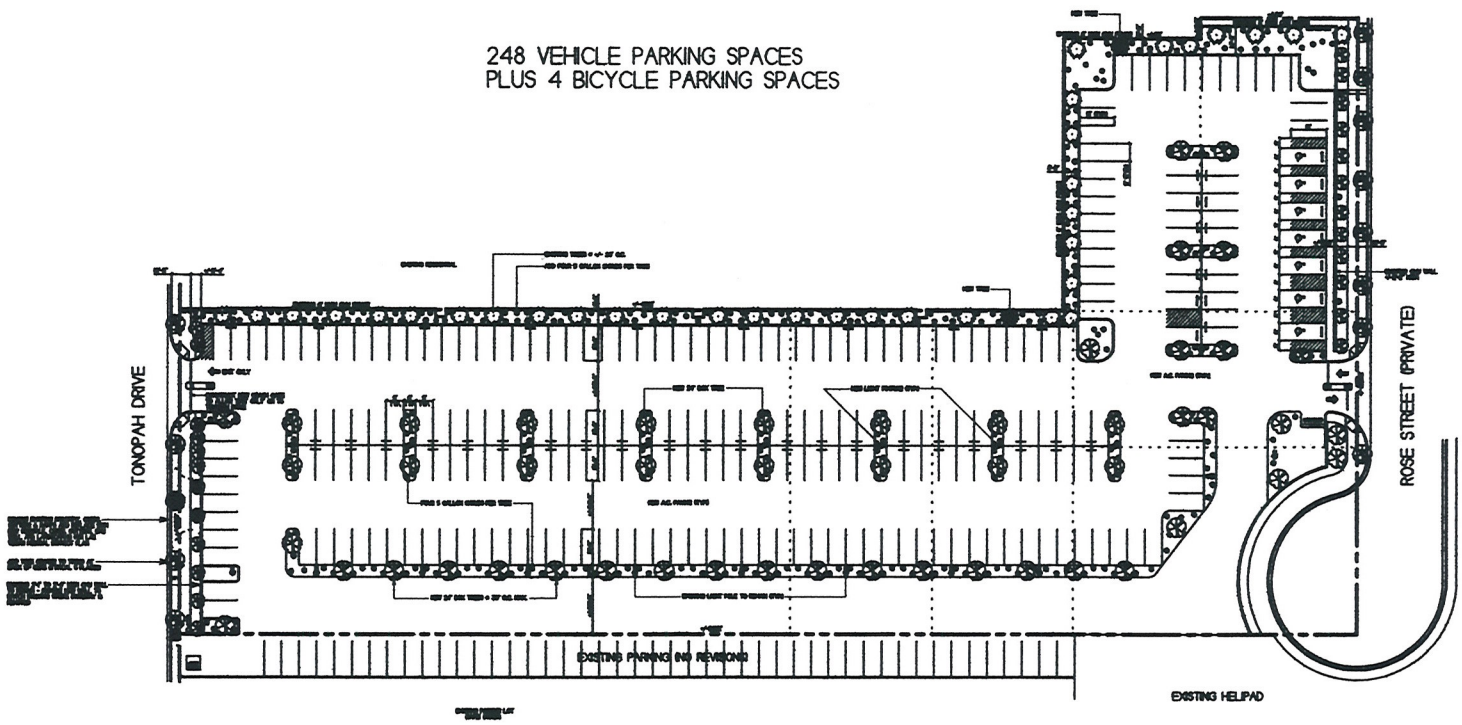
MAR 28 2011

THIS PARKING LOT IS COMPRISED OF ASSESSOR PARCEL NUMBERS 139-33-302-026, 139-33-302-027, 139-33-302-028, 139-33-302-029, 139-33-302-030, 139-33-302-031 AND 139-33-302-032.

NOTE: THE SIX PARCELS WHICH COMPRISE THIS PARKING LOT WILL BE COMBINED TO FORM ONE LOT IN ORDER TO AVOID A MULTITUDE OF VARIANCES OR WAIVERS RELATIVE TO SETBACKS, PROPERTY LINE LANDSCAPING, ETC.

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES



PROPOSED PARKING LOT PLAN

1" = 30'

NORTH

RECEIVED
MAR 28 2011

EOT-41319

REVISIONS

NED COLE, A.I.A.
ARCHITECT, INC.
3001 ROGAR STREET
LAS VEGAS, NEVADA 89101
PH 702-735-4000 FAX 702-735-0000

VALLEY HOSPITAL PARKING LOT
for AFFORDABLE CONCEPTS, INC.
LAS VEGAS, NEVADA

PROPOSED
PARKING LOT PLAN

6-24-09
09-10

IB

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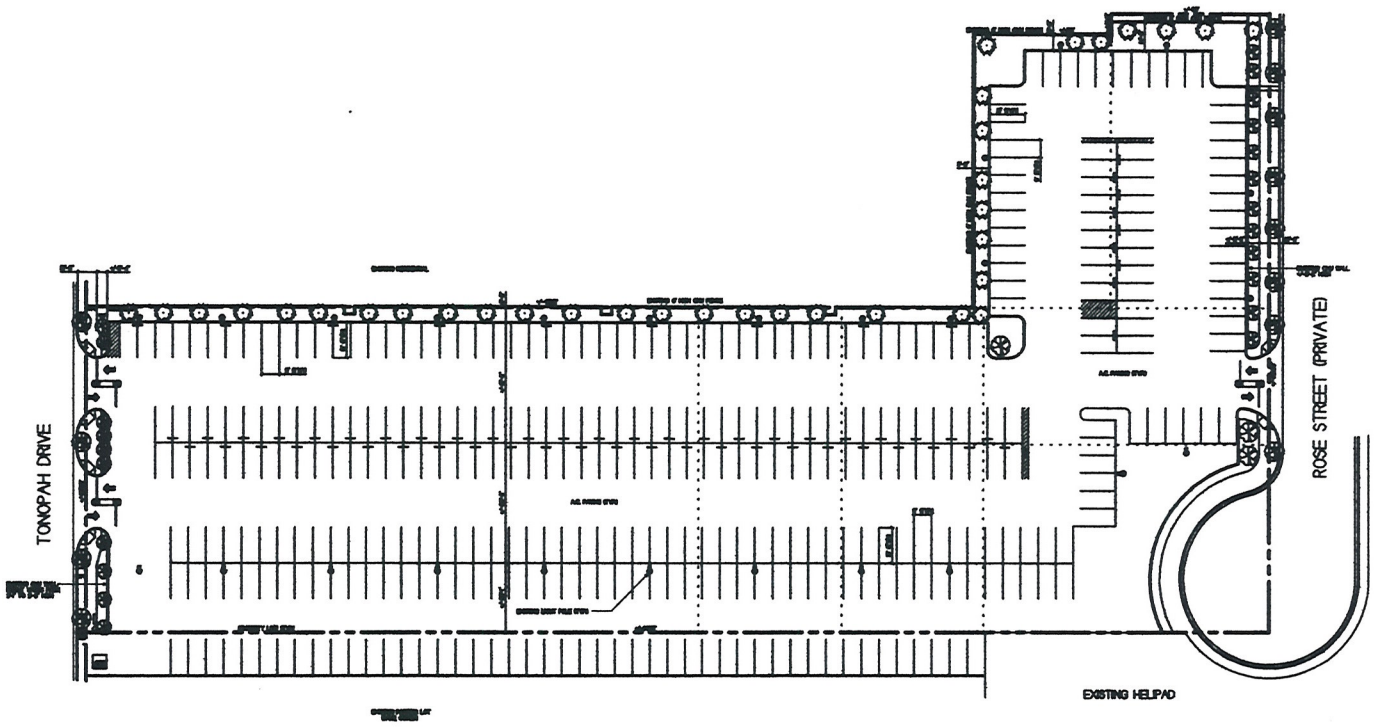
VICINITY MAP

THIS PARKING LOT IS COMPRISED OF ASSESSOR PARCEL NUMBERS 139-33-302-026, 139-33-302-027, 139-33-302-028, 139-33-302-029, 139-33-302-030, 139-33-302-031 AND 139-33-302-032.

EXISTING PARKING - 322 SPACES



EXISTING PARKING LOT PLAN

1" = 30'

NORTH

RECEIVED
MAR 28 2011

EOT-41319

NED COLE, A.I.A.
ARCHITECT, INC.
5001 ROGAR STREET
LAS VEGAS, NEVADA 89101
PH 702-735-4000 FAX 702-735-4002

VALLEY HOSPITAL PARKING LOT
for AFFORDABLE CONCEPTS, INC.
LAS VEGAS, NEVADA

EXISTING
PARKING LOT PLAN

6-24-09
09-10

IA

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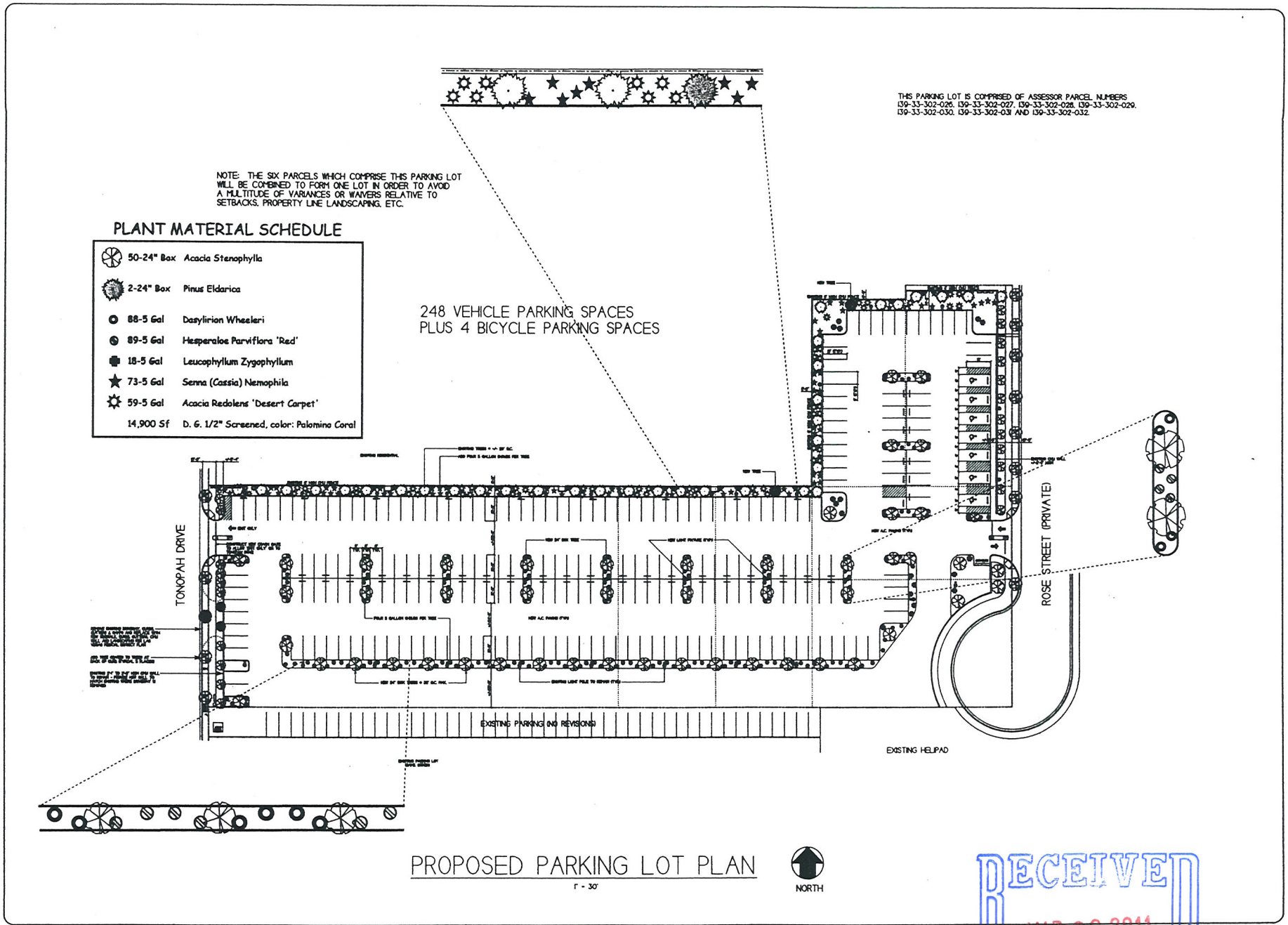

PROPOSED PARKING LOT PLAN

1" = 30'

RECEIVED
MAR 28 2011
EOT-41319

REVISIONS

NED COLE, A.I.A.
ARCHITECT, INC.
3001 ROBAR STREET
LAS VEGAS, NEVADA 89121
PH 702-736-4000 FAX 702-736-1002

PROJECT NAME
VALLEY HOSPITAL PARKING LOT
for AFFORDABLE CONCEPTS, INC.
LAS VEGAS, NEVADA

SHEET TITLE
PROPOSED
PARKING LOT PLAN

DATE 6-3-09
PROJECT # 09-10

SHEET # 1B
OF SHEETS

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

175713

August 14, 2009

Valley Health Systems, LLC
620 Shadow Lane
Las Vegas, Nevada 89106

RE: SDR-34997 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-026 thru 032), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow), was considered by the Planning Commission on August 13, 2009.

The Planning Commission voted to ***APPROVE*** of your request, subject to the following:

Planning and Development

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/25/09, except as amended by conditions herein.

3. Site Development Plan Review (SDR-3054) shall be expunged, if approved.

4. A Waiver from the Landscape Buffer requirements is hereby approved, to allow a zero-foot landscape buffer along the south property line where eight feet is the minimum required, if approved.

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

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MAR 28 2011

5. A Waiver from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow a 2.5-foot block wall adjacent to the right-of-way where a three-foot wall is required, if approved.

6. A Waiver from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow a three-foot landscape buffer adjacent to the right-of-way where a six-foot buffer is required, if approved.

7. An Exception from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow 30 parking fingers where 42 are required, if approved.

8. An Exception from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow no landscaping along the southern property line where one tree every 20 feet on-center is required, if approved.

9. The applicant shall work with City staff to determine the most appropriate mapping action necessary to consolidate all existing parcels. The mapping action shall be completed and recorded prior to issuance of any permits.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

12. Pursuant to the Las Vegas Medical District Plan, all utilities serving new development shall be underground. Above ground utility appurtenances visible from public streets shall be screened. The existing utility boxes on-site shall be placed underground or relocated in accordance with the requirements of the Las Vegas Medical District Plan and Title 19.12.040.

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EOT-41319

13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

16. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. No permanent structures or landscaping over 30 inches tall shall be constructed within the existing 20-foot Public Sewer Easement granted by Document #20040407:01657.

19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

21. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-20-97 and all other applicable site-related actions.

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MAR 26 2011
EOT-41319

This action by the Planning Commission on ***August 13, 2009*** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***August 14, 2009***.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Ned Cole
Ned Cole, AIA, Architect
3801 Robar Street
Las Vegas, Nevada 89121

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MAR 28 2011
EOT-41319

Ned Cole, A.I.A., Architect, Inc.

3801 Robar Street Las Vegas, Nevada 89121

March 23, 2011

City of Las Vegas
Planning & Development
731 S. Fourth St.
Las Vegas, NV 89101

Re: Valley Hospital Parking Lot
SDR-34997 Time Extension Request
Letter of Justification

Site Development Plan Review 34997 to construct a new parking lot to replace a temporary parking lot at 625 S. Tonopah Drive for Valley Hospital was approved on August 13, 2009. The time limit to obtain a permit to begin construction is two years from that date, or August 13, 2011. The seven parcels which make up this parking lot have since been consolidated into one new parcel as was requested by a condition of that approval. That new parcel number is APN 139-33-302-035. Although it is Valley Hospital's intent to proceed with the construction of this parking lot, difficult economic conditions dictate that they would like to request a time extension to delay the construction until it better fits within their financial planning. Therefore, they are requesting that you consider allowing a two year Extension of Time to begin this work. We are not aware of any complaints which have been filed relative to the existing temporary parking lot and its usage as it is currently configured and respectfully request your favorable review of this request. Thank you for your consideration..

Sincerely,

Ned Cole

Ned Cole, A.I.A.
President

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MAR 28 2011
EOT-41319

Ph. 702-735-4530

FAX 702-735-1952

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

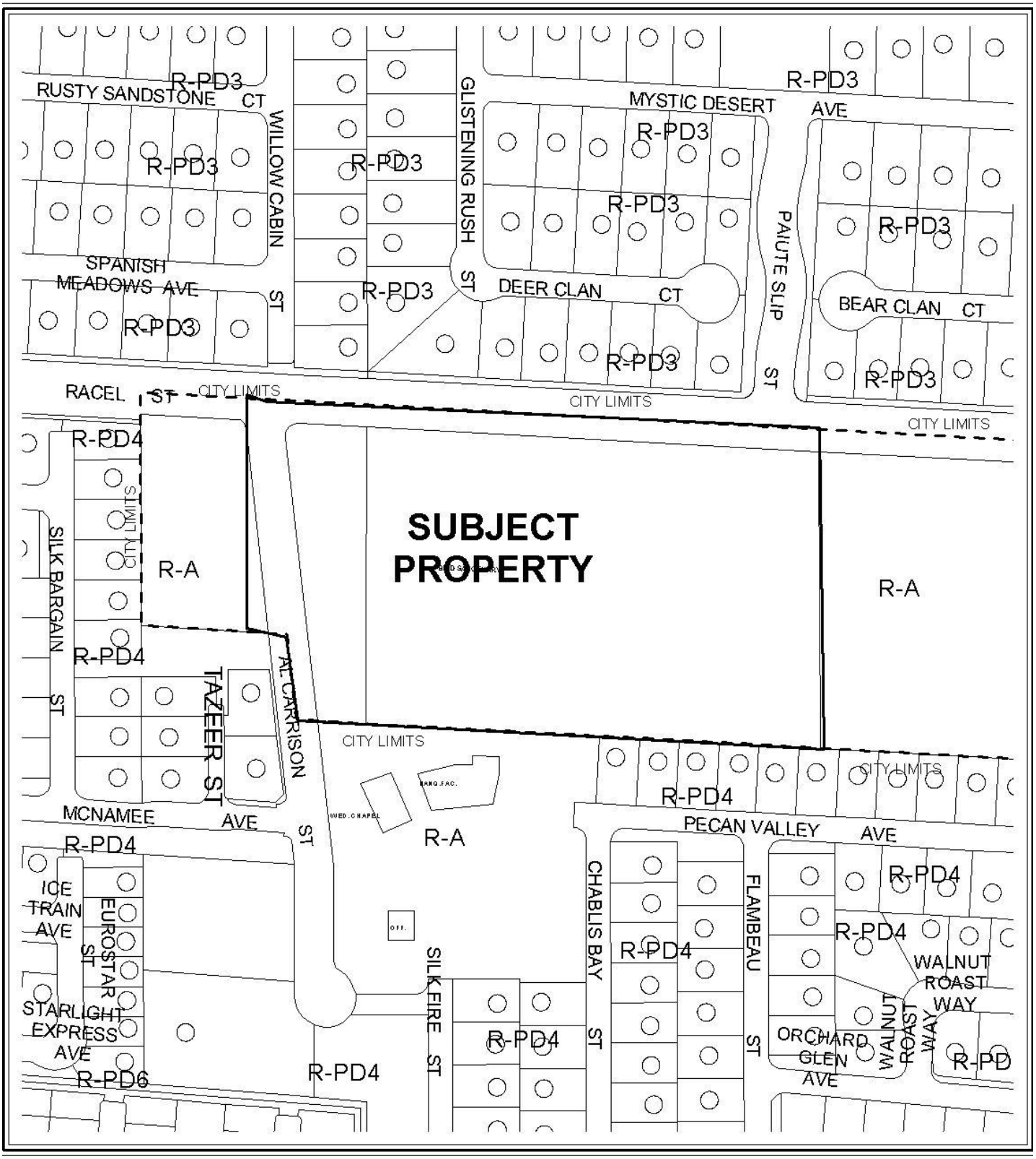
SUBJECT:
ANX-41279 - ANNEXATION - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - Petition to Annex property at 5422 Vegas Drive, containing 8.02 acres South of Racel Street and both sides of Al Carrison Street (APNs 125-09-401-010, 018 and 019), Ward 6 (Ross).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

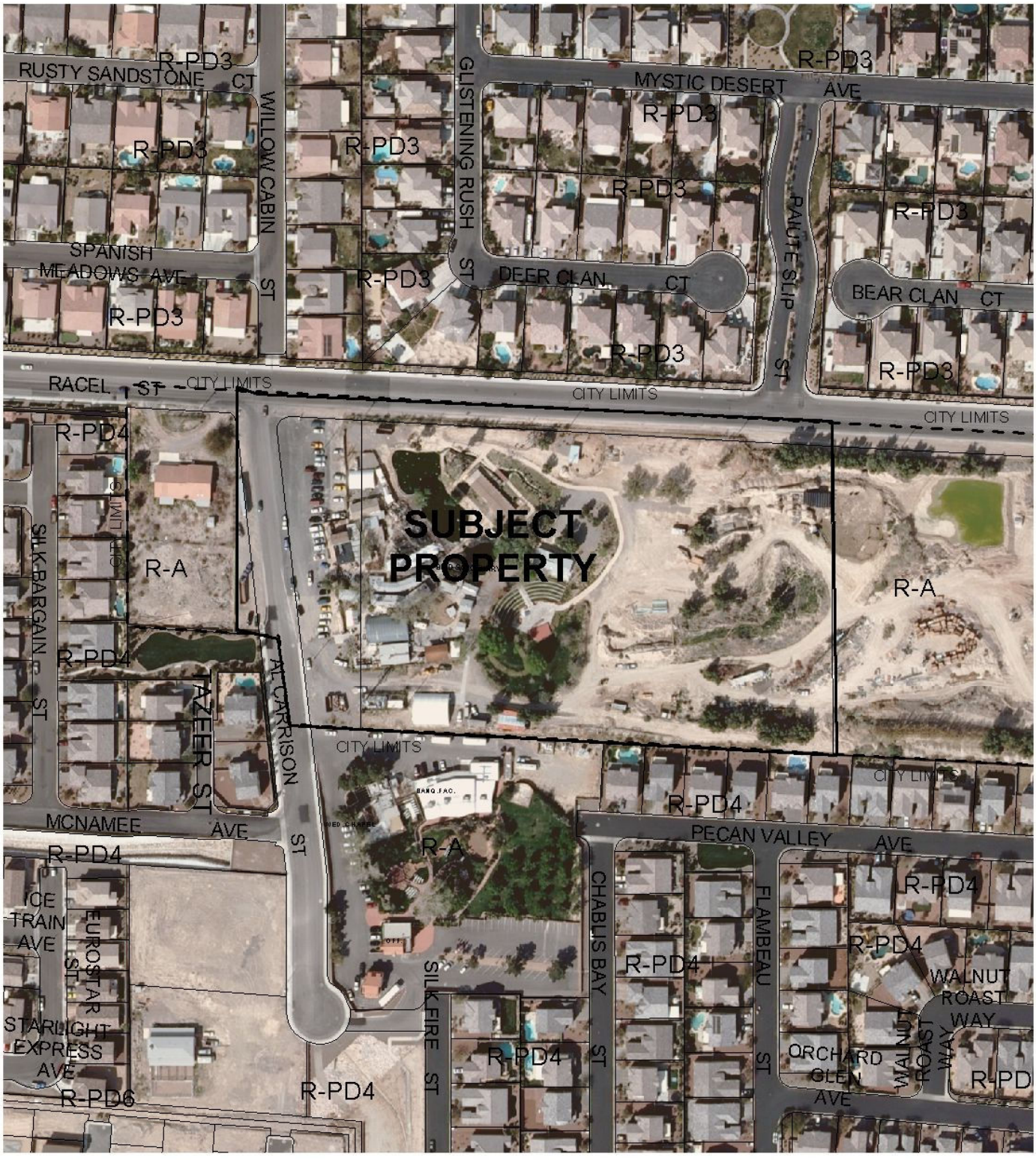
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **ANX-41279**

0 300 600 Feet

N



CASE: **ANX-41279**

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-41279** APN: 125-09-401-010/018/019

Name of Property Owner: Gilcrease Nature Sanctuary

Name of Applicant: Barbara Price

Name of Representative: Joe Alvin Haun, PE, Hauntec Civil Engineering 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: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: Donald J. White - TREAS.

Print Name: DONALD J. WHITE

Subscribed and sworn before me

This 22 day of March, 20 11

Jessica Pigula

Notary Public in and for said County and State

JESSICA PIGULA
Notary Public, State of Nevada
Appointment No. 08-7463-1
My Appt. Expires Aug 12, 2012

Revised 11-14-06

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RECEIVED
MAR 23 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) 8103 Racel Street, Las Vegas, Nevada 89131

Project Name Gilcrease Nature Sanctuary **Proposed Use** Animal Sanctuary

Assessor's Parcel #(s) 125-09-401-010/018/019 **Ward #** 6

General Plan: existing PF(CC) proposed P-F **Zoning:** existing R-A(CC) proposed C-V

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

Gross Acres 8 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Gilcrease Nature Sanctuary **Contact** Barbara Price

Address 8103 Racel Street **Phone:** (702) 645-6808 **Fax:**

City Las Vegas **State** Nevada **Zip** 89131

E-mail Address gilcreasenaturesanctuary@yahoo.com

APPLICANT Gilcrease Nature Sanctuary **Contact** Barbara Price

Address 8103 Racel Street **Phone:** (702) 645-6808 **Fax:**

City Las Vegas **State** Nevada **Zip** 89131

E-mail Address gilcreasenaturesanctuary@yahoo.com

REPRESENTATIVE Hauntec Civil Engineering Services **Contact** Joe Alvin Haun, PE, MSE

Address 2721 Ironside Drive **Phone:** (702) 219-5785 **Fax:**

City Las Vegas **State** Nevada **Zip** 89108

E-mail Address jhaun@haunteceng.com

Property Owner Signature* Donald J. White TREAS.

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

Print Name DONALD J. WHITE

Subscribed and sworn before me

This 30TH day of March, 20 11.

Carmel M. Viado

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

CARMEL M. VIADO
Notary Public State of Nevada
No. 06-107821-1
My Appt. Exp. July 18, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ANX - 41279
Meeting Date:	5/10/11
Total Fee:	$330.00
Date Received:*	3/23/11
Received By:	Ben 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.

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

HAUNTEC
Civil Engineering Services

2721 Ironside Drive
Las Vegas, Nevada 89108
702-219-5785

March 22, 2011

City of Las Vegas Department of Planning
333 North Rancho Drive – 1st Floor
Las Vegas, Nevada 89106

Attn: Flinn Fagg, AICP
Acting Director

Subject: Annexation Gilcrease Nature Sanctuary
Southeast Corner of Racel Road and Al Carrison Street
APN 125-09-401-010/018/019

Dear Mr. Fagg:

This Justification Letter requests that the City of Las Vegas approve the Annexation application for the Gilcrease Nature Sanctuary. The site is located south of Racel Road and east of Al Carrison Street, and is currently under the jurisdiction of Clark County. The areas north and south of the site and within one parcel east and west are within the jurisdiction of the City of Las Vegas. The applicant is planning to significantly improve the site by renovating its existing facilities and expanding the compound further east. The annexation process will have a positive impact on the design and construction process and the surrounding community.

The current primary use is a bird sanctuary for a large number of animals that are housed on site. Over the years the sanctuary has obtained most of the birds from homes who have donated animals to the site or in some unfortunate cases abandon and have been found by local organizations. In addition, the property also provides space for other animals, such as deer, emus, mules, donkeys, turtles, and other animals. The Gilcrease Nature Sanctuary, a no kill operation, has a deep vested interest in educating the public on the proper care and treatment of these animals. The facility has been in operation for over 30 years offering tours for school age children, boy scouts, and other social groups. The proposed Master Plan will expand the existing compound to the entire 8 acre site that will accommodate additional animals and expand the variety of animals.

Currently, there is no existing City of Las Vegas Zoning Districts under Title 19 that specifically addresses the land use that is currently operating on the site.

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MAR 23 2011

ANX-41279

The closest zoning districts are R-A Ranch Acres District, low density residential units located on large lots and conveying a rural environment, and C-V, which is intended for public and quasi-public uses, and maybe operated or controlled by any civic or service organization.

The applicant requests that all three parcels be annexed into the City of Las Vegas for the justifications given above. If you have any questions or need additional information, please contact me at (702) 219-5785.

Sincerely,

Joe Alvin Haun, PE, MSE
Owner
www.HauntecEng.com

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ANX-41279

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

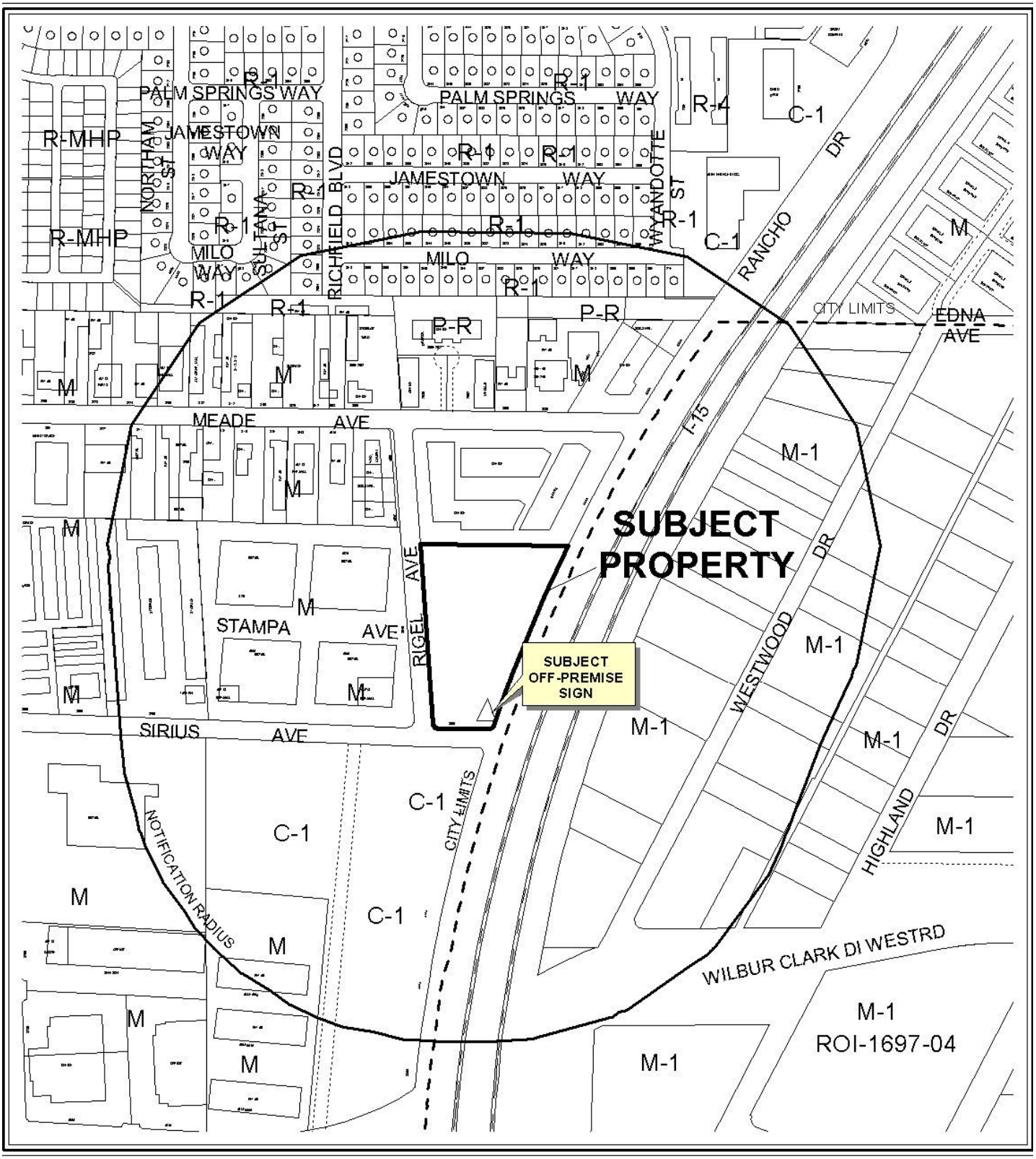
SUBJECT:
RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-26324



0 300 600 Feet

CASE: **RQR-41171**

RADIUS: 1000 FEET

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

N



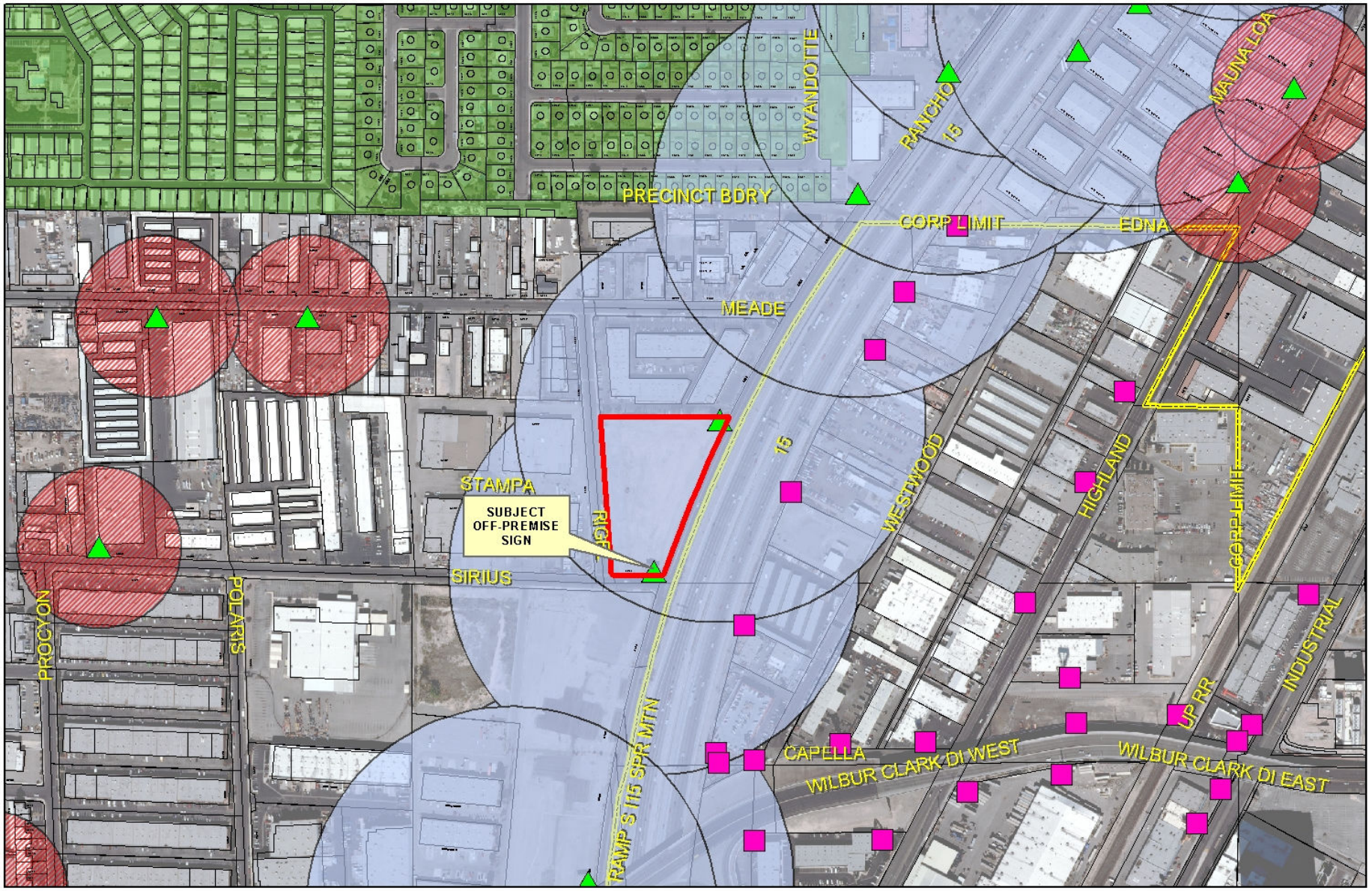
0 300 600 Feet

CASE: **RQR-41171**

RADIUS: 1000 FEET

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

N



RQR-41171

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-41171** APN: 162-08-702-002

Name of Property Owner: Fisher Brothers Las Vegas LLC

Name of Applicant: Fisher Brothers Las Vegas LLC

Name of Representative: LIONEL SAWYER + COLLINS

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: WINSTON FISHER

Subscribed and sworn before me

This 25TH day of February, 2011

_____

Notary Public in and for said County and State

SUSAN ALARIO
Notary Public, State of New York
No. 01AL6204933
Qualified in Kings County
Term Expires April 27, 2013

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MAR 10 2011

Revised 11-14-06

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required review of U-0168-92 (reference prior review RQR 26324)

Project Address (Location) 2900 Sirius Avenue, Las Vegas, Nevada 89102

Project Name Formerly the Scandia Family Fun Center **Proposed Use** Mixed Use

Assessor's Parcel #(s) 162-08-702-002 **Ward #** 1 - Lois Tarkanian

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

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

Gross Acres 5.32 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Fisher Brothers Las Vegas, LLC **Contact** Eric Klemperer

Address 299 Park Avenue, 42nd Floor **Phone:** (212) 224-0358 **Fax:** _____

City New York **State** NY **Zip** 10171

E-mail Address EKLEMPERER@FISHERBROTHERS.com

APPLICANT Fisher Brothers Las Vegas LLC **Contact** Eric Klemperer

Address 299 Park Avenue, 42nd Floor **Phone:** (212) 224-0358 **Fax:** _____

City New York **State** NY **Zip** 10171

E-mail Address EKLEMPERER@FISHERBROTHERS.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Lucas Tucker / Paul Larsen

Address 300 South 4th Street, Ste. 1700 **Phone:** (702) 383-8872 **Fax:** (702) 383-8845

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

E-mail Address ltucker@lionelsawyer.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 WINSTON FISHER

Subscribed and sworn before me

This 25TH day of February, 20 11.

Susan Alario

Notary Public in and for said County and State

SUSAN ALARIO
Notary Public, State of New York
No. 01AL6204933
Qualified in Kings County
Term Expires April 27, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-41171
Meeting Date:	~~5/18/11 CC~~ 5/10/11 PC
Total Fee:	$800
Date Received:*	3/10/11
Received By:	

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

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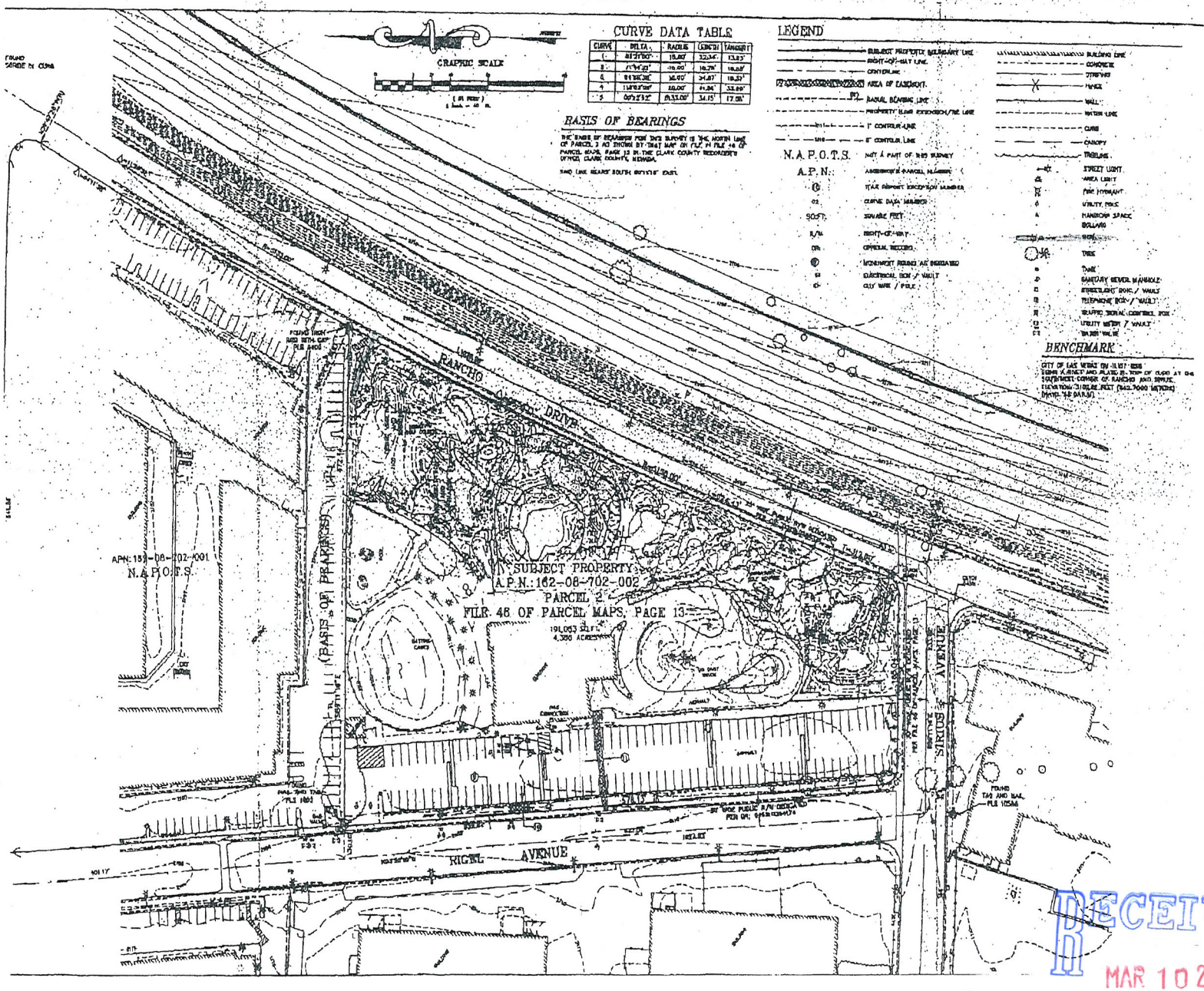
MAR 10 2011



Feb 12 2008 10:01AM HP LAS JET FAX 702-25 1041 p.3

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MAR 10 2011

RQR-41171

RENAISSANCE MEDIA GROUP, INC. 3101 North Central Avenue, Suite 1090 Phoenix, Arizona 85012 602-230-9631 • 800-525-6309 Fax 602-230-9671	TITLE: CUBE FOOTING 14'x48' FF V REF. JOB#:	CALC #: DATE: 5/9/90 BY: SHT #: 16 of 18

SIGN FACE SIZE - 14'x48'

FOOTING DESIGNED PER UBC FORMULA

DEPTH OF FOOTING $d = \frac{A}{2}\left(1+\sqrt{1+\frac{4.36h}{A}}\right)$

WHERE: $h = M/P$

M - bending moment on the ground level (ft-k)

P - horizontal force (k)

$A = \frac{2.34P}{S_1 \times b}$

b - diagonal dimension of footing (ft)

$S_1 = \frac{d}{3} \times P_{ALL} \times 1.33$

d - footing depth (max 12'-0" for computing S_1)

P_{ALL} - allowable lateral soil bearing (ksf/ft) - for sandy gravel $P_{ALL} = 0.4$ ksf

HAGL	FOOTING DIMENSIONS		
	LENGTH	WIDTH	DEPTH
5'-0"	8'-0"	8'-0"	10'-6"
10'-0"	8'-0"	8'-0"	11'-0"
15'-0"	8'-0"	8'-0"	11'-0"
20'-0"	8'-0"	8'-0"	11'-6"
25'-0"	8'-0"	8'-0"	12'-0"
30'-0"	8'-0"	8'-0"	12'-6"
35'-0"	8'-0"	8'-0"	13'-0"
40'-0"	8'-0"	8'-0"	13'-6"
45'-0"	8'-0"	8'-0"	14'-6"
50'-0"	8'-0"	8'-0"	15'-0"
55'-0"	8'-0"	8'-0"	15'-6"
60'-0"	8'-0"	8'-0"	16'-0"

REINFORCEMENT: WELDED WIRE FABRIC 4x4-W4xW4 ALL AROUND THE FOOTING

RQR-41171

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Feb 12 2008 9:13AM HP LASERJET FAX 702-259-1041 p.19



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MAR 10 2011

RQR-41171

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702 386.9108
www.lasvegasnevada.gov

June 5, 2008

Mr. Sonny Bilbar
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, New York 10171

RE: RQR-26324 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 7, 2008

Dear Mr. Bilbar:

The City Council at a regular meeting held May 7, 2008 APPROVED the Required Review of an approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 2900 Sirius Avenue (APN 162-08-418-002), M (Industrial) Zone. NOTE: THE CORRECT APN IS 162-08-702-002. THE SIGN IN REVIEW IS LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY. ADDITIONAL NOTE: THE OWNER/APPLICANT IS FISHER BROTHERS LAS VEGAS, LLC.. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Planning & Development

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

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

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

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

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MAR 15 2011

RQR-41171

5. Deleted at City Council.

6. Any existing conditions of previous SDR approvals for the site regarding the billboard remain in effect.

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

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Lucas Tucker
Lionel Sawyer & Collins
1400 Bank of America Plaza
300 South 4th Street
Las Vegas, Nevada 89101

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MAR 15 2011

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

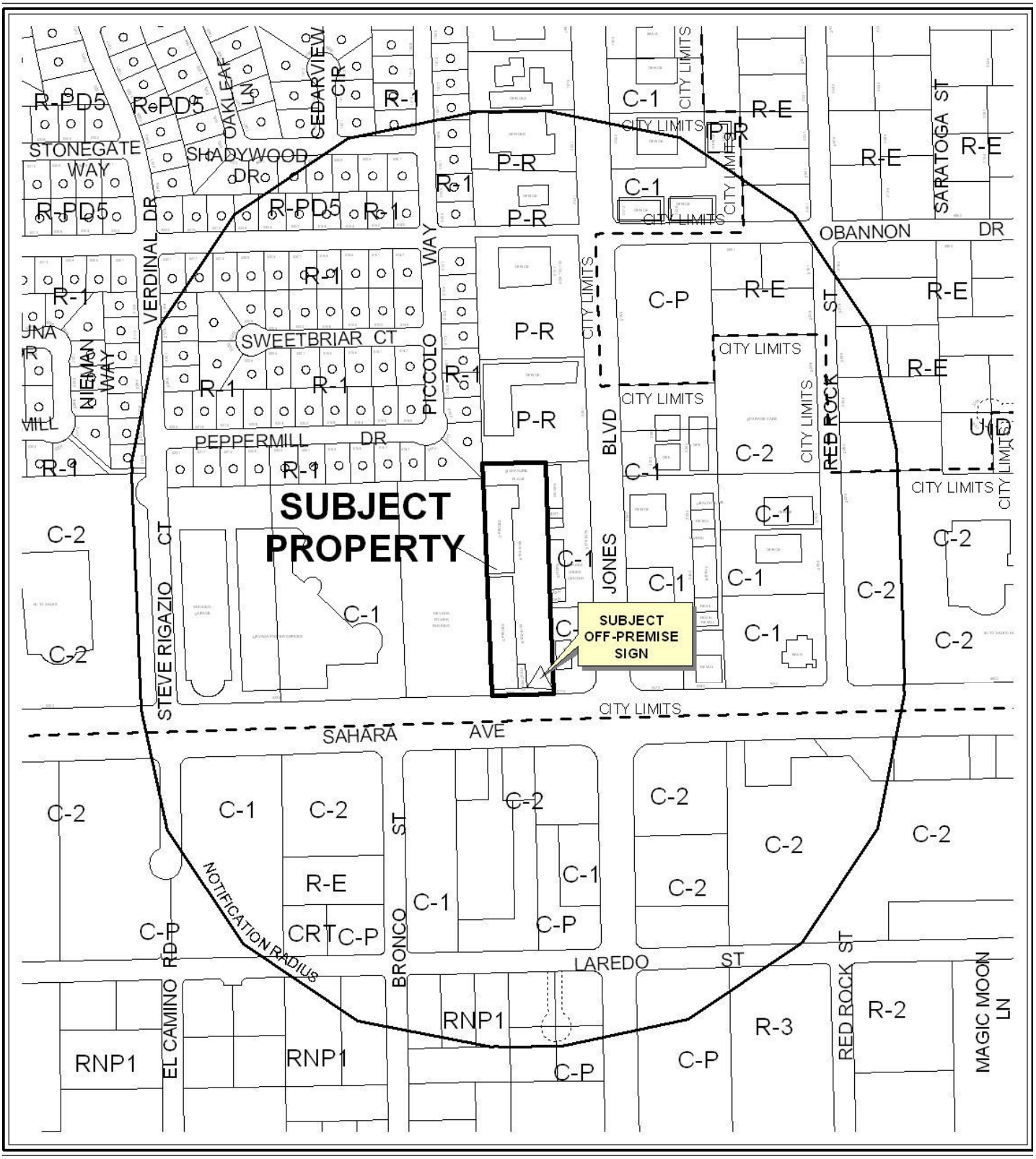
SUBJECT:
RQR-41221 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC - Required Review of a previously approved Special Use Permit (SUP-3115) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6118 West Sahara Avenue (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

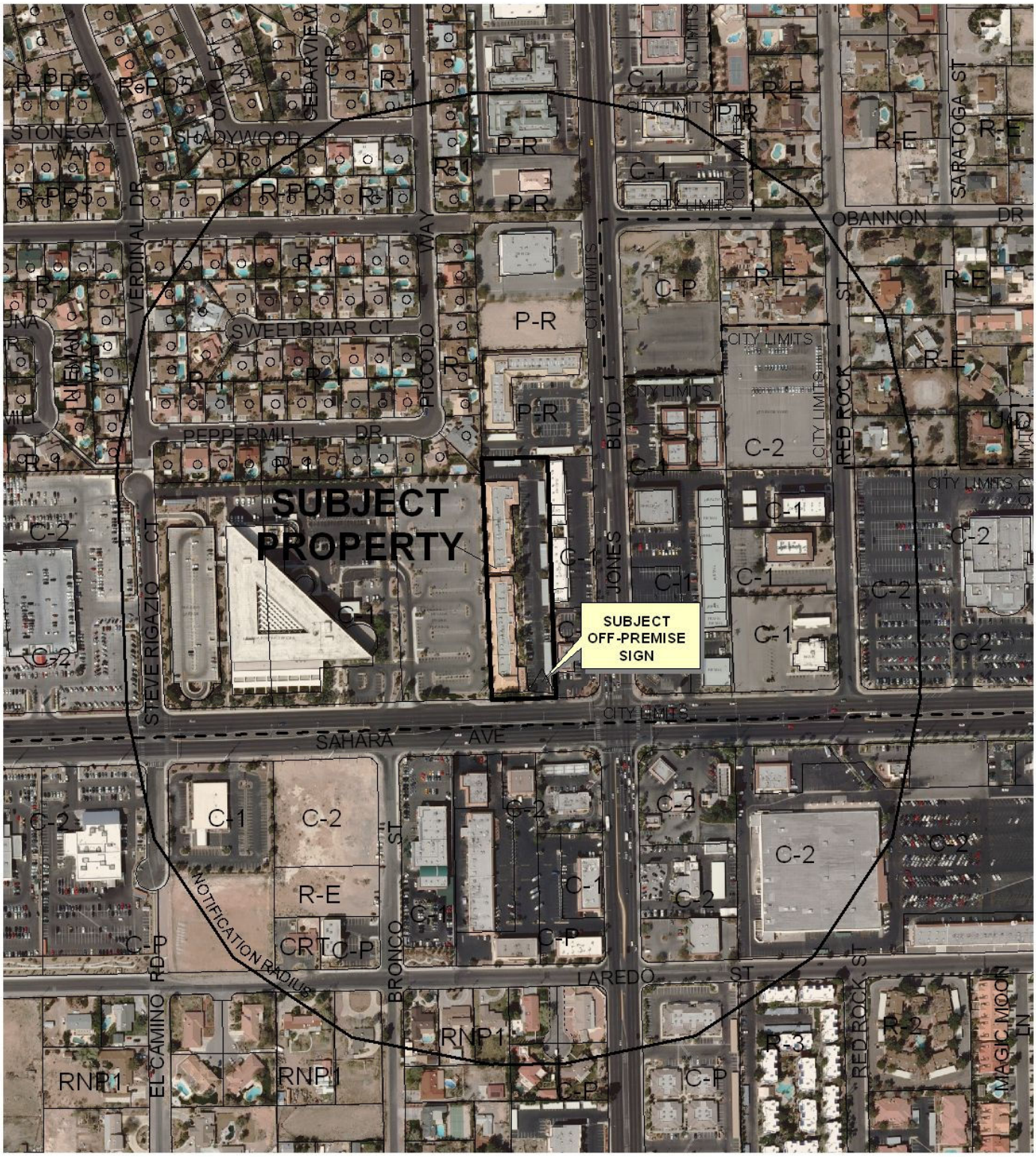
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-26970
6. City Council Approval Letter for SUP-3115



CASE: **RQR-41221**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **RQR-41221**

RADIUS: 1000 FEET

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

N



RQR-41221

City of Las Vegas Billboard Data

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-41221 APN: 163 02 802 004

Name of Property Owner: RIVERPARK IV 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** ☒ **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: Kent Clifford

Print Name: KENT Clifford

Subscribed and sworn before me

This 15 day of March, 2011

Mary Jean Lytle

Notary Public in and for said County and State

MARY JEAN LYTLE
Notary Public - State of Nevada
APPT. NO. 02782311
My App. Expires October 18, 2014

RECEIVED
MAR 16 2011

Revised 11-14-06

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP-3115 (RQR 26970)

Project Address (Location) 6118 W. SAHARA

Project Name Clear Channel Outdoor **Proposed Use** Existing

Assessor's Parcel #(s) 163 02 802 004 **Ward #** 1

General Plan: existing X proposed _____ **Zoning:** existing C1 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 6118 W. SAHara

PROPERTY OWNER RIVERPARK IV LLC **Contact** Kent Clifford

Address 6118 W. SAHara **Phone:** _____ **Fax:** _____

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

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** 238 7209 **Fax:** 238 7260

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

rodcarter@clearchannel.com

REPRESENTATIVE Same AS Applicant **Contact** _____

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

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

Property Owner Signature* _____

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

Print Name KENT Clifford

Subscribed and sworn before me

This 15 day of March, 20 11.

_____

Notary Public in and for said County and State

MARY JEAN LYTLE
Notary Public - State of Nevada
APPT. NO. 02782311
My App. Expires October 18, 2014

FOR DEPARTMENT USE ONLY

Case #	RQR-41221
Meeting Date:	5/10/11 PC
Total Fee:	$800
Date Received:*	3/16/11
Received By:	

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

RECEIVED
MAR 16 2011

Revised 04/26/05

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RIVER PARK IV LLC
6122 W. SAHARA 89146
C1
163 02 802 004

RECEIVED
MAR 16 2011
RQR-41221

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

June 20, 2008

Mr. Kent Clifford
River Park IV, LLC
6118 West Sahara Avenue
Las Vegas, Nevada 89146

RE: RQR-26970 – REQUIRED REVIEW
CITY COUNCIL MEETING OF JUNE 18, 2008

Dear Mr. Clifford:

The City Council at a regular meeting held June 18, 2008 APPROVED the Required Review of an approved Special Use Permit (SUP-3115) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 6118 West Sahara Avenue (APN 163-02-802-004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3115).

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

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

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

RQR-41221

5. If the existing Off-Premise (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise (Billboard) 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 of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 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.

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

Sincerely,

Angela Crolli

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

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

Mr. Paul Larsen
Lionel Sawyer & Collins
300 South 4th Street, Suite #1700
Las Vegas, Nevada 89101

040511

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

December 4, 2003

Mr. Ken Clifford
Riverpark IV, Limited Liability Company
6122 West Sahara Avenue
Las Vegas, Nevada 89146

RE: SUP-3115 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 3, 2003

Dear Mr. Clifford:

The City Council at a regular meeting held December 3, 2003 considered the Appeal filed by Show Media from the Denial by the Planning Commission of a request for a Special Use Permit FOR A 40-FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located at 6122 West Sahara Avenue (APN:163-02-802-004), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2003. This approval is subject to:

Planning and Development

1. Conformance to all minimum requirements and provisions under Title 19.14.100 for the off-premise advertising (billboard) sign use and all other applicable sign requirements.

2. The Special Use Permit shall be reviewed in two 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 sign be removed.

3. Any required landscaping removed or displaced by erection of the off-premise sign shall be relocated or replanted to comply with the Landscape, Wall, and Buffer Standards and Title 19.12.

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

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

RQR-41221

4. If the existing off-premise advertising (billboard) sign structure is removed, this Special Use Permit shall be expunged and a new off-premise 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 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.

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

6. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. 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.

7. All City Code requirements and design standards of all City departments must 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. Chris Yergensen
Show Media
4680 Polaris
Las Vegas, Nevada 89103

RQR-41221

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

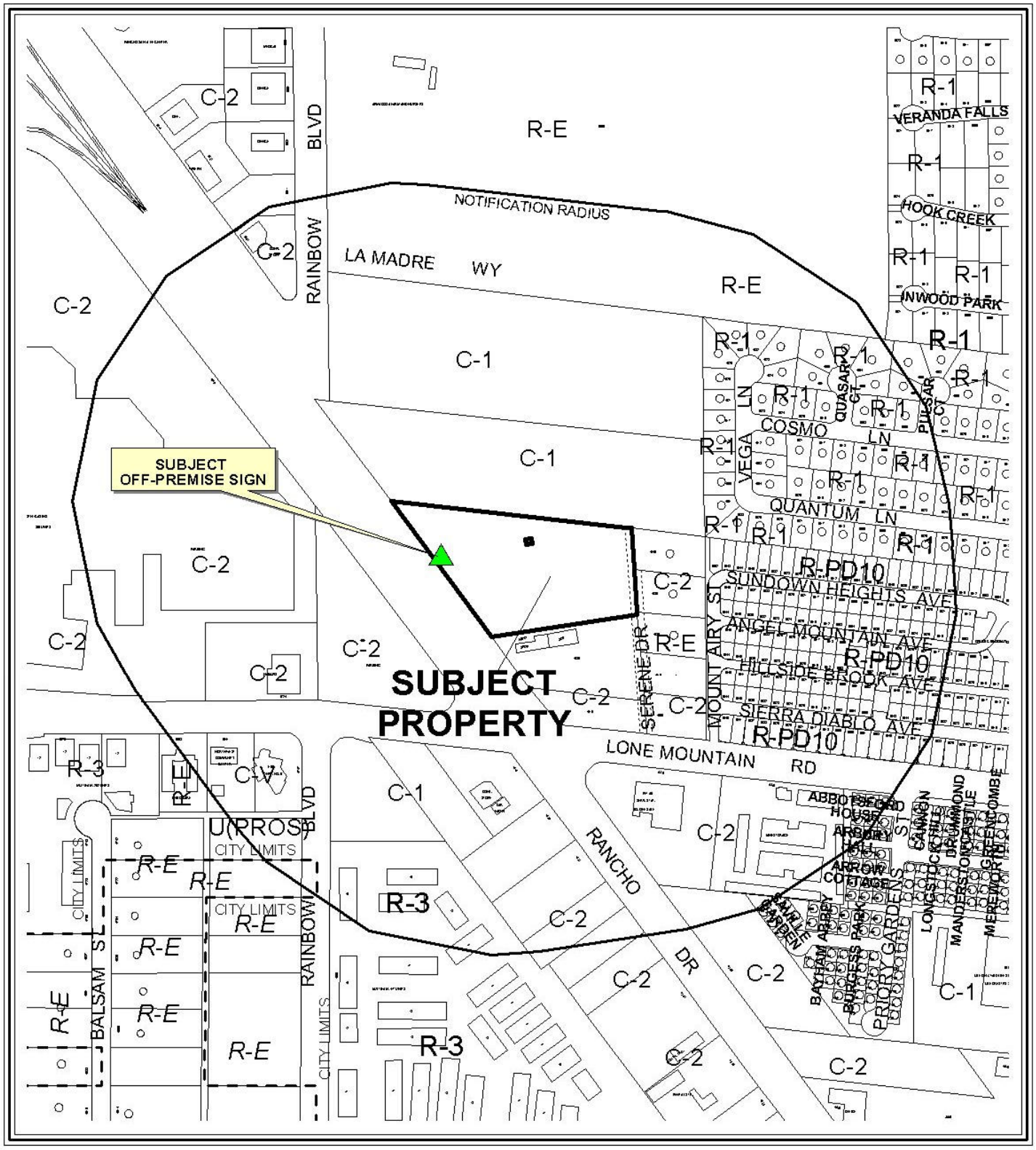
SUBJECT:
RQR-41222 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: MARTIN W. GREENWALD - Required Review of a previously approved Special Use Permit (U-0237-94) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4850 North Rancho Drive (APN 125-35-401-004), C-2 (General Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-27071
6. City Council Approval Letter for U-0237-94(2)
7. City Council Approval Letter for U-0237-94(1)



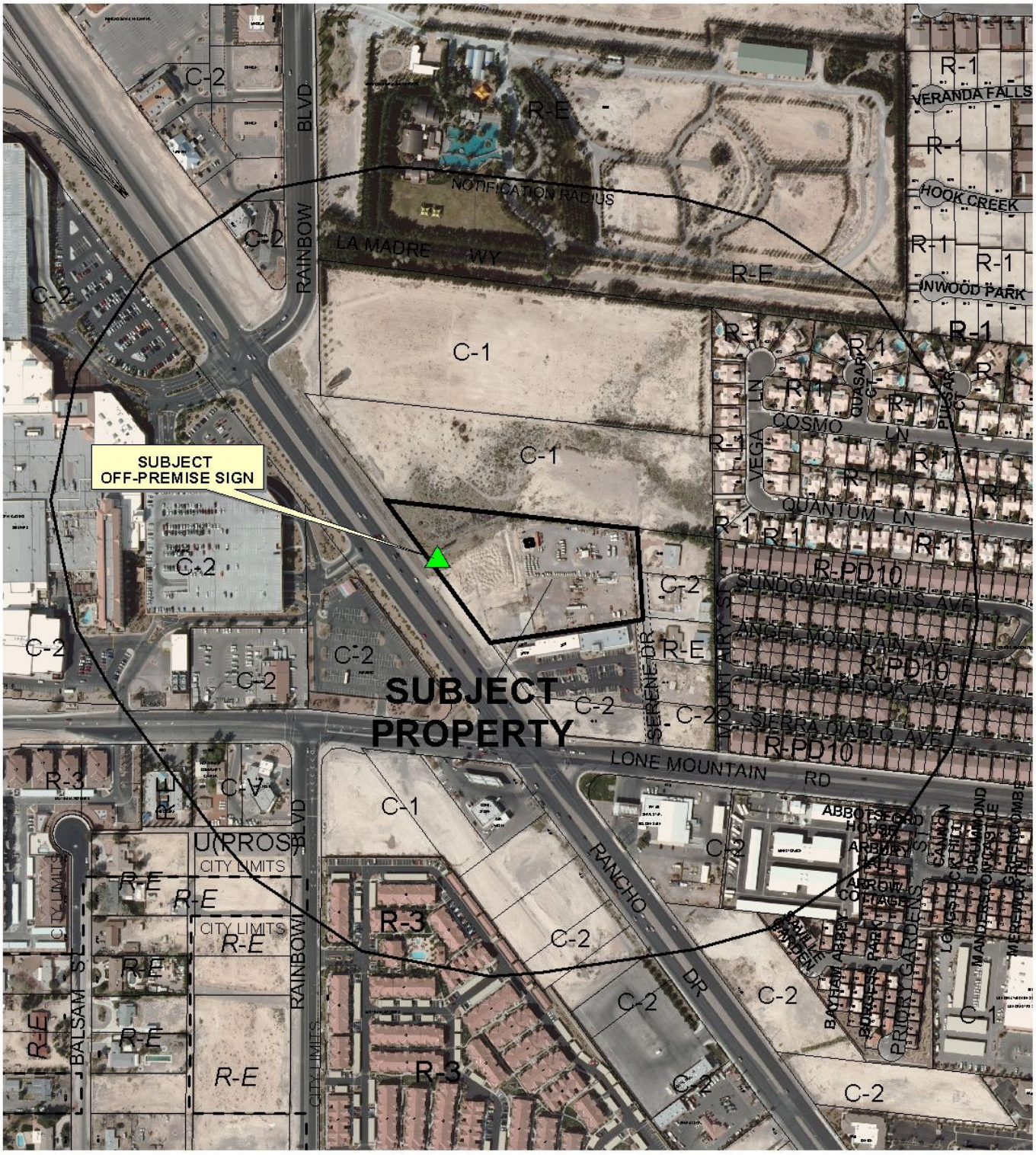
0 500 1000 Feet

CASE: **RQR-41222**

RADIUS: 1000 FT

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

N



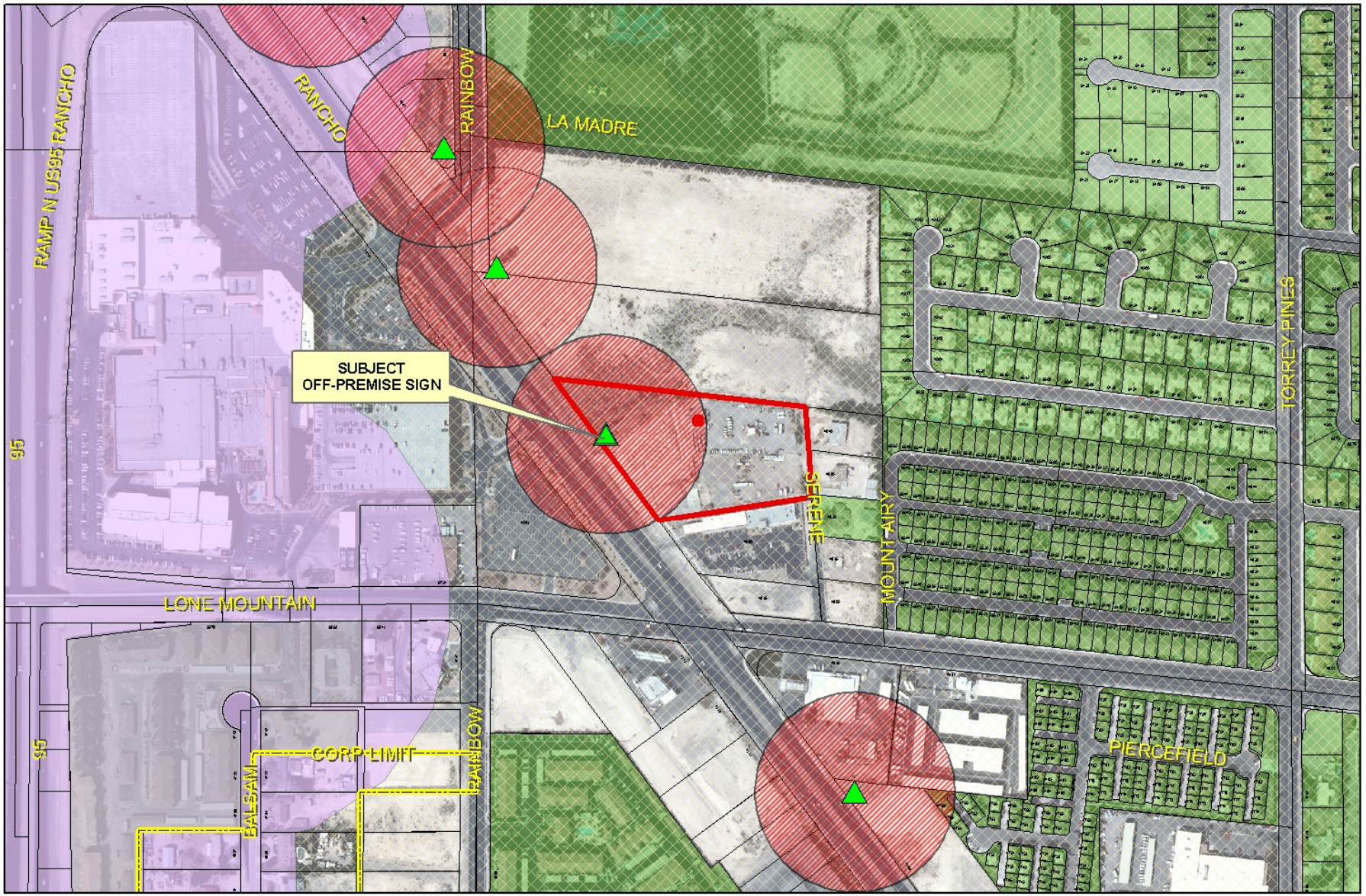
0 500 1000 Feet

CASE: **RQR-41222**

RADIUS: 1000 FT

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

N



RQR-41222

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-41222 APN: 125-35-401-004

Name of Property Owner: Martin Greenwald

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: _____

Print Name: MARTIN W. GREENWALD

Subscribed and sworn before me

This 5th day of March, 2011

_____
Notary Public in and for said County and State

JANIS PERSHA
Notary Public State of Nevada
No. 94-2014-1
My appt. exp. Sept. 4, 2014

RECEIVED
MAR 10 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: U-0237-94 (RQR) 27071 - Special Use Permit

Project Address (Location) 4850 N. Rancho Drive

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

Assessor's Parcel #(s) 125-35-401-004 **Ward #** 6 Ross

General Plan: existing X proposed _____ **Zoning:** existing C2 proposed _____

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

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

Additional Information Required Review of an approved Special Use Permit

PROPERTY OWNER Martin Greenwald **Contact** Martin Greenwald

Address PO Box 34810 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89133

E-mail Address _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

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

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

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name MARTIN W. GREENWALD

Subscribed and sworn before me

This 5th day of March, 20 11

Janis Pershia

Notary Public in and for said County and State

JANIS PERSHA
Notary Public State of Nevada
No. 94-2014-1
My appt. exp. Sept. 4, 2014

FOR DEPARTMENT USE ONLY

Case #	RQR-41222
Meeting Date:	5/10/11
Total Fee:	$800
Date Accepted:	3/16/11
Accepted 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 for the Zoning Ordinance.

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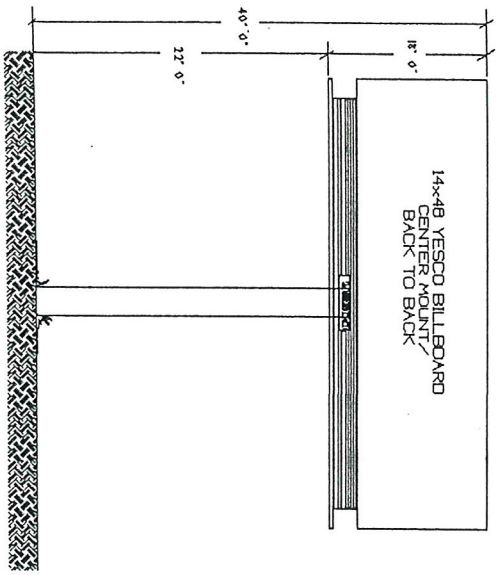
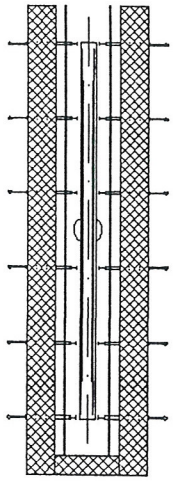
MAR 16 2011

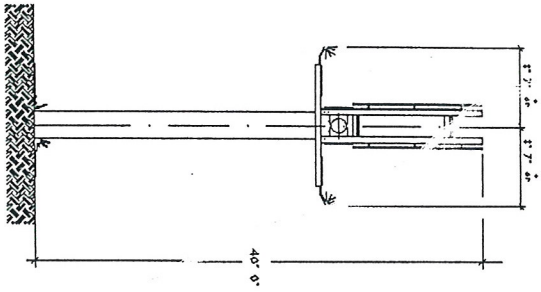


SIGN ELEVATION

SCALE 1/8"=1'-0"

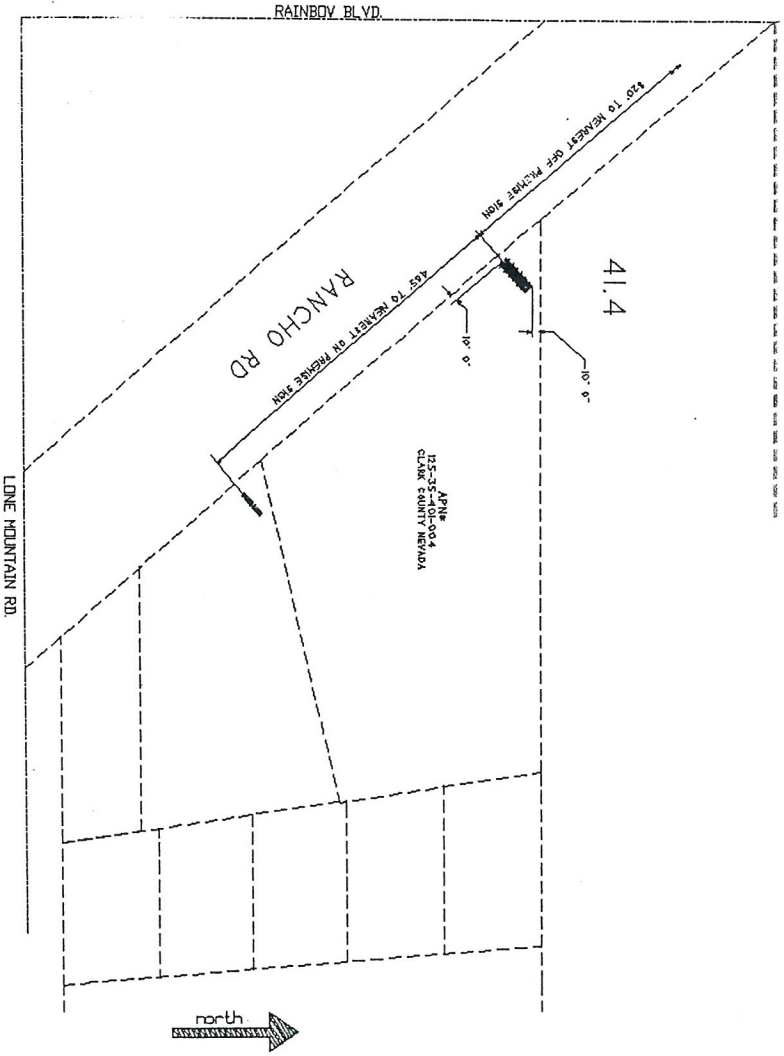


PLAN VIEW



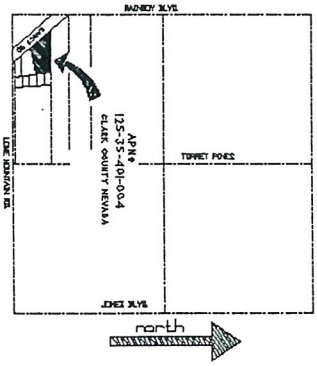
SIDE ELEVATION

SCALE 1/8"=1'-0"



SITE PLAN

SCALE 1" = 600'
T19S R60E SEC. 35
SW1/4 SW1/4



LOCATION MAP

NO SCALE 1" = 1/4 MILE

T19S R60E SECTION 35
NW1/4 SW1/4

RQR-41222

APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

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MAR 13 2011

LVC 1018

NEVADA CONTRACTOR LICENSE NO. 0060B

Las Vegas DIVISION

YOUNG ELECTRIC SIGN COMPANY

Division 5113 So. Cameron St., Las Vegas, NV 89118 (702) 871-8160

PROD. APPROVAL	DATE	BY	DRAWINGS	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS
CLIENT			ORIG. DES.						FILE DESIGN NAME
SALES			REVISIONS						
DESIGN									WORK ORDER NUMBER
ESTIMATING									NOTE: SIGN TO BE INSTALLED IN ACCORDANCE WITH ELECTRICAL WIRING TO BE IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
ENGINEERING									
EXPEDITING									SALESPERSON

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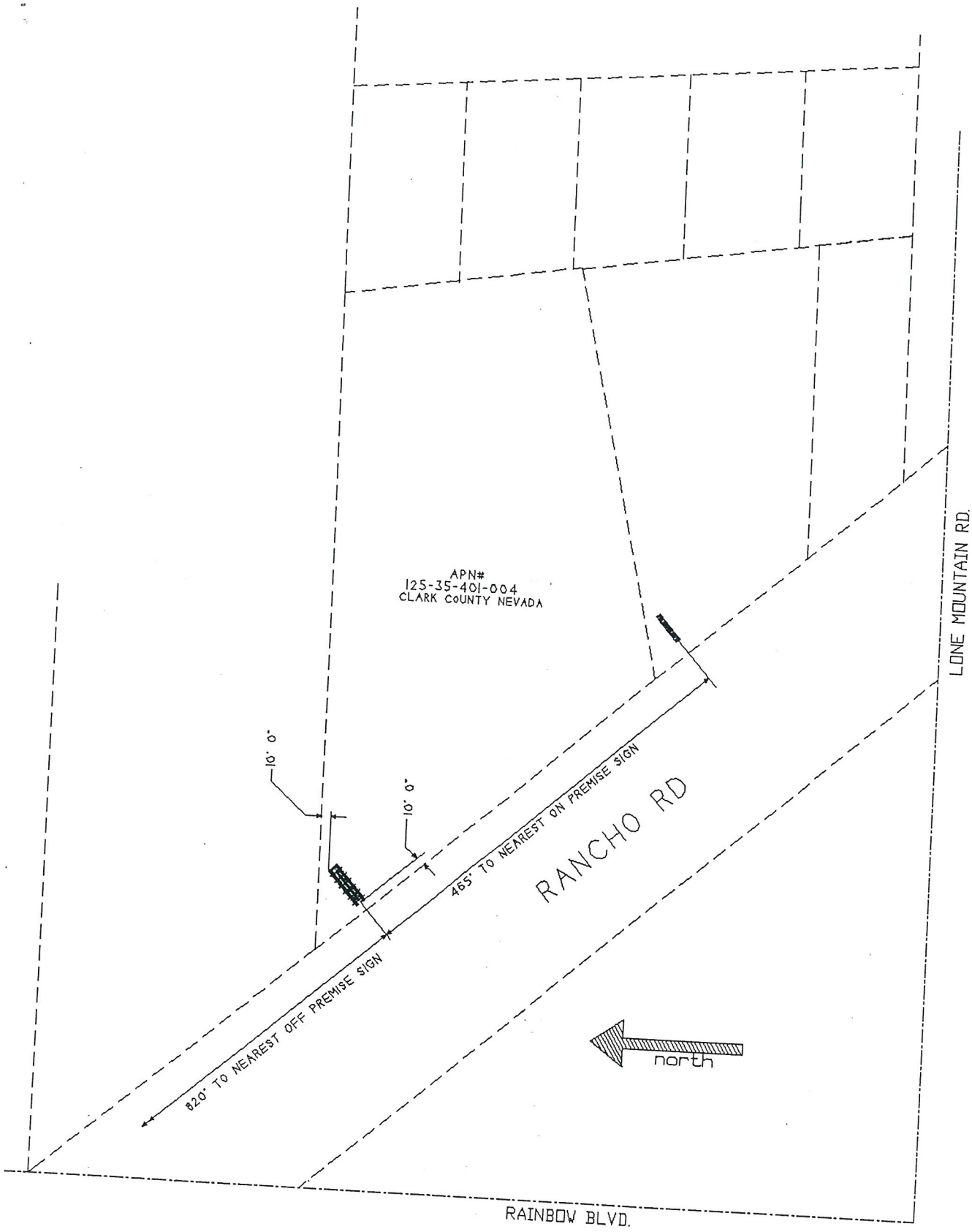

APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

SITE PLAN

SCALE 1" = 60'
T19S R60E SECTION 35
SW1/4 SW1/4

RECEIVED
MAR 10 2011
RQR-41222

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-41222 APN: 125-35-401-004

Name of Property Owner: Martin Greenwald

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MARTIN W. GREENWALD

Subscribed and sworn before me

This 5th day of March, 2011

_____
Notary Public in and for said County and State

JANIS PERSHA
Notary Public State of Nevada
No. 94-2014-1
My appt. exp. Sept. 4, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: U-0237-94 (RQR) 27071 - Special Use Permit

Project Address (Location) 4850 N. Rancho Drive

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

Assessor's Parcel #(s) 125-35-401-004 **Ward #** 6 Ross

General Plan: existing X proposed _____ **Zoning:** existing C2 proposed _____

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

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

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Address PO Box 34810 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89133

E-mail Address _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

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

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

E-mail Address rodcarter@clearchannel.com

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

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

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This 5th day of March, 20 11

Janis Pershia

Notary Public in and for said County and State

JANIS PERSHA
Notary Public State of Nevada
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FOR DEPARTMENT USE ONLY

Case #	RQR-41222
Meeting Date:	5/10/11
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Date Accepted:	3/16/11
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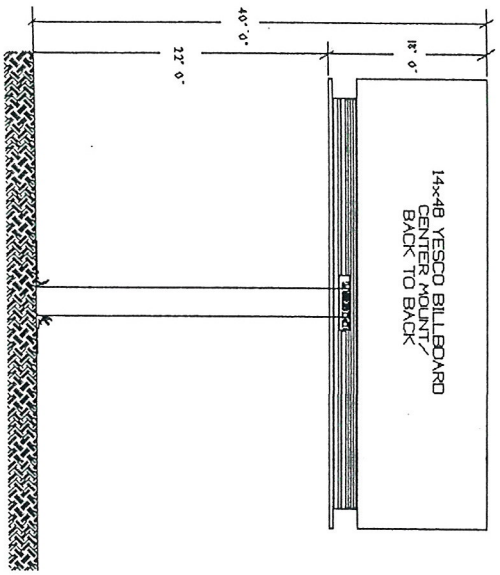

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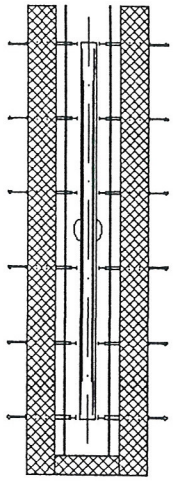
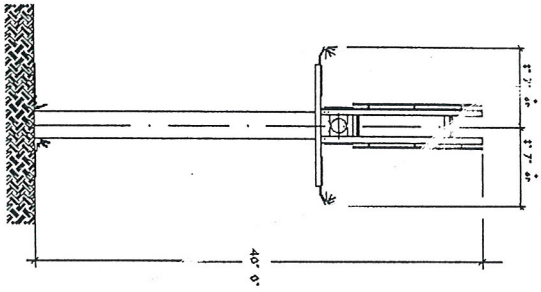


PLAN VIEW



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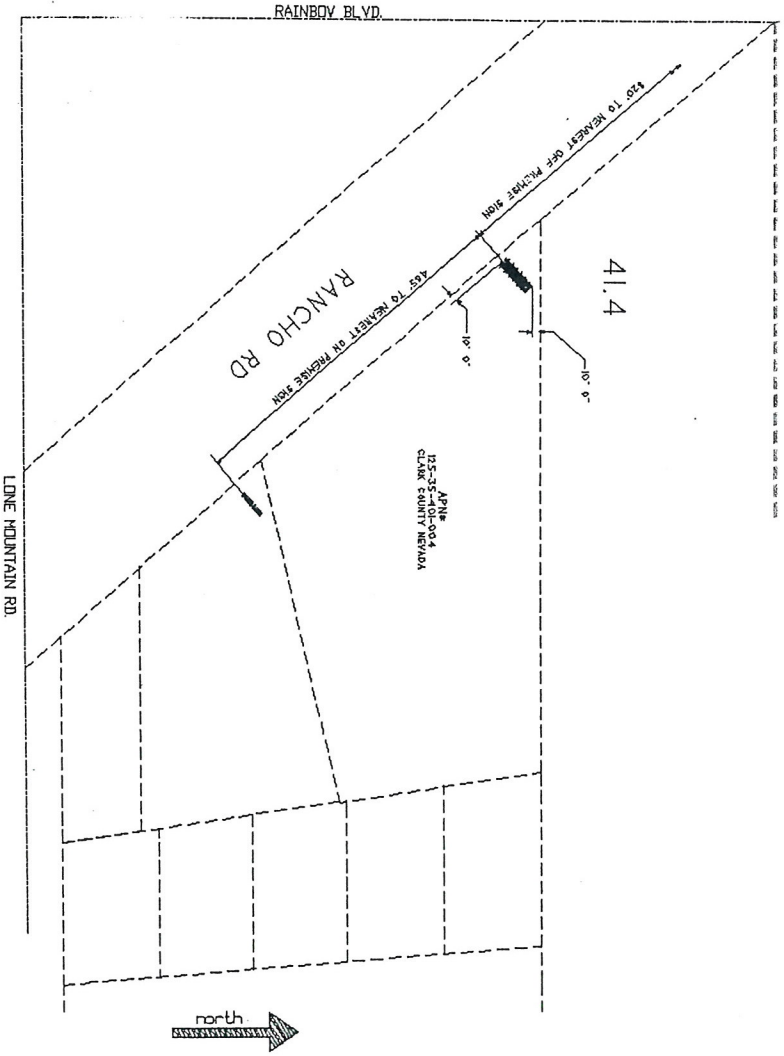
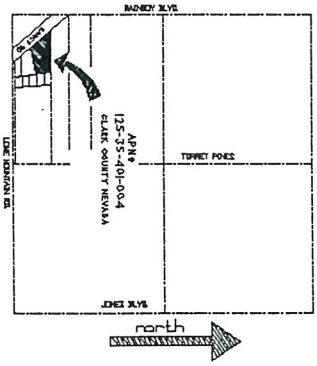


SITE PLAN

SCALE 1" = 600'
T19S R60E SEC. 35
SW1/4 SW1/4



LOCATION MAP

NO SCALE 1" = 1/4 MILE

T19S R60E SECTION 35
NW1/4 SW1/4

RQR-41222

APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

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LVC 1018

NEVADA CONTRACTOR LICENSE NO. 0060B

Las Vegas DIVISION

YOUNG ELECTRIC SIGN COMPANY

Division 5113 So. Cameron St., Las Vegas, NV 89118 (702) 871-8160

PROD. APPROVAL	DATE	BY	DRAWINGS	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS
CLIENT			ORIG. DES.						FILE DESIGN NAME
SALES			REVISIONS						
DESIGN									WORK ORDER NUMBER
ESTIMATING									NOTE: SIGN TO BE INSTALLED IN ACCORDANCE WITH ELECTRICAL WIRING TO BE IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
ENGINEERING									
EXPEDITING									SALESPERSON

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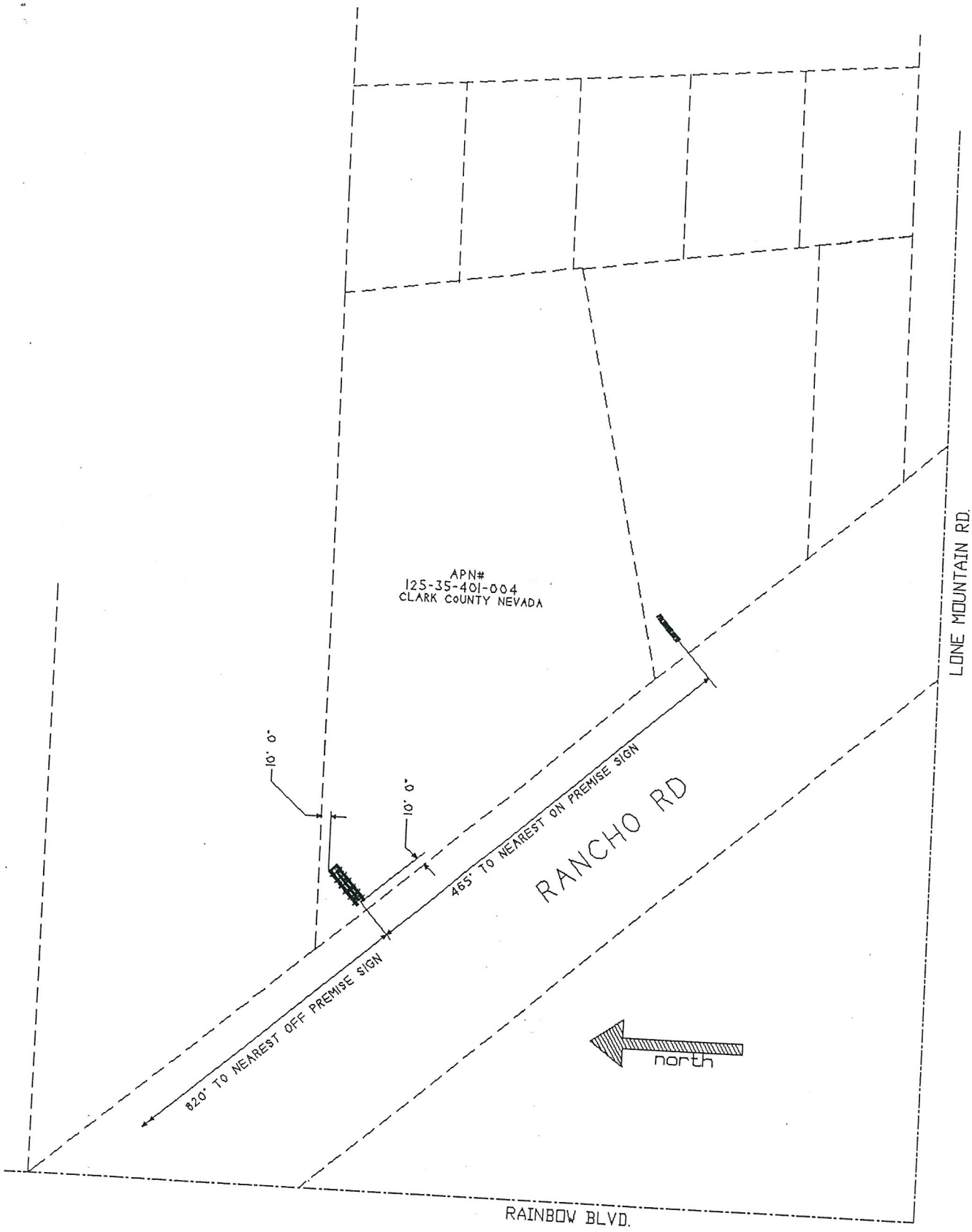

APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

SITE PLAN

SCALE 1" = 60'
T19S R60E SECTION 35
SW1/4 SW1/4

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RQR-41222

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

097416

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

May 23, 2008

Mr. Martin Greenwald
PO Box 34810
Las Vegas, Nevada 89133-4810

RE: RQR-27071 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 21, 2008

Dear Mr. Greenwald:

The City Council at a regular meeting held May 21, 2008 APPROVED the Required Two-Year Review of an approved Special Use Permit (U-0237-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 4850 North Rancho Drive (APN 125-35-401-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit U-0237-94.

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

3. The property owner shall remove any existing graffiti from the Off-Premise Advertising (Billboard) Sign within 30 days of final approval by the City of Las Vegas. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign. Thereafter, the sign its supporting structure shall be properly maintained and kept free of graffiti at all times.

4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) 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 of Las Vegas, or (2) the location is in compliance

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MAR 1 0 2011
RQR-41222

with all applicable standards of Title 19 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.

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

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

Sincerely,

Angela Crolli

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

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

Mr. Paul Larsen
Lionel Sawyer & Collins
300 South 4th Street, Suite #1700
Las Vegas, Nevada 89101

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RQR-41222



March 7, 2002

Martin Greenwald
4820 North Rancho Drive, Suite #8
Las Vegas, Nevada 89130

RE: U-0237-94(2) - TWO YEAR REVIEW
CITY COUNCIL MEETING OF MARCH 6, 2002

Dear Mr. Greenwald:

The City Council at a regular meeting held March 6, 2002 APPROVED the Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign on property adjacent to the east side of Rancho Drive, north of Lone Mountain Road, (APN: 125-35-401-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 7, 2002. This approval is subject to:

Planning and Development

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

2. If the existing off-premise advertising sign structure is removed, this 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

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

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

68112-012-11/00

RQR-41222

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

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

Ms. Jennifer Montero
Young Electric Sign Company
5119 South Cameron Street
Las Vegas, Nevada 89118

RQR-41222

007094

January 10, 2000

Mr. Martin Greenwald
4820 North Rancho Drive, Suite #8
Las Vegas, Nevada 89130

RE: U-237-94(1) - REQUIRED FIVE YEAR REVIEW

Dear Mr. Greenwald:

The City Council at a regular meeting held January 5, 2000 considered the Appeal filed by YESCO from the Denial by the Planning Commission of a request by Martin Greenwald on behalf of YESCO for a Required Five Year Review on an approved Special Use Permit on property located adjacent to the east side of Rancho Drive, north of Lone Mountain Road which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-2 (General Commercial) Zone, Ward 4 (Brown) [new Ward 6 (Mack)], APN: 125-35-401-004.

The City Council granted the Appeal; thereby APPROVING the Required Five Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2000. This approval is subject to:

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign (Billboard) to be removed.

2. If this Special Use Permit is not exercised within one (1) year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

3. All City Code requirements and all City departments' design standards shall be met.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/vwd

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

Ms. Lecretia Langham
YESCO
5119 South Cameron Street
Las Vegas, Nevada 89118

RQR-41222

CITY OF LAS VEGAS
NEVADA

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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8112-012-12/99

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-41222 APN: 125-35-401-004

Name of Property Owner: Martin Greenwald

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: _____

Print Name: MARTIN W. GREENWALD

Subscribed and sworn before me

This 5th day of March, 2011

_____
Notary Public in and for said County and State

JANIS PERSHA
Notary Public State of Nevada
No. 94-2014-1
My appt. exp. Sept. 4, 2014

RECEIVED
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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: U-0237-94 (RQR) 27071 - Special Use Permit

Project Address (Location) 4850 N. Rancho Drive

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

Assessor's Parcel #(s) 125-35-401-004 **Ward #** 6 Ross

General Plan: existing X proposed _____ **Zoning:** existing C2 proposed _____

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

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

Additional Information Required Review of an approved Special Use Permit

PROPERTY OWNER Martin Greenwald **Contact** Martin Greenwald

Address PO Box 34810 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89133

E-mail Address _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

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

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

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same as Applicant **Contact** _____

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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.

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This 5th day of March, 20 11

Janis Pershia

Notary Public in and for said County and State

JANIS PERSHA
Notary Public State of Nevada
No. 94-2014-1
My appt. exp. Sept. 4, 2014

FOR DEPARTMENT USE ONLY

Case #	RQR-41222
Meeting Date:	5/10/11
Total Fee:	$800
Date Accepted:	3/16/11
Accepted 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 for the Zoning Ordinance.

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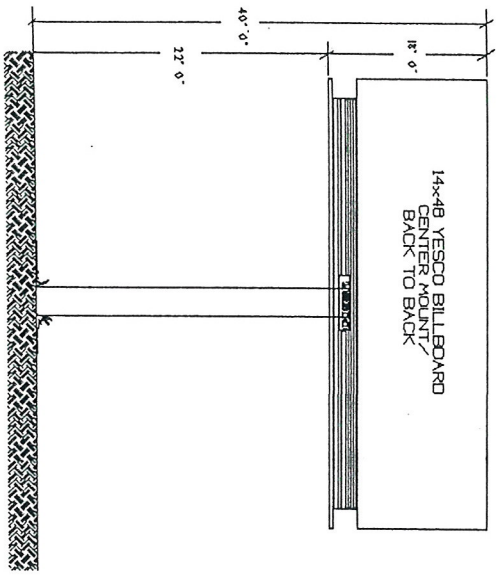
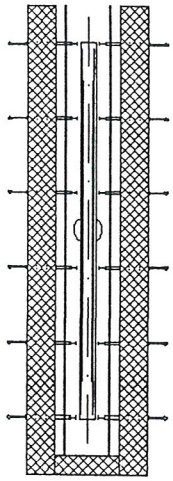
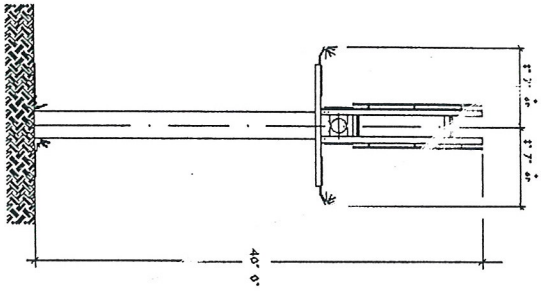


SIGN ELEVATION

SCALE 1/8"=1'-0"



PLAN VIEW



SIDE ELEVATION

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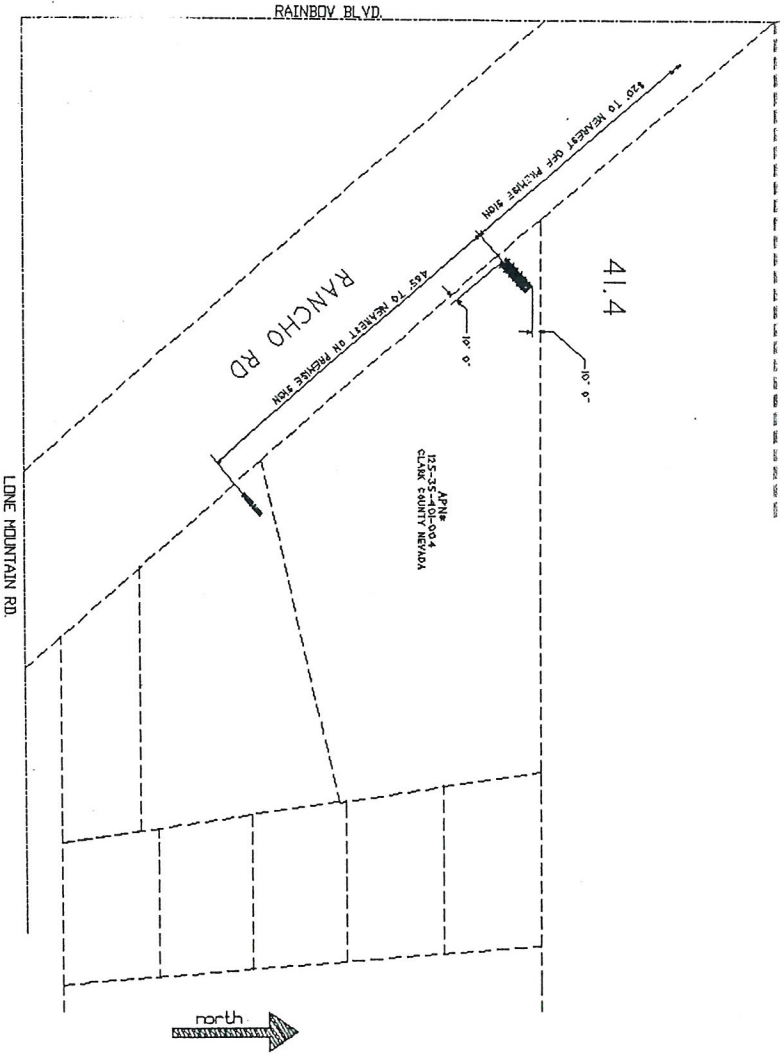
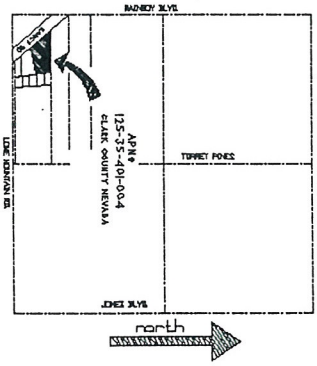


SITE PLAN

SCALE 1" = 600'
T19S R60E SEC. 35
SW1/4 SW1/4



LOCATION MAP

NO SCALE 1" = 1/4 MILE

T19S R60E SECTION 35
NW1/4 SW1/4

RQR-41222

APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

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LVC 1018

NEVADA CONTRACTOR LICENSE NO. 0060B

Las Vegas DIVISION

YOUNG ELECTRIC SIGN COMPANY

Division 5113 So. Cameron St., Las Vegas, NV 89118 (702) 871-8160

PROD. APPROVAL	DATE	BY	DRAWINGS	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS
CLIENT			ORIG. DES.						FILE DESIGN NAME
SALES			REVISIONS						
DESIGN									WORK ORDER NUMBER
ESTIMATING									NOTE: SIGN TO BE INSTALLED IN ACCORDANCE WITH ELECTRICAL WIRING TO BE IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
ENGINEERING									
EXPEDITING									SALESPERSON

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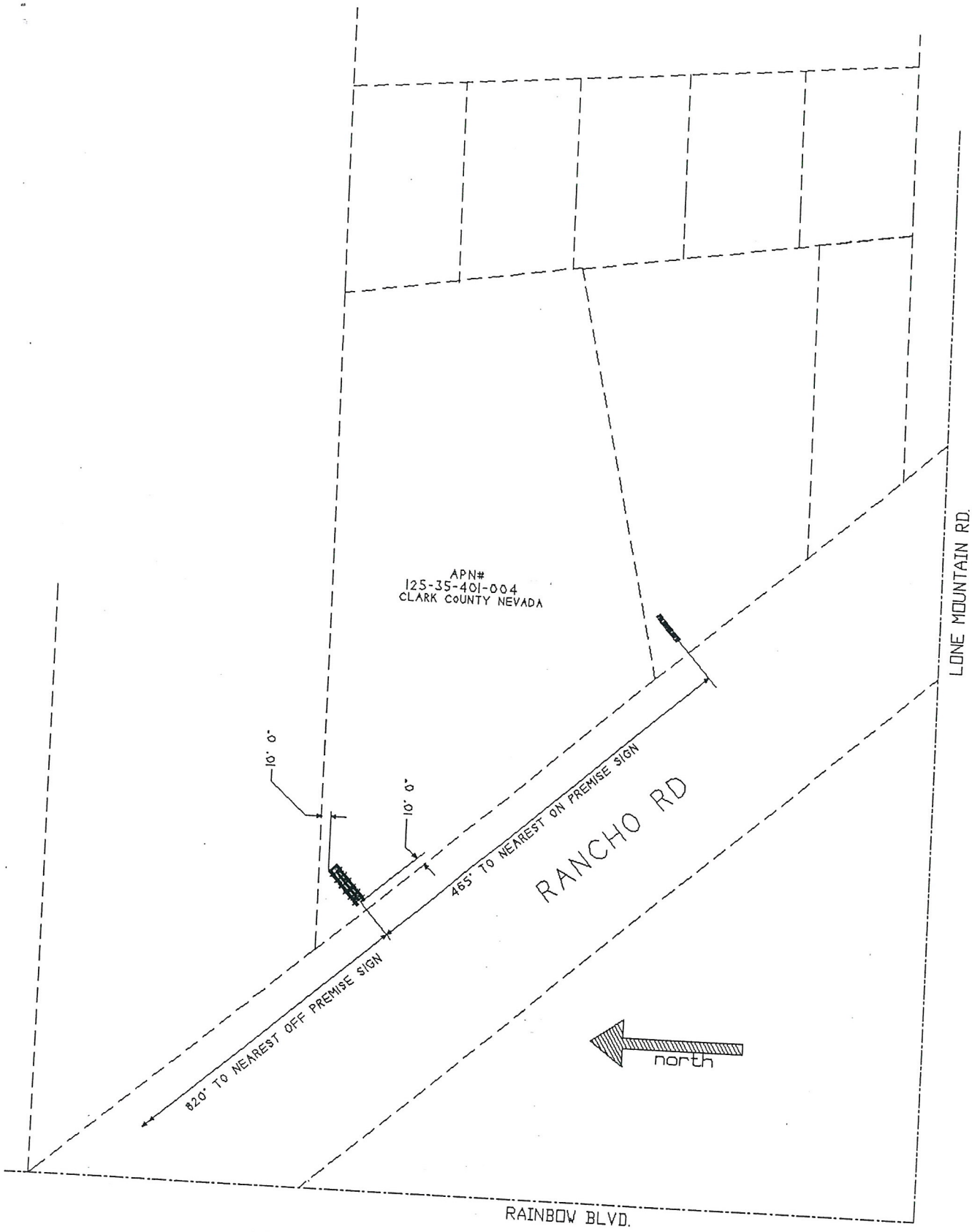
PERMISSION TO COPY OR REVISE THIS DRAWING CAN ONLY BE OBTAINED THRU A WRITTEN AGREEMENT WITH YESCO. SEE YOUR SALES REPRESENTATIV



APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

SITE PLAN

SCALE 1" = 60'
T19S R60E SECTION 35
SW1/4 SW1/4

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RQR-41222

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

097416

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

May 23, 2008

Mr. Martin Greenwald
PO Box 34810
Las Vegas, Nevada 89133-4810

RE: RQR-27071 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 21, 2008

Dear Mr. Greenwald:

The City Council at a regular meeting held May 21, 2008 APPROVED the Required Two-Year Review of an approved Special Use Permit (U-0237-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 4850 North Rancho Drive (APN 125-35-401-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit U-0237-94.

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

3. The property owner shall remove any existing graffiti from the Off-Premise Advertising (Billboard) Sign within 30 days of final approval by the City of Las Vegas. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign. Thereafter, the sign its supporting structure shall be properly maintained and kept free of graffiti at all times.

4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) 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 of Las Vegas, or (2) the location is in compliance

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RQR-41222

with all applicable standards of Title 19 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.

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

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

Sincerely,

Angela Crolli

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

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

Mr. Paul Larsen
Lionel Sawyer & Collins
300 South 4th Street, Suite #1700
Las Vegas, Nevada 89101

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MAR 1 0 2011
RQR-41222



March 7, 2002

Martin Greenwald
4820 North Rancho Drive, Suite #8
Las Vegas, Nevada 89130

RE: U-0237-94(2) - TWO YEAR REVIEW
CITY COUNCIL MEETING OF MARCH 6, 2002

Dear Mr. Greenwald:

The City Council at a regular meeting held March 6, 2002 APPROVED the Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign on property adjacent to the east side of Rancho Drive, north of Lone Mountain Road, (APN: 125-35-401-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 7, 2002. This approval is subject to:

Planning and Development

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

2. If the existing off-premise advertising sign structure is removed, this 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

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

68112-012-11/00

RQR-41222

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

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

Ms. Jennifer Montero
Young Electric Sign Company
5119 South Cameron Street
Las Vegas, Nevada 89118

RQR-41222

007094

January 10, 2000

Mr. Martin Greenwald
4820 North Rancho Drive, Suite #8
Las Vegas, Nevada 89130

RE: U-237-94(1) - REQUIRED FIVE YEAR REVIEW

Dear Mr. Greenwald:

The City Council at a regular meeting held January 5, 2000 considered the Appeal filed by YESCO from the Denial by the Planning Commission of a request by Martin Greenwald on behalf of YESCO for a Required Five Year Review on an approved Special Use Permit on property located adjacent to the east side of Rancho Drive, north of Lone Mountain Road which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-2 (General Commercial) Zone, Ward 4 (Brown) [new Ward 6 (Mack)], APN: 125-35-401-004.

The City Council granted the Appeal; thereby APPROVING the Required Five Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2000. This approval is subject to:

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign (Billboard) to be removed.

2. If this Special Use Permit is not exercised within one (1) year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

3. All City Code requirements and all City departments' design standards shall be met.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/vwd

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

Ms. Lecretia Langham
YESCO
5119 South Cameron Street
Las Vegas, Nevada 89118

RQR-41222

CITY OF LAS VEGAS
NEVADA

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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(MAYOR PRO-TEM)
GARY REESE
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8112-012-12/99

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-41222 APN: 125-35-401-004

Name of Property Owner: Martin Greenwald

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: _____

Print Name: MARTIN W. GREENWALD

Subscribed and sworn before me

This 5th day of March, 2011

_____
Notary Public in and for said County and State

JANIS PERSHA
Notary Public State of Nevada
No. 94-2014-1
My appt. exp. Sept. 4, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: U-0237-94 (RQR) 27071 - Special Use Permit

Project Address (Location) 4850 N. Rancho Drive

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

Assessor's Parcel #(s) 125-35-401-004 **Ward #** 6 Ross

General Plan: existing X proposed _____ **Zoning:** existing C2 proposed _____

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

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

Additional Information Required Review of an approved Special Use Permit

PROPERTY OWNER Martin Greenwald **Contact** Martin Greenwald

Address PO Box 34810 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89133

E-mail Address _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

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

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

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name MARTIN W. GREENWALD

Subscribed and sworn before me

This 5th day of March, 20 11

Janis Pershia

Notary Public in and for said County and State

JANIS PERSHA
Notary Public State of Nevada
No. 94-2014-1
My appt. exp. Sept. 4, 2014

FOR DEPARTMENT USE ONLY

Case #	RQR-41222
Meeting Date:	5/10/11
Total Fee:	$800
Date Accepted:	3/16/11
Accepted By:	

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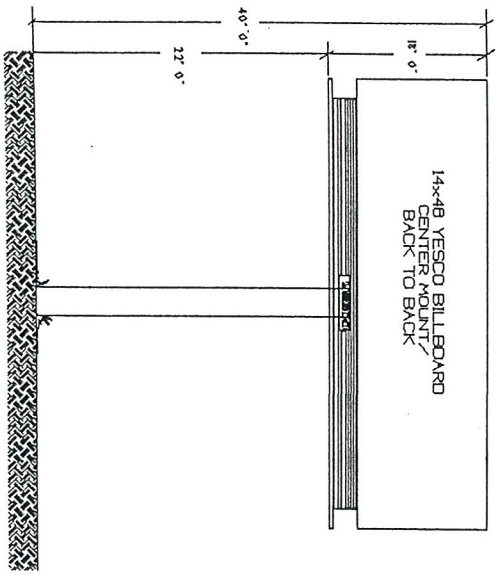

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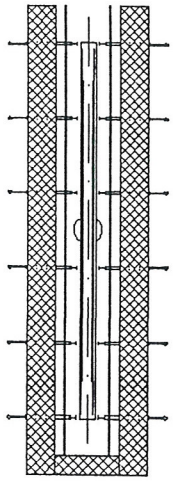
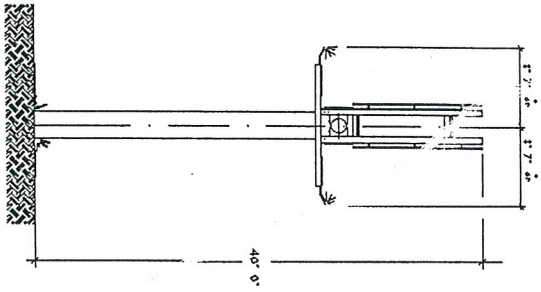


PLAN VIEW



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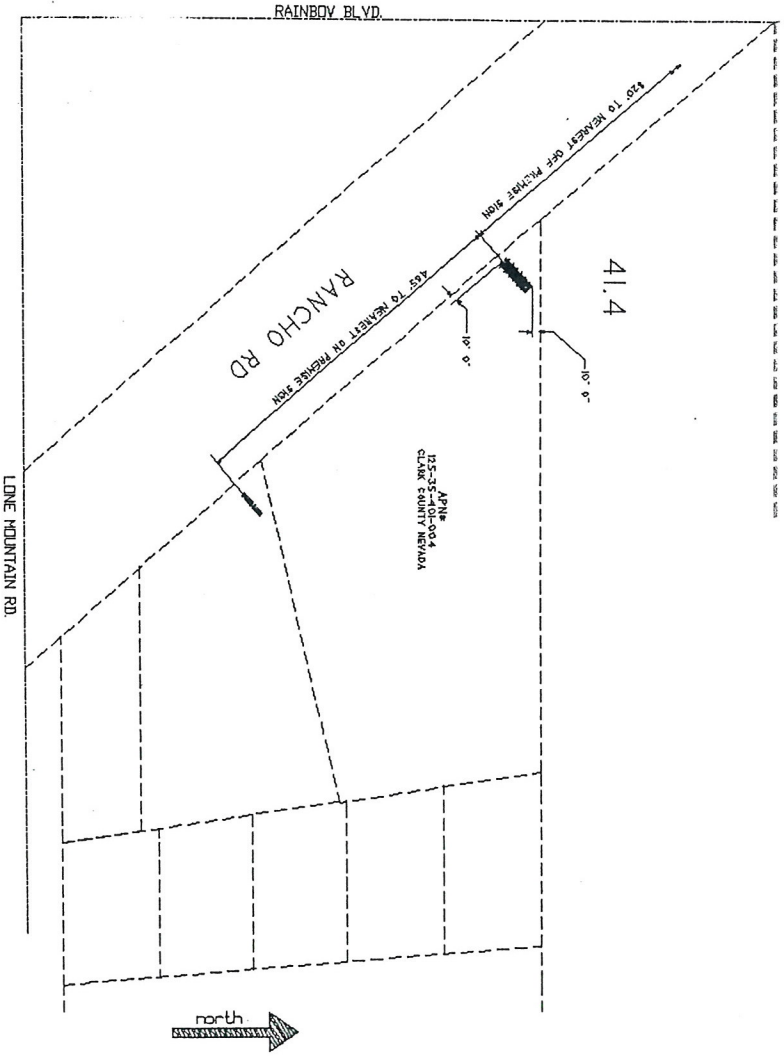
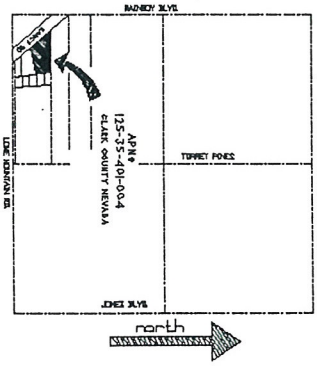


SITE PLAN

SCALE 1" = 600'
T19S R60E SEC. 35
SW1/4 SW1/4



LOCATION MAP

NO SCALE 1" = 1/4 MILE

T19S R60E SECTION 35
NW1/4 SW1/4

RQR-41222

APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

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LVC 1018

NEVADA CONTRACTOR LICENSE NO. 0060B

Las Vegas DIVISION

YOUNG ELECTRIC SIGN COMPANY

Division 5113 So. Cameron St., Las Vegas, NV 89118 (702) 871-8160

PROD. APPROVAL	DATE	BY	DRAWINGS	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS
CLIENT			ORIG. DES.						FILE DESIGN NAME
SALES			REVISIONS						
DESIGN									WORK ORDER NUMBER
ESTIMATING									NOTE: SIGN TO BE INSTALLED IN ACCORDANCE WITH ELECTRICAL WIRING TO BE IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
ENGINEERING									
EXPEDITING									SALESPERSON

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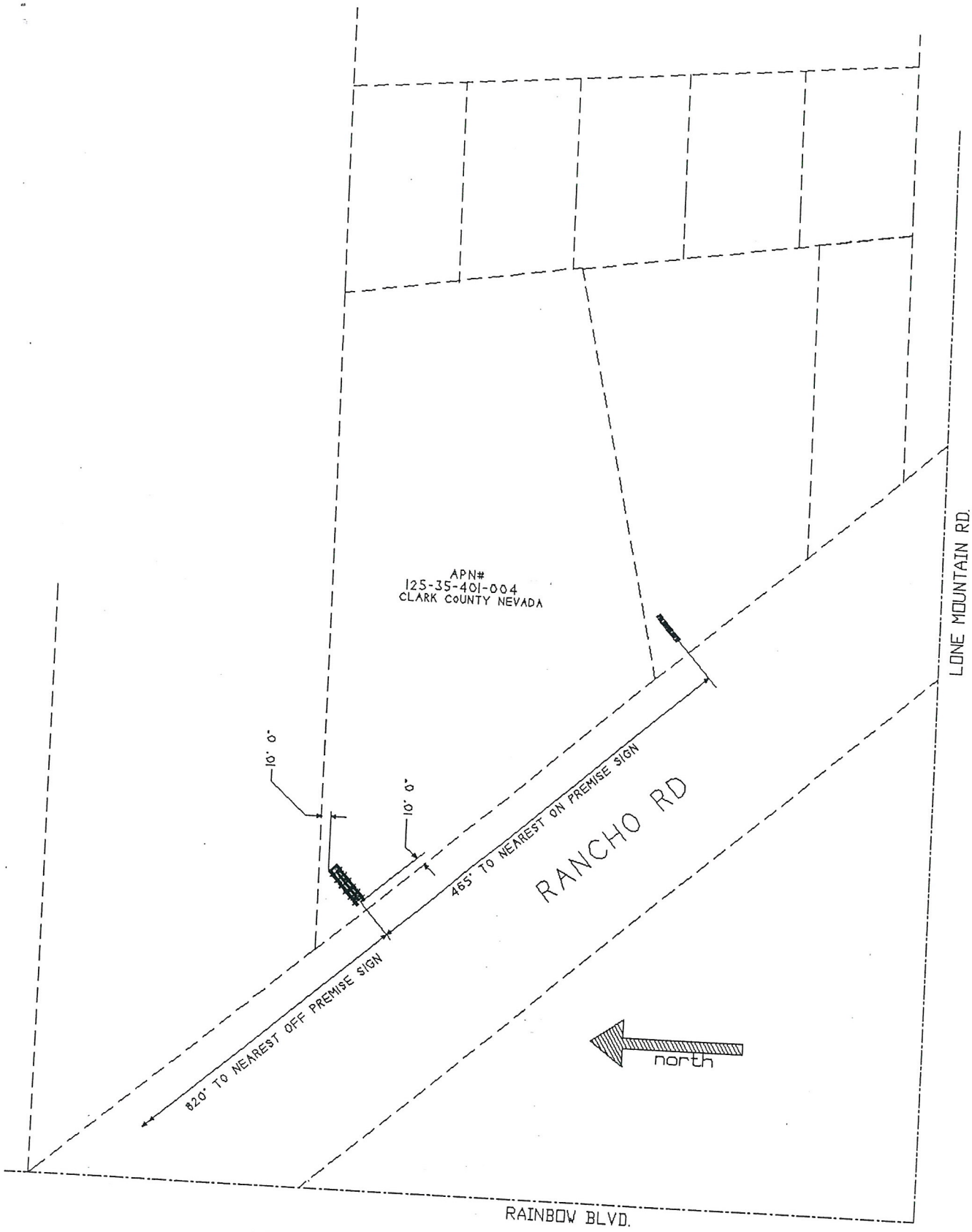

APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

SITE PLAN

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T19S R60E SECTION 35
SW1/4 SW1/4

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CITY MANAGER

097416

CITY OF LAS VEGAS
400 STEWART AVENUE
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VOICE 702.229.6011
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www.lasvegasnevada.gov

May 23, 2008

Mr. Martin Greenwald
PO Box 34810
Las Vegas, Nevada 89133-4810

RE: RQR-27071 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 21, 2008

Dear Mr. Greenwald:

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Planning & Development

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

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Sincerely,

Angela Crolli

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

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

Mr. Paul Larsen
Lionel Sawyer & Collins
300 South 4th Street, Suite #1700
Las Vegas, Nevada 89101

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RQR-41222



March 7, 2002

Martin Greenwald
4820 North Rancho Drive, Suite #8
Las Vegas, Nevada 89130

RE: U-0237-94(2) - TWO YEAR REVIEW
CITY COUNCIL MEETING OF MARCH 6, 2002

Dear Mr. Greenwald:

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MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
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CITY MANAGER
VIRGINIA VALENTINE

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

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

Ms. Jennifer Montero
Young Electric Sign Company
5119 South Cameron Street
Las Vegas, Nevada 89118

RQR-41222

007094

January 10, 2000

Mr. Martin Greenwald
4820 North Rancho Drive, Suite #8
Las Vegas, Nevada 89130

RE: U-237-94(1) - REQUIRED FIVE YEAR REVIEW

Dear Mr. Greenwald:

The City Council at a regular meeting held January 5, 2000 considered the Appeal filed by YESCO from the Denial by the Planning Commission of a request by Martin Greenwald on behalf of YESCO for a Required Five Year Review on an approved Special Use Permit on property located adjacent to the east side of Rancho Drive, north of Lone Mountain Road which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-2 (General Commercial) Zone, Ward 4 (Brown) [new Ward 6 (Mack)], APN: 125-35-401-004.

The City Council granted the Appeal; thereby APPROVING the Required Five Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2000. This approval is subject to:

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign (Billboard) to be removed.

2. If this Special Use Permit is not exercised within one (1) year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

3. All City Code requirements and all City departments' design standards shall be met.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/vwd

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

Ms. Lecretia Langham
YESCO
5119 South Cameron Street
Las Vegas, Nevada 89118

RQR-41222

CITY OF LAS VEGAS
NEVADA

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

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

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

8112-012-12/99

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

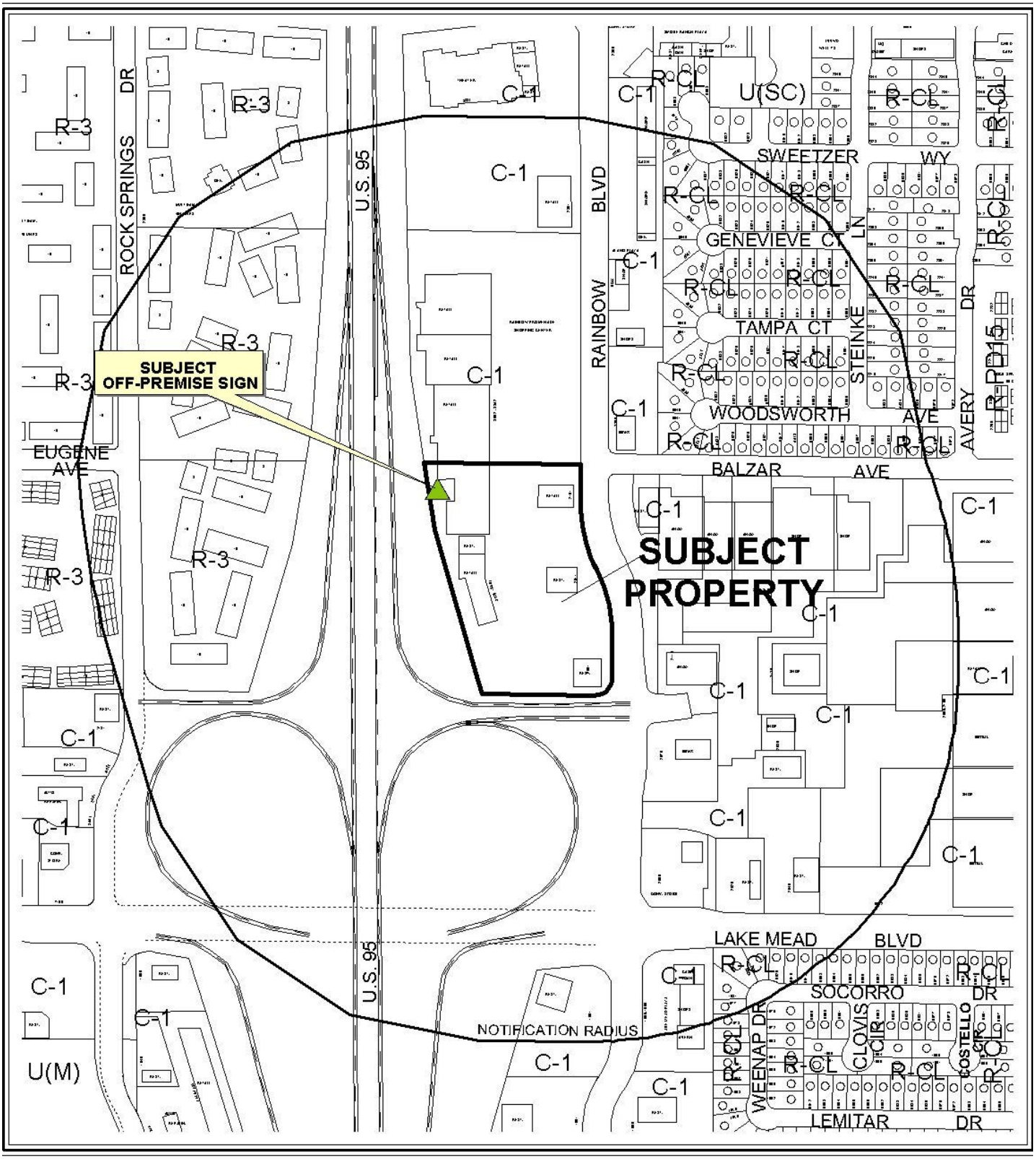
SUBJECT:
RQR-41253 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: JAMES McCALL - Required Review of a previously approved Special Use Permit (U-0137-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2201 North Rainbow Boulevard (APN 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-27423
6. City Council Approval Letter for U-0137-95(1)



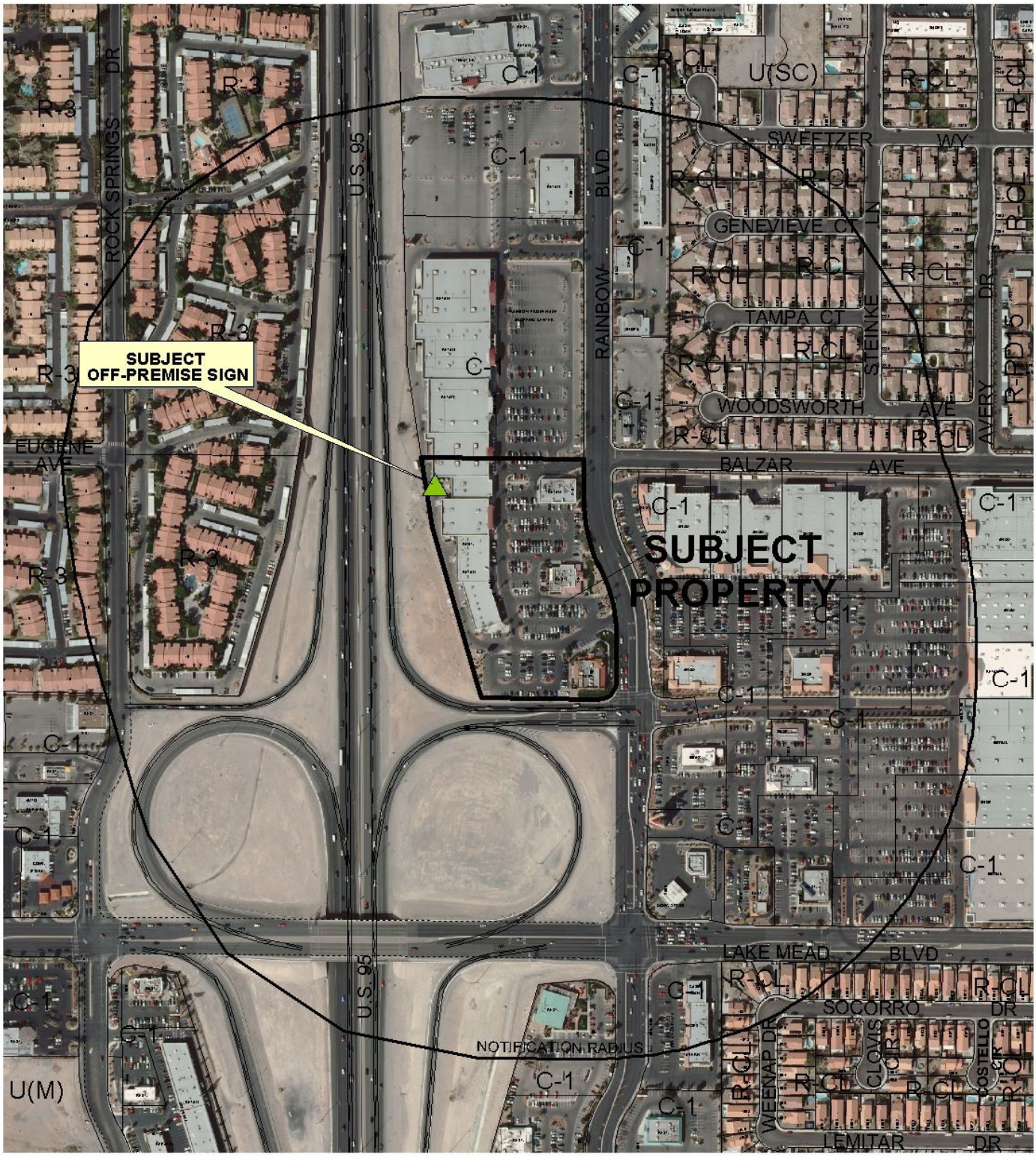
0 500 Feet

CASE: **RQR-41253**

RADIUS: 1000 FT

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

N



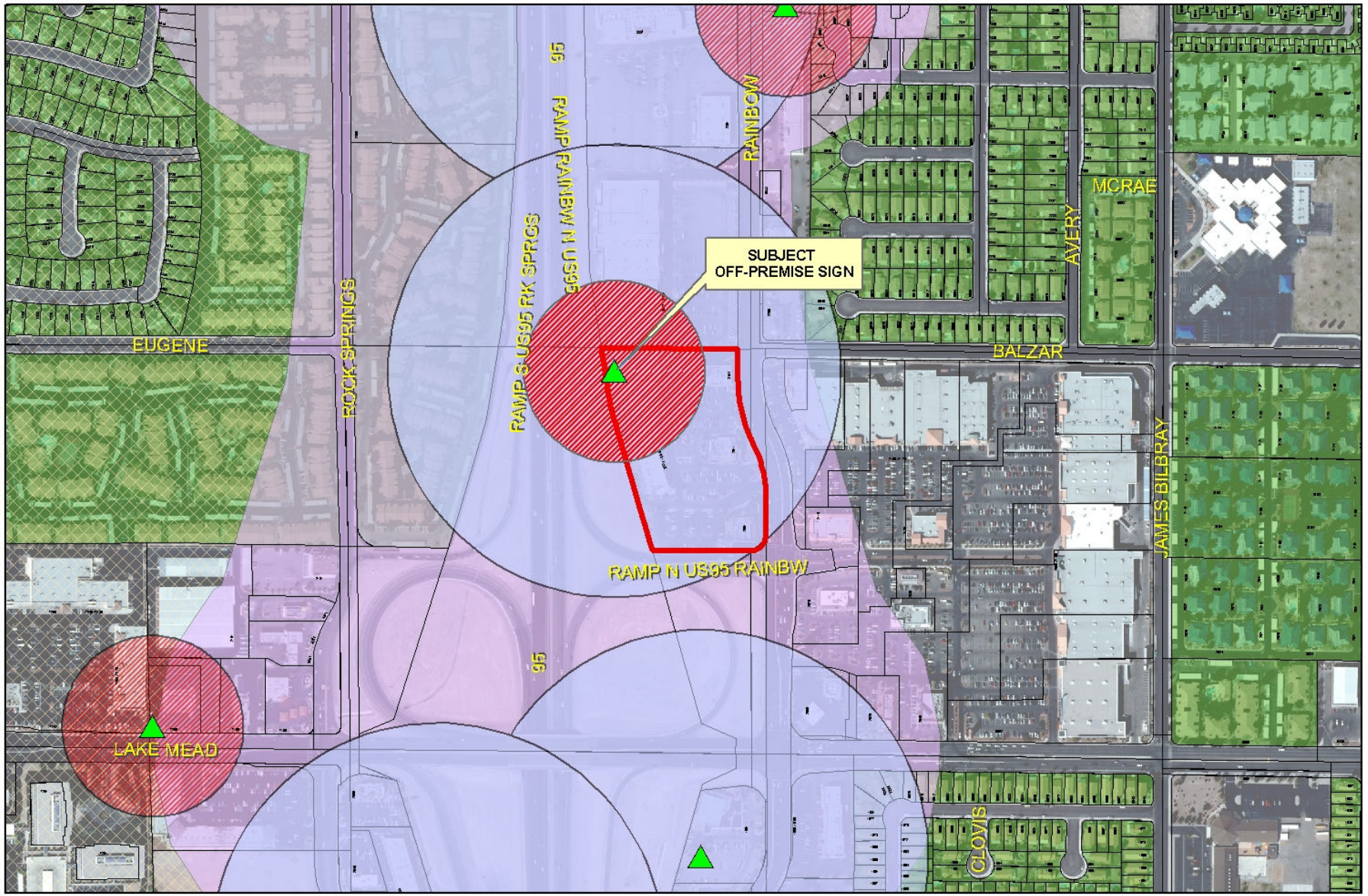
CASE: **RQR-41253**

RADIUS: 1000 FT

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

0 500 Feet

N



RQR-41253

City of Las Vegas Billboard Data

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-41253** APN: 138-22-603-001

Name of Property Owner: James B. McCall (Easement owner)

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as applicant

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: James B. McCall

Print Name: JAMES B. MC CALL

Subscribed and sworn before me

This 10th day of March, 2011

Michelle McFadden

Notary Public in and for said County and State

MICHELLE McFADDEN
NOTARY PUBLIC – STATE OF NEVADA
CLARK COUNTY – APPT. No. 08-7309-1
MY APPT. EXPIRES JULY 9, 2012

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MAR 21 2011

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 2051 N. Rainbow Blvd.

Project Name McCall Sign Parcel #5 South **Proposed Use** off-premise sign

Assessor's Parcel #(s) 138-22-603-001 **Ward #** 5

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

Commercial Square Footage 672 **Floor Area Ratio** _____

Gross Acres 7.14 **Lots/Units** _____ **Density** _____

Additional Information Required review for an existing billboard

PROPERTY OWNER James McCall (easement owner) **Contact** James McCall

Address 3219 S. Torrey Pines Drive **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* James B. McCall

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

Print Name James B. McCall

Subscribed and sworn before me

This 10th day of March, 20 11.

Michelle McFadden

Notary Public in and for said County and State

MICHELLE McFADDEN
NOTARY PUBLIC – STATE OF NEVADA
CLARK COUNTY – APPT. No. 08-7309-1
MY APPT. EXPIRES JULY 9, 2012

FOR DEPARTMENT USE ONLY

Case #	ZQA-41253
Meeting Date:	6/14/11 5/10/11 CC
Total Fee:	$ 800
Date Received:*	3/21/11
Received By:	B.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

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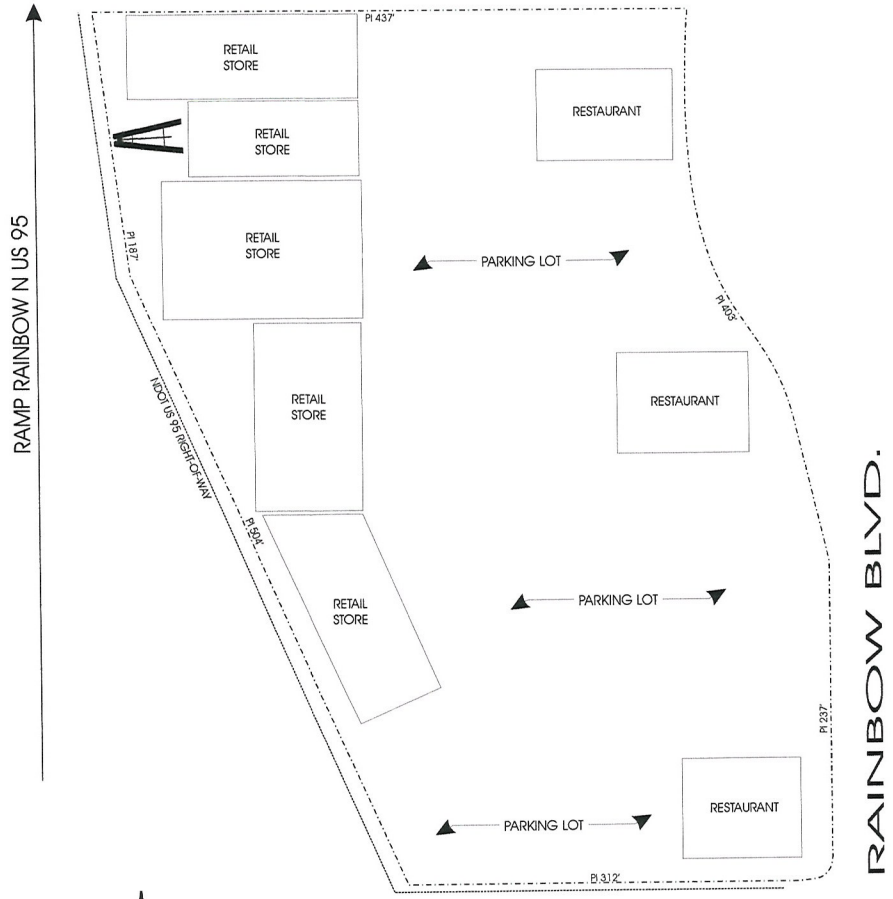
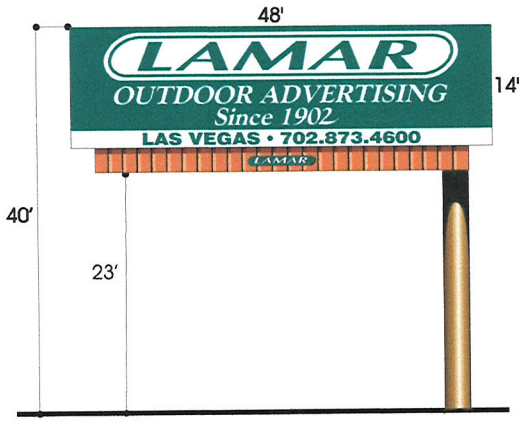
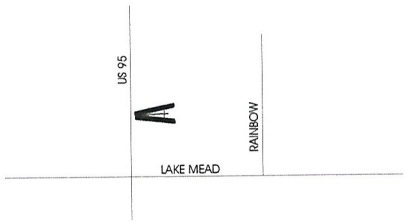
MAR 21 2011





ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 50'	DATE: 2/07/08	DRAWN BY: S.NAFTZGER
US 95 .2MI N/O LAKE MEAD		
APN 138-22-603-001		DRAWING NUMBER:

RQR-41253

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RQR-41253


Prism™ TV. Internet. Voice.
1 brilliant price.
UNDER
$90
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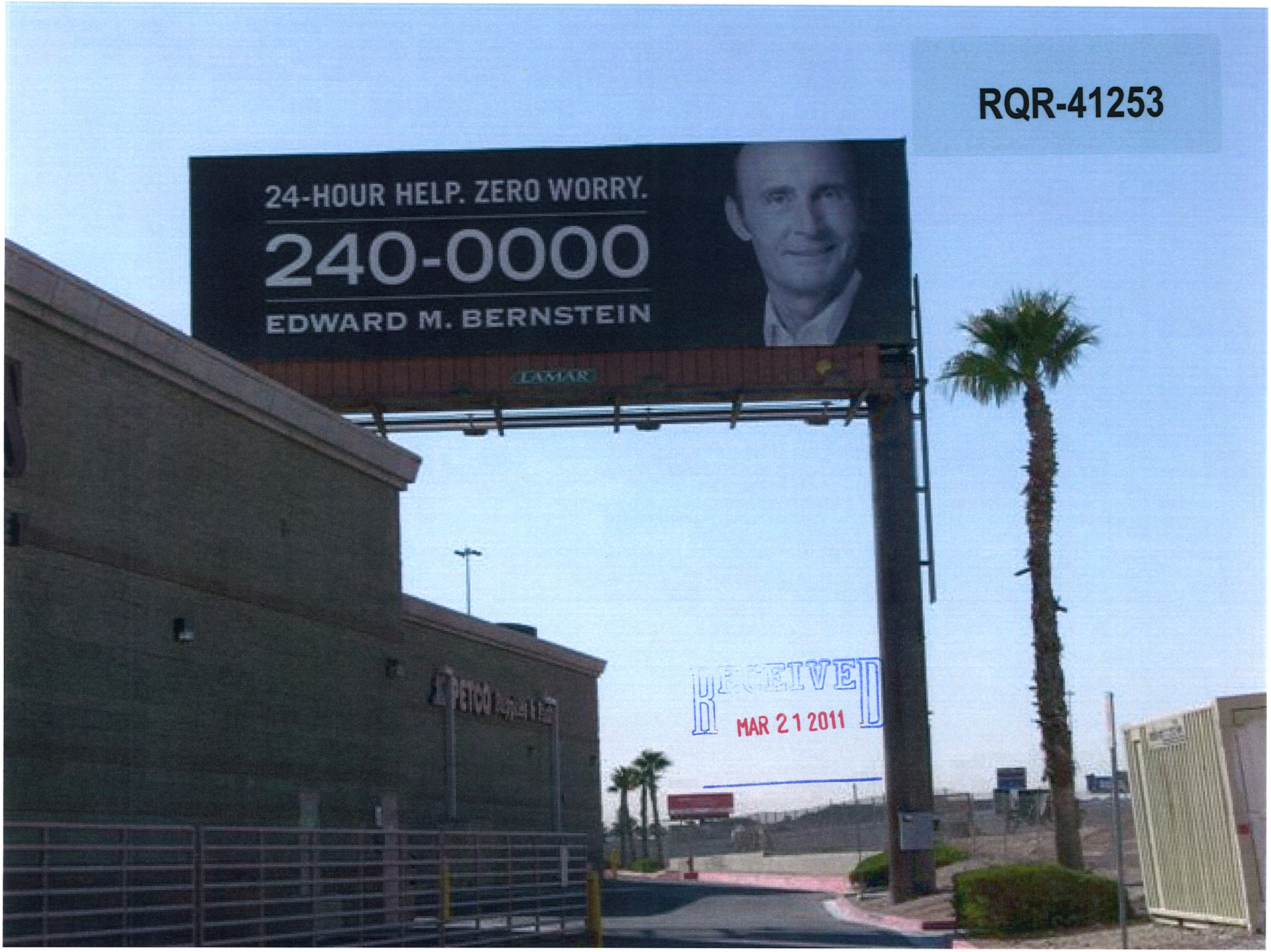
MAR 21 2011


RQR-41253
24-HOUR HELP. ZERO WORRY.
240-0000
EDWARD M. BERNSTEIN
LAMAR
RECEIVED
MAR 21 2011

RECEIVED
FEB 23 2011
By

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

097556

June 6, 2008

Mr. Jonas B. McCall
PKI Rainbow Promenade LLC
3219 South Torrey Pines Drive
Las Vegas, Nevada 89146

RE: RQR-27423 – REQUIRED REVIEW
CITY COUNCIL MEETING OF JUNE 4, 2008

Dear Mr. McCall:

The City Council at a regular meeting held June 4, 2008 APPROVED the Required Five Year Review of an approved Special Use Permit (U-0137-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE SIGN (BILLBOARD) at 2201 North Rainbow Boulevard (APN 138-22-603-001), C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit U-0137-95.

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

3. The property owner shall remove any existing graffiti from the Off-Premise Advertising (Billboard) Sign within 30 days of final approval by the City of Las Vegas. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign. Thereafter, the sign its supporting structure shall be properly maintained and kept free of graffiti at all times.

4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) 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 of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to,

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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MAR 21 2011
RQR-41253

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.

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

Sincerely,

Lean Coleman

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

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

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

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MAR 21 2011
RQR-41253



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE



March 8, 2001

Pan Pacific Retail Properties
1631-B South Melrose Drive
Vista, California 92083-2405

RE: U-0137-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF MARCH 7, 2001

Dear Applicant:

The City Council at a regular meeting held March 7, 2001 APPROVED the Required Five Year Review on an approved Special Use Permit at 2201 North Rainbow Boulevard (APN: 138-22-603-001) which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on March 8, 2001. This approval is subject to:

Planning and Development

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

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

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

cc: See Attached List

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

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

8112-012-11/00

RQR-41253

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

Ms. Debbie Barone
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89119

Mr. James McCall
P. O. Box 1932
Las Vegas, Nevada 89125

RQR-41253

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

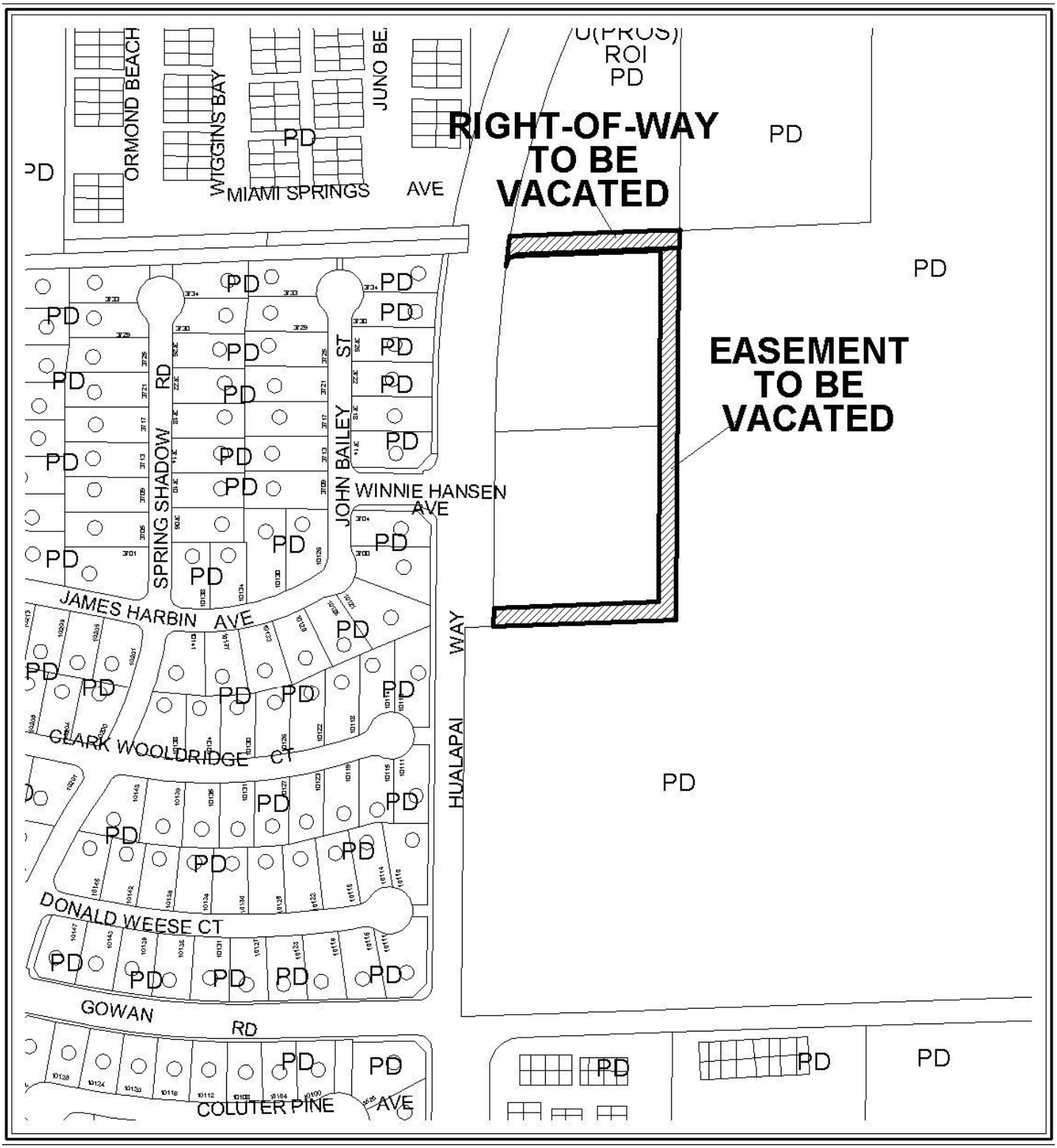
SUBJECT:
VAC-41152 - VACATION - PUBLIC HEARING - APPLICANT: 3D INVESTMENT, LLC - OWNER: NEVADA DEVELOPMENT ASSOCIATES, LP - Petition to Vacate a 30-foot of Gilmore Avenue right-of-way and a 33-foot of Patent Easement located approximately 167 feet from the southeast corner of Alexander Road and Hualapai Way, Ward 4 (Anthony).

SET DATE: 06/01/2011
C.C.: 06/15/2011

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

RECOMMENDATION:
Staff recommends

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



0 100 200 Feet

CASE: **VAC-41152**

N



0 100 200 Feet

CASE: **VAC-41152**

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-41152** APN: ~~138-07-103-006~~ & 138-07-201-001 138-07-201-002

Name of Property Owner: Nevada Development Associates, LP

Name of Applicant: 3D Investments, LLC

Name of Representative: Baughman & Turner Inc.

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: George Daneshgar

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

RECEIVED
MAR 0 9 2011

NOTARIAL ACKNOWLEDGEMENT

State of California

County of Los Angeles

On February 10, 2011, before me, Alisa L. Bishop, Notary Public, personally appeared **GEORGE DANESHGAR**, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALISA L. BISHOP
Commission # 1904711
Notary Public - California
Los Angeles County
My Comm. Expires Sep 19, 2014

Alisa L. Bishop

(Notary Seal)

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MAR 09 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation & Abandonment

Project Address (Location) Hualapai/Alexander

Project Name 3D Investments **Proposed Use** _____

Assessor's Parcel #(s) ~~138-07-103-006~~ & 138-07-201-001 138-07-201-002 **Ward #** 4

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

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

Gross Acres 4.94 **Lots/Units** 2 **Density** _____

Additional Information _____

PROPERTY OWNER Nevada Development Assoc. LP **Contact** George Daneshgar

Address 1880 Century Park East Suite #810 **Phone:** (310) 276-1290 **Fax:** (310) 276-1590

City Los Angeles **State** CA **Zip** 90067

E-mail Address _____

APPLICANT 3D Investments LLC **Contact** Faraz Daneshgar

Address 1880 Century Park East Suite #810 **Phone:** (310) 276-1290 **Fax:** (310) 276-1590

City Los Angeles **State** CA **Zip** 90067

E-mail Address Faraz@3dinvestments.com

REPRESENTATIVE Baughman & Turner Inc. **Contact** David Turner

Address 1210 Hinson St **Phone:** (702) 870-8771 **Fax:** (702) 878-2695

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

E-mail Address davidt@baughmanturner.com

FOR DEPARTMENT USE ONLY

Case #	VAC-41152
Meeting Date:	6/14/11
Total Fee:	$1,000
Date Received:*	3/9/11
Received By:	BS

Property Owner Signature* _____

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

Print Name George Daneshgar

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

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MAR 09 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

NOTARIAL ACKNOWLEDGEMENT

State of California

County of Los Angeles

On February 10, 20 11, before me, Alisa L. Bishop, Notary Public, personally appeared **GEORGE DANESHGAR**, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALISA L. BISHOP
Commission # 1904711
Notary Public - California
Los Angeles County
My Comm. Expires Sep 19, 2014

Alisa L. Bishop

(Notary Seal)

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MAR 09 2011

LEGAL DESCRIPTION

PARCEL 1:

GOVERNMENT LOT SIXTEEN (16) IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY FOR ROAD AND PUBLIC UTILITY PURPOSES BY DOCUMENT No. 590951 IN BOOK 631 RECORDED JUNE 17, 1976 AND DEED RECORDED IN BOOK 20030317 AS DOCUMENT No. 01862, OFFICIAL RECORDS.

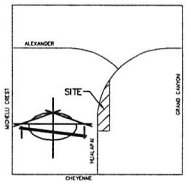
PARCEL 2:

GOVERNMENT LOTS 8 AND 9 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

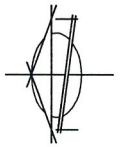
EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUALAPAI WAY AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED OCTOBER 6, 2003 IN BOOK 20031006 AS INSTRUMENT No. 00576, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGEND

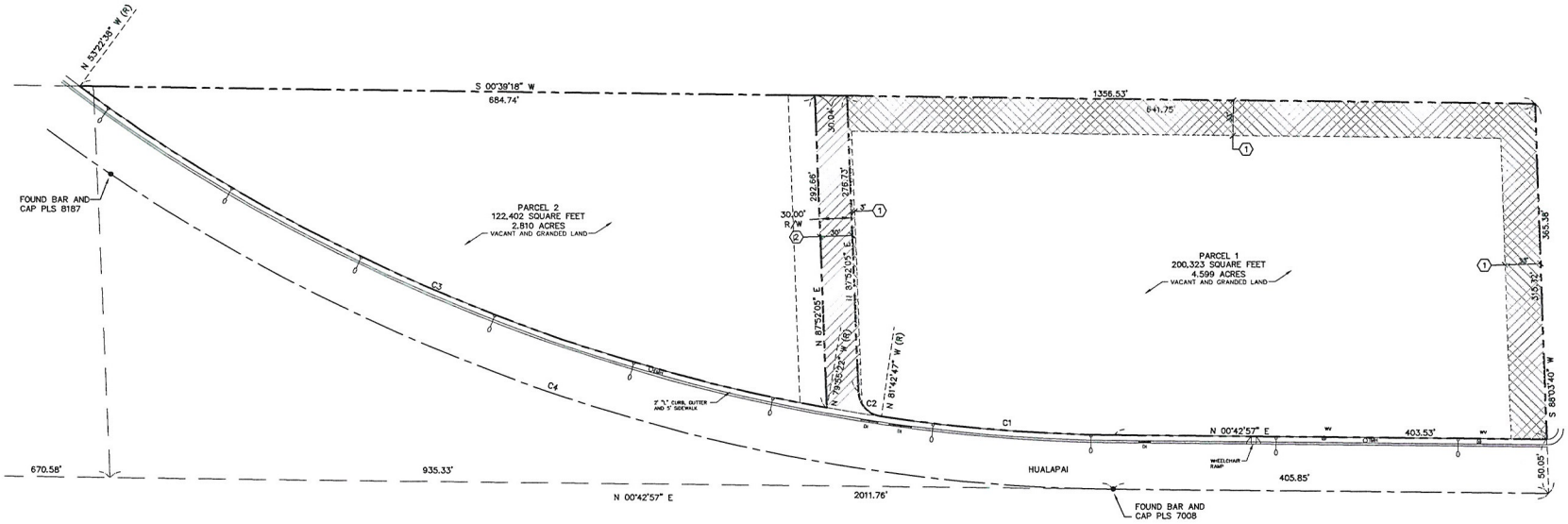
- POINT FOUND AS NOTED
- STREET CENTERLINE
- PROPERTY LINE
- ASSESSOR'S PARCEL LINE
- STREETLIGHT
- WV — WATER VALVE
- ELECTRIC HAND HOLE
- TELEPHONE MANHOLE
- DROP INLET
- RIGHT OF WAY TO BE VACATED
- PATENT EASEMENT TO BE VACATED



VICINITY MAP NO SCALE



SCALE 1" = 50'



EASEMENTS:

(1) RESERVATIONS AND EASEMENTS IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED AUGUST 7, 1958 IN BOOK 169 AS DOCUMENT No. 137609.

(2) 30' RIGHT AWAY EASEMENT IN BOOK 631 AS DOC NO. 590951

BASIS OF BEARINGS

NORTH 00°42'57" EAST – THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN ON RECORD OF SURVEY IN FILE 79, PAGE 44, CLARK COUNTY, NEVADA RECORDS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	218.03	1650.00	109.18	7°34'16"
C2	34.72	25.00	20.82	79°34'06"
C3	764.45	1650.00	389.21	26°32'44"
C4	1065.31	1700.00	550.80	35°54'16"

RECEIVED
MAR 09 2011

APP'D | REVISIONS | DATE NO

PREPARED FOR : 3D INVESTMENTS

DATE 1/13/11
DESIGN
DRAWN JJB
CHECK RJB
SCALE 1"=50'

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
Ph. (702) 870-8771 Fax (702) 878-2695

VACATION EXHIBIT

APN: 138-07-103-006 & 138-07-201-001
A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SHEET 1 OF 1
PROJ. NO. 3DINV-ALD1

VAC-41152

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

March 8, 2011

City of Las Vegas
Planning and Development
333 N. Rancho Dr.
Las Vegas, Nevada 89106

Re: Vacation & Abandonment
138-07-201-001 & 002

To Whom It May Concern,

Please let this letter serve as justification for a vacation and abandonment of the Gilmore Ave. right-of-way, and government patent easements along the boundaries of the above referenced APN's.

Gilmore Avenue improvements currently end at Hualapai. Gilmore will never continue east of the above mentioned parcels due to an existing regional park and existing drainage detention basin. Therefore, the Gilmore right-of-way is not needed to perpetuate the street.

The government patent easements are also no longer needed as all the required street alignments and improvements are already in place.

Any drainage and/or utility easements required as a result of these vacations will be retained.

The approval of this application will not have a negative effect on the environment or surrounding areas. Should you have any questions, please do not hesitate to contact me.

Sincerely,
Baughman & Turner, Inc.

David Turner
President

DT/jh

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VAC-41152

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

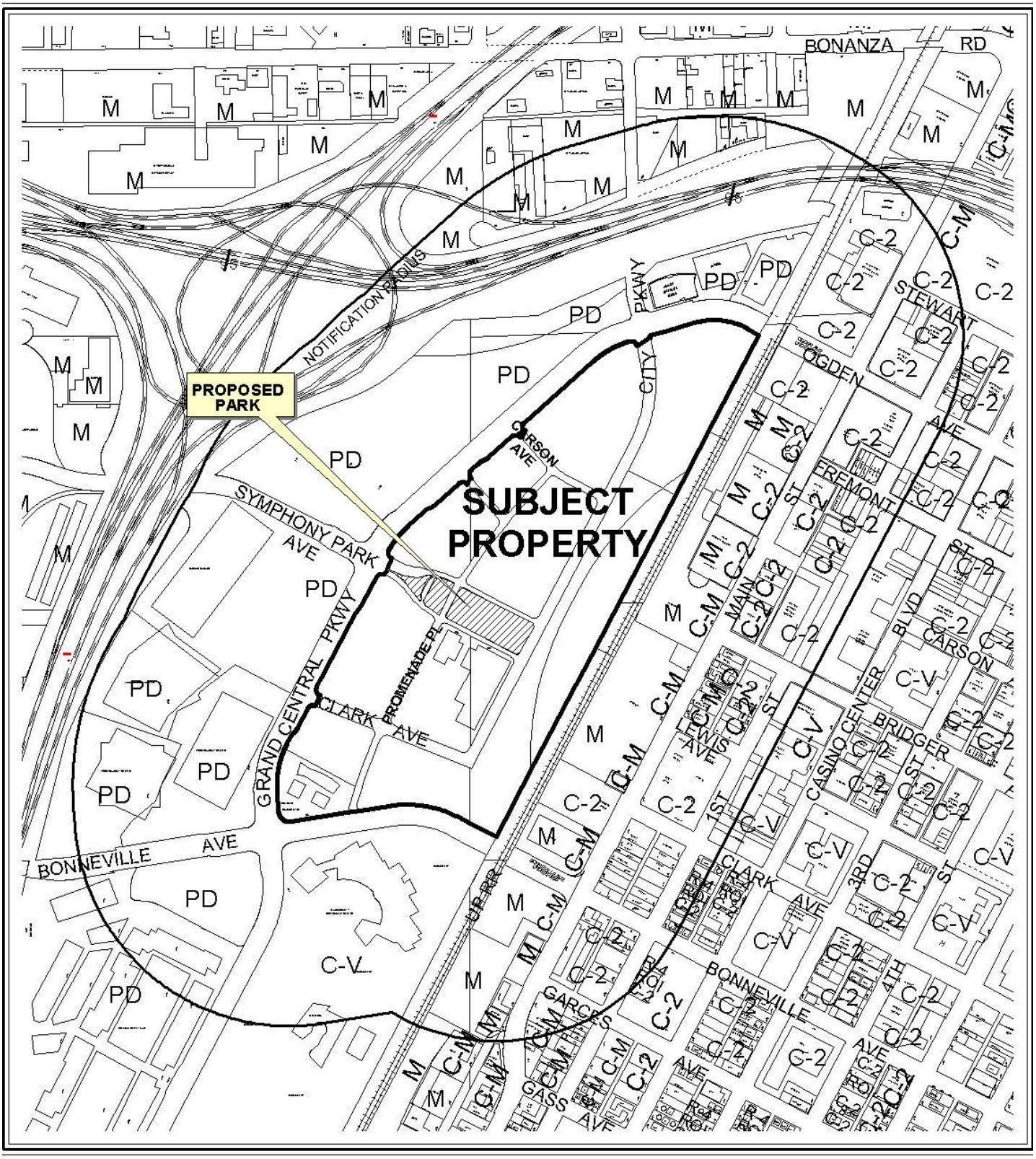
SUBJECT:
SDR-41033 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL - Request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009,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

MAY GO TO CITY COUNCIL ON 06/15/2011
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-41033**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **SDR-41033**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: City Parkway V, Inc

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

Name of Representative: Christopher Langham - JW ZUNINO LANDSCAPE ARCHITECTURE

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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FEB 24 2011

Print Name: Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 2011

_____
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Symphony Park Master Association, Inc

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

Name of Representative: Christopher Langham - JW ZUNINO LANDSCAPE ARCHITECTURE

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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FEB 24 2011

Print Name: Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 20 11

Jill Kleles
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

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

Project Name Symphony Park **Proposed Use** Park

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

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

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

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

Additional Information Parcels M1 and M2

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

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

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

E-mail Address sgladstein@newlandco.com

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

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

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

E-mail Address sgladstein@newlandco.com

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

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

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

E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 20 11.

Jill Kleles

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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FEB 24 2011

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Promenade Place @ Symphony Park Avenue

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

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

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

Commercial Square Footage 4,900 **Floor Area Ratio**

Gross Acres 1.6 **Lots/Units** **Density**

Additional Information Parcel M3

PROPERTY OWNER City Parkway V, Inc. **Contact** Sam Gladstein

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

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

E-mail Address sgladstein@newlandco.com

APPLICANT City Parkway V, Inc. **Contact** Sam Gladstein

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

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Revised 10/27/08

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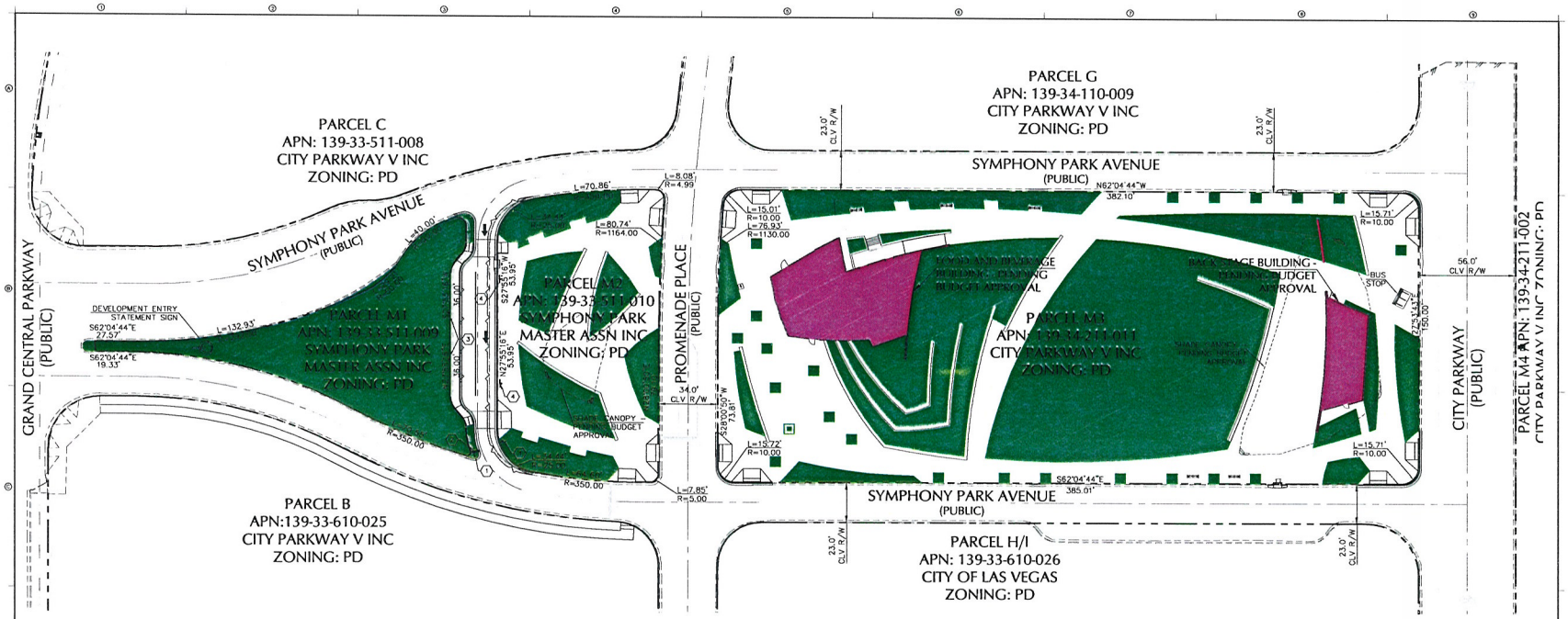

GRAPHIC SCALE

10 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT

SITE INFORMATION

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

LEGEND

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

SIGN DETAILS

STOP — ① R1-1 (30"X30")
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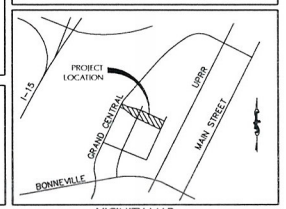
SIGN HEIGHT DETAIL
NTS



VICINITY MAP

SDR-41033
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Facsimile (801) 359-4411
WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK

DESIGN DEVELOPMENT
PARCELS M1, M2 & M3

MARTIN & MARTIN
CIVIL ENGINEERS
2355 RED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 240-0000
FAX (702) 240-0070

ISSUE DATE: MARCH 16, 2011

REVISIONS

#	DATE	DESCRIPTION

PROJECT NUMBER 3119

SITE PLAN

SHEET NUMBER C1

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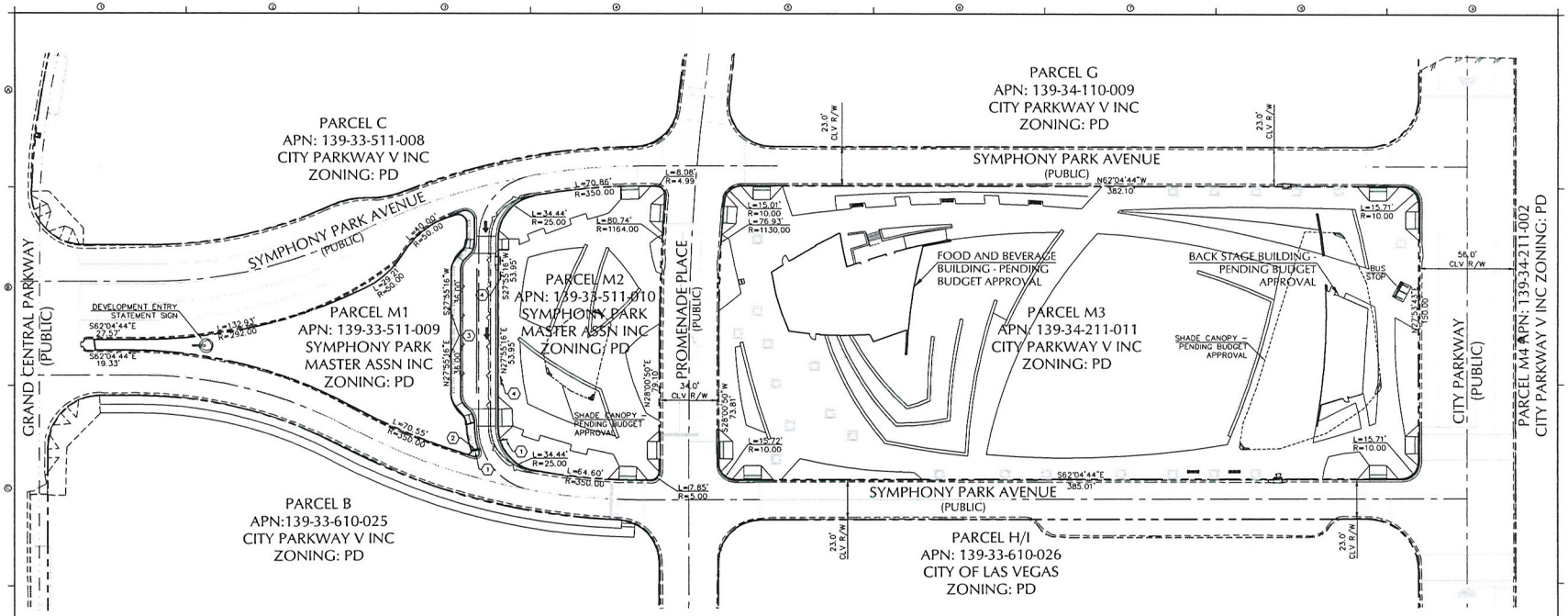

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NTS

VICINITY MAP
PROJECT LOCATION
I-15
UPRR
GRAND CENTRAL
MAIN STREET
BONNEVILLE

SDR-41033
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2155 RED ROCK STREET, #101
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

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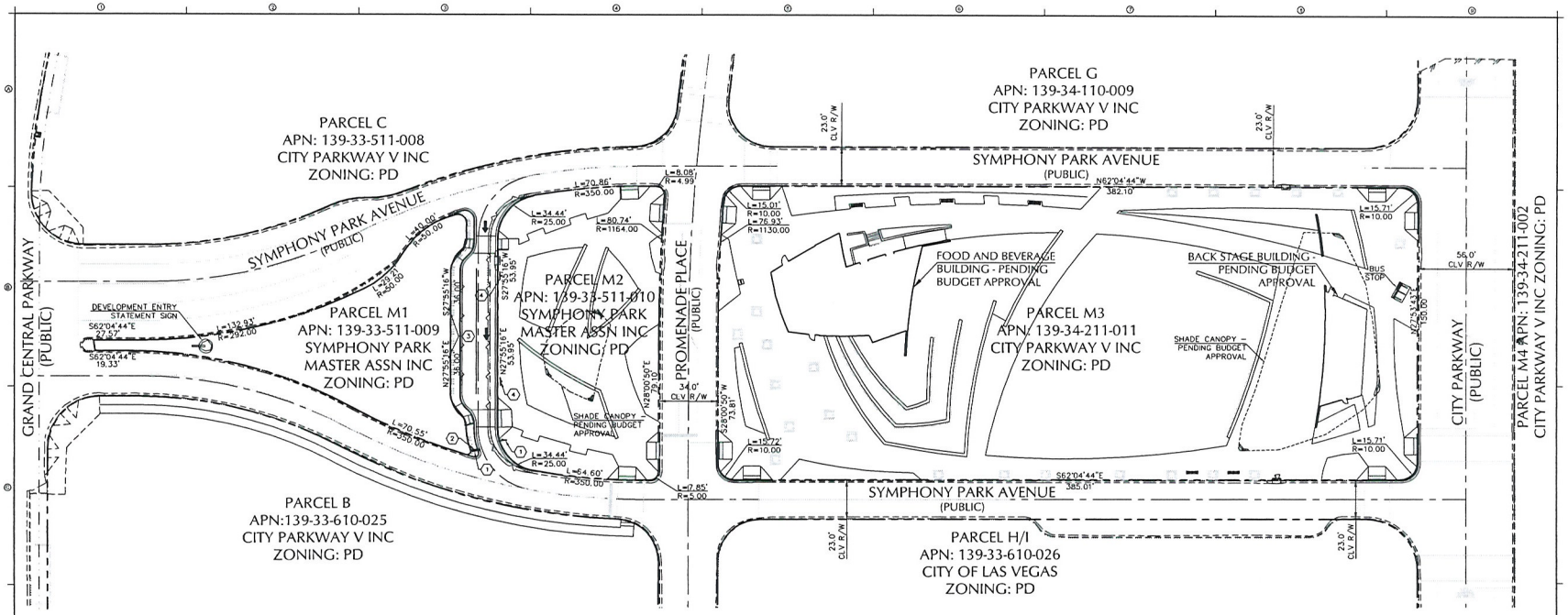

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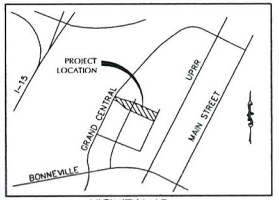
VICINITY MAP
NTS



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LAS VEGAS, NV 89146
PHONE (702) 2484000
FAX (702) 2486070

ISSUE DATE: MARCH 16, 2011

REVISIONS

#	DATE	DESCRIPTION

PROJECT NUMBER: 3119

SITE PLAN

SHEET NUMBER
C1

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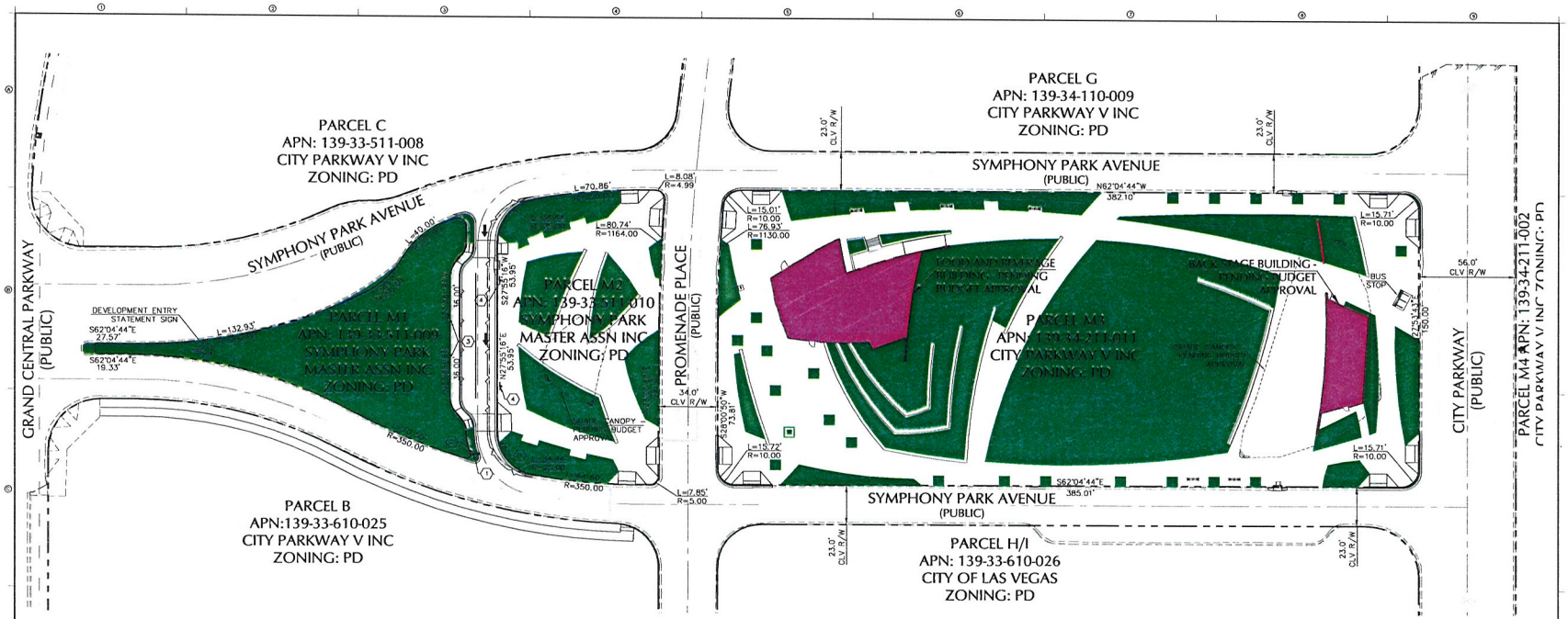

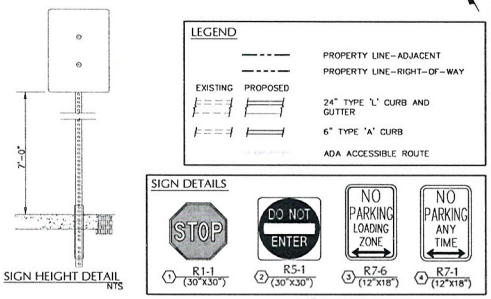

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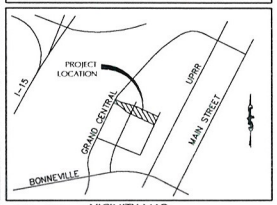

VICINITY MAP

SDR-41033

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MAR 16 2011

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PHONE (702) 2458000
FAX (702) 2458070

ISSUE DATE: MARCH 16, 2011

REVISIONS

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SITE PLAN

SHEET NUMBER
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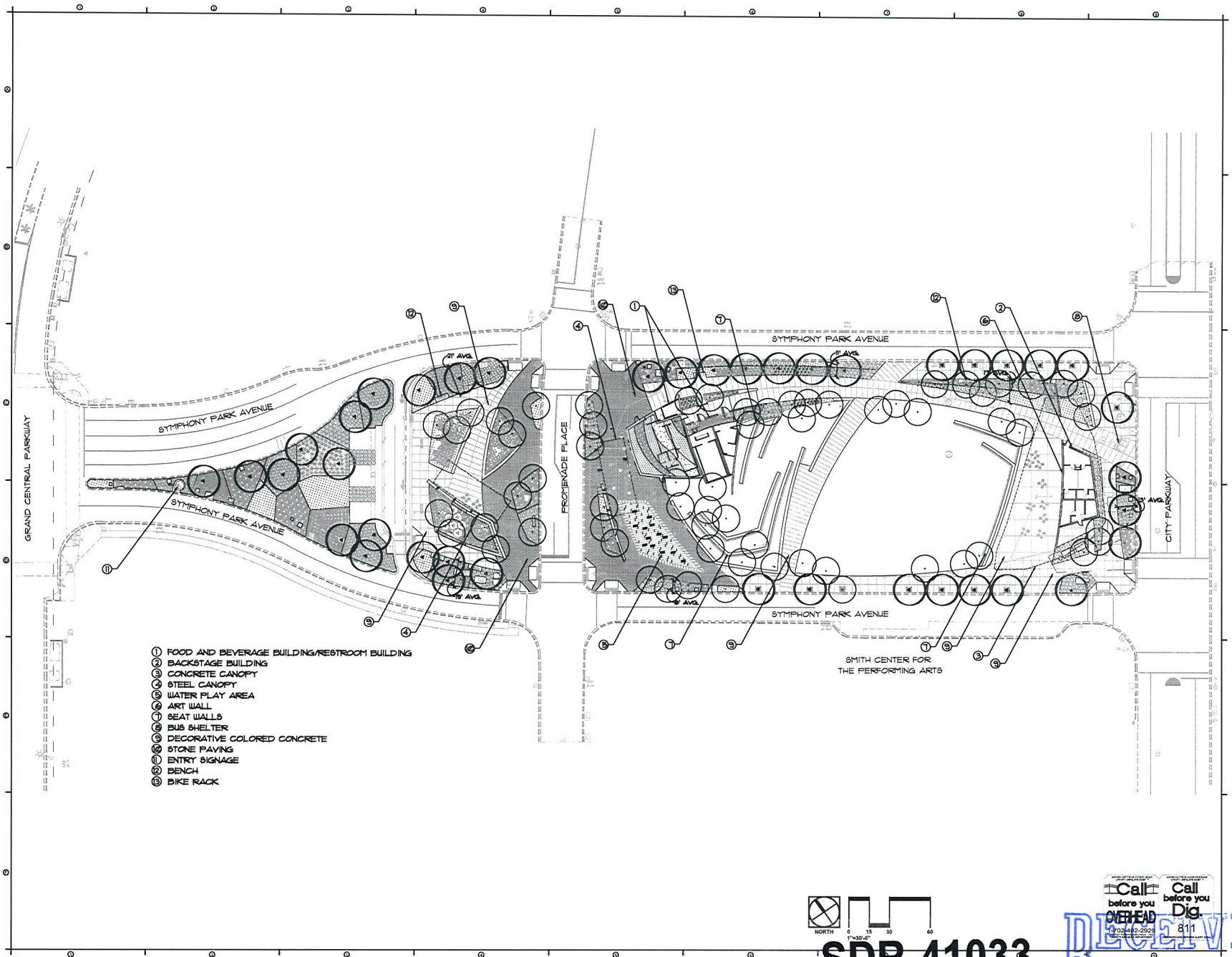

NORTH 0 15 30 60 1"=30'-0"

Call before you OVERHEAD (702)402-2929

Call before you Dig. 811

SDR-41033
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MAR 16 2011

CITY OF LAS VEGAS

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SYMPHONY PARK
DESIGN DEVELOPMENT
PARCELS M1, M2 & M3

J W ZUNINO
LAS VEGAS NV
CARLSBAD CA

ISSUE DATE: February 24, 2011

REVISIONS

#	DATE	DESCRIPTION

Site Development Plan Review

PROJECT NUMBER: 4674

Overall Planting Plan

SHEET NUMBER L-0

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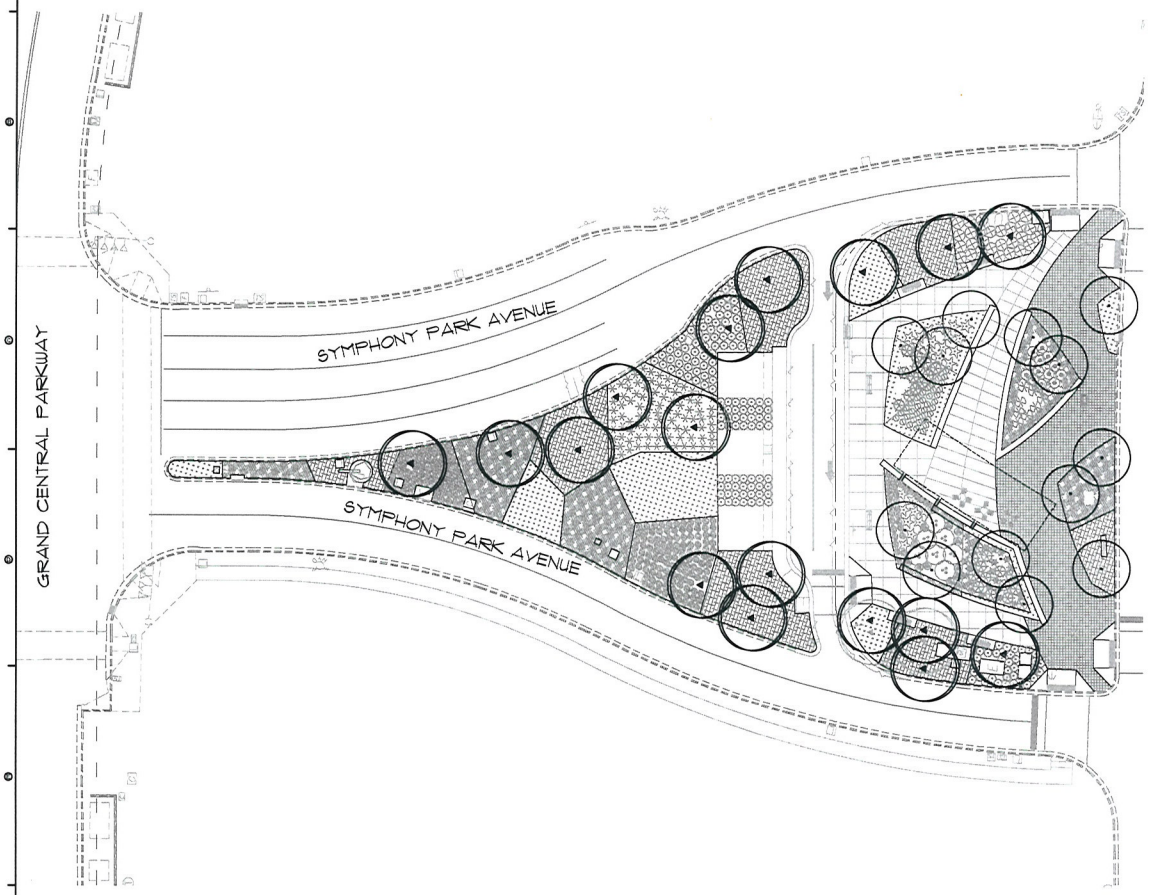

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	64	60" BOX	
	FRAXINUS VELUTINA	RIO GRANDE ASH	40	60" BOX	
	SHRUBS				
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD SAGE	39	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	346	5 GAL	
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	94	5 GAL	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	49	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	31	5 GAL	
	ACCENTS				
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	284	5 GAL	
	DASYLIRION LONGISSIMUM	DESERT SPOON	3	5 GAL	
	ECHINOCEREUS ENGELMANNII	ENGELMANNS HEDGEHOG	25	5 GAL	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	35	5 GAL	
	FOUQUIERIA SPLENDENS	OCOTILLO	1	BARE ROOT	10-15 HHFS
	HESPERALOE PARVIFLORA	RED YUCCA	40	5 GAL	
	AGAVE VILMORINIANA	OCTOPUS AGAVE	24	5 GAL	
	OPUNTIA BASILARIS	BEAVER TAIL PRICKLY PEAR	39	5 GAL	
	OPUNTIA VIOLACEA 'SANTA-RITA'	PURPLE PRICKLY PEAR	8	5 GAL	
	PACHYCEREUS MARGINATUS	FENCEPOST CACTUS	14	8'-10" HT.	SIZE NOTED ON PLAN
	TRICHOCEREUS MACOAI	ARGENTINE HEDGEHOG	12	5 GAL	
	GROUNDCOVERS				
	ACACIA REDONDA 'DESERT CARPET'	DESERT CARPET ACACIA		5 GAL	36 INCH SPACING
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY		5 GAL	36 INCH SPACING
	M=42 (1,760 SQ. FT. TOTAL = 44 SHRUBS)				
	M3 (1,020 SQ. FT. TOTAL = 103 SHRUBS)				
	HYPOCRISM PARVIFOLIUM	PROSTRATE HYPOCRISM		5 GAL	36 INCH SPACING
	TECOMA GARNDIFLORA 'PROSTRATUM'	PROSTRATE BIRD-WHISTLE		5 GAL	36 INCH SPACING
	M=42 (2,450 SQ. FT. TOTAL = 272 SHRUBS)				
	M3 (1,250 SQ. FT. TOTAL = 111 SHRUBS)				
	CRYSTALLINA MESEMBRYANTHEMUM	DAHLIANTA		5 GAL	24 INCH SPACING
	MALEPHORA CROCEA	GRAY ICE PLANT		5 GAL	24 INCH SPACING
	M=42 (2,800 SQ. FT. TOTAL = 373 SHRUBS)				
	M3 (1,250 SQ. FT. TOTAL = 312 SHRUBS)				
	GREEN ROOFTOP ROOF AND GREAT LAWN				
	AGAVE PARRYI	PARRY'S AGAVE		5 GAL	36 INCH SPACING
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS		5 GAL	36 INCH SPACING
	M3 (532 SQ. FT. TOTAL = 58 CACTI)				
	EUPHORBIA RIGIDA	BLUE EUPHORBIA		5 GAL	36 INCH SPACING
	HYPOCRISM PARVIFOLIUM	PROSTRATE HYPOCRISM		5 GAL	36 INCH SPACING
	M3 (450 SQ. FT. TOTAL = 50 PLANTS)				
	TYPE I COLORED TUMBLED GLASS	FOREST MIX LANDSCAPE GLASS			
	M3 (350 SQ. FT. TOTAL)	KRC ROCK. SEE GENERAL NOTE 6)			
		FOR CONTACT INFORMATION			
	TYPE I COLORED TUMBLED GLASS	CRYSTAL CLEAR MEDIUM LANDSCAPE GLASS			
	M3 (350 SQ. FT. TOTAL)	KRC ROCK. SEE GENERAL NOTE 6)			
		FOR CONTACT INFORMATION			
	SOD	BERMUDA WITH OVERSEED OF RYE			ANNUAL OVERSEED REQ.
	M3 (1,917 ROOF (350 SQ. FT. TOTAL)	BERMUDA WITH OVERSEED OF RYE			ANNUAL OVERSEED REQ.
	M3 LAWN AREAS (22,500 SQ. FT. TOTAL)				

GENERAL NOTES:

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

KRC ROCK
"300 NORTH THIN OAKS VALLEY ROAD
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1(760)744-1056

OR APPROVED EQUAL

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

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Site Development Plan Review

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M1-M2 Planting Plan

SHEET NUMBER
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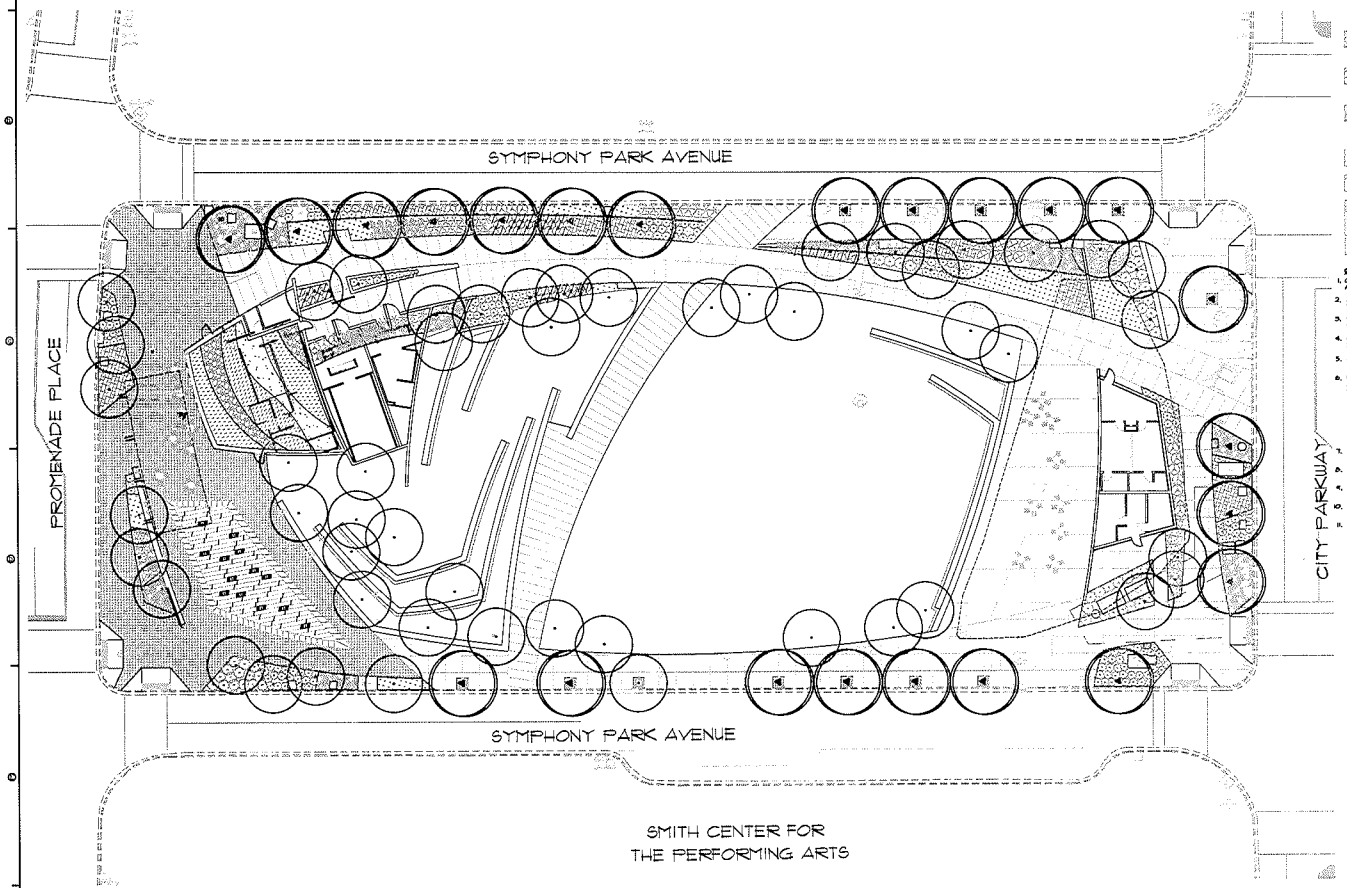

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	TREES			
	WASHINGTONIA FILIFERA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	64	60" BOX
	PINUS ELDARICA	RIO GRANDE ASH	40	60" BOX
	SHRUBS			
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD SAGE	34	5 GAL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	341	5 GAL
	PHYSOCARPUS MONOGYNUS 'BALLERINA'	DWARF INDIAN HAWTHORN	34	5 GAL
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	46	5 GAL
	XYLOSMA CONGESTUM 'SUNPINGTON'	COMPACT XYLOSMA	31	5 GAL
	ACCENTS			
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	201	5 GAL
	DASYLIRION LONGISSIMUM	DESERT SPOON	5	5 GAL
	ECHINOCEREUS ENGELMANNII	ENGELMANN'S HEDGEHOG	23	5 GAL
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	35	5 GAL
	FOUQUIERIA SPLENDENS	OCOTILLO	1	BARE ROOT
	HESPERALOE PARVIFLORA	RED YUCCA	110	5 GAL
	AGAVE VILMORINIANA	OCTOPUS AGAVE	24	5 GAL
	OPUNTIA BASILARIS	BEAVER TAIL PRICKLY PEAR	39	5 GAL
	OPUNTIA VULGARIA 'SANTA-RITA'	PURPLE PRICKLY PEAR	8	5 GAL
	PACHYCEREUS MARGINATUS	FENCEPOST CACTUS	14	8'-48" HT.
	TRICHOCEREUS HUASCHA	ARGENTINE HEDGEHOG	12	5 GAL
	GROUNDCOVERS			
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA		5 GAL
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY		5 GAL
	M-H2 (2,600 SQ. FT. TOTAL = 464 SHRUBS)			
	H3 (1,400 SQ. FT. TOTAL = 87 SHRUBS)			
	EUPHORBIA FRANCOA	PROSTRATE HYDROPHAM		5 GAL
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER		5 GAL
	M-H2 (2,600 SQ. FT. TOTAL = 372 SHRUBS)			
	H3 (1,250 SQ. FT. TOTAL = 157 SHRUBS)			
	CHRYSACTINIA MEXICANA	DAHLIANTA		5 GAL
	HALIMIUM OCIMOIDES	GRAY ICE PLANT		5 GAL
	M-H2 (2,600 SQ. FT. TOTAL = 373 SHRUBS)			
	H3 (1,250 SQ. FT. TOTAL = 157 SHRUBS)			
	GREEN ROOF/TURF ROOF AND GREAT LAWN			
	AGAVE PARRYI	PARRY'S AGAVE		5 GAL
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS		5 GAL
	H3 (1,500 SQ. FT. TOTAL = 30 CACTI)			
	EUPHORBIA FRANCOA	BLUE EUPHORBIA		5 GAL
	HYDROPHAM PARVIFOLIUM	PROSTRATE HYDROPHAM		5 GAL
	H3 (1,500 SQ. FT. TOTAL = 50 PLANTS)			
	TYPE I COLORED TEMPERED GLASS	FOREST MIX LANDSCAPE GLASS		
	H3 (350 SQ. FT. TOTAL)	KRC ROCK. SEE GENERAL NOTE #6		
		FOR CONTACT INFORMATION		
	TYPE I COLORED TEMPERED GLASS	CRYSTAL TURQUOISE LANDSCAPE GLASS		
	H3 (350 SQ. FT. TOTAL)	KRC ROCK. SEE GENERAL NOTE #6		
		FOR CONTACT INFORMATION		
	TURF			
	H3 TURF ROOF (250 SQ. FT. TOTAL)	BERMUDA HTH OVERSEED OF RYE		
	H3 LAWN AREAS (12,000 SQ. FT. TOTAL)	BERMUDA HTH OVERSEED OF RYE		

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(760)744-1099

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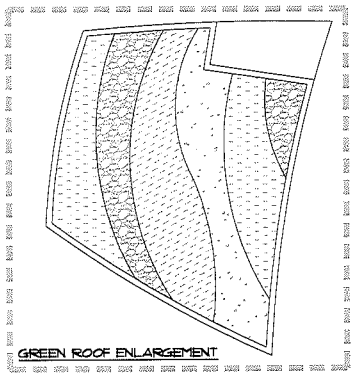

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M3 Planting Plan

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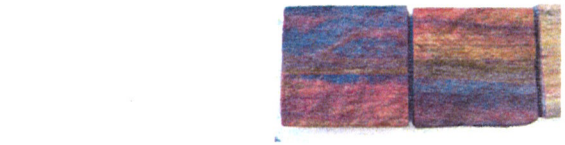

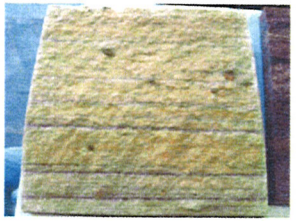

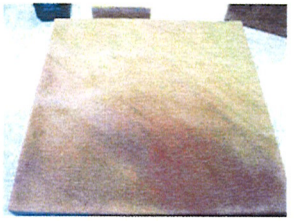

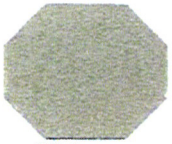

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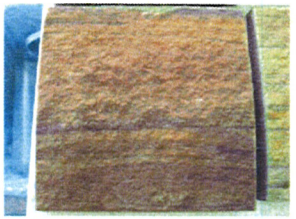

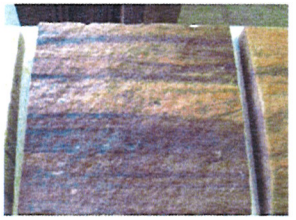

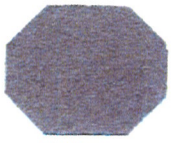

385 Taupe

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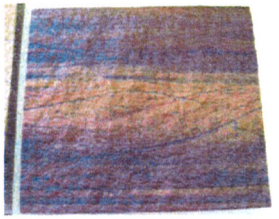

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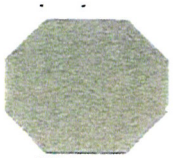



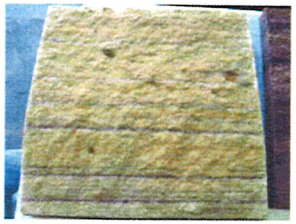

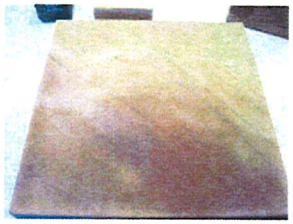

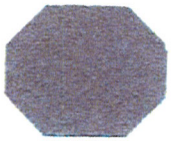

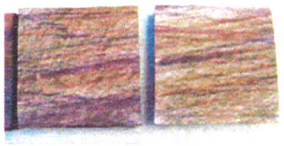



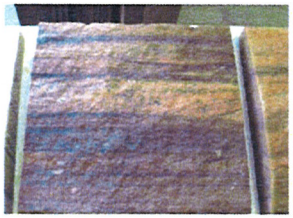

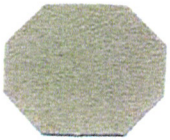



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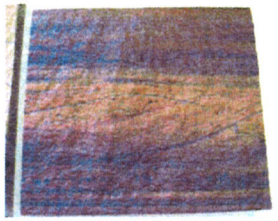

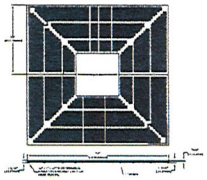

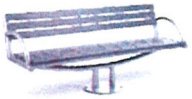

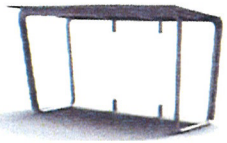

















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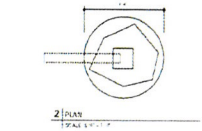
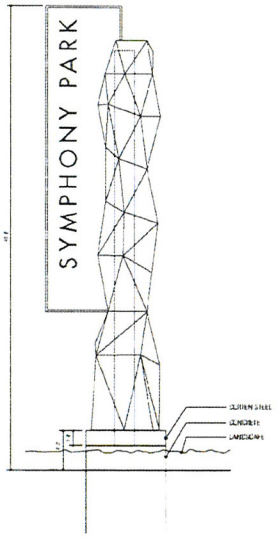
Primary Identification Sign



Primary Identification Sign



2 PLAN



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Site Signage

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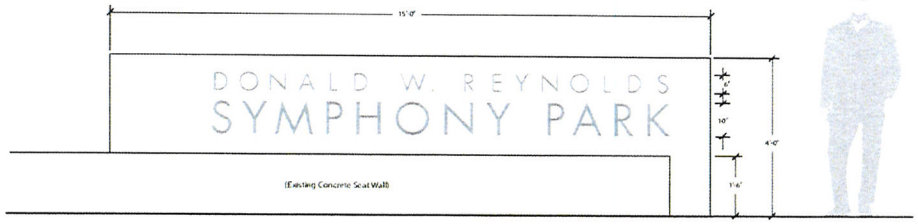
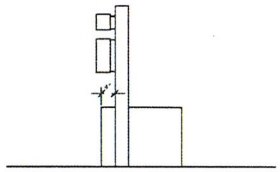
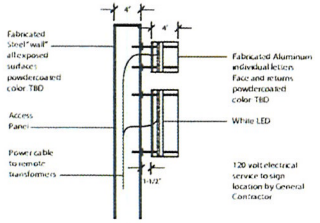




Side Elevation Sign Type A, Symphony Park Identification
Scale 3/4" = 1'-0"



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

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Site
Signage

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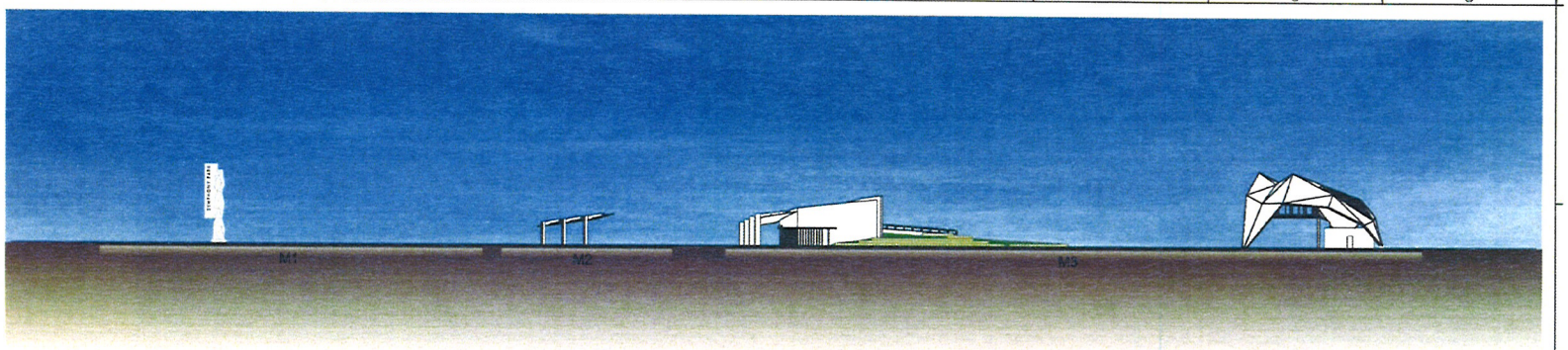
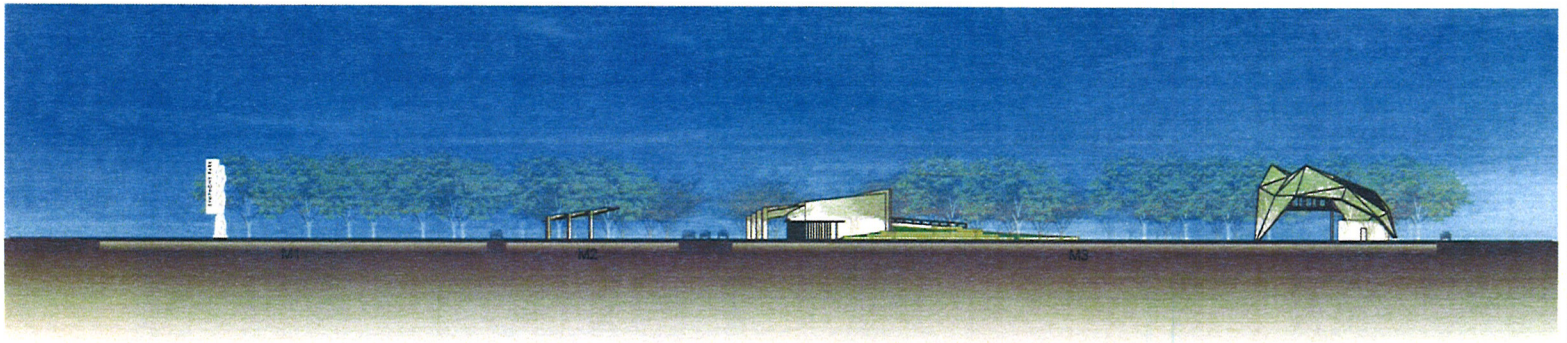
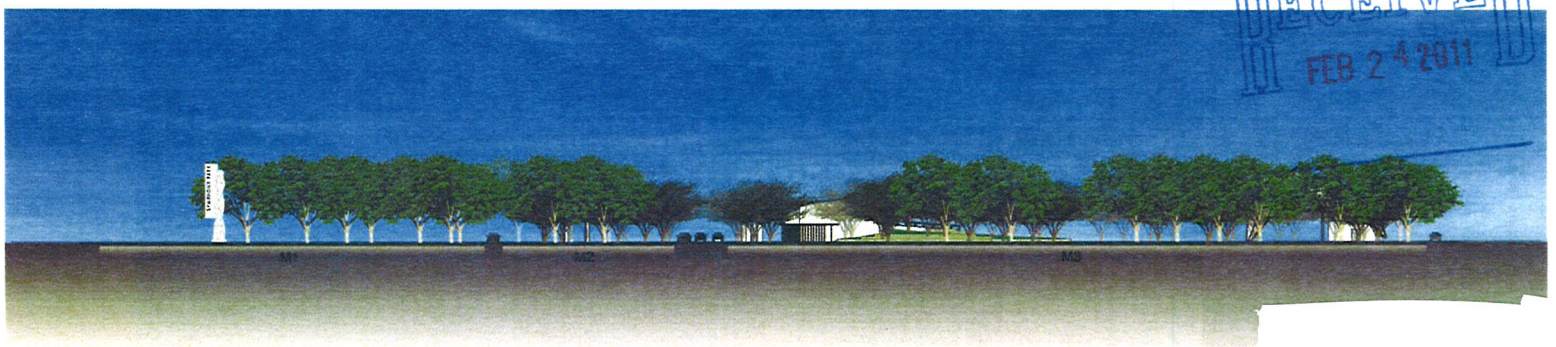


Site Elevation Facing North East: Structures Only



Site Elevation Facing North East: Structures With Faded Trees



Site Elevation Facing North East: Structures With Fully Rendered Trees

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Site Development Plan Review

PROJECT NUMBER: 4674

Site Section-Elevation

SHEET NUMBER
L-7

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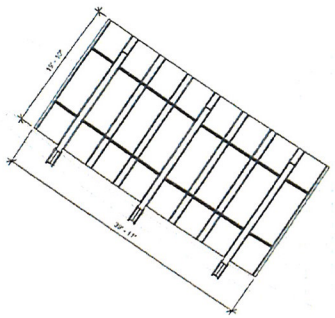

1 M2 CANOPY ROOF PLAN
SCALE: 1/8" = 1'-0"

M2 CANOPY AREA: 792 SF

NORTH 0' 5' 10' 20'

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M2 Canopy Plan

SHEET NUMBER
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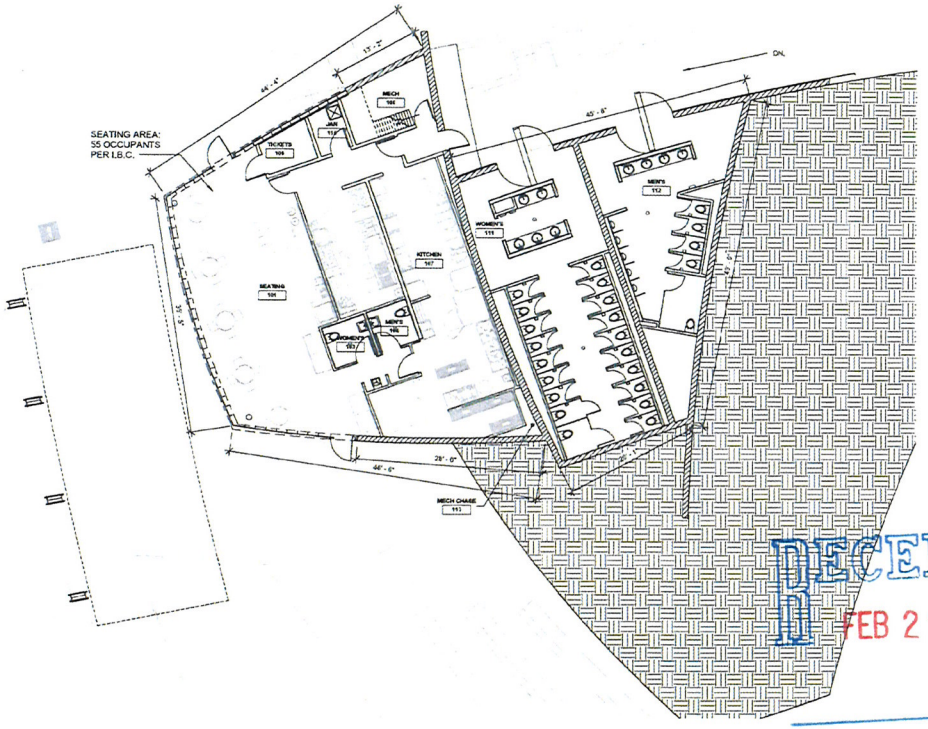

1 FOOD AND BEVERAGE FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

FOOD AND BEVERAGE LEVEL 1 AREA: 37
FOOD AND BEVERAGE BUILDING OCCUPANCY: 65 OCCUP

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FOOD AND BEVERAGE BUILDING FLOOR PLAN - LEVEL 1

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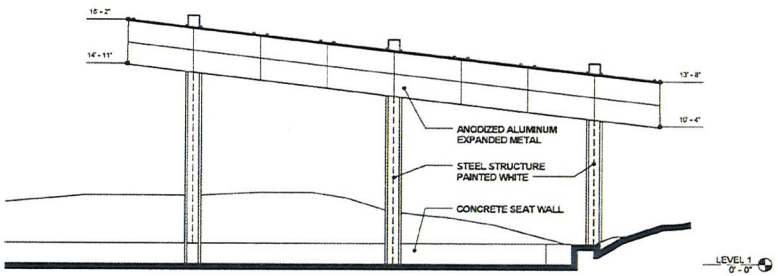
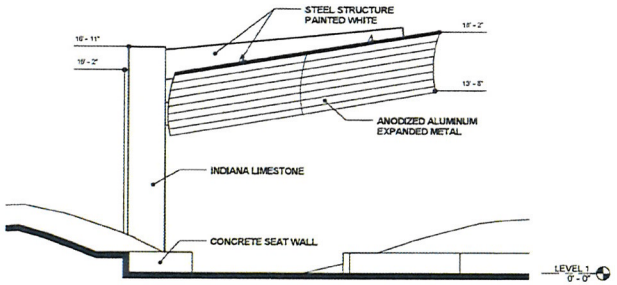
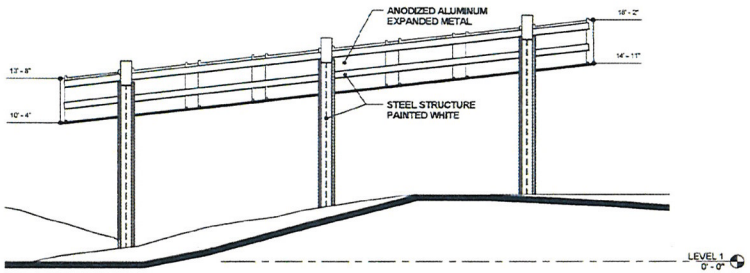


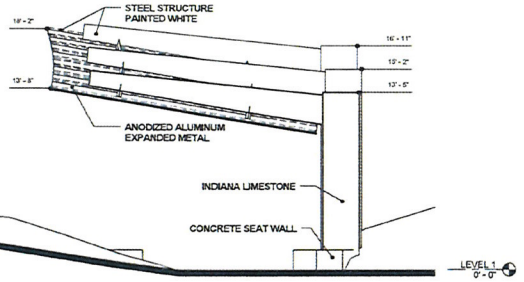
2 M2. CANOPY - NORTH
SCALE: 1/4" = 1'-0"



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



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



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

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0' 3' 6' 12'

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M2 CANOPY ELEVATIONS

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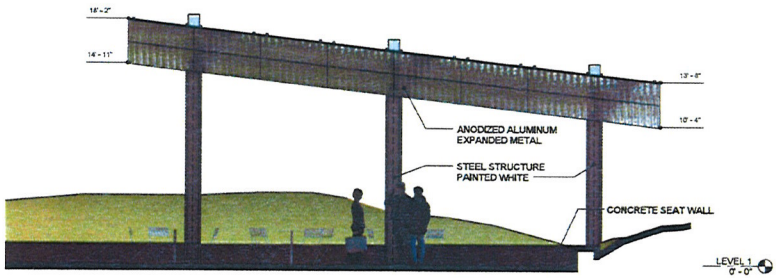
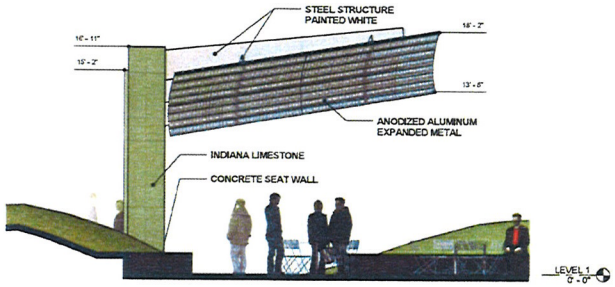
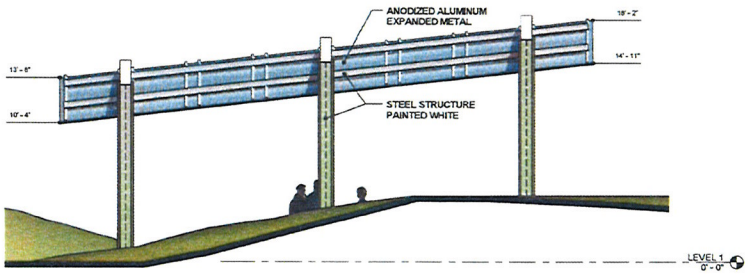


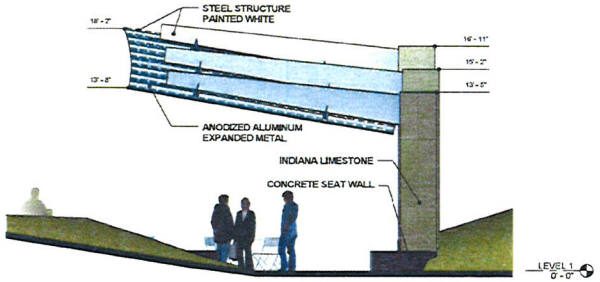
2 M2. CANOPY - NORTH
SCALE: 1/4" = 1'-0"



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



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



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

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0' 3' 6' 12'

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M2 CANOPY ELEVATIONS

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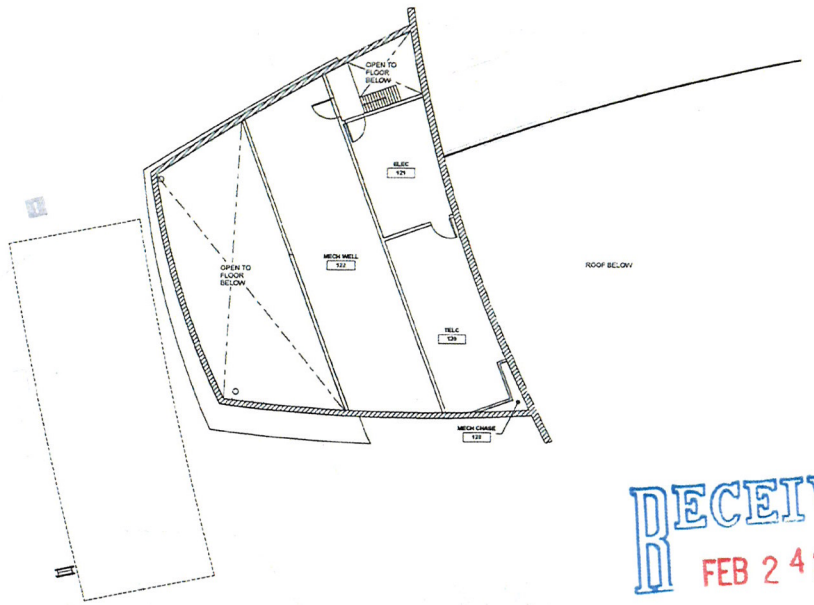

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1 FOOD AND BEVERAGE FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

FOOD AND BEVERAGE LEVEL 2 AREA: 665 SF

NORTH 0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING FLOOR PLAN - LEVEL 2

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M2 CANOPY WITH FOOD AND BEVERAGE BUILDING BEYOND

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RENDERINGS

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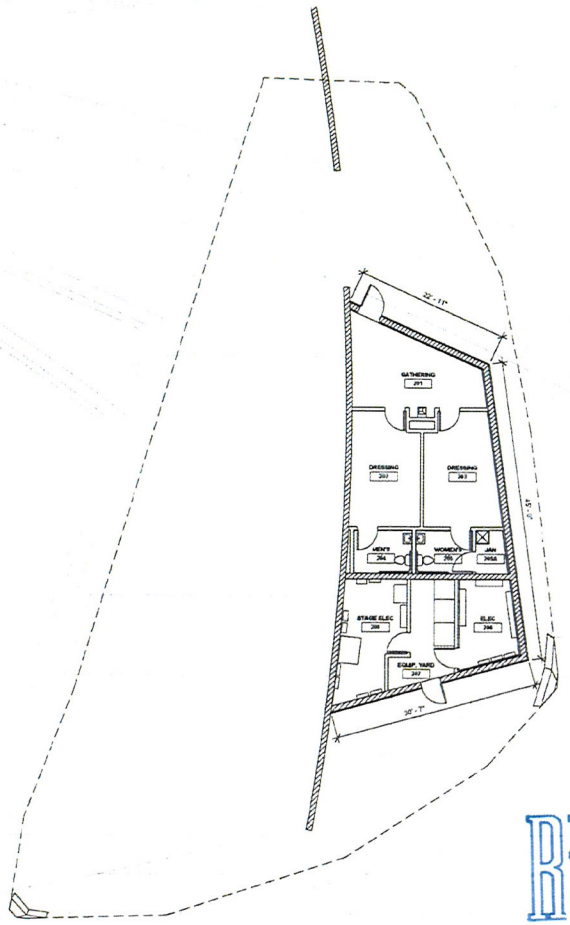

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1 BACK STAGE BUILDING FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

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

NORTH 0' 5' 10' 20'

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BACKSTAGE BUILDING FLOOR PLAN - LEVEL 1

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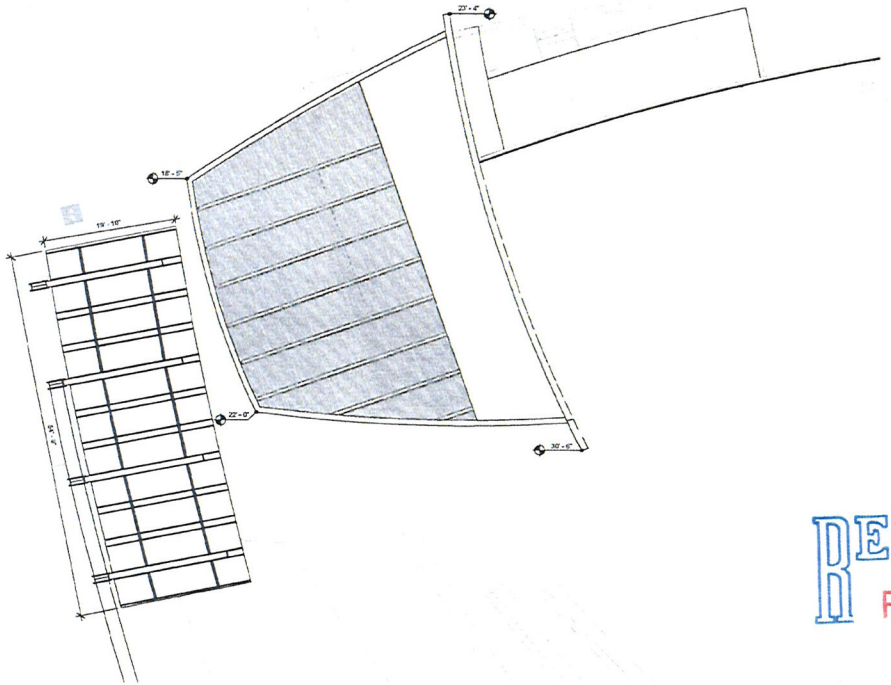

1 FOOD AND BEVERAGE ROOF PLAN
SCALE: 1/8" = 1'-0"

FOOD AND BEVERAGE CANOPY AREA: 1086 SF

NORTH 0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING ROOF PLAN

SHEET NUMBER
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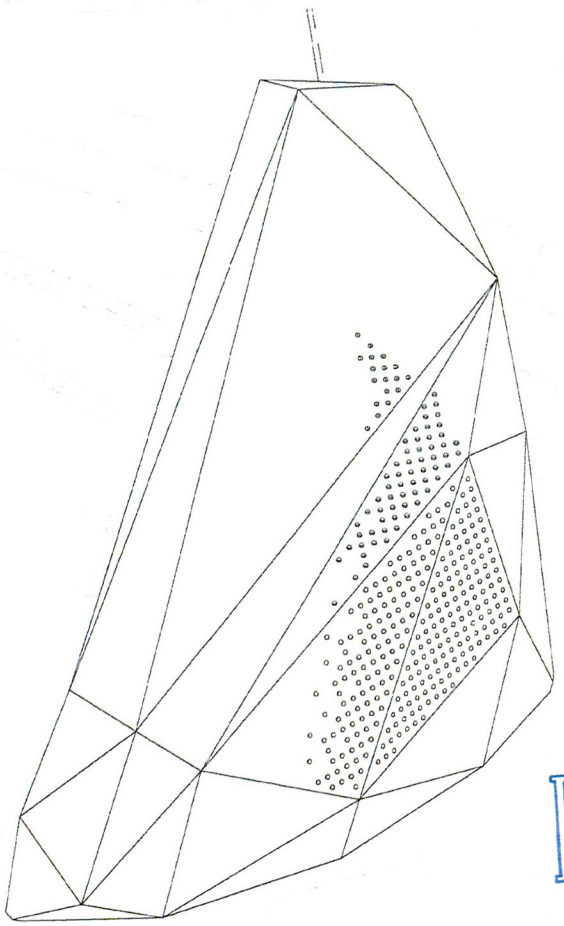

1 STAGE CANOPY ROOF PLAN
SCALE: 1/8" = 1'-0"

STAGE CANOPY AREA: 6595 SF

NORTH 0' 5' 10' 20'

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STAGE CANOPY ROOF PLAN

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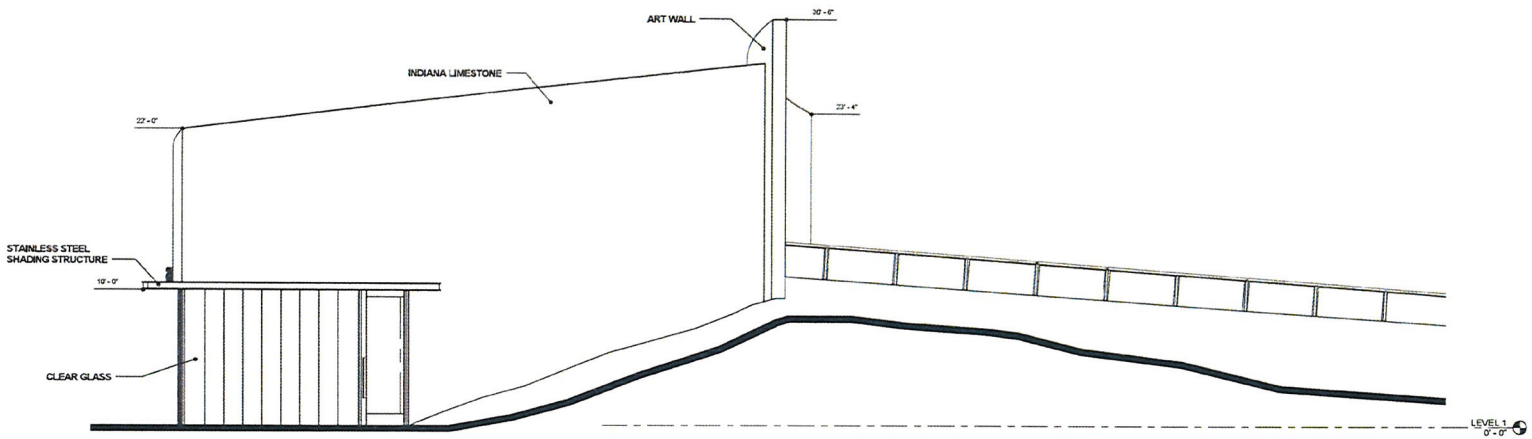
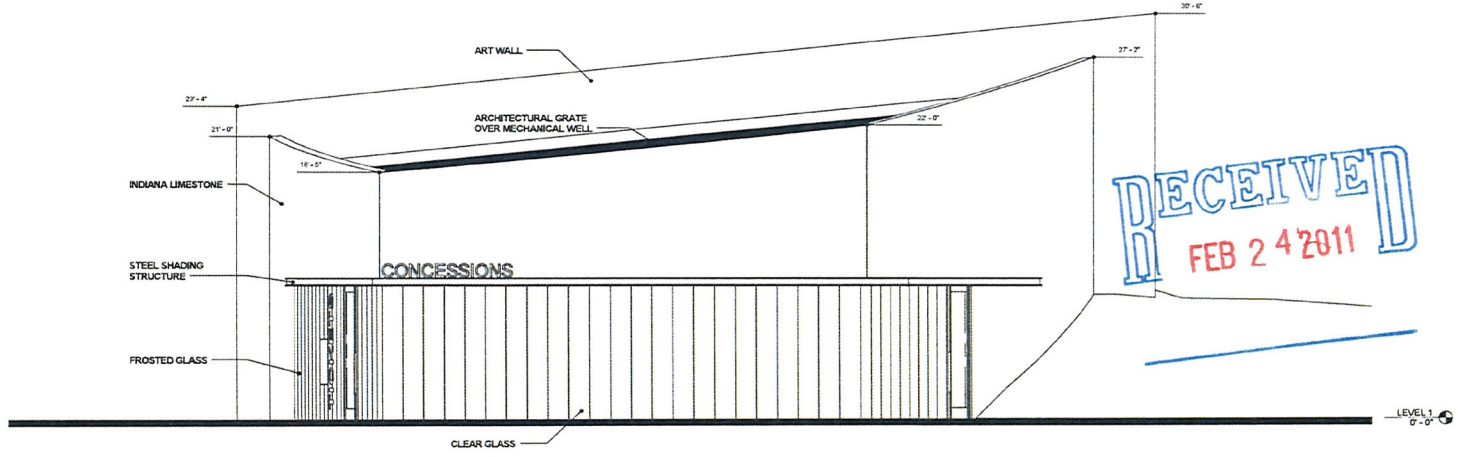


2 FOOD AND BEVERAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING ELEVATIONS

SHEET NUMBER
A6

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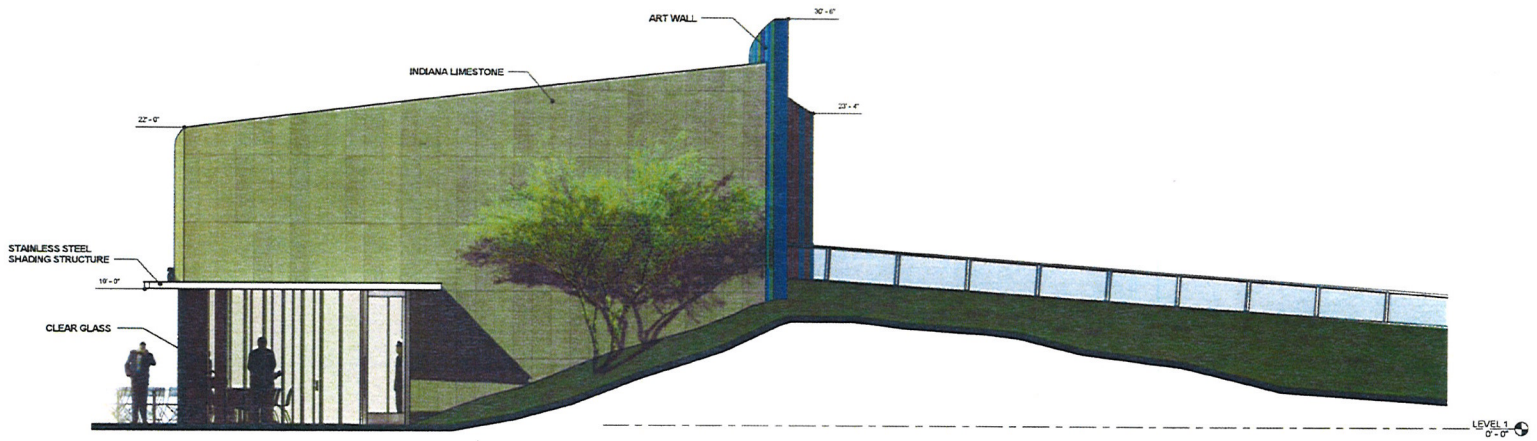
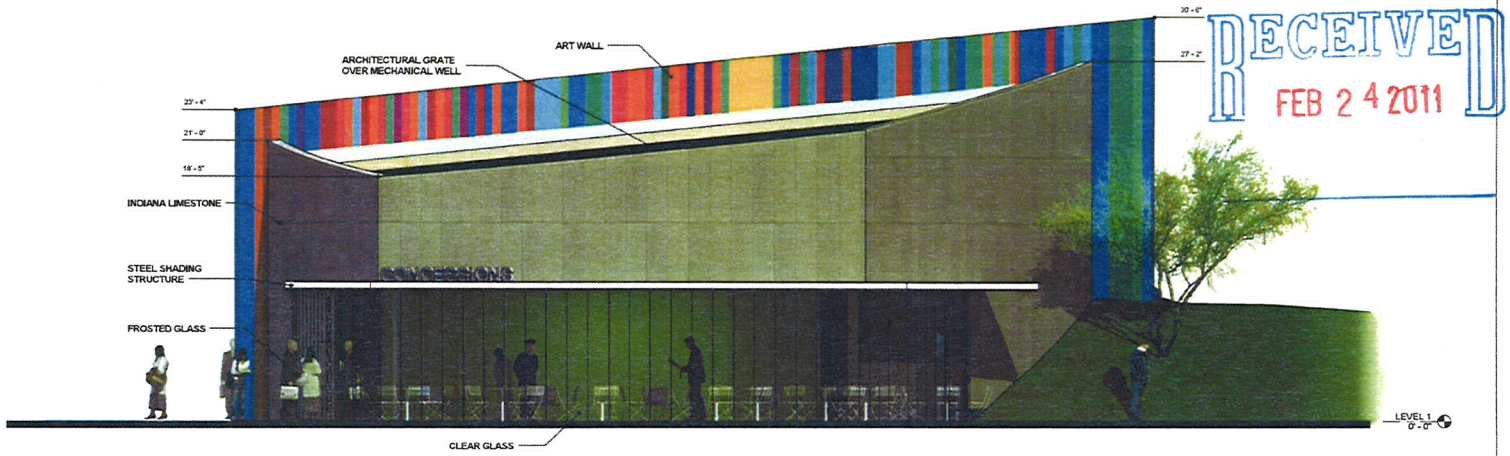


2 FOOD AND BEVERAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING ELEVATIONS

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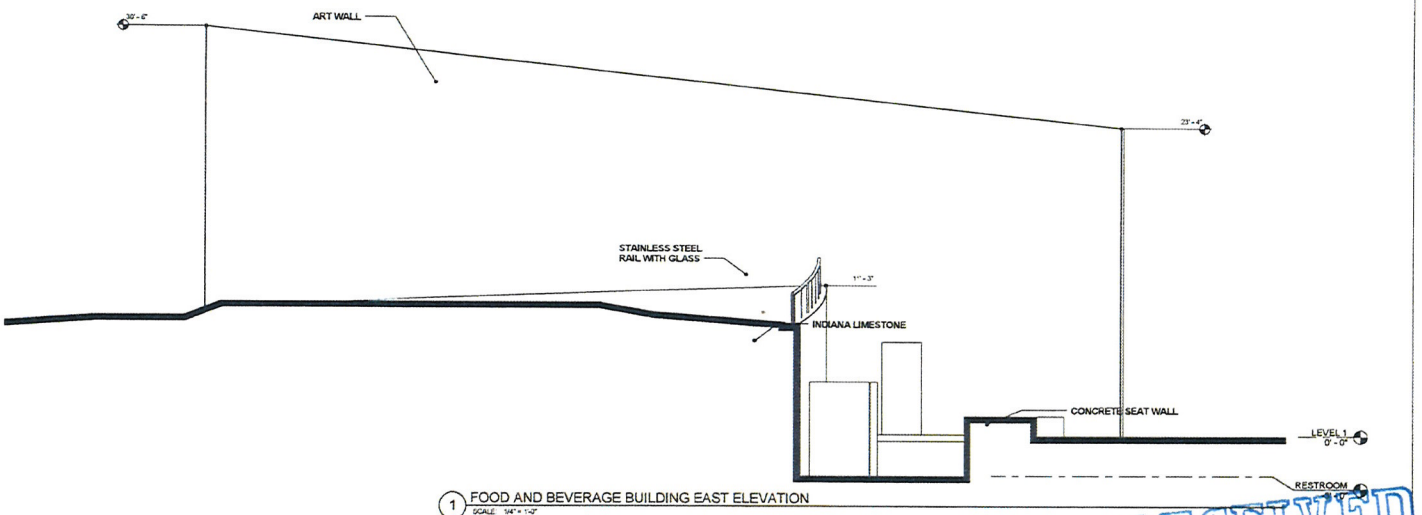
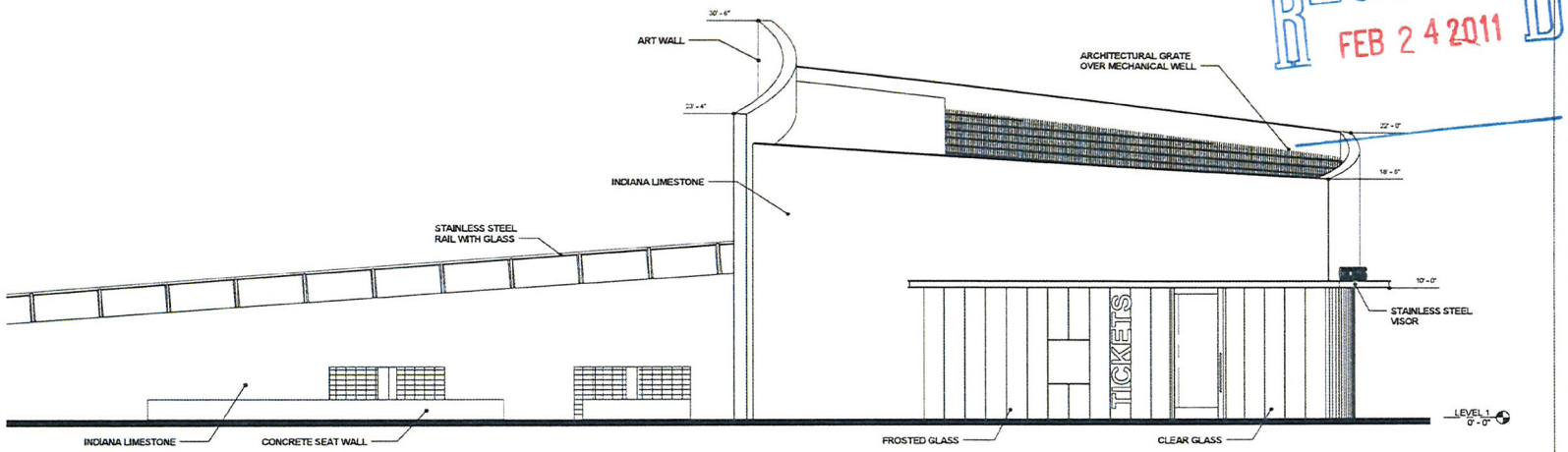
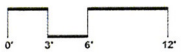


1 FOOD AND BEVERAGE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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FOOD AND BEVERAGE BUILDING ELEVATIONS

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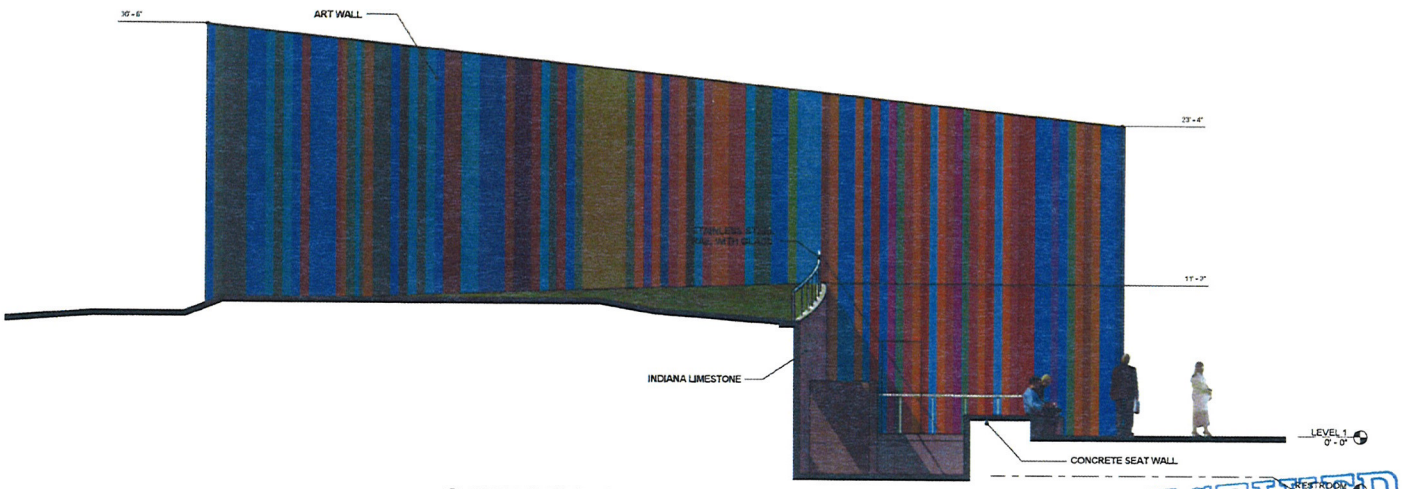

1 FOOD AND BEVERAGE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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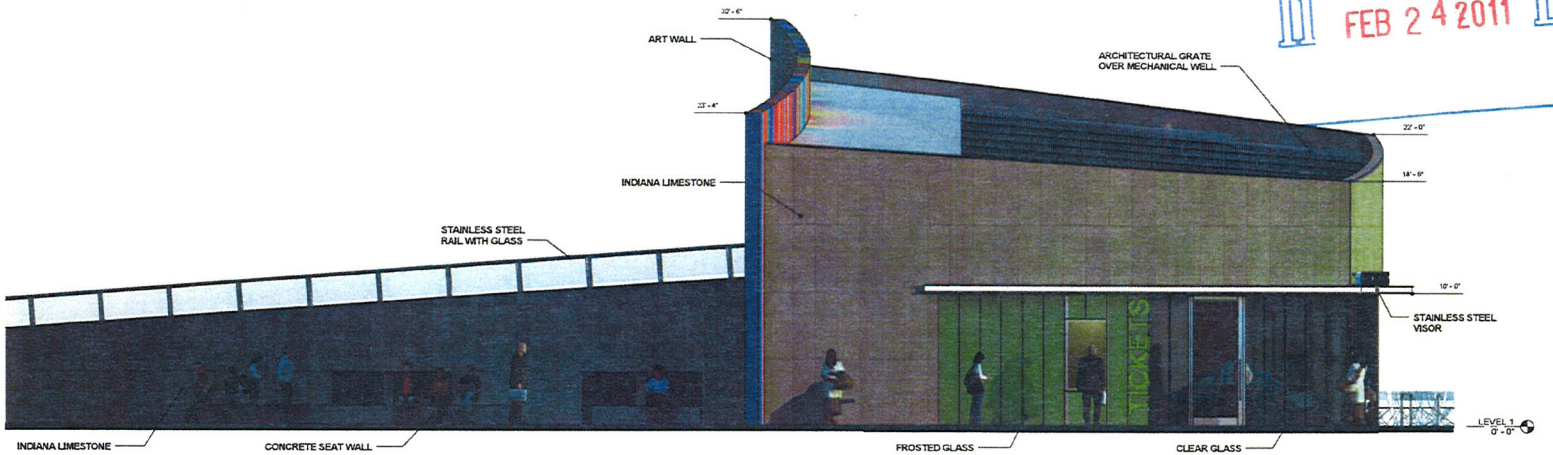

2 FOOD AND BEVERAGE BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0' 3' 6' 12'

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Fax 702.898.8209

ISSUE DATE: February 24, 2011

REVISIONS

#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

FOOD AND BEVERAGE BUILDING ELEVATIONS

SHEET NUMBER
A7

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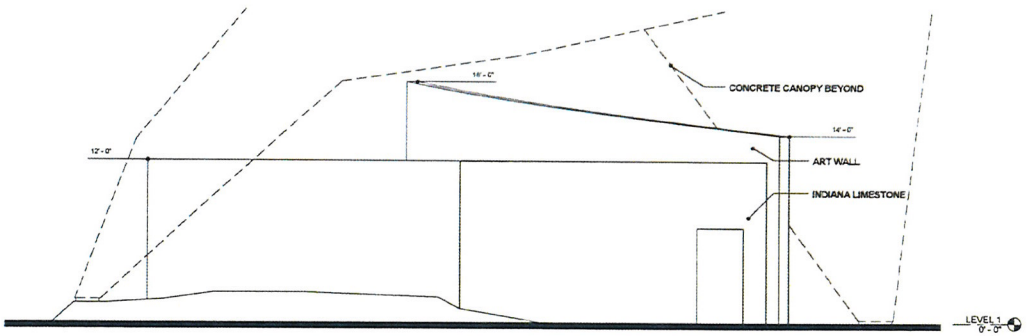
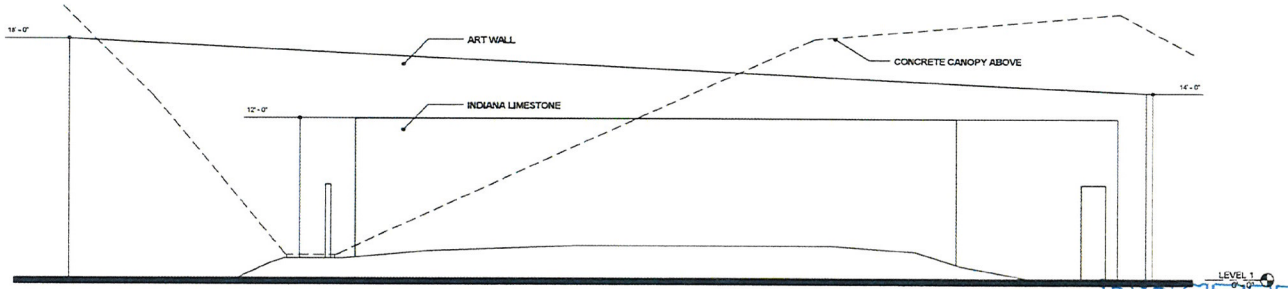


3 BACK STAGE BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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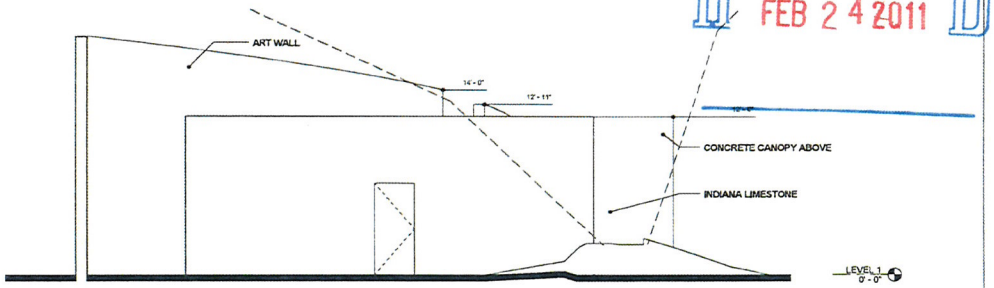
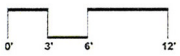


1 BACK STAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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BACKSTAGE BUILDING ELEVATIONS

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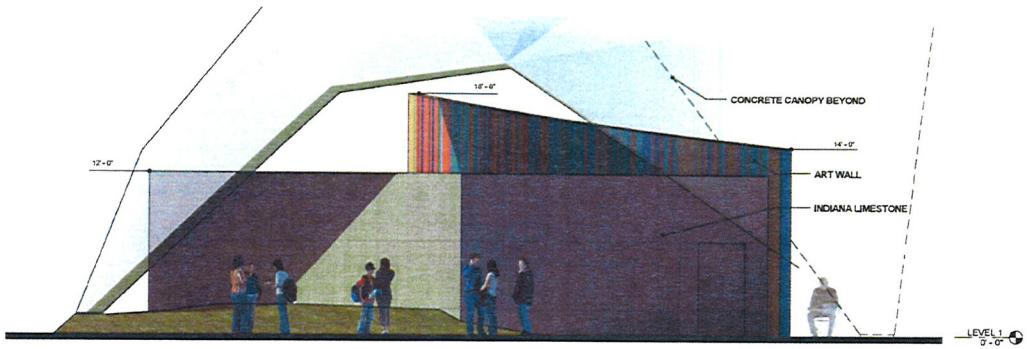

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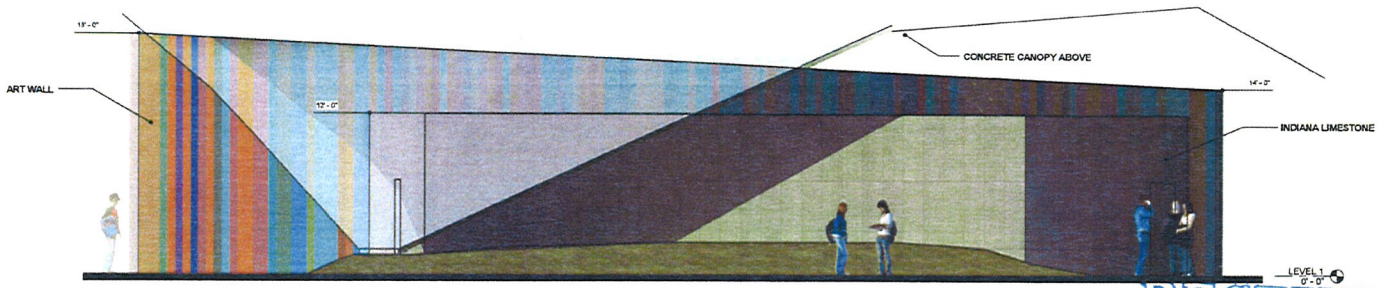

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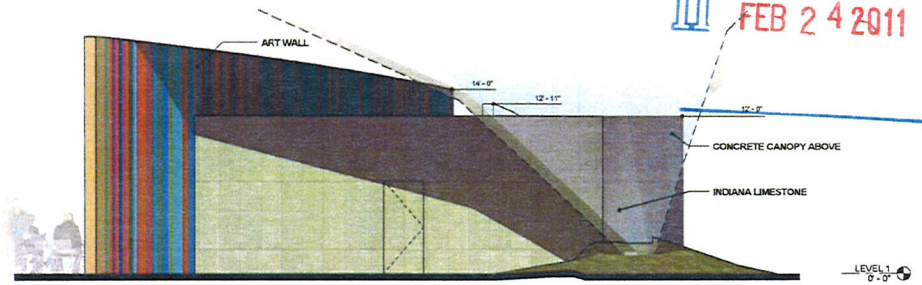

1 BACK STAGE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0' 3' 6' 12'

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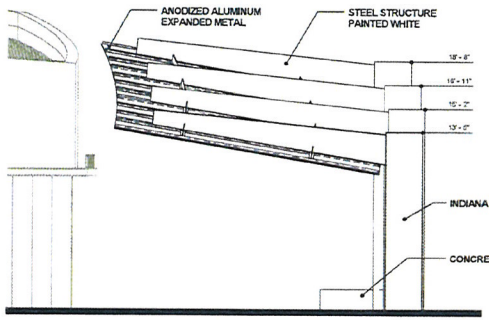

3 FOOD AND BEVERAGE CANOPY - NORTH
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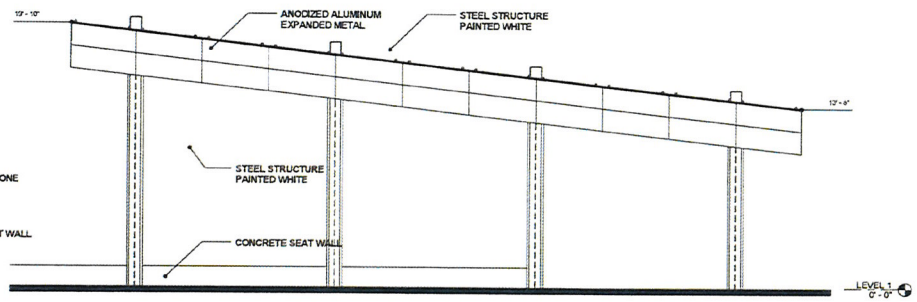

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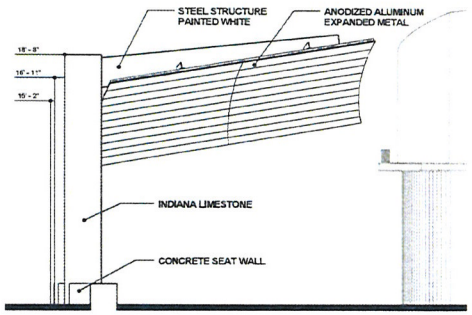
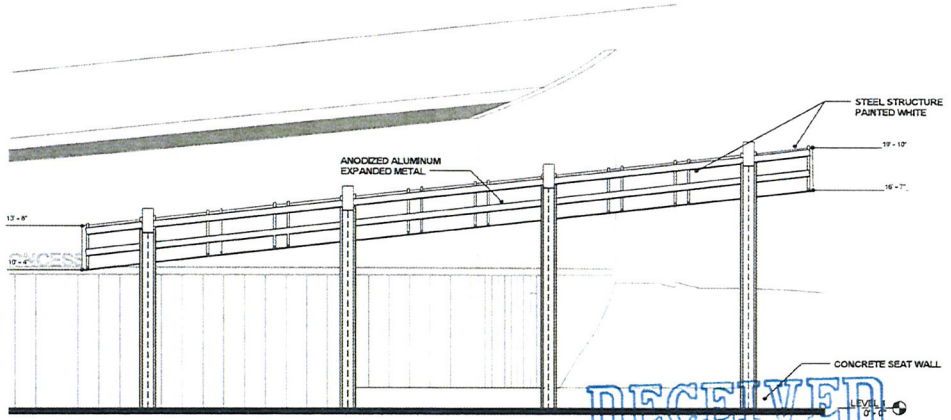


2 FOOD AND BEVERAGE CANOPY - SOUTH
SCALE: 1/4" = 1'-0"



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

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0' 3' 6' 12'

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Design Development

PROJECT NUMBER: 4074

FOOD AND BEVERAGE CANOPY ELEVATIONS

SHEET NUMBER
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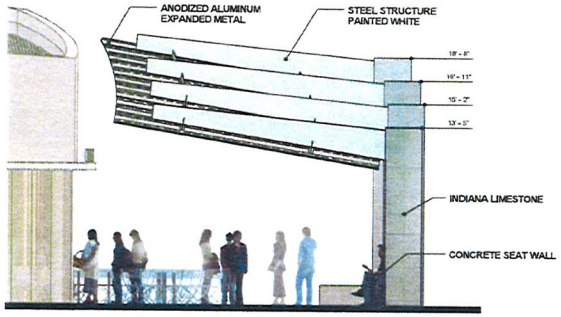

3 FOOD AND BEVERAGE CANOPY - NORTH
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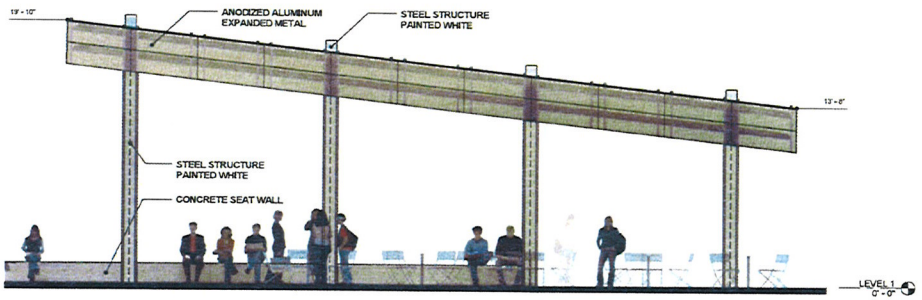
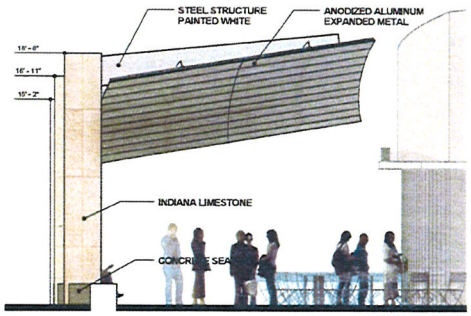


4 FOOD AND BEVERAGE CANOPY - EAST
SCALE: 1/4" = 1'-0"



2 FOOD AND BEVERAGE CANOPY - SOUTH
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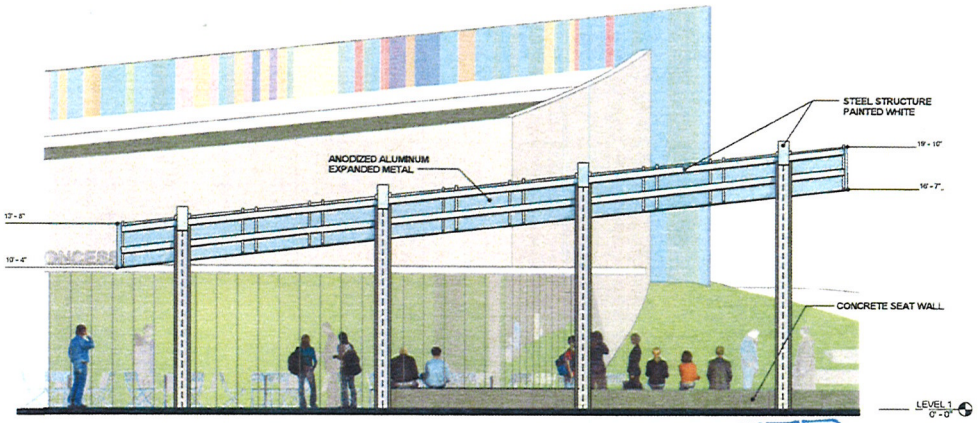

1 FOOD AND BEVERAGE CANOPY - WEST
SCALE: 1/4" = 1'-0"

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0' 3' 6' 12'

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Design Development

PROJECT NUMBER: 4674

FOOD AND BEVERAGE CANOPY ELEVATIONS

SHEET NUMBER
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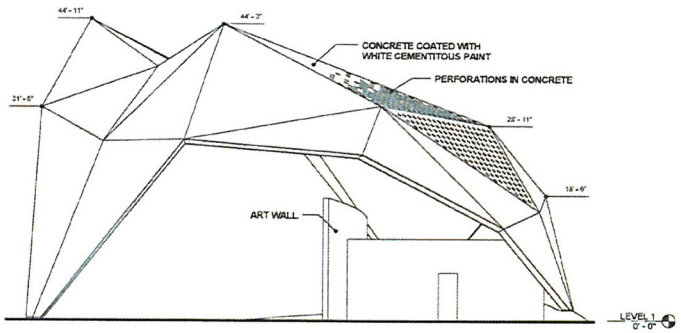
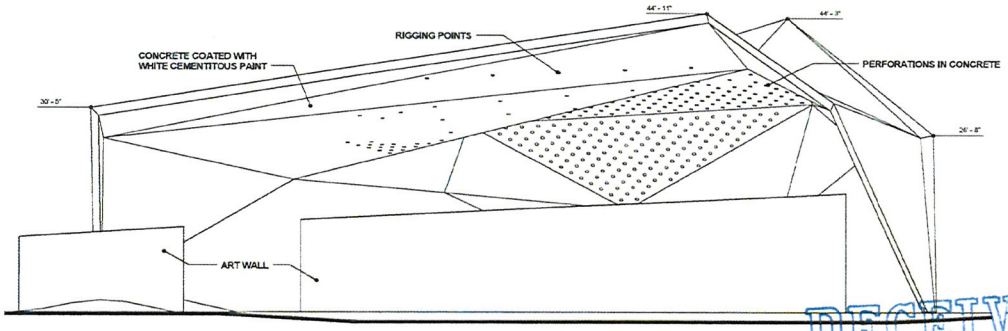


2 BACKSTAGE CANOPY. - SOUTH
SCALE: 1/8" = 1'-0"



1 BACKSTAGE CANOPY. - WEST
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0' 5' 10' 20'

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PROJECT NUMBER: 4674

STAGE CANOPY ELEVATIONS

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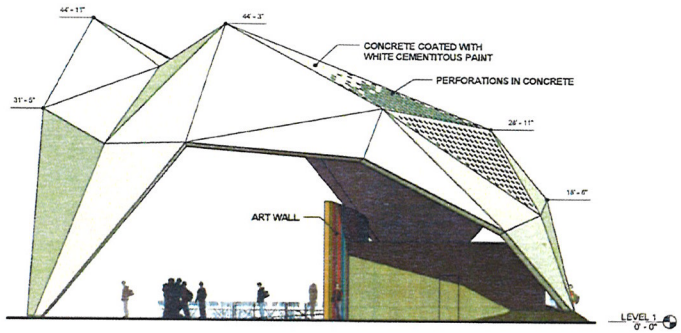

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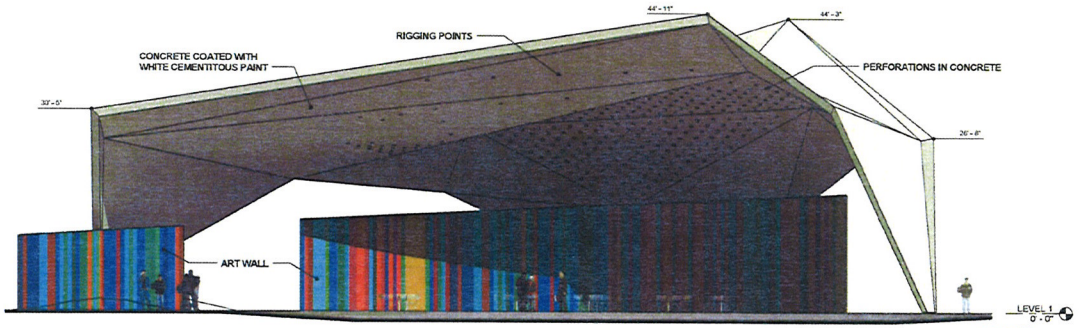

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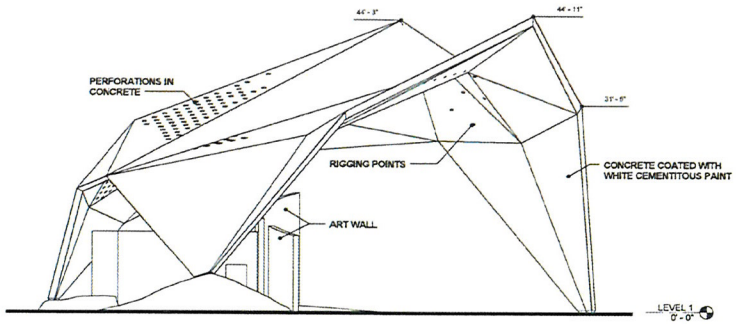

2 BACKSTAGE CANOPY. - NORTH
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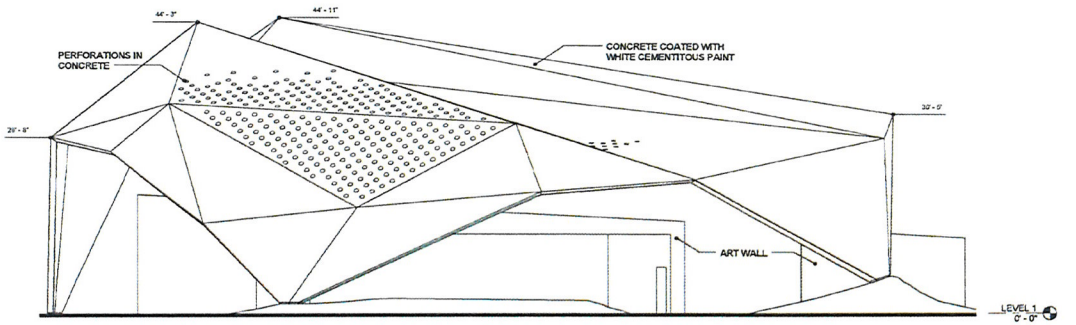

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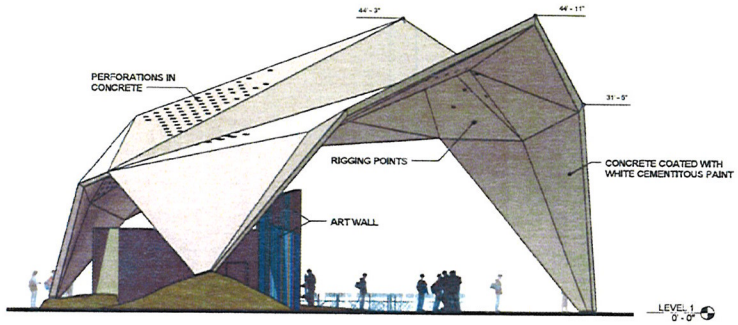

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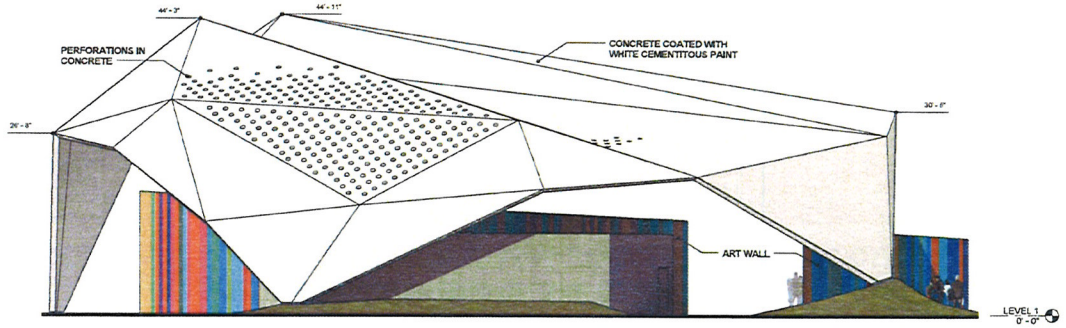

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SDR-41033 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL
SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/03/11



SDR-41033 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL
SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/03/11



SDR-41033 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL
SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/03/11



SDR-41033 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL
SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/03/11



SDR-41033 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL
SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/03/11

J W Z U N I N O
LANDSCAPE ARCHITECTURE

Plan | Design | Grow

March 16, 2011

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

Attn: City of Las Vegas Planning

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

Dear Planning,

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

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

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

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

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

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

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

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

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

This review is for the park only. All architectural components, will be reviewed administratively at a future date.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

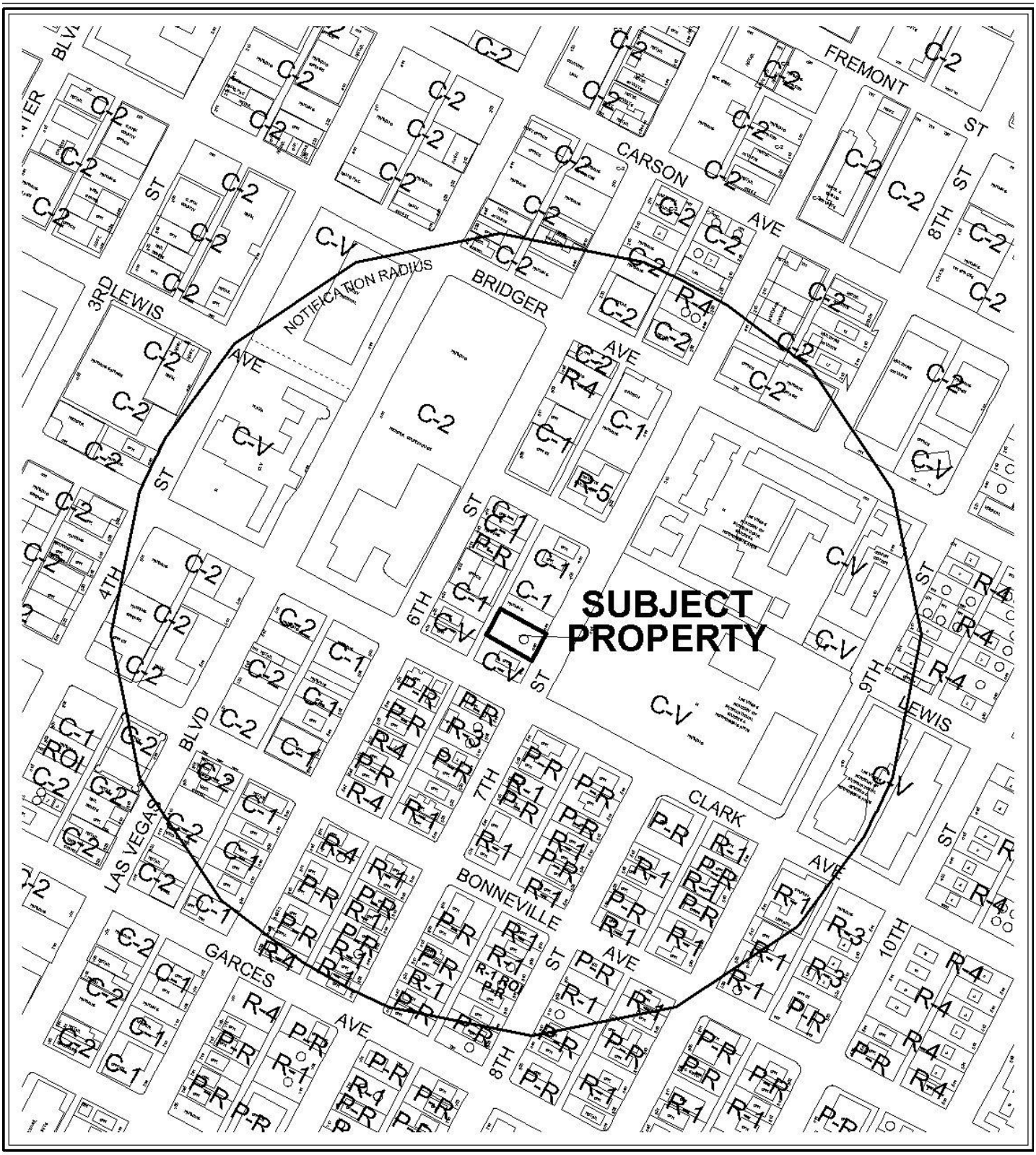
SUBJECT:
ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 06/15/2011

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



0 300 600 Feet

CASE: **ZON-41044 AND SDR-41045**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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



0 300 600 Feet

CASE: **ZON-41044 AND SDR-41045**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Daniel Ross

Name of Applicant: Daniel Ross

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Daniel Ross

Print Name: DANIEL ROSS

Subscribed and sworn before me

This 24th day of February 20 11

Dawn M Leno Brown

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

Project Address (Location) 424 S. 7th Street

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Daniel Ross **Contact** Daniel Ross

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

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

E-mail Address -

APPLICANT same as property owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* Daniel Ross

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

Print Name DANIEL ROSS

Subscribed and sworn before me

This 24th day of February, 20 11.

Dawn M. Leno Brown

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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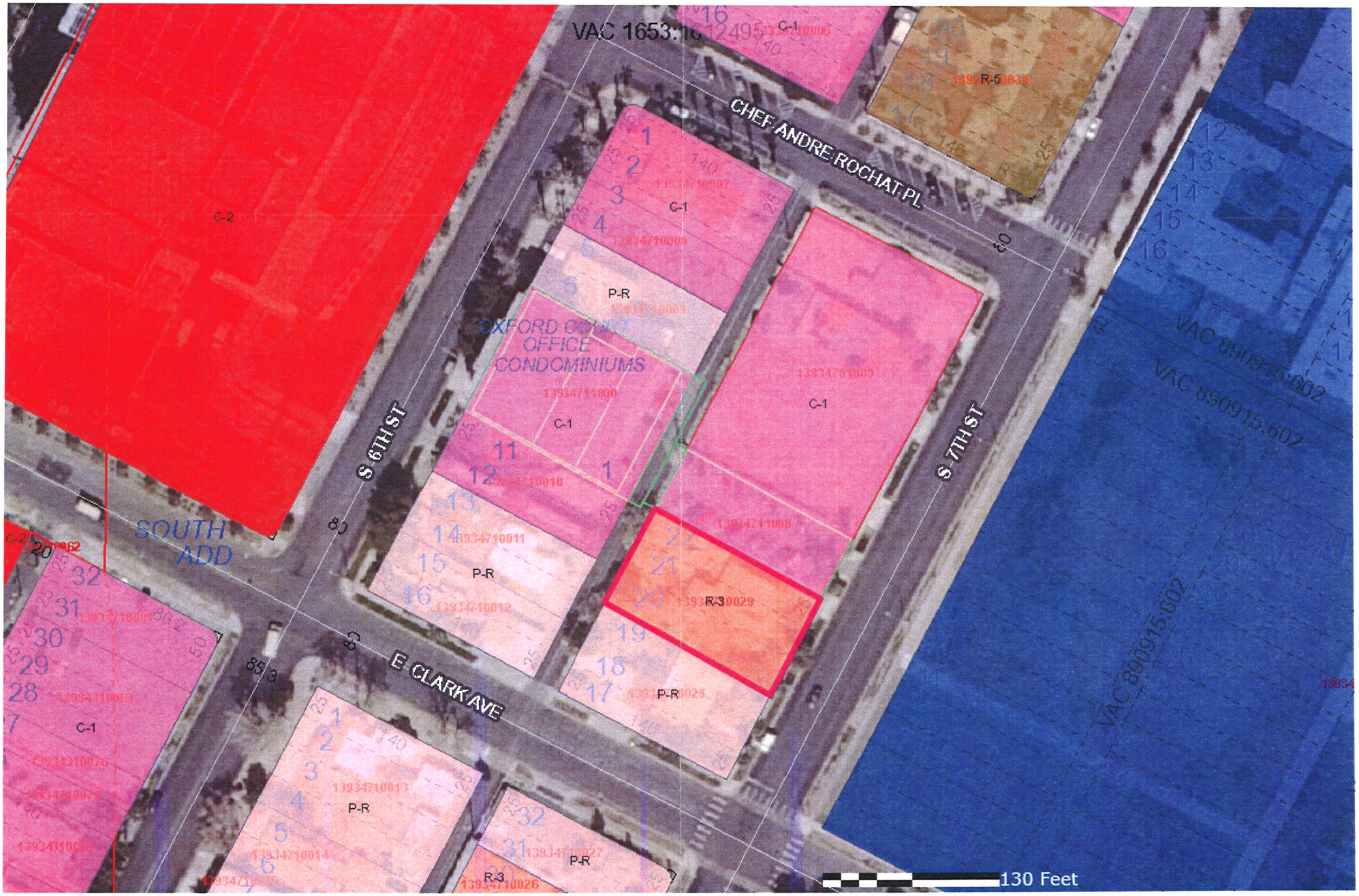
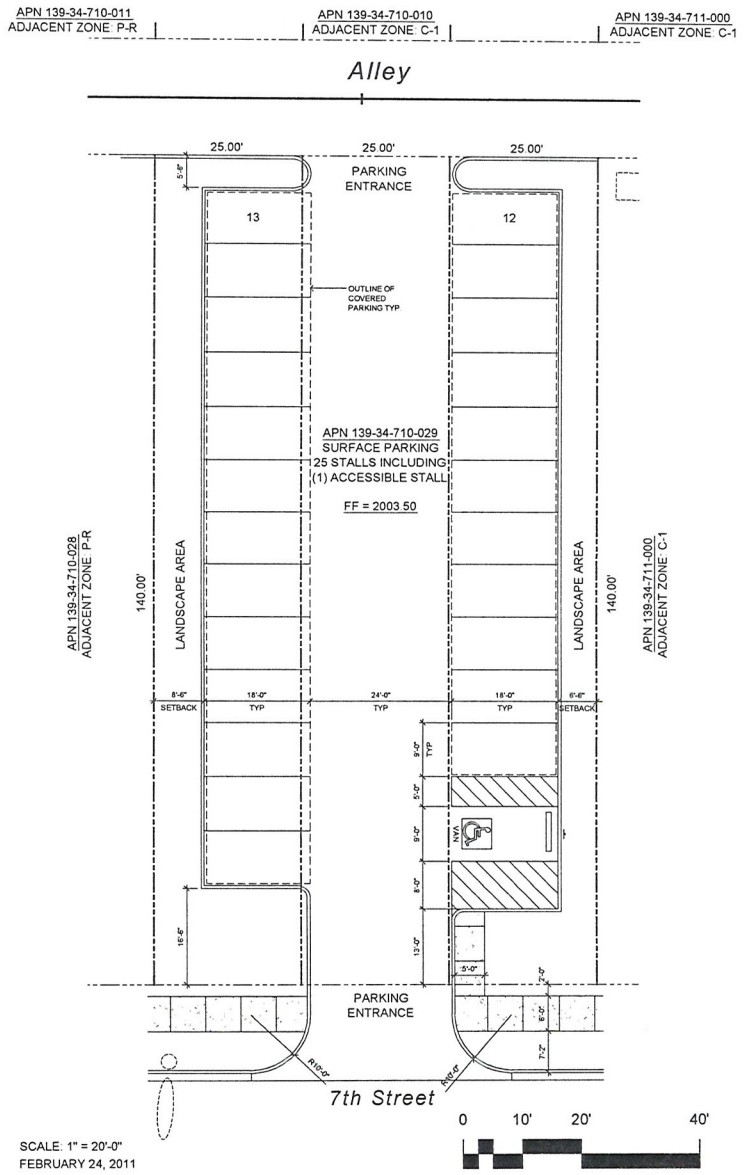
FEB 24 2011

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

Revised 10/27/08



ZON-41044
SDR-41045

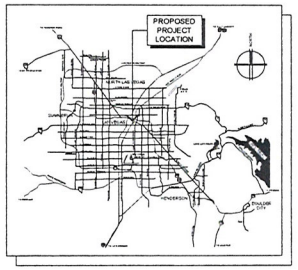


SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

SITE DATA

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

VICINITY MAP



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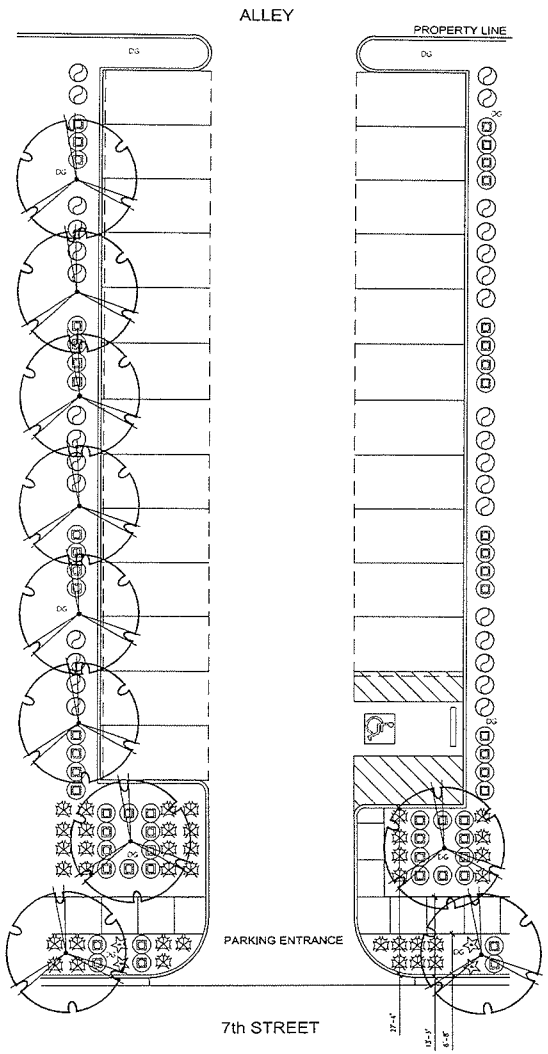
Satellite Parking Lot

424 S. 7th Street
LAS VEGAS, NEVADA 89101

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

DR01
SITE PLAN

ZON-41044
SDR-41045



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

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	CALIPER MINIMUM SIZE
	PHOENIX ANGUSTIFOLIA x 'RAIWOOD' RAIWOOD ASH	10	1 1/2" 24" BOX

SHRUBS

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

LANDSCAPE ELEMENTS

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

PLANTING NOTES

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

SITE NOTES:

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

EVAPS Law Offices

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

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

0 10' 20' 40'

NORTH

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

DR02

ZON-41044
SDR-41045

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ZON-41044 & SDR-41045 – APPLICANT/OWNER: DANIEL ROSS
424 SOUTH 7TH STREET

03/03/11



ZON-41044 & SDR-41045 – APPLICANT/OWNER: DANIEL ROSS
424 SOUTH 7TH STREET

03/03/11

designcell ARCHITECTURE

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

February 24, 2011

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

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

To whom it may concern:

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

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

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

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

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

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

Sincerely,

Scott L. Brown, NCARB
Principal
DesignCell, LLC

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FEB 24 2011
ZON-41044
SDR-41045

10777 W TWAIN AVE LAS VEGAS, NV 89135 T 702-403-1575 F 702-403-1575 www.DESIGNCELL.CC

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

SUBJECT:
SDR-41045 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41044 - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Site Development Plan Review FOR A 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.

C.C.: 06/15/2011

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Daniel Ross

Name of Applicant: Daniel Ross

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Daniel Ross

Print Name: DANIEL ROSS

CLARK COUNTY, NEVADA
Subscribed and sworn before me

This 24 day of FEB., 2011

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

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

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 424 S. 7th Street

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Daniel Ross **Contact** Daniel Ross

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

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

E-mail Address -

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* Daniel Ross

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

Print Name DANIEL ROSS

Subscribed and sworn before me

This 24th day of February, 2011.

Dawn M Leno Brown

Notary Public in and for said County of Clark

24th February 2011

DMLB

Revised 10/27/08

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

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FEB 24 2011

FOR DEPARTMENT USE ONLY

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

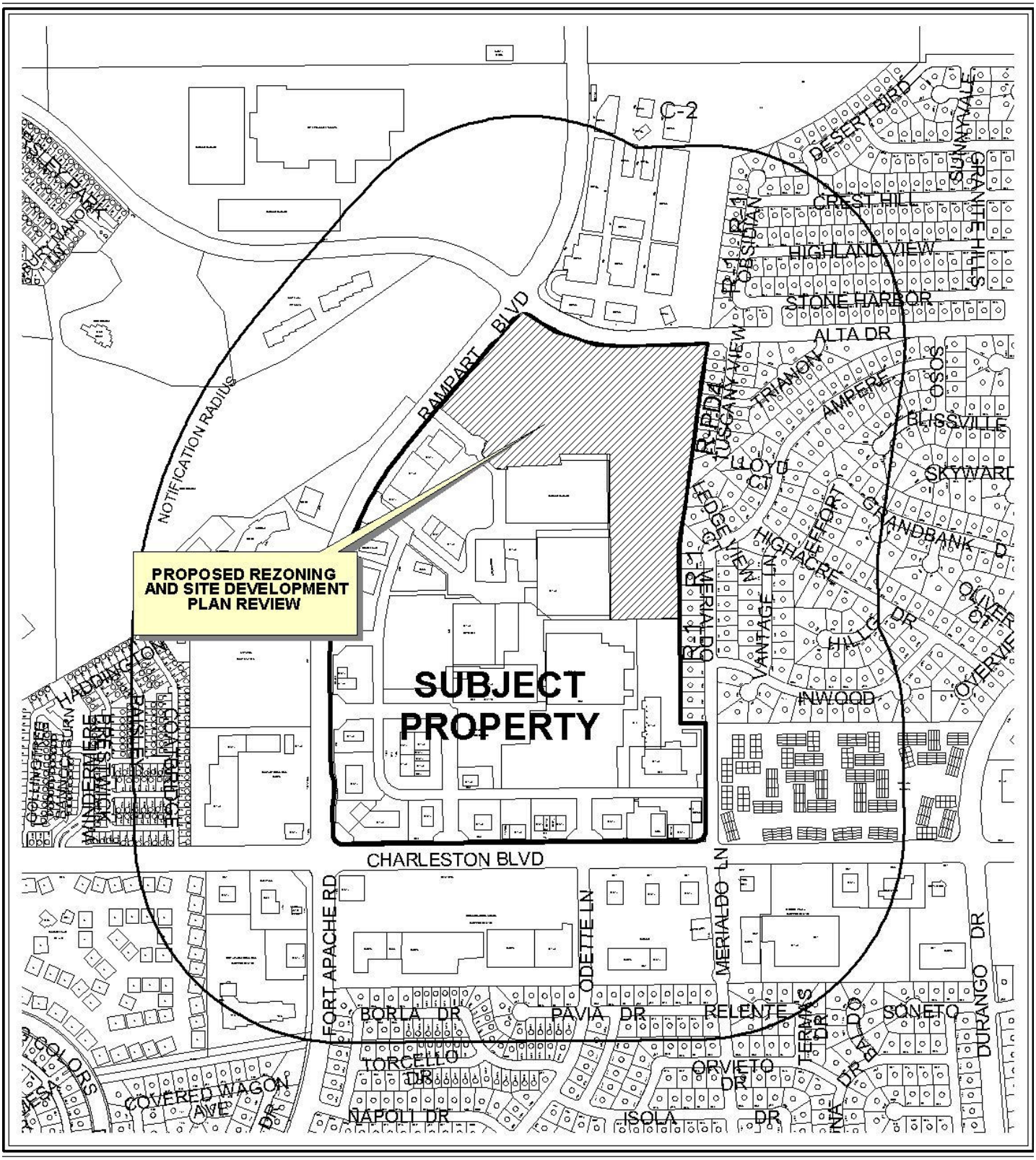
SUBJECT:
ZON-41312 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC - Request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: PD (PLANNED DEVELOPMENT) on 23.40 acres at the southeast corner of Alta Drive and Rampart Boulevard (APN 138-32-723-001), Ward 2 (Wolfson).

C.C.: 06/15/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-41312 and SDR-41313
2. Conditions and Staff Report - ZON-41312 and SDR-41313
3. Supporting Documentation
4. Photos - ZON-41312 and SDR-41313
5. Master Development Plan and Development Standards
6. Justification Letter - ZON-41312 and SDR-41313

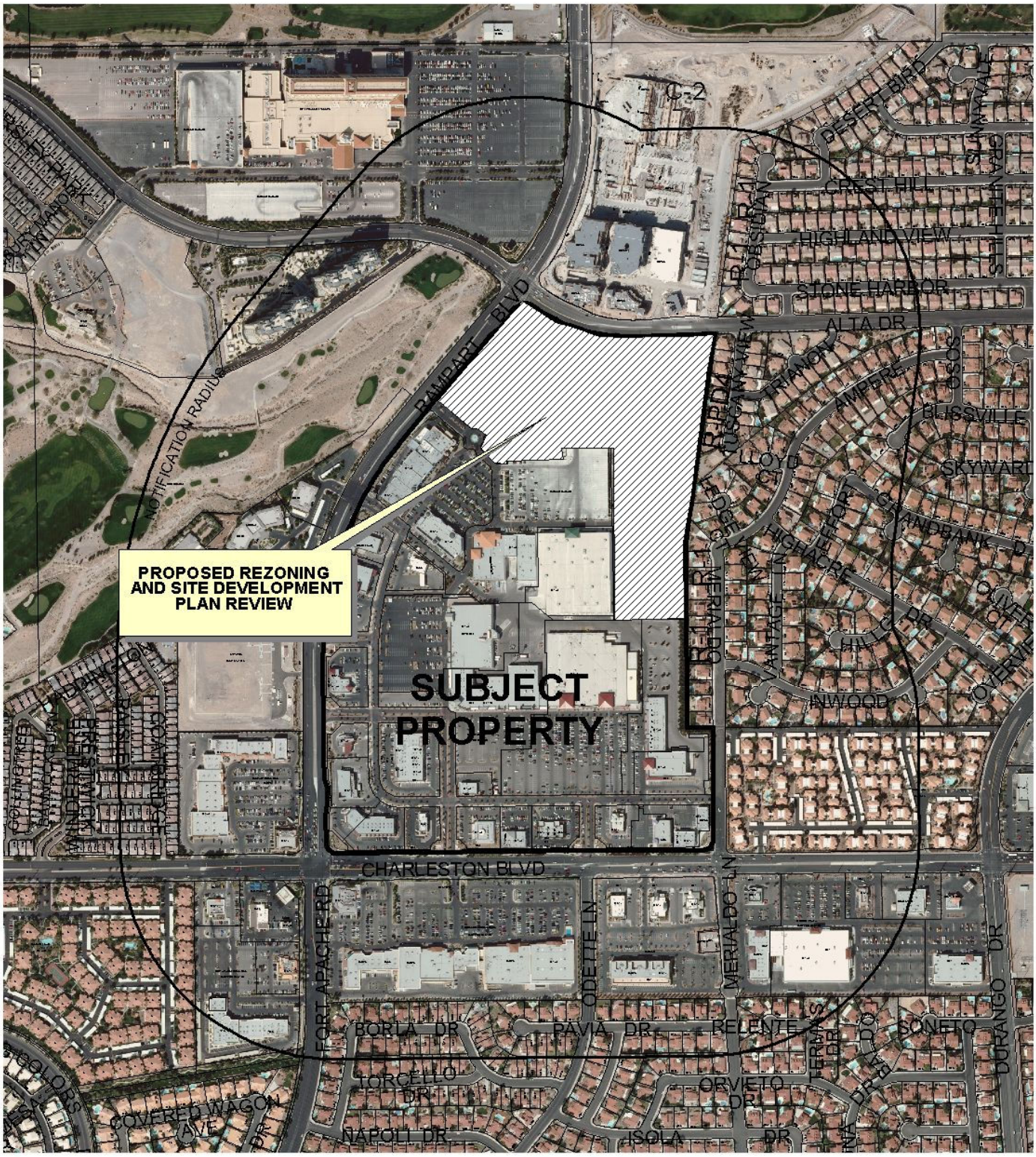


CASE: **ZON-41312 AND SDR-41313**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **ZON-41312 AND SDR-41313**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41312** APN: 138-327-23-001

Name of Property Owner: RA Southeast Land Company LLC

Name of Applicant: Frank Pankratz

Name of Representative: Greg Borgel

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: Frank Pankratz, President

Subscribed and sworn before me

This 28 day of March, 2011

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public-State of Nevada
APPT. NO. 07-4284-1
My App. Expires July 26, 2011

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MAR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Renaissance

Project Address (Location) SEC Alta / Rampart

Project Name Las Vegas Renaissance **Proposed Use** Enclosed Mall

Assessor's Parcel #(s) 138-327-23-001 **Ward #** _____

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

Commercial Square Footage approx. 773,000 **Floor Area Ratio** 338

Gross Acres 23.40 **Lots/Units** 100 **Density** _____

Additional Information Enclosed retail center with 3 major retail anchors, in-lines stores, some service providers and food/beverage establishments

PROPERTY OWNER RA Southeast Land Co. LLC **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbinc.com

APPLICANT - Same as above - **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Greg Borgel **Contact** Greg Borgel

Address 300 S. 4th Street, Ste. 1500 **Phone:** (702) 383-8953 **Fax:** (702) 383-8845

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

E-mail Address None

Property Owner Signature* _____

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 28 day of March, 2011.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public-State of Nevada
APPT. NO. 07-4284-1
My App. Expires July 26, 2011

FOR DEPARTMENT USE ONLY

Case #	ZON-41312
Meeting Date:	5-10-11
Total Fee:	1200.00
Date Received:*	3-28-11
Received By:	JFmarcel

*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 28 2011

Revised 10/27/08

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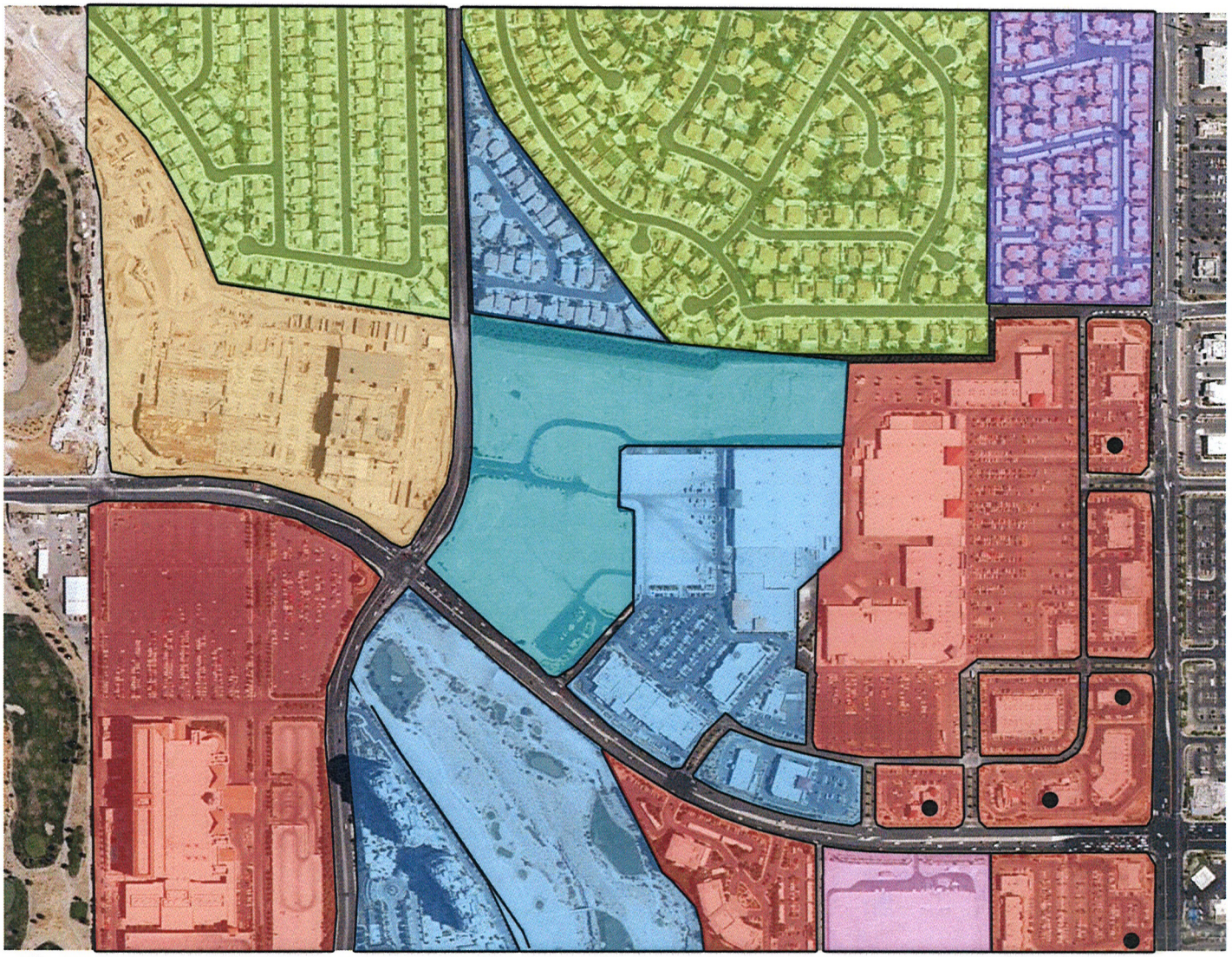
RECEIVED
MAR 28 2011



PROPOSED REGIONAL MALL, MULTI FAMILY RESIDENTIAL*

LIMITED MULTIPLE RESIDENCE DISTRICT (R-3)

SINGLE FAMILY RESIDENT DISTRICT (R-1)

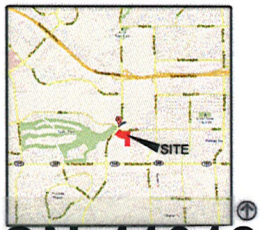
PLANNED DEVELOPMENT DISTRICT (PD)

CIVIC DISTRICT (CV)

COMMERCIAL RESTAURANT LOUNGES (C1)

LIMITED COMMERCIAL DISTRICT (C1)

GENERAL COMMERCIAL DISTRICT (C2)



1000 FEET

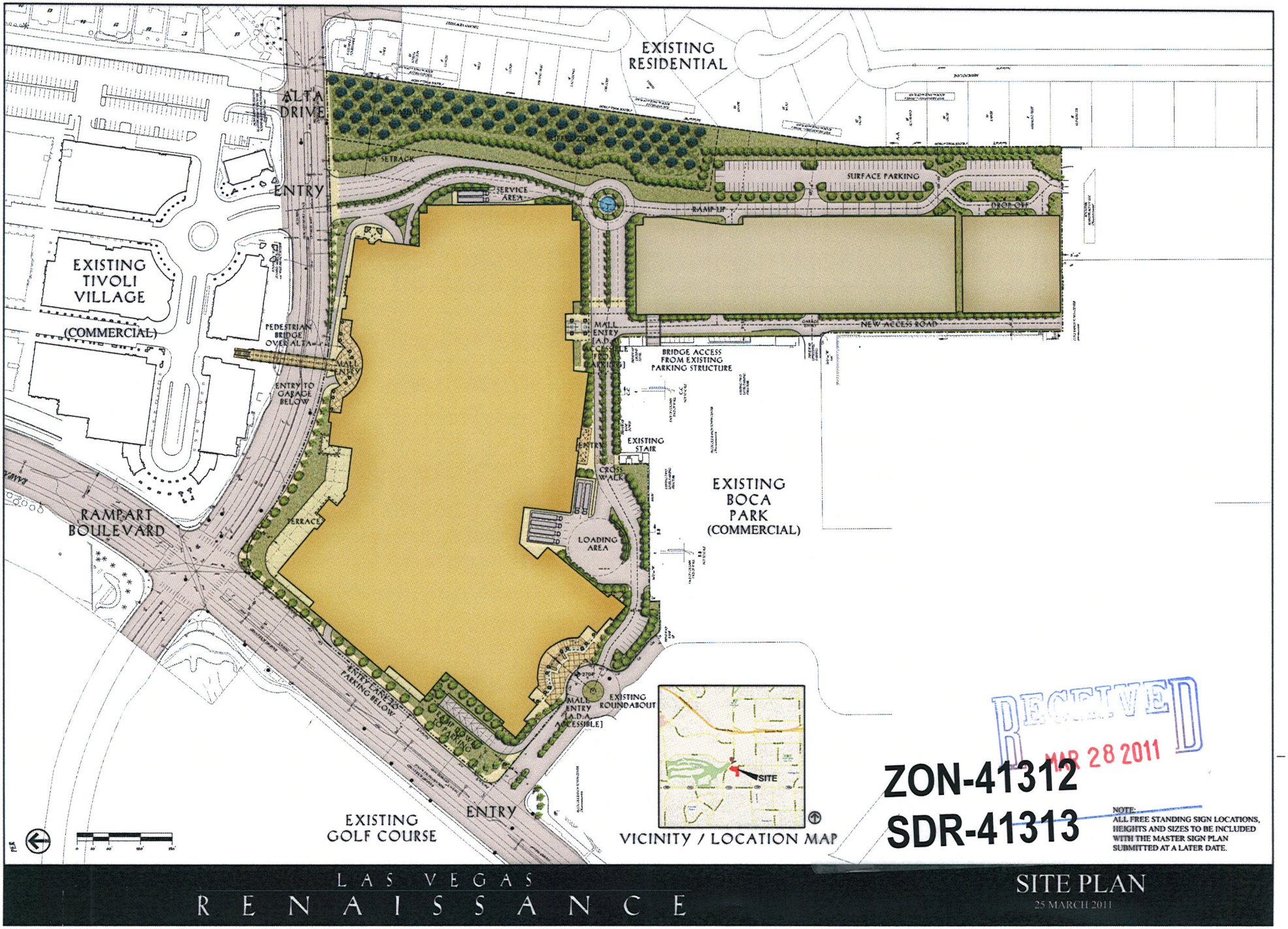
*EXISTING: MIXED-USE COMMERCIAL/RESIDENTIAL DEVELOPMENT (UNDEVELOPED)
PROPOSED: REGIONAL MALL, MULTI-FAMILY RESIDENTIAL

ZON-41312
SDR-41313

LAS VEGAS
RENAISSANCE

LOCATION MAP

25 MARCH 2011



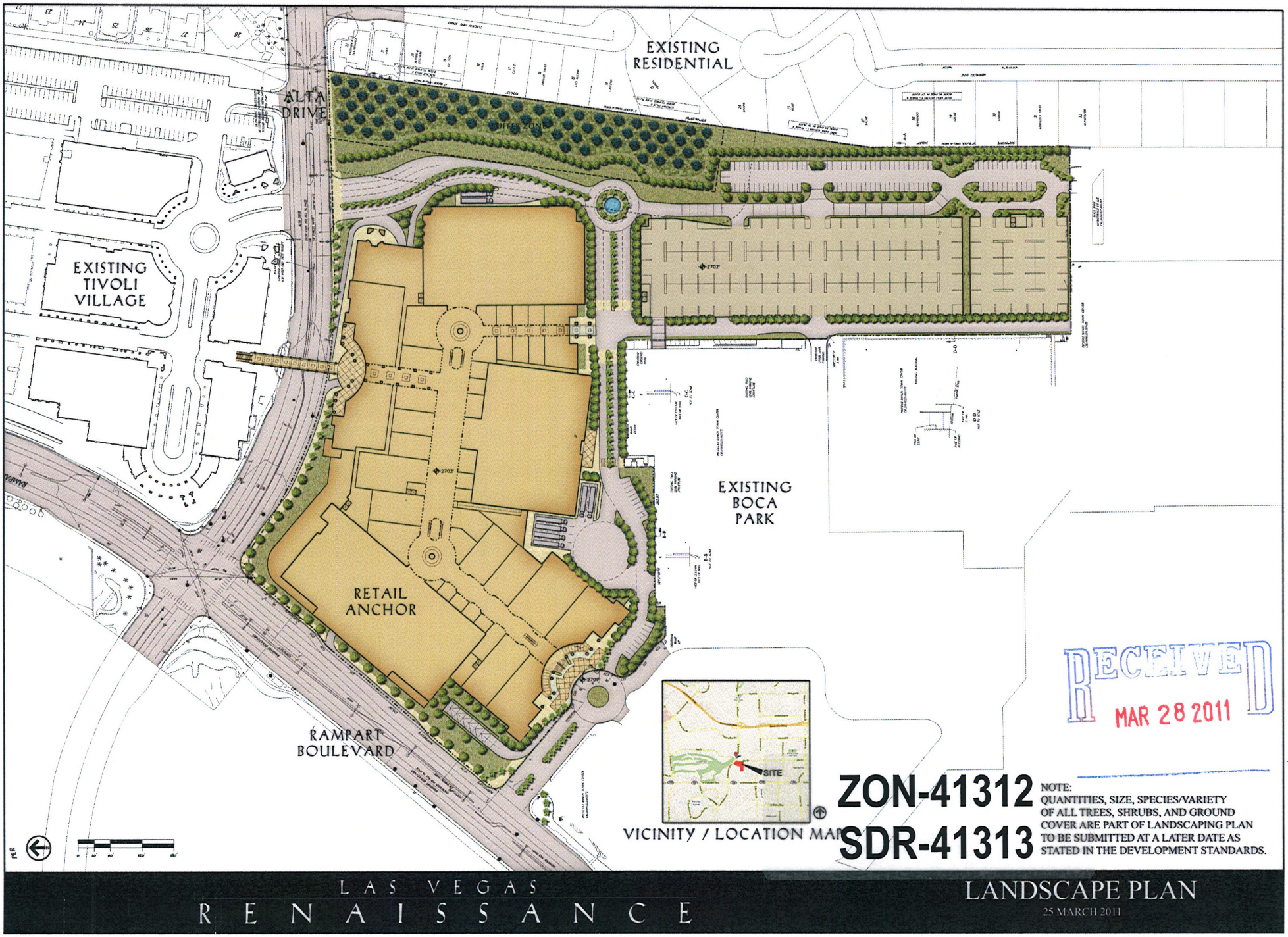
RECEIVED
MAR 28 2011

ZON-41312
SDR-41313

NOTE:
ALL FREE STANDING SIGN LOCATIONS, HEIGHTS AND SIZES TO BE INCLUDED WITH THE MASTER SIGN PLAN SUBMITTED AT A LATER DATE.

LAS VEGAS
RENAISSANCE

SITE PLAN
25 MARCH 2011



RECEIVED
MAR 28 2011

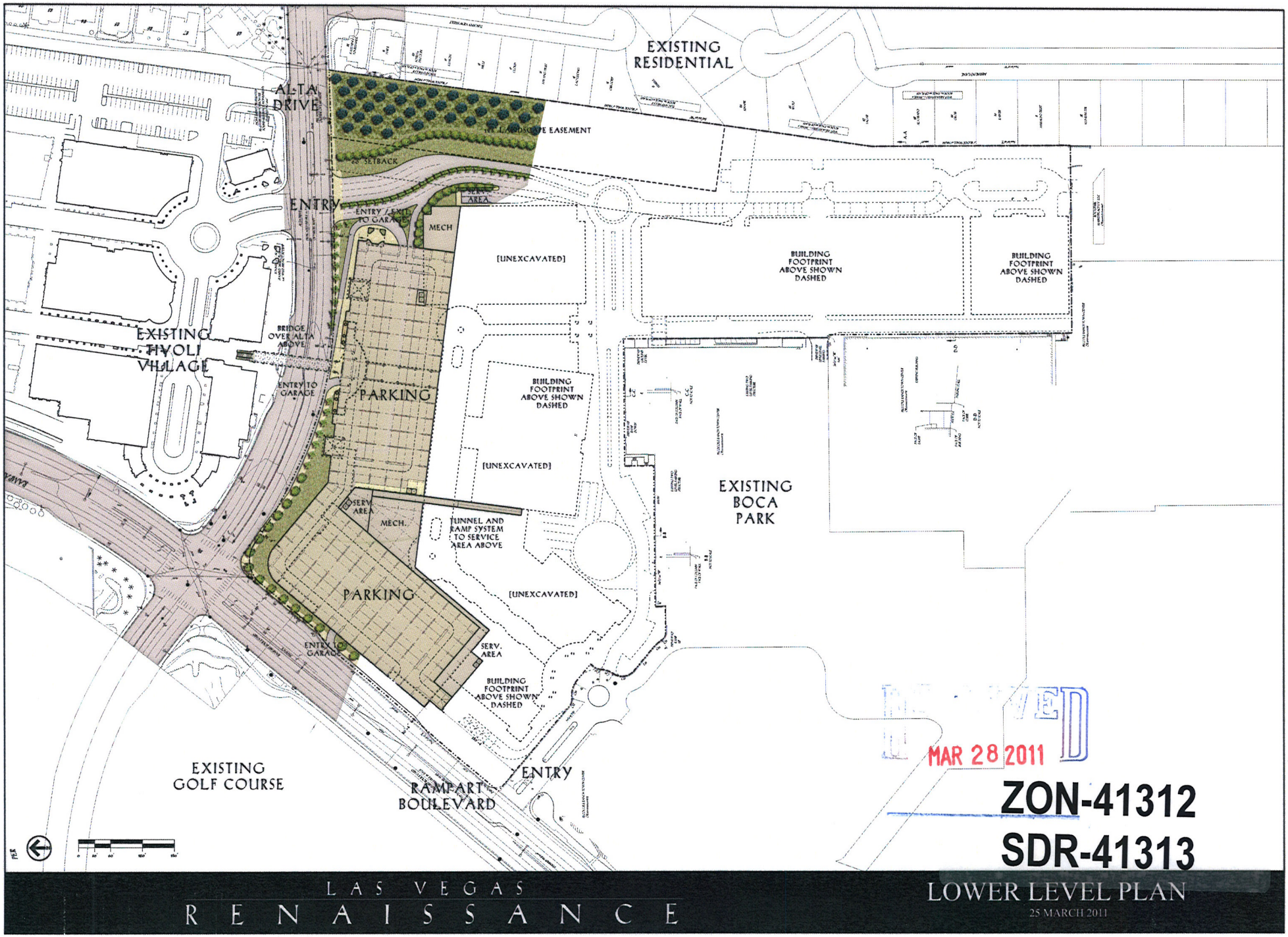
ZON-41312
SDR-41313

NOTE:
QUANTITIES, SIZE, SPECIES/VARIETY OF ALL TREES, SHRUBS, AND GROUND COVER ARE PART OF LANDSCAPING PLAN TO BE SUBMITTED AT A LATER DATE AS STATED IN THE DEVELOPMENT STANDARDS.

LAS VEGAS
RENAISSANCE

LANDSCAPE PLAN

25 MARCH 2011



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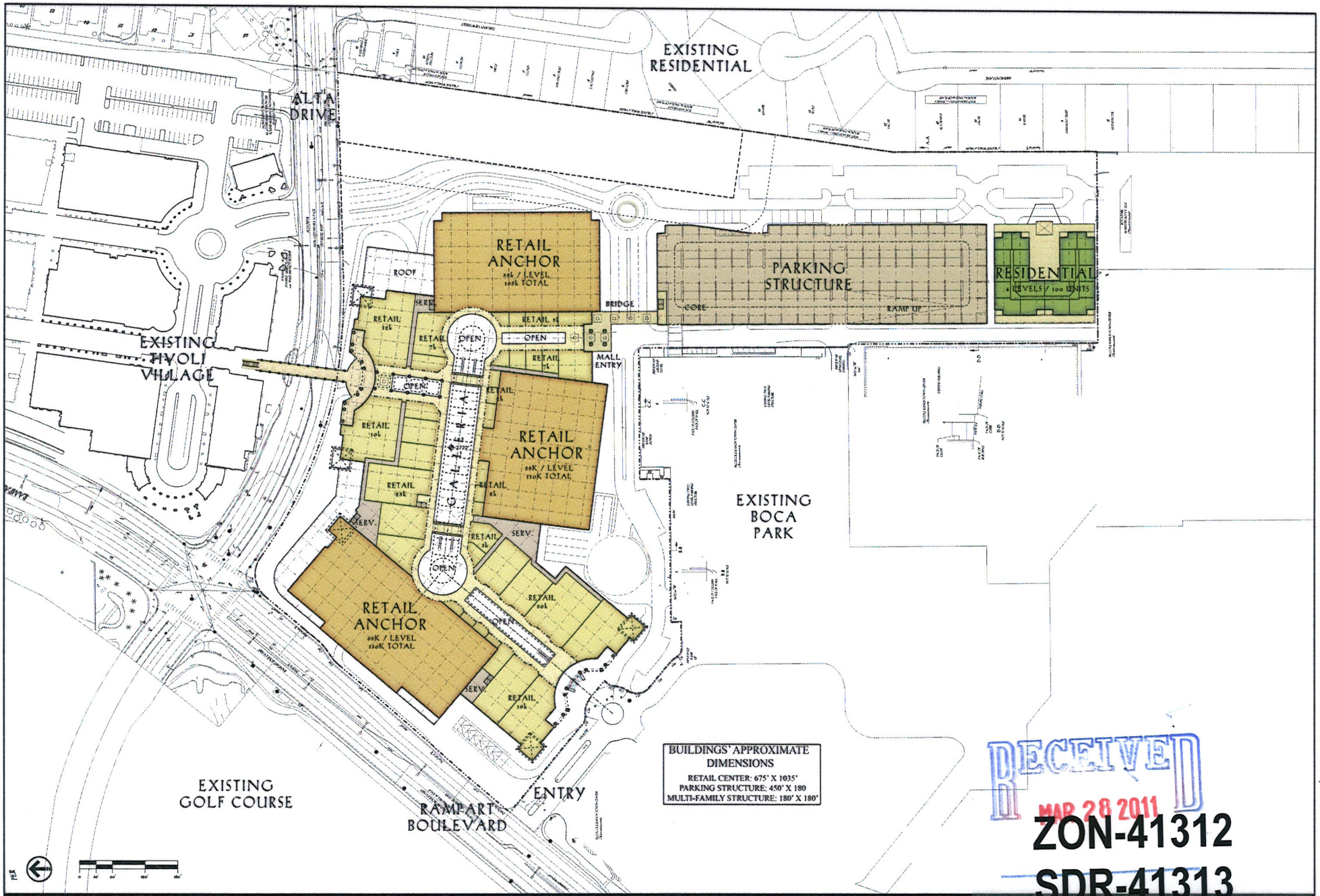
MAR 28 2011

ZON-41312

SDR-41313

LAS VEGAS
RENAISSANCE

LOWER LEVEL PLAN
25 MARCH 2011

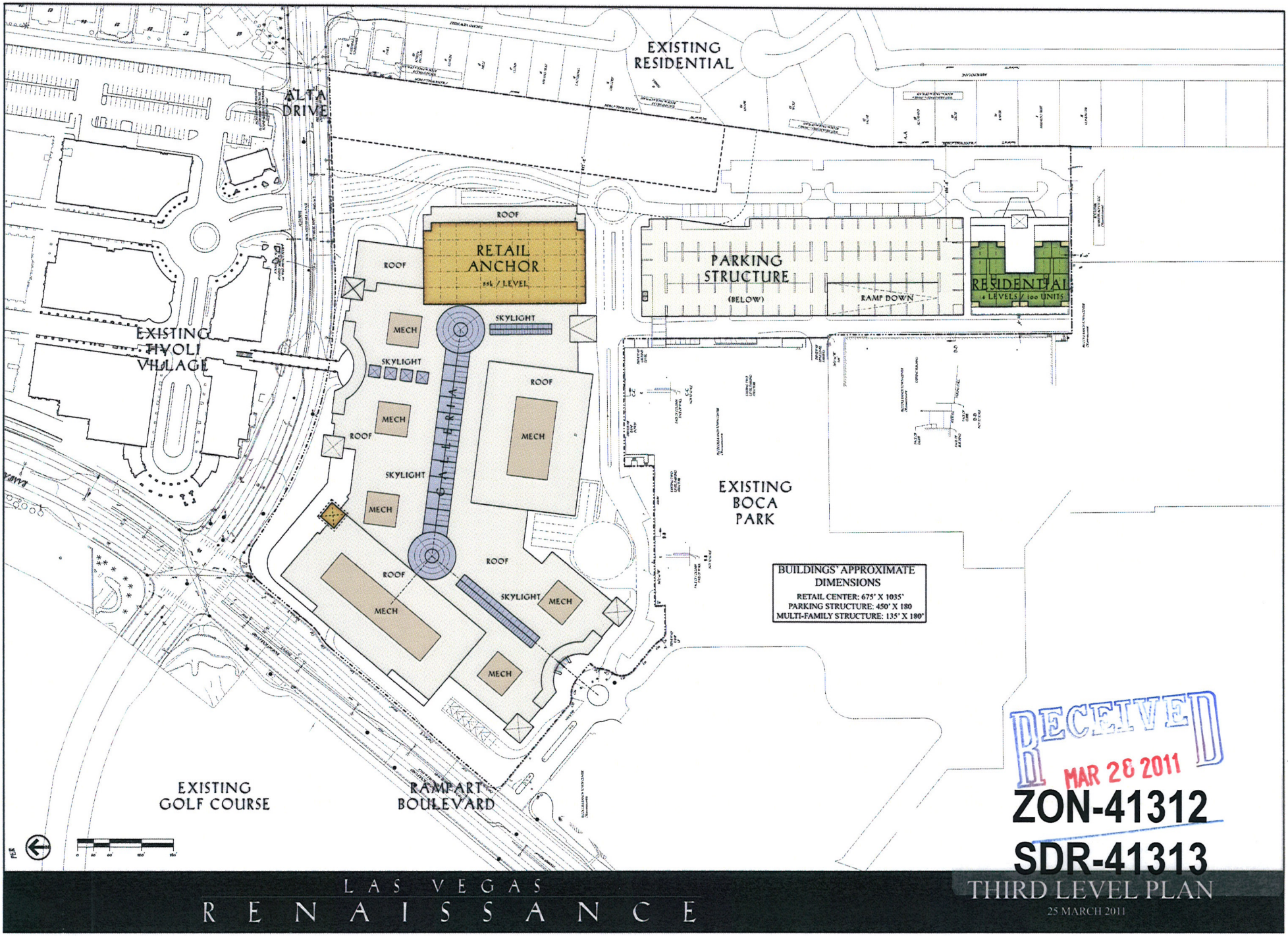


RECEIVED
MAR 28 2011

ZON-41312
SDR-41313

LAS VEGAS
RENAISSANCE

SECOND LEVEL PLAN
25 MARCH 2011



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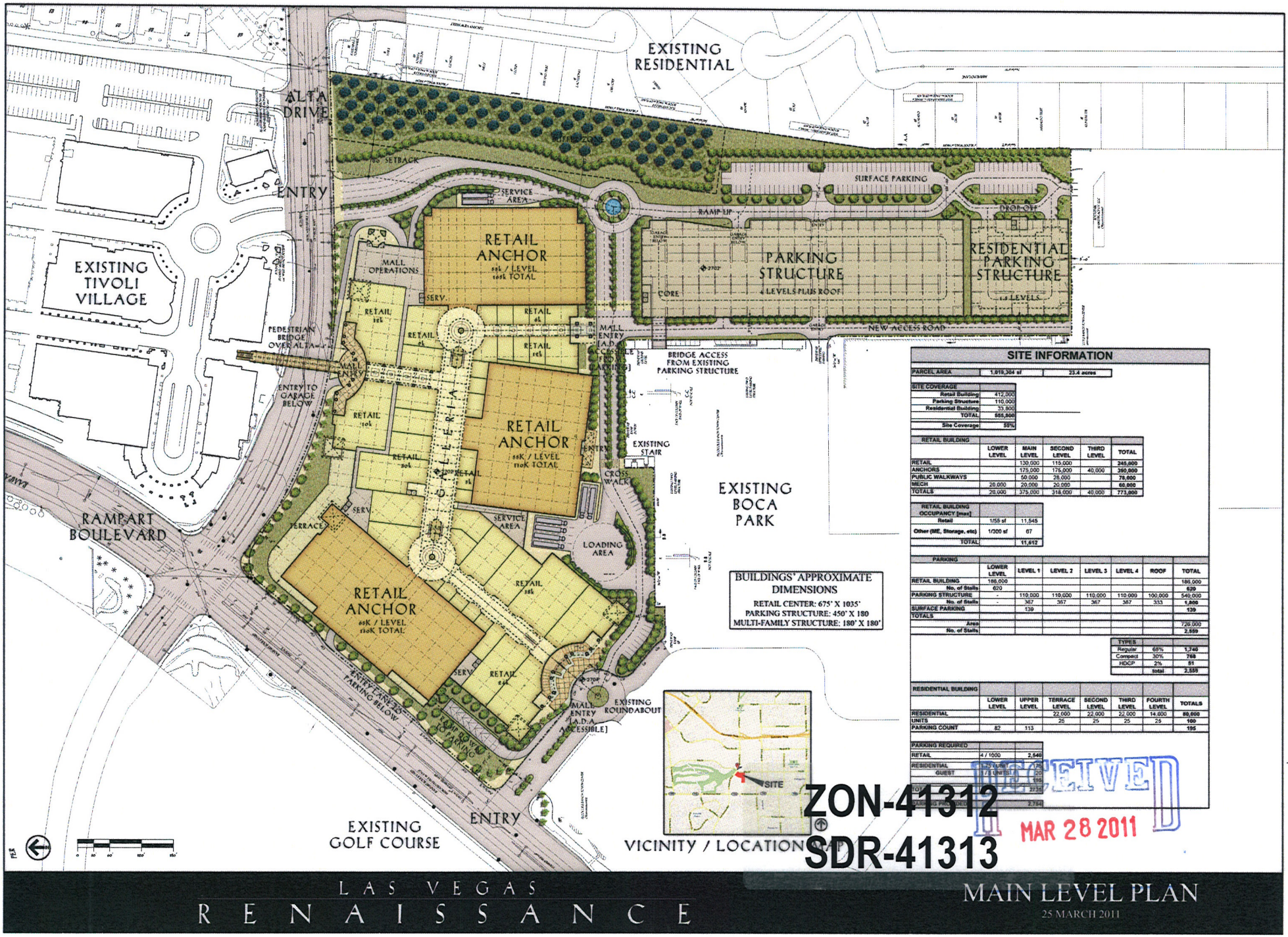
LAS VEGAS
RENAISSANCE

THIRD LEVEL PLAN
25 MARCH 2011


EXISTING RESIDENTIAL
ALTA DRIVE
EASEMENT
BUFFER ZONE
60' SETBACK
ENTRY
SERVICE AREA
SURFACE PARKING
RAMP UP
DROP-OFF
RETAIL ANCHOR
65K / LEVEL
195K TOTAL
PARKING STRUCTURE
4 LEVELS PLUS ROOF
RESIDENTIAL PARKING STRUCTURE
3 LEVELS
EXISTING TIVOLI VILLAGE
MALL OPERATIONS
CORE
NEW ACCESS ROAD
PEDESTRIAN BRIDGE OVER ALTA
MALL ENTRY [A.D.A. ACCESSIBLE FROM PARKING]
BRIDGE ACCESS FROM EXISTING PARKING STRUCTURE
ENTRY TO GARAGE BELOW
RETAIL 15K
RETAIL 20K
RETAIL 10K
RETAIL 30K
RETAIL 8K
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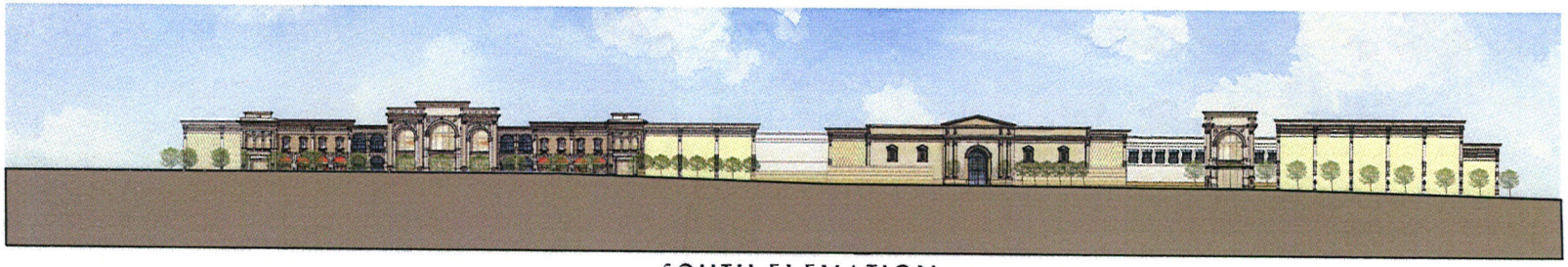
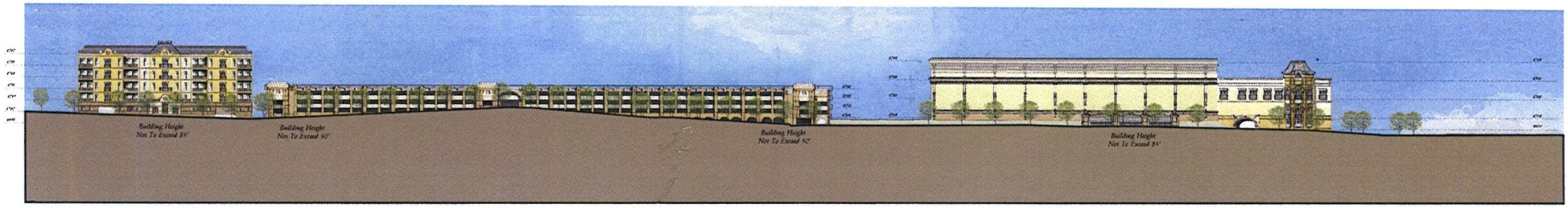
RETAIL 8



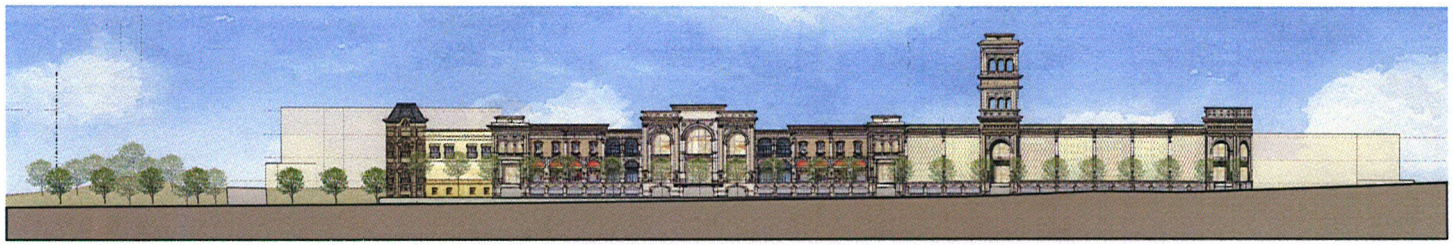
SOUTH ELEVATION

GENERAL NOTES:

1. COLORS SHALL BE AS ILLUSTRATED.
2. BUILDING FACADE MATERIALS, FINISHES, DETAILS, LIGHTING, AND COLORS SHALL BE SIMILAR IN QUALITY AND STYLE AS TIVOLI VILLAGE.



EAST ELEVATION



NORTH ELEVATION

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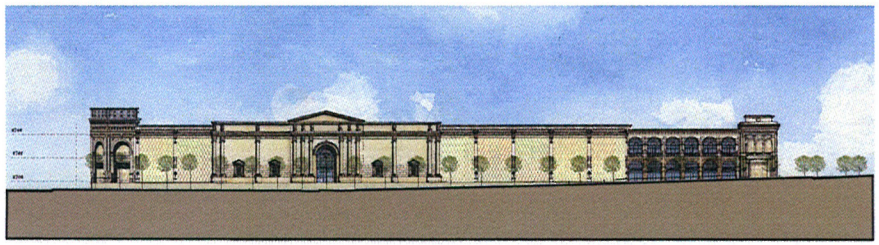

WEST ELEVATION

NOTE:
ALL BUILDING MATERIALS AND COLORS ARE AS STATED IN THE DEVELOPMENT STANDARDS.
ALL WALL SIGN LOCATIONS AND SIZES TO BE INCLUDED WITH THE MASTER SIGN PLAN SUBMITTED AT A LATER DATE.

LAS VEGAS
RENAISSANCE

ELEVATIONS
25 MARCH 2011

ZON-41312
SDR-41313

Las Vegas Renaissance
Master Development Plan
And
Development Standards

Las Vegas, Nevada

March 24, 2011

Prepared for:

Planning and Development
City of Las Vegas

By:

RA Southeast Land Company, LLC
9755 W. Charleston Blvd.
Las Vegas, NV 89117

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Las Vegas Renaissance
Master Development Plan and Development Standards
March 24, 2011

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- 1.2 Objective
- 1.3 City of Las Vegas Requirements
- 1.4 Parcel Map

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- 2.1 Intent
- 2.2 Component Overview
- 2.3 Land Use
  - 2.3.2 Permitted Uses
- 2.4 Building Setbacks
- 2.5 Connectivity
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  - 2.5.2 Pedestrian:
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  - 2.6.3
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7.0 SIGN CRITERIA
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7.2 Signage Elements
7.3 City of Las Vegas Requirements

8.0 CC&R'S

9.0 DEFINITIONS
9.1 Definitions

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Exhibits

1) CC&R's
2) Site Plan (includes vicinity map) **
3) Landscape Plan
4) Building Elevations
5) Floor Plans
    i) Lower
    ii) Main **
    iii) Second
    iv) Third
6) Location Map

** Same

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1.0 INTRODUCTION

1.1 Overview

Located at the southeast corner of Rampart Boulevard and Alta Drive, Las Vegas Renaissance ("Renaissance"), a 23.40 acre parcel, was previously a portion of a larger Boca Park Phase III parcel, which was approximately 41.53 acres. The current built out portion of Boca Park Phase III is approximately 18.13 acres.

Renaissance is an enclosed structure that will be developed and operated in conjunction with the adjacent portions of Boca Park together as integral shopping center parts and connect to the adjacent Tivoli Village's outdoor mixed use development via a pedestrian bridge across Alta Drive.

Renaissance will have three large box retail anchors with numerous in-line smaller retailers, some service providers and some food and beverage outlets. Its "renaissance" architecture will be complemented and highlighted by the expansive glass longitudinal and domed atriums that will adorn pedestrian corridors and central juncture points, respectively.

The intent of the enclosed structure concept is to integrate with and complement the existing Boca Park and Tivoli stores and connect all adjacent venues in the area as a synergistic "center of trade".

1.2 Objective

The following Site Plan and Development Standards have been established as the general guideline for Renaissance's development and design.

1.3 City of Las Vegas Requirements

Compliance with City of Las Vegas requirements will be reflected in the conditions of approval prepared by City Staff and approved by City Planning Commission and City Council.

1.4 Parcel Map

The subject property is a legal parcel and is being separated out of the Peccole Town Center commercial subdivision map by virtue of a Parcel Map that has been submitted to the City of Las Vegas March 24, 2011.

2.0 SITE PLAN

2.1 Intent

To provide an enclosed commercial environment that compliments the existing adjacent Boca Park and Tivoli outdoor commercial centers and a residential component all in a site configuration that accommodates strong vehicular and pedestrian connectivity.

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2.2 Component Overview

The Site Plan shows three major structures:

- An enclosed structure of approximately 775,000 square feet on 2-levels, with one of the retail anchors being 3 levels. Below approximately one-half of this enclosed structure, along its west and north portions, lies an underground parking complex.
- A 5-level parking structure between the existing former Great Indoors building and the subject property's easterly boundary.
- A 4-level multi-family residential structure over two levels of parking that lies between the south end of the 5-level parking structure and the subject property's southerly property line. This component will comprise of 80-100 dwelling units. The exact number will be determined based on a mix of unit types which will be determined through the final construction drawings and final market analysis phases which will also determine whether this offering will be a for sale or rental offering. This residential component will offer its residents, many of whom are anticipated will be either employed at or want the convenience of residing in close proximity to a multitude of Boca Park, Renaissance or Tivoli and thus be able to conveniently walk next door to work and to the offerings of these commercial centers.

2.3 Land Use

2.3.1 Renaissance, a planned development (PD), will allow all C1 uses, subject to Developer's approval, and the aforementioned small residential component. Furthermore, this PD will allow taverns which may include tavern applications which require exceptions to normal tavern separations.

2.3.2 Permitted Uses:

2.3.2.1 Multi-Family at 4.27 units per gross acre/62.1 units per net acre or a total number of 100 units

2.3.2.2 Commercial Uses per the C-1 (Limited Commercial) Zoning District as found in the City of Las Vegas Zoning Code except as amended below. Movie and live theaters this will be a permitted use. Also an event center to host catered events will be a permitted use.

2.3.2.2.i Taverns shall be permitted by means of a Special Use Permit. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City of Las Vegas are best promoted and protected by requiring that:

a. No tavern shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or city park. A waiver of this distance separation maybe sought as part of a Special Use Permit application.

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b. Uses licensed as taverns or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

c. The distances referred to in paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility or from the nearest property line of a city park to the property line of the proposed liquor premises, and in a straight line from the property line of the proposed tavern to the property line of any existing tavern or comparable establishment, disregarding all intervening obstacles.

d. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC 6.50.

2.4 Building Setbacks

Building setbacks will be as reflected in the Site Plan.

2.5 Connectivity

2.5.1 Design: As a result of both controlling the three corners of this intersection and working with Boyd Gaming, owner of the Suncoast property located at this intersection's northwest corner, it is planned that these combined properties will incorporate some visual consistencies in terms of landscaping, art, walls, and signage making the "whole greater than the sum of its parts".

2.5.2 Pedestrian: The connectivity between Renaissance and the adjacent center Tivoli, with a pedestrian bridge across Alta, will provide convenient pedestrian access all the way from Angel Park Golf Course and Tivoli's north end to and through Renaissance into the existing Boca Park restaurants and shops area. Further, the Suncoast is planning to provide a more pedestrian friendly corridor from its building through its parking lot so as to make it more comfortable for pedestrians to access between the properties. All this pedestrian connectivity will significantly reduce vehicular impacts on adjacent roadways. This pedestrian connectivity will also occur from/to some of the nearby neighborhoods as a result of the new city trail at the north end of Tivoli.

2.5.3 Vehicular: The on-site vehicular connectivity between Boca Park and Renaissance and Tivoli will further serve to reduce the traffic impact on adjacent streets and on the farther removed roadways as patrons will be able to do much more "one stop shopping" between these three properties thereby eliminating the need to drive to numerous locations to accomplish their shopping, dining, service, office and entertainment related needs. This area will become a major destination

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and destinations are known to produce significantly reduced traffic generation than the more "singular" point of service strip/neighborhood centers and general commercial centers.

2.6 Traffic

2.6.1 Traffic Study: The Traffic Study will address traffic flows.

2.6.2 Existing Alta right-in/right-out: The parcel currently has access from Alta via a right-in/right-out entry/exit only. This access will move approximately 100 yards to the east to a full lighted intersection thereby enjoying not only right-in/right-out but left-in/left-out as well substantially increasing the number of vehicles that will have access from Alta to the existing Boca Park shops, restaurants, and parking structure. The additional turning movements provided by the relocated entry/exit will enhance accessibility for the existing Boca Park property and the existing Boca Park parking structure. Furthermore, the new parking garage to be located east of the existing Boca Park parking structure will provide additional parking opportunities for the existing Boca Park businesses.

2.6.3 CC&R's The Boca Park III CC&R's provide for cross easements for parking and access.

2.6.4 Project Accesses: Will be from and through Boca Park, from the Alta lighted intersection, a right entry from Alta and a right entry from Rampart into the parking structure as well as from Rampart at the existing driveway located at the property's northwest corner.

2.7 Site Plan flexibility

2.7.1 Site Plan Modifications: The approval of this site plan needs to recognize and define that during the further design development, construction drawings and leasing phases some minor modifications to this conceptual site plan will be required to accommodate various architectural and operational aspects and tenant's requirements. Such changes will be subject to Title 19.06.050.G.1 Minor Modifications.

2.7.2 Retail Anchor Relocation and Related Square Footage Increase: The site plan's approval will allow the flexibility of the southerly retail anchor building to increase from 2 to 3 levels and the easterly retail anchor building to decrease from 3 to 2 levels. If this occurs, the total square footage will increase by approximately 15,000 square feet due to the difference in the third level floor plate size at these two locations. Such changes will be subject to Title 19.06.050.G.1 Minor Modifications.

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2.7.3 Building Heights: As the elevations and construction drawings are further developed and as pre-leasing of tenants progresses, the site plan's approval of

building heights, because of tenant's floor-to-floor requirements, will need to reflect the flexibility to be able to increase building heights by up to approximately 10'._Such changes will be subject to Title 19.06.050.G.1 Minor Modifications.

2.7.4 Parking: While the statistical Site Information reflects parking provided/required numbers the Developer will work with the City to come up with an appropriate lower parking count, recognizing that:

- A structure with large anchors will have a lower parking need than a shopping center without large anchors.
- Valet will be provided; its stacking mitigates the need for a large percentage of parking.
- The synergies between Boca, Tivoli, Suncoast and Renaissance.
- The Boca Park III CC&R's provide for parking cross easements allowing the convenience of shared parking within the shopping center.
- Mixed Use Development alternative Parking Requirement (19.10.010(H)) will be used to determine parking, or as appropriate by variance therefrom as may be requested and approved by the City of Las Vegas.

2.8 Buffer Zone

The northeast portion of the subject property, where it backs up to Tuscany Hills II subdivision, is subject to a 125' Buffer Zone; and, a 60' setback therefrom for any building structure. The 125' Buffer Zone shall be landscaped pursuant to the approved landscape plan.

There will be no building that will encroach within 15' of the existing parking structure (garage) on Boca Park III.

2.9 Landscape Setback

The easterly property line that backs up to West Mesa Estates I subdivision will have a 15' landscape setback. The 15' landscape setback shall be landscaped pursuant to the approved landscape plan.

2.10 Site Coverage

Maximum 65%.

3.0 SITE ELEMENTS

3.1 Grading

Site grading shall be pursuant to City of Las Vegas approved Civil Engineering drawings.

3.2 Drainage

Site drainage shall be pursuant to City of Las Vegas approved drainage study.

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3.3 Las Vegas Valley Water District 50' Easement Inside The Property's Westerly Boundary:

Las Vegas Valley Water District will need to relocate their pipe that is located within this easement and abandon this easement.

3.4 Landscaping

Addressed in 6.0 below.

3.5 Mechanical

Due to the higher height of surrounding buildings, namely One Queensridge Place, Suncoast and some Tivoli buildings, they will look down on to Renaissance roofs and thus roof mechanical will be visible therefrom. However all mechanical equipment shall be screened from other surrounding properties as viewed from ground level.

4.0 ARCHITECTURE

4.1 Objective

The objective is to develop an enclosed retail center with value-apparent design that is unique and distinctive and yet complimentary to adjacent properties. Its distinctive finishes will incorporate art and architecture in an "old world meets new world" style.

4.2 Architectural Character

The detail of exterior elevations – articulations, colors, textures and reliefs, as can be seen in the conceptual elevations, will predominantly reflect "renaissance" style architecture with special attention to massing, particularly those facing the streets.

The enclosed structure's pedestrian corridors will be canopied with expansive longitudinal glass atriums and at the corridors' junctures these canopies will be large domed glass atriums.

4.3 Building Form and Mass

The exterior elevations of the large retail anchors will be predominant with the one located at the Rampart and Alta corner taking on the look and feel of the front of a large civic building/structure. The other two large retail anchors' exterior elevations will be flat with some relief elements to break up their massing as reflected in the elevations. The exterior elevations of the structure's in-line stores will provide more intricate detail and elements than the large retail anchor facades with some horizontal reliefs and shadow-lines.

The elevations of the multi-family structure will have a residential look and feel with balconies and smaller scale of windows and reliefs in comparison to the commercial structure.

4.4 Building Heights

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The 2-story portions of the structure will not exceed 60 feet tall with the 3-story retail anchor not exceeding 85 feet tall. Rising from the roof line will be the glass atriums as well as other roof line reveals and reliefs not to exceed 50', and parapets not to exceed 20' and other structures to help access roof top mechanical.

Near the Rampart and Alta intersection, as part of the buildings structure will be a large tower that will serve as a focal point from a distance and serve as a "point of arrival". This tower will be similar to that found in European villages at or near their village center. This tower will not exceed 150'.

Building heights will be as reflected in the site plan and the PD is to allow the flexibility of up to 10' of increased height so as to accommodate higher floor to floor requirements of tenants as Developer goes through the leasing process and/or to accommodate design as the design development process and construction drawings are developed and completed. Such changes will be subject to Title 19.06.050.G.1 Minor Modifications.

The parking structure height will be maximum 50 feet, a portion of this structure will be slightly subterranean and its easterly elevation partially relieved with landscaping.

The multi-family residential building's height will be maximum 85 feet.

The not to exceed heights of the parking structure and multi-family, as stated above, will need to provide approximately 10' of flexibility as their exact height cannot be determined until civil engineering, design development and construction drawings are finalized. Such changes will be subject to Title 19.06.050.G.1 Minor Modifications.

4.5 Materials

Materials are illustrated in the elevations. They shall include a combination of various stone finishes and painted stucco applied in a manner which conforms to the intended architectural and design style.

4.6 Roof Form

The structure's roof will be flat with arched and domed atriums and other roof adornments projecting therefrom. The multi-family building's roof will be either flat with parapets and some roof reliefs or pitched. The parking structure's roof will be its 5th level utilized for parking.

4.7 Color

Colors will be of similar palette found in :renaissance" and "baroque" architecture, typically a combination of brighter colors, pastels and earth tones found in the stone, all similar to what can be seen at Tivoli Village.

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4.8 Exterior Spaces

Because of the nature of an enclosed structure which is inwardly oriented, the exterior spaces are largely confined to perimeter landscaping, vehicular circulation, and the 125' Buffer Zone along a portion of the property's easterly boundary, all addressed elsewhere herein. The prominence of the building elevations from the perimeter exterior roadways and on-site interior roadways will be the significant visual element and will therefore unify the architecture and architectural details together complimented with the landscaping.

The loading dock areas provide a vital role in the structure's operations, so the dock locations have been optimized for the operations functions with due consideration of the site's constraints.

5.0 LIGHTING

5.1 Purpose

Lighting will be installed that provides functionality; sufficient lighting for safety purposes and that accentuates the architectural aspects of the buildings' and landscaping.

5.2 Illumination Criteria

The City of Las Vegas requirements shall be followed.

5.3 Parking Lot Lighting

All fixtures shall be glare shielded.

6.0 LANDSCAPING

6.1 Landscape Concept and Design

For purposes of symmetry and continuity, the landscape theme will be similar to adjacent north and south properties. It will provide a wide range and variety of plantings that will provide a varying color palette and vertical compliment and relief to the building exteriors. This landscaping will be provided along all external and internal streets.

6.2 Buffer Zone and Landscape Setback

As discussed in Site Plan, 2.8 and 2.9 above.

6.3 Plant Material:

Will be a combination of trees and shrubs to provide both a variety of vertical complement to the architecture and a variety of color as the seasons change. Selections will be those that reinforce the "renaissance" architecture.

6.3 City of Las Vegas Requirements

The landscaping will exceed the City's minimum requirements.

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7.0 SIGN CRITERIA

7.1 Purpose

The purpose shall be for merchandising as well as to add additional color, design and architectural aspects to the site and building structures.

7.2 Signage Elements

Some signage will be applied to the actual building structures; other signage will be located on freestanding signage panels and signage towers. Signage towers, with the exception of the Renaissance signature tower element, which will be taller as discussed in 4.4, will not exceed the height of maximum 70'. Perimeter signage will be a combination of fixed signage, reader-boards, and large display screens.

7.3 City of Las Vegas Requirements

The Site Plan's approval will be subject to the future City's approval of Master Sign Plan. The Master Sign Plan will be prepared and submitted to the City prior to the application/installation of any signage.

8.0 CC&R'S

The site is subject to CC&R's dated January 31, 2001, recorded February 12, 2001, attached as Exhibit #1.

9.0 DEFINITIONS

9.1 Developer: RA Southeast Land Company LLC or its successors.

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APN 138-32-412-013

Recording Requested and
when recorded return to:

Charleston Associates, LLC
9510 W. Sahara Avenue, Suite 200
Las Vegas, Nevada 89117
Attn: Legal Department

LV - 881125 CD

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF
02-12-2001 14:25 JYB 36
BOOK 20010212 INST: 01340
FEE: 42.00 RPTT: .00
EASEMENT
CONFORMED COPY: HAS NOT BEEN COMPARED TO THE ORIGINAL

GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS

THIS GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS ("Declaration") is made to be effective as of January 31, 2001, by Charleston Associates, LLC, a Delaware limited liability company ("Declarant").

RECITALS

A. Declarant is the Owner (as defined below) of all that real property located in the City of Las Vegas, County of Clark, State of Nevada, described in Exhibit A attached hereto and incorporated herein.

B. Declarant intends that the Parcels (as defined below) and buildings be developed and operated in conjunction with each other as integral parts of a shopping center under a general plan and scheme of improvement for the benefit of all of the property and the future owners thereof.

NOW, THEREFORE, Declarant hereby declares that all of the property described in Exhibit A shall be held, sold, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the above described real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each Owner thereof.

SECTION 1
DEFINITIONS

Each reference in this Declaration to any of the following terms shall mean:

1.1 ADJACENT CENTER

Those parcels of real property described on Exhibit C attached hereto and incorporated herein.

1.2 ANCHOR USER

Any retail Occupant in the Shopping Center occupying more than Twenty Five Thousand (25,000) square feet of leasable area or as otherwise specifically designated by Declarant from time to time.

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1.3 BUILDING AREA

Those areas shown on the Site Plan to be utilized for construction of buildings and related drive-thru facilities and improvements intended for use by Occupants; provided, however, that the areas for buildings and improvements may change from the building areas shown on the Site Plan, so long as such change is approved in advance by Declarant and the parking and access between Parcels, the Common Area, the Adjacent Center and Shopping Center are not materially and adversely affected. Once the buildings to be constructed on each Parcel are complete, the Building Area shall be the areas of the Parcel on which the respective buildings and related drive-thru facilities actually sit.

1.4 COMMON AREA

All portions of the Shopping Center other than the Building Areas. Without limiting the generality of the foregoing, the Common Area shall include all parking fields and multi-level parking facilities ("Parking Structures"). The designation of any portion of a Parcel as Common Area shall not prohibit the subsequent development thereon of a building so long as all requirements of this Declaration are complied with in connection with such development.

1.5 DECLARANT

Charleston Associates, LLC, a Delaware limited liability company, its successors and assigns, if such successors and assigns should acquire all or substantially all of the then Declarant's property in the Shopping Center and such successors or assigns assume the obligations of Declarant hereunder.

1.6 OCCUPANT

Any Person or Persons from time to time entitled to the use and occupancy of any portion of the Shopping Center through ownership, lease or exclusive license thereof.

1.7 OWNER

Each of the Persons owning the fee interest in a Parcel, or any portion thereof. Declarant shall be deemed an Owner with respect to each Parcel it owns, if any.

1.8 PARCEL

Any separate lot within the Shopping Center created in accordance with Nevada law. Initially, the Shopping Center will consist of one (1) Parcel, owned by Declarant.

1.9 PERSON OR PERSONS

Individuals, partnerships, firms, associations, corporations, trusts, governmental agencies, administrative tribunals, or any other forms of business or legal entity.

1.10 SHOPPING CENTER

All of the real property described on Exhibit A attached hereto and incorporated herein.

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1.11 SITE PLAN

The site plan attached hereto as Exhibit B and incorporated herein, provided, however, that the areas for buildings and improvements as shown on the Site Plan may change, and upon completion of the Shopping Center Declarant may record a new site plan as an amendment hereto.

1.12 THE GREAT INDOORS

Sears, Roebuck and Co., a New York corporation, doing business as "The Great Indoors".

SECTION 2
GRANT OF RECIPROCAL EASEMENTS

2.1 COMMON AREA EASEMENTS

The Common Area on each Parcel shall be used only for the following purposes related to the businesses and activities conducted in the Shopping Center:

(a) *Ingress and Egress.* Ingress and egress by vehicles and pedestrians.

(b) *Parking.* Parking of motor vehicles in designated parking places within the Shopping Center; provided, however, that Declarant may require that employee's of Occupants park in designated areas and Declarant may restrict portions of the parking areas for use for valet parking for the buildings designated on the Site Plan as "Retail 1", "Retail 2" and "Retail 3".

(c) *Public Utilities.* Installation, maintenance and operation of public utilities and services for the Shopping Center, the Adjacent Center, Common Area and/or Building Areas, including, without limitation, vaults, manholes, meters, pipelines, valves, hydrants, sprinkler controls, conduits, sewage facilities and all other utility-related facilities, all of which shall whenever and wherever reasonably feasible be located below the surface of the Common Area, or the surface of any other above ground improvements located thereon; provided, however, that in any event, (i) all of the foregoing permitted public utilities and installations which are located above the surface of the Common Area shall be placed so as not to interfere with, restrict, or impede other uses of Common Area or Building Area provided for herein, and (ii) no such public utilities and installations which must be located above the surface of the Common Area shall be placed upon any Parcel without the prior written consent of the Declarant.

(d) *Comfort and Convenience.* Subject to the requirements of the Architectural Guidelines (as defined in Section 3.8 below), comfort and convenience of Occupants by installation of those minor convenience facilities, such as lighting, landscaping, mailboxes, public telephones and benches, which Declarant may from time to time deem appropriate to construct or permit to be constructed; provided, however, that no such minor convenience facilities shall interfere with, restrict or impede other uses of the Shopping Center, the Adjacent Center, Common Area or the Building Area provided for herein and such facilities shall be maintained in a first class manner by the Owner of the Parcel on which they were installed.

(e) *Temporary Construction Activities.* Construction, maintenance, repair, replacement, rearrangement and remodeling of buildings and improvements within Building Areas and of landscaping, pedestrian walkways and other improvements in the Common Area not substantially affecting or changing the Common Area except as permitted or required herein. All such work shall be conducted in the most expeditious manner reasonably possible to minimize the interference with the use of the Common Area and

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the business operations of the Owners and Occupants within the Shopping Center. All such work shall be diligently prosecuted to completion. The Common Area may be utilized for ingress and egress of vehicles transporting construction materials and equipment and persons employed in connection with any work provided for herein and temporary storage of materials being utilized in connection with such construction, subject to all of the other terms of this Section 2.1(e) and this Declaration, provided no material, equipment or temporary storage facilities may be located upon the Common Area of any Parcel without the express written consent of such Parcel's Owner and Declarant.

(f) *Service and Delivery Vehicles.* Ingress, egress, and temporary parking of delivery and service vehicles for the delivery of goods, wares, merchandise, furniture, fixtures, supplies and equipment, and the rendition of services to any Occupant in the loading areas at the rear of each Building Area; provided, however, that deliveries may be made at the front of Building Areas for security purposes (such as deliveries or pick-ups made by armored vehicles) and for those buildings without service access in the rear of the building, as depicted on the Site Plan.

(g) *Pylon and Monument Signs.* The construction, repair, maintenance and replacement of (i) pylon signs identifying Occupants in the Shopping Center, and (ii) monument signs either identifying Occupants in the Shopping Center or providing directions, or both, which signs Declarant may, in its sole discretion, construct and operate within the Common Area.

2.2 CREATION OF EASEMENTS AND EQUITABLE SERVITUDES

Subject to the restrictions provided for elsewhere in this Declaration, there are hereby created non-exclusive easements and equitable servitudes, appurtenant to and for the benefit of each Parcel and the Shopping Center, over, across, in, under and through the Common Area for the uses and purposes set forth in Section 2.1. There are hereby also further created non-exclusive easements and equitable servitudes for the benefit of each Parcel and the Shopping Center for ingress, egress and access to the Common Area located over, along and under the Common Area for the purpose of effectuating any necessary repairs, maintenance and replacement of the Common Area located on the Parcels as provided herein.

2.3 NO WALLS, FENCES OR BARRIERS

No walls, fences or barriers of any sort or kind shall be constructed or erected in the Shopping Center, or any portion thereof, which shall prevent or impair the use or exercise of any of the easements granted herein, or the free access and movement of Occupants, including without limitation, pedestrians and vehicular traffic between the various Parcels and between, within and throughout the Shopping Center, the Parcels and the Adjacent Center; provided, however, curb stops and other reasonable traffic controls, including, without limitation, stop signs, directional barriers and parking stops, as may be necessary to guide and control the orderly flow of traffic consistent with the Site Plan, may be installed by an Owner on its Parcel with the prior written consent of Declarant to the extent such controls do not materially adversely affect any other Parcel or Owner, or any Occupant of the Shopping Center. Notwithstanding the foregoing, an Owner or Occupant may install temporary traffic controls in the event of an emergency condition.

2.4 CREATION OF EASEMENTS FOR THE ADJACENT CENTER

Subject to the restrictions provided elsewhere in this Declaration, there are hereby created, for the benefit of the Adjacent Center and the occupants thereof, and such occupants' Permittees (as defined below), a non-exclusive easement for the passage of vehicles over and across the driveway areas of the Shopping Center, as the same may from time to time be constructed and maintained for such use, and for the passage and

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accommodation of pedestrians over and across the parking, driveways and sidewalk areas of the Shopping Center, as the same may from time to time be constructed and maintained for such use.

2.5 RESTRICTIONS AND RESERVATIONS

All easement rights granted in this Declaration shall be subject to the following reservations as well as any other provisions contained in this Declaration:

(a) Each Owner further reserves the right to close off the portion of the Common Area owned by such Owner for a reasonable period of time as may be legally necessary, in the opinion of such Owner's counsel, to prevent the acquisition of prescriptive rights by anyone; provided, however, that prior to closing off any portion of the Common Area, as herein provided, such Owner shall give written notice to Declarant and the other Owners of its intention to do so, and shall attempt to coordinate such closing with the other Owners so that no unreasonable interference in the passage of pedestrians or vehicles shall occur; and

(b) Each Owner reserves the right at any time and from time to time to exclude and restrain any Person who is not a Permittee from using the Common Area owned by such Owner. As used herein, a "Permittee" shall mean all Occupants of the Shopping Center and Adjacent Center and the officers, directors, employees, agents, contractors, vendors, suppliers, visitors, invitees, licensees, subtenants, and concessionaires of such Occupants insofar as their activities relate to the intended development, use and occupancy of the Shopping Center and Adjacent Center. Persons engaged in civic, public or political activities within the Shopping Center (including without limitation, (i) distributing handbills, booklets or circulars, (ii) exhibiting any signs, placards or notices, (iii) picketing, parading or demonstrating, and (iv) failing to follow the regulations established by the Declarant for use of the Common Area) shall not be considered Permittees.

SECTION 3
CONSTRUCTION AND DEVELOPMENT

3.1. UTILITIES

(a) Any work performed by a Person to connect to, repair, relocate, maintain or install any storm drain, utility-line, sewer, water-line, gas-line, telephone conduits or any other public utility service shall be subject to all conditions of this Declaration and in addition shall be performed without interference with the provision of such services to any other Occupant or Person. Any work of installation, alteration, replacement or repair of utility installations which requires interference with the paving in the parking lots or driveways in the Common Area shall be undertaken with particular care so as to minimize the impact upon traffic circulation within the Common Area and access to the various business establishments in the Shopping Center.

(b) The Shopping Center contains master water meters and it is from these master water meters only that the local water district conducts its readings for the basis of its periodic billing for water consumption. As of the date hereof, the master water meters are maintained in the name of Declarant, who shall be billed directly by the local water district for the Shopping Center's consumption. Therefore, each Parcel Owner, and upon request by Declarant, any Occupant, shall install a separate sub-meter (or check meter) from the applicable master water meter, at such Parcel Owner's or Occupant's expense. Declarant, or its designated successor in interest, may bill each Parcel Owner or, in Declarant's sole discretion, each Occupant, for its actual water consumption during such period, plus an administrative fee of ten percent (10%). The owner of each Parcel agrees to pay or cause to be paid the water bills attributable to its use upon

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demand. Such charges shall be in addition to, and not a part of, the Common Area Maintenance Cost (as defined below).

3.2 EMINENT DOMAIN

Should any portion of the Shopping Center be taken for any public or quasi-public use by any lawful power or authority by the right of condemnation or of eminent domain or by agreement between any Owner and those having the authority to exercise such right ("Taking"), then after such Taking the Owner of the Parcel that is the subject of the Taking shall restore the Parcel as completely as reasonably possible to its condition before the Taking. After and as a result of such restoration, such Owner or party shall use reasonable efforts to ensure that reasonable access exists between Parcels, the Adjacent Center and the Shopping Center and that driveways, entryways and parking areas are configured to allow the free flow of pedestrian and vehicular traffic into, out of and through the Parcels, the Adjacent Center and Shopping Center.

3.3 MAINTENANCE OF PARCELS BY OWNERS AND OCCUPANTS

Each Owner shall maintain the Building Area on its Parcel, and all improvements on such Building Area, in a first-class manner so that such Building Area shall be in a good and clean condition and repair.

3.4 INTENTIONALLY OMITTED

3.5 SELF-HELP

Should any Owner fail to take any action as required by Sections 3.3, 3.10 or 5.3(i or ii) hereof to be taken by it, then such party shall be in default and Declarant or any non-defaulting Owner may take such reasonable action on behalf of the defaulting Owner after giving the Owner of such Parcel and Declarant thirty (30) days initial written notice of the non-defaulting party's intent to do so and a second written notice of such intent no less than five (5) days prior to taking said action. At any time within such notice periods, Declarant may, but shall have no obligation to, notify such non-defaulting Owner that Declarant will take such reasonable action as to cure the default of the defaulting Owner, in which case the non-defaulting Owner shall take no action. Any such work shall be in a first-class and good and workmanlike manner. The defaulting Owner shall reimburse the Declarant or non-defaulting Owner for all reasonable sums so paid and for all reasonable costs and expenses incurred by Declarant or the non-defaulting Owner in connection with the performance of any such act, plus a fee equal to ten percent (10%) of all such costs and expenses incurred. If the defaulting Owner begins to undertake the required action within such thirty (30) day period and diligently pursues such action to completion, then the default shall be cured and Declarant or the non-defaulting Owner shall take no action.

3.6 REPAYMENT

Any reasonable sums actually paid and all reasonable costs and expenses actually incurred by Declarant or a non-defaulting Owner pursuant to Section 3.5 above on behalf of the defaulting Owner shall be due and payable by and upon written demand given to the Owner of such Parcel, together with invoices for work performed in connection therewith and reasonable evidence of the payment of the same, and unconditional lien releases from all Persons who performed such work. All sums due shall not bear interest if paid within thirty (30) days of the date such demand is made, but all sums not paid on or before thirty (30) days from such demand shall bear interest at ten percent (10%) per annum in excess of the Prime Rate from the date when due until paid. The term "Prime Rate" shall mean the rate (or the average of rates, if more

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than one rate appears) from time to time inserted in the blank of the "Money Rate" section of the Wall Street Journal (National Edition) in the section reading "Prime Rate". All payments on account shall be applied first to interest then to principal first due.

3.7 LIEN

All sums owed pursuant to the terms of this Declaration and not paid within the time periods as required hereby shall be a lien on the Parcel of the defaulting Owner. The Declarant or Owner that completed work on the defaulting Owner's Parcel may bring an action at law or in equity against such defaulting Owner obligated to pay the same, or foreclose the lien against the Parcel owned by such defaulting Owner. The provisions of Sections 116.3116 to 116.31168 of the Nevada Revised Statutes or any successor statute or statutes are hereby adopted and incorporated herein for the purpose, among other things, of establishing the manner in which any charges referred to herein shall become a lien against the Parcel possessed by the defaulting Owner owning or possessing the same, the priority of such liens, and the manner in which they are enforced. Any reference in such statute to a planned unit development shall be deemed for the purposes hereof to be a reference to the applicable Parcel and any reference therein to an organization shall be deemed a reference to the Declarant or non-defaulting Owner. Any lien so created shall also secure reasonable attorneys' fees incurred by the Declarant or non-defaulting Owner incident to the collection of such charges or the enforcement of such lien. Such lien may also be enforced in any manner permitted by law. No lien created pursuant to this Section 3.7 shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value.

3.8 INITIAL CONSTRUCTION

Each building in the Shopping Center shall be of first-class quality construction and architecturally designed so that its exterior elevations (including, without limitation, signs and color) will be architecturally and aesthetically compatible and harmonious with all other buildings in the Shopping Center and will not be materially inconsistent with the architectural scheme of the Shopping Center established by Declarant. Such requirements shall be conclusively presumed satisfied for improvements approved or built by or for Declarant. All initial construction of improvements within the Shopping Center shall be subject to the prior approval of Declarant. Such approval shall not be required for any improvement constructed by or for Declarant. Each Owner other than Declarant shall submit to Declarant all plans, drawings and specifications of the planned improvements for the Parcel for review and approval by Declarant before their submission to the City of Las Vegas or any political subdivision thereof. All such plans, drawings and specifications shall comply with the sign plan, landscape plan and architectural plan for the Shopping Center (collectively, the "Architectural Guidelines"), which shall be created, implemented and revised by Declarant, in its sole discretion, and which Architectural Guidelines shall be as provided to each Owner by Declarant from time to time upon request. Changes in the Architectural Guidelines shall not apply to completed work or work to be completed pursuant to plans previously approved by Declarant (provided that such work otherwise complies with the terms of this Declaration), but shall apply to subsequent modifications as provided in Section 3.9 below. Once approved by Declarant, there shall be no material changes to an Owner's plans, drawings or specifications. Neither Declarant nor any agent or employee thereof shall be liable to any Owner or any other party for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings or specifications, or (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications. Notwithstanding anything to the contrary contained herein, this Section 3.8 shall not be applicable to The Great Indoors.

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3.9 MODIFICATION OF BUILDINGS

The exterior of any building shall not be modified in any material way (including, without limitation, signs and color) without the prior approval of Declarant. Further, any modification or remodeling of a building or structure shall comply with the then-current Architectural Guidelines and all plans, drawings and specifications for such modifications shall be approved by Declarant before their submission to the City of Las Vegas or any political subdivision thereof. Before the modification or remodeling of any building is commenced, sufficient information shall be sent to Declarant to enable Declarant to make a reasonable determination as to the architectural and aesthetic compatibility of the proposed modification with all other buildings in the Shopping Center. Declarant must approve or disapprove the proposal within thirty (30) days after receipt of the proposal, and, if Declarant disapproves the proposal, it shall provide a written explanation of its general reasons for disapproval. If Declarant fails to respond to a proposal within the thirty (30) day period, or rejects or disapproves the proposal but fails to provide the required explanation within the thirty (30) day period, Declarant shall be deemed to have approved same; provided, however, that under no circumstances shall such plans and specifications be deemed approved if they contain a violation of any applicable law, rule or regulation, including, without limitation, applicable building codes. If the proposal is not approved by Declarant as provided herein, then an alternate proposal may be submitted, which alternate proposal shall be handled in the same manner as the initial proposal. The approvals and submittals required hereby shall not apply to any work undertaken by or at the direction of Declarant. Neither Declarant nor any agent or employee thereof shall be liable to any Owner or any other party for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings or specifications, or (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications. Notwithstanding anything to the contrary contained herein, this Section 3.9 shall not be applicable to The Great Indoors.

3.10 CONSTRUCTION RULES

The following rules shall apply to all construction on a Parcel, whether the initial construction on the Parcel or otherwise:

(a) After initial construction on a Parcel is complete, any additional construction shall be commenced within six (6) months after obtaining a building permit for the improvements to be made.

(b) All construction shall be carried out in an orderly and timely manner and once construction has commenced shall be diligently pursued to completion within one (1) year. Any construction envisioned to require more than one (1) year for completion shall require the prior written approval of the Declarant before commencement of construction and all other construction in progress actually requiring more than one (1) year for completion shall require the written approval of the Declarant before continuation beyond the one-year period is permitted (which approval, in the case of extensions, shall not be unreasonably withheld or delayed if the Owner can demonstrate that completion within the one-year period was not accomplished due to causes over which it had no reasonable control and to which it did not contribute, financial inability, imprudent management and negligence excepted).

(c) All construction sites shall be enclosed with a lockable chain link fence, kept in a neat and good condition at all times and locked whenever construction is not actually being performed. Stored building materials shall be appropriately hidden from view, to the extent deemed reasonably necessary by the Declarant.

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(d) All portable toilets shall be located a minimum of twenty-five feet (25') from areas to which the general public has access and shall be emptied as often as required to ensure the containment of any noxious odors.

(e) Dust from all construction sites shall be controlled at all times by watering down the construction site. Any sandblasting activities shall be restricted to the water-type application. The Owner of the Parcel on which or for whose benefit construction is being performed shall be responsible for maintaining the Common Area and adjacent public streets (or causing the same to be maintained) in a clean, dust-free and mud-free condition on a daily basis, and shall be responsible for complying with or causing compliance with dust and pollution laws and regulations.

(f) All Common Areas or utilities that are damaged due to the construction process on a Parcel shall be repaired, to the reasonable satisfaction of the Declarant, at the sole expense of such Parcel's Owner or the Occupant undertaking such construction activity. The damaged Common Area shall be repaired within seven (7) days after the damage occurs; damaged utilities shall be repaired within twenty-four (24) hours after the damage occurs.

(g) Any landscaping materials or sprinkler systems in the Shopping Center damaged in the course of construction on a Parcel shall be replaced or repaired within two (2) days after damage is detected, to the reasonable satisfaction of the Declarant, at the sole expense of such Parcel's Owner or the Occupant undertaking such construction activity.

(h) Construction, delivery and other vehicles operated or utilized in connection with construction activities upon a Parcel shall be parked only upon such Parcel or, with the prior written consent of the Owner of another Parcel, upon such other Parcel.

(i) If any damage required to be repaired by a Parcel's Owner pursuant to this Section 3.10 is not repaired to the reasonable satisfaction of the Declarant or applicable public or private utility within the time periods specified, the Declarant may, at its option, cause the damage to be repaired in accordance with the provisions of Section 3.5.

(j) Compliance with all applicable laws, rules, regulations and building codes.

SECTION 4
COMMON AREA MAINTENANCE

4.1 MAINTENANCE OF COMMON AREA

Declarant shall operate, maintain and keep in good condition and repair the Common Area, including, but not limited to parking fields and Parking Structures, entryways, roads, sidewalks, landscaping, drainage, public utilities and lighting facilities so that all areas of the Common Area shall be in a good and clean condition and repair as determined in Declarant's reasonable discretion. Such maintenance shall include, without limitation, maintaining, repairing, restriping and resurfacing, as necessary, all paved surfaces and maintaining all landscaping and plant material in a healthy and first class manner.

4.2 COMMON AREA MAINTENANCE COST

(a) "Common Area Maintenance Cost" shall mean the cost of managing, operating, insuring, equipping, lighting, repairing, replacing and maintaining the Common Area in accordance with

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Section 4.1 above, along with the cost of all expenses incurred for the benefit of the Shopping Center, including, without limitation, insurance costs, taxes, security and utility costs, all as determined by Declarant in its reasonable discretion. Common Area Maintenance Cost shall be reduced by the amount contributed by (an) Anchor User(s) for such services and maintenance. Each Owner's "Proportionate Share" shall mean the ratio that the total square feet of gross area of floor space of all buildings on the Parcel owned by such Owner bears to the total square feet of gross area of floor space of all buildings in the Shopping Center from time to time, less the gross area of the floor space of any Anchor User, all as determined in Declarant's reasonable discretion. For the purposes of this Section 4.2(a), "buildings" shall not include any Parking Structures. Floor space shall be measured from the exterior line of the exterior walls and from the center line of any party or common interior walls without deduction for columns, walls or other structural or non-structural components, as determined in Declarant's reasonable discretion.

(b) As compensation for the operation and maintenance of the Common Area as specified in this Section 4, Declarant shall receive an administrative fee equal to fifteen percent (15%) of the total of all other Common Area Maintenance Costs, exclusive of insurance, real property taxes and costs of onsite management, if any. The Owner of each Parcel shall each pay its Proportionate Share of the fee in accordance with the provisions of this Section 4.2.

(c) All costs incurred in the operation and maintenance of the Common Area shall be promptly paid timely by Declarant when incurred.

(d) Commencing with the first day of each calendar month during the term of this Declaration, and on the first day of each month thereafter, each Owner shall pay to Declarant an amount estimated by Declarant to be such Owner's Proportionate Share of Common Area Maintenance Cost. Each Anchor User or the Owner of the Parcel occupied by such Anchor User shall pay Common Area Maintenance Cost directly to Declarant in such amounts and on such terms as is mutually agreeable to such Anchor Tenant, the Owner of such Parcel and Declarant.

(e) Such estimated charge may be adjusted by the Declarant from time to time on the basis of its experience and anticipated costs of maintaining the Common Area hereunder. After the end of each quarter of the calendar year, or at the option of the Declarant, the end of each calendar year, the Declarant shall submit a statement to each Owner for its respective Proportionate Share of the actual costs and expenses paid or incurred by the Declarant for the previous quarter or year. Such statement shall set forth the total Common Area Maintenance Cost for the previous quarter or year, the amount of such Owner's Proportionate Share of Common Area Maintenance Cost for such calendar quarter or year, and the total estimated payments made by such Owner with respect to such period under this subsection (e). If an Owner's Proportionate Share of Common Area Maintenance Cost exceeds that Owner's estimated payments, that Owner shall pay to the Declarant the deficiency within fifteen (15) days after receipt of such statement. If such estimated payments exceed that Owner's Proportionate Share of Common Area Maintenance Cost, that Owner shall be entitled to offset the excess against payments next thereafter due the Declarant under this subsection (e) until such overpayment is exhausted.

(f) Any Owner may require any tenant or Occupant of such Owner's Parcel to pay Common Area Maintenance Costs directly to the Declarant. Such arrangement shall not relieve Owner of any obligation hereunder and shall not reduce the total amount of Common Area Cost otherwise due from Owner. Owner shall continue to be primarily liable for the payment of such Owner's Proportionate Share of Common Area Maintenance Cost hereunder.

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4.3 ALTERNATIVE MAINTENANCE CHARGES

Declarant may, in its discretion, incorporate the Common Area maintenance obligations of the Shopping Center into contractual arrangements covering all or any portion of the Adjacent Center; provided that all such costs are allocated between the Shopping Center and Adjacent Center based upon the benefit received, in Declarant's reasonable discretion.

4.4. OPERATING AGREEMENT

Notwithstanding any other provision to the contrary contained in this Section 4, Declarant may enter in to an agreement at reasonable market rates and terms with a third party operating entity for the operation and maintenance of the Common Area as provided in this Section 4, which third party may be affiliated with the Declarant.

SECTION 5
INSURANCE AND INDEMNIFICATION

5.1. INDEMNITY

Each Owner shall indemnify, defend and hold the other Owners and Declarant harmless from and against all claims, expenses, liabilities, loss, damage and costs, including any actions or proceedings in connection therewith and including reasonable attorneys' fees, incurred in connection with, arising from, due to or as a result of (i) the death of, or any accident, injury, loss or damage, howsoever caused, to any Person or loss of or damage to the property of any Person as shall occur in or about any portion of such Owner's Parcel, (ii) the death of, or any accident, injury, loss or damage to any Person or damage to the property of any Person resulting from the negligence or willful act or omission of an Owner or its Occupants, wherever the same may occur, or (iii) by reason of injury to or death of persons, damage to property or claims of lien for work or labor performed, materials or supplies furnished arising out of or in connection with use by an Owner or its Occupants of the easements granted hereunder or exercise of the rights granted herein, except claims resulting from the negligence or willful act or omission of the indemnified Owner or any Occupant of such Owner's Parcel, wherever the same may occur.

5.2. PUBLIC LIABILITY INSURANCE

Each Owner shall at all times during the term hereof maintain or cause to be maintained comprehensive public liability and property damage insurance covering all buildings on its Parcel to protect against any liability to the public arising out of or related to the use of or resulting from any accident occurring in or upon such Owner's Parcel, with limits of liability of not less than the following in Constant Dollars: (i) Five Million Dollars ($5,000,000.00) combined single limit for injury or death of one or more persons, and (ii) Two Million Dollars ($2,000,000.00) for property damage. For the purposes of this Section 5.2, "Constant Dollars" means the present value of dollars. An adjustment shall occur on January 1 of the sixth (6th) calendar year following the date of this Declaration, and thereafter at five (5) year intervals. Constant Dollars shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the month during which this Declaration is dated; the "Current Index Number" shall be the level of the Index for the month of September of the year preceding the adjustment year; the "Index" shall be the Consumer Price Index for All Urban Consumers, U.S. City Average, All Items published by the Bureau of Labor Statistics of the United States Department of Labor (base year 1982-84=100), or any successor index thereto. If the Index ceases to be published, then

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the Declarant shall select a substitute index and method of measuring Constant Dollars in its reasonable discretion.

5.3. PROPERTY INSURANCE

Each Owner shall at all times carry, or cause to be carried, comprehensive all risk property insurance upon all buildings and improvements located upon its Parcel in an amount not less than the full replacement cost thereof (excluding foundations or excavations). The loss, if any, covered by such insurance shall be paid to the respective Owner, provided that if the mortgagee or beneficiary under any mortgage or deed of trust has agreed in writing that insurance proceeds shall be available for use for the purpose of compliance with this Section 5.3, such insurance may name such mortgagee or beneficiary as an additional insured as its interest may appear. Each Owner shall have the power to adjust and settle any loss with its insurer. In the event of any damage to or destruction of any buildings on a Parcel, the affected Owner shall (i) repair (or cause to be repaired) any such damage or destruction and reconstruct the building or (ii) demolish and dispose of the damaged or destroyed improvements and clear away the rubble, either of the foregoing (i) or (ii) must be accomplished in accordance with the concept of an integrated shopping center and the provisions of Sections 3.9 and 3.10 of this Declaration. The proceeds of all insurance and condemnation awards shall be used by the affected Owner in payment for such restoration and reconstruction or demolition. The affected Owner shall commence (or cause to be commenced) restoration, reconstruction or demolition as herein provided as soon as reasonably possible after the damage or destruction, regardless of receiving insurance or condemnation proceeds, and shall use all due diligence to repair or reconstruct within a reasonable period of time thereafter not exceeding one hundred eighty (180) days.

5.4. MUTUAL RELEASE

Each Owner for itself, and, to the extent it is legally possible for it to do so, on behalf of its insurer and without affecting the coverage provided by insurance required to be maintained by any other Owner hereunder, hereby releases and waives any right to recover against Declarant, the other Owners and Occupants for any liability for (a) damages for injury to or death of persons, (b) any loss or damage to property, including, without limitation, the property of any Owner or Occupant located upon or in the Shopping Center, (c) any loss or damage to buildings or other improvements in the Shopping Center or the contents thereof, or (d) claims arising by reason of any of the foregoing, to the extent that such damages and/or claims are covered by insurance carried or required to be carried by or on behalf of each Owner. The provisions of this Section 5.4 are intended to restrict each Owner (to the extent permitted by law) to recovery against insurance carriers to the extent of such coverage, and waive fully, and for the benefit of each, any rights and/or claims that might give rise to a right of subrogation in any insurance carrier.

5.5. GENERAL PROVISIONS

All policies required to be maintained pursuant to the terms of this Declaration shall be written on an occurrence basis and issued by companies having a A.M. Best's rating of not less than A-VII, and which are authorized to do business in Nevada. Each Owner shall deliver (or cause to be delivered) to the Declarant copies of policies or certificates of insurance required hereunder showing that said policies are in effect. All policies providing for self-insurance or "deductibles" may permit one or more of the named insureds to assume the right to defend or adjust claims that reasonably appear to be susceptible of settlement or final resolution within the limits of the self-insurance. All policies shall provide primary insurance. The coverage provided by policies shall not be limited, reduced or diminished by virtue of the subrogation waiver contained in Section 5.4. Should any Owner fail to acquire, maintain or renew any insurance required to be maintained by it under this Declaration, or to pay the premium therefor (or cause the foregoing to be done),

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then and in any of said events, the Declarant, upon written notice, may procure such insurance if such failure is not cured within ten (10) days of receipt of such notice, and any sums expended by it to procure any such insurance shall be forthwith repaid upon demand plus fifteen percent (15%) of the sums paid. Each Owner shall obtain (or cause to be obtained) written undertakings from each insurer under policies required to be maintained by it to notify all insureds thereunder at least thirty (30) days prior to cancellation or modification. Any policy required to be maintained hereunder by any Owner may be maintained under a so-called "blanket policy" insuring other parties and other locations so long as the amount of insurance and the scope of coverage required to be provided hereunder are not thereby diminished and in any event, any blanket commercial liability insurance policies shall not contain a general policy aggregate of less than Twenty Million Dollars ($20,000,000) in Constant Dollars. An Owner may self insure its insurance obligations under this Declaration; provided, however, that (i) at all times during such periods of self insurance, such Owner maintains a net worth of no less than One Hundred Million Dollars ($100,000,000) in Constant Dollars (exclusive of such Owner's interest in the Shopping Center or improvements thereon), and (ii) such Owner shall provide Declarant a copy of an annual financial statement audited by an independent certified public accountant within thirty (30) days after such statement has been prepared, and such other financial statements as may be reasonably requested by Declarant from time to time.

SECTION 6
EFFECT OF BREACH UPON PURCHASERS AND MORTGAGEES

The breach of this Declaration shall not entitle Declarant or any Owner, Occupant or other Person to cancel, rescind or otherwise terminate its obligations hereunder. No breach hereof shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value, but the covenants and restrictions, easements and conditions herein contained shall be binding upon and effective against the Owner of any Parcel, or any portion thereof, whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

SECTION 7
COVENANTS AND RECORDATION

All of the provisions, agreements, rights, powers, covenants, conditions and obligations contained in this Declaration shall be perpetual and shall be binding upon and shall inure to the benefit of the Owners and Occupants. All of the provisions of this Declaration shall be covenants running with the land and equitable servitudes pursuant to applicable law. This Declaration shall become effective and binding upon recordation of this Declaration in the Office of the Recorder of Clark County, Nevada.

SECTION 8
AMENDMENTS

8.1 AMENDMENTS

Except as otherwise herein expressly provided, this Declaration may be amended by an instrument signed by Declarant, with the written consent of The Great Indoors, as long as The Great Indoors is an Occupant of the Shopping Center, which consent shall not be unreasonably withheld, conditioned or delayed as long as the amendment shall not: (i) abrogate any easement unless consented to by the Owners of all affected Parcels, (ii) permit any Parcel to be used in a manner prohibited under Section 9.3 or (iii) materially and adversely affect The Great Indoors. Notwithstanding anything contained in the foregoing sentence to the contrary, Declarant may amend this Declaration without the written consent of The Great Indoors, in the

RECORDED MAR 28 2011

event that such amendment to this Declaration shall only impose a Permitted Use restriction, pursuant to Section 9.1 below, and/or grant an Exclusive Use, pursuant to Section 9.2 below, so long as The Great Indoors shall not be bound by such Exclusive Use. Any amendment must be recorded in the Office of the Recorder of Clark County, Nevada. No amendment to this Declaration shall be valid that would tend to defeat the priority position of a first mortgagee, deed of trust beneficiary or sale-leaseback lessor with respect to its lien or interest or which would make such mortgage, deed of trust, or lease illegal under then applicable governmental regulation unless consent is obtained in writing from such mortgagee, beneficiary or lessor. No amendment shall impose a materially greater obligation on or materially impair a right of an Owner without the consent of such Owner, except as otherwise set forth in Section 9.2 below.

8.2 SUPPLEMENTS

Declarant may, without the approval of any other Owner, from time to time cause to be recorded supplements hereto affecting only that portion of the Shopping Center then owned by Declarant. Such supplements may, among other things, allocate assessments imposed pursuant hereto among the different Parcels then owned by Declarant, further restrict the use thereof, and impose such other burdens and give such other rights as Declarant may elect with respect to the Parcels then owned by Declarant, provided that no such supplement shall (i) abrogate any easement unless consented to by the Owners of all affected Parcels, (ii) permit any Parcel to be used in a manner prohibited hereunder, or (iii) materially and adversely affect any Occupant. Notwithstanding the foregoing and Section 9, Declarant may amend this Declaration to allow gaming on a Parcel; so long as such gaming (a) shall be ancillary to the primary use of such Parcel as a food store, drug store, restaurant, bar or tavern; and (b) shall not exceed fifteen (15) gaming devices per establishment.

SECTION 9
USE

9.1 Permitted Use.

In conjunction with the sale of Parcels or the leasing of portions thereof by Declarant, Declarant may require an Owner or Occupant to use its Parcel or the portion thereof that it occupies for a specific use and no other ("Permitted Use"). Such Permitted Uses may be recorded as amendments to this Declaration in the sole discretion of the Declarant if authorized by written agreement between Declarant and such affected Owner or prospective Owner, and may not be amended without the consent of Declarant and the Owner to which the Permitted Use applies. When a Parcel is subject to a Permitted Use, it shall be used for such Permitted Use and no other without the consent of the Declarant, which consent may be granted or denied in Declarant's sole and absolute discretion. When a Parcel is not subject to a Permitted Use, then it may be used for any purpose not otherwise prohibited by this Declaration.

9.2 Exclusive Uses.

In conjunction with the sale of Parcels or the leasing of portions thereof by Declarant, Declarant may grant an Owner or Occupant the exclusive right within all or a portion of the Shopping Center to use its Parcel or the portion thereof that it occupies (the "Benefited Parcel") for a specific purpose ("Exclusive Use"). Such Exclusive Uses may be recorded as amendments to this Declaration in the sole discretion of the Declarant. Notwithstanding anything in Section 8 to the contrary, no Exclusive Use may be amended without the consent of the Owner or Occupant (or its successor or assign) for whose benefit the Exclusive Use was granted. No Parcel or portion thereof within the Shopping Center shall be used for any Exclusive Use (other than the Benefited Parcel) so long as the Benefited Parcel is used for that Exclusive Use. Should

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such Benefited Parcel cease to be used for such Exclusive Use, then such Exclusive Use shall terminate and be of no further force or effect. By purchasing or leasing property within the Shopping Center, each Owner and Occupant agrees to be bound by each Exclusive Use added from time to time by Declarant as amendments to this Declaration, but only to the extent that such Exclusive Use does not violate such Owner's or Occupant's Exclusive Use or primary use of its Parcel or materially interferes with such Owner's or Occupant's actual use of its Parcel, as such use exists at the times of recordation of such amendments. Notwithstanding anything to the contrary contained herein, this Section 9.2 shall not be applicable to The Great Indoors and The Great Indoors will not be bound by any Exclusive Use granted.

9.3 Prohibited Uses.

No portion of the Shopping Center shall be occupied or used, directly or indirectly, for any of the following: (1) the sale of paraphernalia for use with illicit drugs; (2) a massage parlor (but not including massage services provided in connection with the operation of a first class day spa, beauty salon or medical office); (3) an adult bookstore or any other purposes which includes the display or sale of pornographic or obscene material or entertainment, or any other form of sexually oriented business; (4) a flea market; (5) a second-hand store (but not including a first class establishment selling art, antiques and collectibles, estate jewelry, the incidental sale of used audio or visual media at a video or music store, or used "play it again" type sports equipment); (6) a blood/plasma donor facility; (7) an auction house; (8) outside storage of materials or goods (except that Declarant may grant to an Owner or Occupant the right to operate an outdoor sales area in Declarant's sole and absolute discretion); (9) the emission of smoke, fumes, odors, gases, vapors, steam, dust, dirt, cinders and other particles or substances into the atmosphere that are detectable outside of the boundaries of the Building Area where located (except for fumes and odors normally incident to the normal operation of a restaurant), or which may be detrimental to the health, safety, welfare or comfort of any Occupant or Owner, or any other person; (10) a tattoo parlor; (11) gaming ; (12) the violation of any applicable statute, ordinance, rule, regulation, permit or other validly imposed requirement of any governmental body or agency; (13) emission of noise or sounds that are objectionable due to intermittence, beat, frequency, shrillness or loudness; (14) use, in whole or in part, for the warehousing, dumping or disposing of garbage or refuse (except as is ancillary to the operation of a business otherwise permitted hereby); (15) operation for gasoline refining or twenty-four (24) hour manufacturing operations; (16) a public or private nuisance; (17) automotive or R.V. repair or sales facility; (18) a warehouse or "club" store (by way of example only, and not as a limitation, a "Sam's Club", "Costco", or "Super Wal-Mart"); (19) so long as The Great Indoors operates a "The Great Indoors" store in retail building number 4 as shown on the Site Plan (except that such use shall be permitted in such building), a home furnishings and décor superstore or an appliance superstore; (20) before October 22, 2008, and so long as a Target store is operated in the Adjacent Center, operation of a discount retail store containing a floor area in excess of 100,000 square feet, provided that the foregoing shall not prohibit the operation of a home supply retailer such as a Home Depot type operation, (21) before June 1, 2009, and so long as a Vons store is operated in the Adjacent Center, operation of a full-line supermarket such as Smith's, Albertson's or Lucky's; or (22) before March 22, 2020, and only so long as a McDonald's is operated in the Adjacent Center along Rampart Boulevard, for all buildings with frontage on Rampart Boulevard as shown on the Site Plan, a "Fast Food Restaurant", which shall mean any type of food service establishment that serves any amount of hamburgers, cheeseburgers or any other type of beef products served in sandwich form; or ground meat or meat substitute, or a combination of ground meat and meat substitute, or any other type of meat products, any of which are served in sandwich form; provided that the definition of Fast Food Restaurant shall not include any food service establishment that offers as the primary method of service, for all meal times, food and drink orders taken by and served by a waiter or waitress at the customer's table. In addition, and not by way of example, the following restaurants operating under the listed trade names, Arby's, Burger King, Carl's Junior, Del Taco, Hardee's, In N' Out Burger, Jack-in-the-Box, Rally's and Wendy's or operating under any successor trade names, are prohibited from operating at such buildings.

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SECTION 10
NOTICES

10.1 Notice

Any and all notices and demands required or desired to be given hereunder shall be in writing and shall be validly given only if personally delivered, deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, or if made by Federal Express or similar delivery service which keeps records of deliveries and attempted deliveries, or if made by facsimile machine (receipt of which is acknowledged or if a copy thereof is delivered by one of the other delivery methods permitted by this Section 10.1). Service shall be conclusively deemed made on the first business day delivery is attempted or upon receipt, whichever is sooner, and addressed to each Owner or Occupant at the building on its respective Parcel, and as follows:

To Declarant: Charleston Associates, LLC
9510 W. Sahara Avenue, Suite 200
Las Vegas, Nevada 89117
Attn: Legal Department
Telephone: (702) 242-6937
Facsimile: (702) 242-6941

10.2 CHANGES

Any of the above addresses may be changed by the addressee for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the other addressees, which notice of change of address shall not become effective, however, until the actual receipt thereof by such addressee.

SECTION 11
MISCELLANEOUS

11.1. NOT A PUBLIC DEDICATION

Nothing herein contained shall be deemed a gift or dedication of any portion of the Shopping Center or of any Parcel or portion thereof to the general public or for any public use or purpose whatsoever, it being the intention and understanding that this Declaration shall be strictly limited to and for the purposes herein expressed solely for the benefit of the Declarant, Owners and Occupants. Declarant or any Owner may take such action as may be necessary to prevent any such public dedication or appropriation, including, without limitation, temporary closure of the Shopping Center by barriers at entrance-ways on non-business holidays or other appropriate times not disruptive to the businesses of the Occupants. In no event shall such closure exceed the minimum reasonable time required to prevent such dedication or appropriation and such closures shall be carried out so as to minimize any adverse impact on the operation of the business of any Occupant.

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11.2. SEVERABILITY

If any term, provision, covenant or condition of this Declaration, or any application thereof, should be held by a court of competent jurisdiction to be invalid, void or unenforceable, all provisions, covenants and conditions of this Declaration and all applications thereof not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

11.3. CAPTIONS

The captions preceding the text of each section hereof are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Declaration.

11.4. LITIGATION EXPENSES

This Declaration may be enforced by action by Declarant or any Owner or Occupant. If Declarant or any Owner or Occupant shall bring an action against Declarant or any other Owner or Occupant by reason of the breach of any covenant, term or obligation hereof, or otherwise arising out of this Declaration, the prevailing Declarant, Owner or Occupant in such suit shall be entitled to its costs of suit and reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgment.

11.5. PRONOUNS

In this Declaration, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

11.6. GOVERNING LAW; VENUE

The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Declaration. Any action regarding this Declaration shall be brought in the State or Federal courts located in Clark County, Nevada.

11.7 ENVIRONMENTAL HAZARDS INDEMNIFICATION

Each Owner ("Indemnitor") shall defend, indemnify and hold harmless each other Owner and Declarant regarding government or third party claims and awards against any such indemnified party for any environmental contamination occurring, or hazardous materials existing, on the Parcel owned or occupied by Indemnitor, which were generated (i) by such Indemnitor or its agents, successors or assigns, (ii) in connection with the operation of Indemnitor's business, or (iii) as a result of or arising from the use of the Indemnitor's Parcel.

11.8 ASSIGNMENT OF DECLARANT'S RIGHTS AND OBLIGATIONS

Upon sale or transfer by the Declarant of its interest in the Shopping Center with a concurrent or subsequent transfer of its obligations as Declarant to the purchaser or transferee and the purchaser's or transferee's assumption of such obligations, Declarant shall be released from the obligations as the Declarant under this Declaration arising after purchaser's or transferee's assumption of such obligations (while remaining liable for its obligations arising before such time), and such transferee or purchaser shall then become the Declarant hereunder as if originally named as the Declarant hereunder.

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IN WITNESS WHEREOF, Declarant has executed this Declaration to be effective as of the day and year first set forth above.

Charleston Associates, LLC, a Delaware limited liability company

By: _____

Name: Stacy M. Rush

Title: Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on February 8, 2001, by Stacy M. Rush as Manager of Charleston Associates, LLC, a Delaware limited liability company.

_____
Notary Public

SUSAN J. AZUSE
Notary Public - Nevada
No. 99-50718-1
My appt. exp. Jan. 8, 2003

Exhibits

Exhibit A	Description of Shopping Center
Exhibit B	Site Plan
Exhibit C	Description of Adjacent Center

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EXHIBIT A

DESCRIPTION OF SHOPPING CENTER

See Attached

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PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
ANTHONY ZICARI
NO. 11448

7-21-2000

W.O. 5334-2
JULY 20, 2000
BY: KAK
P.R. BY: TZ
PAGE 1 OF 3

EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHEASTERLY OF RAMPART BOULEVARD AND CHARLESTON BOULEVARD.

LEGAL DESCRIPTION
BOCA PARK NORTH

BEING A PORTION OF LOT 1, BLOCK 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS " PECCOLE RANCH TOWN CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS, AT PAGE 23, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH SECTION CORNER OF SAID SECTION 32, BEING THE CENTERLINE INTERSECTION OF RAMPART BOULEVARD AND CHARLESTON BOULEVARD; THENCE NORTH 00°33'39" WEST, ALONG THE CENTERLINE OF SAID RAMPART BOULEVARD, 1000.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1700.00 FEET; THENCE NORTHEASTERLY, 923.51 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'31; THENCE SOUTH 59°26'08" EAST, DEPARTING SAID CENTERLINE, AND ALONG A RADIAL LINE, 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING A POINT ON CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1650.00 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING CURVES AND COURSES: NORTHEASTERLY, 267.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°17'23" ; THENCE NORTH 39°51'15" EAST, 359.32 FEET; THENCE NORTH 41°07'38" EAST, 225.06 FEET;

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2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

LEGAL DESCRIPTION CONTINUED
W.O.5334-2
JULY 20, 2000
PAGE 2 OF 3

THENCE NORTH 39°51'15" EAST, 87.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 95.00 FEET; THENCE NORTHEASTERLY, 30.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 31°57'03" EAST; THENCE NORTHEASTERLY, 33.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" ; THENCE NORTH 39°51'15" EAST, 122.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 54.00 FEET; THENCE EASTERLY, 80.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°33'30" TO THE SOUTHERLY RIGHT-OF-WAY OF ALTA DRIVE, SAME BEING THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 845.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 35°24'45" WEST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING CURVES AND COURSES: THENCE SOUTHEASTERLY, 276.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°43'55" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 655.61 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 16°40'51" WEST; THENCE SOUTHEASTERLY, 107.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'10" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1034.80 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 07°17'41" WEST; THENCE EASTERLY, 164.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°07'24" ; THENCE NORTH 88°10'17" EAST, 370.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE SOUTH 07°46'20" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 1026.35 FEET; THENCE SOUTH 00°19'57" EAST, ALONG SAID BOUNDARY, 369.90 FEET; THENCE SOUTH 89°26'21" WEST, DEPARTING SAID BOUNDARY, 648.23 FEET; THENCE NORTH 50°44'54" WEST, 135.87 FEET; THENCE SOUTH 89°26'21" WEST, 30.03 FEET; THENCE NORTH 00°24'22" WEST, 44.38 FEET; THENCE SOUTH 89°26'21" WEST, 389.77 FEET; THENCE NORTH 00°33'39" WEST, 104.87 FEET; THENCE NORTH 50°55'34" WEST, 247.14 FEET; THENCE NORTH 19°22'11" EAST, 61.61 FEET; THENCE NORTH 39°04'26" EAST, 13.00 FEET; THENCE NORTH 50°55'34" WEST, 189.20 FEET; THENCE NORTH 39°04'26" WEST, 7.20 FEET; THENCE NORTH 15°19'34" WEST, 52.15 FEET; THENCE NORTH 59°26'08" WEST, 50.96 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE " EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

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LEGAL DESCRIPTION CONTINUED
W.O.5334-2
JULY 20, 2000
PAGE 3 OF 3

CONTAINING 41.72 ACRES, NET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:
NORTH 00°33'39" WEST, BEING THE BEARING ON THE CENTERLINE OF RAMPART BOULEVARD, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 82 OF PARCEL MAPS, AT PAGE 11.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

END OF DESCRIPTION.
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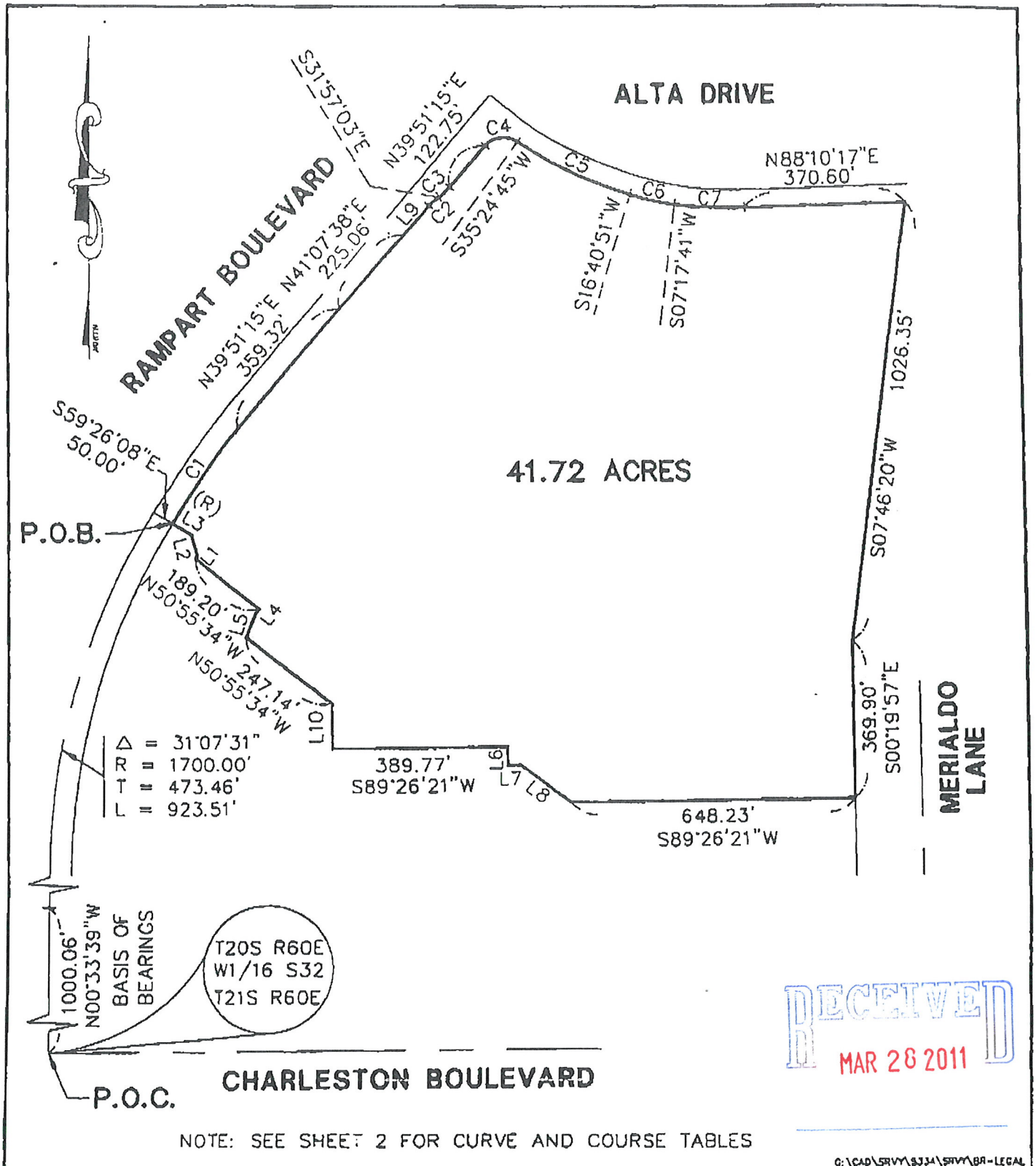

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NOTE: SEE SHEET 2 FOR CURVE AND COURSE TABLES

G:\CAD\SRVY\5334\SRVY\BR-LEGAL

vtn nevada 2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148	PROJECT: EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1"=300' VERT.
		W.O. NO.	5334-2
		DRAWN BY:	KAK
	FOR: BOCA NORTH	DATE:	7/20/00
		SHEET	1 OF 2

LINE TABLE

NO.	BEARING	DISTANCE
L1	N39°04'26"E	7.20'
L2	N15°19'34"W	52.15'
L3	N59°26'08"W	50.96'
L4	N39°04'26"E	13.00'
L5	N19°22'11"E	61.61'
L6	N00°24'22"W	44.38'
L7	S89°26'21"W	30.03'
L8	N50°44'54"W	135.87'
L9	N39°51'15"E	87.55'
L10	N00°33'39"W	104.87'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	1650.00'	09°17'23"	267.52'	134.05'
C2	95.00'	18°11'42"	30.17'	15.21'
C3	105.00'	18°11'42"	33.34'	16.81'
C4	54.00'	85°33'30"	80.64'	49.97'
C5	845.00'	18°43'55"	276.26'	139.37'
C6	655.61'	09°23'10"	107.40'	53.82'
C7	1034.80'	09°07'24"	164.77'	82.56'

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C:\CAD\SRVY\5334\SRVY\BR-LEGAL

vtn nevada
2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148

PROJECT: EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

FOR: BOCA NORTH

SCALE	HORZ. 1"=300'
	VERT.
W.O. NO.	5334-2
DRAWN BY:	KAK
DATE:	7/20/00
SHEET	2 OF 2

EXHIBIT B

SITE PLAN

See Attached

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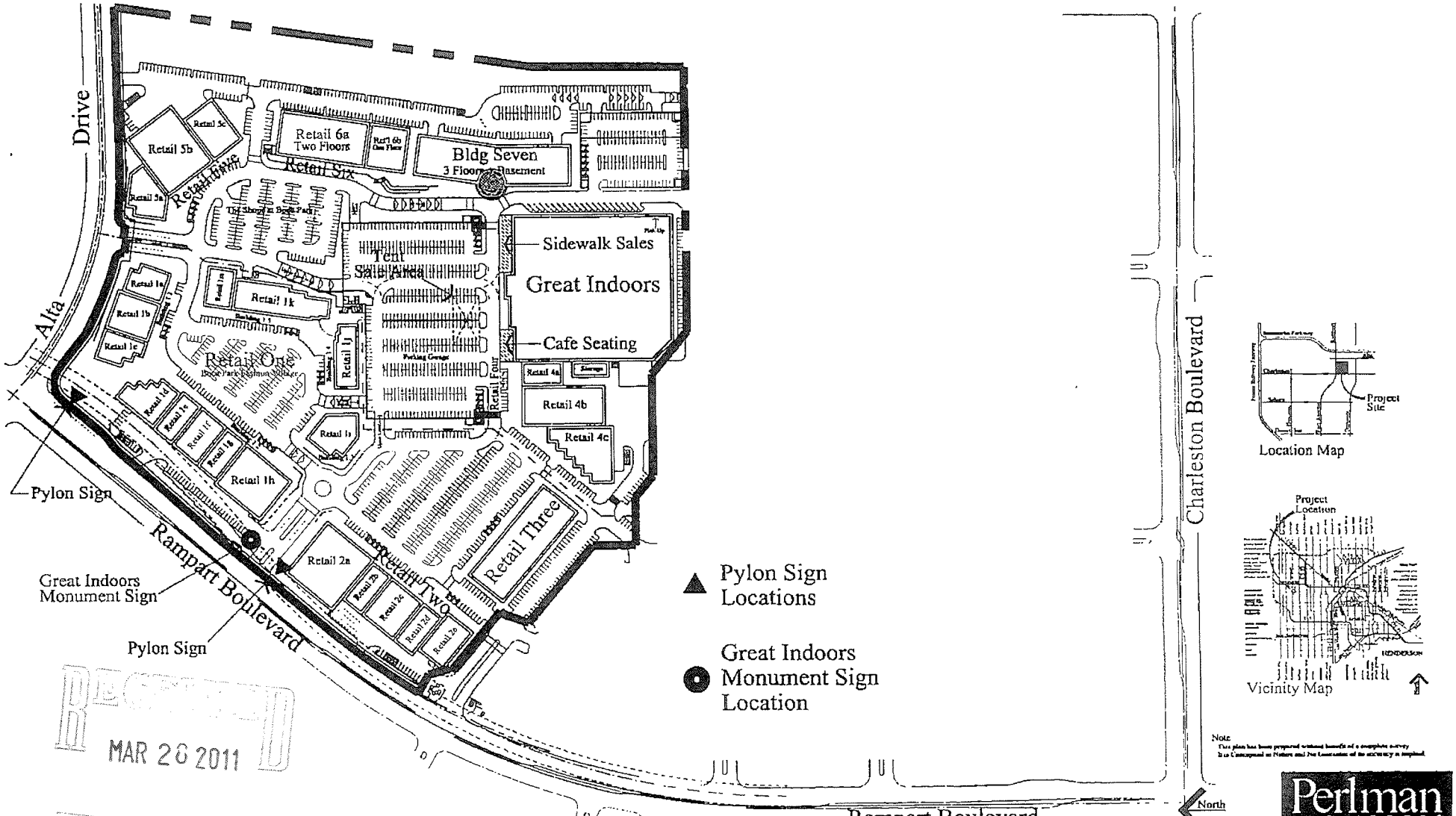
MAR 28 2011



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Boca Park - Phase III

Triple Five Nevada Development Corporation
Las Vegas, Nevada 702-242-6937

Scale 1" = 100'

Perlman ARCHITECTS

PERLMAN ARCHITECTS, INC
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON NEVADA 89014
702 990 9900 702 932 0222 fax

Rampart Boulevard and Alta Drive, Las Vegas, Nevada

Site Plan Exhibit

Date January 5, 2001
Project Number 100035

EXHIBIT C

DESCRIPTION OF ADJACENT CENTER

See Attached

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Exhibit C
Part I

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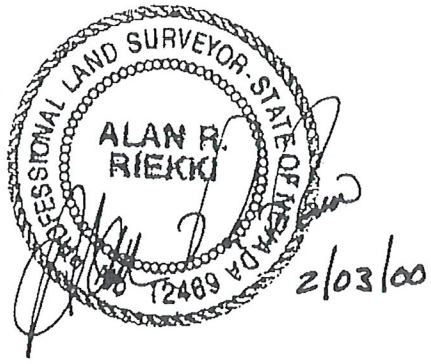
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960



W.O. 5334-1
OCTOBER 15, 1998
BY: TZ / ARR
P.R. BY: ARR
PAGE 1 OF 2
REVISED: 5/27/99
REVISED: 2/03/00

EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHEASTERLY OF RAMPART BOULEVARD AND CHARLESTON BOULEVARD.

LEGAL DESCRIPTION
PHASE 1

BEING A PORTION OF LOT 1, BLOCK 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PECCOLE RANCH TOWN CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS, AT PAGE 23, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH SECTION CORNER OF SAID SECTION 32, BEING ON THE CENTERLINE OF RAMPART BOULEVARD; THENCE NORTH 00°33'39" WEST, ALONG THE CENTERLINE OF SAID RAMPART BOULEVARD, 119.00 FEET; THENCE NORTH 89°26'21" EAST, DEPARTING SAID CENTERLINE, 56.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING COURSES: NORTH 00°33'39" WEST, 124.06 FEET; THENCE NORTH 07°45'20" EAST, 60.83 FEET; THENCE NORTH 01°42'24" WEST, 81.44 FEET; THENCE NORTH 15°44'35" WEST, 41.23 FEET; THENCE NORTH 01°42'24" WEST, 118.57 FEET; THENCE NORTH 00°33'39" WEST, 457.05 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1650.00 FEET; THENCE NORTHEASTERLY, 547.45 FEET ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'36"; THENCE SOUTH 71°33'03" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 15.00 FEET; THENCE 72°37'30" EAST, 200.04 FEET; THENCE SOUTH 04°29'51" EAST, 151.87 FEET; THENCE NORTH 89°26'21" EAST, 681.46 FEET; THENCE SOUTH 00°24'22" EAST, 131.38 FEET; THENCE NORTH 89°26'21" EAST, 782.86 FEET; THENCE SOUTH 00°19'57" EAST, 530.10 FEET; THENCE NORTH 89°40'03" EAST, 125.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF MERIALDO LANE; THENCE SOUTH 00°19'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 541.00 FEET TO

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TEL. (702) 873-7550 FAX. 362-2597

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MAR 28 2011

THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY, 84.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE NORTHERLY RIGHT-OF-WAY OF CHARLESTON BOULEVARD; THENCE SOUTH 89°40'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 559.98 FEET; THENCE SOUTH 89°26'21" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, 1215.42 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 54.00 FEET; THENCE NORTHWESTERLY, 84.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING **51.11 ACRES**, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

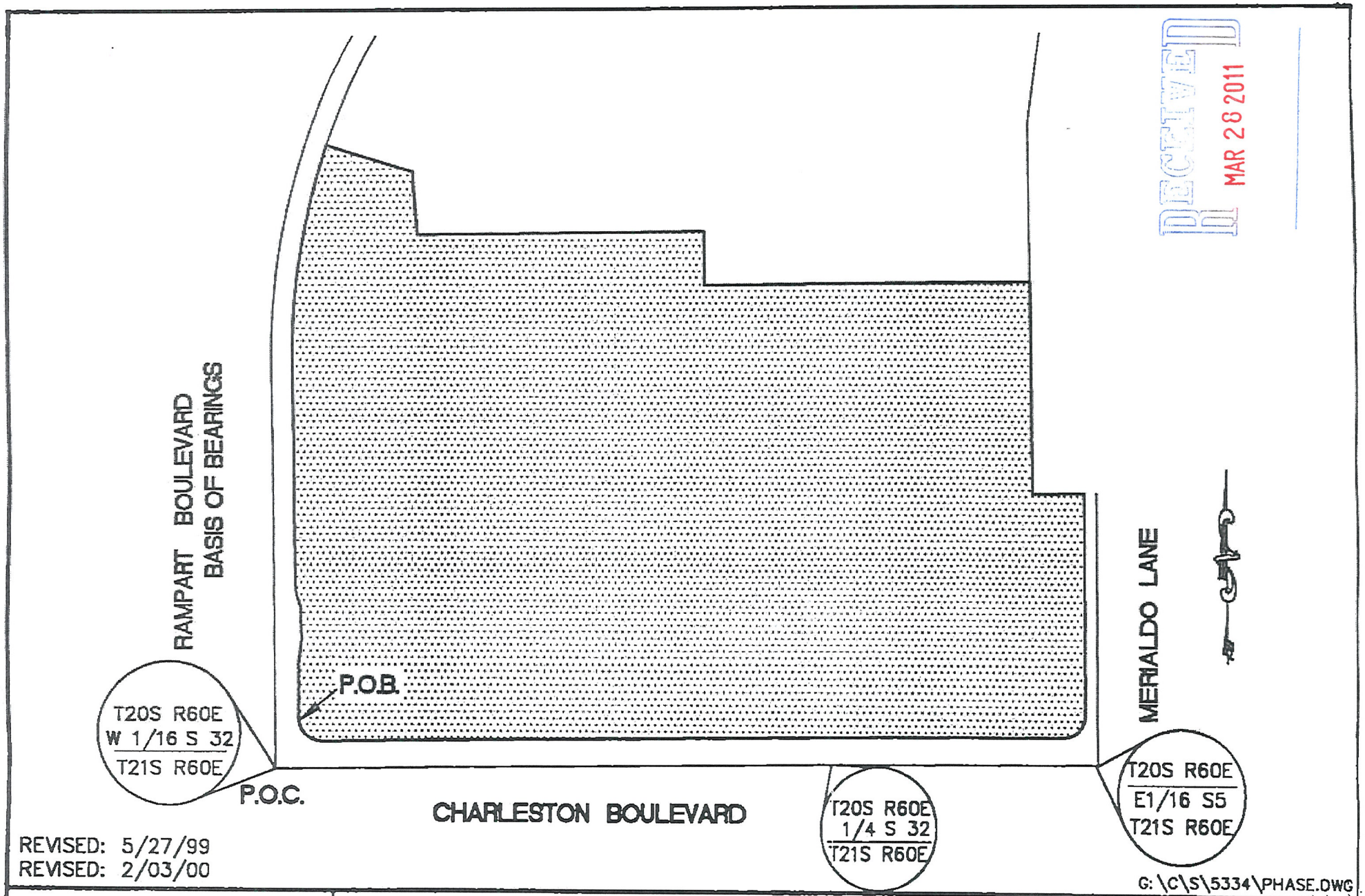
BASIS OF BEARINGS:

NORTH 00°33'39" WEST, BEING THE BEARING ON THE CENTERLINE OF RAMPART BOULEVARD, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 82 OF PARCEL MAPS, AT PAGE 11.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

END OF DESCRIPTION.

G:\C\S\5334\5334PHS3REV4.DOC



REVISED: 5/27/99
REVISED: 2/03/00

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vtn nevada

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
PHASE 1

W.O.#: 5334-1
DATE: 10/15/98
BY: TZ / ARR
SCALE: 1"=300'
SHEET 1 OF 1

Project: 5334srvy Thu Feb 03 10:58:52 2000
Lot Map Check

Lot name: PHASE1NEW

North: 16123.28		East: 17690.35	
Line	Course: N 00-33-39 W	Length: 124.06	
	North: 16247.33		East: 17689.14
Line	Course: N 07-45-20 E	Length: 60.83	
	North: 16307.60		East: 17697.34
Line	Course: N 01-42-24 W	Length: 81.44	
	North: 16389.01		East: 17694.92
Line	Course: N 15-44-35 W	Length: 41.23	
	North: 16428.69		East: 17683.73
Line	Course: N 01-42-24 W	Length: 118.57	
	North: 16547.21		East: 17680.20
Line	Course: N 00-33-39 W	Length: 457.05	
	North: 17004.24		East: 17675.73
Curve	Length: 547.45	Radius: 1650.00	
	Delta: 19-00-36	Tangent: 276.26	
	Chord: 544.94	Course: N 08-56-39 E	
	Course In: N 89-26-21 E	Course Out: N 71-33-03 W	
	RP North: 17020.39		East: 19325.65
	End North: 17542.55		East: 17760.45
Line	Course: S 71-33-03 E	Length: 15.00	
	North: 17537.81		East: 17774.68
Line	Course: S 72-37-30 E	Length: 200.04	
	North: 17478.07		East: 17965.59
Line	Course: S 04-29-51 E	Length: 151.87	
	North: 17326.67		East: 17977.50
Line	Course: N 89-26-21 E	Length: 681.46	
	North: 17333.34		East: 18658.93
Line	Course: S 00-24-22 E	Length: 131.38	
	North: 17201.96		East: 18659.86
Line	Course: N 89-26-21 E	Length: 782.86	
	North: 17209.62		East: 19442.68
Line	Course: S 00-19-57 E	Length: 530.10	
	North: 16679.53		East: 19445.76
Line	Course: N 89-40-03 E	Length: 125.00	
	North: 16680.26		East: 19570.76
Line	Course: S 00-19-57 E	Length: 541.00	
	North: 16139.27		East: 19573.90
Curve	Length: 84.82	Radius: 54.00	
	Delta: 90-00-00	Tangent: 54.00	
	Chord: 76.37	Course: S 44-40-03 W	
	Course In: S 89-40-03 W	Course Out: S 00-19-57 E	
	RP North: 16138.95		East: 19519.90
	End North: 16084.95		East: 19520.21
Line	Course: S 89-40-03 W	Length: 559.98	
	North: 16081.70		East: 18960.24
Line	Course: S 89-26-21 W	Length: 1215.42	
	North: 16069.81		East: 17744.88
Curve	Length: 84.82	Radius: 54.00	

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Project: 5334srvy Thu Feb 03 10:58:52 2000

Lot Map Check

Delta:	90-00-00	Tangent:	54.00
Chord:	76.37	Course:	N 45-33-39 W
Course In:	N 00-33-39 W	Course Out:	S 89-26-21 W
RP North:	16123.80	East:	17744.35
End North:	16123.28	East:	17690.35

Perimeter: 6534.39 Area: 2,226,298.754 sq.ft. 51.109 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure:	0.00	Course:	S 50-22-28 E
Error North:	-0.001	East:	0.001

Precision 1: 3,557,022.19

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MAR 28 2011

Exhibit C
Part II

CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
ALAN R. RIEKKI
No. 12469
6/16/2000

W.O. 5334-1-D
NOVEMBER 12, 1999
BY: ARR
P.R. BY: TZ
(PAGE 1 OF 2)
REVISED 6/16/00

PHASE II - SHOPS AT BOCCA PARK
LEGAL DESCRIPTION

BEING A PORTION OF LOT 1, BLOCK 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PECCOLE RANCH TOWN CENTER" ON FILE AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS, AT PAGE 23, LOCATED WITHIN SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 32, BEING ON THE CENTERLINE INTERSECTION OF CHARLESTON BOULEVARD AND RAMPART BOULEVARD, SAID POINT BEING MARKED BY A CITY OF LAS VEGAS BRASS CAP IN CONCRETE STAMPED "PLS 5094"; THENCE NORTH 00°33'39" WEST, ALONG THE CENTERLINE OF SAID RAMPART BOULEVARD, 1000.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1700.00 FEET; THENCE NORTHEASTERLY, 923.51 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'31"; THENCE SOUTH 59°26'08" EAST, DEPARTING SAID CENTERLINE, 50.00 FEET TO THE CURVING EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 59°26'08" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 50.96 FEET; THENCE SOUTH 15°19'34" EAST, 52.15 FEET; THENCE SOUTH 39°04'26" WEST, 7.20 FEET; THENCE SOUTH 50°55'34" EAST, 189.20 FEET; THENCE SOUTH 39°04'26" WEST, 13.00 FEET; THENCE SOUTH 19°22'11" WEST, 61.61 FEET; THENCE SOUTH 50°55'34" EAST, 247.14 FEET; THENCE SOUTH 00°33'39" EAST, 104.87 FEET; THENCE SOUTH 89°26'21" WEST, 345.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1435.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 77°41'52" WEST; THENCE NORTHEASTERLY, 157.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°17'49";

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2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7580 FAX: 362-2597

THENCE NORTH 72°37'30" WEST, 200.04 FEET; THENCE NORTH 71°33'03" WEST, RADIALLY, 15.00 FEET TO THE CURVING EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1650.00 FEET; THENCE NORTHEASTERLY, 348.90 FEET ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 12°06'55" TO THE **POINT OF BEGINNING;**

CONTAINING 3.06 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:
SOUTH 89°26'21" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 60 OF PARCEL MAPS, AT PAGE 16.

END OF DESCRIPTION.

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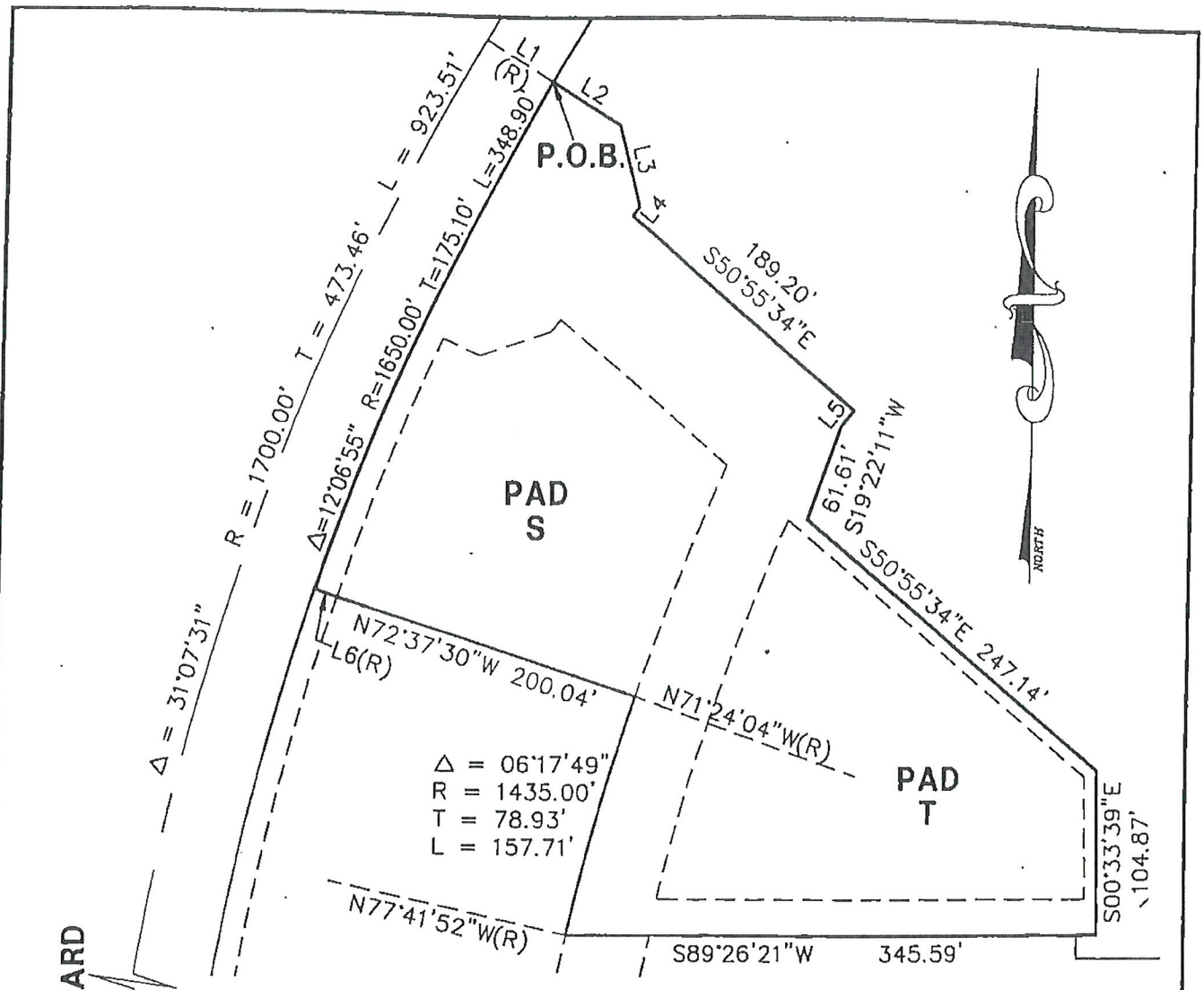
MAR 28 2011



LINE TABLE

NO.	BEARING	DISTANCE
L1	S59°26'08"E	50.00'
L2	S59°26'08"E	50.96'
L3	S15°19'34"E	52.15'
L4	S39°04'26"W	7.20'
L5	S39°04'26"W	13.00'
L6	N71°33'03"W	15.00'

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MAR 29 2011

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vtm nevada
2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148

PROJECT: EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

FOR: PHASE II - SHOPS AT BOCCA PARK

SCALE HORZ. 1"=100'
VERT.
W.O. NO. 5334-1-D
DRAWN BY: ARR
DATE: 11/12/99
SHEET 1 OF 1

Plotted by :

Project: 5334srvy
Lot Map Check

Fri Nov 12 08:18:50 1999

Lot name: st-const

North: 17198.42 East: 17353.12
Line Course: S 59-26-08 E Length: 50.96
North: 17172.51 East: 17397.00
Line Course: S 15-19-34 E Length: 52.15
North: 17122.21 East: 17410.78
Line Course: S 39-04-26 W Length: 7.20
North: 17116.62 East: 17406.24
Line Course: S 50-55-34 E Length: 189.20
North: 16997.37 East: 17553.12
Line Course: S 39-04-26 W Length: 13.00
North: 16987.27 East: 17544.93
Line Course: S 19-22-11 W Length: 61.61
North: 16929.15 East: 17524.50
Line Course: S 50-55-34 E Length: 247.14
North: 16773.37 East: 17716.36
Line Course: S 00-33-39 E Length: 104.87
North: 16668.51 East: 17717.38
Line Course: S 89-26-21 W Length: 345.59
North: 16665.13 East: 17371.81
Curve Length: 157.70 Radius: 1435.00
Delta: 6-17-48 Tangent: 78.93
Chord: 157.63 Course: N 15-27-02 E
Course In: S 77-41-52 E Course Out: N 71-24-04 W
RP North: 16359.37 East: 18773.86
End North: 16817.05 East: 17413.80
Line Course: N 72-37-30 W Length: 200.04
North: 16876.79 East: 17222.89
Line Course: N 71-33-03 W Length: 15.00
North: 16881.54 East: 17208.66
Curve Length: 348.89 Radius: 1650.00
Delta: 12-06-55 Tangent: 175.10
Chord: 348.25 Course: N 24-30-25 E
Course In: S 71-33-03 E Course Out: N 59-26-08 W
RP North: 16359.37 East: 18773.86
End North: 17198.41 East: 17353.11

Perimeter: 1793.36 Area: 133,444 S.F. 3.0635 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.01 Course: S 05-02-05 W
Error North: -0.012 East: -0.001
Precision 1: 143,934.01

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MAR 28 2011

RA Southeast Land Company LLC
9755 W. Charleston Blvd.
Las Vegas, NV 89128

March 3, 2011

City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Renaissance (23 Acres SEC Rampart / Alta)
APN: 138-327-23-001

To Whom It May Concern:

Request:
To rezone from PD and current approved site plan to PD with new site plan, copy attached.

The Property:
The referenced vacant property was purchased in late 2010 by an EHB Companies affiliate, RA Southeast Land Company LLC. This purchase was made so as to continue to add significant value to the properties at the Rampart/Alta intersection and to bring additional commercial offerings/services and some residential and their related conveniences to the immediate neighborhood and greater market area. This property will be developed with the same unique, distinctive and quality design and architecture that other EHB Companies' affiliates did when developing One Queensridge Place at this intersection's SWC and is doing with its development of Tivoli Village at this intersection's NEC.

This development is named Las Vegas Renaissance. The property will be developed as an enclosed mall, consisting of approximately 773,000sf with three major retail anchors and numerous in-line retail stores, some restaurants, and some service providers. It will be accompanied by the appropriate parking and a small multi-family residential component.

Some tenants' business philosophy does not lend itself to being in an outdoor center such as the adjacent Tivoli Village and therefore Renaissance's enclosed mall environment will very substantially complement Tivoli's offering thereby significantly expanding the dynamic of these combined developments. Further, with teir adjacency and connectivity to the added offerings at Suncoast and Boca Park, these properties will, combined, anchor the "trade area" of the west valley. This area's offerings - size, distinctiveness and diversity will draw from the entire valley including being extremely attractive to the Las Vegas tourist as well – it will be an amazing attraction and destination – a must see!

There will be a multi-family residential component of 80 to 100 units. The exact number will be determined based on a mix of unit types which will be determined through the construction.

ZON-41312
SDR-41313

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drawing and final market analysis phases. This residential component will offer its residents, many of whom we anticipate will be employed at Tivoli, Renaissance, Suncoast or Boca, to be able to conveniently walk next door to work.

Connectivity:

- Design: As a result of the applicant and its affiliates, both controlling the three corners of this intersection and working with Boyd Gaming, owner of the Suncoast property located at this intersection's NWC, it is planned that these combined properties will incorporate some visual consistencies in terms of landscaping, art, walls, and signage making the "whole greater than its parts". Also these properties will plan and coordinate certain merchandising, marketing and events to help maximize synergies.
- Pedestrian: The connectivity between Tivoli and Renaissance, with a pedestrian bridge across Alta, will provide convenient pedestrian access all the way from Angel Park Golf Course and Tivoli's north end to and through Renaissance into Boca Park. Further, the Suncoast is planning to provide a more pedestrian friendly corridor from its buildings through its parking lot so as to make it more comfortable for pedestrians to access between the properties. This connectivity will significantly reduce vehicular impacts on adjacent roadways.
- Vehicular: The on-site vehicular connectivity between Boca Park and Renaissance will further serve to reduce the traffic impact on adjacent streets and on the farther removed roadways as patrons will be able to do much more "one stop shopping" then having to drive to numerous locations to accomplish their shopping, dining and office related needs. This area will become a major destination and destinations are known to produce significantly reduced traffic generation than strip centers and general commercial centers.

Design and Architecture:
Renaissance's design, architecture and landscaping will compliment Tivoli's. Renaissance's walkways will be canopied with expansive longitudinal glass atriums and at the walkways' junctures these canopies will be large domed glass atriums. These glass atriums will be reminiscent of those at the spectacular Galleria Vittorio Emanuele II in Milan (photo enclosed) and will arch above the indicated roof lines.

The detail of exterior elevations – articulations, colors, textures and reliefs, as can be seen in the conceptual elevations will predominantly reflect Baroque style architecture with special attention to massing, particularly facing the streets, to create the pinnacle of architecture and art in this trade area to compliment, enhance and beautify the entire complex of adjacent properties.

The applicant's principals have demonstrated their ability to construct distinctive and unique elevations respectful of surroundings and that enhance the trade area. This can be seen at both their adjacent Tivoli Village and One Queensridge Place developments. The elevations in this application are conceptual; the applicant requests the right to field modify the elevations to

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SDR-41313

respect masses, colors, mediums, architecture, reflectivity, and both impact and compatibility with the entire environment.

This development is LAS VEGAS RENAISSANCE – its time is now! It will resonate a sign of new life - resurgence, renewal and optimism. It will generate millions of man-hours of work. It will be the first enclosed new non-casino, non-strip mall in Las Vegas in approximately 20 years.

Site Pan:

- History: The entitlement history of this property reflects the most recent site plan submitted by the previous property owner, which was withdrawn by the applicant as the economic recession was commencing. That site plan comprised 1,616,281 square feet made up of:
  - Office – 113,714 sf (on 3rd story over 2 levels of retail)
  - Retail – 948,141sf (2 and 3 stories)
  - Residential – 555,016sf (320 units in two 16 story towers above 2 levels of retail)
  - Parking – 4,784 spaces in multi-level(5+) parking structures and 2-levels below grade
- This Application: This submittal's very significantly reduced square footage is by far more suitable to this site and the surrounding neighborhood than that submitted previously by the prior owner. This application contemplates approximate 773,000sf commercial in 2 and 3-story structures, approximately 2,650 parking spaces (in a combination of underground, partially recessed 5-level parking structure and some at grade) and a 4-story multi-family residential component containing 80-100 units.
- Site plan flexibility:
  - The approval of this site plan needs to incorporate that during the construction drawings and leasing phases some minor modifications to this conceptual site plan will be required to accommodate various architectural and operational aspects.
  - In respect of the neighbors to the east, we are attempting to relocate the Anchor, who we are in negotiations with, from the easterly Retail Anchor location, they require 3-levels, to the southerly Retail Anchor location. Accordingly, the site plan's approval needs to allow the flexibility of the southerly Retail Anchor building to increase from 2 to 3-levels and the easterly Retail Anchor building to decrease from 3 to 2-levels. If this occurs, the square footage will increase by approximately 15,000 square feet.
  - As the elevations and construction drawings are further developed and as pre-leasing of tenants occurs, the site plan's building heights, because of tenant's requirements, will need to reflect the flexibility to be able to increase heights by up to approximately 5'.
  - While the statistical Site Information reflects parking provided of 2,652, the developer wishes to work with the City to come up with an appropriate lower amount, recognizing that a mall with large Anchors will have a lower parking need then a shopping center without large Anchors. Further, the need for the required parking at Renaissance will be lower because of the synergy between Tivoli, Renaissance, Suncoast and Boca.

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SDR-41313

Hours of operation:
Will be commensurate with typical mall operations.

Employees:
During an estimated 2-year construction period, an approximate 500 workers will be employed. Upon opening, approximately 500+ employees will be required for on-going operations.

We look forward to working with the City of Las Vegas on this application. Please do not hesitate to contact us regarding any questions or comments regarding this project. Thank you for your consideration and we look forward to collaborating with the City to make another another EHB Companies' development.

Yours truly,

RA Southeast Land Company LLC

By: _____, Its: Agent
Frank Pankratz

Cc: Greg Borgel, Lionel Sawyer & Collins (via facsimile)

Encl.

FP:kab

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MAR 28 2011
ZON-41312
SDR-41313

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

SUBJECT:
SDR-41313 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41312 - PUBLIC HEARING - APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 773,000 SQUARE-FOOT SHOPPING CENTER AND A 100-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 23.40 acres at the southeast corner of Alta Drive and Rampart Boulevard (APN 138-32-723-001), PD (Planned Development) Zone [PROPOSED: PD (Planned Development)], Ward 2 (Wolfson).

C.C.: 06/15/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41313** APN: 138-327-23-001

Name of Property Owner: RA Southeast Land Company LLC

Name of Applicant: Frank Pankratz

Name of Representative: Greg Borgel

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: Frank Pankratz

Subscribed and sworn before me

This 24th day of March, 2011 By Frank Pankratz

Janet McKeon

Notary Public in and for said County and State

JANET McKEON
Notary Public State of Nevada
No. 10-3226-1
My appt. exp. Sept. 30, 2014

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MAR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Renaissance

Project Address (Location) SEC Alta / Rampart

Project Name Las Vegas Renaissance **Proposed Use** Enclosed Mall

Assessor's Parcel #(s) 138-327-23-001 **Ward #** _____

General Plan: existing SCsc proposed SC **Zoning:** existing PD proposed PD

Commercial Square Footage approx. 773,000 **Floor Area Ratio** 338

Gross Acres 23.40 **Lots/Units** 100 **Density** _____

Additional Information Enclosed retail center with 3 major retail anchors, in-line stores, some service providers and food/beverage establishments

PROPERTY OWNER RA Southeast Land Co. LLC **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbinc.com

APPLICANT - Same as above - **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Greg Borgel **Contact** Greg Borgel

Address 300 S. 4th Street, Ste. 1500 **Phone:** (702) 383-8953 **Fax:** (702) 383-8845

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

E-mail Address None

Property Owner Signature* _____

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 24th day of March, 2011.

by Frank Pankratz
Janet McKeon

Notary Public in and for said County and State

JANET McKEON
Notary Public State of Nevada
No. 10-3226-1
My appt. exp. Sept. 30, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-41313
Meeting Date:	5-10-11
Total Fee:	1030.00
Date Received:*	3-29-11
Received By:	JFnu

*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 28 2011

Revised 10/27/08

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

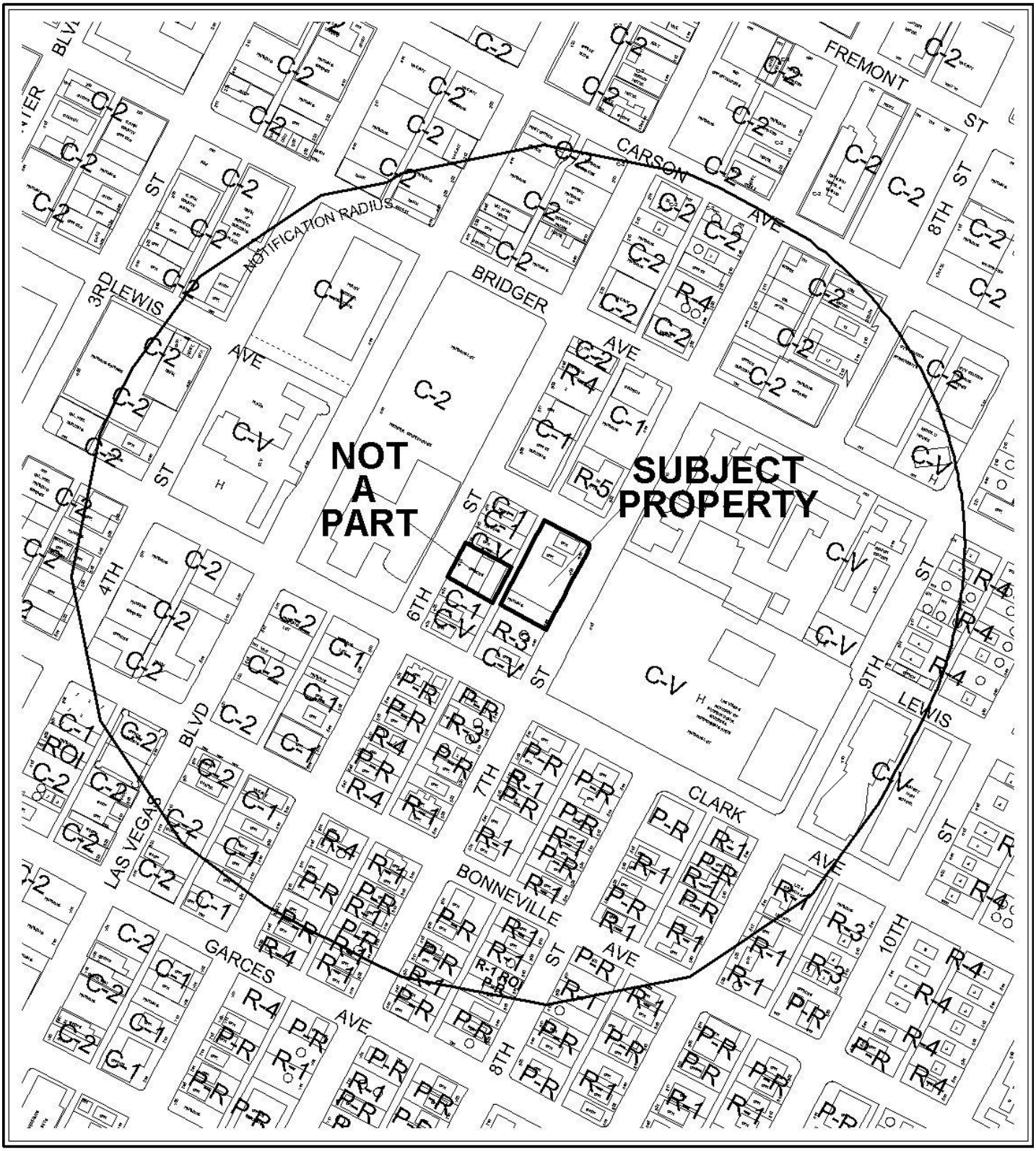
SUBJECT:
VAR-41051 - VARIANCE - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A SIX-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED, A ONE-FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED, AND TO ALLOW 87% LOT COVERAGE WHERE 50% IS THE MAXIMUM on 0.810 acres at 400 and 420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

C.C.: 06/15/2011

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



0 300 600 Feet

CASE: **VAR-41051; VAR-41054; SDR-41047**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-41051; VAR-41054; SDR-41047**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT T. EGLET

Subscribed and sworn before me

This 24th day of February 2011

Dawn M. Leno-Brown

Notary Public in and for said County and State

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

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of February, 20 11

Margery A. Gilmore

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance

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

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

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

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

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

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

Additional Information Expansion of previously approved parking garage

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

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

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11.

Margery G. Gilmore

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
FEB 24 2011

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance

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

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

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

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

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

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

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

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11 .

_____

Notary Public in and for said County and State

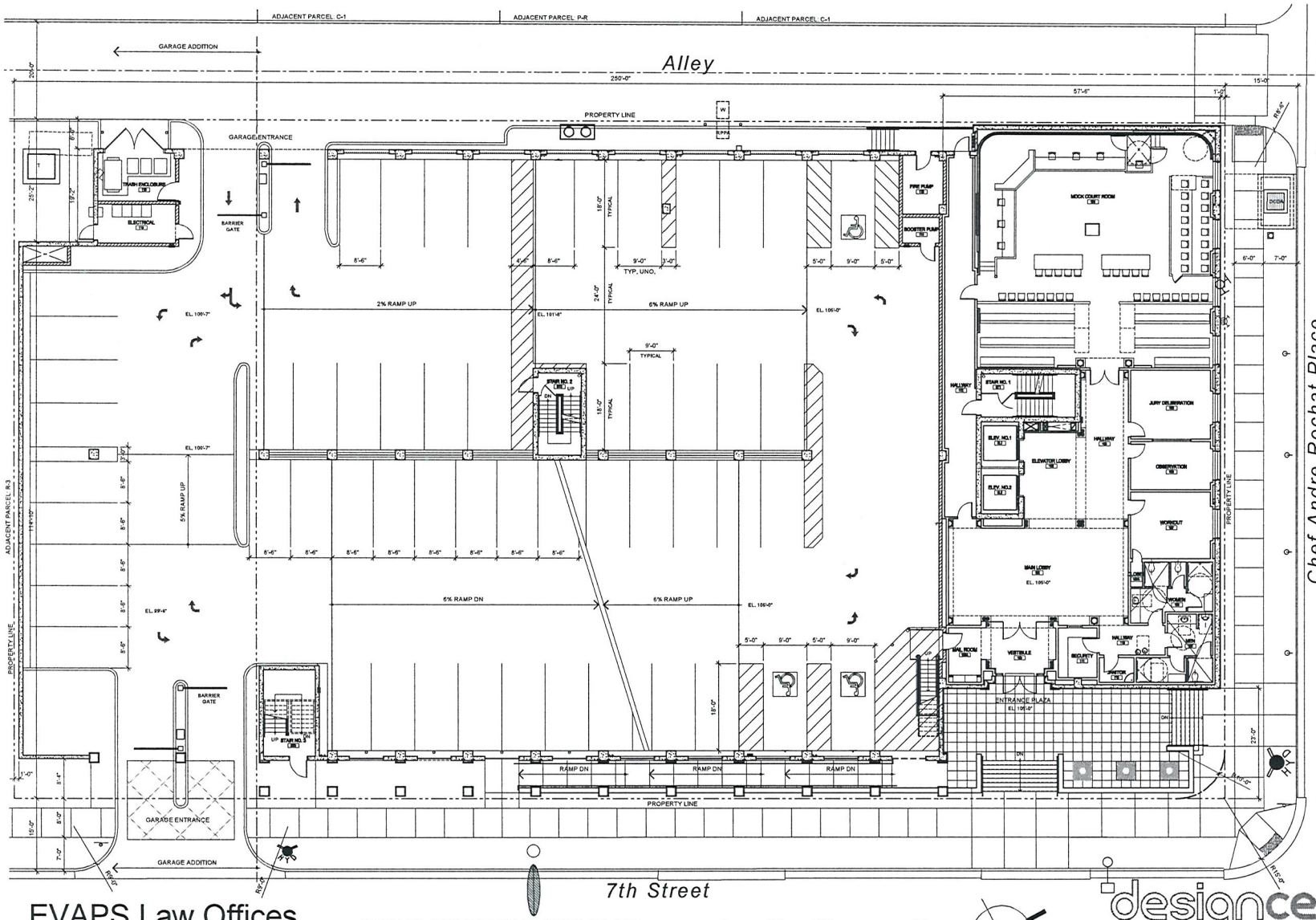
NOTARY PUBLIC
County of Clark-State of Nevada
CHRISTINA HUTT
No. 06-107299-1
My Appointment Expires July 7, 2014

FOR DEPARTMENT USE ONLY

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

RECEIVED
FEB 24 2011

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



EVAPS Law Offices

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

SITE PLAN/ FIRST FLOOR PLAN

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

0 10' 20' 40'

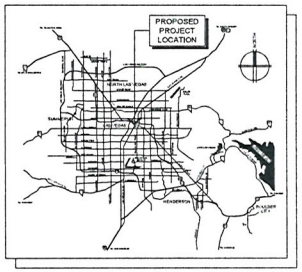
1 LEVEL

SITE DATA

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

Chef Andre Rochat Place

VICINITY MAP



designcell
10777 W.TWAIN AVE, STE 125 T 702.403.1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

DR01

VAR-41051
VAR-41054
SDR-41047

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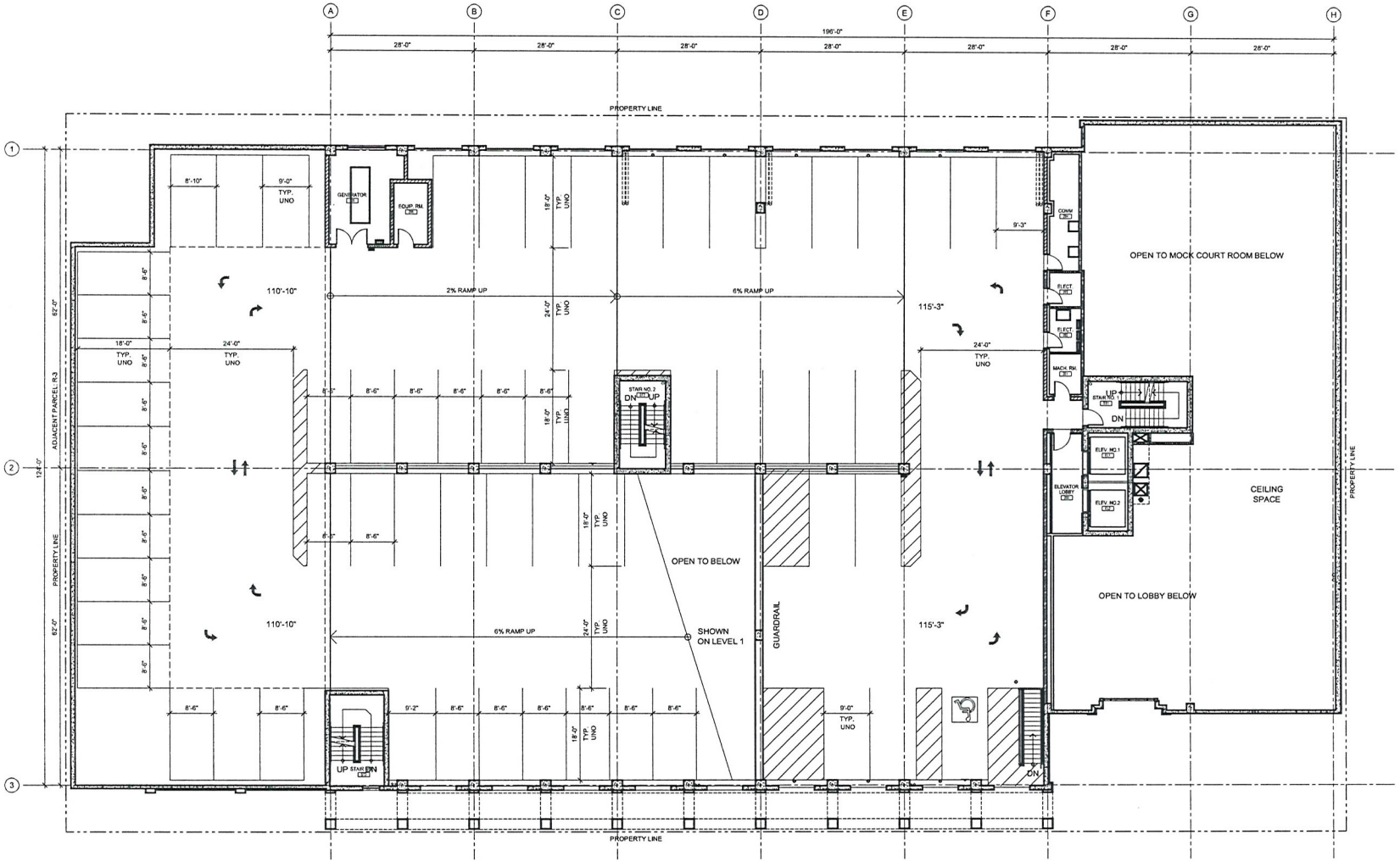

2 LEVEL

EVAPS Law Offices

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

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

0 10' 20' 40'

NORTH

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

DR02

VAR-41051
VAR-41054
SDR-41047

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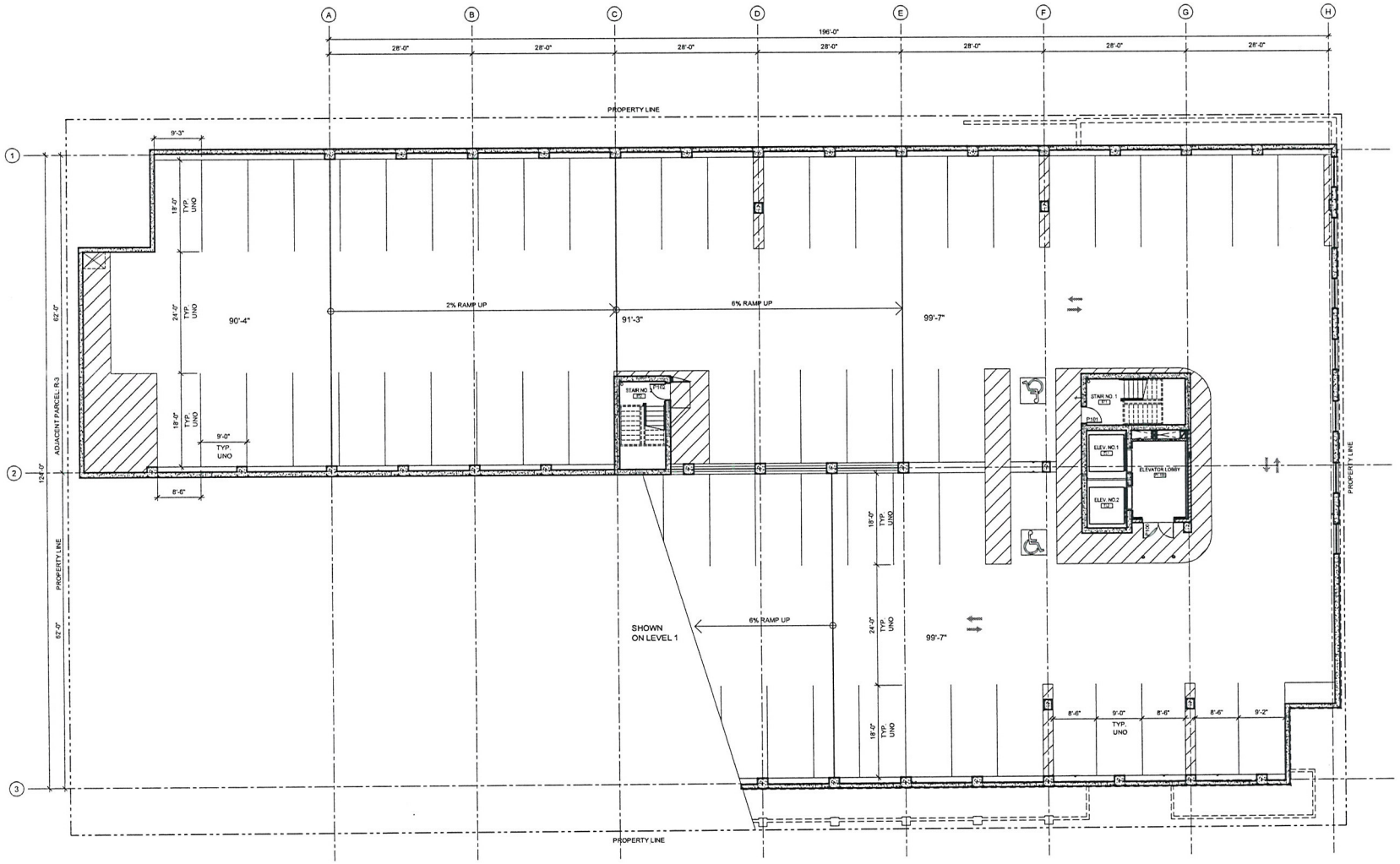

P1 LEVEL

EVAPS Law Offices

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

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

0 10' 20' 40'

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

DR06

VAR-41051
VAR-41054
SDR-41047

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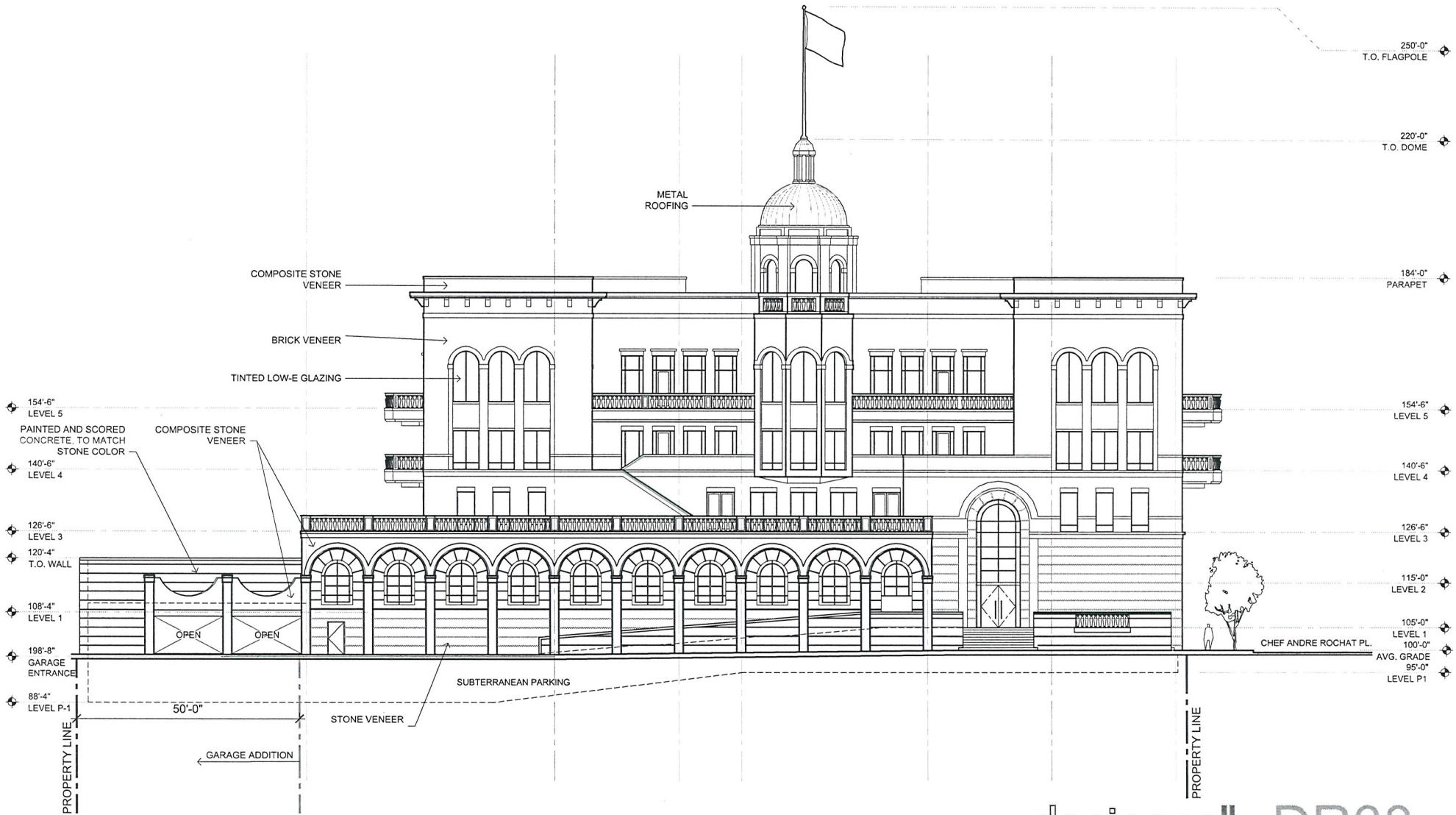

EVAPS Law Offices

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

EAST ELEVATION

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

0 10' 20' 40'

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

DR08

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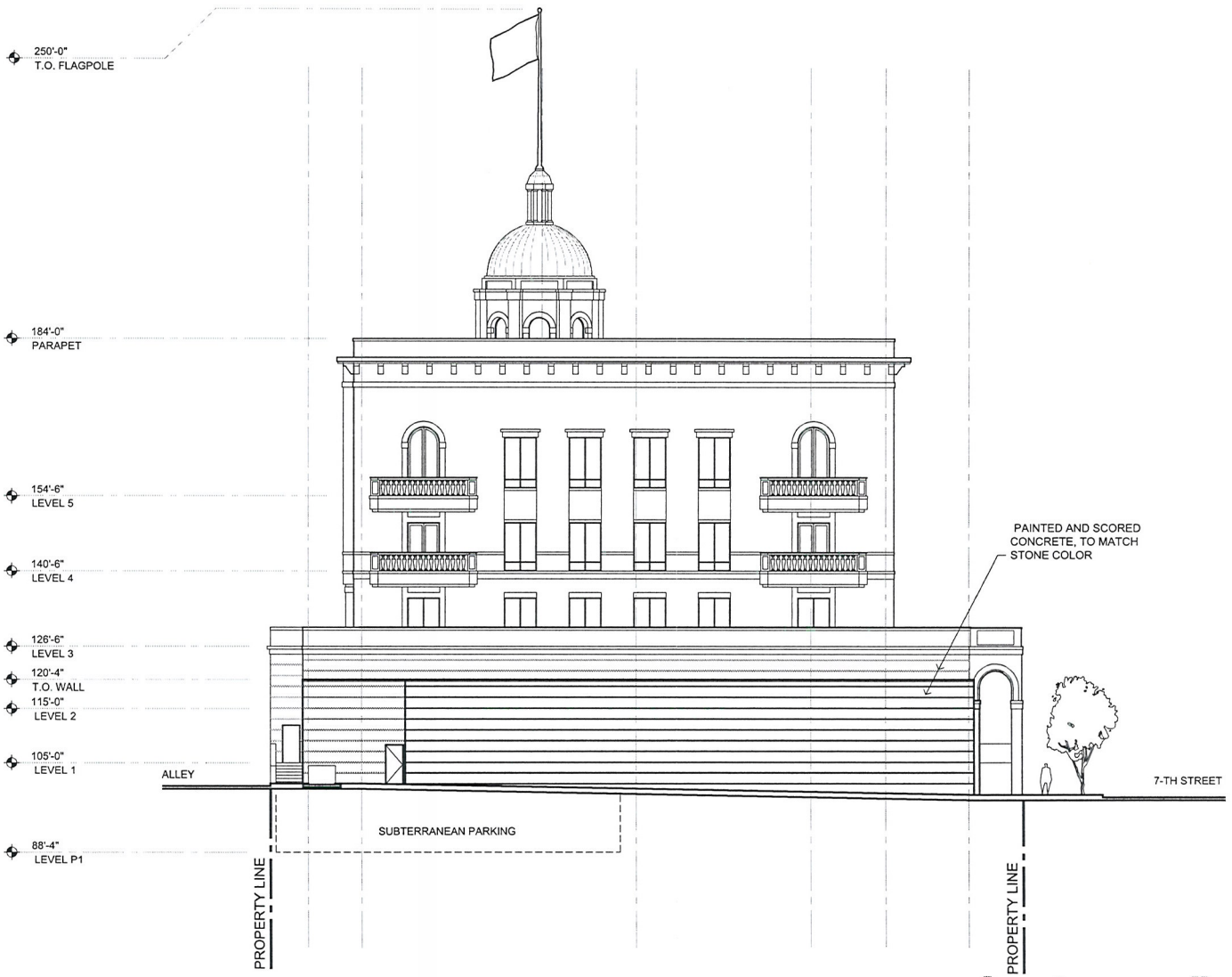
VAR-41051
VAR-41054
SDR-41047



EVAPS Law Offices

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

SOUTH ELEVATION

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

0 10' 20' 40'

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

DR09

VAR-41051
VAR-41054
SDR-41047

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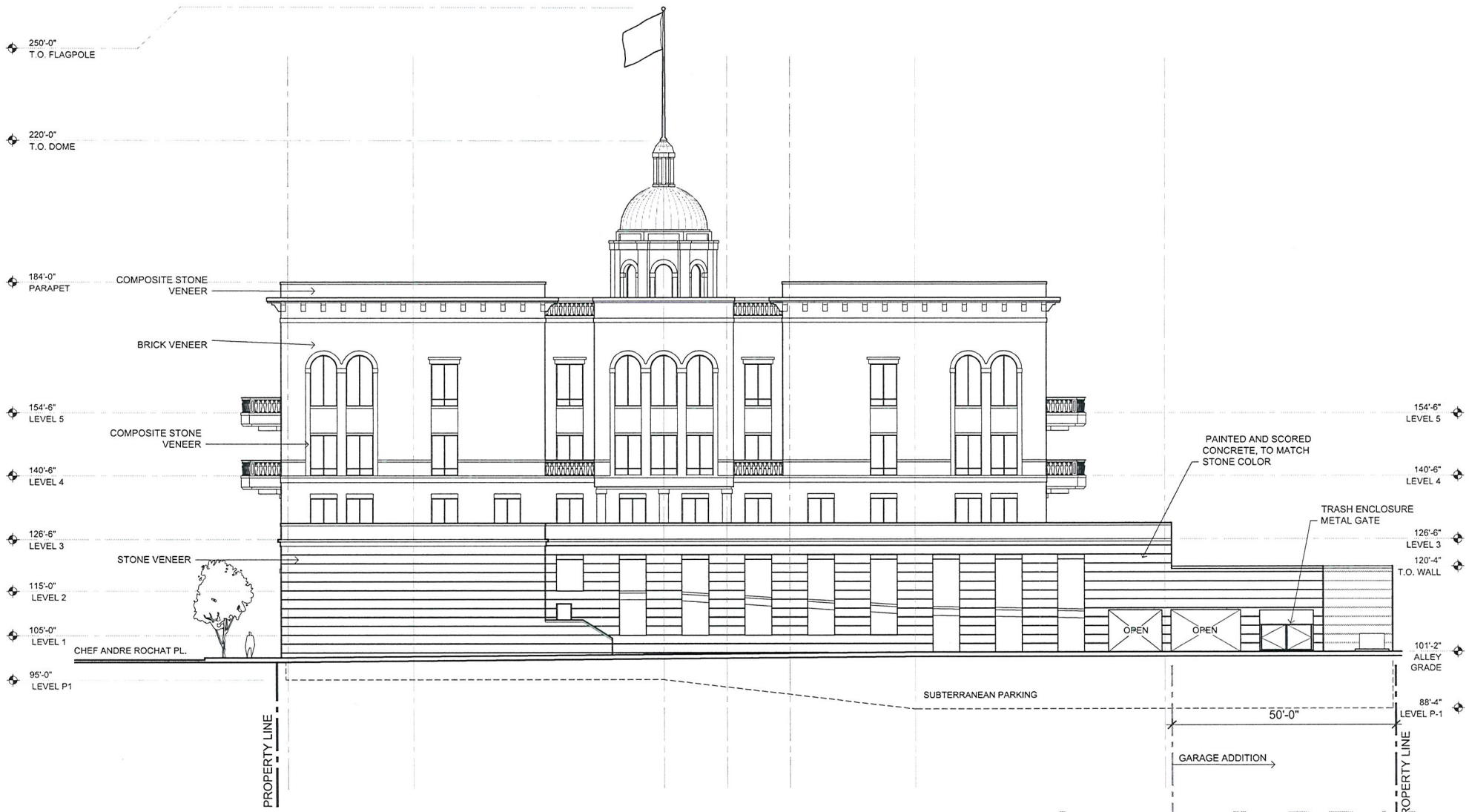

EVAPS Law Offices

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

WEST ELEVATION

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

0 10' 20' 40'

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

DR10

VAR-41051
VAR-41054
SDR-41047

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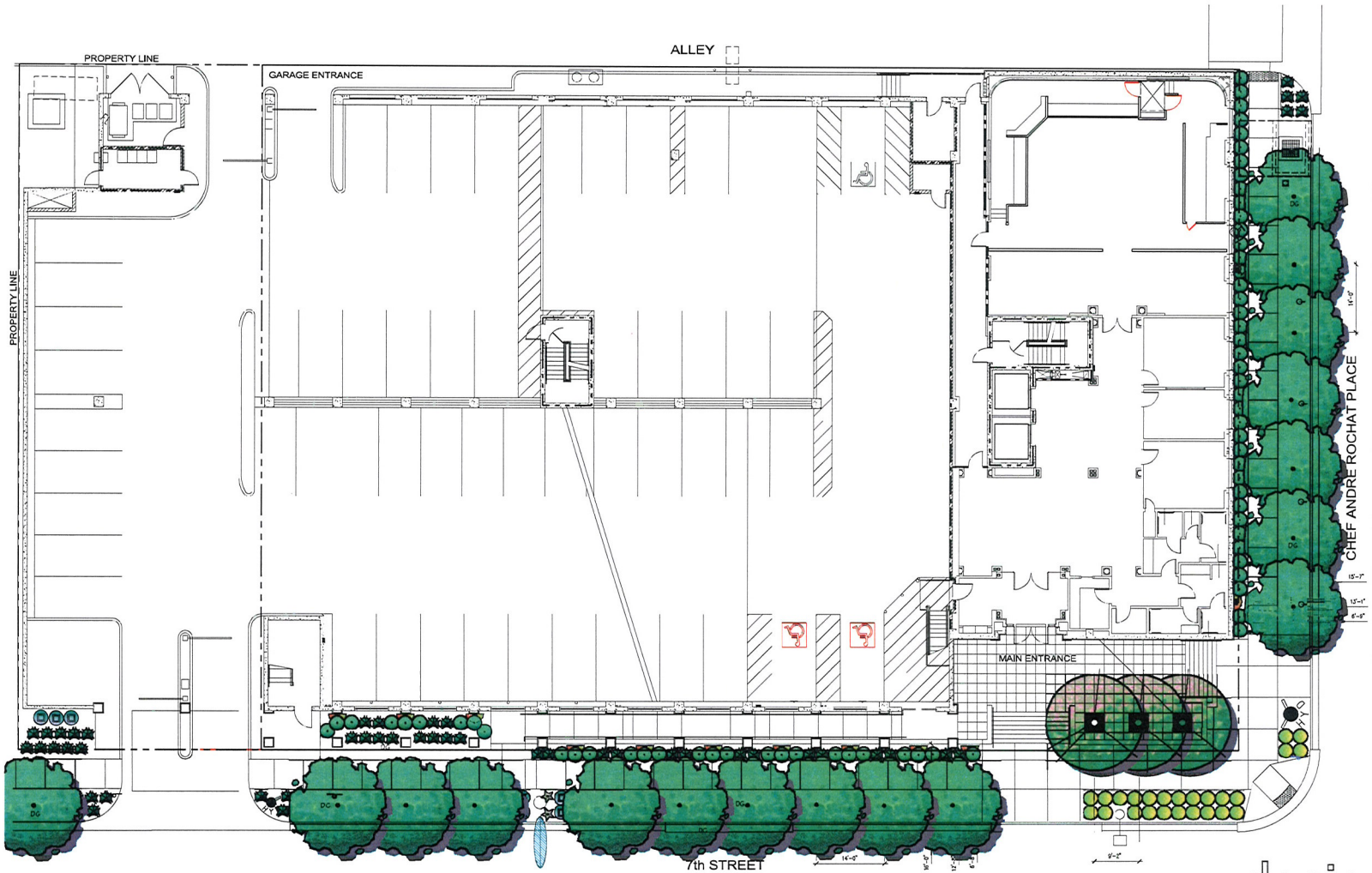

southwick LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwickla.com
702.597.3108

1 LEVEL

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / RAYWOOD ASH	17	1.1/2" / 24" BOX
	PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM	3	1.1/4" / 24" BOX

SHRUBS

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

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	
DG	CRUSHED SLATE GROUNDCOVER. SIZE 1/2"- 1.1/2" COLOR BLUEGRAY. 2" MINIMUM DEPTH. SEE NOTE #2.	3,320 S.F.	

PLANTING NOTES

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

SITE NOTES:

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

EVAPS Law Offices

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

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

0 10' 20' 40'

NORTH

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

DR12

VAR-41051
VAR-41054
SDR-41047

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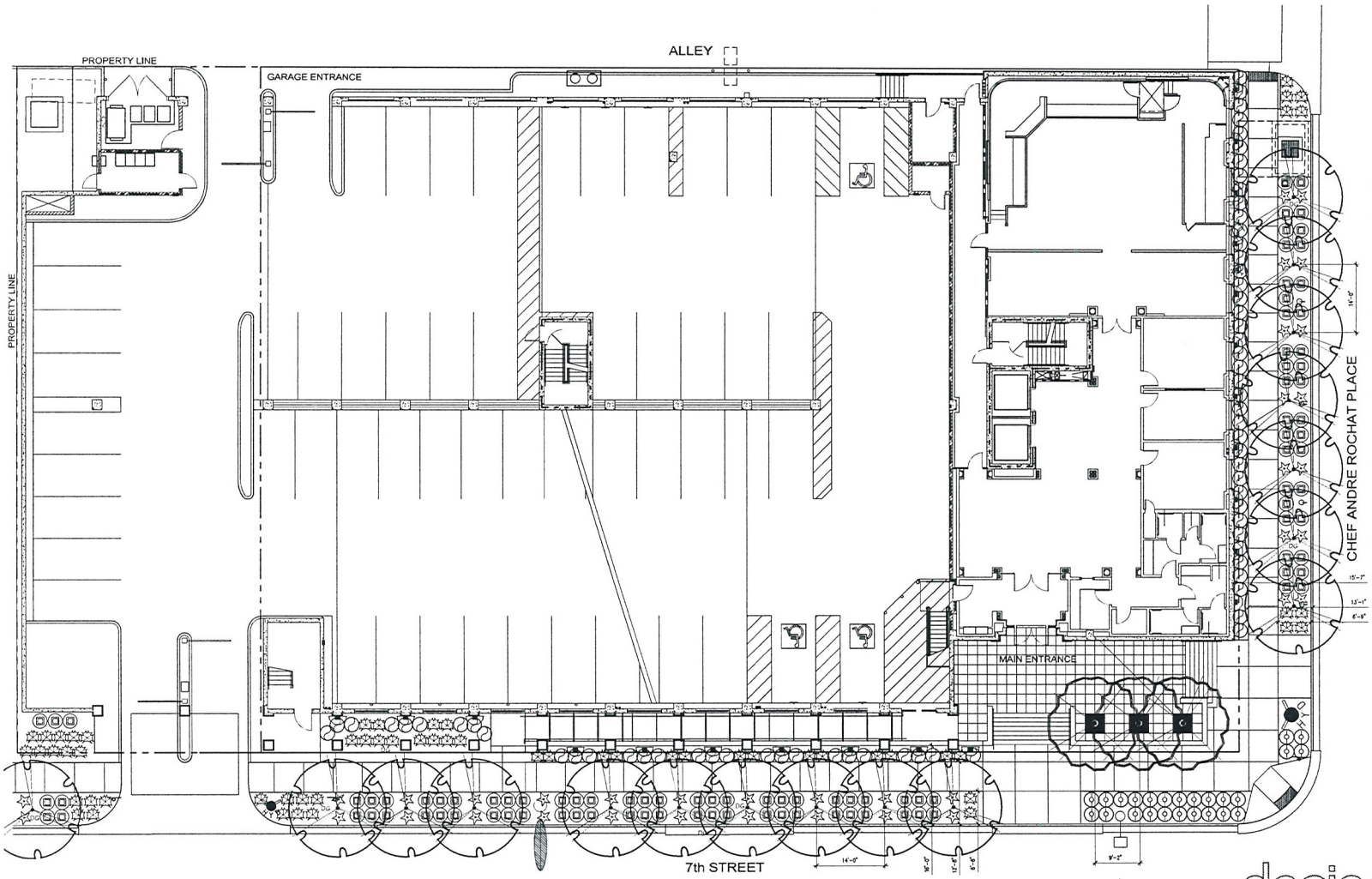

southwick
LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwickla.com
702.597.3108

1 LEVEL

PLANTING LEGEND

TREES

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

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	97	5 GALLON
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	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	59	5 GALLON
	TELIOPSIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	68	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	36	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	CRUSHED SLATE GROUNDCOVER, SIZE 1/2"-1 1/2" COLOR BLUEGRAY, 2" MINIMUM DEPTH. SEE NOTE #2	3,320 S.F.	'X' LXXX

PLANTING NOTES

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

SITE NOTES:

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

EVAPS Law Offices

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

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

0 10' 20' 40'

NORTH

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

DR12

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FEB 24 2011

VAR-41051
VAR-41054
SDR-41047



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11

designcell ARCHITECTURE

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

February 24, 2011

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

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

To whom it may concern:

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

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

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

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

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

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

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

Sincerely,

Scott L. Brown, NCARB
Principal
DesignCell, LLC

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

SUBJECT:
VAR-41054 - VARIANCE RELATED TO VAR-41051 - PUBLIC HEARING - APPLICANT: EVAPS LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW 178 PARKING SPACES WHERE 203 SPACES ARE REQUIRED on 0.81 acres at 400 and 420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommend DENIAL.

C.C.: 06/15/2011

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

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT T. EGLET

Subscribed and sworn before me

This 24th day of February 2011

Dawn M Leno Brown

Notary Public in and for said County and State

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

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of February, 2011

Margery A. Gilmore

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

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

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

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

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

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

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

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

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11

_____

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

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

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

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

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

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

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

Additional Information Expansion of previously approved parking garage

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

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

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 2011.

Margery A. Gilmore

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

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

C.C.: 06/15/2011

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.

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of Feb., 2011

Margery G. Gilmore

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

Revised 11-14-06

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

RECEIVED
FEB 24 2011

Subscribed and sworn before me

This 24th day of February, 2011

Dawn M. Leno-Brown

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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

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

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

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

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

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

Additional Information Expansion of previously approved parking garage

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

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

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11.

Margery G. Gilmore

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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

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

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

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

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

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

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

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
FEB 24 2011

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

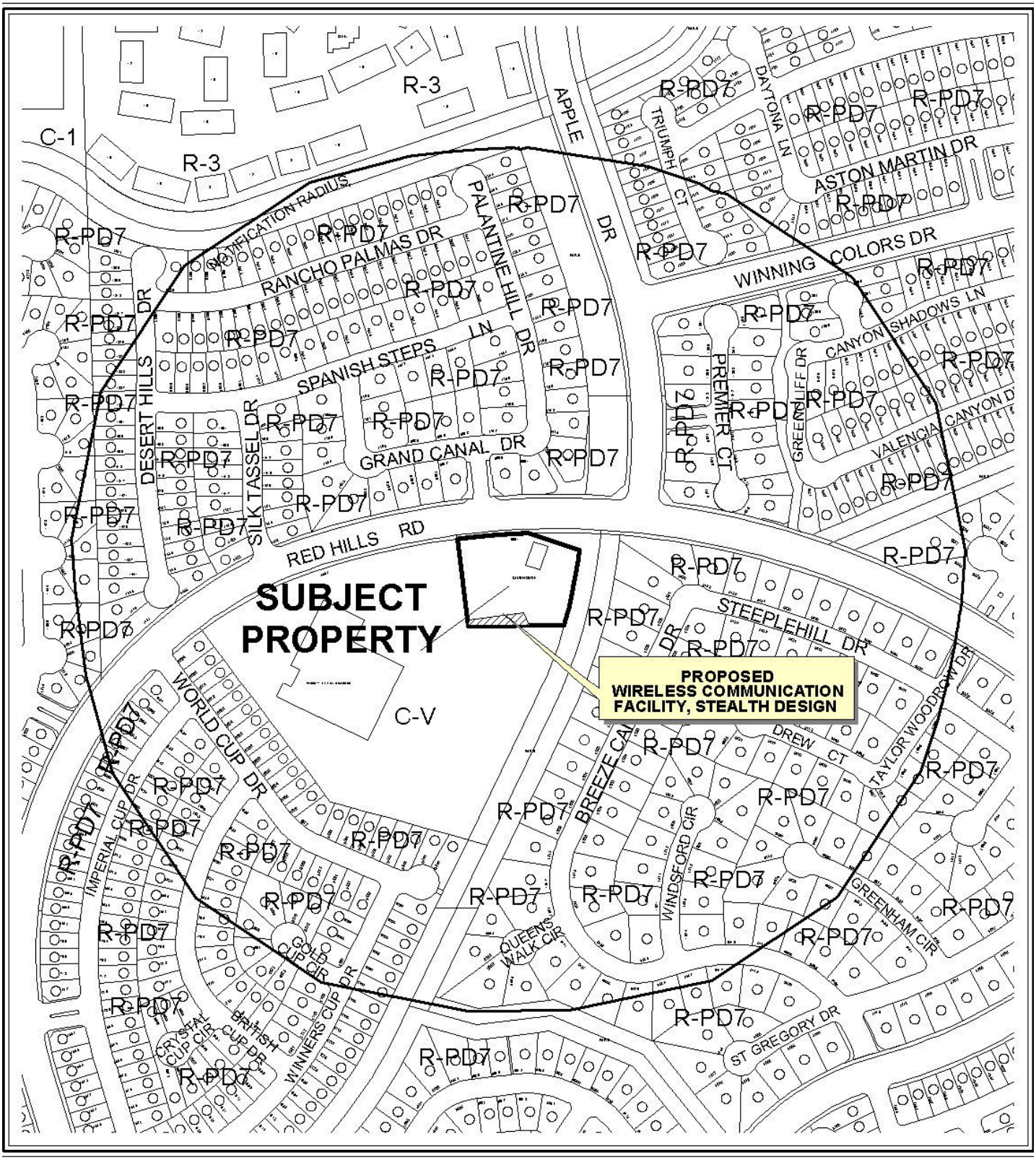
SUBJECT:
VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41297 and SUP-41296
2. Conditions and Staff Report - VAR-41297 and SUP-41296
3. Supporting Documentation
4. Photos - VAR-41297 and SUP-41296
5. Justification Letter - VAR-41297 and SUP-41296



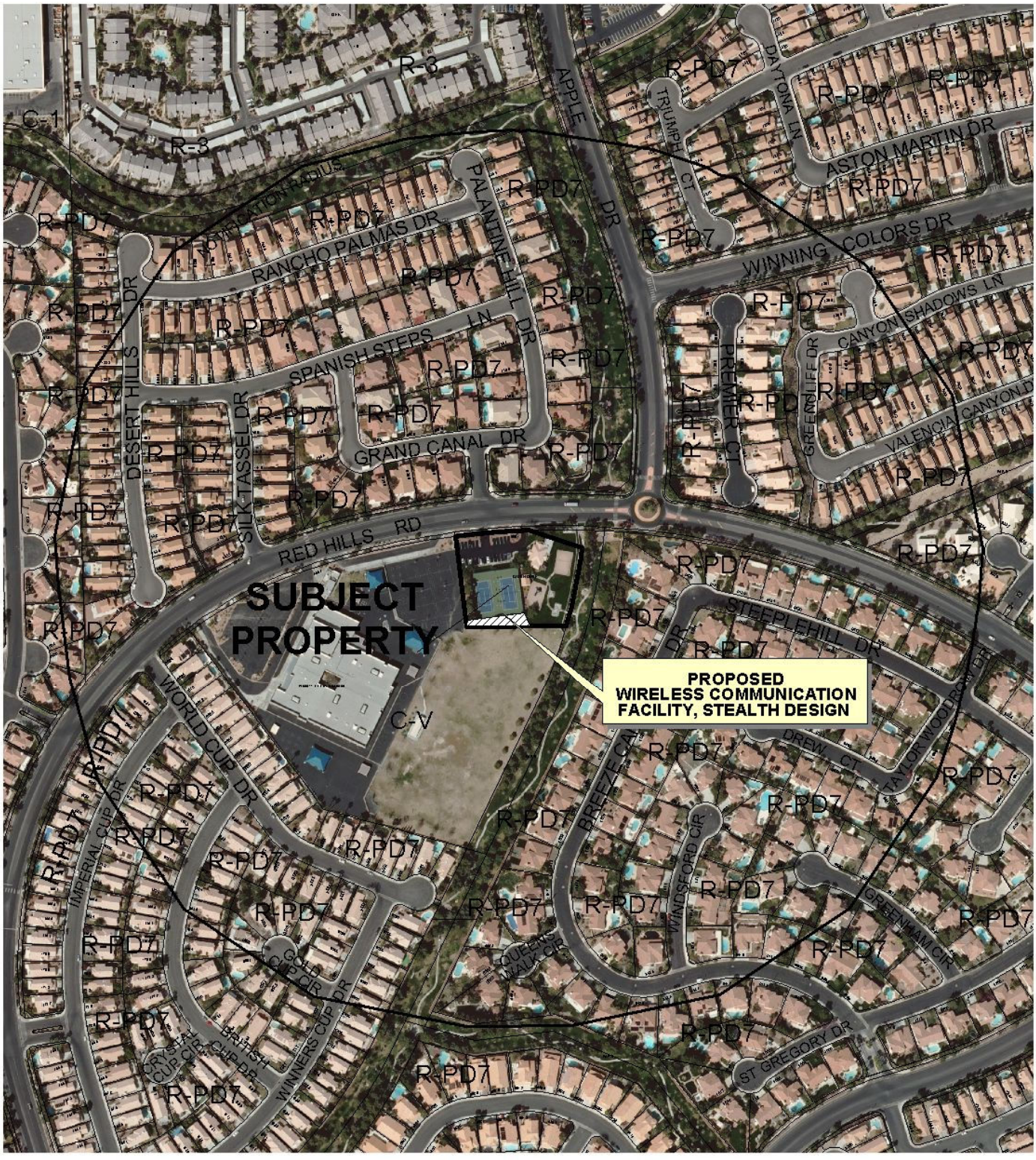
0 300 600 Feet

CASE: **VAR-41297 AND SUP-41296**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone

N



CASE: **VAR-41297 AND SUP-41296**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41297** APN: 163-06-610-002

Name of Property Owner: Peccole Ranch Community Assn.

Name of Applicant: Tower Consulting, Inc.

Name of Representative: Chris Wener

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
MAR 28 2011

Signature of Property Owner: Richard D Layton

Print Name: Richard D. Layton

Subscribed and sworn before me

This 24 day of March, 2011

Janet M Porter
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET M. PORTER
Appt. No. 02-77952-1
My Appt. Expires Dec. 21, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 9501 Red Hills Rd., Las Vegas, NV 89117

Project Name Peccole Ranch **Proposed Use** Wireless Site

Assessor's Parcel #(s) 163-06-610-002 **Ward #** 2

General Plan: existing OS proposed n/a **Zoning:** existing R-PD7 proposed n/a

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

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

Additional Information 80' Wireless Communications Facility, Stealth Design. Variance for 12' chain link fence to match existing where 8' is permitted.

PROPERTY OWNER Peccole Ranch Community Assn **Contact** Jan Porter

Address 9501 Red Hills Rd. **Phone:** (702) 255-3551 **Fax:** (702) 243-5819

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

E-mail Address jan@peccoleran.com

APPLICANT Tower Consulting, Inc. **Contact** Chris Wener

Address 8905 W. Post Rd., Suite 100 **Phone:** (702) 339-9112 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address cwener@spectrumse.com

REPRESENTATIVE Chris Wener **Contact** Chris Wener

Address 8905 W. Post Rd., Suite 100 **Phone:** (702) 339-9112 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address cwener@spectrumse.com

Peccole Ranch Community Association

Property Owner Signature* Richard D. Layton

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

Print Name Richard Layton

Subscribed and sworn before me

This 24 day of March, 2011.

Janet M Porter

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET M. PORTER
Appt. No. 02-77862-1
My Appt. Expires Dec. 21, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VA R-41297
Meeting Date:	5/10/11 PC
Total Fee:	$830.00
Date Received:*	3/24/11
Received By:	RECEIVED MAR 28 2011

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

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

TOWER CONSULTING, INC.

8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPOINT DBA T-Mobile

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

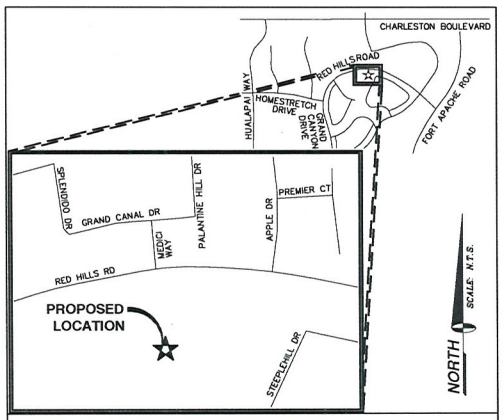
THE PROPOSED TOWER CONSULTING, INC. PROJECT INCLUDES:

- INSTALLATION OF AN 80' MONOPINE WITH BRANCHES NOT TO EXCEED 85'
- INSTALLATION OF 12' CHAINLINK FENCE WITH FABRIC SCREENING TO MATCH EXISTING
- INSTALLATION OF (2) 5' WIDE X 7' HIGH CHAINLINK GATES WITH FABRIC SCREENING TO MATCH EXISTING

THE PROPOSED T-MOBILE PROJECT INCLUDES:

- INSTALLATION OF (12) T-MOBILE ANTENNAS AT A 77' CENTERLINE
- INSTALLATION OF T-MOBILE OUTDOOR EQUIPMENT ON A 10' X 20' CONCRETE PAD

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148

CONTACT: CHRIS WENER
PHONE: (702) 339-9112

T-MOBILE
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

CONTACT:
BOB VORLICEK
PHONE: (702) 822-2802

PROPERTY INFORMATION

OWNER:	PECCOLE RANCH COMMUNITY ASSOCIATION 9501 RED HILLS ROAD LAS VEGAS, NEVADA 89117
CONTACT: PHONE:	JAN PORTER (702) 255-3351
AREA OF CONSTRUCTION:	2240± SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (R-PD7)
JURISDICTION:	CITY OF LAS VEGAS
APN:	163-06-610-002
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION:	☐ OUTDOOR ☐ INDOOR ■ N/A
EQUIPMENT SHELTER:	☐ YES ■ NO
ANTENNA LOCATION:	☐ NEW MONOPINE ☐ SELF SUPPORT TOWER ☐ EXISTING MONOPINE ☐ ROOF TOP ☐ EXISTING TOWER ■ OTHER: NO ANTENNAS, TOWER ONLY

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2006
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2006
5. NATIONAL ELECTRIC CODE 2005
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2003

CODE COMPLIANCE

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	SITE DETAIL	2
A3	EAST & WEST ELEVATIONS	2

ISSUED FOR: ZONING

SHEET INDEX

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

VAR-41297
SUP-41296

RECEIVED
MAR 24 2011

TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPOINT DBA T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:
PECCOLE RANCH
TCI-028/VG08373E
9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:
03/22/11

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T1	2

TCI-028

LEGAL DESCRIPTION

BEING LOT 15-2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 25 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

A FIELD SURVEY WAS PERFORMED ON JUNE 3, 2009.

SOUTH 36°49'19" EAST, BEING THE CENTERLINE OF WORLD CUP DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 46, PAGE 99 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL NO. 9LV19 NNW6
BEING A RIVET AND PLATE IN TOP OF CURB LOCATED ON THE SOUTH EAST CORNER OF CHARLESTON BOULEVARD AND TOWN CENTER DRIVE.

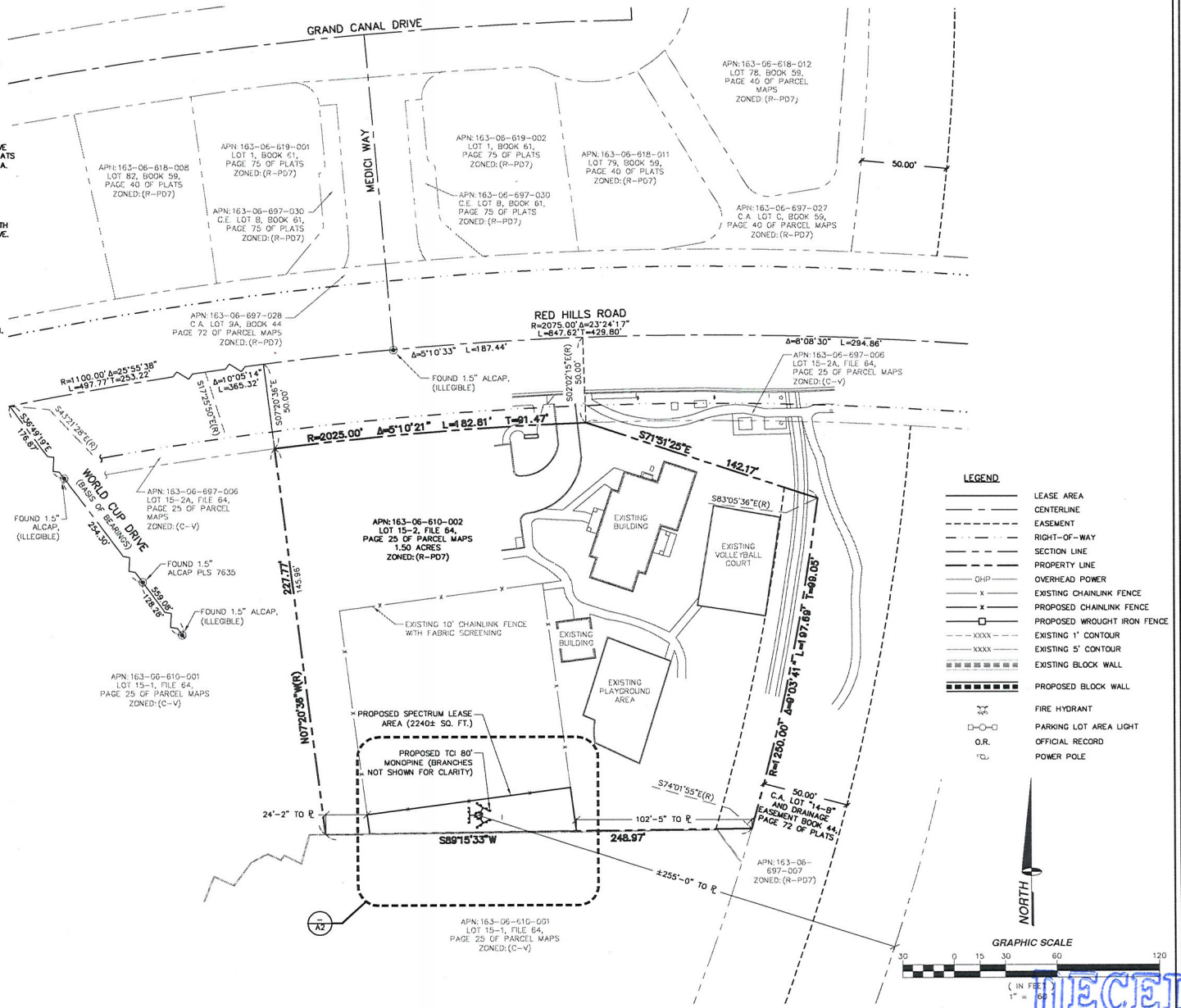
ELEVATION: 3004.34 FEET (NAVD 1988)
915.724 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 32003C2145E, DATED SEPTEMBER 27, 2002 AND PER SAID MAP: ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES & TITLE REPORT EXCEPTIONS

SPECTRUM SURVEYING & ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED BY THE CLIENT.



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP — OVERHEAD POWER
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. — OFFICIAL RECORD
- POWER POLE

SITE PLAN

SCALE: 1" = 60' 1

TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPOINT dba T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE: 03/22/11

ISSUED FOR: ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

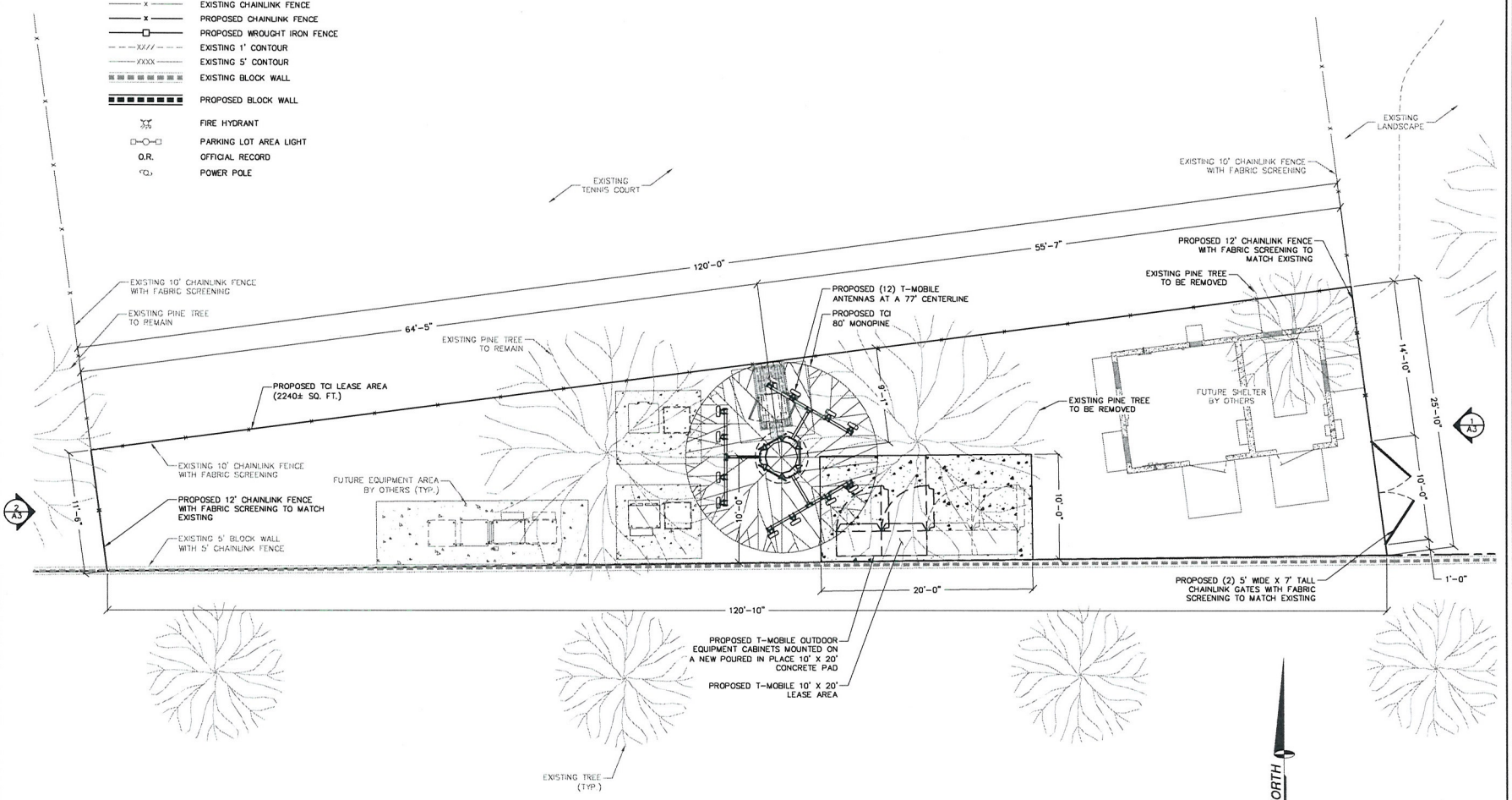
SHEET TITLE: SITE PLAN

SHEET NUMBER: A1 REVISION: 2

TCI-028

VAR-41297
SUP-41296

RECEIVED
MAR 24 2011



SITE DETAIL

SCALE: 1" = 10'

RECEIVED
MAR 24 2011

VAR-41297

SUP-41296

TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPOINT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:
03/22/11

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

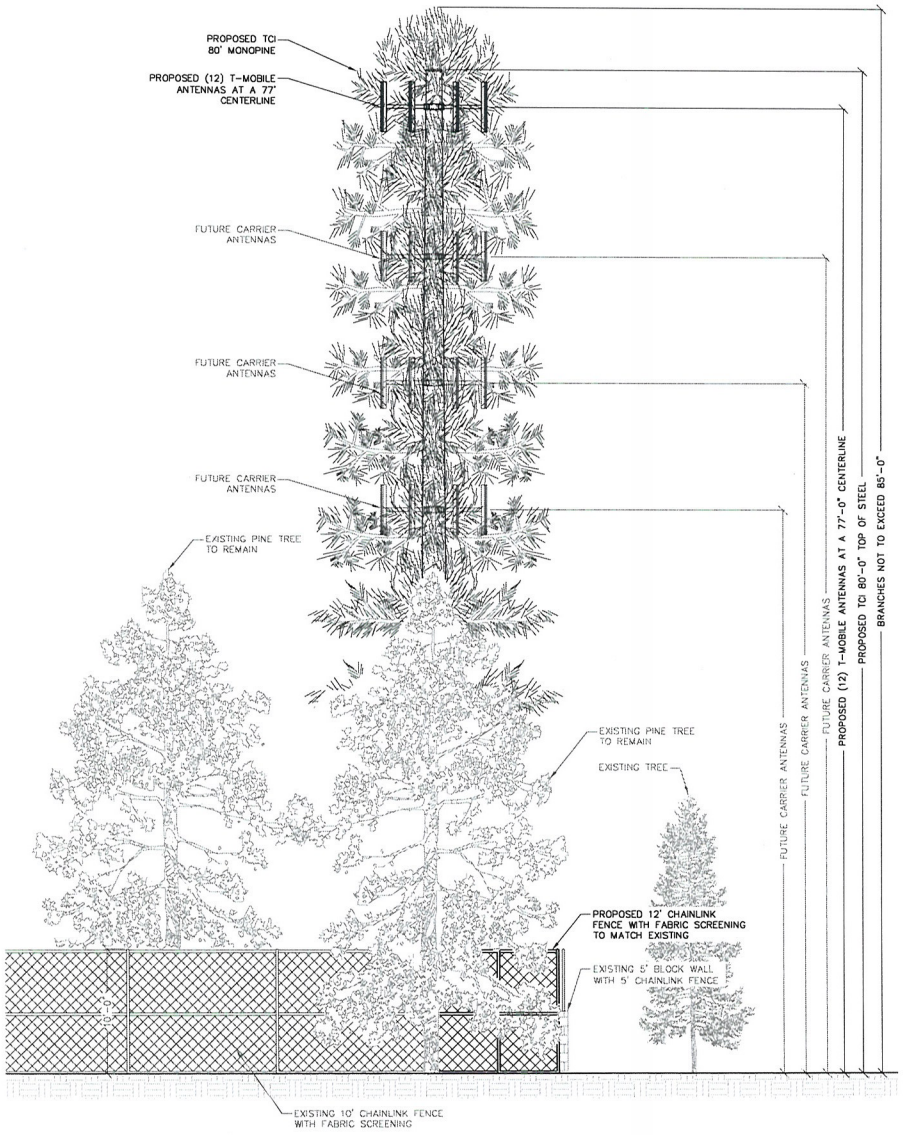
LICENSURE:

SHEET TITLE:
SITE DETAIL

SHEET NUMBER: A2

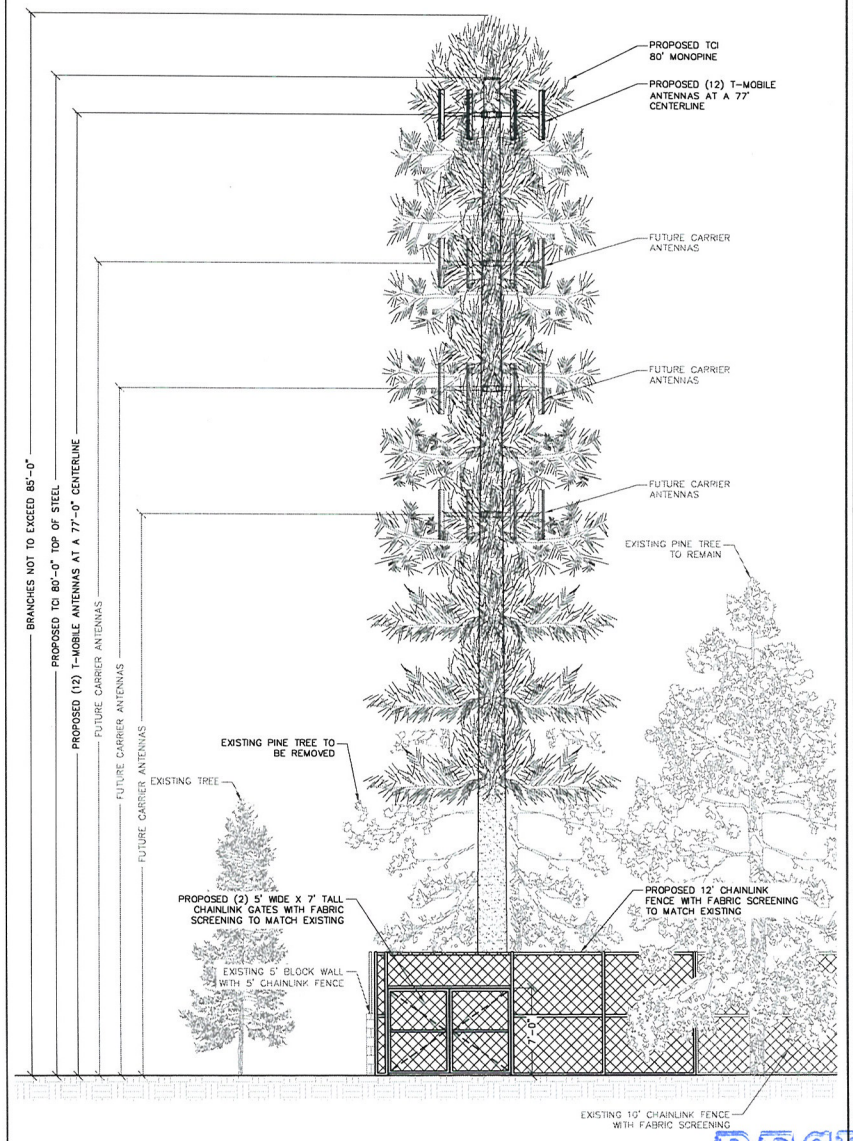
REVISION: 2

TCI-028



WEST ELEVATION

SCALE: 1" = 10' 2



EAST ELEVATION

SCALE: 1" = 10' 1

TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPOINT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:

EAST & WEST
ELEVATIONS

SHEET NUMBER: A3 REVISION: 2

TCI-028

RECEIVED
MAR 24 2011

VAR-41297

SUP-41296

8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705 ext 219
facsimile (702) 367-8733
mobile (702) 985-1964

February 25, 2011

City of Las Vegas, Planning & Development Department
Attn: Margo Wheeler, Director
333 N. Rancho Drive
Las Vegas, NV 89106

re: APN 163-06-610-002; Tower Consulting, Inc., site TCI-028 Peccole Ranch

To Whom it May Concern:

Pursuant to Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas, enclosed please find an application for Conditional Use Permit and Variance for a proposed facility at 9501 Red Hills Road, Las Vegas, Nevada, the location of the Peccole Ranch Community Center. TCI proposes to construct a "monopine-type," multi-user tower. I have enclosed drawings that illustrate the proposal and photographs of the location.

The proposal qualifies for administrative approval for the following reasons:

- Variance to allow 12' high chain link fence to match existing
- *"No residential use may exist on the property."* The property is used exclusively as a recreation and community center for the Peccole Ranch development.
- Because the tower is designed to appear as a pine tree, it is *"a wireless communication facility that is designed to blend into the surrounding environment…*[such as] *tower alternative structures…*[and] *other camouflaging techniques…."*
- The proposed facility is not *"within an area designated as a Historic Preservation District…."* The subject parcel is zoned R-PD7.
- *"The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility."* TCI proposes to construct a facility that appears as a pine tree. This design was selected to blend with the natural pine trees on the property. TCI's ground equipment would be located within a chain link fence with fabric screening to match the existing tennis court fencing height and style.

Please contact me if I may assist your consideration in any way.

Sincerely,

Damien Huggard

RECEIVED
MAR 24 2011

VAR-41297
SUP-41296

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

SUBJECT:
SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

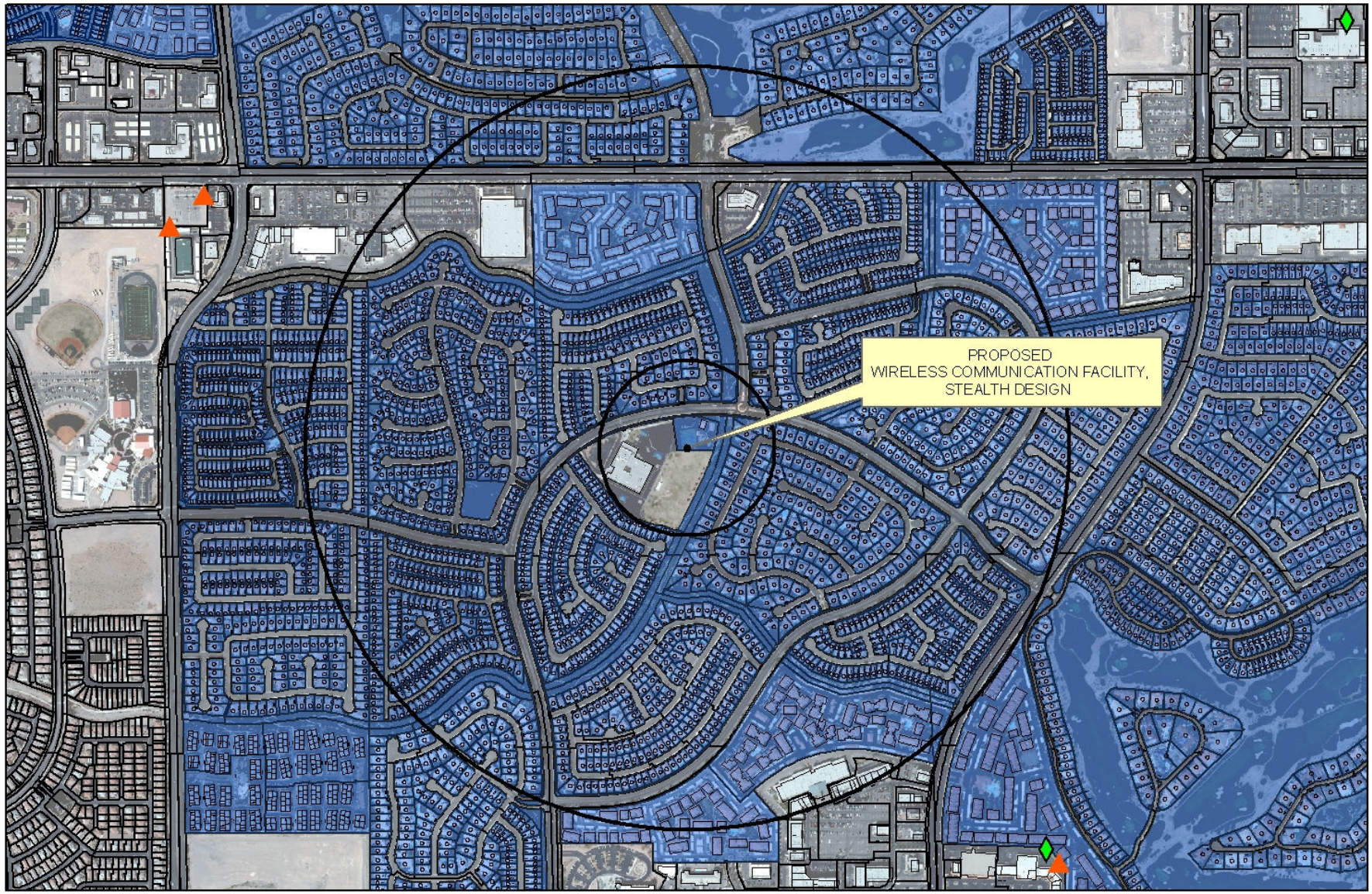
MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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



SUP-41296
Wireless Facility

Wireless Facility Locations

Non-Stealth

Stealth

Subject Cell Tower

Residential Property

600ft &
1/2 mile Buffer

0 600 1,200 2,400 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41296** APN: 163-06-610-002

Name of Property Owner: Peccole Ranch Community Assn.

Name of Applicant: Tower Consulting, Inc.

Name of Representative: Chris Wener

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Richard D. Layton

Print Name: Richard D. Layton

Subscribed and sworn before me

This 22 day of February, 2011

Janet M Porter

Notary Public in and for said County and State

Clark Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET M. PORTER
Appt. No. 02-77952-1
My Appt. Expires Dec. 21, 2013

RECEIVED
MAR 24 2011

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9501 Red Hills Rd., Las Vegas, NV 89117

Project Name Peccole Ranch **Proposed Use** Wireless Site

Assessor's Parcel #(s) 163-06-610-002 **Ward #** 2

General Plan: existing OS proposed n/a **Zoning:** existing R-PD7 proposed n/a

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

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

Additional Information 80' Wireless Communications Facility, Stealth Design

PROPERTY OWNER Peccole Ranch Community Assn. **Contact** Jan Porter

Address 9501 Red Hills Rd **Phone:** (702) 255-3551 **Fax:** (702) 243-5819

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

E-mail Address jan@peccoleran.com

APPLICANT Tower Consulting, Inc. **Contact** Chris Wener

Address 8905 W. Post Rd., Suite 100 **Phone:** (702) 339-9112 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address cwener@spectrumse.com

REPRESENTATIVE Chris Wener **Contact** Chris Wener

Address 8905 W. Post Rd., Suite 100 **Phone:** (702) 339-9112 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address cwener@spectrumse.com

Property Owner Signature* Richard D Layton

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

Print Name Richard D. Layton

Subscribed and sworn before me

This 22 day of February, 2011.

Janet M Porter

Notary Public in and for said County and State Clark NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET M. PORTER
Appt. No. 02-77952-1
My Appt. Expires Dec. 21, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-41296
Meeting Date:	5/10/11 PC
Total Fee:	~~$1030~~ 530
Date Received:*	3/24/11
Received By:	

RECEIVED
MAR 24 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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

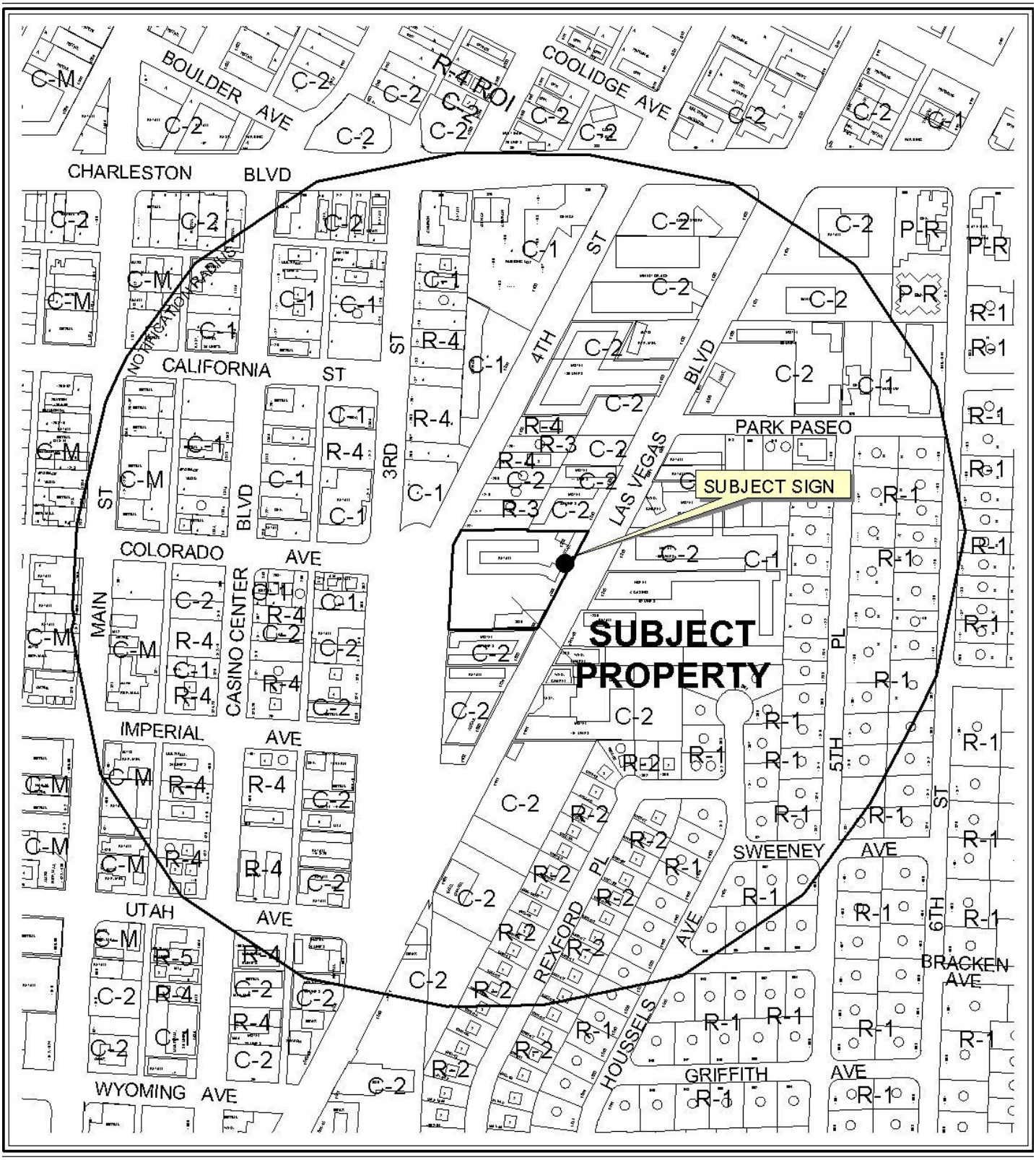
SUBJECT:
VAR-41303 - VARIANCE - PUBLIC HEARING - APPLICANT: HOSTEL CAT, INC. - OWNER: RAYMOND PISTOL - Request for a Variance TO ALLOW A THREE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW AN 85-FOOT SEPARATION DISTANCE WHERE 100 FEET IS REQUIRED FROM ANOTHER FREESTANDING SIGN FOR A PROPOSED FREESTANDING SIGN on 1.7 acres at 1236 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 400 800 Feet

CASE: **VAR-41303**

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **VAR-41303**

RADIUS: 1000 FT

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41303** APN: 162-03-112-012

Name of Property Owner: _____

Name of Applicant: Chandler Stewart

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Raymond Pistal

RECEIVED
MAR 23 2011
City of Las Vegas

State of Nevada
County of Clark
Subscribed and sworn before me

This 9th day of March, 2011

Patricia Sanchez-Coneal
Notary Public in and for said County and State

PATRICIA SANCHEZ-CONEAL
Notary Public-State of Nevada
APPT. NO. 10-2351-1
My App. Expires June 04, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Chandler Stewart

Project Address (Location) 1236 S. Las Vegas Blvd Las Vegas NV 89104

Project Name Hostel Cat **Proposed Use** Hostel

Assessor's Parcel #(s) 162-03-112-012 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed _____

Commercial Square Footage ~~[illegible]~~ 10,000 Appx ~~[illegible]~~ **Floor Area Ratio** —

Gross Acres 1.7 **Lots/Units** N **Density** _____

Additional Information _____

PROPERTY OWNER Raymond Pistol **Contact** Raymond Pistol

Address 631 Las Vegas Blvd. So. **Phone:** 453-7538 **Fax:** 438-1713

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

E-mail Address _____

APPLICANT Chandler Stewart / Hostel Cat **Contact** Chandler Stewart

Address 1236 S. Las Vegas Blvd **Phone:** 702-884-3731 **Fax:** 702-383-0511

City Las Vegas ~~[illegible]~~ **State** NV **Zip** 89104

E-mail Address ceskyjack@hotmail.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* [signature]

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

Print Name Raymond Pistol

Subscribed and sworn before me

This 9th day of March, 20 11.

Patricia Sanchez-Coneal

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

PATRICIA SANCHEZ-CONEAL
Notary Public-State of Nevada
APPT. NO. 10-2351-1
My App. Expires June 04, 2014

FOR DEPARTMENT USE ONLY

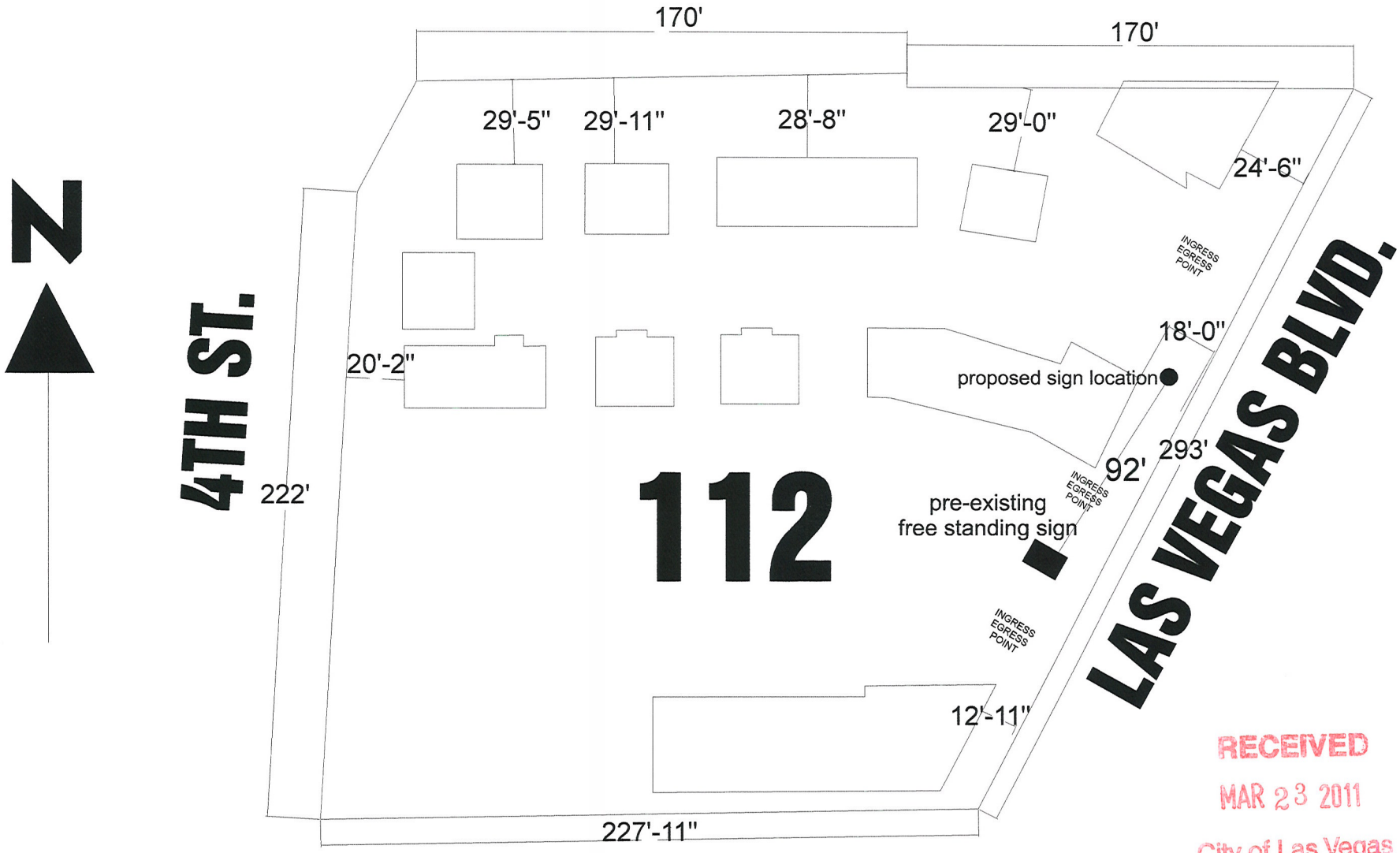
Case #	VAR ~~SUP~~-41303
Meeting Date:	5-10-11
Total Fee:	830
Date Received:*	3-24-11
Received By:	FS

*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

VAR-41303



RECEIVED
MAR 23 2011
City of Las Vegas

Client: Date:	DIAMOND HEAD SIGN CO.	**Client : HOSTEL CAT**
Landlord: Date:	FULL SERVICE ELECTRICAL SIGN COMPANY	**Location:**
Note: Company policy states that sign production will not begin until a customer & landlord signed layout approval is received and a 50% deposit is paid.	3750 West Tompkins, Las Vegas, NV 89103	**Date: 3-24-11**
NOTICE: These drawings are the exclusive property of Diamond Head Sign Company. They are submitted to you and/or your company for the sole purpose of your consideration of whether to purchase this artwork & sign from Diamond Head Sign Co.. Use of these plans/artwork by anyone other than you or your company employees to construct a sign or a display similar to this one is expressly forbidden without written consent from Diamond Head Sign Co.. In the event that such exhibition occurs, Diamond Head Sign Co. shall be reimbursed $500.00 as compensation for the time & effort in creating these plans/artwork.	Ph# (702) 798-9995 Fx# (702) 798-9993 NV Contr. Lic. #46315	**Sales: John/Bill** **Artwork:** **File Name:**

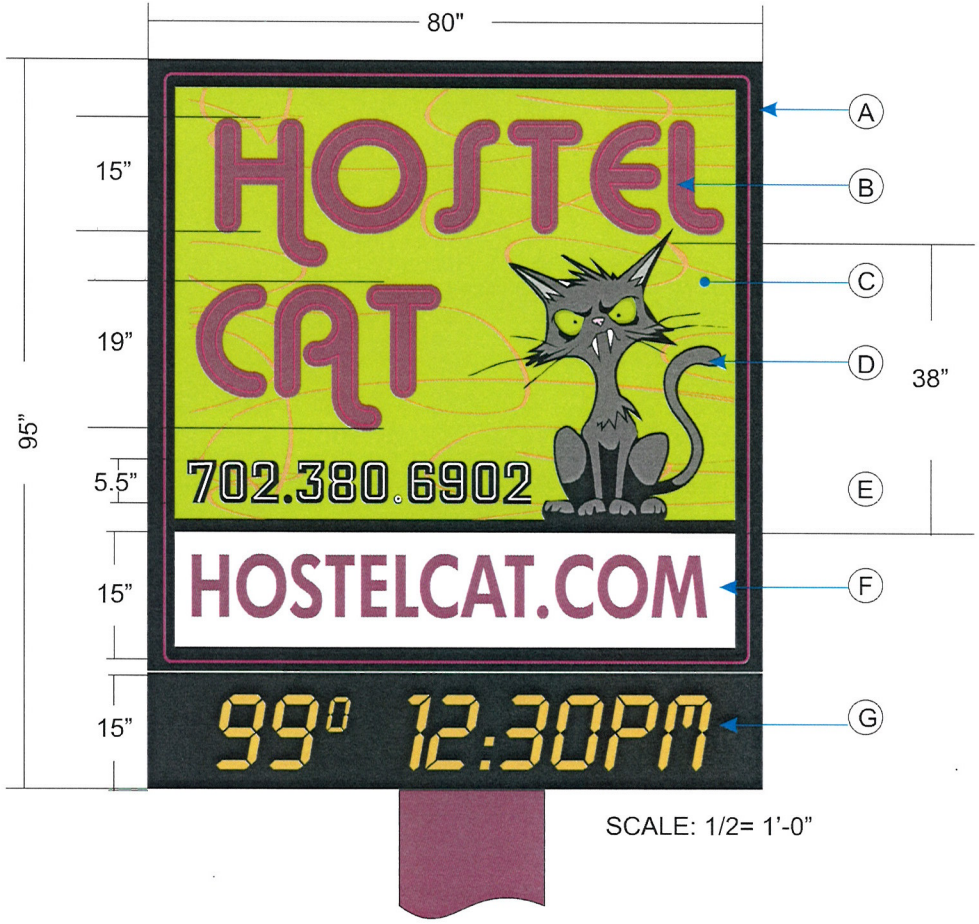
COLORS ON DESIGN ARE REPRESENTATIONS AND ARE NOT EXACT. A SWATCH WILL BE PROVIDED UPON CUSTOMER REQUEST

VAR-41303

DOUBLE FACE ILLUMINATED PYLON CABINET



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



SCALE: 1/2= 1'-0"

A) U-CHANNEL BORDER WITH EXPOSED NEON

B) OPEN FACE CHANNEL LETTERS W/ DOUBLE STROKE EXPOSED NEON

C) METAL FACE CABINET WITH PAINTED BACKGROUND

D) CAT: PAINTED CAT LOGO WITH EXPOSED CONTOUR NEON

E) PHONE NUMBER: EXPOSED NEON (SINGLE STROKE / WHITE

F) ILLUMINATED CABINET / TRANSLUCENT VINYL COPY

G) DIGITAL MATRIX READER BOARD 15" X 80"

RECEIVED
MAR 23 2011
City of Las Vegas

VAR-41303

DIAMOND HEAD SIGN CO.

Ph# (702) 798-9995 **3350 Ali Baba Ln. Suite A** **Fax: (702) 798-9993**
Las Vegas, NV. 89118
NV. Contr. Lic. #0046315

March 24, 2011

City of Las Vegas
Attn: Planning Department
Re: Hostel Cat Justification Letter for Variance

Dear Sirs:

Please consider this request for a reduction in both the seperation and setback for a proposed streetside pole sign for Hostel Cat business located at: 1236 S. Las Vegas Blvd.

Hostel Cat is requesting approval to install a double sided neon illuminated cabinet atop of the existing pole located at 1236 S. Las Vegas Blvd. The dimensions of the proposed cabinet is 95" x 80" wide with an overall height of 26'.

Due to the fact that most signs in this corridor are in line and no setback from right of way, there are visibility issues with placing this sign any further back on the property than what is permtted currently for the surrounding properties. Therefore, a request for a 3 ½" setback from the standard 5' setback.

The parcel contains two separate businesses, one being the Hostel Cat. There is an existing sign on the south side of the parcel and within 92' of the existing pole that Hostel Cat wishes to utilize for its sign and requests consideration to allow for a reduced seperation from 100' which is standard code for two signs on one parcel, to 85'. The existing sign is owned by the second business located on the parcel.

We feel these variances from the standard are not substantial, and the benefits of approving this request will allow for a new sign that will revitalize the property, give it an newer look, a positive visual impact and is cohesive with the Las Vegas Blvd. Scenic By-way Overlay Districts intent of revitalizing the area. This will also encourage others to revitalize as well.

Thank you for your time in this matter,

Sincerely,

John Yurik
Applicant representing Hostel Cat

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MAR 23 2011
City of Las Vegas

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

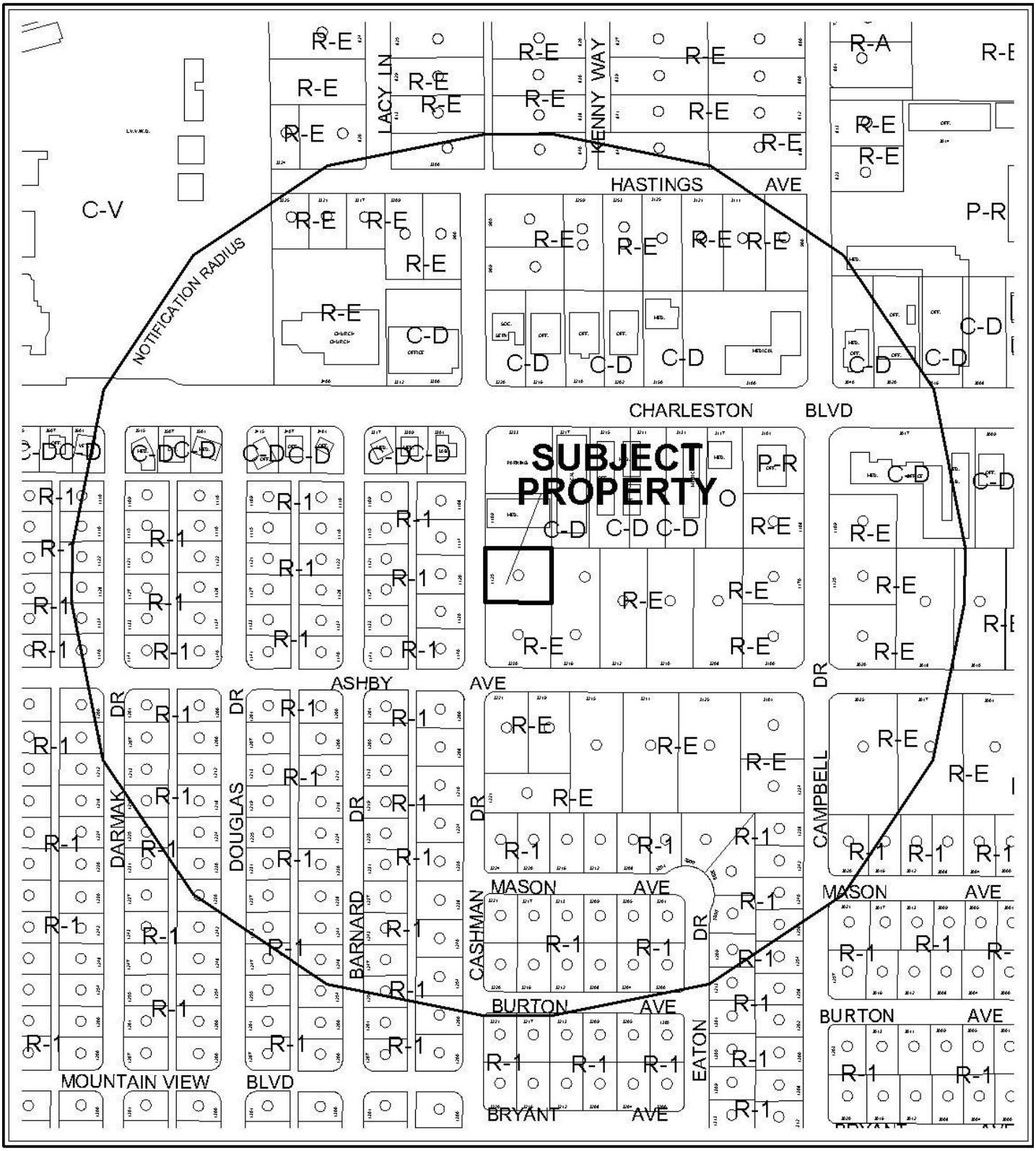
SUBJECT:
VAR-41321 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNY PAPPAS - Request for a Variance TO ALLOW AN EXISTING 595 AQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WITH A ZERO-FOOT SIDE YARD SETBACK WHERE A THREE FEET IS REQUIRED, A ZERO-FOOT SETBACK FROM THE PRIMARY STRUCTURE WHERE SIX FEET IS REQUIRED, AND TO NOT AESTHETICALLY MATCH THE PRIMARY STRUCTURE on 0.48 acres at 1125 Cashman Drive (APN 162-05-112-017), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



CASE: **VAR-41321**

RADIUS: 1000 FT

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

0 300 600 Feet

N



CASE: **VAR-41321**

RADIUS: 1000 FT

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

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41321** APN: 162-05-112-017

Name of Property Owner: Johnny Pappas

Name of Applicant: Johnny Pappas

Name of Representative: Nanette Ellis

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: John Pappas

Print Name: Johnny Pappas

Subscribed and sworn before me

This 22 day of March, 2011

Tania Ertel

Notary Public in and for said County and State

TANIA ERTEL
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 02-20-2012
Certificate No: 04-89578-1

RECEIVED
MAR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 1125 Cashman Dr., Las Vegas, Nv 89102.

Project Name _____ **Proposed Use** Residential

Assessor's Parcel #(s) 162-05-112-017 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Johnny Pappas **Contact** Nanette Ellis
Address 1125 Cashman Dr. **Phone:** 702-327-3953 **Fax:** _____
City Las Vegas, Nevada **State** _____ **Zip** 89102
E-mail Address ellisrealty55@gmail.com

APPLICANT Johnny Pappas **Contact** Nanette Ellis
Address 1125 Cashman Drive **Phone:** 7023273953 **Fax:** _____
City Las Vegas **State** Nv **Zip** 89102
E-mail Address ellisrealty55@gmail.com

REPRESENTATIVE Nanette Ellis **Contact** Nanette Ellis
Address 1125 Cashman Drive **Phone:** 702-327-3953 **Fax:** _____
City Las Vegas **State** Nv **Zip** 89102
E-mail Address ellisrealty55@gmail.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 Johnny Pappas

RECEIVED
MAR 28 2011

Subscribed and sworn before me

This 22 day of March, 20 11.

Tania Ertel

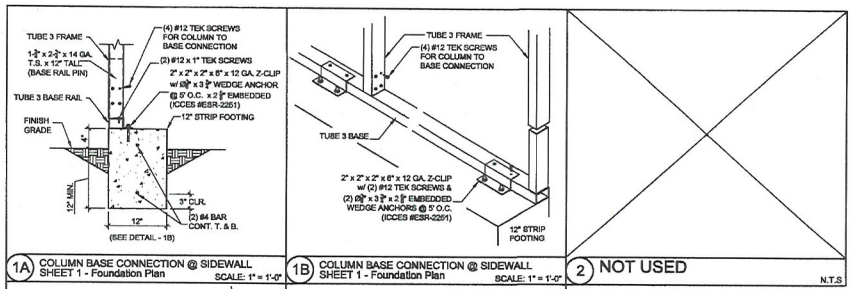
Notary Public in and for said County and State

TANIA ERTEL
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 02-20-2012
Certificate No: 04-89578-1

FOR DEPARTMENT USE ONLY

Case #	VAR-41321
Meeting Date:	5/10/11
Total Fee:	$830
Date Accepted:	3/28/11
Accepted By:	BJS

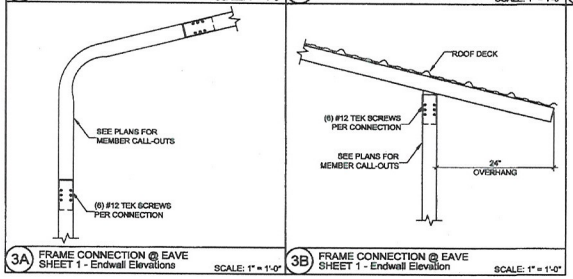
The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.



1A COLUMN BASE CONNECTION @ SIDEWALL
SHEET 1 - Foundation Plan
SCALE: 1" = 1'-0"

1B COLUMN BASE CONNECTION @ SIDEWALL
SHEET 1 - Foundation Plan
SCALE: 1" = 1'-0"

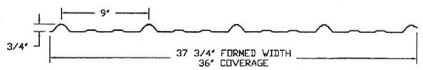
2 NOT USED



3A FRAME CONNECTION @ EAVE
SHEET 1 - Endwall Elevations
SCALE: 1" = 1'-0"

3B FRAME CONNECTION @ EAVE
SHEET 1 - Endwall Elevation
SCALE: 1" = 1'-0"

SCHEDULE:		
ROOF	29 GA. GRANDRIB 3	GRADE 80
TUBE 3	2" X 2" X 14 GA. TUBE	Fy = 65 ksi.
TUBE 3	2" X 3" X 15 GA. TUBE	Fy = 65 ksi.
FOUNDATIONS:		
STRIP FOOTINGS	WIDTH	DEPTH
	12"	12"



29 GA., GRANDRIB 3
Ix=.010 in.^4/ft.
Sx=.0160 in.^3/ft.
Fy=80 ksi.
DECK PROFILE



2" x 3" x 14 GA. TS
Ix=0.881 in.^4/ft.
Sx=0.587 in.^3/ft.
Fy=55 ksi.
TUBE 3

2" x 3" x 15 GA. TS
Ix=0.896 in.^4/ft.
Sx=0.598 in.^3/ft.
Fy=65 ksi.
TUBE 3

GENERAL STRUCTURAL NOTES

1 CODE:
2006 International Building Code
2002 American Iron and Steel Institute Handbook of Cold-Formed Steel Design

2 Loads:
Roof Live Load = 20 PSF

Basic Wind Speed = 90 mph , Importants Factor (I) = 1.0 , Exposure = C

Seismic Use Group = I, Seismic Design Category = D, R = 3.5
Basic Seismic – force – resisting System:
Lateral : Light framed walls with shear panels.
Longitudinal: Light framed walls with shear panels.
Analysis Proceedure: Equivalent Lateral Force Procedure

3 Foundations:
Allowable soil bearing value is 1000 PSF at 12" below finish grade or existing natural grade, whichever is the lower elevation. Round or square column footing embedment depths for footings do not apply to locations where walls of the hole will not stand without supplemental support, or where UNCOMPACTED fill of organic fill material exists. Design lateral soil pressure per IBC section 1804.2 for Class 5 soils.

Note:
In lieu of 4" A.B.C., the slab may be built upon an adequate base material that is properly compacted. Undersigned Engineer assumes no responsibility for the adequacy of the sub base.

4 Concrete:
All concrete herein required shall be done in accordance with ACI Standard 318–05, "Specifications for Structural Concrete for Buildings", which is hereby made a part of these documents, with the following modifications:

Para 2.1.2 Cement shall comply with ASTM C150, Type II, and shall contain no flyash.
Para 3.2 F'c shall be 2,500 PSI minimum for all concrete at 28 days for all concrete.
Para 4.1.3 The use of earth cuts for forms is permitted.
Para 5.2 Reinforcing shall be new billeted steel complying with ASTM A615, Grade 40.

Concrete shall be thoroughly consolidated by suitable means during placement and shall be thoroughly worked around reinforcement and embedded fixtures and into corners of the forms.
Curing of concrete shall be in accordance with sections 1905.11.1 through 1905.11.3.

5 Structural Steel:
All structural steel shall be ASTM A36 (Fy=36,000 PSI) or ASTM A 572 GRADE 50 (Fy=50,000PSI); All pipe shall be ASTM A 501 (Fy= 36,000 PSI) or ASTM A53, Type 'E' or 'S' grade 'B' (Fy= 36,000 PSI). All tubular steel shall be ASTM a500 (Fy=46,000 PSI). All bolts shall be ASTM A325. Latest AISC and AWS codes apply. All construction per latest AISC handbook. All expansion bolts to have current I.C.C.E.S. approval.

All welding to be performed at Absolute Steel's fabrication shop by welders holding valid certificates, and having current experience in welding as required. Certificates shall be those issued by an accepted testing agency. All welding per American Welding Society Standards.
All welding by E70 series low hydrogen rods. (Use E90 for ASTM A706 – grade 40 reinforcing bars).

DO NOT DRILL, NOTCH, OR FIELD WELD ANY STEEL MEMBERS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

6 Drawing sealing requirement
These drawings are to be wet sealed by the engineer. All copies shall bear wet seals.
If a copy of this drawing is disturbed without the proper wet seal the drawing is considered invalid. The duplication or copying of this drawing could mean the original drawing has been modified from its original content. All liability is removed from the below wet sealed.

7 Steel Decking / Screw Fasteners:
Steel roof deck shall conform to the specifications of the steel deck institute. FY = 80 KSI.
Screw connections to framing members shall be not less than noted below:
1. All Panel End Laps use (6) #12–14 screws per sheet. All Panel Intermediate supports use (3) #12–14 screws per sheet.
2. Panel to run continuous over minimum two spans
3. Minimum spacing of screws shall not be less than 3 diameters.
4. The head of the screw or washer shall have a diameter, de of not less than 5/16" washers shall be at least 0.05 "thick"
5. Wall Construction: #12 screws @ 9" o.c. field, and 4 1/2" o.c. edges (ICC–ES APPROVED).

All screws shall conform to SAE J78 provisions of structural screws.

8 Light Gauge Structural Steel Framing:
All structural steel framing material and its erection shall be in accordance with the latest edition of the American Iron and Steel Institute "Specifications for the Design of Cold Formed Steel Structural Members".

All welding to be performed at Absolute Steel's fabrication shop by welders holding valid certificates, and having current experience in welding as required. Certificates shall be those issued by an accepted testing agency. All welding per American Welding Society Standards.

DO NOT DRILL, NOTCH, OR FIELD WELD ANY STEEL MEMBERS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

Structural steel members are furnished to a specified minimum yield point greater than 55 KSI. The grade and the ASTM specification number or other specification designation shall be indicated by painting, decal, tagging or other suitable means on each lift or bundle of fabricated elements.

Gage No.	12	14	16	18	20	22	24	26	29	30
Design Thickness, Inches	0.1046	0.0747	0.0598	0.0478	0.0359	0.0299	0.0239	0.0179	0.0135	0.0120

9 Contractor:
The contractor must submit in writing any requests for modifications to the plans and specifications and no structural changes from the approved plans shall be made in the field, unless prior to making changes, written approval is obtained from the engineer. Shop drawings submitted the engineer for review do not constitute "in writing" unless it is noted that specific changes are being requested. If changes are made without written approval, such changes shall be the legal and financial responsibility of the contractor or sub–contractors involved and it shall be their responsibility to replace or repair the condition as directed by the engineer.

Contractor shall provide all temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during erection. The provisions shall remain in position until sufficient permanent members are erected to insure the safety of the partially erected structures. The contract structural drawings and specifications represent the finished structure. Observation visits to the site by the structural engineer shall not include inspection of the above items.

The above notes and specifications shall meet or exceed all state and local code requirements before erection.

The undersigned engineer will not supervise the fabrication or erection of this structure.

RECEIVED
MAR 28 2011

DOUGLAS M. MCNALLEN
Exp. 12/31/11
CIVIL
NEVADA PROFESSIONAL ENGINEER
No. 010751

1/2/11

ABSOLUTE STEEL
5001 East Mitchell Road · Chandler, AZ 85226 · 480-785-1818

ABSOLUTE STEEL
16' x 35' x 11'" SONORAN CARPORT
John Pappas
1125 Cashman Drive
Las Vegas, NV 89102

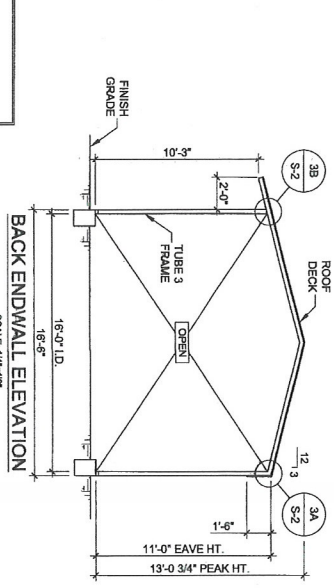
PROFILES, & DETAILS

DESIGN: FSJR
DRAWN: MD
CHECK: KM
DATE: 11/16/10

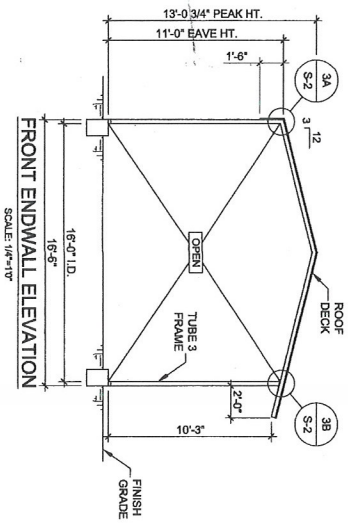
SHEET 2 OF 2
JOB 1-7444

VAR-41321

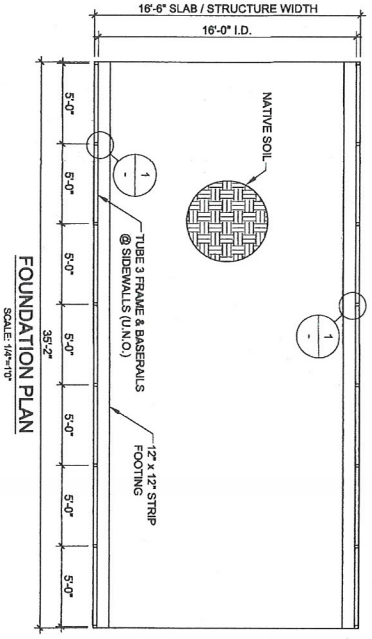
SCHEDULE:		
ROOF	29 GA. GRANDRIB 3	GRADE 80
TUBE 3	2" X 2" X 14 GA. TUBE	Fy = 85 ksi.
TUBE 3	2" X 3" X 16 GA. TUBE	Fy = 65 ksi.
FOUNDATIONS:		
STRIP FOOTINGS	WIDTH 12"	DEPTH 12"



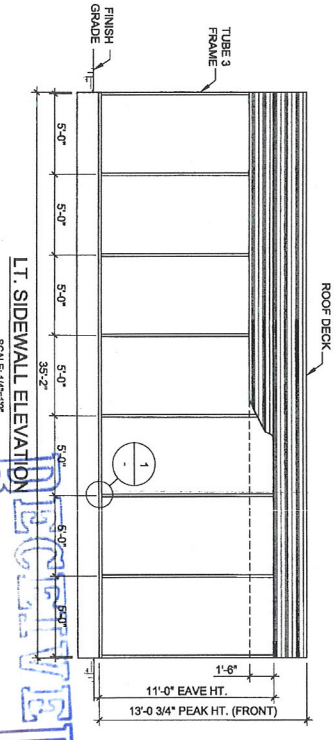
BACK ENDWALL ELEVATION
SCALE: 1/4"=1'0"



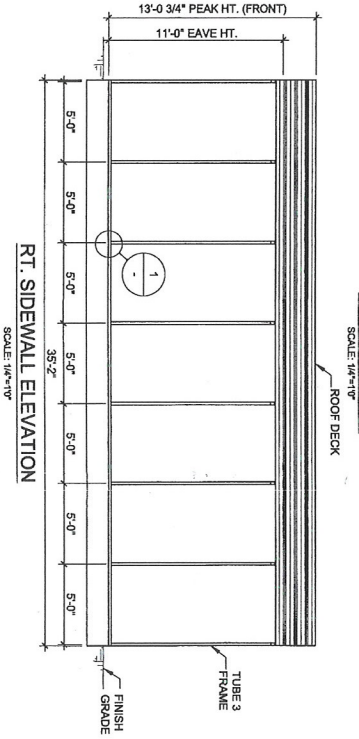
FRONT ENDWALL ELEVATION
SCALE: 1/4"=1'0"



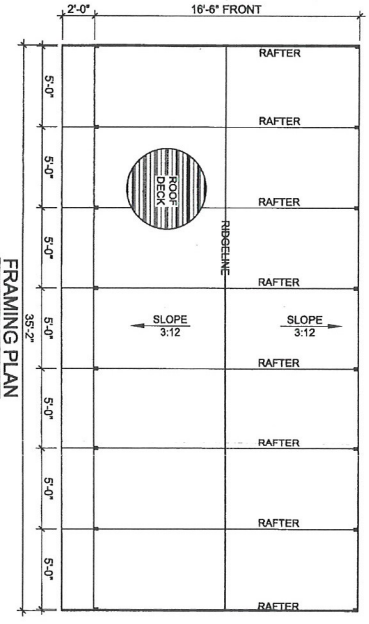
FOUNDATION PLAN
SCALE: 1/4"=1'0"



LT. SIDEWALL ELEVATION
SCALE: 1/4"=1'0"



RT. SIDEWALL ELEVATION
SCALE: 1/4"=1'0"



FRAMING PLAN
SCALE: 1/4"=1'0"

RECEIVED
MAR 28 2011

VAR-41321

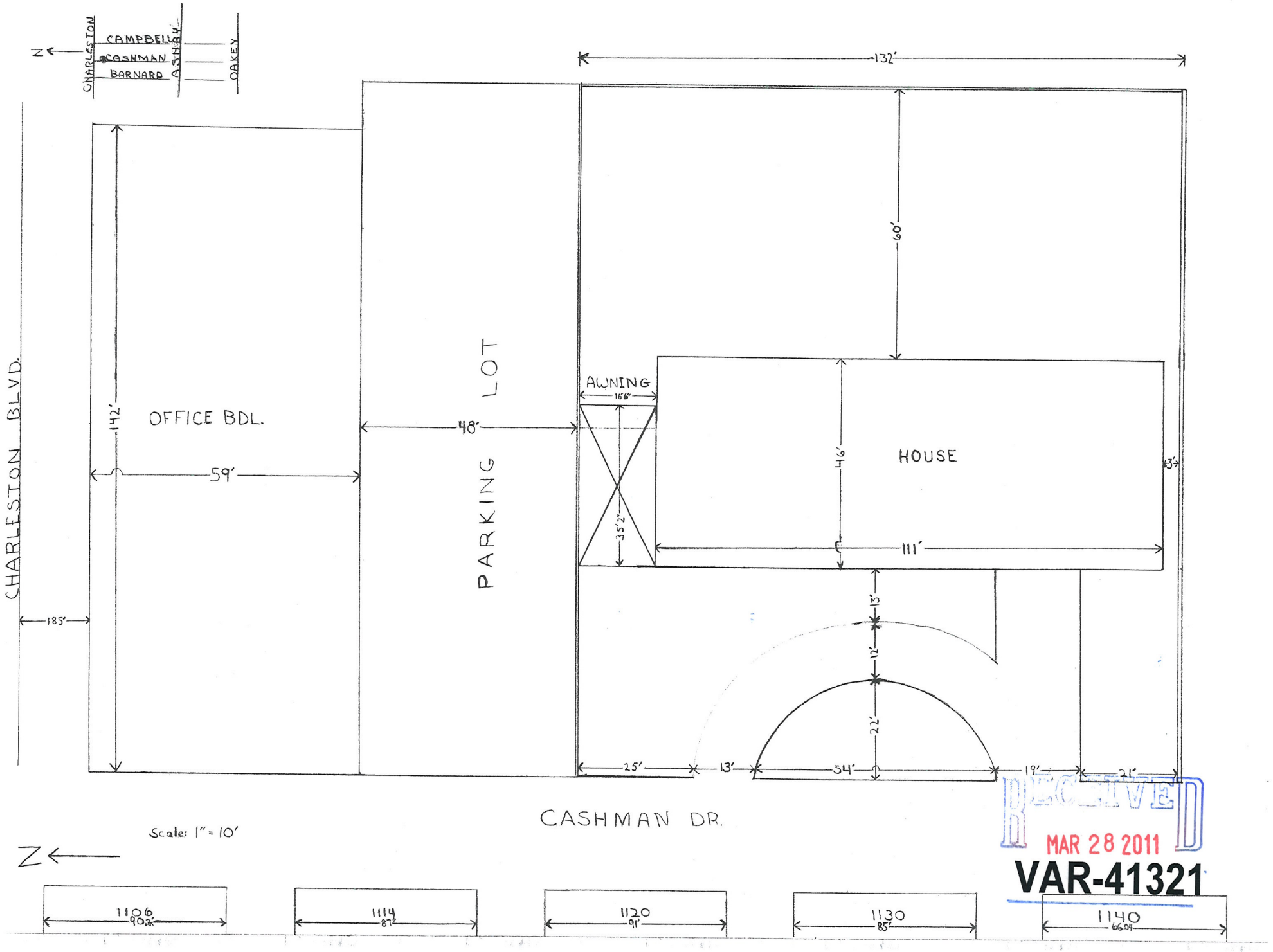


SHEET	DESIGN:	FSJR
1	DRAWN:	MD
OF 2	CHECK:	KM
JOB I-7444	DATE:	11/16/10

FRAMING PLAN, FOUNDATION PLAN, & ELEVATIONS

ABSOLUTE STEEL
16' x 35' x 11'" SONORAN CARPORT
John Pappas
1125 Cashman Drive
Las Vegas, NV 89102

ABSOLUTE STEEL
5908 East Mineral Road : Gaudalupe, AZ 85283 - 480-768-1818



RECEIVED
MAR 28 2011
VAR-41321

TO City Las Vegas Planning & Development
333 N. Rancho
Las Vegas, Nevada

February 15, 2011

RE: Justification letter
Property location: 1125 Cashman Drive
Las Vegas, Nv 89102

To Whom It May Concern:

This letter is to serve as the justification for the non attached steel shade building on the North side of my house.

This structure is for shade of my vehicles and to take them from the driveway thereby making the front of my house look nicer without the clutter of vehicles.

Should you have any questions please do not hesitate to contact me at 702-327-3953.

Sincerely,

Johnny J Pappas

RECEIVED
MAR 28 2011

VAR-41321

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

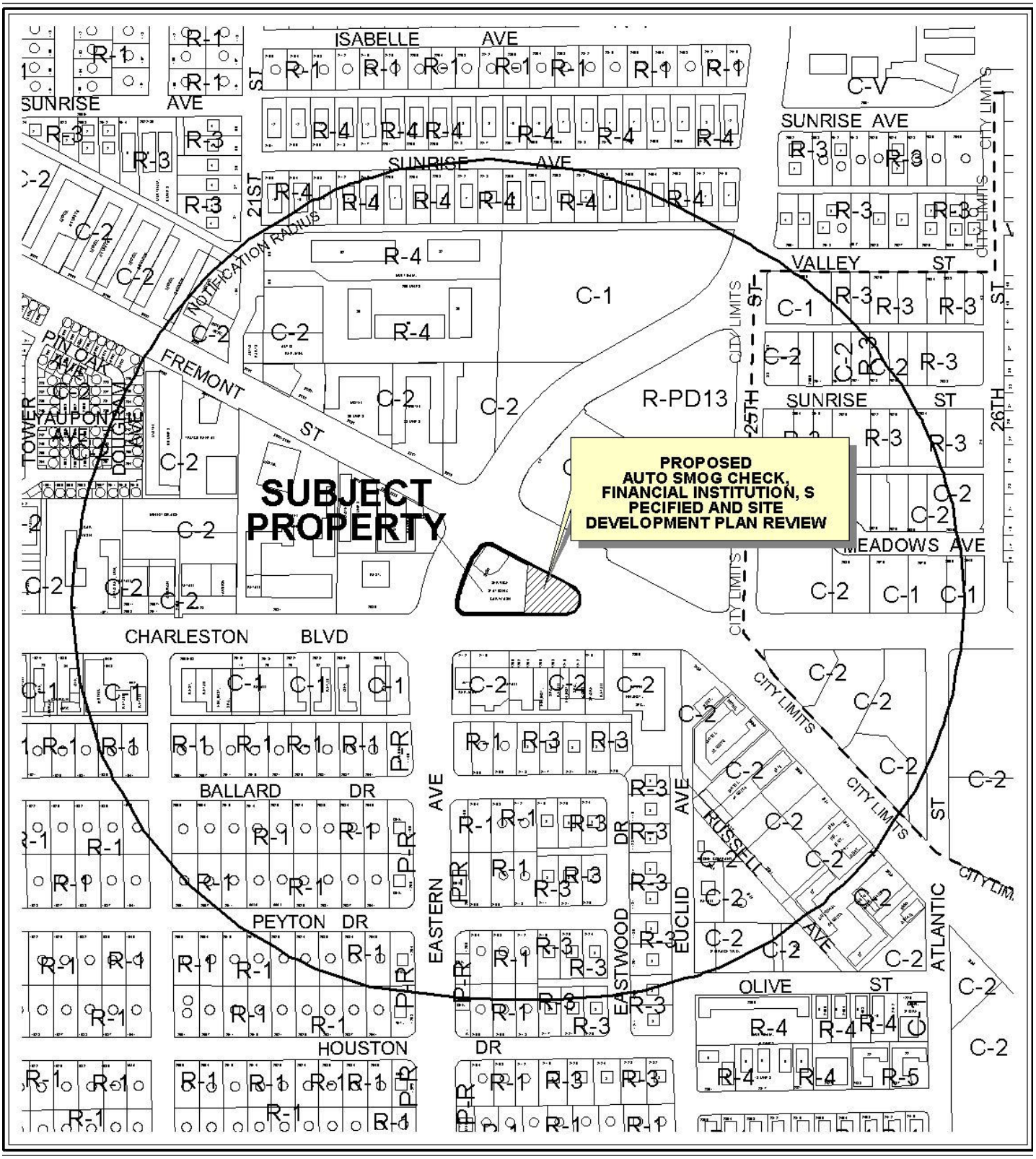
SUBJECT:
VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED 200 SQUARE-FOOT AUTO SMOG CHECK AND 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41385, VAR-41386, SUP-41384, SUP-41236 and SDR-41235
2. Conditions and Staff Report -VAR-41385, VAR-41386, SUP-41384, SUP-41236 and SDR-41235
3. Supporting Documentation - VAR-41385, VAR-41386, SUP-41384, SUP-41236 and SDR-41235
4. Photos - VAR-41385, VAR-41386, SUP-41384, SUP-41236 and SDR-41235
5. Justification Letter - VAR-41385, VAR-41386, SUP-41384, SUP-41236 and SDR-41235



0 300 600 Feet

CASE: **VAR-41385; VAR-41386; SUP-41384**
SUP-41236 ; SDR-41235

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-41385; VAR-41386; SUP-41384**
SUP-41236 ; SDR-41235

RADIUS: 1000 FT

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

N

Parking Variance

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41385** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, Inc

Name of Applicant: United Brothers Enterprises, Inc - Bill Bhatti

Name of Representative: Ace 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: Bhupinder Bhatti

Print Name: Bhupinder Bhatti

Subscribed and sworn before me

This 30 day of March, 2011

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

RECEIVED
APR 05 2011

Parking Variance

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for Parking - to allow Reduced Required Parking

Project Address (Location) 2320 Fremont st, Las Vegas, NV 89101

Project Name Fremont/Charleston Retail **Proposed Use** ~~Add'l Fuel pumps & smog check station~~ Financial institution

Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3

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

Commercial Square Footage — **Floor Area Ratio** —

Gross Acres .92 **Lots/Units** — **Density** —

Additional Information Variance to allow reduced required on-site parking

PROPERTY OWNER United Brothers Enterprises, INC **Contact** Bill Bhatti

Address 2320 Fremont St **Phone:** 702-591-4482 **Fax:** 702-982-6701

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

E-mail Address billbhatti.ut@gmail.com

APPLICANT United Brothers Enterprises, INC **Contact** Bill Bhatti

Address 2320 Fremont St **Phone:** 702-591-4482 **Fax:** 702-982-6701

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

E-mail Address billbhattiatgmail.com

REPRESENTATIVE ACE Engineering **Contact** Pat Samson

Address 6283 Dean Martin DR, STE B **Phone:** 702-396-5113 **Fax:** 702-396-5114

City Las Vegas **State** NV **Zip** 89118

E-mail Address Patrice@aceengineering.us

Property Owner Signature* Bhupinder Bhatti

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

Print Name Bhupinder Bhatti

Subscribed and sworn before me

This 31st day of March, 20 11.

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

FOR DEPARTMENT USE ONLY

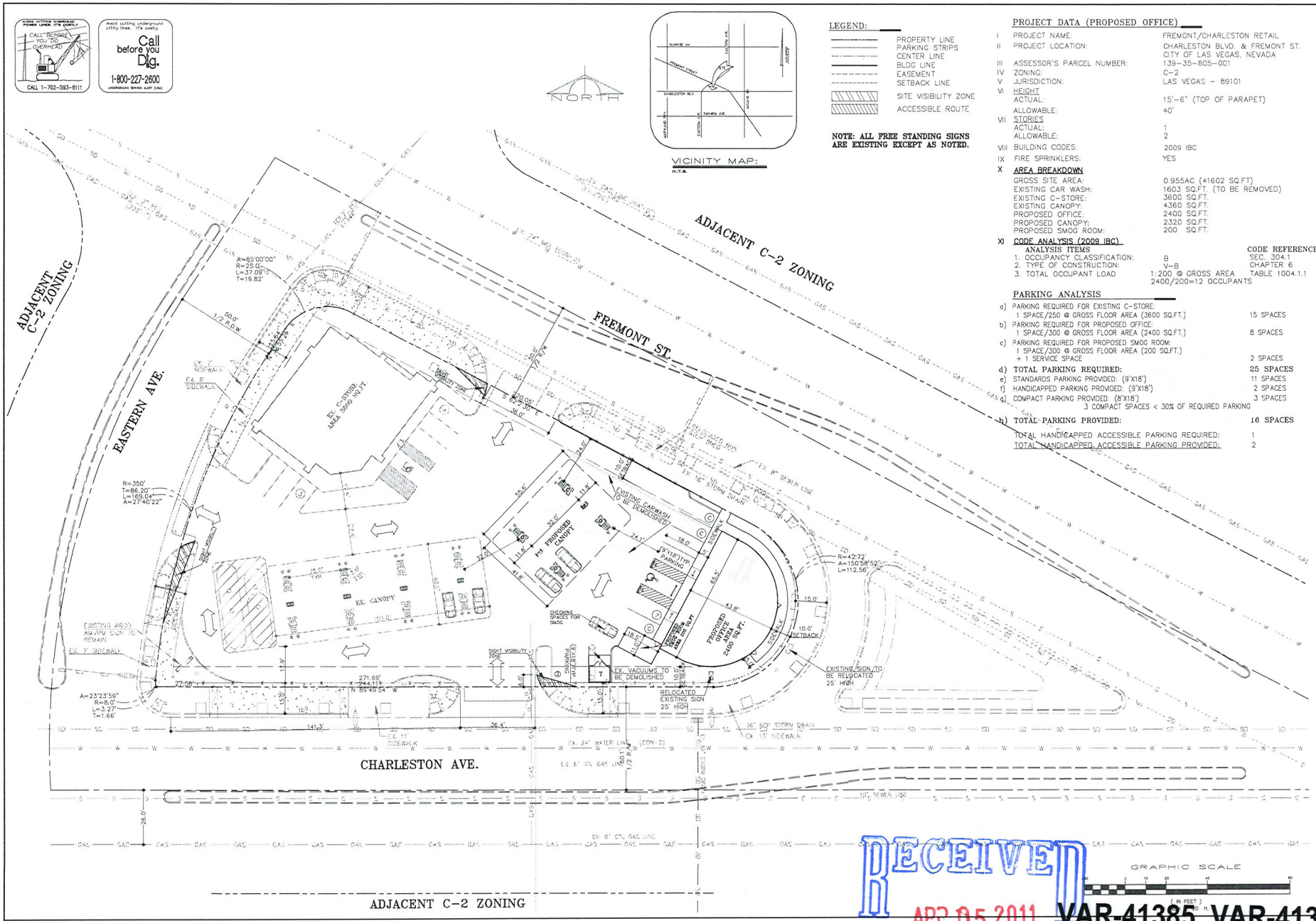
Case #	VAR-41385
Meeting Date:	5-10-11 PC
Total Fee:	$830
Date Received:*	4/5/11
Received By:	

*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

RECEIVED
APR 05 2011



Call before you Dig.
1-800-227-2600

VICINITY MAP:
N.T.S.

NORTH

LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- EASEMENT
- SETBACK LINE
- SITE VISIBILITY ZONE
- ACCESSIBLE ROUTE

NOTE: ALL FREE STANDING SIGNS ARE EXISTING EXCEPT AS NOTED.

PROJECT DATA (PROPOSED OFFICE)

I	PROJECT NAME:	FREMONT/CHARLESTON RETAIL
II	PROJECT LOCATION:	CHARLESTON BLVD. & FREMONT ST. CITY OF LAS VEGAS, NEVADA
III	ASSESSOR'S PARCEL NUMBER:	139-35-805-001
IV	ZONING:	C-2
V	JURISDICTION:	LAS VEGAS - 89101
VI	HEIGHT	
	ACTUAL:	15'-6" (TOP OF PARAPET)
	ALLOWABLE:	40'
VII	STORIES	
	ACTUAL:	1
	ALLOWABLE:	2
VIII	BUILDING CODES:	2009 IBC
IX	FIRE SPRINKLERS:	YES
X	AREA BREAKDOWN	
	GROSS SITE AREA:	0.955AC (41602 SQ.FT)
	EXISTING CAR WASH:	1603 SQ.FT. (TO BE REMOVED)
	EXISTING C-STORE:	3600 SQ.FT.
	EXISTING CANOPY:	4360 SQ.FT.
	PROPOSED OFFICE:	2400 SQ.FT.
	PROPOSED CANOPY:	2320 SQ.FT.
	PROPOSED SMOG ROOM:	200 SQ.FT.

XI CODE ANALYSIS (2009 IBC)

ANALYSIS ITEMS		CODE REFERENCE
1. OCCUPANCY CLASSIFICATION:	B	SEC. 304.1
2. TYPE OF CONSTRUCTION:	V-B	CHAPTER 6
3. TOTAL OCCUPANT LOAD	1:200 @ GROSS AREA 2400/200=12 OCCUPANTS	TABLE 1004.1.1

PARKING ANALYSIS

a)	PARKING REQUIRED FOR EXISTING C-STORE: 1 SPACE/250 @ GROSS FLOOR AREA (3600 SQ.FT.)	15 SPACES
b)	PARKING REQUIRED FOR PROPOSED OFFICE: 1 SPACE/300 @ GROSS FLOOR AREA (2400 SQ.FT.)	8 SPACES
c)	PARKING REQUIRED FOR PROPOSED SMOG ROOM: 1 SPACE/300 @ GROSS FLOOR AREA (200 SQ.FT.) + 1 SERVICE SPACE	2 SPACES
d)	**TOTAL PARKING REQUIRED:**	**25 SPACES**
e)	STANDARDS PARKING PROVIDED: (9'X18')	11 SPACES
f)	HANDICAPPED PARKING PROVIDED: (9'X18')	2 SPACES
g)	COMPACT PARKING PROVIDED: (8'X18') 3 COMPACT SPACES < 30% OF REQUIRED PARKING	3 SPACES
h)	**TOTAL PARKING PROVIDED:**	**16 SPACES**

TOTAL HANDICAPPED ACCESSIBLE PARKING REQUIRED: 1
TOTAL HANDICAPPED ACCESSIBLE PARKING PROVIDED: 2

REVISIONS:
REVISION ISSUE | DATED

ACE Consulting
4280 Dean Martin Drive, Suite B
Las Vegas, Nevada 89103
Phone: (702) 804-8111 Fax: (702) 804-8114
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: SITE PLAN
PROJECT: FREMONT / CHARLESTON RETAIL
CHARLESTON BLVD. & FREMONT ST.
CITY OF LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER-STATE OF CALIFORNIA
JASPAL S. SIDHU
EXP. DATE 08/30/2011
CIVIL
No.56924

DATE: 04/05/2011
JOB: 10-09
DRAWN BY: RS
CHK.BY: MD

A1.0.0
SHEET 1 OF 2

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VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235

LANDSCAPE NOTES:

LANDSCAPING:

1. LANDSCAPING REQUIRED, EXCEPT FOR MINES, GRAVEL PITS, TEMPORARY USES, PUBLIC FACILITIES WITHOUT BUILDINGS, AND THE REAR YARDS OF SINGLE FAMILY DWELLINGS, ANY DISTURBED AREA OF A DEVELOPED PROPERTY NOT OCCUPIED BY OUTSIDE ACTIVITY AREAS / STORAGES AREAS, PARKING, DRIVEWAYS, DRIVE AISLES, AND SIDEWALK SHALL BE LANDSCAPED AND MAINTAINED IN A CLEAN CONDITION. DISTURBED AREAS DESIGNATED FOR FUTURE DEVELOPMENT NEED NOT HAVE LIVE LANDSCAPING.
2. ALL REQUIRED LANDSCAPING SHALL BE PLANTED WITH LIVE PLANTS. FOR PROPERTY WHICH HAS AN ELEVATION OF 4,000 FEET ABOVE SEE LEVEL OR MORE, NATURAL AND NATIVE LANDSCAPING IS ENCOURAGED TO BE PRESERVED AND INCLUDED INTO LANDSCAPE AREA.
3. TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF - WAY
4. ANY TREE WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

MAINTENANCE:

1. FENCES, WALLS AND LANDSCAPED AREAS SHALL BE MAINTAINED
2. LANDSCAPED AREAS SHALL NOT BE USED FOR PARKING OF VEHICLES, DISPLAY OF MERCHANDISE OR OTHER USES DETRIMENTAL TO THE LANDSCAPING. HOWEVER, SIGNS ARE PERMITTED
3. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN 90 DAYS
4. LANDSCAPING REQUIRED OUTSIDE DECORATIVE FENCES AND WALLS SHALL BE MAINTAINED BY A MAINTENANCE AGREEMENT, AND SHALL BE DESIGNATED BY NATION, EASEMENT, OR COMMON LOT ON ANY MAJOR OR MINOR SUBDIVISION MAP
5. IF A SIDEWALK IS ESTABLISHED BEHIND LANDSCAPING, OR IF THE SIDEWALK MEANDERS, A PUBLIC ACCESS EASEMENT MUST BE GRANTED AND THE SIDEWALK AND ANY LANDSCAPING SHALL BE SUBJECT TO THE PROVISION OF MAINTENANCE ASSOCIATION AND A LICENSE AND MAINTENANCE AGREEMENT APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

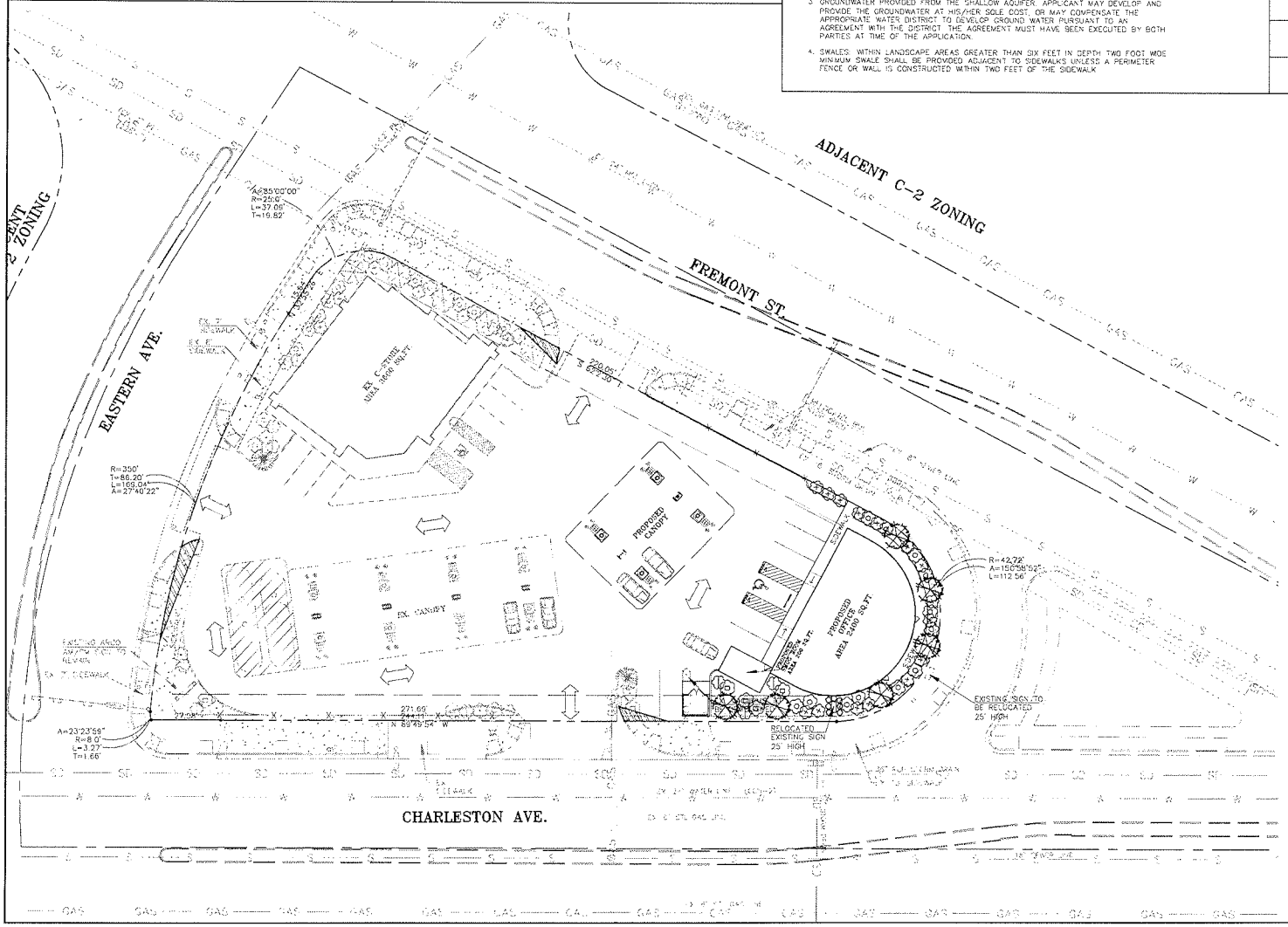
IRRIGATION:

A WATER CONSERVING IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING. DRIP OR SIMILAR SYSTEMS WITH NO OVER SPRAY SHALL BE USED WHEN IRRIGATION NO-TURF VEGETATION. IRRIGATION SYSTEM SHALL BE MAINTAINED IN GOOD OPERATION CONDITION. THE USE OR IRRIGATION SYSTEMS WHICH UTILIZE RECLAIMED WASTEWATER IS PREFERRED, AND REQUIRED FOR GOLF COURSES AS SOON AS A SOURCE OF RECLAIMED WASTEWATER IS AVAILABLE. RESTRICTIONS FOR OVER SPRAY SHALL NOT APPLY WHEN WATER USED WILL BE PROVIDED BY ONE OR MORE OF THE FOLLOWING METHODS:

1. WATER IS PROVIDED FOR THE APPLICANT'S OWN WELLS OR APPURTENANT OR TRANSFERRED WATER RIGHT WHICH CAN BE LEGALLY USED TO IRRIGATE THE PROPERTY ON WHICH A GOLF COURSE IS DEVELOPED
2. WATER IS PROVIDED BY THE WATER PURVEYOR; HOWEVER, THE APPLICANT MUST CONTRIBUTE TO AN EXTERIOR WATER EFFICIENCY RETROFIT PROGRAM APPROVED BY THE WATER PURVEYOR TO OFFSET THE IMPACTS ON WATER RESOURCES AND SYSTEM DELIVERY CAPACITY IN AN AMOUNT EQUIVALENT TO TWO TIMES THE AMOUNT OF WATER USED TO IRRIGATE TURF
3. GROUNDWATER PROVIDED FROM THE SHALLOW AQUIFER. APPLICANT MAY DEVELOP AND PROVIDE THE GROUNDWATER AT HIS/HER SOLE COST, OR MAY COMPENSATE THE APPROPRIATE WATER DISTRICT TO DEVELOP GROUND WATER PURSUANT TO AN AGREEMENT WITH THE DISTRICT. THE AGREEMENT MUST HAVE BEEN EXECUTED BY BOTH PARTIES AT TIME OF THE APPLICATION.
4. SWALES: WITHIN LANDSCAPE AREAS GREATER THAN SIX FEET IN DEPTH TWO FOOT WIDE MINIMUM SWALE SHALL BE PROVIDED ADJACENT TO SIDEWALKS UNLESS A PERIMETER FENCE OR WALL IS CONSTRUCTED WITHIN TWO FEET OF THE SIDEWALK

PLANT LEGEND

PROPOSED PLANT	SIZE & QUANTITY	SCIENTIFIQUE NAME	COMMON NAME
	24" BOX 6 NO	PINUS (LARGE TREE)	STONE PINE
	5 GAL 15 NO	RHAPHIOLEPIS	INDIAN HAWTHORNE
	5 GAL 12 NO	EURYOPS	GREEN BUSH DAISY
	1 GAL 3 NO	BUXUS	JAPANESE BOXWOOD
	1 GAL 4 NO	ATRIPLEX	QUAIL BUSH
	1 GAL 7 NO.	ARTEMISIA	WORMWOOD



VICINITY MAP:
N.T.S.

NOTE: -
ANY PORTION OF A LANDSCAPE AREA NOT PLANTED SHALL BE COVERED WITH DECORATIVE ROCK, BARK, MULCH OR OTHER MATERIAL SUITABLE FOR REDUCING DUST AND EVAPORATION, AND IMPROVING THE AESTHETIC APPEARANCE OF THE AREA

GRAPHIC SCALE
1 INCH = 20 '

REVISIONS:
NO.	REVISION ISSUE	DATE
1		

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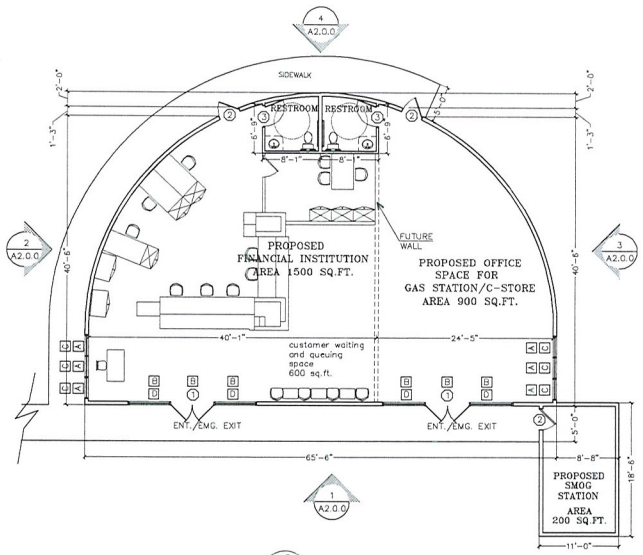
LANDSCAPE PLAN
PROJECT: FREMONT / CHARLESTON RETAIL
CHARLESTON BLVD. & FREMONT ST.
CITY OF LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER-STATE OF NEVADA
JASPAL S. SOHU
CIVIL
NO. 16892
DATE 05/26/2011

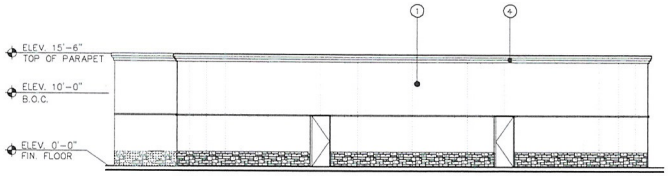
DATE: 04/05/2011
JOB #: 10-09
DWG. BY: HS
CHK. BY: MG

L1.0.0
SHEET 1 OF 1

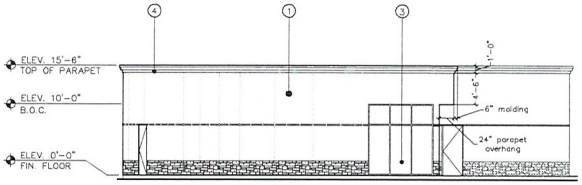
~~VAR-41385 VAR-41386~~
SUP-41384 SUP-41236
SDR-41235



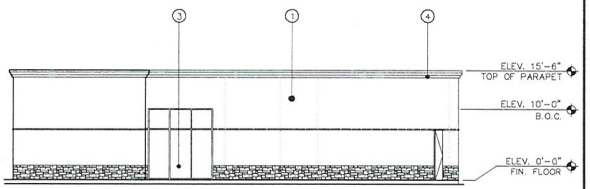
FLOOR PLAN
SCALE: 1/8" = 1'-0"



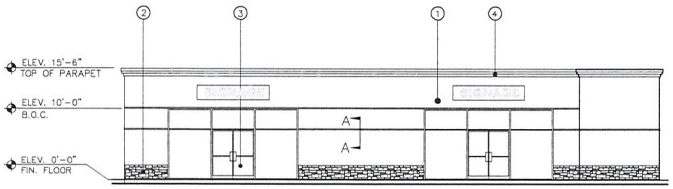
4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



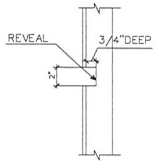
2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



SECTION : A-A (TYP)
NTS

NOTE: EXTERIOR BUILDING COLOR SHOULD MATCH WITH EXISTING C-STORE EXTERIOR COLORS.

DOOR SCHEDULE

#	WIDTH	HEIGHT	MAT.	FRAME TYPE	'U' VALUE WINTER NIGHT	'U' VALUE SUMER DAY	HARD. GROUP	REMARKS	NOTES
1	3'-0"(2)	7'-0"	GLASS	ALUM.	0.47	0.50	PER OWNER	PROVIDE SAFETY GLAZING	
2	3'-0"	7'-0"	H.C.	WOOD	--	--	PER OWNER		
3	3'-0"	6'-8"	H.C.	WOOD	--	--	PER OWNER		

WINDOW SCHEDULE

#	WIDTH	HEIGHT	'U' VALUE WINTER NIGHT	'U' VALUE SUMER DAY	SHGC	GL'G	FRAME TYPE	COLOR	REMARKS
A	3'-0"	3'-0"	0.47	0.50	0.70	1/4" DUAL	PER OWNER	PER OWNER	
B	6'-0"	3'-0"	0.47	0.50	0.70	1/4" DUAL	PER OWNER	PER OWNER	PROVIDE SAFETY GLAZING
C	3'-0"	7'-0"	0.47	0.50	0.70	1/4" DUAL	PER OWNER	PER OWNER	
D	6'-0"	7'-0"	0.47	0.50	0.70	1/4" DUAL	PER OWNER	PER OWNER	PROVIDE SAFETY GLAZING

NOTES:

1. SUSPENDED GYPSUM PANEL CEILING TILE SHALL BE 2 '-0" x 4'-0" VINYL ROK OR EQUAL.
2. WHITE PAINT SHALL BE: INTERIOR A198 FLORAL WHITE
3. DO NOT PAINT PREFINISHED MATERIALS.
4. CONCRETE FLOOR SURFACES NOT HAVING FLOOR COVERING SHALL BE HARDENED ACCORDING TO SPECIFICATION DIVISION 3 SECTION 3.04 PARAGRARH "F" ALTERNATE TREATMENT MAY INCLUDE A POLYMER FLOOR COATING. MASTER BUILDERS "EMBEGUARD" G.P. GREY WHEN REQUESTED BY FIELD ENGINEER.
5. GROUND AND FLOOR SURFACES SHALL BE SLIP RESISTANT, STABLE AND FIRM. MAXIMUM CHANGE IN LEVEL 1/2".
6. STAINLESS STEEL TYPE 304, 20GA. WALL COVERING AND ACCESSORIES AND MARLITE PANELS SHALL BE INSTALLED WHERE SHOWN ON PLAN AND INTERIOR ELEVATIONS.

WALL LEGEND

EXTERIOR WALLS-2x6 STUDS @ 16"O/C W/GYP. BOARD ON INTERNAL SIDE TO GO 6" ABOVE FINISHED CEILING.

6" STUD ONE HOUR FIRE RATED WALL W/ 2x6 STUDS @16" O/C W/ 5/8" TYPE X GYP. BOARD ON EACH SIDE W/R-19 FIBERGLASS INSULATION AS PER TABLE 720.1(2) ITEM NO.15-1.13, 2009 IBC W/GYP. BOARD TO GO 6" ABOVE FINISHED CEILING.

6" STUD ONE HOUR FIRE RATED WALL W/ 2x6 STUDS @16" O/C AT EXTERIOR WALLS AS PER TABLE 720.1(2) ITEM NO.15-1.3, 2009 IBC WITH 7/8" STUCCO ON EXTERIOR SIDE AND 5/8" TYPE "X" GYP. BOARD ON INTERIOR SIDE W/GYP. BOARD TO GO 6" ABOVE FINISHED CEILING. REFER DETAIL #1 ON SHEET A2.

GENERAL NOTES:

1. ALL WALL DIMENSION ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALL FLOOR SINK AND FLOOR DRAIN DIMENSIONS ARE FROM EDGE OF FLOOR SLAB TO CENTERLINE OF OPENING.
3. SEE STRUCTURAL DRAWINGS FOR ALL HEADER AND BEAM REQUIREMENTS.
4. INSULATION SHALL BE INSTALLED PER LOCAL ENERGY CODE REQUIREMENTS, SEE SECTIONS
5. REFER TO SITE PLAN FOR SPECIFIC SIDEWALK AND PARKING CONFIGURATION. SITE PLAN CONFIGURATION TAKES PRECEDENCE OVER THIS DRAWING
6. MAXIMUM DOOR OPENING EFFORTS: 8.5 LBS. AT EXTERIOR, 5 LBS. AT INTERIOR, AND 15 LBS. AT FIRE DOORS. ANSI 4.13.11
7. ALL DOORS ARE EQUIPPED WITH SINGLE-EFFORT, NON GRASP HARDWARE (i.e.,LEVER) ANSI 4.13.9.
8. SWITCHES/CONTROLS/THERMOSTATS, ETC., ARE INSTALLED MAXIMUM 48" ABOVE THE FLOOR. NEC 380 AND ANSI 11.05.4.5
9. MAXIMUM DISTANCE FROM TOP OF THRESHOLD TO LANDING IS 1/2".
10. TOPS OF ACCESSIBLE PORTIONS OF WORK SURFACE SHALL BE FROM 28" TO 34" FROM THE FLOOR. ANSI 4.31.4.
11. ACCESSIBLE CHECKOUT COUNTER SURFACES 38" MAX. ABOVE THE FINISH FLOOR. THE TOP OF THE ACCESSIBLE COUNTER EDGE PROJECT SHALL BE 40" ABOVE THE FINISH FLOOR PER ANSI 43311.5.

ELEVATION KEY NOTES:

1	(3) COLOR COAT STUCCO (a) IS A 3-COAT, 7/8 INCH MINIMUM THICK (b) HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING; AND (c) HAS 26 ga GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCH ABOVE CONCRETE OR PAVING)
2	STONE VENEER
3	WINDOW STORE FRONT SYSTEM (OWNER TO SELECT FINISH)
4	25 GA. G.I. MTL. CAP FLASHING, PAINTED TO MATCH STUCCO.
5	STUCCO COVERED COLUMNS

GENERAL NOTES

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. SEE SPECIFICATIONS FOR WATERPROOFING REQUIREMENTS FOR EXTERIOR GRADE PLYWOOD.
3. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB (EXTERIOR & INTERIOR).
4. STUCCO FINISH TO BE "LIGHT LACE" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION. ALTERNATE "MEDIUM DASHED" MACHINE APPLIED.
6. PROVIDE BUILDING ADDRESS # ON FRONT WALL (LEFT SIDE) OR AS DIRECTED BY LOCAL AUTHORITY AND AS SPECIFIED HEREIN.

STUCCO NOTES

1. EXPANSION JOINTS ARE NOT ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. NEW CONTROL JOINTS SHALL NOT OVERLAP EXISTING CONTROL JOINTS.
3. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
4. MESH WITH GRID EXCEEDING 2"x2" WILL BE REJECTED.
5. USE OF FASTENERS OTHER THAN GALVANIZED WILL NOT BE ACCEPTED.
6. SOG APPLICATION AS SPECIFIED SHALL ALWAYS BE IN ONE CONTINUOUS DIRECTION.
7. ALL EXTERIOR PLYWOOD SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO

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SDR-41235

REVISIONS:
REVISION ISSUE | DATED

ACE Consulting
4280 Dean Martin Drive, Suite 8
Las Vegas, NEVADA 89118
Phone: (702) 304-2115, Fax: (702) 304-0114
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

PROJECT:
FLOOR PLAN AND ELEVATIONS
FREMONT / CHARLESTON RETAIL
CHARLESTON BLVD. & FREMONT ST.
CITY OF LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER-STATE OF NEVADA
JASPAL S. SIDHU
EXP. DATE 06/30/2011
No.5924

DATE: 04/02/2011
JOB: 10-09
DWG. BY: NS
CHK. BY: MS

A2.0.0
SHEET 2 OF 2

ACE Engineering
Civil Engineering • Structural Engineering • Land Planning

April 4, 2011

City of Las Vegas
Building & Safety
333 N. Rancho Drive
Las Vegas, NV 89106

Attention: Steve Gebeke, Planning Supervisor

RE: APN: 139-35-805-001 Justification Letter for SDR #41235, SUP #41236 and Additional SUP and 2 Variance Requests

Dear Steve,

We are submitting this request for an additional 4 fueling pumps at the Arco AM/PM gas station located at 2320 E. Fremont Street in Las Vegas. Additionally, the owners are wishing to construct a 1-story, 2400 square foot office building on this same property of which 1500 sq. ft. will be occupied by a financial institution. A 200 sq. ft auto smog check facility is also being requested. In order to facilitate the addition of these pumps, the financial institution, and the auto smog check facility, the existing car wash structure will be demolished. The car wash structure is old and does not match the newer development in the surrounding area. With the removal of the car wash structure, these new improvements will actually have a positive impact on existing site congestion. The removal of the car wash structure and addition of the canopy with 4 fueling pumps will create a smoother flow of traffic on the site. The owners are also trying to enhance the appearance and value of their property with these improvements.

These site enhancements will require 2 Special Use Permits:

- SUP 41236 for the proposed financial institution. The building or portion thereof that is dedicated to the use shall have a minimum of 1500 square feet. The remaining 900 sq. ft. of this building will be utilized by the owners as a private office for the convenience store operation. The hours of operation for the financial institution will be from 8:00 a.m. to 11:00 p.m., seven days per week. There is a 1000 foot distance requirement from any existing financial institution. The distance from the proposed financial institution is 190 feet. A waiver is being requested for this 810 ft. difference. The financial institutions are separated by a major street. There is a required 200 foot distance from any residentially zoned property. This site is 130 feet from a residential property; however no home currently exists on this property. A waiver is being requested for the 70 foot shortage. The site is surrounded by 3 major streets (Charleston Blvd., Fremont Street and Eastern Avenue) which buffer this site from the residential parcel.

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5195 S. Durango Drive • Las Vegas, NV 89113 • Phone : (702) 396-5113 • Fax : (702) 396-7912
www.aceengineering.us

- SUP for Auto Smog Check. The owner is requesting an SUP for an Auto Smog Station that has 200 sq. ft. of covered facility with no stacking lane where code conditionally allows a stacking lane that will accommodate at least 3 cars without using any required site parking spaces for this use. All amenities will be available at the C-Store at all times while the auto smog check is in operation.

These site enhancements will also require 2 Variance requests:

- A variance to allow a rear yard setback of 10 feet where 20 feet is required in the C-2 zoning district. The uniqueness of this triangular site makes it difficult to meet the conditional setbacks. Additionally, the area directly behind the rear yard setback for the proposed financial institution is a public-right-of-way which goes between Fremont Street and E. Charleston Blvd. This right-of-way is typically used by customers of the C-store to go around the block from Fremont to E. Charleston. There is not a heavy traffic flow through this right-of-way except for customers to this site.

- A variance to allow 16 parking spaces where 25 are required. Once again, due to the odd, triangular shape of this site the parking layout does not always work for the best advantage. The owner has observed that the peak time for customer flow into the C-store is between 5 a.m. to 7 a.m. and again from 4:30 p.m. to 6:00 p.m. The auto smog check facility and the proposed financial institution are not open for business during the 5 a.m. to 7 a.m. time frame. Additionally, the owner has run a pump usage report for the month of March which shows that in a 14 hour time period from 5 a.m. to 7 p.m. the total pumping time for 1 pump was 40 minutes in the 14 hour period. I have attached this report for reference. It has also been the owner's experience that during peak hours cars remain parked for 3 to 4 minutes on the average. Additionally, cars entering the site have 24 fueling pump positions to pull into and customers can stay parked at the fueling pump while conducting their business on the site.

These site enhancements will require the following waiver and exception to the SDR #41235:

- A waiver from the perimeter landscape buffer width requirements is required along the east property line to allow 0' where 15' is required. The odd shape of this lot does not allow for this landscape buffer to exist on this site.

- An exception to the required design standard per Title 19.18.050 (E) (4) where trash container shall be located away from the street front and screened from view of the right-of-way. The odd shape of this lot and the addition of the auto smog check facility does not allow for this requirement to be met and the trash enclosure is located in view of the right-of-way.

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This development will act to benefit the public welfare, as the proposed product will upgrade aesthetics on Eastern Avenue, Fremont Street and Charleston Avenue as well meeting City of Las Vegas development standards.

Sincerely,

Ace Engineering

Jaspal S. Sidhu, P.E.

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10:3953114
TO: 7029326701

4/4/2011 12:40:11 ARCO am/pm 82263

Pump Sales Report

From: 3/1/2011 to: 3/31/2011

UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
1	843.37	851.22	754.59	769.63	878.91	1,086.13	636.93	801.36	0.00	953.31	852.91	787.94	773.33	2,256.98	12,244.59
2	812.84	799.04	732.98	694.51	776.53	847.84	669.38	764.57	0.00	816.76	1,079.06	623.21	767.98	2,033.02	10,411.70
3	870.27	871.40	628.71	497.14	807.12	915.48	662.92	611.08	543.21	882.55	699.93	628.95	721.78	2,184.95	11,505.47
4	670.47	782.88	639.45	729.42	873.35	991.86	680.05	751.92	935.58	864.28	725.22	753.87	819.00	2,427.29	12,644.54
5	774.70	787.03	778.77	643.86	741.15	892.03	589.98	528.23	768.88	1,018.83	579.62	528.58	755.84	2,004.30	11,369.66
6	714.92	669.57	576.93	426.79	612.09	860.24	529.74	571.99	691.81	1,025.02	644.30	591.84	597.26	1,760.11	10,072.61
7	741.55	862.99	736.04	809.11	813.32	892.14	805.24	439.85	997.00	924.93	657.75	678.57	885.66	2,359.95	12,324.10
8	780.50	866.35	705.96	647.96	708.71	942.24	623.64	456.02	744.22	870.71	585.67	543.65	666.59	2,089.13	11,010.35
9	624.69	754.02	678.98	682.49	731.88	828.37	641.28	624.61	755.47	885.26	570.48	583.45	588.59	1,877.70	10,667.27
10	699.20	724.85	666.59	632.87	879.01	901.66	627.48	594.50	756.67	759.39	572.84	649.34	689.14	2,092.54	11,055.88
11	846.28	900.36	813.81	770.51	680.40	949.96	758.62	737.39	773.72	818.16	671.05	706.25	738.82	2,399.01	12,564.34
12	742.92	742.84	577.02	552.10	868.19	860.14	623.42	647.94	707.36	853.96	519.26	545.45	714.06	2,078.37	11,032.42
13	639.45	723.58	664.39	483.76	640.89	711.27	614.50	520.02	654.27	769.45	455.78	550.37	610.79	1,830.31	9,868.63
14	815.61	778.37	577.07	624.80	747.96	842.74	670.37	538.88	680.75	787.41	638.00	637.12	556.38	2,096.72	10,892.18
15	727.03	796.07	600.00	626.95	799.94	819.48	554.73	524.63	658.09	763.77	556.87	636.96	718.06	1,933.56	10,717.04
16	822.32	812.73	713.03	511.56	637.78	836.33	583.63	480.81	862.60	777.21	649.35	589.65	669.03	1,688.16	10,744.37
17	771.90	795.31	576.06	549.90	759.70	818.42	481.31	606.94	801.45	785.28	638.17	559.65	590.31	1,919.68	10,654.08
18	761.85	745.22	650.05	647.51	828.87	959.36	700.42	612.53	787.49	851.90	626.98	605.42	660.62	2,258.93	11,698.15
19	669.77	697.28	598.26	563.32	687.75	830.12	562.51	499.37	743.00	893.54	395.51	543.65	594.69	1,849.47	10,128.24
20	620.80	740.40	471.67	526.93	822.72	744.93	551.42	535.80	686.92	808.67	511.12	589.89	475.95	1,967.43	10,054.76
21	763.84	875.77	657.08	480.97	705.74	807.32	611.15	453.76	738.32	870.77	628.66	584.38	664.07	2,066.13	10,908.84
22	749.29	741.13	688.26	631.78	743.22	870.58	849.57	610.30	679.29	925.96	562.60	609.37	635.45	2,003.98	11,001.98
23	675.52	697.78	663.83	611.22	748.14	913.97	578.88	543.20	794.80	789.88	526.08	705.27	552.76	2,040.37	10,841.68
24	783.67	827.04	699.51	708.10	805.70	926.71	636.61	612.77	877.77	978.13	568.23	730.23	692.05	2,209.2	12,085.75

Printed By PAUL

RECEIVED
APR 05 2011

APR-04-2011 14:13 From:1ADG
APR-4-2011 13:28 FROM:
SDR-41235
SUP-41384 SUP-41236
VAR-41385 VAR-41386

TO:7025826761

UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
25	[illegible]	1,035.84	[illegible]	797.86	[illegible]	701.89	379.17	782.40	732.55	899.96	740.28	785.32	857.92	2,578.67	13,317.31
26	708.77	880.97	652.94	669.39	835.11	865.57	704.47	646.16	833.62	795.94	733.03	717.95	602.42	2,241.60	11,887.94
27	709.74	749.93	691.[illegible]	619.77	706.77	843.55	683.27	647.71	722.71	744.24	548.90	543.10	755.38	1,980.73	10,939.06
28	817.47	748.00	793.[illegible]	633.54	792.29	925.38	691.16	625.63	707.06	804.36	659.77	621.02	636.98	2,449.84	11,906.65
29	809.20	712.09	610.36	579.55	715.94	915.71	631.25	538.29	743.93	939.09	507.01	507.98	704.61	2,228.68	11,143.70
30	835.64	852.96	640.63	555.27	806.18	815.89	669.26	563.76	666.02	755.52	559.87	605.88	644.93	2,135.57	11,107.38
31	702.29	924.28	690.91	574.69	938.00	891.81	579.16	587.44	802.16	866.46	673.27	666.90	721.05	2,341.76	11,948.09

UL PREMIUM

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
1	52.63	50.86	55.41	24.43	51.58	40.28	28.54	22.35	0.00	58.64	67.40	38.51	41.79	89.42	624.84
2	38.29	41.76	26.71	46.25	45.64	57.20	29.75	46.30	0.00	64.32	46.77	38.56	49.70	150.38	681.63
3	33.81	33.86	53.14	29.96	78.60	37.00	59.18	39.67	28.16	68.78	63.24	49.73	74.02	92.04	741.19
4	39.12	56.86	53.42	41.95	60.38	66.35	26.81	36.22	88.65	86.78	33.86	33.66	47.88	99.84	793.58
5	60.94	63.16	29.13	60.27	64.70	50.51	53.70	24.77	43.73	60.78	62.59	52.48	63.05	152.40	842.21
6	43.77	46.37	22.50	29.20	53.99	36.49	36.33	18.99	44.59	90.18	34.49	16.28	32.77	116.38	622.33
7	54.41	71.38	14.71	11.56	57.48	64.78	32.24	31.72	43.09	16.58	41.94	57.83	53.03	89.43	640.18
8	46.38	85.52	28.07	29.68	41.52	45.82	16.25	25.62	35.65	52.78	51.68	29.82	40.22	111.67	640.68
9	25.77	51.57	38.07	11.49	63.55	41.81	53.71	56.74	51.01	47.31	24.04	41.26	29.89	131.27	665.49
10	66.54	16.22	49.05	13.90	46.56	45.41	64.11	47.25	69.36	44.89	39.12	[illegible]	44.17	121.18	693.10
11	58.46	61.77	44.91	21.26	38.17	72.02	54.86	6.46	57.99	92.62	45.86	47.40	35.27	122.38	769.43
12	60.26	59.79	56.20	35.83	53.70	61.74	25.55	41.42	54.47	69.08	56.05	48.46	53.51	136.61	800.67
13	33.58	45.32	42.38	26.51	21.32	40.04	61.05	32.47	58.78	52.13	31.46	38.96	55.23	118.90	658.13
14	84.49	30.36	34.99	32.34	33.09	83.21	26.70	39.65	31.99	28.61	61.47	24.41	42.39	112.10	665.80
15	54.83	66.44	33.07	17.83	34.96	41.95	43.83	38.72	45.78	31.42	41.32	26.16	39.45	108.32	632.08
16	44.90	40.10	13.27	34.43	31.11	62.22	29.32	16.81	51.17	40.76	26.22	23.26	26.68	99.77	548.02
17	40.60	57.92	37.24	28.50	67.43	78.39	37.78	32.85	39.05	55.69	38.13	19.98	45.04	132.73	711.35
18	67.72	40.88	31.73	48.14	15.20	69.25	65.46	40.34	70.93	62.26	15.4[illegible]	48.69	67.37	189.93	843.37

Printed By PAUL

RECEIVED
APR 05 2011

APR-04-2011 14:13 From:1ADG
APR-4-2011 13:28 FROM:

To:3965114
TO:7029326761

UL PREMIUM

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
19	34.73	35.80	50.82	35.08	90.58	28.99	27.76	33.42	48.69	51.08	29.14	69.78	71.77	107.09	710.75
20	43.45	48.84	41.55	42.90	39.96	30.32	41.01	30.49	58.22	55.53	23.53	30.52	39.32	133.31	658.07
2	54.63	38.14	46.63	24.74	75.16	54.65	42.68	26.04	49.18	39.30	47.21	26.39	5 39	116.13	695.25
2	29.18	49.93	43.58	14.84	32.16	61.44	31.25	37.28	62.93	62.31	71.24	31.78	1 41	153.04	694.14
23	52.07	18.35	41.05	21.61	59.00	56.13	35.80	21.07	51.52	63.79	37.92	19.30	2 72	126.93	630.26
24	48.60	45.30	27.73	45.13	33.50	45.54	18.23	38.32	40.23	50.83	47.79	30.25	51.86	144.44	667.95
25	70.33	63.48	54.76	58.27	52.11	56.81	32.08	34.57	66.36	39.22	48.92	38.18	90.38	140.55	865.04
26	50.16	70.96	62.21	17.41	67.59	53.74	49.00	53.78	89.68	75.88	25.13	34.34	47.44	110.57	787.89
27	38.61	62.60	28.87	30.52	45.30	70.17	21.38	46.20	53.40	46.11	18.13	48.91	25.55	87.87	620.92
28	9.65	42.27	50.55	15.26	38.16	49.96	34.69	21.51	34.11	50.90	45.64	36.73	28.57	109.14	568.16
29	53.82	26.15	23.65	54.99	45.24	23.19	21.45	24.73	56.18	35.06	25.97	13.38	50.71	108.66	563.18
30	60.69	35.31	28.63	24.07	44.56	66.62	36.40	39.45	45.31	26.89	29.64	27.85	49.54	109.80	625.88
31	36.14	56.96	32.89	25.20	28.95	30.38	34.30	28.70	38.81	43.81	35.48	31.27	49.10	107.31	680.30

RECEIVED
APR 05 2011

APR-24-2011 14:13 From:1ADG
APR-4-2011 13:29 FROM:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

SUBJECT:
VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW A TEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

Set back Variance.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41386** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, Inc.

Name of Applicant: United Brothers Enterprises, Inc - Bill Bhatti

Name of Representative: Ace 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: Bhupinder Bhatti.

Print Name: BHUPINDER BHATTI

Subscribed and sworn before me

This 31st day of March, 20 11

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

Revised 11-14-06

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Variance for Setback

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for Rear SetBack

Project Address (Location) 2320 Fremont st, Las Vegas, NV 89101

Project Name Fremont/Charleston Retail **Proposed Use** Financial institution and fuel pumps & smog check station

Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3

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

Commercial Square Footage — **Floor Area Ratio** —

Gross Acres .92 **Lots/Units** — **Density** —

Additional Information Variance to allow 10' Rear yard setback where 20' Required

PROPERTY OWNER United Brothers Enterprises, Inc **Contact** Bill Bhatti

Address 2320 Fremont st **Phone:** 702 591-4482 **Fax:** 702 982-6701

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

E-mail Address Billbhatti at gmail.com

APPLICANT United Brothers Enterprises, Inc **Contact** Bill Bhatti

Address 2320 Fremont st **Phone:** 702 591-4482 **Fax:** 702 982-6701

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

E-mail Address billbhatti at gmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

Address 6283 Dean Martin DR, Ste B **Phone:** 702 396-5113 **Fax:** 702 396-5114

City Las Vegas **State** NV **Zip** 89118

E-mail Address Patrice at aceengineering.us

Property Owner Signature* Bhupinder Bhatti

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

Print Name Bhupinder Bhatti

Subscribed and sworn before me

This 31st day of March, 2011.

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

FOR DEPARTMENT USE ONLY

Case #	VAR-41386
Meeting Date:	5-10-11 PC
Total Fee:	$830
Date Received:*	4-5-11
Received By:	

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

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APR 05 2011

Revised 10/27/08

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

SUBJECT:
SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385 AND VAR-41386 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 200 SQUARE-FOOT AUTO SMOG CHECK WITH VEHICLE STACKING FOR ONE WHERE A 400 SQUARE-FOOT FACILITY WITH VEHICLE STACKING FOR THREE IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

SUB

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41384** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, INC

Name of Applicant: United Brothers Enterprises, INC - Bill Bhatti

Name of Representative: Ace 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: Bhupinder Bhatti

Print Name: BHUPINDER BHATTI

Subscribed and sworn before me

This 31st day of March, 2011

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

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APR 05 2011

SUP

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use Permit for Auto Smog Check

Project Address (Location) 2320 Fremont st, Las Vegas, NV 89101

Project Name Fremont/Charleston Retail **Proposed Use** 200 sq ft smog check

Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3

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

Commercial Square Footage 200 sq ft **Floor Area Ratio** —

Gross Acres .92 **Lots/Units** — **Density** —

Additional Information FOR Auto smogcheck not meeting minimum use Requirements of Title 19.04

PROPERTY OWNER United Brothers Enterprises, Inc **Contact** Bill Bhatti

Address 2320 Fremont Street **Phone:** 702-591-4482 **Fax:** 702-982-6701

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

E-mail Address billbhatti at gmail.com

APPLICANT United Brothers Enterprises, Inc. **Contact** Bill Bhatti

Address 2320 Fremont Street **Phone:** (702) 591-4482 **Fax:** 702-982-6701

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

E-mail Address billbhattiatgmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

Address 6283 Dean Martin Dr ste B **Phone:** 702 396-5113 **Fax:** 702-396-5114

City Las Vegas **State** NV **Zip** 89118

E-mail Address Patriceataceengineering.us

Property Owner Signature* Bhupinder Bhatti

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

Print Name BHUPINDER BHATTI

Subscribed and sworn before me

This 31st day of March, 20 11.

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

FOR DEPARTMENT USE ONLY

Case #	SUP - 41384
Meeting Date:	5-10-11 PC
Total Fee:	$ 1,030
Date Received:*	4/5/11
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

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APR 05 2011

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

SUBJECT:
SUP-41236 - SPECIAL USE PERMIT RELATED TO VAR-41385, VAR-41386 AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 200 FEET IS THE MINIMUM REQUIRED AND A 94-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

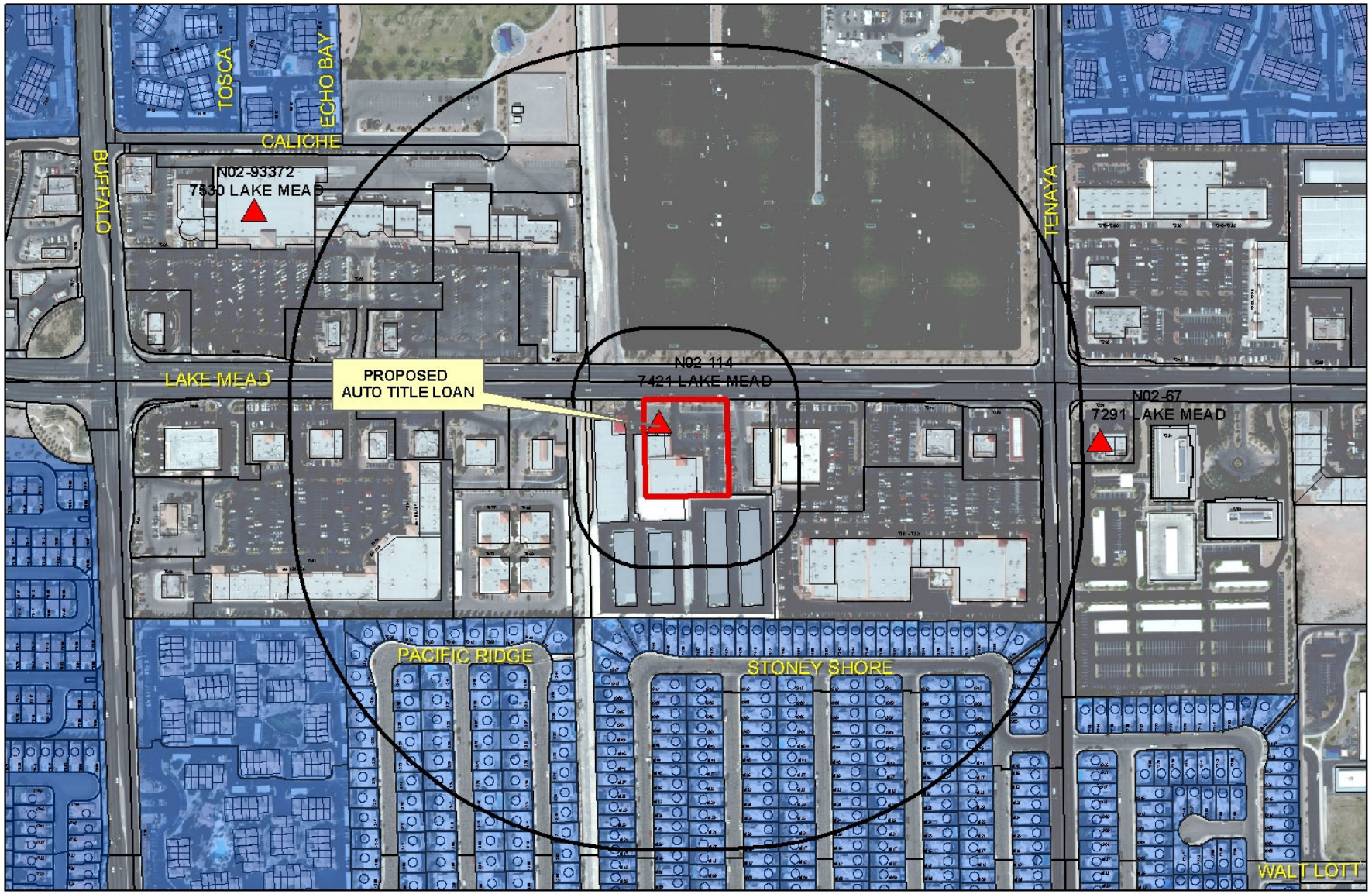
MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Maps
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.



SUP-41266
AUTO TITLE LOAN

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 230 460 920 Feet

N

SUP

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41236** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises Inc

Name of Applicant: United Brothers Enterprises Inc - Bill Bhatti

Name of Representative: Ace 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: Bhupinder Bhatti

Print Name: BHUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 2011

LaJoya M. Adams

Notary Public in and for said County and State

LAJOYA M. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-21-2012
Certificate No: 08-7388-1

RECEIVED
MAR 17 2011

SUP

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a financial institution

Project Address (Location) 2320 Fremont st, Las Vegas, NV 89115

Project Name Freemont / Charleston Retail **Proposed Use** 2000 sqft financial institution

Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3

General Plan: existing C proposed No change **Zoning:** existing C-2 proposed no change

Commercial Square Footage 2000 sq ft **Floor Area Ratio** —

Gross Acres .92 **Lots/Units** — **Density** —

Additional Information _____

PROPERTY OWNER United Brothers Enterprises, Inc **Contact** Bill Bhatti

Address 2320 Fremont Street **Phone:** (702) 591-4482 **Fax:** (702) 651-0636

City Las Vegas **State** NV **Zip** 89115

E-mail Address billbhatti at gmail.com

APPLICANT United Brothers Enterprises, Inc. **Contact** Bill Bhatti

Address 2320 Fremont **Phone:** (702) 591-4482 **Fax:** (702) 651-0636

City Las Vegas **State** NV **Zip** 89115

E-mail Address billbhatti at gmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

Address 6283 Dean Martin DR Ste. B **Phone:** (702) 396-5113 **Fax:** (702) 396-5114

City Las Vegas **State** NV **Zip** 89118

E-mail Address patrice at aceengineering.us

Property Owner Signature* Bhupinder Bhatti

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

Print Name BHUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 20 11.

Lajoya M. Adams

Notary Public in and for said County and State

LAJOYA M. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-21-2012
Certificate No: 08-7388-1

FOR DEPARTMENT USE ONLY

Case #	SUP-41236
Meeting Date:	5-10-11
Total Fee:	1,030.00
Date Received:*	3-17-11
Received By:	JFmuel

*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.

MAR 17 2011

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

SUBJECT:
SDR-41235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41385,VAR-41386, SUP-41384 AND SUP-41236 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Major Amendment of a previously approved Site Development Plan Review (SD-0039-02) FOR A PROPOSED 2,400 SQUARE-FOOT OFFICE BUILDING FEATURING A 1,500 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED, A 2,324 SQUARE-FOOT FUEL CANOPY, AND A 200 SQUARE-FOOT AUTO SMOG CHECK FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS AND A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.92 acres at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

SDR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41235** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, Inc

Name of Applicant: United Brothers Enterprises, Inc - Bill Bhatti

Name of Representative: Ace 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: Bhupinder Bhatti

Print Name: BHUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 2011

LaJoya M Adams

Notary Public in and for said County and State

LAJOYA M. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-21-2012
Certificate No: 08-7388-1

RECEIVED
MAR 17 2011

SDR

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review Major Amendment

Project Address (Location) 2320 Fremont street, Las Vegas, NV 89115

Project Name Fremont/Charleston Retail **Proposed Use** 2000 sq ft financial institution Additional fuel pumps & canopy at existing 3,600 sq ft service station

Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3

General Plan: existing C proposed No change **Zoning:** existing C-2 proposed No change

Commercial Square Footage 2000 sq ft **Floor Area Ratio** —

Gross Acres .92 **Lots/Units** — **Density** —

Additional Information _____

PROPERTY OWNER United Brothers Enterprises Inc **Contact** Bill Bhatti

Address 2320 Fremont st **Phone:** (702) 591-4482 **Fax:** (702) 651-0636

City Las Vegas **State** NV **Zip** 89115

E-mail Address billbhatti at gmail.com

APPLICANT United Brothers Enterprises, Inc. **Contact** Bill Bhatti

Address 2320 Fremont st **Phone:** (702) 591-4482 **Fax:** (702) 651-0636

City Las Vegas **State** NV **Zip** 89115

E-mail Address billbhatti at gmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

Address 6283 Dean Martin DR Ste. B **Phone:** (702) 396-5143 **Fax:** (702) 396-5114

City Las Vegas **State** NV **Zip** 89118

E-mail Address patrice at aceengineering.us

Property Owner Signature* _____

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

Print Name BHUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 20 11.

_____

Notary Public in and for said County and State

LAJOYA M. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-21-2012
Certificate No: 08-7388-1

FOR DEPARTMENT USE ONLY

Case #	SDR-41235
Meeting Date:	5-10-11
Total Fee:	$1,030.00
Date Received:*	3-17-11
Received By:	FMM

*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.

MAR 17 2011

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

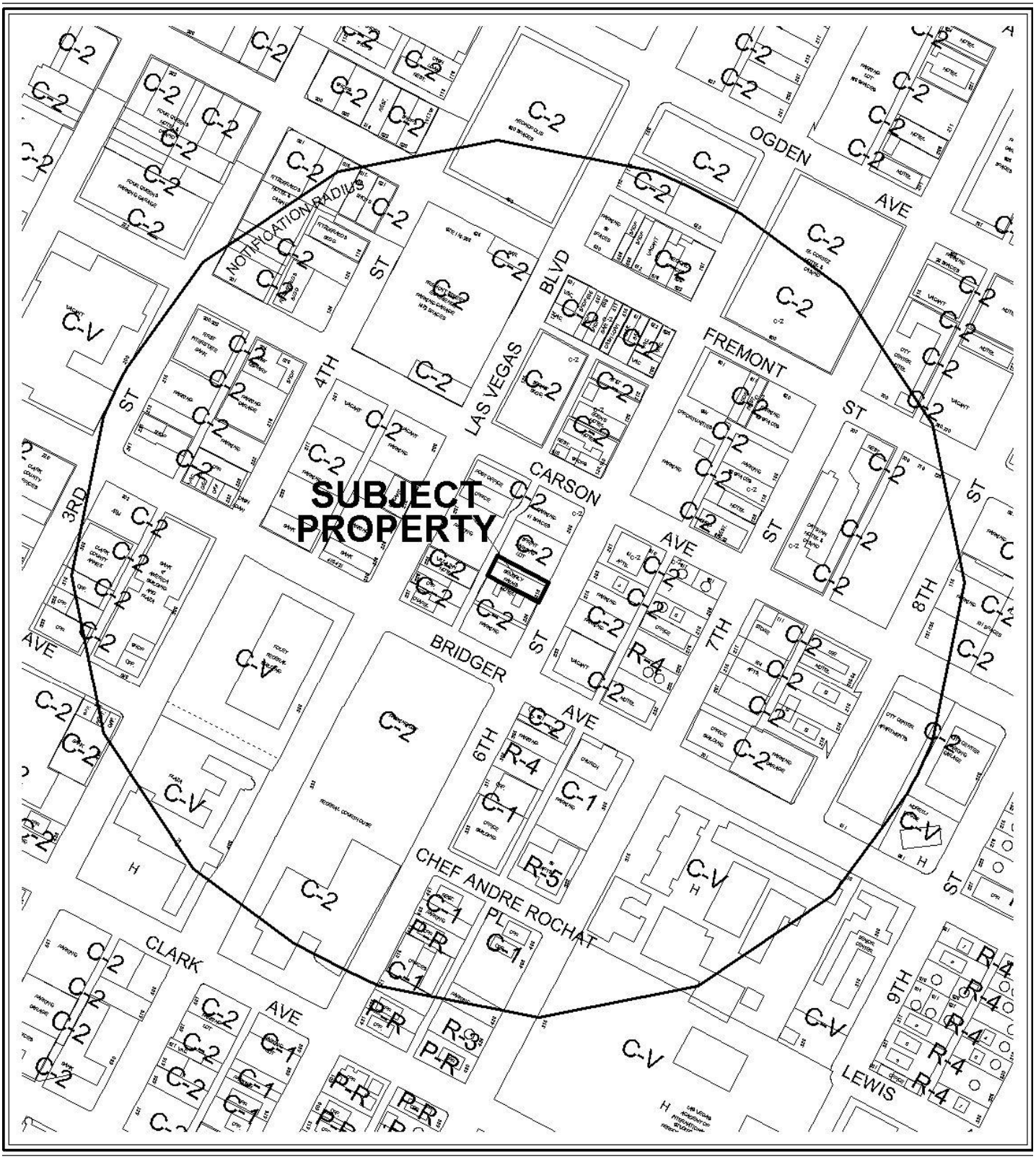
SUBJECT:
SUP-40256 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CREST BUDGET INN, LLC - Request for a Special Use Permit FOR A PROPOSED 41-ROOM SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING at 218 South Sixth Street (APN 139-34-611-044), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-40256**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-40256**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40256** APN: _____

Name of Property Owner: Crest Budget Inn LLC

Name of Applicant: Crest Budget Inn LLC

Name of Representative: Julia Furrule

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Julia C Furrule, Agent

Print Name: JULIA M FURRULE

Subscribed and sworn before me

This 29th day of July, 20 10

Judy Zabielski

Notary Public in and for said County and State

Clark Nevada

JUDY ZABIELSKI
Notary Public State of Nevada
No. 03-7354-1
My appt. exp. July 15, 2012

RECEIVED
NOV 16 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 218 S. 6th Street Las Vegas NV 89101

Project Name Beverly Palms **Proposed Use** _____

Assessor's Parcel #(s) 139-34-611-044 **Ward #** _____

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

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

Gross Acres .17 **Lots/Units** 42 **Density** _____

Additional Information _____

PROPERTY OWNER Crest Budget Inn, LLC **Contact** Julia Furrule, Agent

Address C/O 2775 S Rainbow #101C **Phone:** 7026999261 **Fax:** 702-7320204

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

E-mail Address jfurrule@amgnevada.com

APPLICANT Crest Budget Inn LLC **Contact** JULIA FURRULE Agent

Address C/O 2775 S Rainbow #101C **Phone:** 7026999261 **Fax:** 7027320204

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

E-mail Address jfurrule@amgnevada.com

REPRESENTATIVE Advanced Management Group **Contact** JULIA FURRULE

Address 2775 S. Rainbow #101C **Phone:** 7026999261 **Fax:** 7027320204

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

E-mail Address jfurrule@amgnevada.com

Property Owner Signature* _____

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

Print Name JULIA M FURRULE

Subscribed and sworn before me

This 29th day of July, 2010.

Judy Zabielski

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

JUDY ZABIELSKI
Notary Public State of Nevada
No. 03-7354-1
My appt. exp. July 15, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-40256
Meeting Date:	1/27/11
Total Fee:	$ 1030.00
Date Received:*	11/18/10
Received By:	JF

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

RECEIVED NOV 18 2010

HAND CAR PARKING

2↑

135	136	137	138	139	140	12'5"x7'3" MENS	12'8"x7'3" Womens	141	142	143	8'3X 4'10 STORAGE	144		STAIRS	121

OUTSIDE STAIRS — LEGENTH 136'3" X WIDTH 40" — UPPER FLOOR — 40 ' Building Frontage

134	133	132	131	130	129	128	AC/UNIT 12'3"	A/C UNIT x5'1"	127	126	125	124	123		122

112 12'3"x9'4"	114	115	116	117	118	MENS 12'8"x7'3"		WOMENS 12'8"x7'3"		119	120	STAIRS	MGR APT	MGR APT	MGR APT

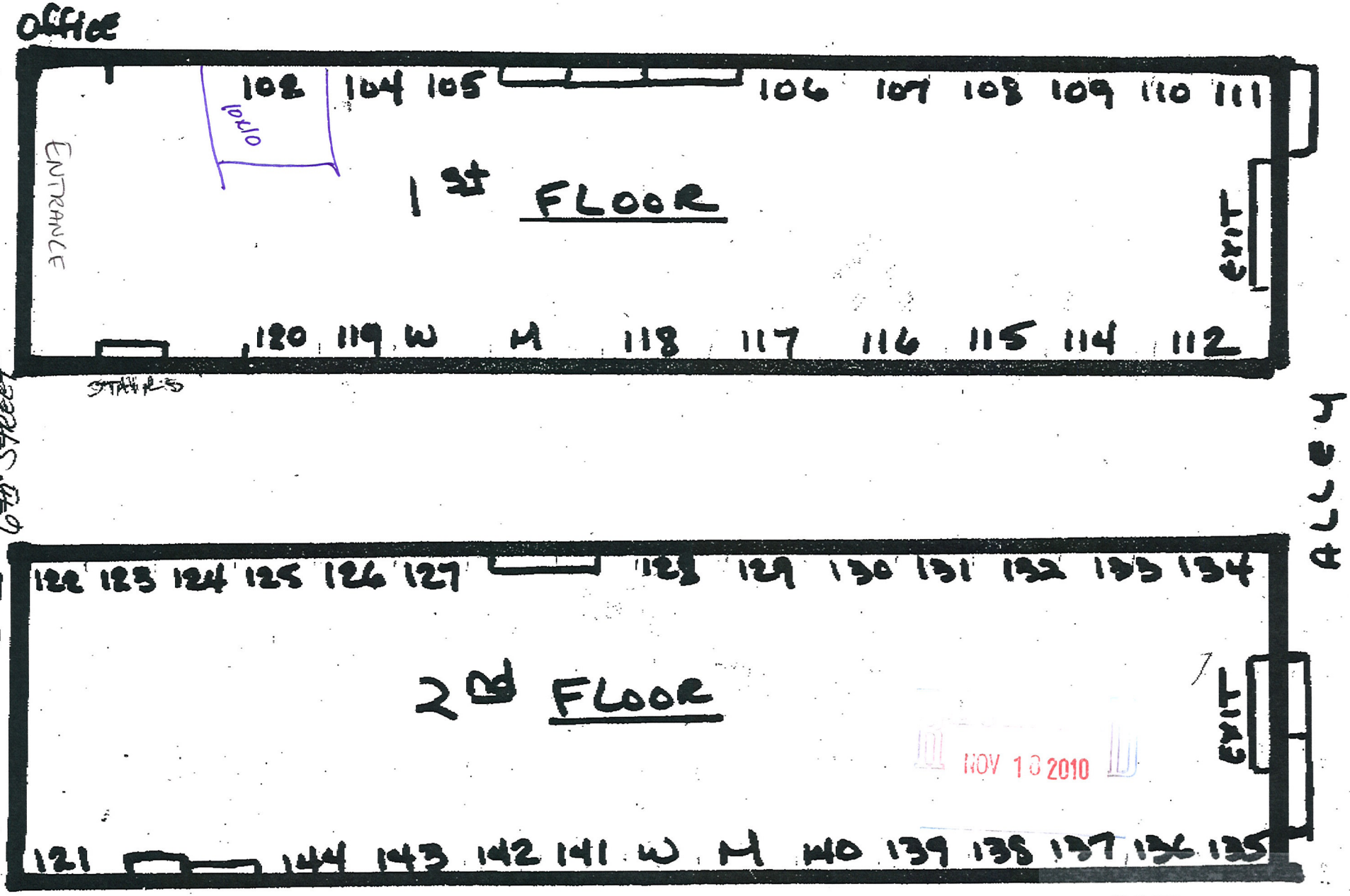
1 ACCESS DOOR — LEGENTH 136'3 X WIDTH 40" OWN STAIRS — 40 ' Building Frontage ENTRY

kitchen common area 12'8"x9'4"	110	109	108	108	107	106	AC 12'3"x5'1"	AC	LAUNDRY ROOM 12'3"x9'6"		105	104	103	102	Office

136' 3" Building length

SUP-40256

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



NOV 10 2010

SUP-40256



RECEIVED
NOV 10 2010

SUP-40256



SUP-40256 – APPLICANT/OWNER: CREST BUDGET INN, LLC
218 SOUTH SIXTH STREET

03/03/11

ADVANCED
MANAGEMENT GROUP

Advanced Thinking. Advanced Solutions. Advanced Results.

October 20, 2010

City of Las Vegas
Department of Planning and Development

To Whom It May Concern:

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

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

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

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

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

Thank you in advance for your support and consideration.

Sincerely,

Julia M. Furrule
Vice President of Operations
Advanced Management Group

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

NOV 10 2010

SUP-40256

ADVANCED
MANAGEMENT GROUP

Advanced Thinking. Advanced Solutions. Advanced Results.

July 15, 2010

City of Las Vegas
Department of Planning and Development

To Whom It May Concern:

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

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

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

Thank you in advance for your support and consideration.

Sincerely,

Julia M. Furrule
Vice President of Operations
Advanced Management Group

RECEIVED
NOV 10 2010

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

SUP-40256

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

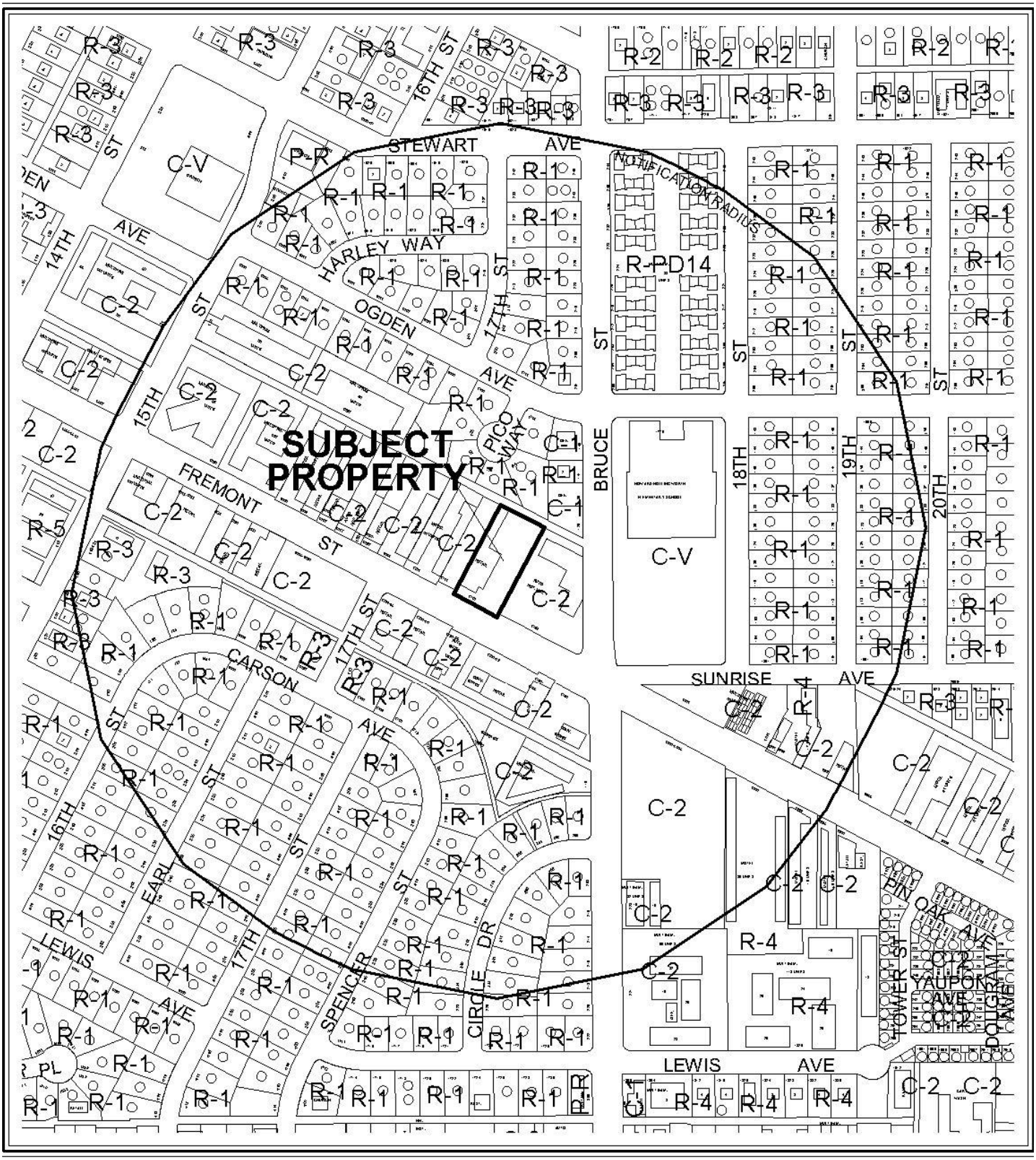
SUBJECT:
SUP-41024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC - Request for a Special Use Permit FOR A PROPOSED 2,828 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR USE at 1715 Fremont Street, Units 110-150 (APN 139-35-315-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
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:
None

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



CASE: **SUP-41024**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SUP-41024**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41024** APN: 139-35-315-007; 006

Name of Property Owner: BEL AIR RG, LLC

Name of Applicant: RAY GOLBARI

Name of Representative: _____

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 20 11

_____

Notary Public in and for said County and State

STEVEN LEE
Commission # 1749904
Notary Public - California
Los Angeles County
My Comm. Expires Jun 9, 2011

RECEIVED
FEB 23 2011

Revised 11-14-06

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1715 FREMONT ST. UNITS 110-150 LAS VEGAS, NV

Project Name 1715 FREMONT ST. Proposed Use AUTO MAJOR REPAIR

Assessor's Parcel #(s) 139-35-315-~~007~~ ; 006 Ward # _____

General Plan: existing C proposed _____ Zoning: existing C2 proposed _____

Commercial Square Footage approx. 2847 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units 5 Density _____

Additional Information _____

PROPERTY OWNER BEL AIR RG LLC Contact RAY GOLBARI

Address 1300 W OLYMPIC BLVD Phone: 213 927 2700 Fax: 213 927 5200

City LOS ANGELES State CA Zip 90015

E-mail Address ray@elatproperties.com

APPLICANT BEL AIR RG LLC Contact RAY GOLBARI

Address 1300 W OLYMPIC BLVD Phone: 2139272700 Fax: 2139275200

City LOS ANGELES State CA Zip 90015

E-mail Address ray@elatproperties.com

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

Property Owner Signature* _____

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

Print Name RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 20 11.

_____

Notary Public in and for said County and State

STEVEN LEE
Commission # 1749904
Notary Public - California
Los Angeles County
My Comm. Expires Jun 9, 2011

Revised 10/27/08

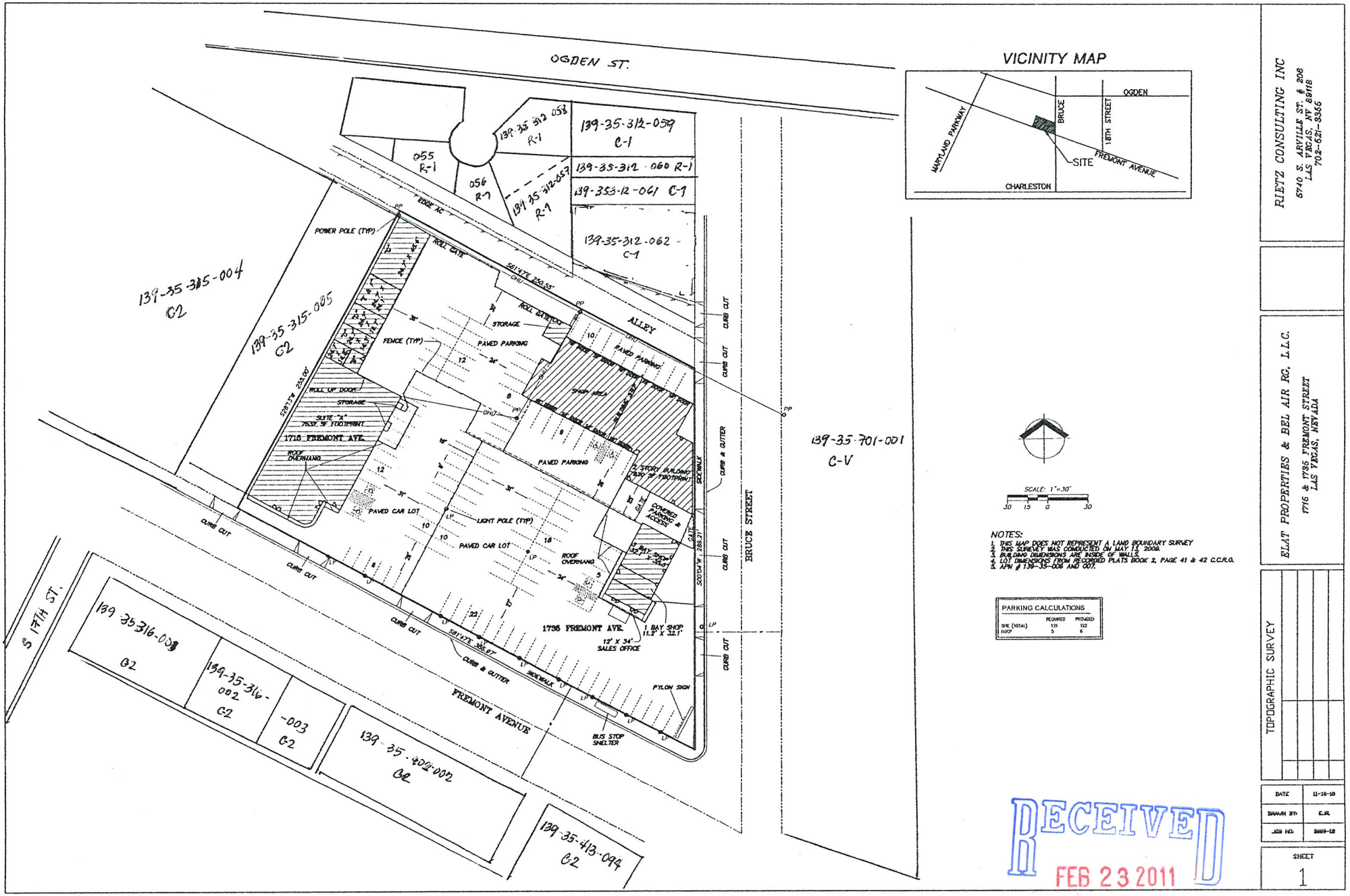
FOR DEPARTMENT USE ONLY

Case #	SUP-41024
Meeting Date:	4-12-11 PC
Total Fee:	$1,030
Date Received:*	2-23-11
Received By:	

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

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

RECEIVED
FEB 23 2011



VICINITY MAP

SCALE: 1"=30'
30 15 0 30

NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2008.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
4. LOT DIMENSIONS FROM RECORDED PLATS BOOK 2, PAGE 41 & 42 C.C.R.O.
5. APN # 139-35-008 AND 007.

PARKING CALCULATIONS

	REQUIRED	PROVIDED
SITE (TOTAL)	129	123
HDCP	5	6

RIETZ CONSULTING INC
5740 S. ARVILLE ST., # 206
LAS VEGAS, NV 89118
702-621-8366

ELAT PROPERTIES & BEL AIR RG, L.L.C.
1716 & 1736 FREMONT STREET
LAS VEGAS, NEVADA

TOPOGRAPHIC SURVEY

DATE	11-18-10
DRAWN BY	E.R.
JOB NO.	2009-12

SHEET 1

RECEIVED
FEB 23 2011

SUP-41024

RIETZ CONSULTING INC 6740 S. ARVILLE ST. # 206 LAS VEGAS, NV 89118 702-621-3366		ELAT PROPERTIES & BEL AIR RG, L.L.C. 1736 FREMONT STREET LAS VEGAS, NEVADA	BUILDING SURVEY	PM/PM: ———	DRAWN BY: E.M.	JOB NO: 2009-12	SHEET 2

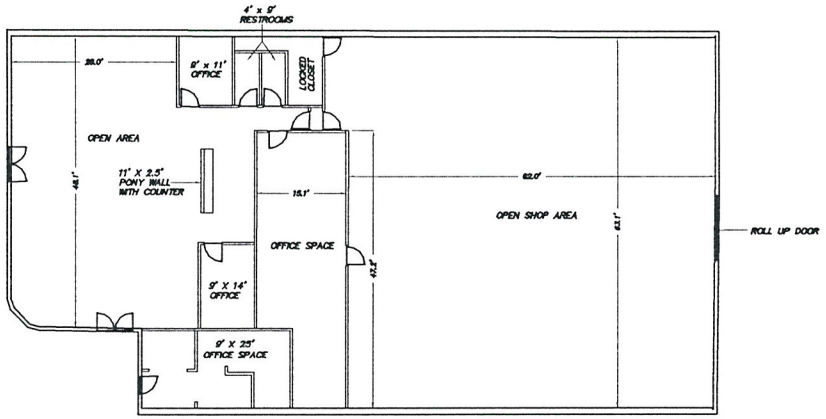
RECEIVED
FEB 23 2011

SUP-41024

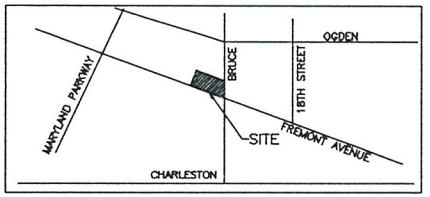
VICINITY MAP

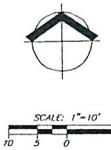
NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON JULY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.

SCALE: 1"=10'



VICINITY MAP





NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
4. THIS BUILDING INTERIOR WAS SURVEYED ON JULY 13, 2010.

RIETZ CONSULTING INC
6740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-621-3366

ELAT PROPERTIES & BEL AIR RG, L.L.C.
1735 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

PM/PR	———
DRAWN BY	E.R.
JOB NO	2009-12

SHEET 3

RECEIVED
FEB 23 2011

SUP-41024



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11

BEL AIR RG, LLC

1300 W. Olympic Blvd., Suite 500,
Los Angeles, CA 90015
P/ (213) 927-2700; F/ (213) 927-5200

February 21, 2011

City of Las Vegas
Planning & Development Department
731 S 4th St.
Las Vegas, NV 89101

RE: 1715FREMONT ST. UNITS 110-150 LAS VEGAS
APN: 139-35-315-007 ; 139-35-315-006

Overview

The property located at 1715-1735 Fremont St. Las Vegas has been an automotive complex for more than 20 years. Bel-Air RG LLC et als purchased the property in June 2007, which is commonly referred to as Downtown Vegas property. Previous tenants were Mendoza Auto Sales, Vallarta Auto Sales, Bruce Transmission, P & P Brake. As the economy worsens, these tenants left the premises without any prior notice or approval from the Landlord.

In June 2009, the City issued a new Naming and Address Assignment to properly separate each unit for proper identification.

Special Use Permit

As per City's requirements, we would like to secure a special use permit for:

Address:	1715 Fremont unit 110,120,130,140,150
Location:	The units or bays are located within the complex. It is not visible from Fremont St. or Bruce St. Access is through the Bruce St. driveway and from the alley.
Square Ft:	355.2sf #110; 343.2sf #120; 412.49sf #130; 595.3sf #140; 1121.4sf #150
Use:	**Auto Body repair - major**

Hours of operation will be from 9am to 6pm. Days of operation shall depend on the tenants.

We would appreciate if you grant special use permit for the property at the soonest possible time. For any clarification, feel free to call our office at phone number 213-927-2700.

Truly,
The Management
Bel Air RG LLC

RECEIVED
FEB 23 2011
SUP-41024

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

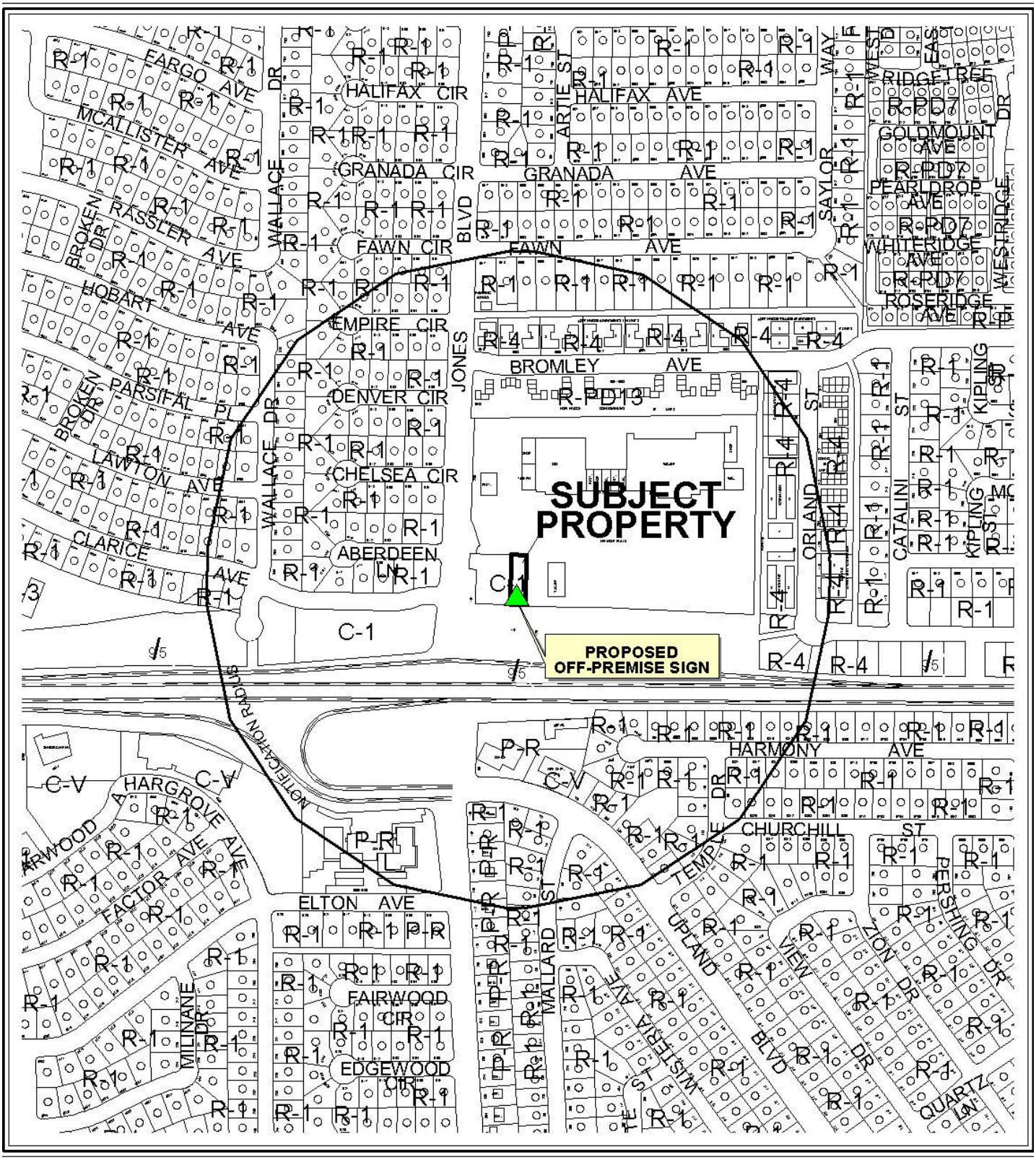
SUBJECT:
SUP-41200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OASIS LAS VEGAS, LLC - Request for a Special Use Permit FOR A 50-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 110 North Jones Boulevard (APN 138-25-404-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



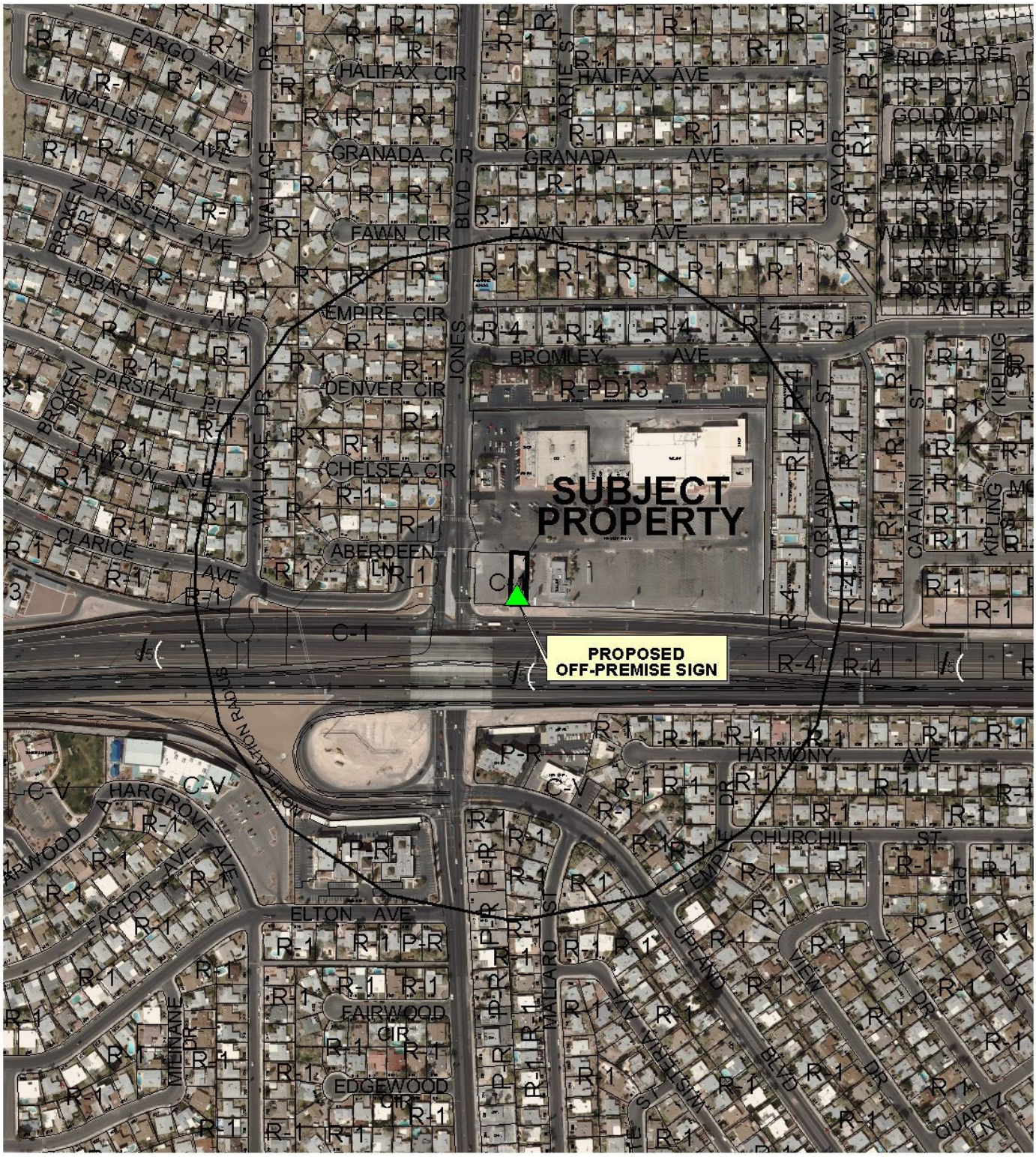
0 300 600 Feet

CASE: **SUP-41200**

RADIUS: 1000 FT

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

N



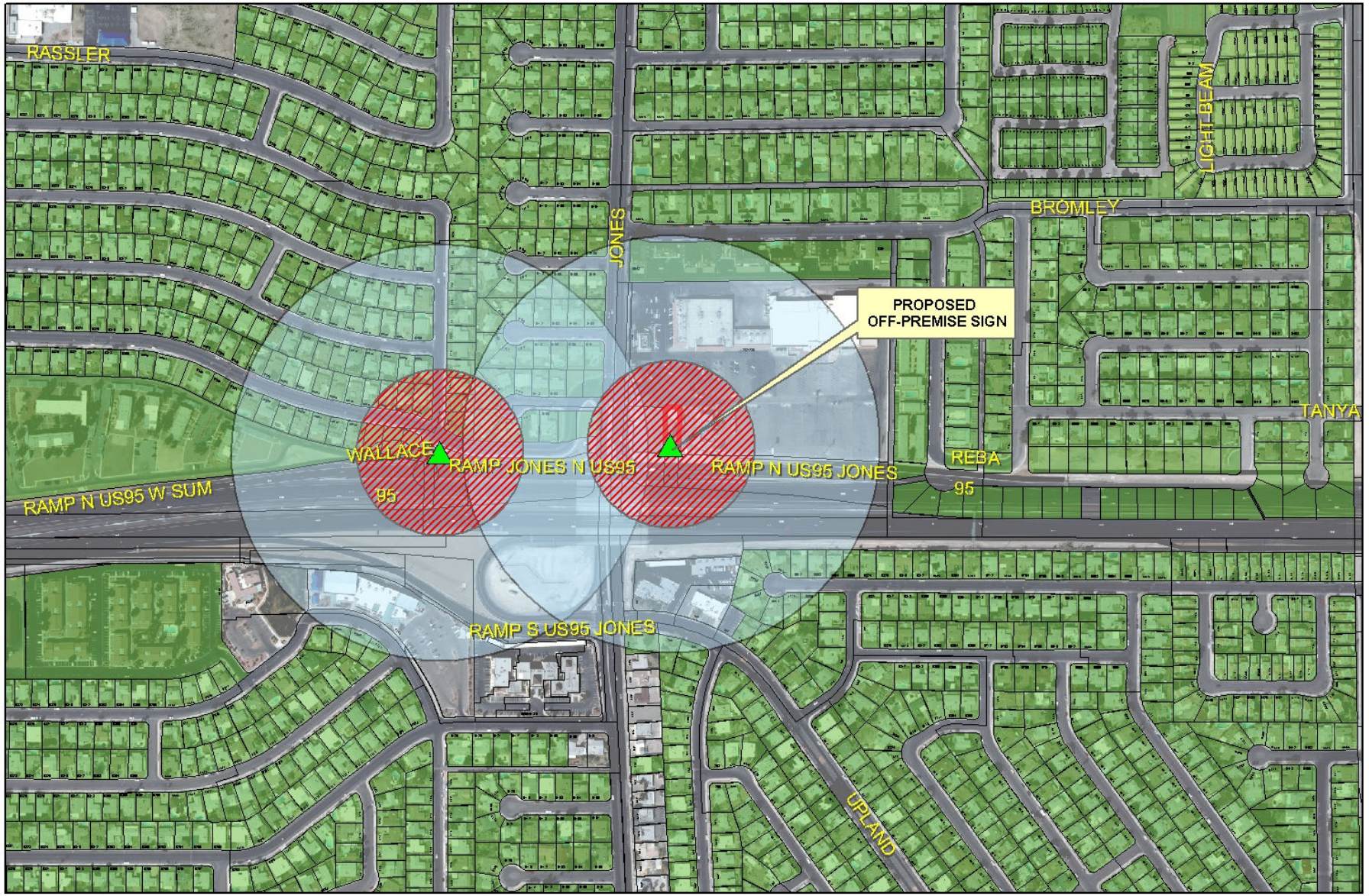
0 300 600 Feet

CASE: **SUP-41200**

RADIUS: 1000 FT

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

N



SUP-41200

- 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 DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41200** APN: 138-25-404-008

Name of Property Owner: OASIS LAS VEGAS LLC

Name of Applicant: RAY KOROGHLI

Name of Representative: RAY KOROGHLI

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RAY KOROGHLI

Subscribed and sworn before me

This 15 day of March, 2011

Ardis M. Hoffer

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ARDIS M. HOFFER
Appt. No. 98-0835-1
My Appt. Expires February 9, 2014

RECEIVED
MAR 15 2011
City of Las Vegas

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ~~Review of Conditions~~ SUP LCD

Project Address (Location) 110 North Jones Street

Project Name _____ **Proposed Use** signage

Assessor's Parcel #(s) 138-25-404-008 **Ward #** 1 - Tarkanian

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

Commercial Square Footage N/A **Floor Area Ratio** 0

Gross Acres 19 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER OASIS LAS VEGAS LLC **Contact** RAY KOROGHLI

Address 2711 W. WINDMILL LANE **Phone:** 702-260-2013 **Fax:** 702-260-2091

City Las Vegas **State** NV **Zip** 89123

APPLICANT RAY KOROGHLI **Contact** _____

Address 2711 W. WINDMILL LANE **Phone:** 702-260-2013 **Fax:** 702-260-2091

City Las Vegas **State** NV **Zip** 89123

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

Address 520 South 4th St **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

Property Owner Signature* _____

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

Print Name RAY KOROGHLI

Subscribed and sworn before me

This 15 day of March, 20 11.

_____

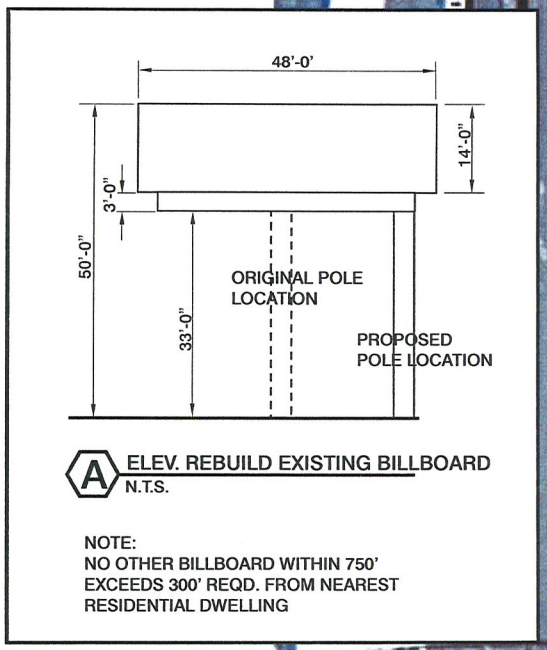
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ARDIS M. HOFFER
Appt. No. 98-0835-1
My Appt. Expires February 9, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-41200
Meeting Date:	5-10-11
Total Fee:	1080.00
Date Received:*	3-15-11
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.



A ELEV. REBUILD EXISTING BILLBOARD
N.T.S.

NOTE:
NO OTHER BILLBOARD WITHIN 750' EXCEEDS 300' REQD. FROM NEAREST RESIDENTIAL DWELLING

RECEIV
MAR 15 20
City of Las V

SUP-41200 SITE PLAN NTS

HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive
Las Vegas, NV 89118
(702) 739-9566 Fax (702) 795-0378

Manufacturing Facilities:
Oceanside, CA - Euless, TX - Jacksonville, TX - Delaware, OH

Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
1
2
3
4
5
6

Account Rep: D. CONNOR

Project Manager: LEE MORGAN

Drawn By: B. LEMING

Project / Location:

OASIS CORPORATION
110 N. JONES BLVD
LAS VEGAS, NV.

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Client Approval/Date:

Landlord Approval/Date:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © FHSC
Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: 0

Date: 3/9/11

Sheet Number: 1 Of 1

Design Number: 0

3-15-11

OASIS LAS VEGAS LLC
2711 W. WINDMILL LN
LAS VEGAS NV 89123

CITY OF LASVEGAS PLANNING & ZONING
333 N. RANCHO DR.
LAS VEGAS NV 89106.

RE: 110 N. JONES BLV APN#138-25-404-008

TO WHOM IT MAY CONCERN

DEAR SIR/MADAM.

THE LANDOWNER ALREADY HAS AN APPROVED SUP FOR A SIGN BOARD ON THE SUBJECT PROPERTY., HOWEVER, THIS SUP IS BEING FILED IN AN ABUNDANCE OF CAUTION TO ASSURE THE SUP IS FULLY PROTECTED.

RAY KOROGHLI

AS MANGER OF OASIS LAS VEGAS LLC

RECEIVED
MAR 15 2011
City of Las Vegas

SUP-41200

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

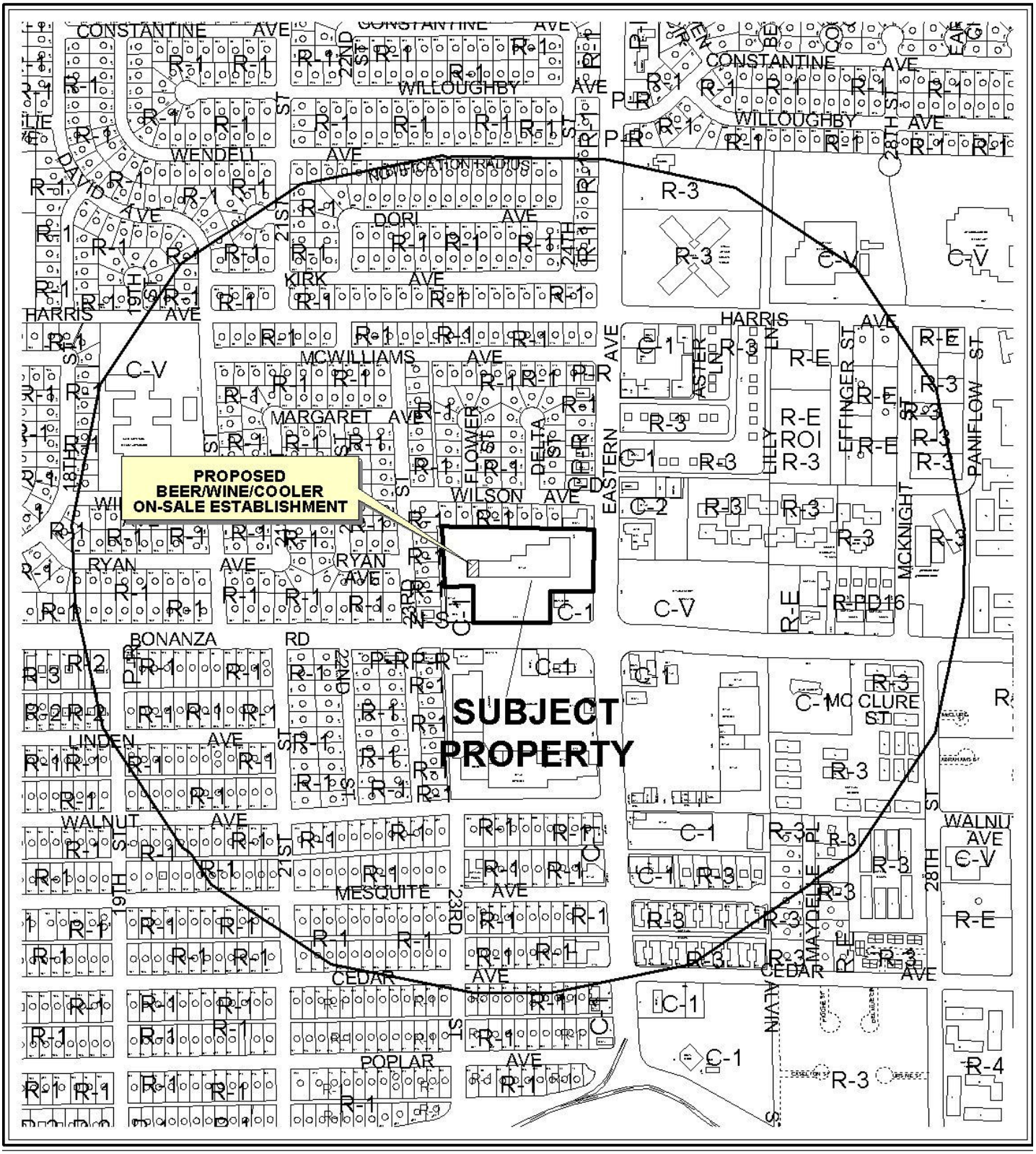
SUBJECT:
SUP-41225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALLARTA TAQUERIA - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH AN EXISTING 2,550 SQUARE-FOOT RESTAURANT at 2333 East Bonanza Road (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 400 800 Feet

CASE: **SUP-41225**

RADIUS: 1500 FT

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

N



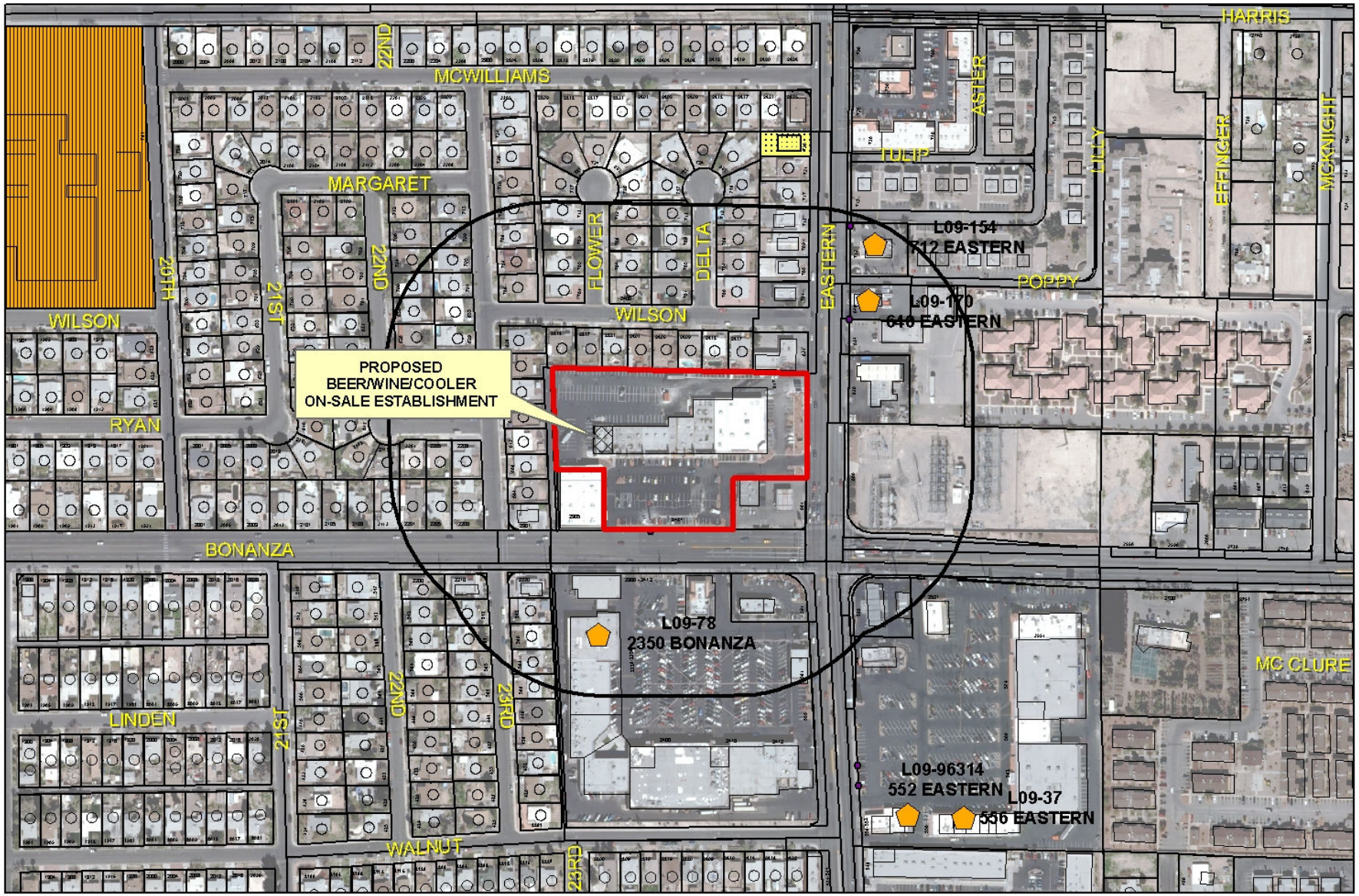
0 400 800 Feet

CASE: **SUP-41225**

RADIUS: 1500 FT

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

N



SUP-41225

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 DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41225** APN: 139-26-801-001

Name of Property Owner: Strata Vegas, LLC

Name of Applicant: Martha Hernandez

Name of Representative: N/A

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: Jeffrey Mayhew, Manager, Santhia Vegas Mgmt., LLC

Subscribed and sworn before me

This 18th day of February, 2011

Notary Public in and for said County and State

LINDA C. PRATT
COMM. # 1773702
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 16, 2011

RECEIVED
MAR 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Beer and Wine

Project Address (Location) 2333 E Bonanza Rd Las Vegas NV 89101

Project Name Taqueria Vallarta **Proposed Use** Sell Beer and Wine

Assessor's Parcel #(s) 139-26-801-001 **Ward #** _____

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

Commercial Square Footage 2550 sq ft **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Strata Vegas LLC. **Contact** _____

Address 1900 Main St. **Phone:** _____ **Fax:** _____

City Irvine **State** CA **Zip** 92614

E-mail Address _____

APPLICANT Taqueria Vallarta **Contact** Martha O Hernandez

Address 2333 E Bonanza Rd **Phone:** (702) 782-9069 **Fax:** (702) 888-3561

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

E-mail Address erik_moreno1@hotmail.com

REPRESENTATIVE Martha O Hernandez **Contact** Martha O Hernandez

Address 2333 E Bonanza Rd **Phone:** (702) 782-9069 **Fax:** (702) 888-3561

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

E-mail Address erik_moreno1@hotmail.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 Jeffrey Mayhew

Subscribed and sworn before me

This 4th day of March, 2011.

_____

Notary Public in and for said County and State

LINDA C. PRATT
COMM. # 1773702
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 16, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-41225
Meeting Date:	5/10/11
Total Fee:	$1,280
Date Received:*	3/16/11
Received By:	BS

RECEIVED
MAR 16 2011

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

Revised 10/27/08

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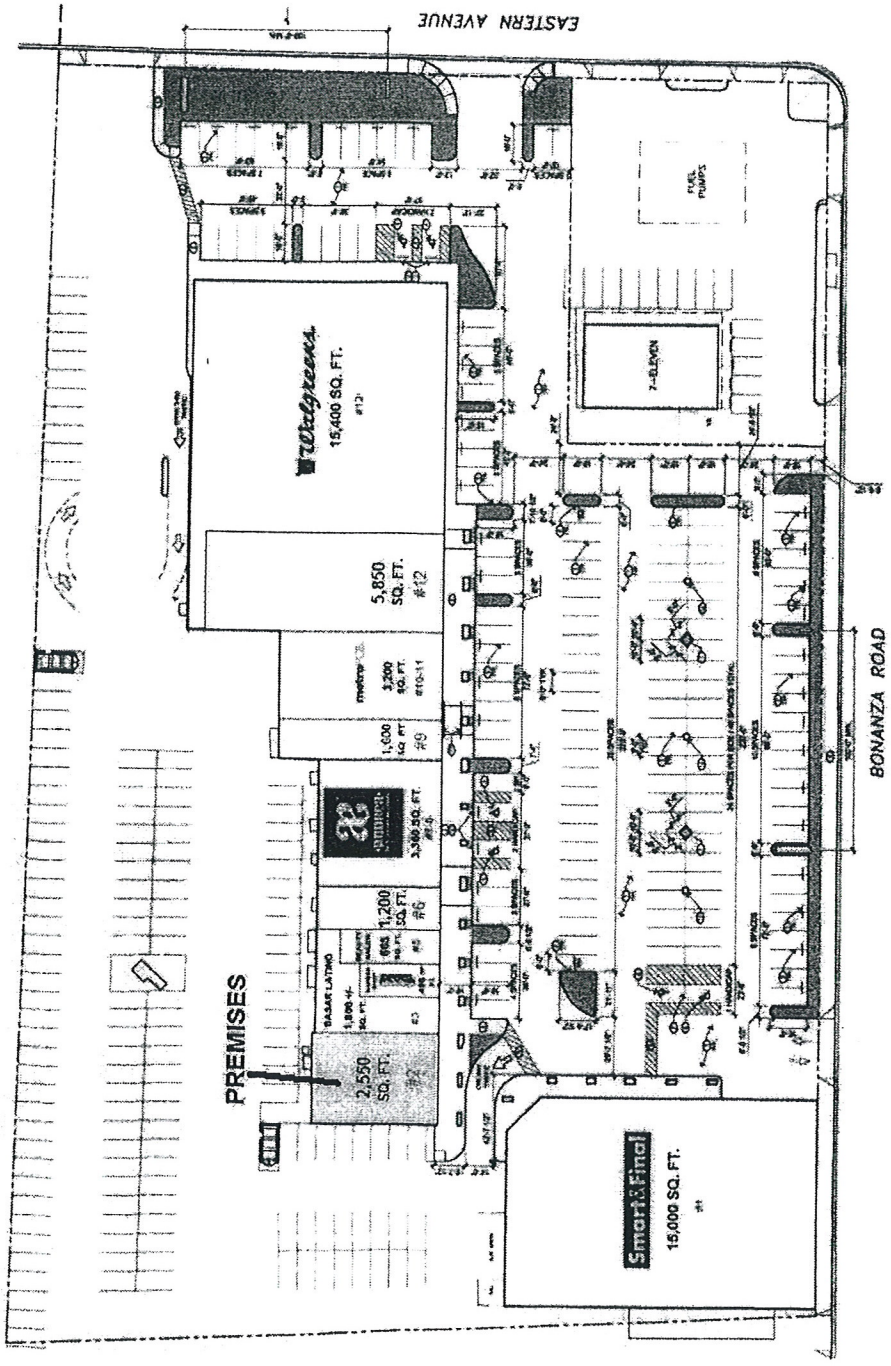
Site plan

EXHIBIT "C-5"

~~FLOOR PLAN~~

PREMISES LAYOUT/OUTDOOR SEATING AREA



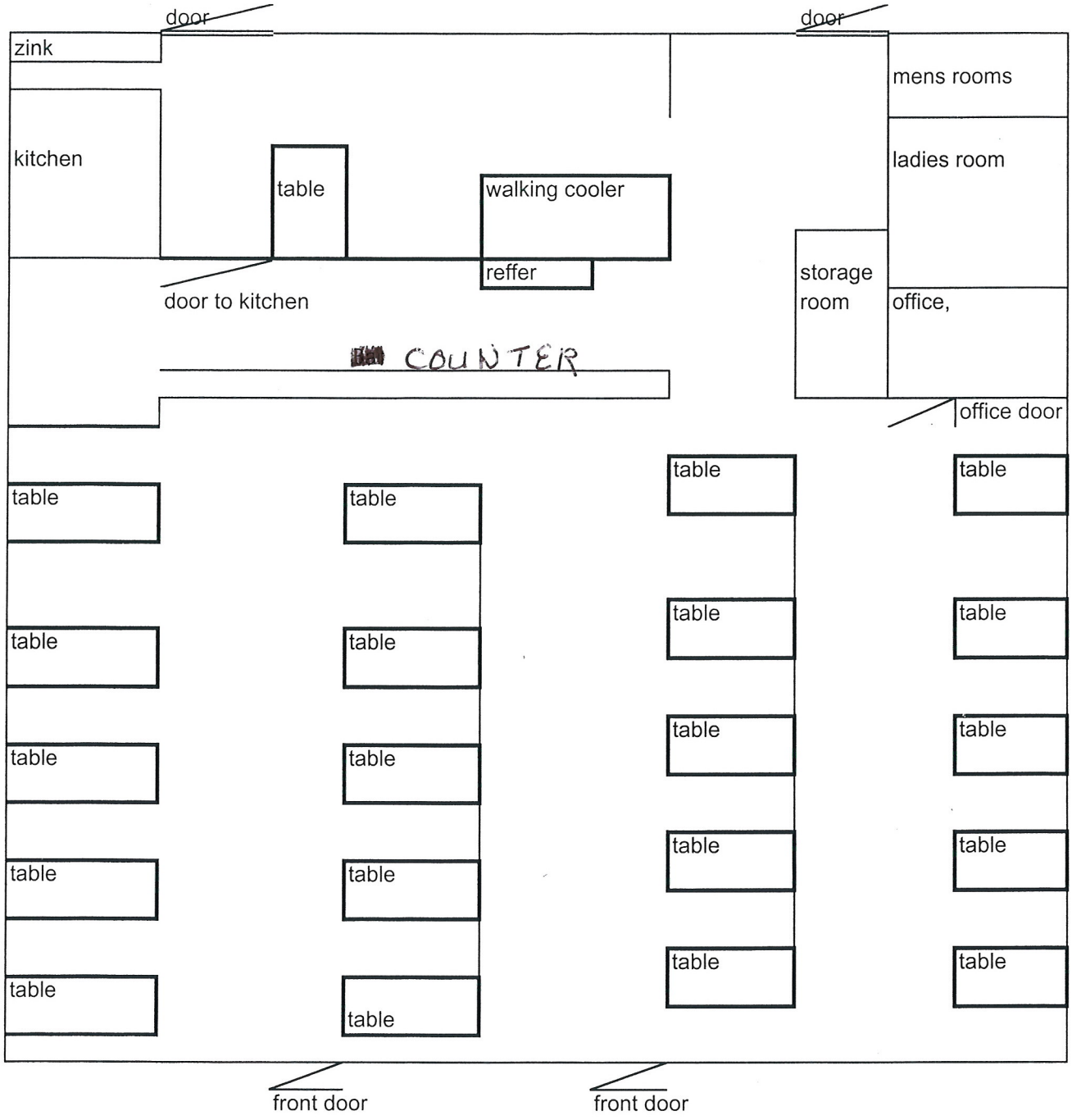
NOTE: SQUARE FOOTAGES SHOWN ON THE ATTACHED ARE APPROXIMATIONS ONLY. LANDLORD MAKES NO REPRESENTATION AS TO THE ACCURACY OR CORRECTNESS OF ANY DIMENSIONS AND/OR SQUARE FOOTAGES. IT IS UNDERSTOOD THAT ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.

RECEIVED
MAR 16 2011

SUP-41225

Taqueria Vallarta,
2333 E Bonanza RD.
Las Vegas NV. 89101.

tel: 702-888-3560



******** each table with 4 chairs

RECEIVED
MAR 16 2011

SUP-41225


TAQUERIA
Vallarta
TACOS AL VAPOR
ONLY
2333
OPEN
RECEIVED
MAR 16 2011
SUP-41225


TAQUERIA
Vallarta
TACOS AL VAPOR
RECEIVED
MAR 16 2011
SUP-41225

Taqueria Vallarta.

2333 E Bonanza Road.
Las Vegas, Nv, 89101.
Phone: 702-782-9069.
Fax: 702-888-3561.

To Whom It May Concern:

Re: Alcohol Permit.

I Martha O Hernandez, I'm requesting a permit to sell beer and wine on our business Taqueria Vallarta,. It's a Restaurant we are selling Mexican Food, and sea foods, Located at 2333 E Bonanza RD Las Vegas Nv 89101.
and we need it, to improve our business .

Taqueria Vallarta.
Martha O Hernandez.
Owner.

RECEIVED
MAR 16 2011
SUP-41225

Beer permint

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

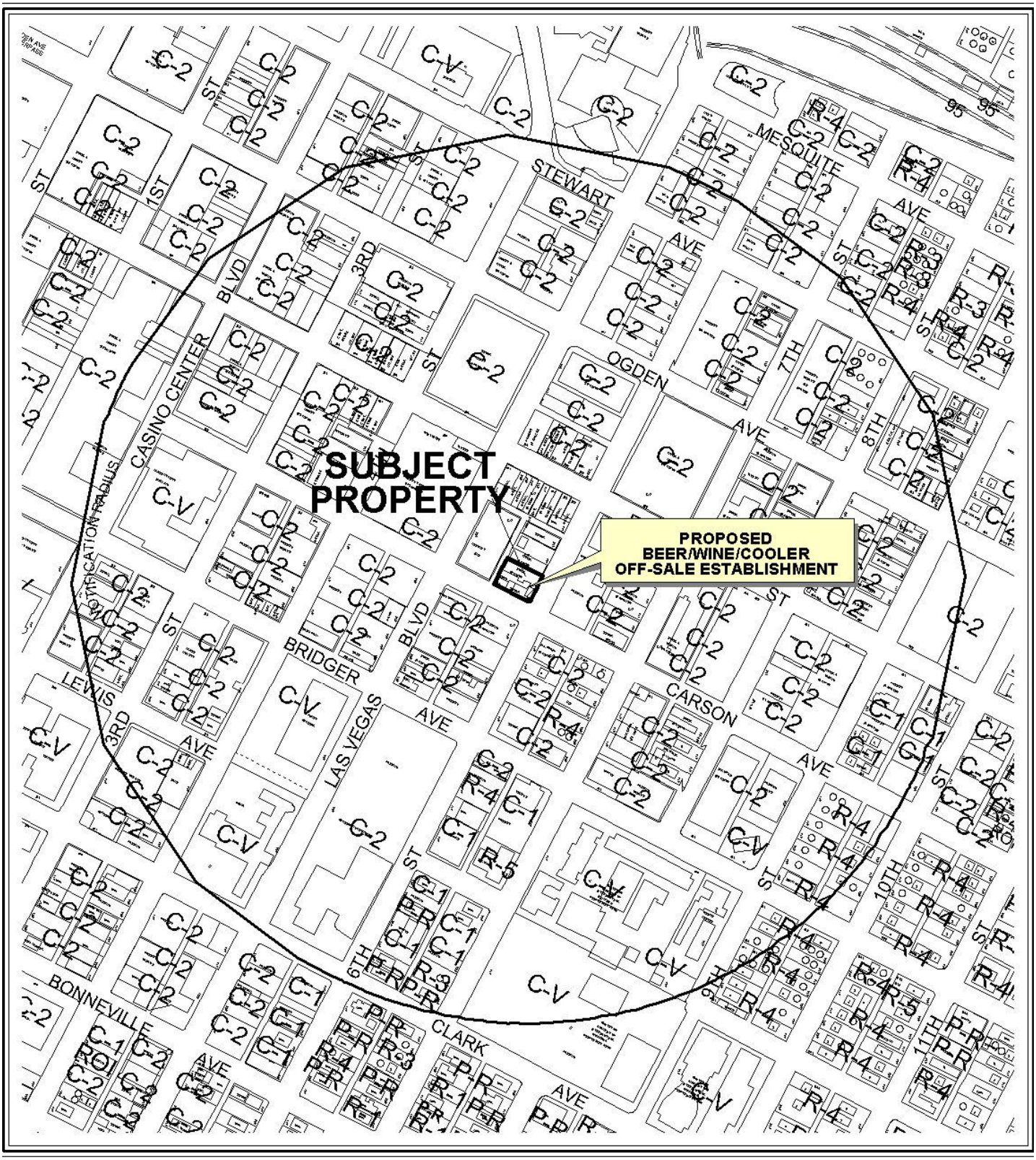
SUBJECT:
SUP-41261 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOOD TIMES SMOKE & CHEW - OWNER: MELE PONO HOLDING CO. - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER OFF-SALE USE TO AN EXISTING 1,250 SQUARE-FOOT RETAIL ESTABLISHMENT at 124 South Sixth Street (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41261**

RADIUS: 1500 FT

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

N



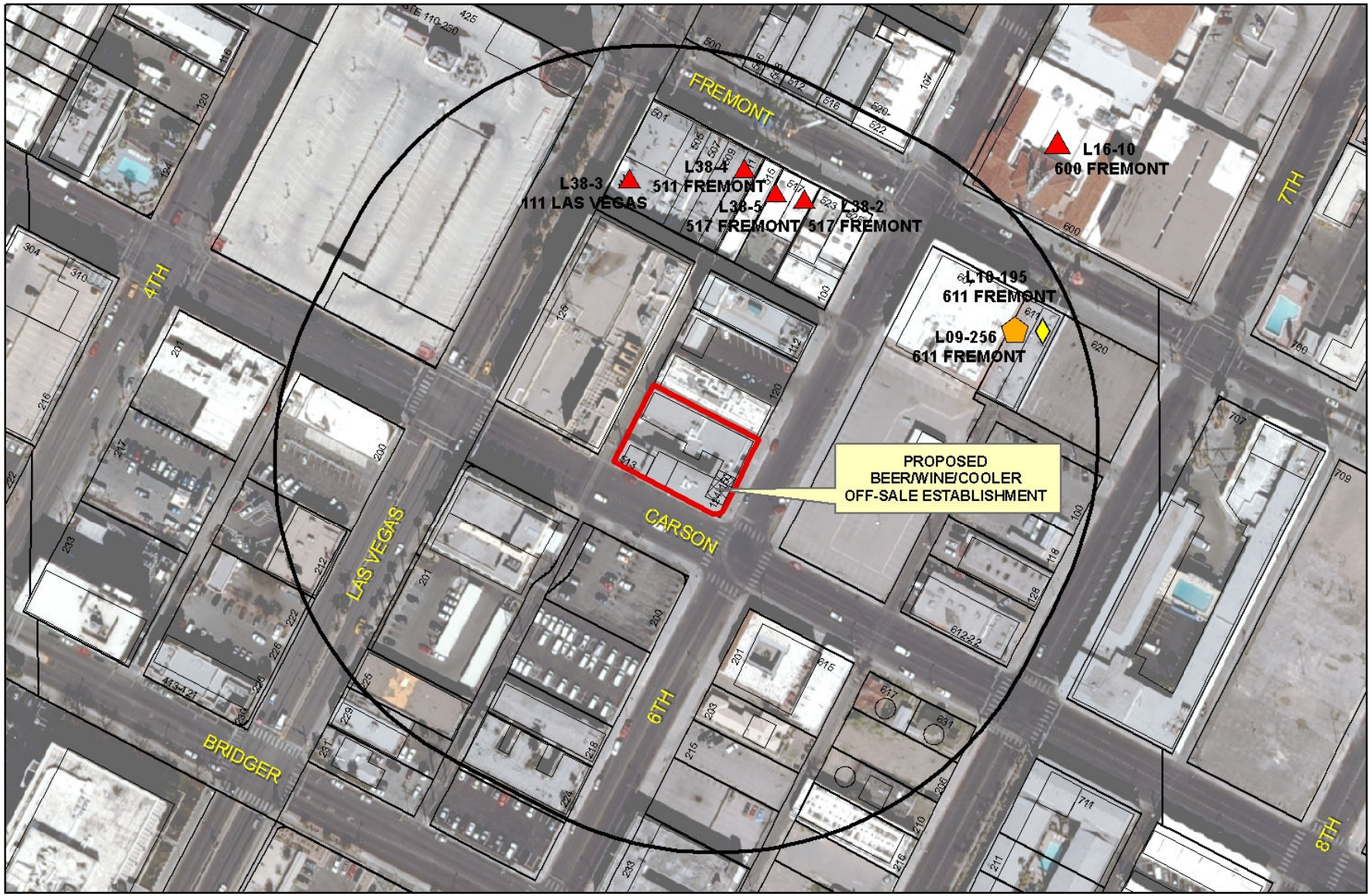
0 300 600 Feet

CASE: **SUP-41261**

RADIUS: 1500 FT

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

N



SUP-41261

BEER/WINE/COOLER OFF-SALE ESTABLISHMENT

Business Licenses

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41261** APN: 139346110051

Name of Property Owner: Mele Pono Holding Co

Name of Applicant: Good Times Smoke & Chew

Name of Representative: Izzat Shakir

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Rosemary Shoong, Pres.

Print Name: Rosemary Shoong

Subscribed and sworn before me

This 15th day of March, 2011

_____

Notary Public in and for said County and State

J. LIPE LAFFERTY
COMM. # 1807853
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JULY 28, 2012

Revised 11-14-06

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RECEIVED
MAR 22 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Beer/Wine/cooler off sale

Project Address (Location) 124 South 6th St (suites 180 & 170)

Project Name Good Times Smoke & Chew **Proposed Use** _____

Assessor's Parcel #(s) 13934611051 **Ward #** 5

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

Commercial Square Footage 1,250 **Floor Area Ratio** (existing)

Gross Acres 0.33 **Lots/Units** N/A **Density** _____

Additional Information _____

PROPERTY OWNER Mele Pono Holding Co **Contact** _____

Address 8367 W. Flamingo #201 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Good Times Smoke & Chew **Contact** Izzat Shakir

Address 124 So 6th St ste 170 **Phone:** 5721927 **Fax:** _____

City LV **State** NV **Zip** 89101

E-mail Address izzatlv@hotmail.com

REPRESENTATIVE Applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Rosemary Shoong

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

Print Name Rosemary Shoong

Subscribed and sworn before me

This 15th day of March, 20 11.

Notary Public in and for said County and State

J. LIPE LAFFERTY
COMM. # 1807853
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JULY 28, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-41261
Meeting Date:	5/10/11
Total Fee:	$1,280
Date Received:*	3/22/11
Received By:	Bens.

*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

RECEIVED
MAR 22 2011



1 VICINITY MAP
N.T.S.

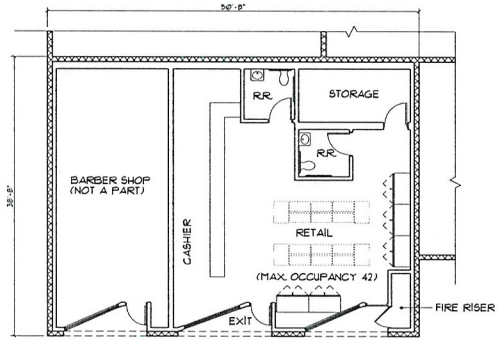
NORTH

SITE DATA

TOTAL SITE: APN #: 139 34 611 051
SITE AREA: 0.33 ACRES

PARKING REQUIREMENTS FOR PROJECT:
THIS PROJECT IS LOCATED IN THE DOWN TOWN CENTENNIAL PLAN OVERLAY DISTRICT: FREEMONT EAST DISTRICT
STANDARD PARKING REQUIREMENTS (1,175 SF) PER TITLE 19-
NOT APPLICABLE

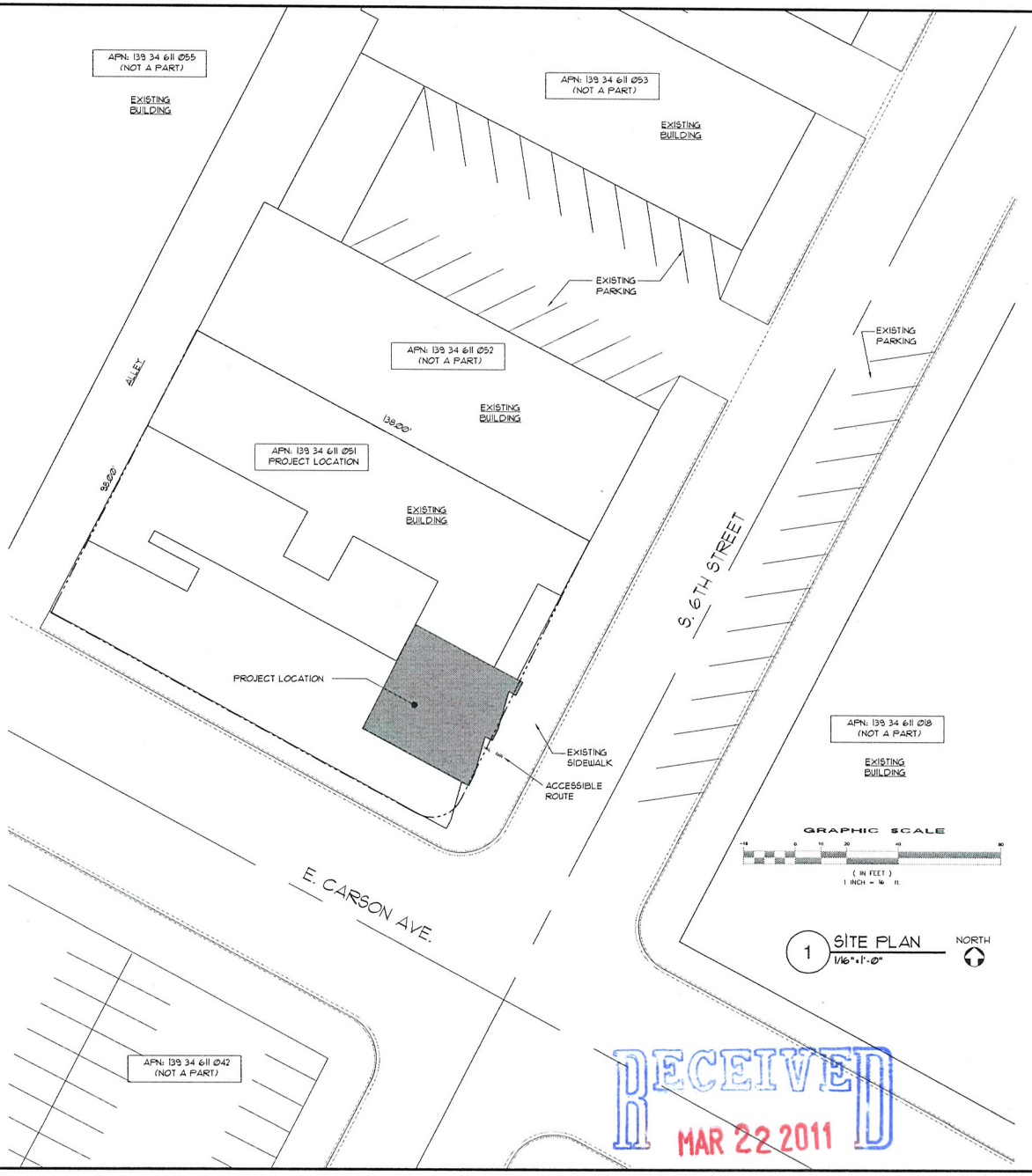
SURROUNDING PARKING HAS BEEN ILLUSTRATED FOR REFERENCE, ALL STRUCTURES AND PARKING IS EXISTING TO REMAIN



C-STORE: 1250 SF

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

NORTH



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

NORTH

RECEIVED
MAR 22 2011

SUP-41261

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 - Fax (702) 832-0456
Mobile (702) 256-0416
• kevin@gk3architecture.com
• gamie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
GOOD TIMES SMOKE & CHEW
IZZAT HUSSAIN SHAKIR
124 SOUTH 6TH ST
SUITE: 110
TEL.: (702) 366-0198

PROJECT:
GOOD TIMES SMOKE & CHEW
124 SOUTH 6TH ST
SUITES: 160 & 170
APN: 139 34 611 051

SEAL:

REVISIONS:

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN & FLOOR PLAN

SCALE: AS NOTED
DATE: 02-23-2011
ISSUED FOR: APPROVAL
SHEET: A1.0



RECEIVED
MAR 22 2011

SUP-41261

2111 Edgewood Ave. • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk³ architecture

ARCHITECTURE • PLANNING • INTERIOR DESIGN

February 25, 2011

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Justification Statement for
Good Times Smoke & Chew
Special Use Permit
124 So. 6th St. Suite 170 & 180
Las Vegas, NV 89101
APN: 139 34 611 051

Ladies and Gentlemen:

GK³ Architecture, on behalf of Izzat Hussain Shakir, is requesting the review and approval of a Special Use Permit for the Good Times Smoke & Chew convenience store. The store is located at the North West corner of Carson and 6th street. Currently the shop occupies suite 170. The proposed project is to join suite 170 with suite 180 and offer beer/wine/cooler off sale. The project is located in the Down Town Centennial Plan overlay district: Freemont East.

The proposed use conforms with the development pattern in the surrounding area and this is an appropriate use for the site. The benefits for the project are to support the goals of the Centennial Plan by creating a diversity of land uses in the downtown area. The businesses located in the same building include a barber shop, art retail shop, insurance office and a hotel. The store will offer convenience to local residents and adjacent tenants. The shop support's the city's goals to create a pedestrian friendly environment. A majority of the patrons are walk-in's. The uses are supportive and compatible with the neighboring land uses and this project will be an asset to the area.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-2 Zone, with a special use permit, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie Knisely

Gemie M. Knisely, RA

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SUP-41261

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

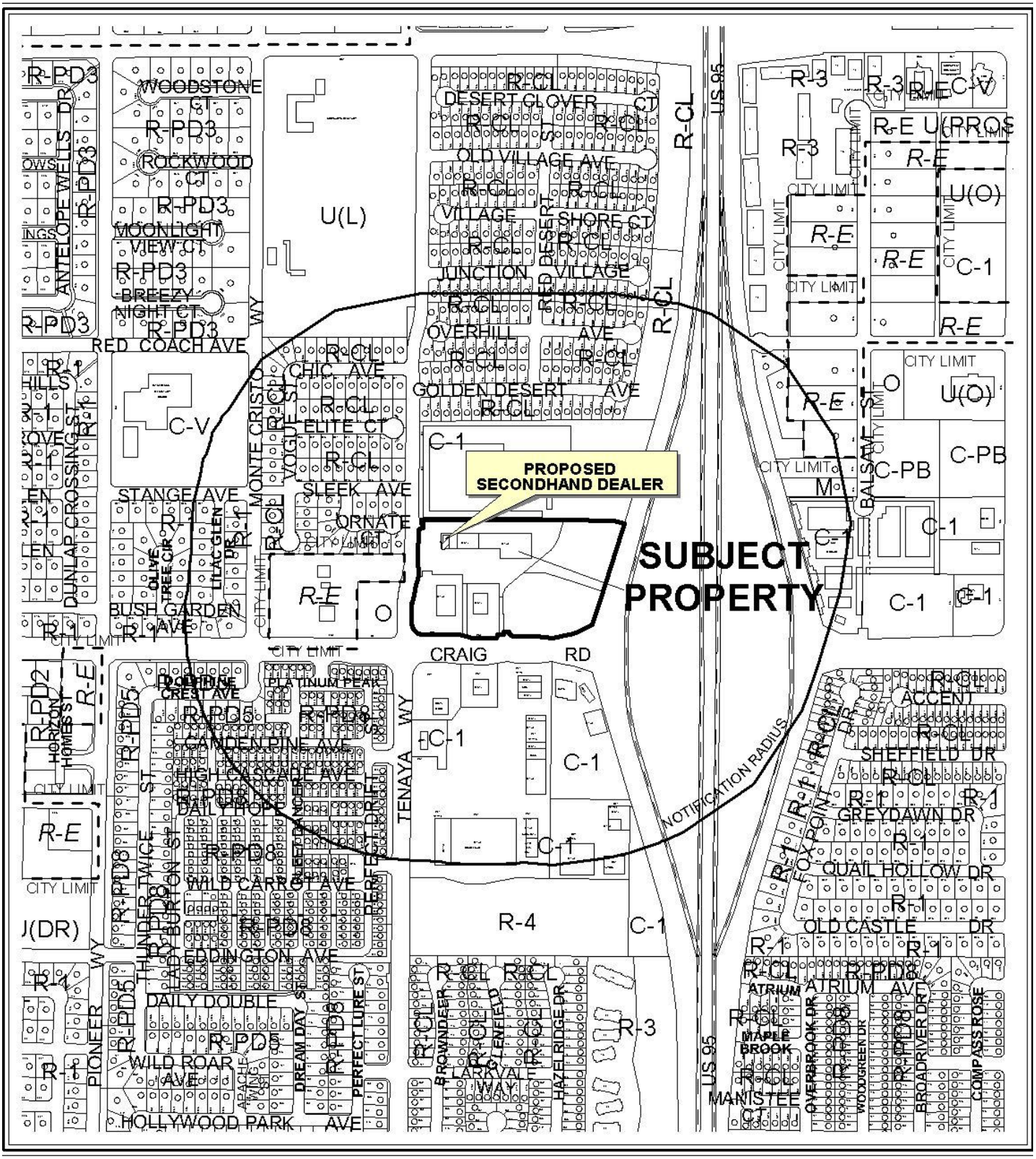
SUBJECT:
SUP-41263 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NORTHWEST ARMS - OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (FIREARMS) at 4450 North Tenaya Way, Suite #100 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



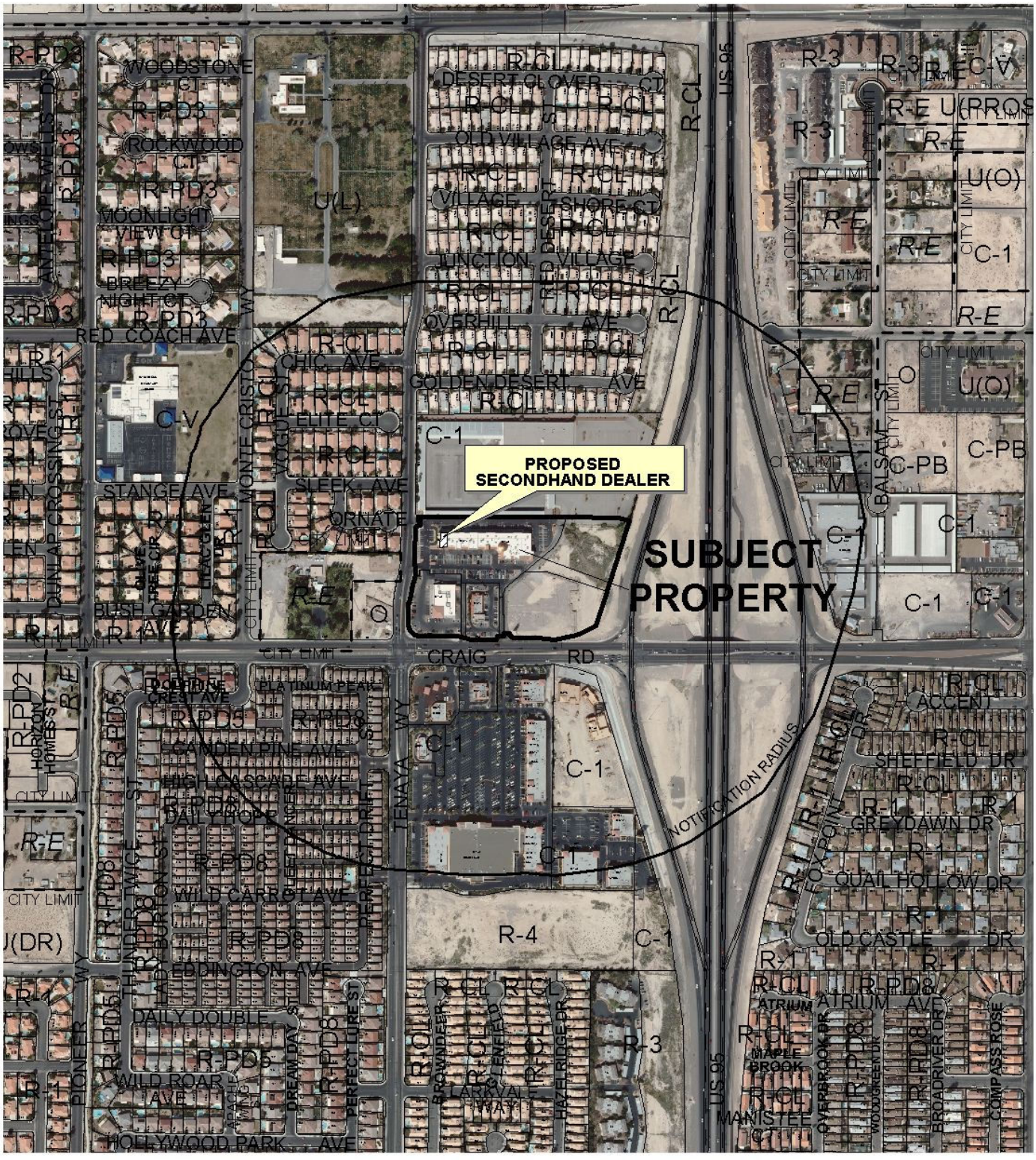
0 500 1000 Feet

CASE: **SUP-41263**

RADIUS: 1000 FT

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

N



0 500 1000 Feet

CASE: **SUP-41263**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41263** APN: 138-03-611-011

Name of Property Owner: SHREE GANESHA, INC.

Name of Applicant: Kymtec, LLC dba Northwest Arms

Name of Representative: Michelle GORDON

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: Rajesh Patel

Print Name: Rajesh Patel

Subscribed and sworn before me

This 22 day of MARCH, 2011

Notary Public in and for said County and State

LYN HEINICKE
Notary Public State of Nevada
No. 05-94472-1
My appt. exp. July 8, 2013

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT (SUP)

Project Address (Location) 4450 N. TENAYA WAY, SUITE 100, LAS VEGAS, NV 89129

Project Name Northwest ARMS Proposed Use Second Hand Dealer (Firearm sales)

Assessor's Parcel #(s) 138-03-611-011 Ward # 4

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 3.42 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER SHREE GANESHA, INC. Contact Raj

Address 700 FREMONT ST Phone: _____ Fax: _____

City LAS VEGAS State NV Zip 89101

E-mail Address _____

APPLICANT Kymtec dba Northwest Arms Contact Michelle Gordon

Address 50 So. Arrowhead Ln #B Phone: 467-5363 Fax: _____

City Mesquite State NV Zip 89027

E-mail Address tmac@northwestarmslv.com

REPRESENTATIVE Michelle Gordon Contact _____

Address 7893 W. Gilmore Ave Phone: 556-8003 Fax: _____

City Las Vegas, State NV Zip 89129

E-mail Address mg@northwestarmslv.com

Property Owner Signature* Rajesh Patel

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

Print Name Rajesh Patel

Subscribed and sworn before me

This 22 day of MARCH, 20 11.

Lyn Heinicke

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-41263
Meeting Date:	5/10/11
Total Fee:	$1,030
Date Accepted:	3/22/11
Accepted By:	BMS

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

Revised 02.14.11

LYN HEINICKE
Notary Public State of Nevada
No. 05-94472-1
My appt. exp. July 8, 2013

f:\depot\Public\Forms\ApplicationPacket\Application Form.doc

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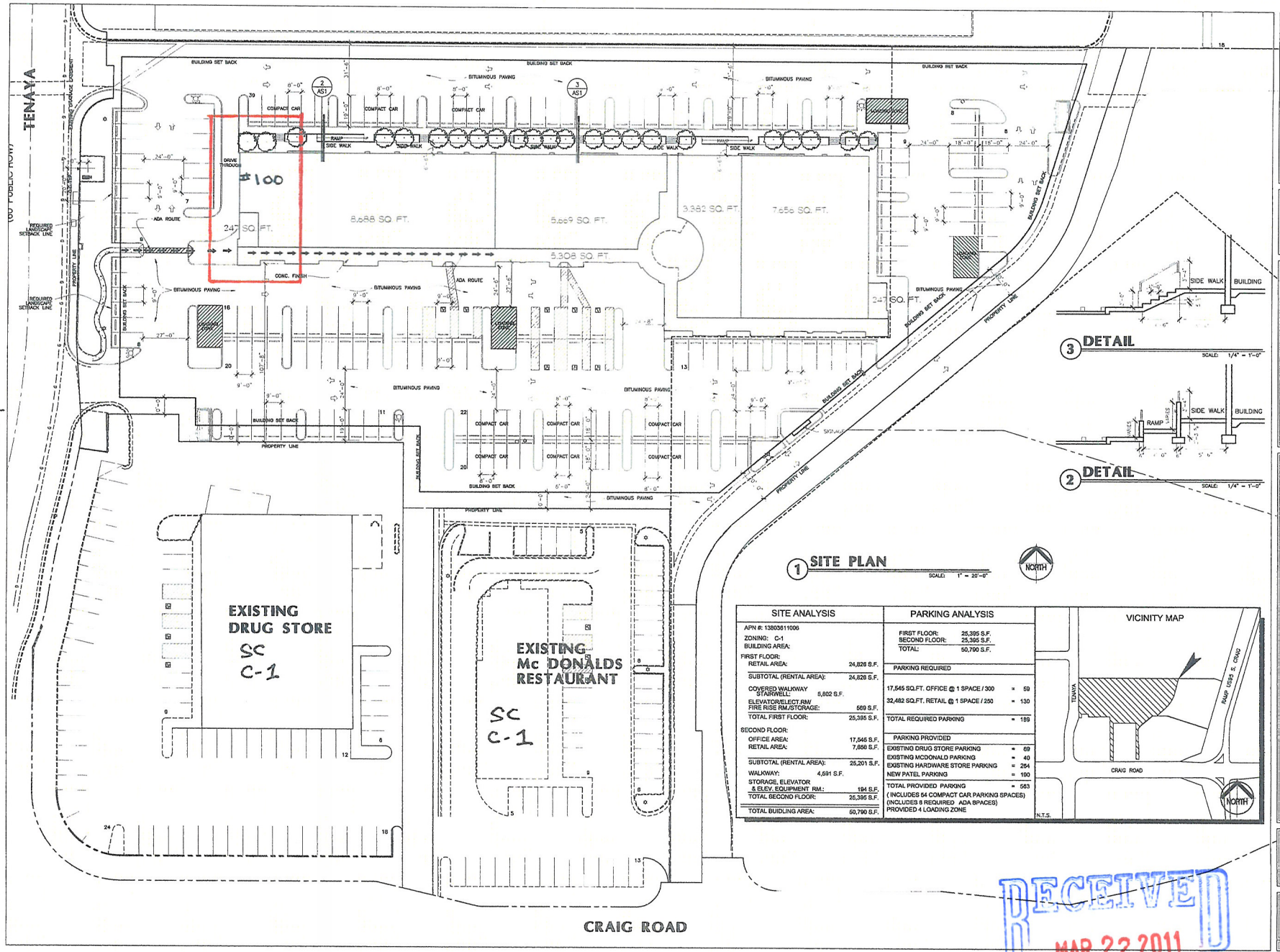
VACANT SC/C-1

VACANT L Rezoned to Commercial

VACANT SC / C-1

Vet Cemetery DR/R-E



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

NORTH

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

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

SITE ANALYSIS		PARKING ANALYSIS	
APN #: 13803611006		FIRST FLOOR:	25,395 S.F.
ZONING: C-1		SECOND FLOOR:	25,395 S.F.
BUILDING AREA:		TOTAL:	50,790 S.F.
FIRST FLOOR:			
RETAIL AREA:	24,826 S.F.	PARKING REQUIRED	
SUBTOTAL (RENTAL AREA):	24,826 S.F.		
COVERED WALKWAY STAIRWELL: 8,802 S.F.		17,545 SQ.FT. OFFICE @ 1 SPACE / 300	= 59
ELEVATOR/ELECT.RM/ FIRE RISE RM./STORAGE:	569 S.F.	32,482 SQ.FT. RETAIL @ 1 SPACE / 250	= 130
TOTAL FIRST FLOOR:	25,395 S.F.	TOTAL REQUIRED PARKING	= 189
SECOND FLOOR:			
OFFICE AREA:	17,545 S.F.	PARKING PROVIDED	
RETAIL AREA:	7,656 S.F.	EXISTING DRUG STORE PARKING	= 69
SUBTOTAL (RENTAL AREA):	25,201 S.F.	EXISTING MCDONALD PARKING	= 40
WALKWAY: 4,591 S.F.		EXISTING HARDWARE STORE PARKING	= 264
STORAGE, ELEVATOR & ELEV. EQUIPMENT RM.:	194 S.F.	NEW PATEL PARKING	= 190
TOTAL SECOND FLOOR:	25,395 S.F.	TOTAL PROVIDED PARKING	= 563
TOTAL BUILDING AREA:	50,790 S.F.	(INCLUDES 64 COMPACT CAR PARKING SPACES) (INCLUDES 8 REQUIRED ADA BPACES) PROVIDED 4 LOADING ZONE	

VICINITY MAP

N.T.S.

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #250 LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

PATEL OFFICE BUILDING
CRAIG ROAD & TENAYA WAY
LAS VEGAS, NEVADA

SITE PLAN 4450 N. Tenaya WAY

Date:	09-27-05
Job No.:	05-208
Designed:	W.H.H.
Drawn:	B.K.
Update:	11-16-2006
Checked:	W.H.H.

Sheet AS1

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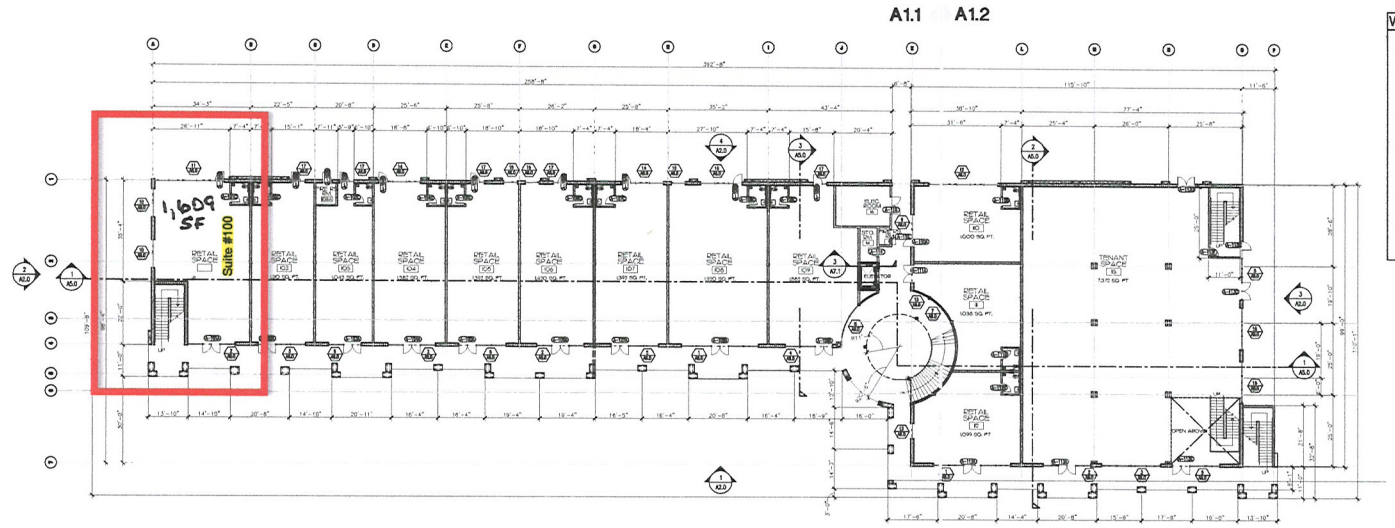
SUP-41263

Shopping Center SC C-1

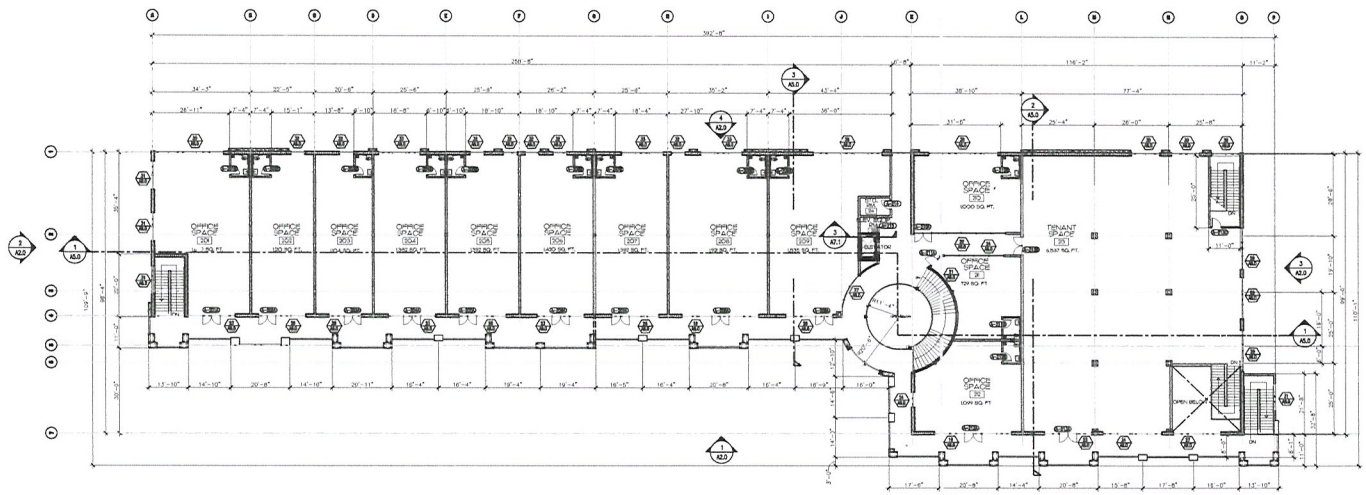
Exhibit A



A1.1 A1.2

1 FIRST FLOOR

SCALE: 1/16" = 1'



A1.3 A1.4

2 SECOND FLOOR

SCALE: 1/16" = 1'

WALL LEGEND

EXTERIOR WALLS: 3/8" O.S.B. SHEATHING ON 2x6 WOOD STUDS @16" O.C. WITH 7/8" EXTERIOR CEMENT PLASTER O/ PAPER-BACKED METAL LATH WHERE EXPOSED TO EXTERIOR SIDE,R-19 BATT INSULATION BETWEEN STUDS, AND 5/8" TYPE "X" GYP. BD. WHERE EXPOSED TO INTERIOR SIDE. USE 2X6 STUDS AT UNSUPPORTED DOUBLE-HEIGHT WALLS.

CMU MASONARY WALL

PLUMBING WALL: 2X6 WOOD STUDS AT 16" O.C. W/ R-19 BATT INSULATION BETWEEN STUDS & 5/8" MOISTURE RESISTANT GYP. BOARD BOTH SIDES

DEMISING WALLS: 2x6 WOOD STUDS AT 16" O.C. WITH 5/8" TYPE "X" GYP. BOARD EACH SIDE UNLESS NOTED OTHERWISE.

4 HR. FIRE WALL

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SUP-41263

Rev	Date	By	Revision	Approval

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350 LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

PATEL OFFICE BUILDING
CRAIG ROAD & TENAYA WAY
LAS VEGAS, NEVADA

FIRST FLOOR PLAN

Date:	09-27-05
Job No.:	05-208
Designed:	W.H.H.
Drawn:	B.K.
Update:	12-12-2008
Checked:	W.H.H.

Sheet
A1.0

© 2008 WINSTON HENDERSON ARCHITECTS

NORTHWEST ARMS
50 South Arrowhead Lane, Suite B
Mesquite, Nevada 89027
(702) 346-6153

March 20, 2011

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 Rancho Drive
Las Vegas, NV 89101

RE: Special Use Permit
Secondhand Sales @ 4450 North Tenaya Way, Suite 100, Las Vegas, NV 89129

Issue -
Kymtec, LLC a Nevada corporation dba Northwest Arms is requesting a Special Use Permit at its Las Vegas location. Northwest Arms has currently signed a lease at 4450 N. Tenaya Way, Suite 100, Las Vegas, Nevada 89129 and submitted applications with the City of Las Vegas Business Licensing for a Sporting Goods (general retail) and a Pistol Permit. Northwest Arms has also requested temporary licenses until the Application process is completed. Northwest Arms intends to sell new firearms, rifles, ammunition and accessories, including but not limited to apparel, scopes, holsters, targets, etc. Northwest Arms also takes firearms in on trade as secondhand sales from previous customers or new customers who want to obtain a different type of firearm. All new and used firearms are called into NHP/NICS for a background check before the customer obtains the firearm.

Licensees play a critical role in protecting America from violent firearms crime through responsible and lawful distribution of firearms and accurate recordkeeping which assists ATF in tracing guns used to commit crimes. By complying with Federal law, licensees prevented the sale of more than 870,000 firearms to prohibited persons from November 1998 through September 2005. An untold number of lives have been saved and countless crimes have been prevented by stopping such transactions from taking place. (*Federal Firearms Regulations Reference Guide 2005*). Currently, there are no full service firearm retailers in the Northwest Las Vegas quadrant.

Information -
Northwest Arms intends to employ three (3) persons upon opening of the store and will increase the number of employees as demand increases. The hours of operation will be 10:00 AM to 6:00 PM unless otherwise specified at the store. Northwest Arms has an existing similar use owned

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SUP-41263

NORTHWEST ARMS
50 South Arrowhead Lane, Suite B
Mesquite, Nevada 89027
(702) 346-6153

and operated by Kymtec, LLC a Colorado Corporation at its Mesquite location - 50 South Arrowhead Lane, Suite B, Mesquite, Nevada. Kymtec, LLC a Colorado Corporation has been in business for over seven (7) years at this location.

The required state licenses specific to our use is a Sporting Goods License (general retail for new rifles, ammunition, accessories, etc); a Pistol Permit (retail new firearms; Federal Firearms License (firearms, rifles, Class III); and a Special Use Permit for Secondhand Sales Use (used, trade-in's or estate collections).

Findings -

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."

Northwest Arms is located within a shopping center that can accommodate a variety of uses including retail sales, medical and professional offices, personal services, and restaurants. The addition of a Firearms Retailer within this shopping center is compatible with the existing and future land uses as specified by the SC (Service Commercial) General Plan designation and CC&R's.

2. "The subject site is physically suitable for the type and intensity of land use proposed."

Northwest Arms is located within a shopping center that was designed to accommodate a variety of uses, including retail use, and conforms to both the General Plan and Title 19 land use designations of the site with the approval of a Special Use Permit.

3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."

The proposed Firearm Retailer is located within a C-1 shopping center that is adequately served by Craig Road, a 100-foot Primary Arterial, and Tenaya Way, a 60-foot Collector Street, as designated by the Master Plan Streets and Highways.

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."

The proposed Special Use Permit will not be inconsistent with or compromise the public health, safety or welfare as a secondhand dealer is subject to licensing and inspections by the City of Las Vegas; BATFE, Bureau of Alcohol Tobacco Firearms and Explosives (pursuant to the Federal Firearms Regulations Reference Guide 2005, Gun Control Act, National Firearms Act, Arms Export Control Act); National Instant Criminal Background Check System; and the Las Vegas Metropolitan Police Department.

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SUP-41263

NORTHWEST ARMS

50 South Arrowhead Lane, Suite B
Mesquite, Nevada 89027
(702) 346-6153

Northwest Arms is located three (3) miles from the Clark County Shooting Range and will allow customers access to regulated safe shooting. Currently, the Clark County Shooting Range offers a limited supply of ammunition and accessories that Northwest Arms can augment. The proposed site will reduce the length of trips of our customers to other shops in Las Vegas, thus reducing traffic trips and congestion in the core of the city. Opening Northwest Arms in Las Vegas fills vacant commercial property and improves the appearance of the business park and will generate sales tax revenues and additional employment for the city.

Sincerely,

Michelle Gordon, Managing Member
NORTHWEST ARMS

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SUP-41263

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

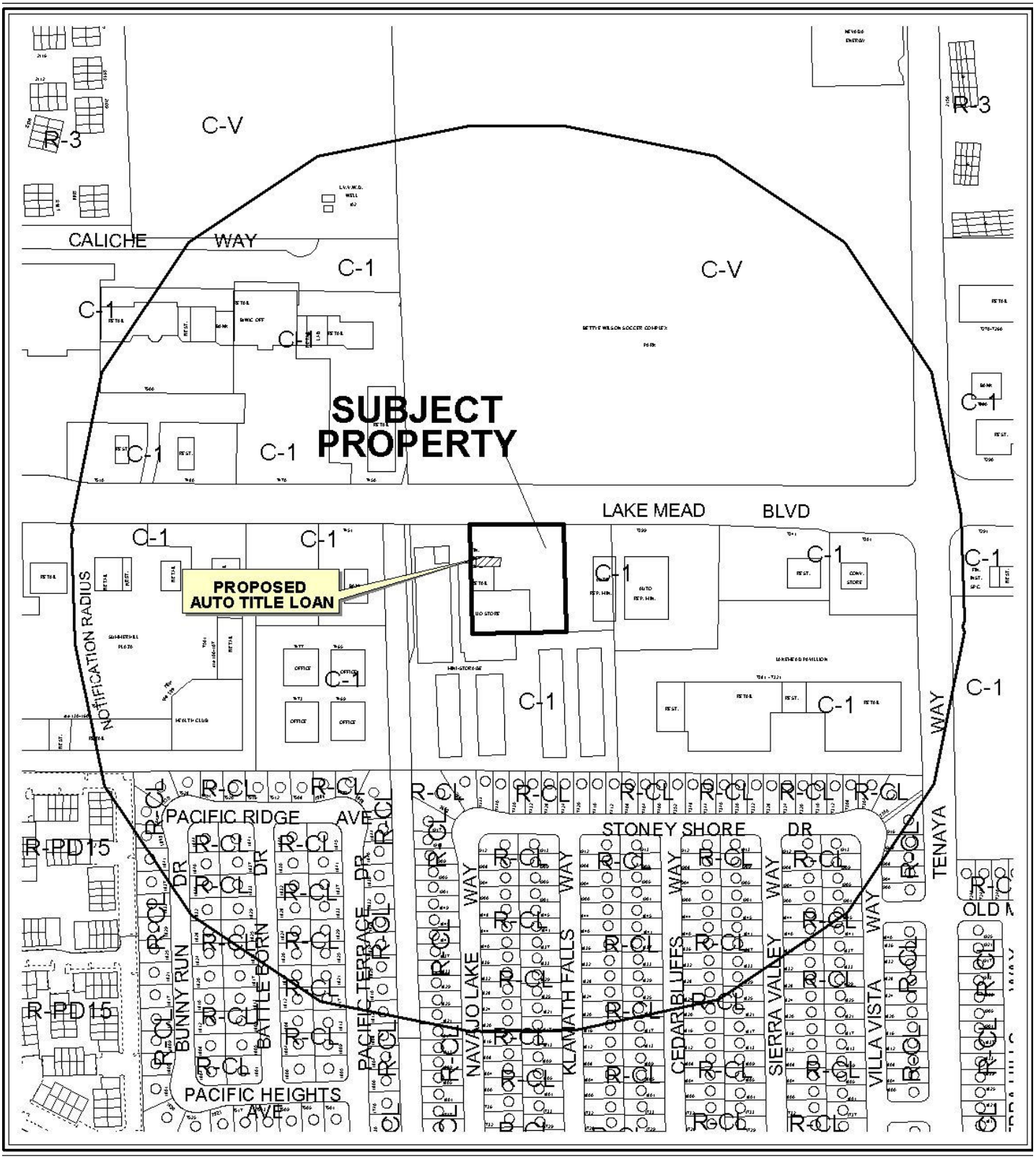
SUBJECT:
SUP-41266 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: BUFFALO & LAKE MEAD BLVD, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WTHIN AN EXISTING 1,297 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 7421 West Lake Mead Boulevard, Suite #4 (APN 138-22-302-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41266**

RADIUS: 1000 FT

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

N



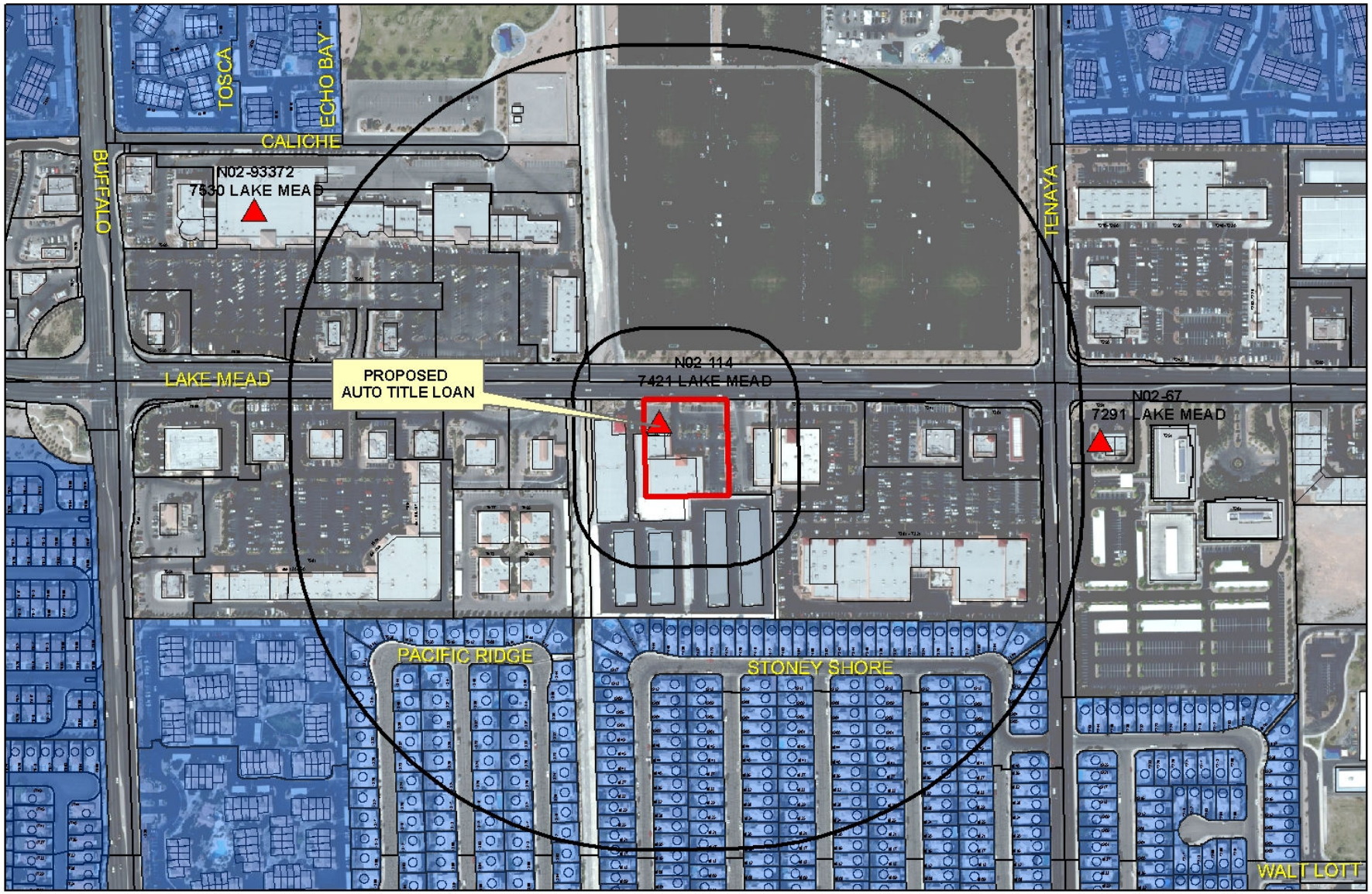
0 300 600 Feet

CASE: **SUP-41266**

RADIUS: 1000 FT

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

N



SUP-41266
AUTO TITLE LOAN

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 230 460 920 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41266** APN: 138-22-302-008

Name of Property Owner: Buffalo & Lake Mead BLVD LLC

Name of Applicant: Koster Finance, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Haeun Lee

Subscribed and sworn before me

This 28th day of February, 2011

_____

Notary Public in and for said County and State

Clark County
State of Nevada

SUE E. ROSS
Notary Public, State of Nevada
Appointment No. 02-79133-1
My Appt. Expires Dec 5, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7421 W. Lake Mead Blvd., Suite 4

Project Name Koster's Cash Loans #2 **Proposed Use** Title Loan

Assessor's Parcel #(s) 138-22-302-008 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 1040 **Floor Area Ratio**

Gross Acres 1.46 acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Buffalo & Lake Mead BLVD LLC **Contact** Heu Un Lee

Address 4427 E. Sunset Rd. **Phone:** (702) 451-0100 **Fax:** (702) 451-4522

City Henderson **State** NV **Zip** 89014-2265

E-mail Address

APPLICANT Koster Finance, LLC **Contact** Paul M. Smith

Address 4170 S. Decatur Blvd., Suite B-5 **Phone:** NV **Fax:** (702) 247-9687

City Las Vegas **State** NV **Zip** 89103

E-mail Address PSmith@KosterFinance.com

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* Haeun Lee

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

Print Name Haeun Lee

Subscribed and sworn before me

This 28th day of February, 20 11.

Sue E. Ross

Notary Public in and for said County and State

Clark Co State of Nevada

SUE E. ROSS
Notary Public, State of Nevada
Appointment No. 02-79133-1
My Appt. Expires Dec 5, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-41266
Meeting Date:	5/10/11 PC
Total Fee:	$1,030
Date Received:*	3/22/11
Received By:	

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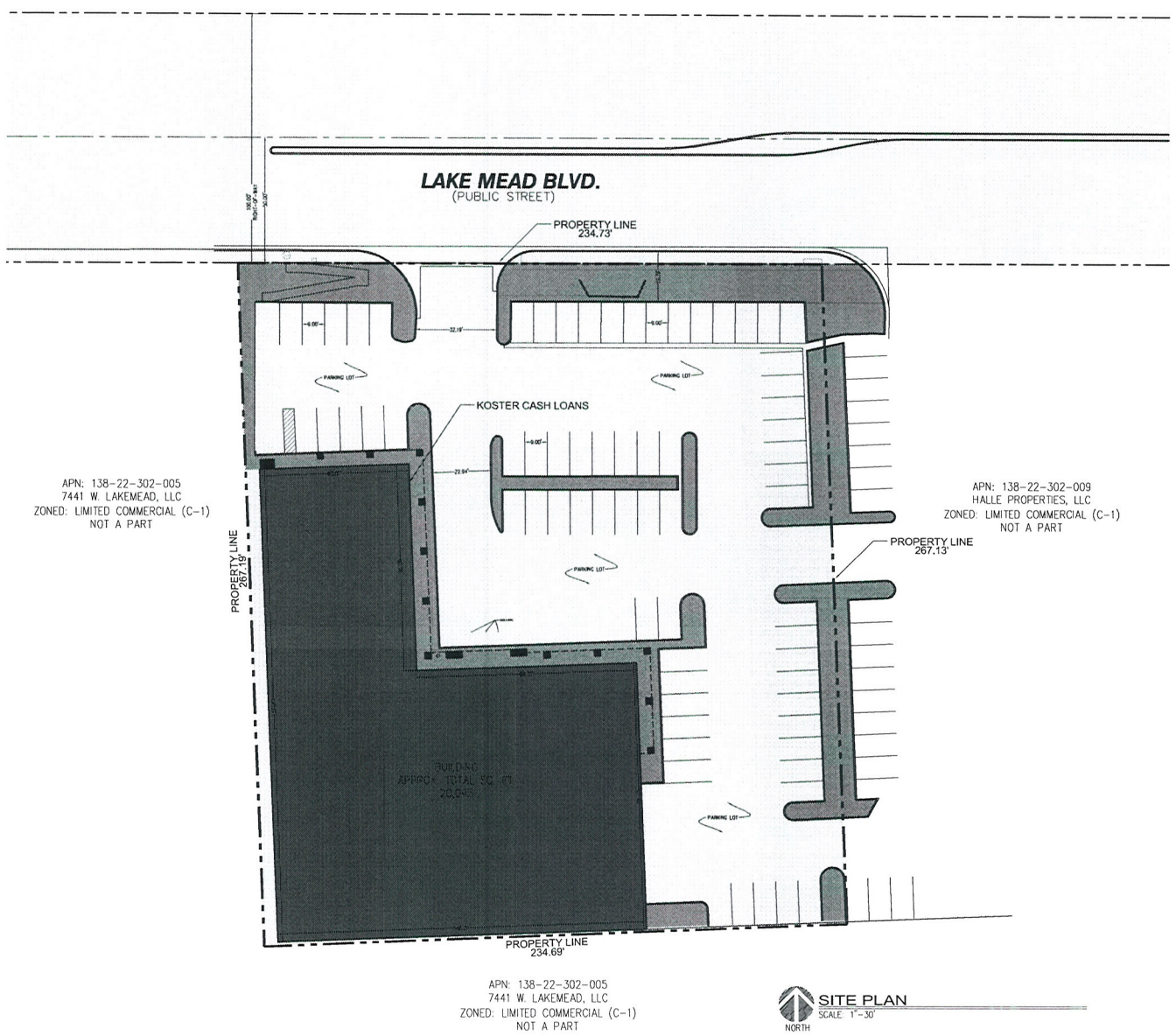
MAR 22 2011

* 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.



GRAPHIC SCALE

NORTH

(IN FEET)
1 inch = 30 ft.

LEGEND

- CENTER LINE (TYP)
- CURB AND GUTTER
- RIGHT OF WAY
- BUILDING OVERHANG
- EXISTING ELECTRIC (TYP)
- EXISTING WATER (TYP)
- PEDESTRIAN SIGNAL
- EXISTING HANDICAP RAMPS (TYP)
- EXISTING REMOVABLE BOLLARD (TYP)
- PIPE BOLLARDS(TYP)

SITE CALCULATIONS

SQUARE FOOTAGES:

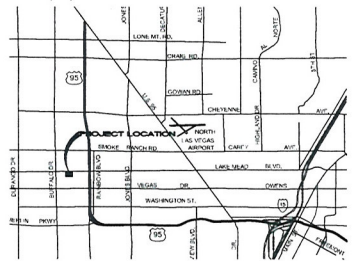
PROPERTY SIZE	63,740 SQ. FT.
OVERALL BUILDING SIZE	20,995 SQ. FT.
KOSTER'S RETAIL	1,296.51 SQ. FT.

PARKING:

TOTAL EX. PARKING SPACES	67 TOTAL
TOTAL EX. HANDICAP SPACES	5 TOTAL
KOSTER'S RETAIL REQUIRED SPACES	6 (MIN. 5 PER 1000 SQ.FT)

PROPERTY INFORMATION

PARCEL NUMBER: 13822302008
OWNER NAME: BUFFALO & LAKE MEAD BLVD, LLC
SITE ADDRESS: 4721 W LAKE MEAD BLVD. #4 LV, NV 89128
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT



VICINITY MAP

NOT TO SCALE

DRAWING DISCLAIMER:

THIS DISCLAIMER APPLIES TO ALL IDEAL SOLUTIONS CUSTOMERS AS WELL AS ANY PARTY USING THESE DRAWINGS TO OBTAIN INFORMATION NEEDED TO ORDER, COORDINATE, CONSTRUCT, FABRICATE, OR INSTALL MATERIALS FOR THIS PROJECT.THIS ALSO APPLIES TO ALL CONTRACTORS AND TRADES.
THIS DRAWING IS AN INTERPERTATION OF THE PROJECT BY IDEAL SOLUTIONS. THIS DRAWING WAS GENERATED FOR IDEAL SOLUTIONS CLIENT. THE INTERPERTATION OF THESE DRAWINGS IS AFFECTED BY THE INFORMATION GIVEN TO IDEAL SOLUTIONS BY ITS CLIENT AS WELL AS INDUSTRY STANDARDS AND TECHNICAL INFORMATION. IN CASES WHERE IDEAL SOLUTIONS IS NOT PROVIDED WITH THE NECESSARY INFORMATION, IT WILL BE IDEAL SOLUTIONS DECISION WETHER TO ASSUME, EXTRAPOLATE OR OMIT THIS INFORMATION IN ORDER TO COMPLETE THE DRAWINGS. IT IS THE RESPONSIBILITY OF IDEAL SOLUTIONS CLIENT (OR END USER IF APPLICABLE) TO REVIEW THE PLAN DRAWINGS. IDEAL SOLUTIONS NOR IT'S DRAFTSMAN SHALL NOT BE LIABLE OR RESPONSIBLE (FINANCIALLY) FOR ANY ERRORS AND/OR OMISSIONS FROM THESE DRAWINGS. ARCHITECTURAL, ENGINEER AND/OR CONTRACTOR APPROVAL DOES NOT RELIEVE IDEAL SOLUTIONS CLIENT FROM REVIEWING THESE DRAWINGS AS NOTED ABOVE.

NO.	REVISION	BY	DATE APP.	DATE
6				
5				
4				
3				
2				
1				

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA

SHEET:
EXISTING SITE PLAN LAYOUT
7421 W. LAKE MEAD BLVD. #4
LAS VEGAS, NV 89128

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 388-4801 FAX: (702) 388-4867 WWW.IDEALSOLUTIONSDRAFTING.COM

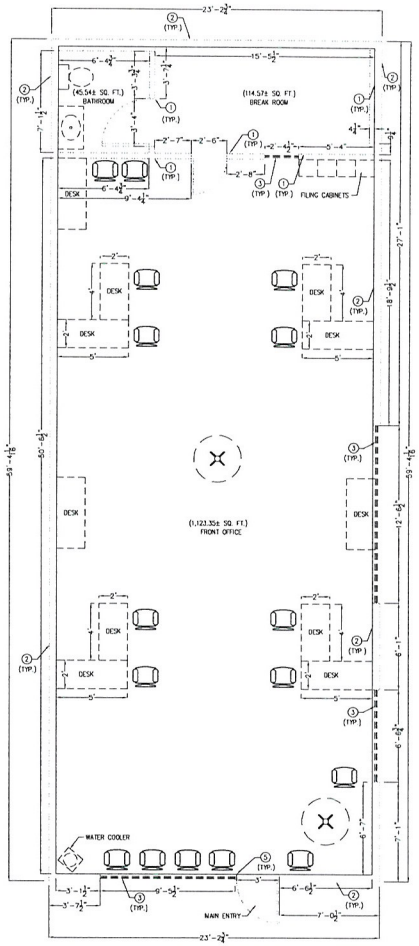
CLIENT INFO:
KOSTER FINANCE, LLC
4170 S. DECATUR BLVD.
BLDG #8-15
LAS VEGAS, NV 89103
TEL: (702) 247-9667
FAX: (702) 247-9687

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1" = 30'
PROJECT DATE: MARCH, 2011

SHEET
S-2
2 OF 2

SUP-41266

RECEIVED
MAR 22 2011



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'
NORTH

LEGEND

- EXISTING
- EX. TO BE REMOVED
- PROPOSED
- EX. GFI OUTLET
- EX. STANDARD OUTLET
- EX. 125V 30A OUTLET
- EX. FOUR PLEX OUTLET
- EX. JUNCTION BOX
- EX. OUTLET
- EX. DATA JACK
- EX. TELEPHONE JACK
- EX. TELEVISION JACK
- EX. SINGLE SWITCH
- WH — EX. WATER HEATER
- EXISTING DOOR
- EXISTING TOILET
- EXISTING WALL
- EXISTING WINDOW
- EXISTING TABLE

KEY NOTES – EX. FLOOR PLAN

1. EXISTING INTERIOR WALL
2. EXISTING EXTERIOR WALL
3. EXISTING WINDOW
4. EXISTING SLIDING GLASS DOOR
5. EXISTING STANDARD DOOR
6. EXISTING POCKET DOOR

ABBREVIATIONS

DO	DOOR OPENING	SIM	SIMILAR	SPAND	SPANDREL
REQ'D	REQUIRED	VER	VERIFY	INSUL	INSULATION
OPP	OPPOSITE	PTD	PAINTED		
BO	BY OTHERS	WC	WATER CLOSET		
FV	FIELD VERIFY	WH	WATER HEATER		
ANG	ANGLE	WDW	WINDOW		
SHT	SHEET	EA	EACH		
DTL	DETAIL	FLR	FLOOR		
ELEV	ELEVATION	EXT	EXTERIOR		
SURF	SURFACE	INT	INTERIOR		

CALCULATIONS

NAME:	SQUARE FOOTAGE	USAGE
FRONT OFFICE	1,123.35	X
BREAK ROOM	114.57	X
BATHROOM	45.54	X
TOTAL OVERALL INTERIOR SQUARE FOOTAGE:		1,294.46

DRAWING GUIDELINES

1. ALL DIMENSIONS SHOWN ON THIS DRAWING SHOULD BE CHECKED/VERIFIED PRIOR TO THE ORDERING OF ANY MATERIALS AND PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS.

2. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF A FULL SET OF ARCHITECTURAL DRAWINGS. SOME PERIMETER CONDITIONS MAY BE SHOWN AS UNKNOWN. THESE CONDITIONS SHOULD BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION FOR THEIR EFFECT ON THE WORK BEING PERFORMED.

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MAR 22 2011

PROPERTY INFORMATION

PARCEL NUMBER: 138223020O8
OWNER NAME: BUFFALO & LAKE MEAD BLVD. LLC
SITE ADDRESS: 7421 W. LAKE MEAD #4 LAS VEGAS, NV 89128
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT
ESTIMATED INTERIOR SQUARE FOOTAGE: 1,294.46 SQ.FT.

NO.	REVISION	BY	DATE APP.	DATE
6				
5				
4				
3				
2				
1				

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA

SHEET: EXISTING FLOOR PLAN LAYOUT
7421 W. LAKE MEAD #4
LAS VEGAS, NV 89128

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD, SUITE D-1000, LAS VEGAS, NEVADA 89103
TEL: (702) 256-2583 EMAIL: INFO@IDEALSOLUTIONSDRAFTING.COM
WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4170 S. DECATUR BLVD.
SUITE 1
LAS VEGAS, NV 89103
PH. 702.256.5234
FAX. 702.247.9687

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/4" = 1'
PROJECT DATE: MARCH, 2011

SHEET
S-2
2 OF 2

SUP-41266

KOSTER FINANCE, LLC
4170 S. Decatur Blvd. Suite B-5 ▪ Las Vegas, Nevada 89103 ▪ phone 702.248.0110 ▪ fax 702.247.9687

February 24, 2011

RE: Parcel Number 138-22-302-008

City of Las Vegas
Planning and Development
333 N. Rancho Rd.
Las Vegas, NV 89101

To Whom It May Concern,

Attached is an application for a Special Use Permit that is being submitted for your approval. The parcel for which the Special Use Permit is being sought currently houses a Koster's Cash Loans location that is licensed to do High-Interest Loans. Koster's would like to expand our services to include Check Cashing, Deferred Deposit and Title Loans at this site.

Koster Finance, LLC d/b/a Koster's Cash Loans would like to request a waiver of the 1000 foot separation requirement as this location is 970 feet from an existing Title Loan use. Koster's would also like to request a waiver of the requirement that the portion of the building dedicated to this use be 1,500 sq. ft. or greater, as this location is 1,400 sq. ft.

The hours of operation will not extend beyond the hours of 08:00 and 23:00, and no additional parking is required for this site pursuant to Title 19.04.

Should you require anything further, please do not hesitate to call me. I can be reached at my office (702-248-0110) or on my cell phone (702-296-6324).

Respectfully,

Paul M. Smith
Executive Admin. Assistant
Koster Finance, LLC

RECEIVED
MAR 22 2011
SUP-41266

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

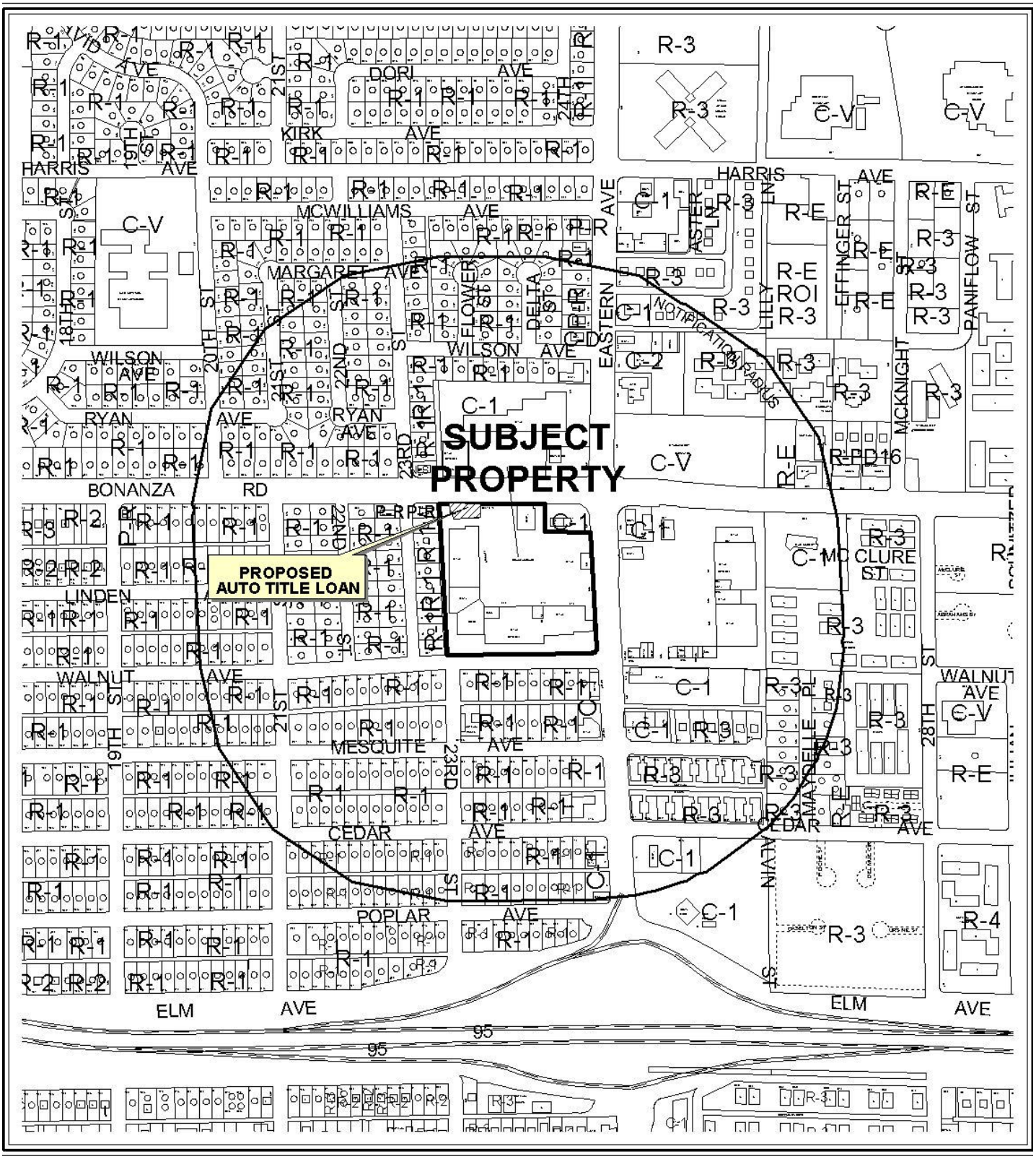
SUBJECT:
SUP-41267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: C EAGLE SPIRIT, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 4,844 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A 100-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN WHERE 1,000 FEET IS REQUIRED at 2300 East Bonanza Road (APN 139-35-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 400 800 Feet

CASE: **SUP-41267**

RADIUS: 1000 FT

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

N



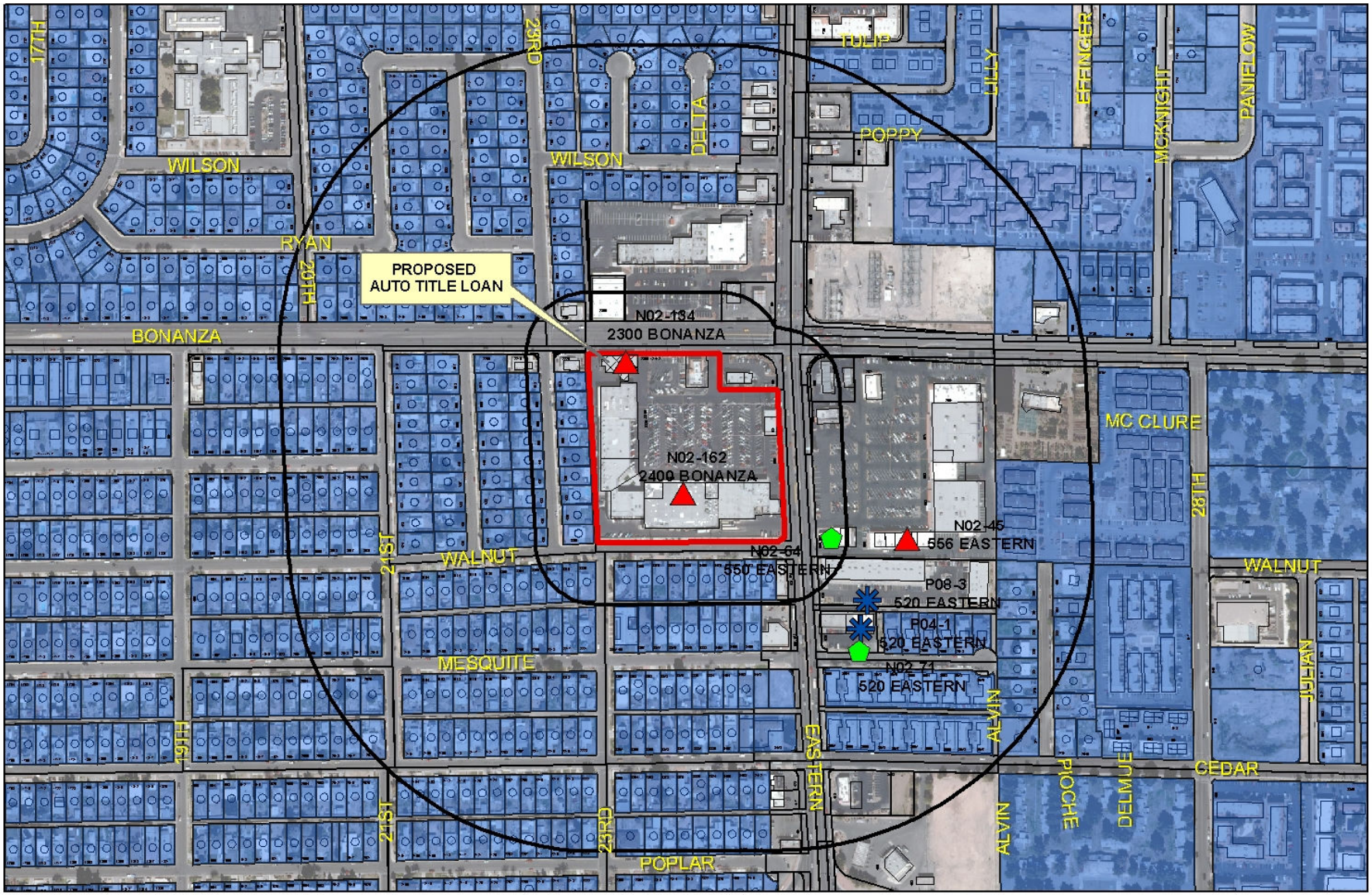
0 400 800 Feet

CASE: **SUP-41267**

RADIUS: 1000 FT

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

N



SUP-41267
AUTO TITLE LOAN

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

Subject Property
Residential Property
200ft & 1000ft Buffer

0 265 530 1,060 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41267** APN: 139-35-501-001

Name of Property Owner: C Eagle Spirit, LLC

Name of Applicant: Koster Finance, LLC

Name of Representative: Matt Connolly

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: Matt Connolly

Print Name: Matt Connolly

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PLEASE SEE ATTACHED CALIFORNIA JURAT

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MAR 22 2011

California Jurat

State of California

County of NAPA } ss.

Subscribed and sworn to (or affirmed) before me on this 25TH day of FEBRUARY, 2011, by
Date Month Year

MATT CONNOLLY, proved
Name of Signer(s)

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

RONALD L. CUSTIS
Commission # 1880496
Notary Public - California
Napa County
My Comm. Expires Feb 20, 2014

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: DEPT. OF PLANNING STATEMENT OF FINANCIAL INTEREST

Document Date: 2/25/11 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

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

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MAR 22 2011

ADM-296 (01/08)

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2300 E. Bonanza Rd.

Project Name Koster's Cash Loans #E **Proposed Use** Title Loan

Assessor's Parcel #(s) 139-35-501-001 **Ward #** 3 - Reece

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

Commercial Square Footage 4845 **Floor Area Ratio**

Gross Acres 8.77 acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER C Eagle Spirit, LLC **Contact** Connolly Properties

Address 3212 Jefferson St., Suite 414 **Phone:** (702) 455-1081 **Fax:** (702) 451-4522

City Napa **State** CA **Zip** 94558

E-mail Address

APPLICANT Koster Finance, LLC **Contact** Paul M. Smith

Address 4170 S. Decatur Blvd., Suite B-5 **Phone:** NV **Fax:** (702) 247-9687

City Las Vegas **State** NV **Zip** 89103

E-mail Address PSmith@KosterFinance.com

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* Matt Connolly

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

Print Name Matt Connolly

Subscribed and sworn before me

This _____ day of _____, 20 _____.

PLEASE SEE ATTACHED CALIFORNIA JURAT

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-41267
Meeting Date:	5/10/11 PC
Total Fee:	$1,030
Date Received:*	3/22/11
Received By:	

RECEIVED MAR 22 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

California Jurat

State of California

County of NAPA } ss.

Subscribed and sworn to (or affirmed) before me on this 25 TH (Date) day of FEBRUARY (Month), 2011 (Year), by

MATT CONNOLY (Name of Signer(s)), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

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Ronald L Custis
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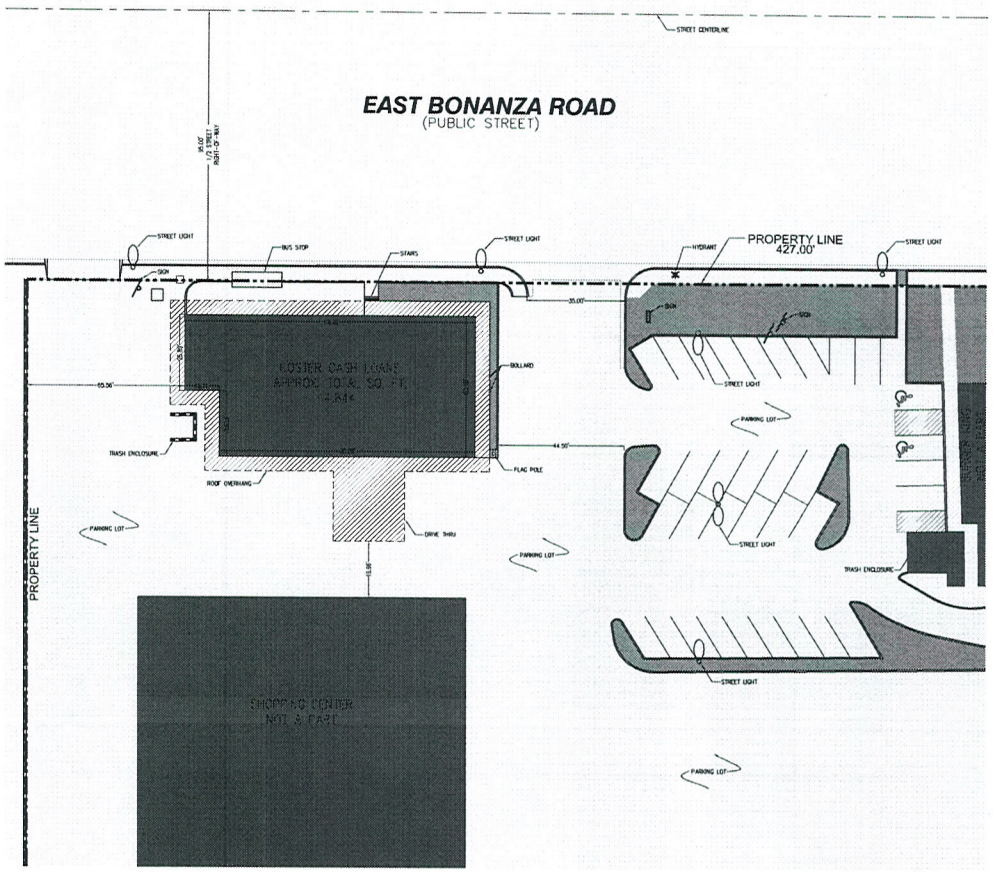


SITE PLAN
SCALE: 1"=30'
NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

- CENTER LINE (TYP)
- CURB AND GUTTER
- RIGHT OF WAY
- BUILDING OVERHANG
- EXISTING ELECTRIC (TYP)
- EXISTING WATER (TYP)
- PEDESTRIAN SIGNAL
- EXISTING HANDICAP RAMPS (TYP)
- EXISTING REMOVABLE BOLLARD (TYP)
- PIPE BOLLARDS(TYP)

SITE CALCULATIONS

SQUARE FOOTAGES:

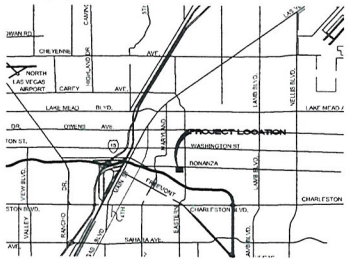
PROPERTY SIZE	8.77 ACRES
OVERALL BUILDING SIZE	4,844 SQ. FT.
KOSTER'S RETAIL	4,844 SQ. FT.

PARKING:

TOTAL EX. PARKING SPACES	35 TOTAL
TOTAL EX. HANDICAP SPACES	2 TOTAL
KOSTER'S RETAIL REQUIRED SPACES	25 (MIN. 5 PER 1000 SQ.FT)

PROPERTY INFORMATION

PARCEL NUMBER: 139-35-501-001
OWNER NAME: C EAGLE SPIRIT, LLC
SITE ADDRESS: 2300 E BONANZA RD LAS VEGAS, NV 89101
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT



VICINITY MAP

NOT TO SCALE

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NO.	REVISION	BY	DATE	APP.	DATE
6					
5					
4					
3					
2					
1					

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA

SHEET:
EXISTING SITE PLAN LAYOUT
2300 E. BONANZA ROAD
LAS VEGAS, NV 89101

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 358-2353 EMAIL: INFO@ISOLUTIONSDRAFTING.COM
WWW.ISOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4170 S. DECATUR BLVD.
BLDG #B-5
LAS VEGAS, NV 89103
PH. 702.296.6324
FAX. 702.247.9687

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/4" = 1'
PROJECT DATE: MARCH, 2011

SHEET
S-2
2 OF 2

SUP-41267

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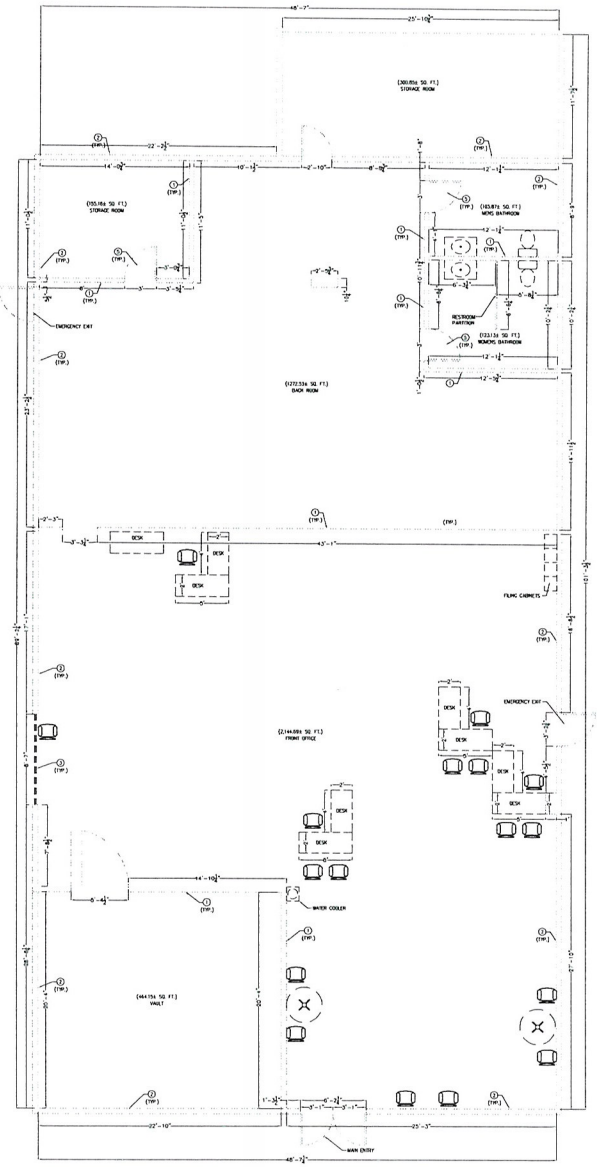

NORTH

EXISTING FLOOR PLAN
SCALE: 3/16" = 1'

LEGEND

EXISTING	
EX. TO BE REMOVED	EX. WATER HEATER
PROPOSED	
EX. GFI OUTLET	
EX. STANDARD OUTLET	EXISTING DOOR
EX. 125V 30A OUTLET	
EX. FOUR PLEX OUTLET	
EX. JUNCTION BOX	EXISTING TOILET
EX. OUTLET	
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EX. TELEVISION JACK	
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BO	BY OTHERS	WC	WATER CLOSET		
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SHT	SHEET	EA	EACH		
DTL	DETAIL	FLR	FLOOR		
ELEV	ELEVATION	EXT	EXTERIOR		
SURF	SURFACE	INT	INTERIOR		

CALCULATIONS

NAME:	SQUARE FOOTAGE:	USAGE
FROONT ROOM	2,144.69	X
BACK ROOM	1272.53	X
STORAGE ROOM	155.16	X
MENS BATHROOM	105.87	X
WOMENS BATHROOM	123.13	X
VAULT	464.15	X
STORAGE ROOM	300.85	
TOTAL OVERALL INTERIOR SQUARE FOOTAGE:		4,647.36
TOTAL OVERALL EXTERIOR SQUARE FOOTAGE:		4,844.00

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PROPERTY INFORMATION

PARCEL NUMBER: 139355010O1
OWNER NAME: C EAGLE SPIRIT LLC
SITE ADDRESS: 2300 BONANZA LAS VEGAS, NV 89101
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT
ESTIMATED INTERIOR SQUARE FOOTAGE: 3,726.78 SQ.FT.

NO.	REVISION	BY	DATE	APP	DATE
6					
5					
4					
3					
2					
1					

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LAS VEGAS, NEVADA

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CLIENT INFO:
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4170 S. DECATUR BLVD.
LAS VEGAS, NV 89103
PHONE: (702) 367-3558
FAX: 702.247.9667

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 3/16" = 1'
PROJECT DATE: MARCH. 2011

SHEET
S-2
2 OF 2

SUP-41267

KOSTER FINANCE, LLC
4170 S. Decatur Blvd. Suite B-5 ▪ Las Vegas, Nevada 89103 ▪ phone 702.248.0110 ▪ fax 702.247.9687

February 24, 2011

RE: Parcel Number 139-35-501-001

City of Las Vegas
Planning and Development
333 N. Rancho Rd.
Las Vegas, NV 89101

To Whom It May Concern,

Attached is an application for a Special Use Permit that is being submitted for your approval. The parcel for which the Special Use Permit is being sought currently houses a Koster's Cash Loans location that is licensed to do High-Interest Loans. Koster's would like to expand our services to include Check Cashing, Deferred Deposit, and Title Loans at this site.

Koster Finance, LLC d/b/a Koster's Cash Loans would like to request a waiver of the 1000 foot separation requirement as this location is 100 feet from an existing Title Loan use. Koster's would also like to request a waiver to allow no distance separation from Residential zoned property, where 200 feet is required.

The hours of operation will not extend beyond the hours of 08:00 and 23:00, and no additional parking is required for this site pursuant to Title 19.04.

Should you require anything further, please do not hesitate to call me. I can be reached at my office (702-248-0110) or on my cell phone (702-296-6324).

Respectfully,

Paul M. Smith
Executive Admin. Assistant
Koster Finance, LLC

RECEIVED
MAR 22 2011
SUP-41267

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

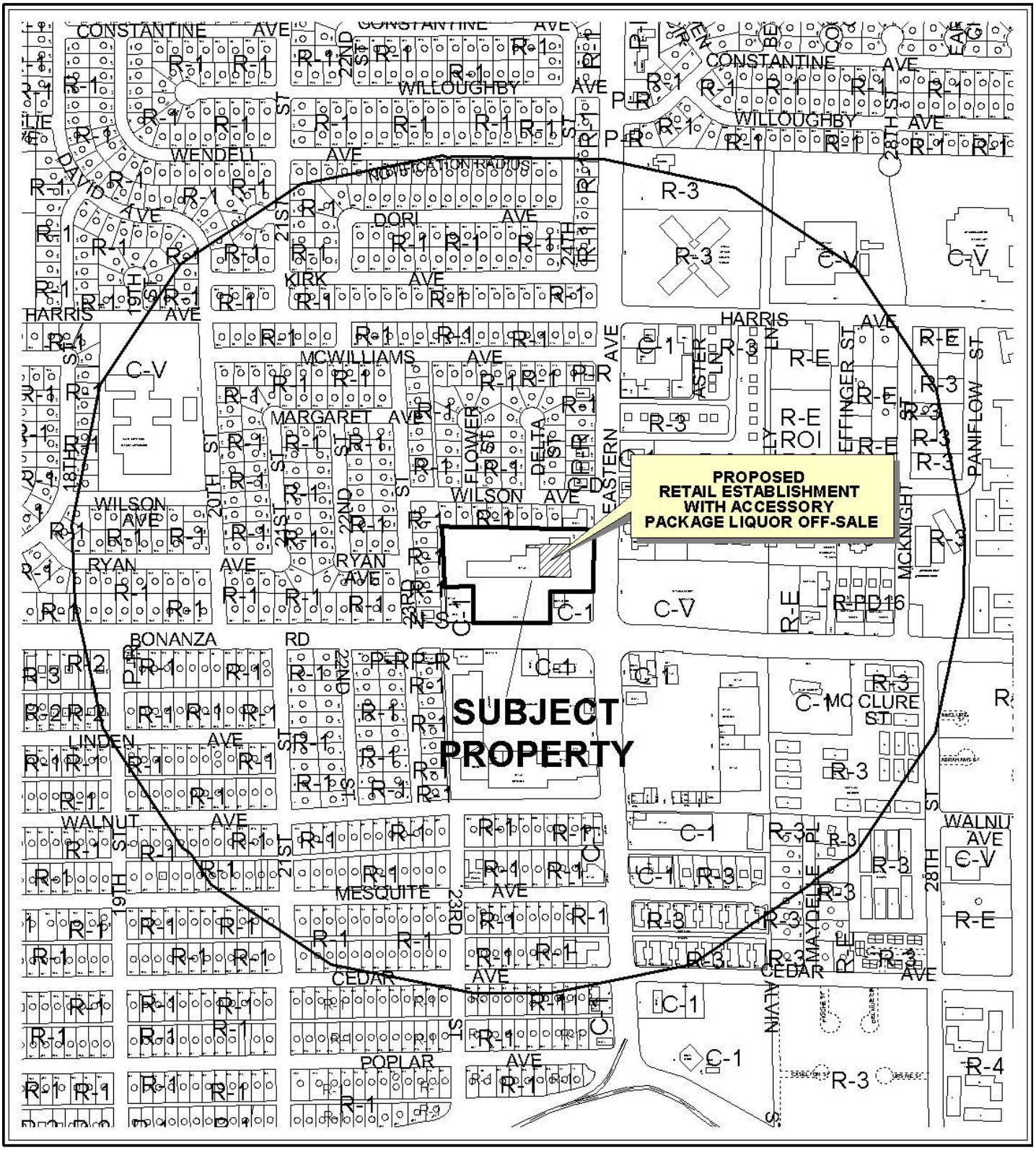
SUBJECT:
SUP-41273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,400 SQUARE-FOOT RETAIL ESTABLISHMENT at 2421 East Bonanza Road (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

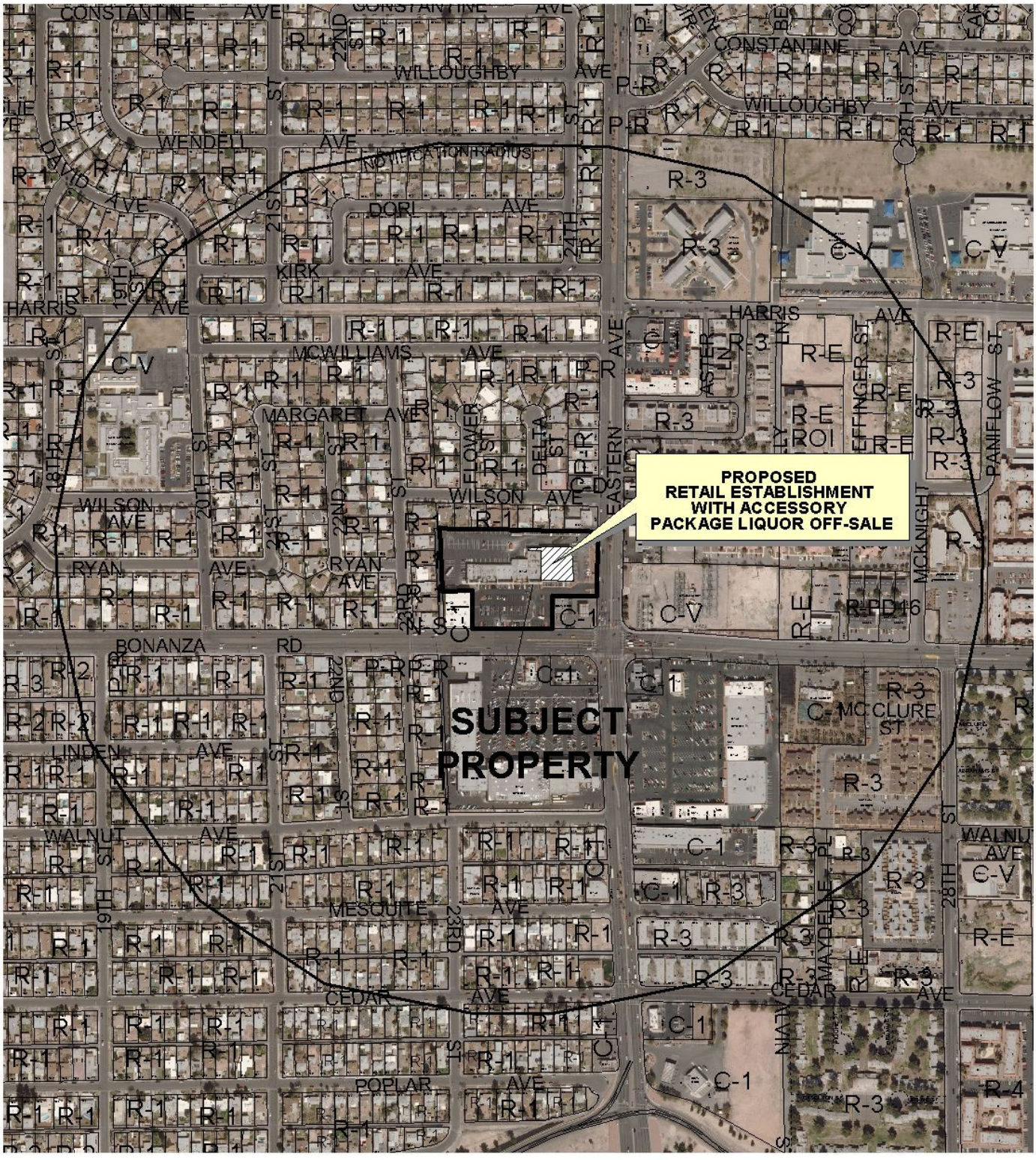
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41273**

RADIUS: 1500 FT

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



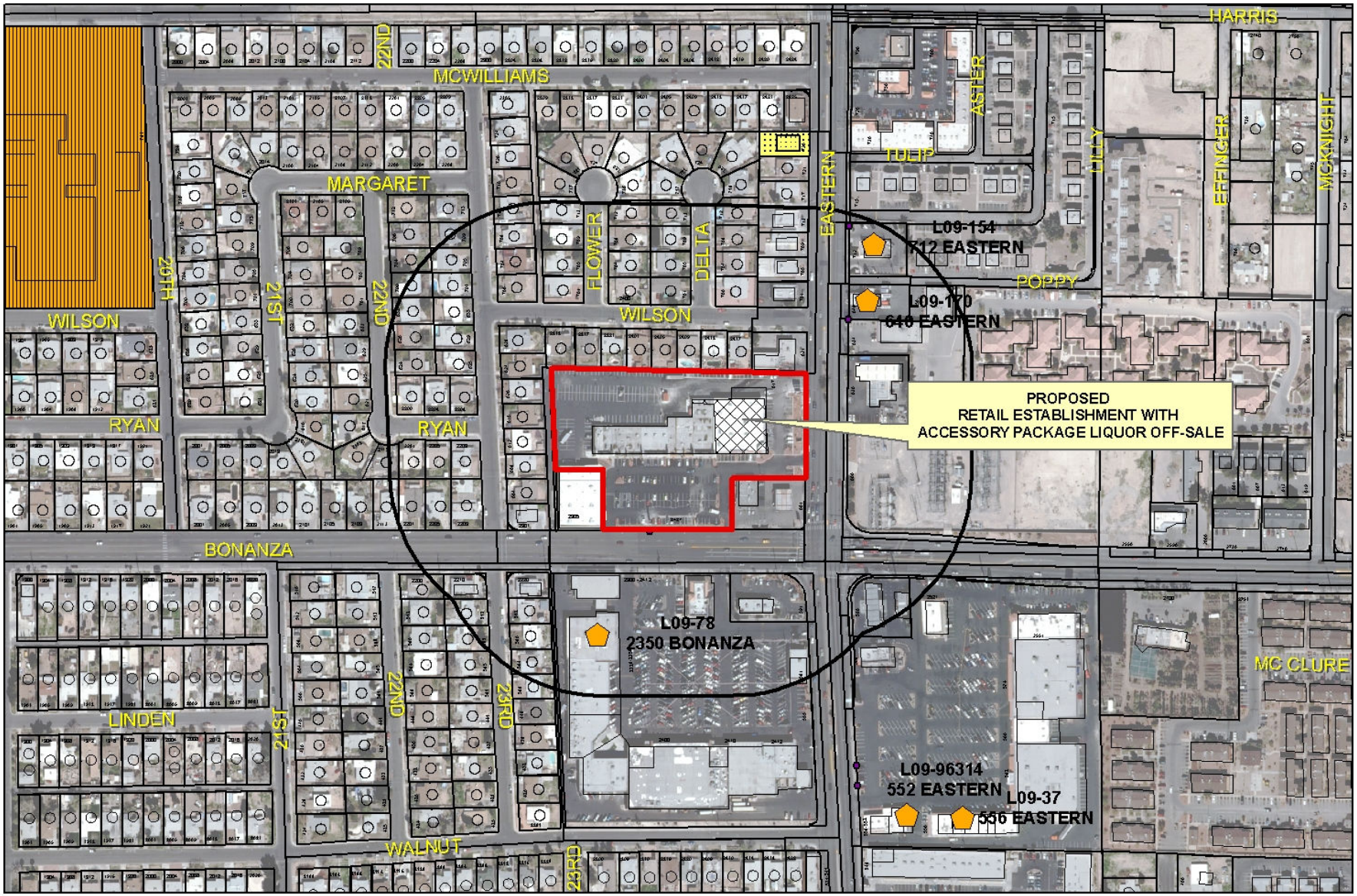
0 400 800 Feet

CASE: **SUP-41273**

RADIUS: 1500 FT

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

N



SUP-41273

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 DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-41273 APN: 139-26-801-001

Name of Property Owner: Strata Vegas, LLC

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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: Jeffrey Mayhew

Subscribed and sworn before me

This 29th day of December, 2010

_____
Notary Public in and for said County and State

LINDA C. PRATT
COMM. # 1773702
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 16, 2011

RECEIVED
MAR 23 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale (BEER/WINE ONLY)

Project Address (Location) 2421 East Bonanza Road

Project Name Walgreens **Proposed Use** Drug Store (existing)

Assessor's Parcel #(s) 139-26-801-001 **Ward #** 3

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

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

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

Additional Information _____

PROPERTY OWNER Strata Vegas LLC **Contact** J. Mayhew

Address 8367 W. Flamingo, Ste 201 **Phone:** (702) 796-5500 **Fax:** (702) 796-5525

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

E-mail Address _____

APPLICANT Walgreen Co. **Contact** Rebecca Lidskin, Attorney

Address 104 Wilmot Road, M.S. #1420 **Phone:** (847) 315-4651 **Fax:** (847) 315-4825

City Deerfield **State** Illinois **Zip** 60015

E-mail Address Rebecca.Lidskin@walgreens.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

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

E-mail Address jroberts@lionelsawyer.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 Jeffrey Mayhew

Subscribed and sworn before me

This 24 day of January, 20 11.

_____

Notary Public in and for said County and State

LINDA C. PRATT
COMM. # 1773702
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 16, 2011

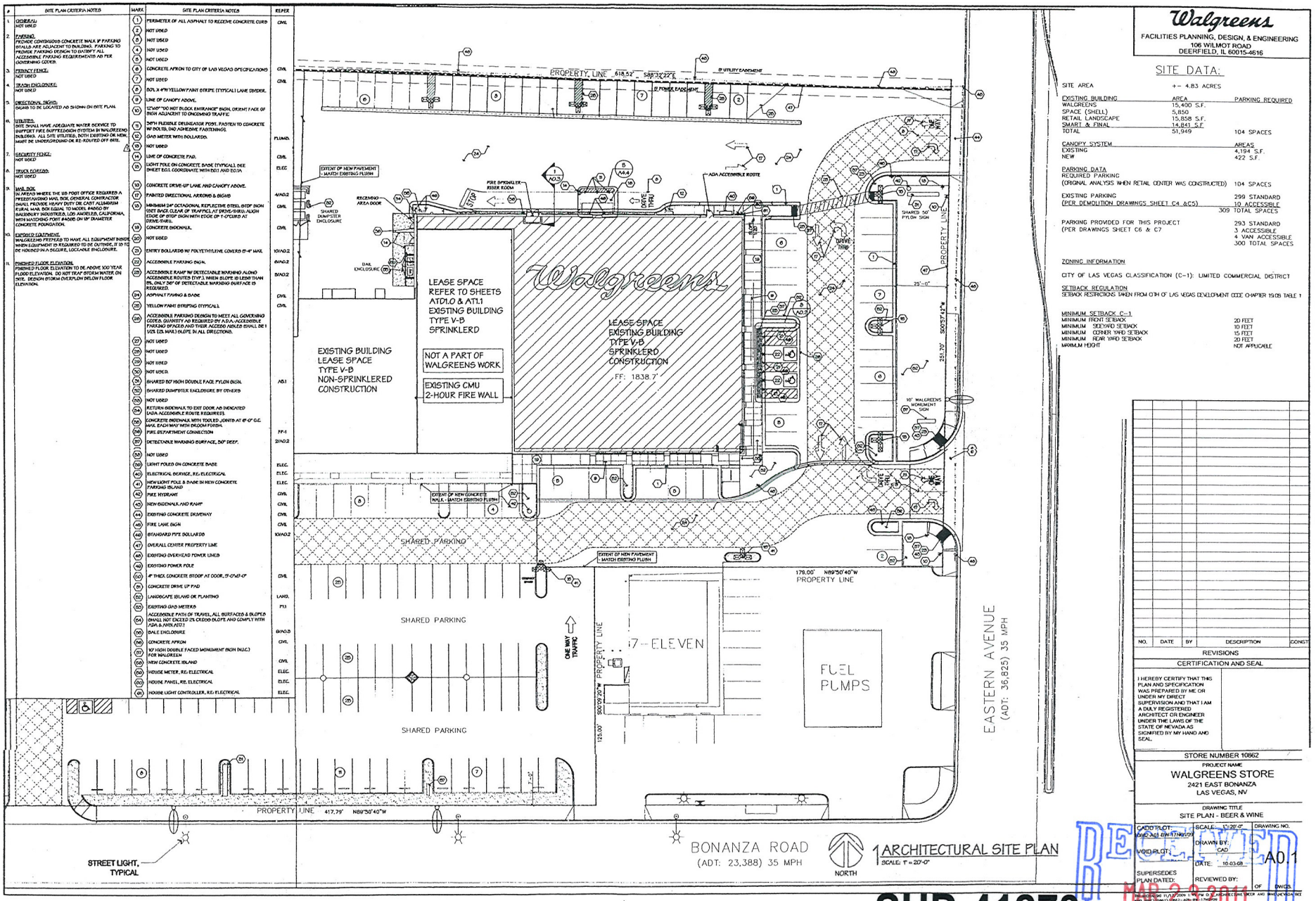
FOR DEPARTMENT USE ONLY

Case #	SUP-41273
Meeting Date:	5/10/11
Total Fee:	$1280.00
Date Received:*	3/23/11
Received By:	

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

Revised 10/27/08

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



#	SITE PLAN CRITERIA NOTES
1.	SIGNAGE: NOT USED
2.	PARKING: PROVIDE CONTINUOUS CONCRETE WALK IF PARKING STALLS ARE ADJACENT TO BUILDING. PARKING TO PROVIDE PARKING DESIGN TO SATISFY ALL ACCESSIBLE PARKING REQUIREMENTS AS PER GOVERNING CODES.
3.	PRIVACY FENCE: NOT USED
4.	TRASH ENCLOSURE: NOT USED
5.	DIRECTIONAL SIGNS: SIGNS TO BE LOCATED AS SHOWN ON SITE PLAN.
6.	UTILITIES: SITE SHALL HAVE ADEQUATE WATER SERVICE TO SUPPORT FIRE SUPPRESSION SYSTEM IN WALGREENS BUILDING. ALL SITE UTILITIES, BOTH EXISTING OR NEW, MUST BE UNDERGROUND OR RE-ROUTED OFF SITE.
7.	SECURITY FENCE: NOT USED
8.	TRUCK FENCES: NOT USED
9.	MAIL BOX: IN AREAS WHERE THE US POST OFFICE REQUIRES A FREESTANDING MAIL BOX, GENERAL CONTRACTOR SHALL PROVIDE HEAVY DUTY DIE CAST ALUMINUM RURAL MAIL BOX EQUAL TO MODEL #4060-B BY SALSBURY INDUSTRIES, LOS ANGELES, CALIFORNIA, WITH MATCHING POST #4060 ON 12" DIAMETER CONCRETE FOUNDATION.
10.	EXPOSED EQUIPMENT: WALGREENS PREFERS TO HAVE ALL EQUIPMENT INSIDE WHEN EQUIPMENT IS REQUIRED TO BE OUTSIDE, IT IS TO BE HOUSED IN A SECURE, LOCKABLE ENCLOSURE.
11.	FINISHED FLOOR ELEVATION: FINISHED FLOOR ELEVATION TO BE ABOVE 100 YEAR FLOOD ELEVATION. DO NOT TRAP STORM WATER ON SITE. DESIGN STORM OVERFLOW BELOW FLOOR ELEVATION.

MARK	SITE PLAN CRITERIA NOTES	REFER
1	PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB	CIVIL
2	NOT USED	
3	NOT USED	
4	NOT USED	
5	NOT USED	
6	CONCRETE APRON TO CITY OF LAS VEGAS SPECIFICATIONS	CIVIL
7	NOT USED	CIVIL
8	SOLID 4"W YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER.	
9	LINE OF CANOPY ABOVE.	
10	12"x48" "DO NOT BLOCK ENTRANCE" SIGN, ORIENT FACE OF SIGN ADJACENT TO ONCOMING TRAFFIC	
11	36"H FLEXIBLE DELINEATOR POST, FASTEN TO CONCRETE W/ POLYOL 2ND ADHESIVE FASTENING.	
12	GAS METER WITH BOLLARDS.	PLUMB.
13	NOT USED	
14	LINE OF CONCRETE PAD.	CIVIL
15	LIGHT POLE ON CONCRETE BASE (TYPICAL) SEE SHEET E0.1. COORDINATE WITH E0.1 AND E0.1A	ELEC.
16	CONCRETE DRIVE-UP LANE AND CANOPY ABOVE.	
17	PAINTED DIRECTIONAL ARROWS & SIGNS	A4/A0.2
18	MINIMUM 24" OCTAGONAL REFLECTIVE STEEL STOP SIGN MIST BACK CLEAR OF TRAFFIC) AT DRIVE/EXIT. ALIGN EDGE OF STOP SIGN WITH EDGE OF 1'-0"SQUARE AT DRIVE-THRU.	CIVIL
19	CONCRETE SIDEWALK.	CIVIL
20	NOT USED	
21	ENTRY BOLLARDS W/ POLYETHYLENE COVERS 0'-4" MAX.	10/A0.2
22	ACCESSIBLE PARKING SIGN.	8/A0.2
23	ACCESSIBLE RAMP W/ DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 5%, ONLY 24" OF DETECTABLE WARNING SURFACE IS REQUIRED.	8/A0.2
24	ASPHALT PAVING & BASE	CIVIL
25	YELLOW PAINT STRIPING (TYPICAL)	CIVIL
26	ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A.- ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 VER (2% MAX.) SLOPE IN ALL DIRECTIONS.	
27	NOT USED	
28	NOT USED	
29	NOT USED	
30	NOT USED.	
31	SHARED 80" HIGH DOUBLE FACE PYLON SIGN.	A5.1
32	SHARED DUMPSTER ENCLOSURE BY OTHERS	
33	NOT USED	
34	RETURN SIDEWALK TO EXIT DOOR AS INDICATED (ADA ACCESSIBLE ROUTE REQUIRED)	
35	CONCRETE SIDEWALK WITH TOOLED JOINTS AT 6'-0" O.C. MAX. EACH WAY WITH BROOM FINISH.	
36	FIRE DEPARTMENT CONNECTION	FP-1
37	DETECTABLE WARNING SURFACE, 24" DEEP.	21/A0.2
38	NOT USED	
39	LIGHT POLED ON CONCRETE BASE	ELEC.
40	ELECTRICAL SERVICE, RE: ELECTRICAL	ELEC.
41	NEW LIGHT POLE & BASE IN NEW CONCRETE PARKING ISLAND	ELEC.
42	FIRE HYDRANT	CIVIL
43	NEW SIDEWALK AND RAMP	CIVIL
44	EXISTING CONCRETE DRIVEWAY	CIVIL
45	FIRE LANE SIGN	CIVIL
46	STANDARD PIPE BOLLARDS	10/A0.2
47	OVERALL CENTER PROPERTY LINE	
48	EXISTING OVERHEAD POWER LINES	
49	EXISTING POWER POLE	
50	4" THICK CONCRETE STOOP AT DOOR, 5'-0"x5'-0"	CIVIL
51	CONCRETE DRIVE UP PAD	
52	LANDSCAPE ISLAND OR PLANTING	LAND.
53	EXISTING GAS METERS	P.G.
54	ACCESSIBLE PATH OF TRAVEL, ALL SURFACES & SLOPES SHALL NOT EXCEED 2% CROSS SLOPE AND COMPLY WITH ADA & ANSI A117.1	
55	DALE ENCLOSURE	6/A0.2
56	CONCRETE APRON	CIVIL
57	10' HIGH DOUBLE FACED MONUMENT SIGN (N.I.C.) FOR WALGREEN	
58	NEW CONCRETE ISLAND	CIVIL
59	HOUSE METER, RE: ELECTRICAL	ELEC.
60	HOUSE PANEL, RE: ELECTRICAL	ELEC.
61	HOUSE LIGHT CONTROLLER, RE: ELECTRICAL	ELEC.

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-4616

SITE DATA:

SITE AREA +- 4.83 ACRES

EXISTING BUILDING	AREA	PARKING REQUIRED
WALGREENS	15,400 S.F.	
SPACE (SHELL)	5,850	
RETAIL LANDSCAPE	15,858 S.F.	
SMART & FINAL	14,841 S.F.	
TOTAL	51,949	104 SPACES

CANOPY SYSTEM	AREAS
EXISTING	4,194 S.F.
NEW	422 S.F.

PARKING DATA	
REQUIRED PARKING (ORIGINAL ANALYSIS WHEN RETAIL CENTER WAS CONSTRUCTED)	104 SPACES
EXISTING PARKING (PER DEMOLITION DRAWINGS SHEET C4 &C5)	299 STANDARD 10 ACCESSIBLE 309 TOTAL SPACES
PARKING PROVIDED FOR THIS PROJECT (PER DRAWINGS SHEET C6 & C7	293 STANDARD 3 ACCESSIBLE 4 VAN ACCESSIBLE 300 TOTAL SPACES

ZONING INFORMATION

CITY OF LAS VEGAS CLASSIFICATION (C-1): LIMITED COMMERCIAL DISTRICT

SETBACK REGULATION
SETBACK RESTRICTIONS TAKEN FROM 07H OF LAS VEGAS DEVELOPMENT CODE CHAPTER 19.08 TABLE 1

MINIMUM SETBACK C-1	
MINIMUM FRONT SETBACK	20 FEET
MINIMUM SIDEYARD SETBACK	10 FEET
MINIMUM CORNER YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	20 FEET
MAXIMUM HEIGHT	NOT APPLICABLE

NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 10862

PROJECT NAME
WALGREENS STORE
2421 EAST BONANZA
LAS VEGAS, NV

DRAWING TITLE
SITE PLAN - BEER & WINE

CADD PLOT: AM0-A01.6W47N1009
VOID PLOT:
SCALE: 1"=20'-0"
DRAWN BY: CAD
DATE: 10-03-08
DRAWING NO. A0.1
SUPERSEDES PLAN DATED:
REVIEWED BY:
OF DWGS

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

RECEIVED
MAR 0 9 2011

SUP-41273

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS @ 10'-6" TO BOTTOM OF SIGN UNLESS OTHERWISE NOTED.
AISLE MARKERS @ 9'-0" TO BOTTOM OF SIGN.

SIGN "B" BEAUTY SIGN (9'-4" TO BOTTOM OF SIGN)
SIGN "L" LIQUOR / THANK YOU
SIGN "PH" PHOTO SIGN (9'-4" TO BOTTOM OF SIGN)
SIGN "I" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "D" DOWNTOWN CHECKOUT LANE #
SIGN "CA" CALIFORNIA ACCESSIBILITY SIGN (9'-0" TO BOTTOM OF SIGN)
SIGN "ADA" SYMBOL OF ACCESSIBILITY

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS
SIGN "J" PICK UP SIGN
SIGN "K" DROP OFF SIGN
SIGN "M" DROP OFF / PICK UP SIGN
SIGN "P" PHARMACY SIGN (9'-4" TO BOTTOM OF SIGN)
SIGN "Q" CONSULTATION WINDOW
SIGN "TX" T, A, S.
ATTACH SIGNS TO UNDERSIDE OF CASED OPENINGS.
REFER TO FIXTURE PLAN FOR SIGN LOCATION.
PROVIDE (2) HOLLOW WALL ANCHORS PER SIGN.
SCREW THREADED EYEBOLT INTO ANCHOR. HANG SIGNS FROM EYEBOLTS WITH "S" HOOKS.

GENERAL SALES AREA:
1. PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2. MIRROR ON REAR WALL
3. BEAUTY CORNICE
4. SALES AREA CORNICE (FIXTURE MOUNTED)
5. PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
6. CARPET TILES & DESIGN LINKS FURNISHED AND INSTALLED BY WALGREENS (WHEN SHOWN)
7. MASTER-BILT REACH-IN REFRIGERATION:
MODEL TEM - ENDLESS REACH-IN REFRIGERATORS AND MODEL TEL - ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS AND ADD FLOOR DRAIN)
A. __ TEM-3-24: 74 1/4"W X 37 3/4"D X 80"H
B. __ TEL-3-24: 74 1/4"W X 37 3/4"D X 80"H
BMG/BLG SERIES - SELF CONTAINED REFRIGERATORS AND FREEZERS
C. __ BMG-74: 78"W X 36 3/4"D X 79"H
D. __ BLG-74: 78"W X 36 3/4"D X 79"H
SMB SERIES - SELF CONTAINED SLIDING DOOR REFRIGERATORS
E. __ SMB-590: 70"W X 32 1/4"D X 76 1/2"H
BACK-UP REFRIGERATORS AND FREEZERS
F. __ TAC-48HD: 52"W X 35 3/4"D X 80 1/2"H
G. __ TAF-48HD: 52"W X 35 3/4"D X 80 1/2"H

8. MASTER-BILT WALK-IN COOLER: PROVIDE
9 #1000R COOLMASTER DOORS
26 3/4" X 72" EACH AND
6 #100FR FREEZEMASTER DOORS
26 3/8" X 73" EACH BY ANTHONY
A. 2 DOOR(S): FOR EACH DOOR PROVIDE 4'D NYLA-TRACK SHELVING SYSTEM
B. 7 DOOR(S): FOR EACH DOOR PROVIDE 36"D B-O-F NYLA-LITE SHELVING SYSTEM
C. __ DOOR(S): __"D ROLLER CONVEYOR AT FLOOR LEVEL
D. 6 DOOR(S): FOR EACH DOOR PROVIDE 27"D ANTHONY SHELVES
E. __ DOOR(S): FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES
F. __ DOOR(S): __"D DOUBLE DECK ROLLER CONVEYOR
9. ICE CHEST BY VENDOR
10. CANT RAILS W/ DISPLAY SHELF & SLAT WALL ABOVE
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

GENERAL NOTES

PHARMACY DEPARTMENT:
13. PATIENT SEATING AREA: (6) SEATS & TRAFFIC CONTROL FIXTURE
14. PROVIDE FRAMING FOR 3'-6"W X 7'H OPENING FOR FUTURE DROP-OFF WINDOW
15. COMPUTER TERMINAL
15A: INTERCOM PLUS TERMINAL
15C: TRAINING TERMINAL (IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CRX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS:
#1 - RX 3 DRAWER VIAL INSERT
#2 - RX 3 DRAWER FILE INSERT
#3 - RX OPEN INSERT
#4 - RX CONSULTATION COUNTER UNIT
#5 - RX PRINTER INSERT
#6 - RX 5 DRAWER FILE INSERT
#7 - RX OPEN INSERT WITH CPU SHELF (24"H CNTR)
#7A - RX OPEN INSERT WITH CPU SHELF (39"H CNTR)
#8 - RX OPEN CABINET (39"H CNTR)
#9 - RX 10 DRAWER FILE CABINET

OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. PRINTER
23. LATERAL FILE
24. OFFICE COMPUTERS
24A: P.O.S. TERMINAL
24B: AS400 TERMINAL
24C: OFFICE P.C.
25. TILL LOCKER
26. SAFE
27. TV & VCR (IN TRAINING ROOM)

STOCKROOM:
28. NEST-A-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
31A: TRASH COMPACTOR
31B: BALER
31C: CARDBOARD COMPACTOR

EMPLOYEE ROOM:
32. EMPLOYEE LOCKERS: (1) 48"W COAT LOCKERS W/ PERFORATED DOORS, (6) 6 TIER BOX LOCKERS & (2) ADA LOCKERS W SAFETY VIEW DOORS
33. 6'-0"W X 2'-2"D EMPLOYEE COUNTER W/ (1) CABINET/S
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 32" CLEARANCE WHEN NEXT TO COUNTER)
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 5'-0" MIRROR CENTERED ON WALL ABOVE COUNTER

MISCELLANEOUS:
37. "E" - ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOES; (END PANEL TO REMAIN)
39. PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR
41. PICTURE CARE PLUS TERMINAL

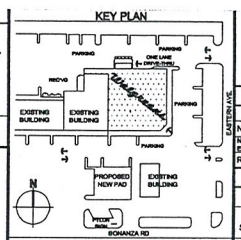
FIXTURE LEGEND

G GONDOLA (EA. SIDE)	18	36 D.	66" W.	H.
GE GONDOLA END	18 D.	36 W.	66" H.	
WS WALL SHLVG	18 D.	36 W.	84" H.	
DT DISPLAY TABLE	30 D.	48 W.		

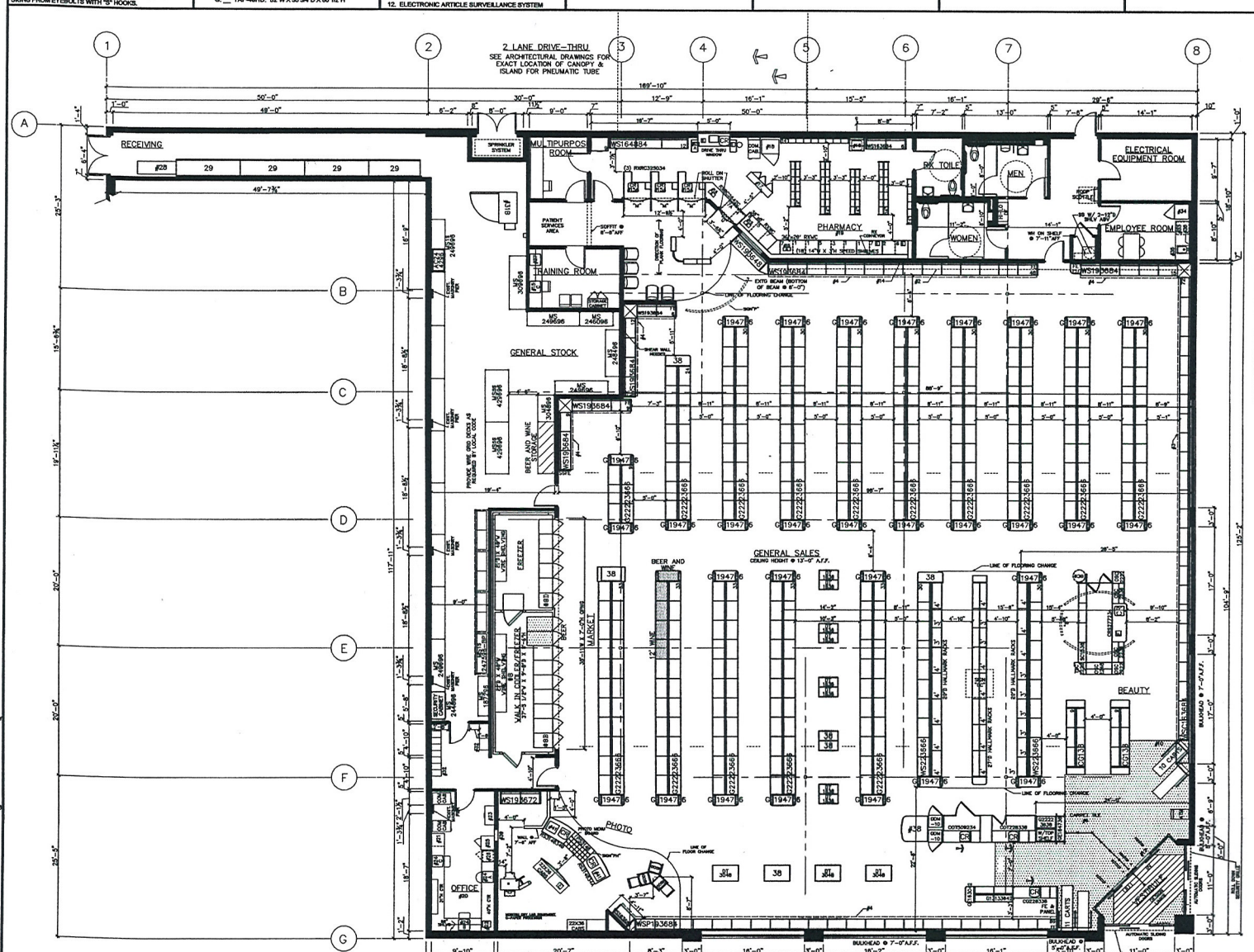
ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE:

*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS

KEY PLAN



NOT TO SCALE
FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN



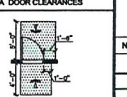
LEGEND

BEER AND WINE SALES
BEER AND WINE STORAGE

OCCUPANCY LOAD
TOTAL OCCUPANCY: 445

TOTAL BEER/WINE SQUARE FEET
TOTAL BEER AND WINE SALES: 48 SQ. FT.
TOTAL SALES: 9391 SQ. FT.
% SALES FLOOR DEVOTED TO BEER AND WINE = .5%

*A.D.A DOOR CLEARANCES



*ACCESSIBLE REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS & APPROACH TO DOOR SWING

TOTAL BY LINEAL FOOTAGE — 1362 LN. FT.

FRONT WALL SHELVING	66 LN. FT.
BEAUTY WALL SHELVING	66 LN. FT.
REMAINING WALL SHELVING (BACK & SIDE WALL, RETREATING)	99 LN. FT.
BACK GONDOLAS	546 LN. FT.
FRONT GONDOLAS	390 LN. FT.
HALLMARK SHELVING	120 LN. FT.
BEAUTY GONDOLAS	36 LN. FT.
COOLERS	20 LN. FT.
FREEZERS	13 LN. FT.

EXECUTIVE APPROVAL		DATE
VICE PRESIDENT FACILITIES		
CORP. REAL ESTATE VICE PRESIDENT		
MARKET VICE PRESIDENT	D. GLOUDEMANS	
REVIEWED BY:	A. HOLUBETZ 04/23/08	T. BARTO GEHRT 05/12/08

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MAR 23 2011

SUP-41273

Walgreens

FACILITIES PLANNING, DESIGN, & EN
106 WILMOT ROAD
DEERFIELD, IL 60015-5109

PROJECT DATA

TYPE		GENERAL SALES	
NEW LOCATION	☐	PHARMACY	■
NEW LOCATION EXIST'G BLDG	■	1 HOUR PHOTO	■
REMODEL	☐	LIQUOR	☐

SQUARE FOOT AREA SUMMA

DEPARTMENT		SALES	STOCK	SERVICE
GEN SALES	NEW	9391	1642	1319
	EXIST'G			
MARKET	NEW	900		
	EXIST'G			
RX	NEW	785		
	EXIST'G			
RX WAIT'G	NEW	328		
	EXIST'G			
PHOTO	NEW	435		
	EXIST'G			
LIQUOR	NEW			
	EXIST'G			
BSMT	NEW			
	EXIST'G			
2ND FLOOR	NEW			
	EXIST'G			
TOTAL NEW		11,839	1642	1319
TOTAL EXIST'G				

TOTAL AREA: FIRST FLOOR
TOTAL AREA: OTHER LEVELS
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS:
RX SHELVING LINEAL FEET:

NO.	DATE	BY	DESCRIPTION
2	09/24/09	DMV	REVISE LOCATION OF OFFI COM. CABLS, COAT LOCKE STOCKROOM DOOR PER C MASONRY PIER'S PER P.A. DML,'S ACCORD.; UPDATE
1	09/14/09	DMV	REVISE PHOTO EQUIP. TO D703 PER GLEN HART ON SCHED., REMOVE SRU, SM D-OASIS IN CAB., ADD 3" 22X72 CABS TO 22X36 C DTS TO DT, REVISE #38 1 22",REVISE (2) COOLER D TO 4'D FOR FUTURE BEER UPDATE TITLEBLK,PER PH

REVISIONS

CERTIFICATION AND SEA

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS INDICATED BY MY HAND AND SEAL.

STORE NUMBER 10662

PROJECT NAME
WALGREENS STO
(NWC) EASTERN & BONAN
LAS VEGAS, NEVADA

DRAWING TITLE
FIXTURE FLOOR PLAN

CAD PLOT: 10662-D1-08-24SEP09
VOID PLOT: 10662-D1-07-14SEP09
SUPERSEDES PLAN DATED:
SCALE: 1/8"=1'-0"
DRAWN BY: D. VOLPENTESTA
DATE: 09/15/08
REVIEWED BY: L. CUMMINGS

/09 D1 08 DMV
PHOTO EQUIP.
X LAB, REMOVE
REVISE PHOTO
SLV., UPDATE SIZE
ERIAL FILE AND
OCKER IN OFFICE
HORTEN CNTR TO
ADA DOOR
E, REVISE "DHL
"D7530048",REVISE
ALLMARK SEC. TO
OVE (1) BOTTLE
HELV. IN RX AND
E LN. FT.,
E TITLEBLK AS
I PER PROTO.
ES, REVISE #38
ANDS PER
PDATES MADE AT
HCKSET

/08 D1 05 AP
D D1 TO
A1 PER FIRST
SET.

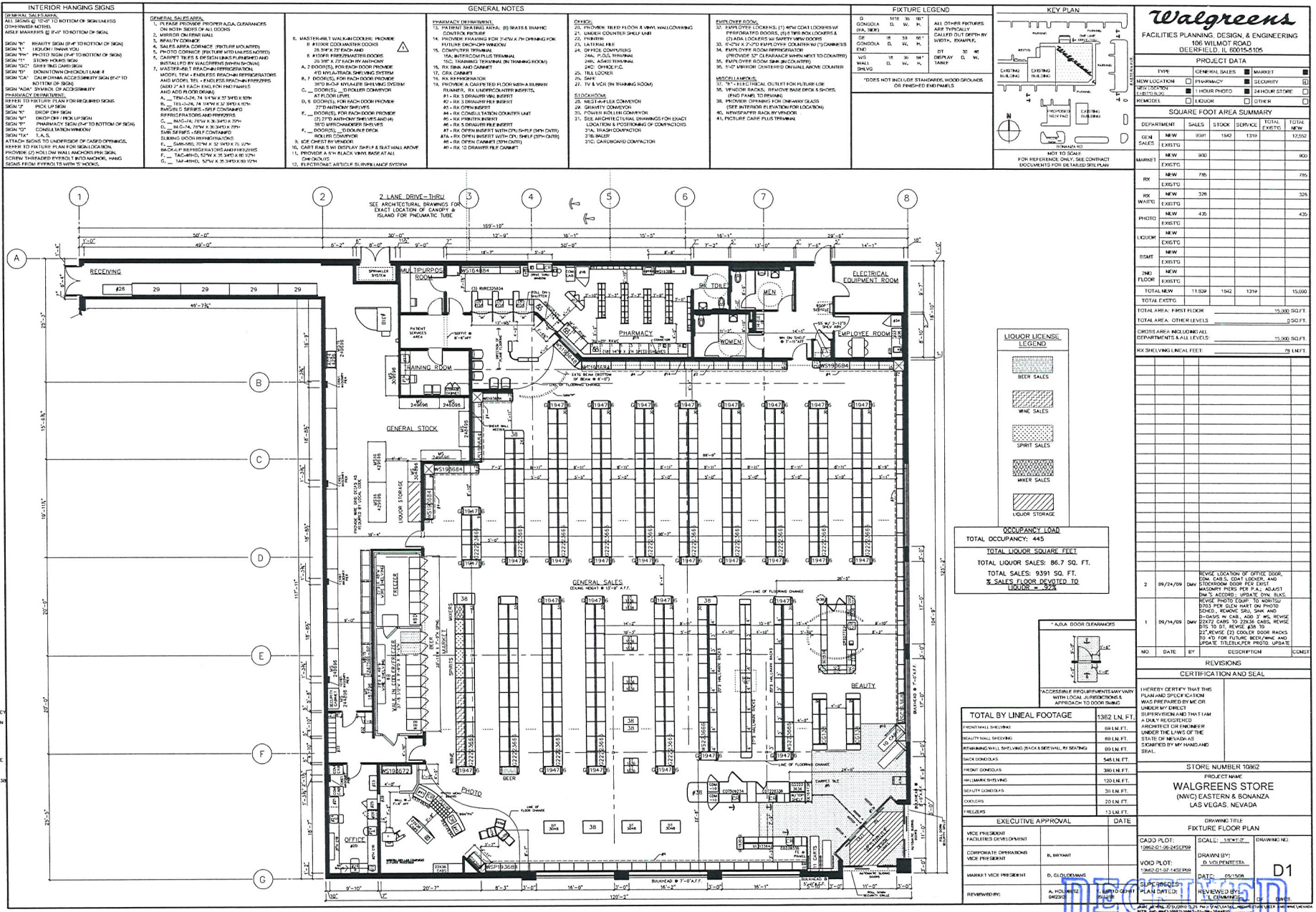
/08 D1 04 AP
: INTERIOR
IG SIGN
REVISE
ION STRING TO
TIC BULLPEN;
NE OF FLOORING
E AT
URPOSE &
G ROOM;REVISE
G GONDOLA
TO STANDARD
..A ENDS;
FIRE RISER
ON ROOM PER
E ARCHITECTS;
D HIGH SHRINK
/ PER LOSS
ITION; REWORK
H PAYOUT TO
A1.1.

/08 D1 03 AP
K STOCK, SALES
& WINDOWS PER
E ARCHITECT;
PHARMACY
Y SILL; ADJUST
SHELVING &
: VERIFICATION
REVISE PHARMACY
S & EQUIPMENT
DENT; REVISE SIGN
READ DROP
CK UP; ADD
HEIGHT BELOW
L SALES, MOVE
MENU BOARD;
AISLE MARKER
NG HEIGHT TO BE
TANT WITH
N; UPDATE DHL
TABLE; PEPSI
: DUMP TABLE #38
/ ARC.

/08 D1 02 AP
DED VESTIBULE
.

/08 D1 01 AP
JLE PER
T SHRINK
TY; TWO
RDS CR'S.
TE RX TOILET;
K SHELVING
GIONS LIST;
HICKNESS AND
4 LAYOUT PER
NG BUILDING;
/ LAYOUT PER
G COLUMN
.

125" NPT PER
NDITIONS


INTERIOR HANGING SIGNS
GENERAL SALES AREA:
ALL SIGNS @ 10'-0" TO BOTTOM OF SIGN UNLESS OTHERWISE NOTED.
AISLE MARKERS @ 8'-0" TO BOTTOM OF SIGN.
SIGN "R" BEAUTY SIGN (8'-0" TO BOTTOM OF SIGN)
SIGN "L" LIQUOR / THANK YOU
SIGN "PH" PHOTO SIGN (9'-6" TO BOTTOM OF SIGN)
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "D" DOWNTOWN CHECKOUT LANE #
SIGN "CA" CALIFORNIA ACCESSIBILITY SIGN (8'-0" TO BOTTOM OF SIGN)
SIGN "ADA" SYMBOL OF ACCESSIBILITY
PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS
SIGN "J" PICK UP SIGN
SIGN "X" DROP OFF SIGN
SIGN "M" DROP OFF / PICK UP SIGN
SIGN "I" PHARMACY SIGN (9'-6" TO BOTTOM OF SIGN)
SIGN "Q" CONSULTATION WINDOW
SIGN "TX" T, A, S,
ATTACH SIGNS TO UNDERSIDE OF CASED OPENINGS.
REFER TO FIXTURE PLAN FOR SIGN LOCATION.
PROVIDE (2) HOLLOW WALL ANCHORS PER SIGN.
SCREW THREADED PYEROLT INTO ANCHOR. HANG SIGNS FROM PYEROLTS WITH "S" HOOKS.
GENERAL NOTES
GENERAL SALES AREA
1. PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2. MIRROR ON REAR WALL
3. BEAUTY CORNER
4. SALES AREA CORNICE (PICTURE MOUNTED)
5. PHOTO CORNICE (PICTURE MOUNTED UNLESS NOTED)
6. CARPET TILES & EXPOSURE (UNLESS FURNISHED AND INSTALLED BY WALGREENS (WHEN SHOWN)
7. MASTER-INLET REACH-IN REFRIGERATION, MODEL TBM = ENDLESS REACH-IN REFRIGERATORS AND MODEL TBL = ENDLESS REACH-IN FREEZERS (ADD 2" A.F.F. EACH END FOR END PANELS AND ADD PLOOR DRAIN)
A. __ TBM-5-24, 74 1/4"W X 37 3/4"D X 87"H
B. __ TBL-5-24, 74 1/4"W X 37 3/4"D X 87"H
8. MASTER-INLET REACH-IN REFRIGERATION, MODEL TBM = ENDLESS REACH-IN REFRIGERATORS AND MODEL TBL = ENDLESS REACH-IN FREEZERS (ADD 2" A.F.F. EACH END FOR END PANELS AND ADD PLOOR DRAIN)
A. __ TBM-5-24, 74 1/4"W X 37 3/4"D X 87"H
B. __ TBL-5-24, 74 1/4"W X 37 3/4"D X 87"H
PHARMACY DEPARTMENT:
13. PATIENT SEATING AREA: (8) SEATS & TRAFFIC CONTROL FIXTURE
14. PROVIDE FRAMING FOR 3'-0"W X 7'H OPENING FOR FUTURE DROP-OFF WINDOW
15. COMPUTER TERMINAL
15A. INTERCOM PLUS TERMINAL
15C. TRAINING TERMINAL (IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CRX CABINET
18. RX INFORMATION
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER, RX UNDERCOUNTER INSERTS.
#1 - RX 3 DRAWER VIAL INSERT
#2 - RX 3 DRAWER PILL INSERT
#3 - RX OPEN INSERT
#4 - RX CONSULTATION COUNTER UNIT
#5 - RX PRINTER INSERT
#6 - RX 5 DRAWER PILE INSERT
#7 - RX OPEN INSERT WITH CPU SHELF (54"H CNTR)
#7A - RX OPEN INSERT WITH CPU SHELF (39"H CNTR)
#8 - RX OPEN CABINET (39"H CNTR)
#9 - RX 10 DRAWER PILE CABINET
OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. PRINTER
23. LATERAL FILE
24. OFFICE COMPUTERS
24AL. P.O.S. TERMINAL
24BL. ASAP2 TERMINAL
24C: OFFICE P.C.
25. TILL LOCKER
26. SAFE
27. TV & VCR (IN TRAINING ROOM)
STOCKROOM
29. MEZZ-I-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
31A. TRASH COMPACTOR
31B. BALER
31C. CARDBOARD COMPACTOR
EMPLOYEE ROOM:
32. EMPLOYEE LOCKERS: (1) 48"W COAT LOCKERS W/ PERFORATED DOORS, (5) 9 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
33. 6'-0"W X 2'-0"D EMPLOYEE COUNTER W/ (1) CABINETS
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 32" CLEARANCE WHEN NEXT TO COUNTER)
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 5'-0" MIRROR CENTERED ON WALL ABOVE COUNTER
MISCELLANEOUS:
37. "R" - ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOES. (END PANEL TO REMAIN)
38. PROVIDE OPENING FOR DRIVE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR
41. PICTURE CARE PLUS TERMINAL
FIXTURE LEGEND
GONDOLA (HA. SIGN) 6 1618 D. 30 W. 66" H.
GE GONDOLA END 6 18 D. 33 W. 66" H.
WS WALL SHELVG 6 18 D. 36 W. 84" H.
ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE:
DT DISPLAY TABLE 30 D. 48 W.
*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS
KEY PLAN
NOT TO SCALE
FOR REFERENCE ONLY; SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN
RECEIVING
MULTIPURPOSE ROOM
TRAINING ROOM
PHARMACY
RX TOILET
MEN
WOMEN
ELECTRICAL EQUIPMENT ROOM
EMPLOYEE ROOM
GENERAL STOCK
LIQUOR STORAGE
GENERAL SALES
CEILING HEIGHT @ 15'-0" A.F.F.
FREEZER
BEER
WINE
SPIRITS
MARKET
BEAUTY
PHOTO
OFFICE
2 LANE DRIVE-THRU
SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF CANOPY & ISLAND FOR PNEUMATIC TUBE
LIQUOR LICENSE LEGEND
BEER SALES
WINE SALES
SPIRIT SALES
MIXER SALES
LIQUOR STORAGE
OCCUPANCY LOAD
TOTAL OCCUPANCY: 445
TOTAL LIQUOR SQUARE FEET
TOTAL LIQUOR SALES: 86.7 SQ. FT.
TOTAL SALES: 9391 SQ. FT.
% SALES FLOOR DEVOTED TO LIQUOR = 92%
*A.D.A. DOOR CLEARANCES
*ACCESSIBLE REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS & APPROACH TO DOOR SWING
TOTAL BY LINEAL FOOTAGE 1362 LN. FT.
FRONT WALL SHELVING 69 LN.FT.
BEAUTY WALL SHELVING 69 LN.FT.
REMAINING WALL SHELVING (BACK & SIDE WALL RY SEATING 89 LN.FT.
BACK GONDOLAS 545 LN.FT.
FRONT GONDOLAS 380 LN.FT.
HALLMARK SHELVING 120 LN.FT.
BEAUTY GONDOLAS 38 LN.FT.
CHOCKERS 20 LN.FT.
FREEZERS 13 LN.FT.
EXECUTIVE APPROVAL DATE
VICE PRESIDENT FACILITIES DEVELOPMENT
CORPORATE OPERATIONS VICE PRESIDENT B. BRYANT
MARKET VICE PRESIDENT D. GLOUDEMANS
REVIEWED BY: A. HOLMES 04/23/10 L. MATTO CENT 4/26/10
Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-5105
PROJECT DATA
TYPE: GENERAL SALES ■ MARKET ■
NEW LOCATION ☐ PHARMACY ■ SECURITY ☑
NEW LOCATION (EXISTING) ■ 1 HOUR PHOTO ■ 24 HOUR STORE ☐
REMODEL ☐ LIQUOR ☐ OTHER ☐
SQUARE FOOT AREA SUMMARY
DEPARTMENT | | SALES | STOCK | SERVICE | TOTAL EXISTG | TOTAL NEW
GEN SALES | NEW | 9391 | 1842 | 1319 | | 12,552
GEN SALES | EXISTG
MARKET | NEW | 900 | | | | 900
MARKET | EXISTG
RX | NEW | 785 | | | | 785
RX | EXISTG
RX WAITG | NEW | 326 | | | | 326
RX WAITG | EXISTG
PHOTO | NEW | 435 | | | | 435
PHOTO | EXISTG
LIQUOR | NEW
LIQUOR | EXISTG
BSMT | NEW
BSMT | EXISTG
2ND FLOOR | NEW
2ND FLOOR | EXISTG
TOTAL NEW 11,939 1842 1319 15,000
TOTAL EXISTG
TOTAL AREA: FIRST FLOOR 15,000 SQ.FT.
TOTAL AREA: OTHER LEVELS 0 SQ.FT.
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 15,000 SQ.FT.
RX SHELVING LINEAL FEET: 78 LN.FT.
2 09/24/09 DMV REVISE LOCATION OF OFFICE DOOR, CDM, CABS, COAT LOCKER, AND STOCKROOM DOOR PER EXIST. MASONRY PIERS PER P.A.; ADJUST DIM'S ACCORD.; UPDATE DYN. BLKS.
1 06/14/09 DMV REVISE PHOTO EQUIP. TO NORITSU D703 PER GLEN HART ON PHOTO SCHED., REMOVE SRU, SINK AND R-DASS IN CAB., ADD 3' WS, REVISE 22X72 CABS TO 22X36 CABS, REVISE DTS TO DT, REVISE #38 TO 22", REVISE (2) COOLER DOOR RACKS TO 4'D FOR FUTURE BEER/WINE AND UPDATE TITLEBLKPER PHOTO. UPDATE
NO. DATE BY DESCRIPTION CONST
REVISIONS
CERTIFICATION AND SEAL
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.
STORE NUMBER 10862
PROJECT NAME
WALGREENS STORE
(NWC) EASTERN & BONANZA
LAS VEGAS, NEVADA
DRAWING TITLE
FIXTURE FLOOR PLAN
CADD PLOT: 10862-D1-06-24SEPO9
VOID PLOT: 10862-D1-07-14SEP09
SCALE: 1/8"=1'-0"
DRAWN BY: D. VOLPENTESTA
DATE: 05/15/08
SUPERSEDES PLAN DATED:
REVIEWED BY: L. CUMMINGS
DRAWING NO. D1
05/27/09 D1 06 DMV REVISE PHOTO EQUIP. TO NEX LAB, REMOVE INKTILL, REVISE PHOTO CNTR BLK, UPDATE SIZE OF LATERAL FILE AND TILL LOCKER IN OFFICE AND SHORTEN CNTR TO MEET ADA DOOR CLEAR., REVISE "DHL DTTO "D153048",REVISE 45° HALLMARK SEC. TO 4',REMOVE (1) BOTTLE BAY SHELV. IN RX AND UPDATE LN. FT., UPDATE TITLEBLK AS SHOWN PER PHOTO. UPDATES, REVISE #38 ENDSTANDS PER COR.;UPDATES MADE AT 2ND CHCKSET
10/30/08 D1 05 AP UPDATED D1 TO MATCH A1 PER FIRST CHECKSET.
10/16/08 D1 04 AP UPDATE INTERIOR HANGING SIGN NOTES;REVISE DIMENSION STRING TO COSMETIC BULLPEN, ADD LINE OF FLOORING CHANGE AT MULTIPURPOSE & TRAINING ROOM;REVISE ROLLING GONDOLA ENDS TO STANDARD GONDOLA ENDS; ADDED FIRE RISER LOCATION ROOM PER OUTSIDE ARCHITECTS; REMOVED HIGH SHRINK BEAUTY PER LOSS PREVENTION; REWORK COLUMN PAYOUT TO MATCH A1.1
09/26/08 D1 03 AP REWORK STOCK, SALES AREA, & WINDOWS PER OUTSIDE ARCHITECT; LOWER PHARMACY WINDOW SILL; ADJUST WALL SHELVING & REMOVE VERIFICATION SHELF; REVISE PHARMACY INSERTS & EQUIPMENT PLACEMENT; REVISE SIGN "M" TO READ DROP OFF/PICK UP; ADD CEILING HEIGHT BELOW GENERAL SALES; MOVE PHOTO MENU BOARD; REVISE AISLE MARKER MOUNTING HEIGHT TO BE CONSISTANT WITH BULLETIN; UPDATE DHL DUMP TABLE; PEPSI VENDOR DUMP TABLE #38 BEAUTY ARC.
06/20/08 D1 02 AP TWO-SIDED VESTIBULE PER PA.
05/15/08 D1 01 AP VESTIBULE PER PA;HIGH SHRINK SECURITY, TWO COSMETICS OPP'S; SEPERATE RX TOILET, 8' STOCK SHELVING PER REGIONS LIST; WALL THICKNESS AND COLUMN LAYOUT PER EXTISTING BUILDING; WINDOW LAYOUT PER EXISTING COLUMN LAYOUT.
120' x 125' NPT PER SITE CONDITIONS
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SUP-41273

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

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

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

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

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

*ADMITTED IN CA ONLY

February 18, 2011

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

VIA FACSIMILE & HAND DELIVERY

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

RE: ***Application for Special Use Permit***

To Whom It May Concern:

I am writing on behalf of Walgreen Co. in support of the application for a special use permit for the addition of accessory "off-sale" packaged beer and wine at the premises of Walgreens at 2421 East Bonanza Road. The location is currently operating and licensed as a drug store.

This location is zoned C-1, Limited Commercial. The proposed sale of packaged liquor will not adversely affect surrounding properties, as this store is located an intersection of two major thoroughfares – Bonanza Road and Eastern Avenue – and there are many commercial uses at this intersection. There are also other businesses in the general area that sale alcohol, so the proposed use would not be unique to the area.

With this special use permit, Walgreens will remain competitive with similar businesses by offering patrons the option to purchase packaged beer and wine for consumption off-premises. Although there is a 7-11 at this site, Walgreens does not compete with convenience stores, as their customers often seek mostly food and beverage items for immediate consumption and Walgreens will not be selling single cans of beer or single bottles of wine coolers. Since alcohol sold for off-sale consumption is commonly found at similar drug and retail grocery stores in Las Vegas,

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SUP-41273

there would be no variable impact on other businesses by allowing Walgreens to sell alcohol for the convenience of its customers.

Walgreens will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will remain unchanged with the issuance of a special use permit to allow for accessory packaged beer and wine. Also, the location will not devote more than 10% of the retail floor space to the display or merchandising of alcoholic beverages.

Furthermore, Walgreen Co. is a well-established national company with shares traded on the New York Stock Exchange. The company has over 60 stores in southern Nevada that maintain a low impact on neighboring properties.

As Walgreens is currently operating and the addition of packaged beer, wine, and liquor for sale is compatible with the surrounding area, we respectfully request a special use permit for the addition of accessory "off-sale" packaged beer and wine sales.

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

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

SUP-41273

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

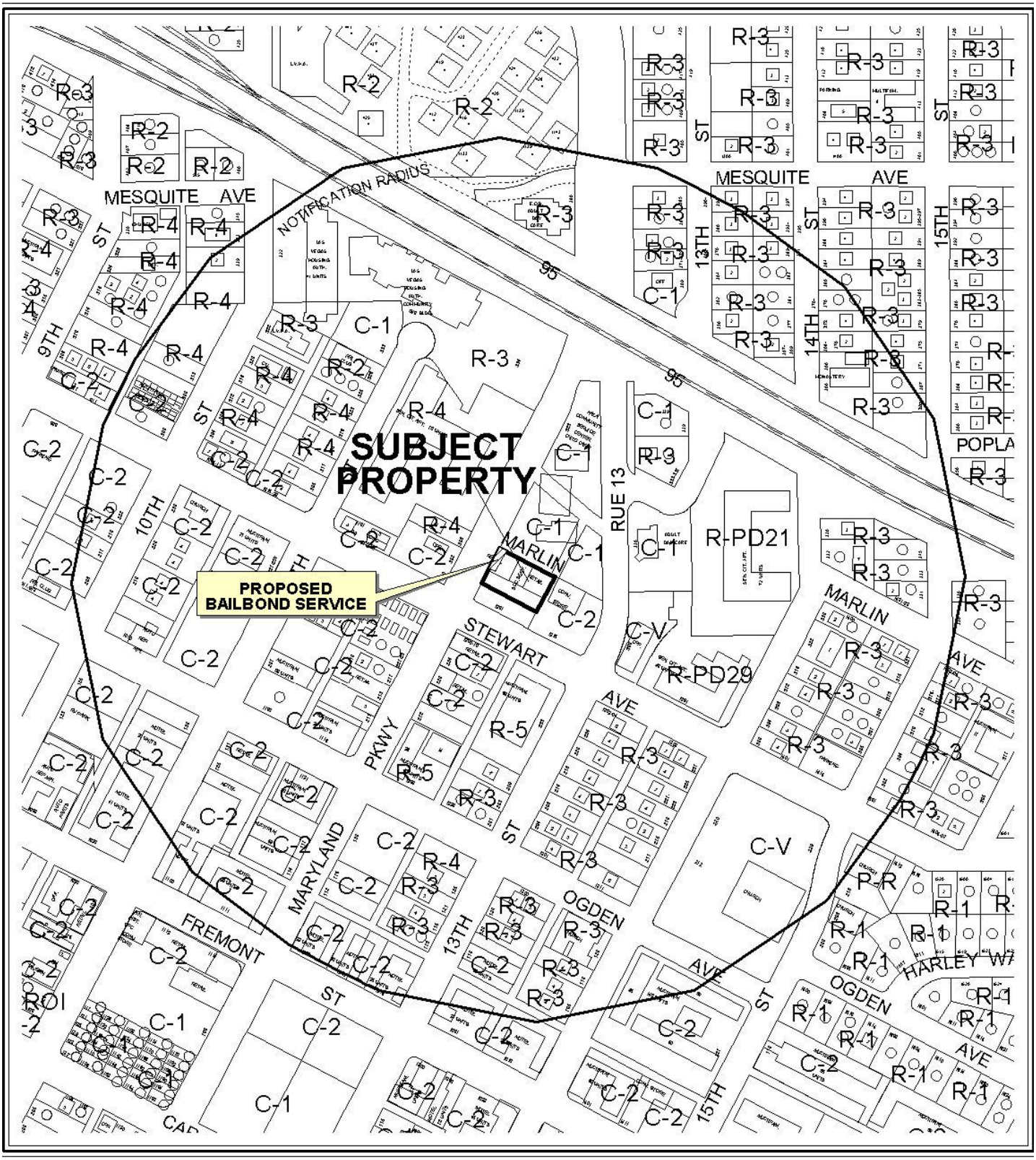
SUBJECT:
SUP-41278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRIAN ALBISER - Request for a Special Use Permit FOR A BAILBOND SERVICE USE at 1201 Stewart Avenue, Suite #2 (APNs 139-35-211-073 and 074), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



CASE: **SUP-41278**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SUP-41278**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41278** APN: 139-35-511-073

Name of Property Owner: Brian Albiser

Name of Applicant: Jackson Hamilton

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Brian Albiser

Subscribed and sworn before me

This 17th day of March, 2011

_____

Notary Public in and for said County and State

CATALINA VILLANUEVA
Notary Public State of Nevada
No. 02-74766-1
My appt. exp. July 15, 2013

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City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Jackson Hamilton

Project Address (Location) 1201 Stewart - Suite 2 - 89101

Project Name Innocent Bail Bond **Proposed Use** Bail Bond Service / Office

139-35-211-013

Assessor's Parcel #(s) 202 - Block 5 - Lot 5 **Ward #** 5 Barlow

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

Commercial Square Footage 1,000 Sq Ft (±) **Floor Area Ratio** _____

Gross Acres .5 **Lots/Units** 8 **Density** _____

Additional Information _____

PROPERTY OWNER Brian Albiser **Contact** _____

Address 805 Shetland Rd **Phone:** (702) 271-4231 **Fax:** _____

City Las Vegas **State** N.V **Zip** 89107

E-mail Address BAlbiser@AOL.Com

APPLICANT Same **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

X

Property Owner Signature* Brian Albiser

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

Print Name Brian Albiser

Subscribed and sworn before me

This 17th day of March, 20 11.

Notary Public in and for said County and State

CATALINA VILLANUEVA
Notary Public State of Nevada
No. 02-74766-1
My appt. exp. July 15, 2013

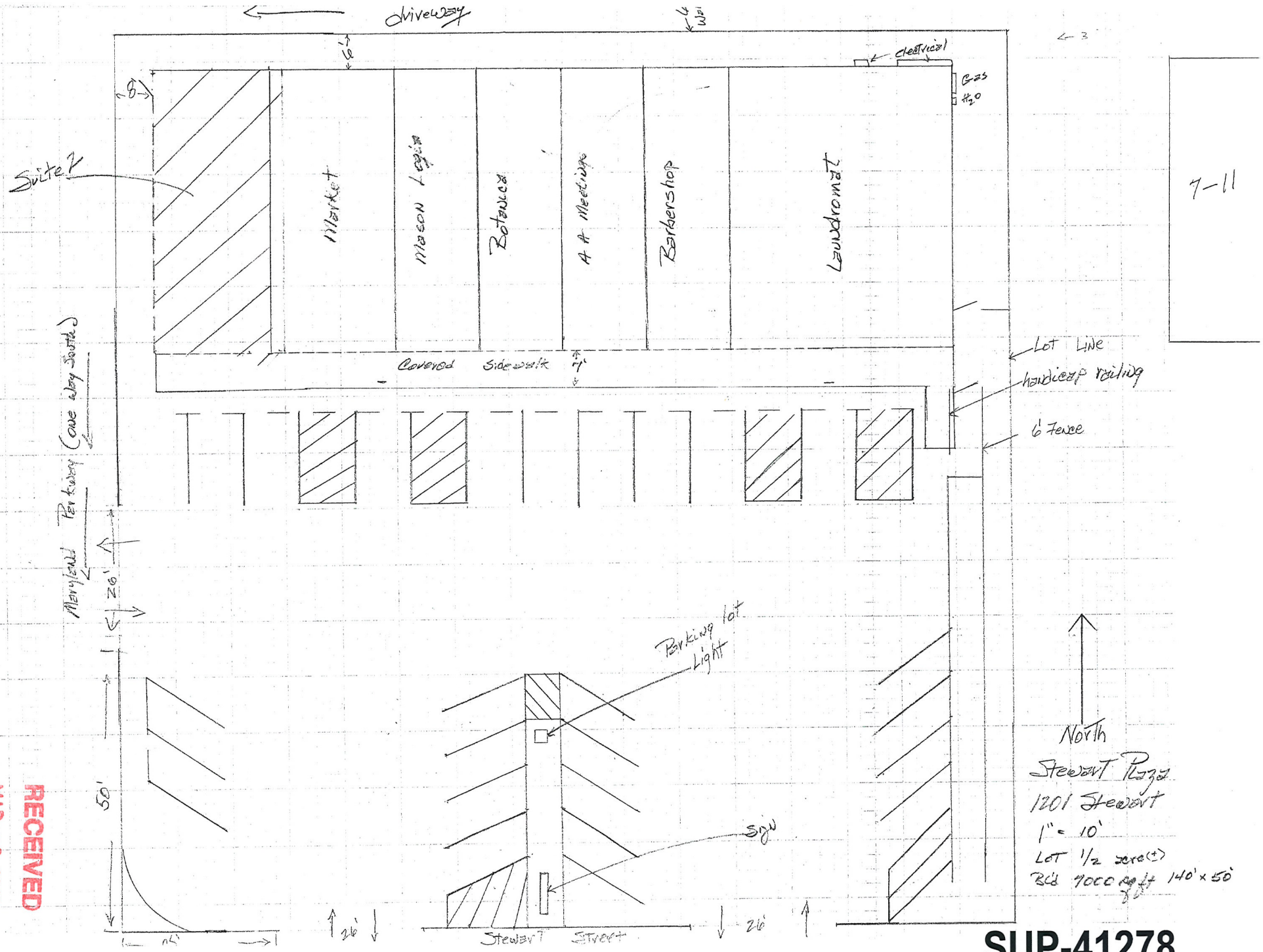
FOR DEPARTMENT USE ONLY

Case #	Sup-41278
Meeting Date:	5-10-11
Total Fee:	1030
Date Received:*	3-23-11
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



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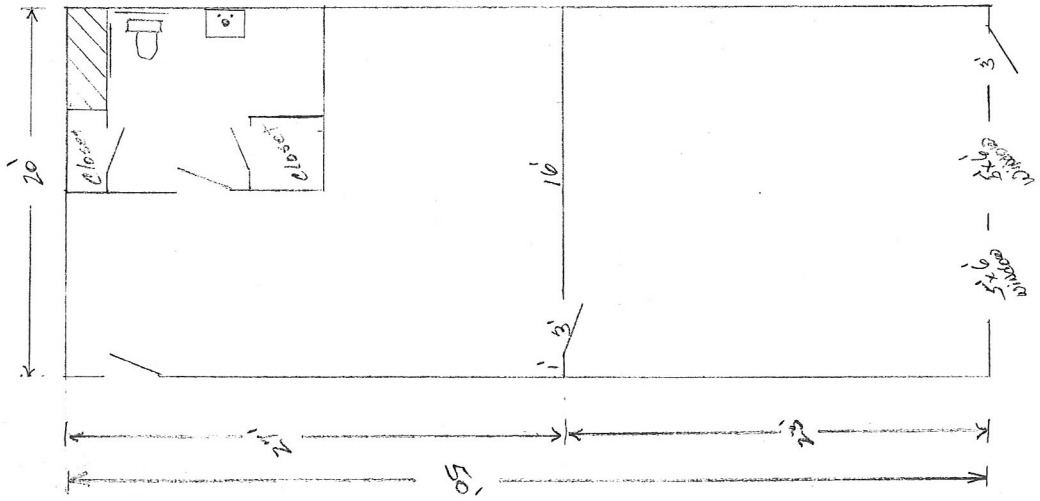
MAR 23 2011
City of Las Vegas

SUP-41278



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MAR 23 2011
City of Las Vegas

SUP-41278

BRIAN ALBISER

805 Shetland road
Las Vegas, Nevada 89102
Phone (702) 878-5309
Cell (702) 271-4231
Balbiser@aol.com

March 22, 2011

To Whom it May Concern:

Re: Prospective tenant Jackson Hamilton - "Innocent Bail Bonds Inc."

This justification letter is written in response to the Planning Departments pre-application conference request form for a special use permit.

In looking at all the foreclosures, bankruptcies and un-employment, I realize that landlords such as myself need to take advantage of any opportunity to rent a vacant space. Fortunately Mr. Jackson Hamilton, owner of "Innocent Bail Bonds" has chosen to relocate his office to my center replacing "Escretorio Publico" an accountant who had occupied the space for many years.

The on-site parking requirement is the same 4 spaces. Total tenant parking requirements indicate 30 spaces are needed, twenty seven are available. The fact that the Mason's lodge and Alcoholics Anonymous only meet in the evening when other businesses are closed mitigates parking demand.

Sincerely,

Brain Albiser
Owner, Stewart Plaza,
1201 Stewart,
Las Vegas, Nevada 89101.

RECEIVED
MAR 23 2011
City of Las Vegas

SUP-41278

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

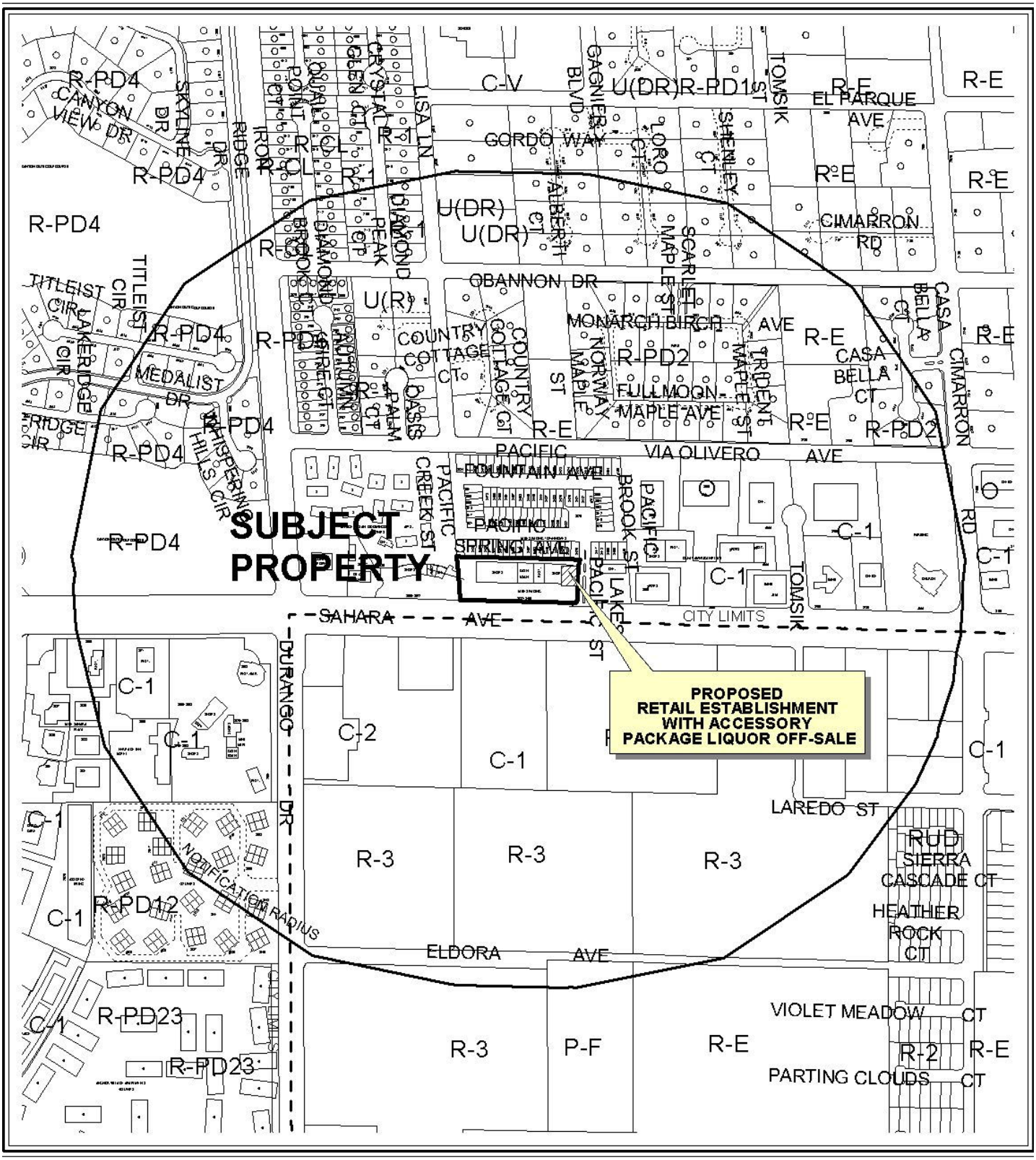
SUBJECT:
SUP-41280 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAZMIK SARKISIAN - OWNER: GWHC OF NEVADA, LLC - Request for a Special Use Permit FOR AN 84 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 3,120 SQUARE-FOOT CONVENIENCE STORE at 8450 West Sahara Avenue, Suite #117 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

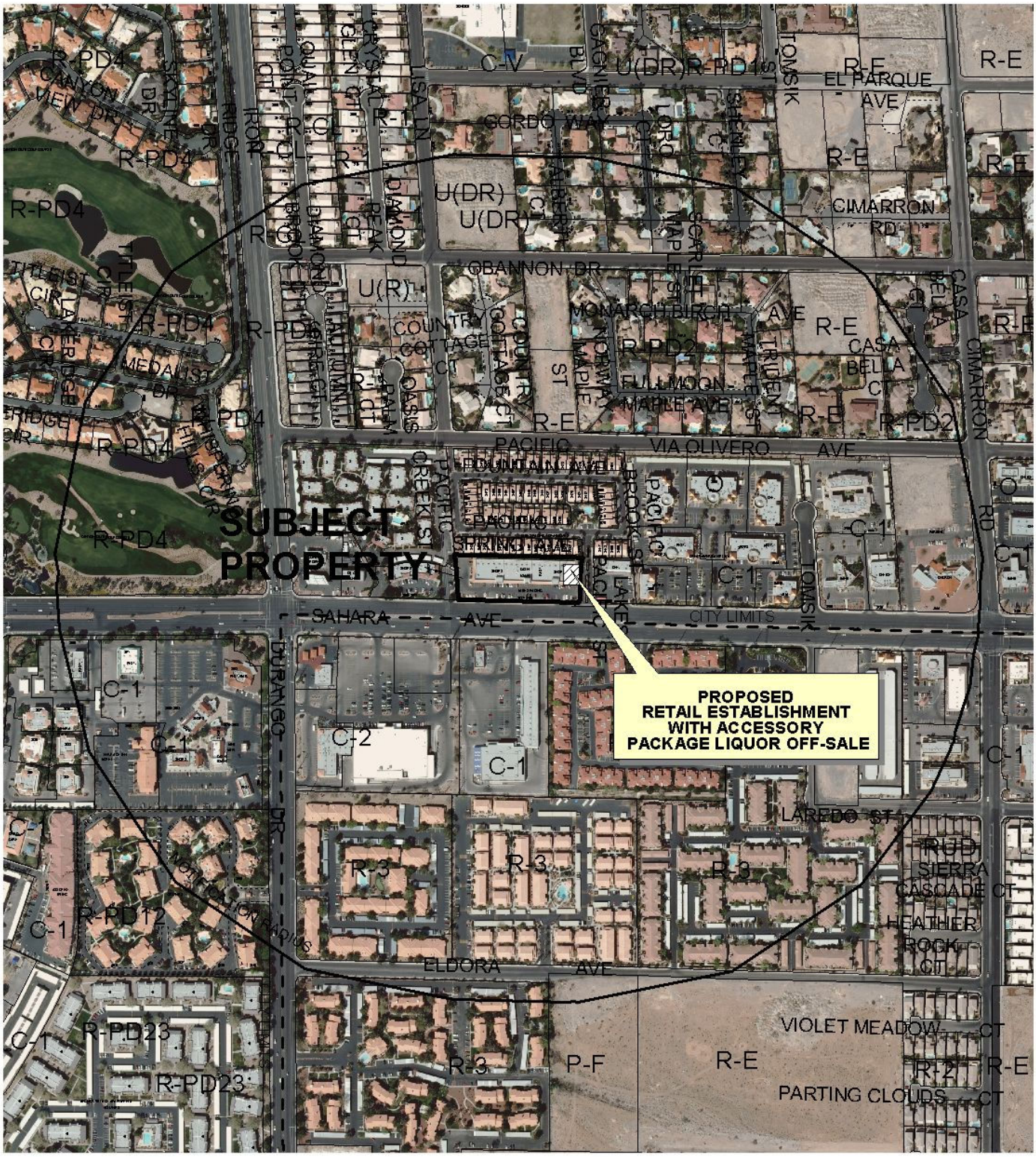
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41280**

RADIUS: 1500 FEET

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



0 300 600 Feet

CASE: **SUP-41280**

RADIUS: 1500 FEET

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

N



SUP-41280

Business Licenses

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41280** APN: 163-04-406-004

Name of Property Owner: GWHC of Nevada L.L.C

Name of Applicant: RAZMIK SARKISIAN

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT SARKISIAN LEVANT

Subscribed and sworn before me

This 16TH day of FEBRUARY, 20 11

_____
Notary Public in and for said County and State

TERRY LU
Commission # 1916830
Notary Public - California
San Mateo County
My Comm. Expires Dec 13, 2014

RECEIVED
MAR 23 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

on-sale use

Application/Petition For: Retail ESTablishment with Accessory Package liquor

Project Address (Location) 8450 W. Sahara Ave # 117 L.V NV 89117

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 163-04-406-004 **Ward #** 2 Two

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

Commercial Square Footage 3120 Ft² **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 17 **Density** _____

Additional Information N/A

PROPERTY OWNER GWHC of Nevada L.L.C **Contact** Robinson LEUNG

Address 2770 Churchill Drive **Phone:** (415) 516-9888 **Fax:** _____

City Hillsborough **State** CA **Zip** 94010

E-mail Address GWHC@comcast.net

APPLICANT RAZMIK SARKisian **Contact** RAZ MIK

Address 8450 W. Sahara Ave # 117 **Phone:** 4442294 **Fax:** 4442200

City Las VEGAS **State** NV **Zip** 89117

E-mail Address HRMAGHAMFAR (at) Yahoo.Com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name ROBINSON LEUNG

Subscribed and sworn before me

This 16TH day of FEBRUARY, 20 11.

_____

Notary Public in and for said County and State

TERRY LU
Commission # 1916839
Notary Public - California
San Mateo County
My Comm. Expires Dec 13, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41280
Meeting Date:	5/10/11 PC
Total Fee:	$1280.00
Date Received:*	3/23/11
Received By:	

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

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

RECEIVED
MAR 23 2011

GENERAL NOTE:

1. DETAILS 1, 2 & 3 ARE ALTERNATE TO ROOF OVERFLOW DRAINAGE AS SHOWN IN DETAIL 5/A-5.
2. SEE DETAIL 6/A-1 FOR GENERAL WALL NOTES & CONDITIONS (GALLEN).

KEY NOTES:

1. ROOF DRAIN (OVERFLOW TYPE) SEE DETAIL 5/A-5
2. 6" ø ROOF DRAIN LEADER
3. 24" STUCCO WALL @ 6'-0" O.C.
4. 8/8" GYPSUM ROOF SHEATHING.
5. 11'-6" x 8" DEEP C.I. OVERFLOW SCUPPER
6. GALLEY
7. PLANTER
8. CONC. WALK
9. ROOF DRAIN LEADER TO DRAIN AT GRADE
10. 8" CONC. WALL

CONSTRUCTION DATA

OCCUPANCY (MIXED)	— GROUP B & GROUP M
CONSTRUCTION TYPE	— V-N WITH AUTOMATIC FIRE EXTINGUISHING SPRINKLERS
ALLOWABLE AREA ONE STORY BUILDING	— 8,000 S.F. + 2 SIDES @ 2-1/2% x 70' = 20 X GR 12,000 S.F. #3 (AUTOMATIC SPRINKLER SYSTEM) = 36,000 S.F. ALLOWABLE AREA
BUILDING AREA PROVIDED =	— 29,230 S.F.

NO SEPARATION REQUIRED FOR MIXED OCCUPANCY GROUP B AND GROUP M AT PER TABLE 5-B, 1994 U.B.C.

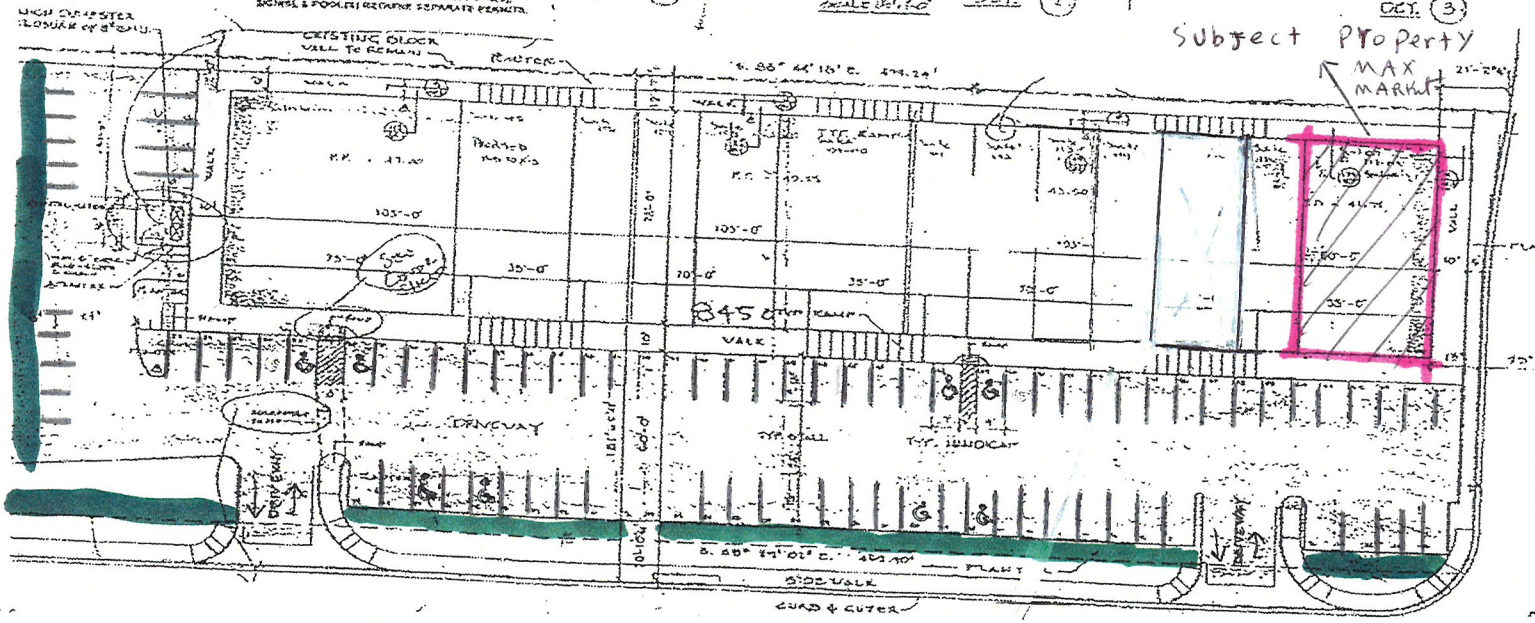
SITE DATA

ZONING	— C-1
LOT AREA	— 88,160 S.F. NET
BUILDING AREA	— 29,230 S.F.
LOT COVERAGE	— 33%
PARKING PROVIDED	— 29,230 S.F. @ 293 S.F./CAR = 99 PARKING SPACES

CITY Zoning Ordinance, Chapter 19A.44 EXTERIOR LIGHTING AND SIGNS Parking

Controlled vehicle lights of all parking or storage areas for all commercial, industrial, institutional, or multiple residential uses shall be designed to prevent direct illumination beyond the property boundaries of said parking lot or storage areas, and to protect adjacent residential properties. Such lighting shall be located or shielded so that there are no unshielded light sources visible from residential properties across property lines. Lighting fixtures shall not exceed a height of twenty feet above the ground.

DET. (1) SCALE 3/4"=1'-0" DET. (2) DET. (3)



SITE PLAN

ROBERT B. BALL, ARCHITECT
2700 NORTH 3rd STREET, STE. 2010
PHOENIX, ARIZONA 85004
PH. (602) 265-6945

PACIFIC LAKES BUSINESS CENTER
LAS VEGAS, NEVADA

SITE PLAN
1"=10'-0"

JOB NUMBER 1594
DRAWING DATE 10/10/93
REVISIONS 12/9/96 11/25/96 & 7/20/97

SHEET NUMBER SP-1

RECEIVED
MAR 23 2011

SUP-41280



RECEIVED
MAR 23 2011
SUP-41280

I am Razmik Sarkisian the owner of max market since 07/11/2008. I like to ask from city of Las Vegas to grant me the license for accessory package liquor on-sale use.I currently serving beer and wine so I have plane to serve hard liquor as well. This liquor case it will be behind the counter and will not be accessible to customer unless they ask for it from ~~Clark~~. Cashier
Thank you so much in advance for your concentration.

If you any question please call me at(702-4442244)

Razmic Sarkisian

RECEIVED
MAR 23 2011
SUP-41280

3/17/2011 1:35 PM

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

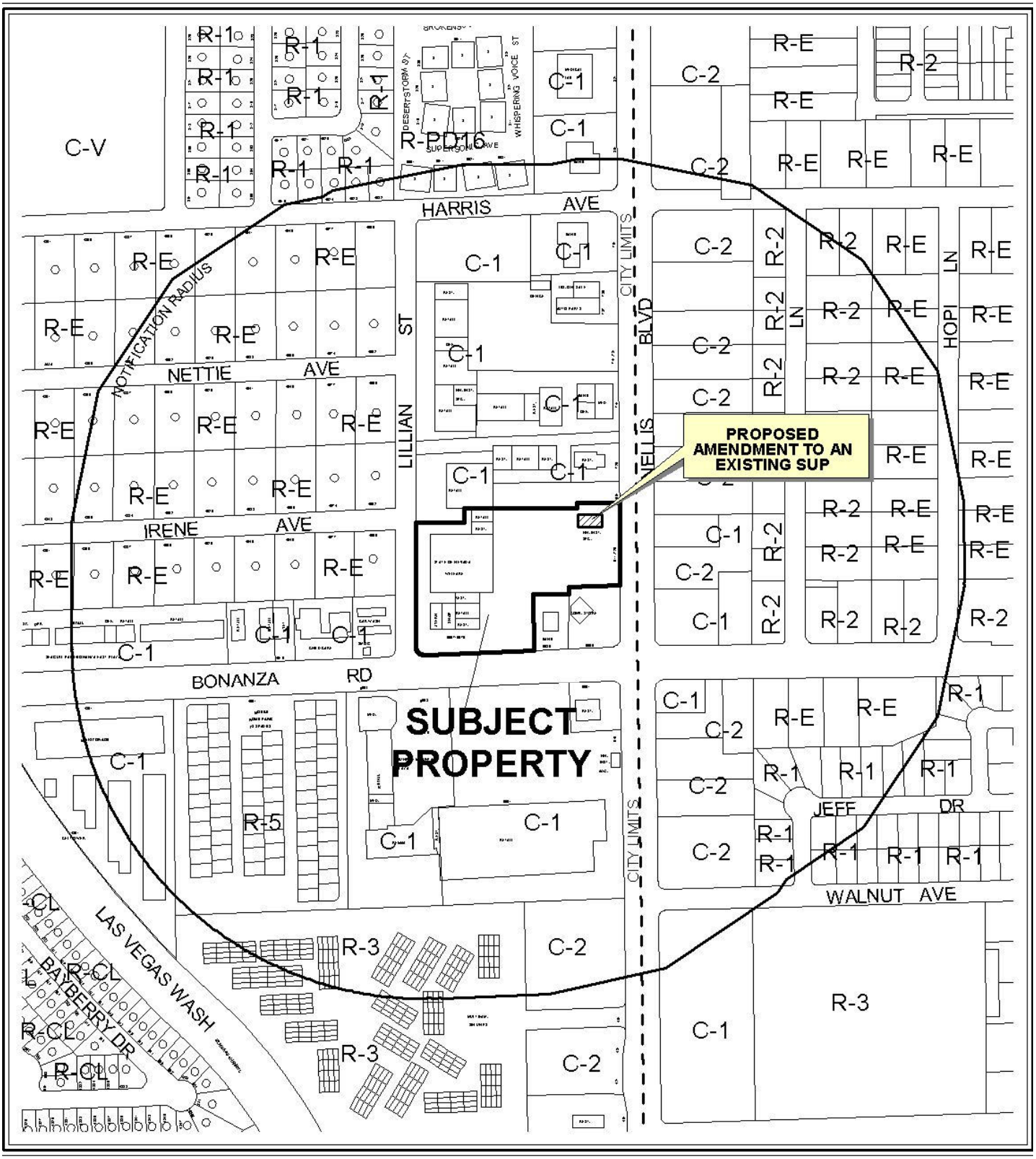
SUBJECT:
SUP-41289 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request For An Amendment to a previously approved Special Use Permit (SUP-19645) WHICH ALLOWED A 24-HOUR OPERATION OF AN AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION, SPECIFIED at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

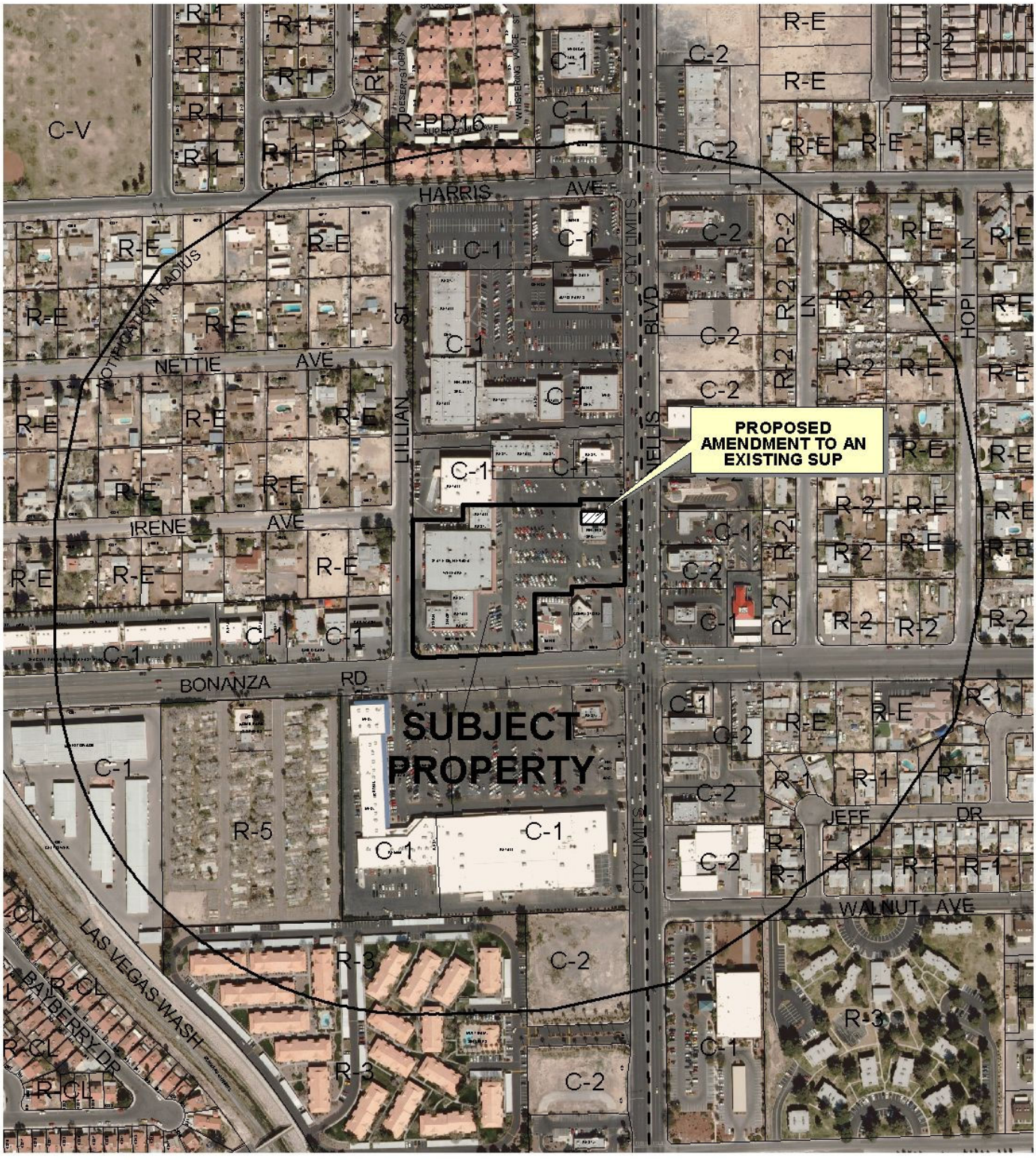
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41289**

RADIUS: 1000 FT

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



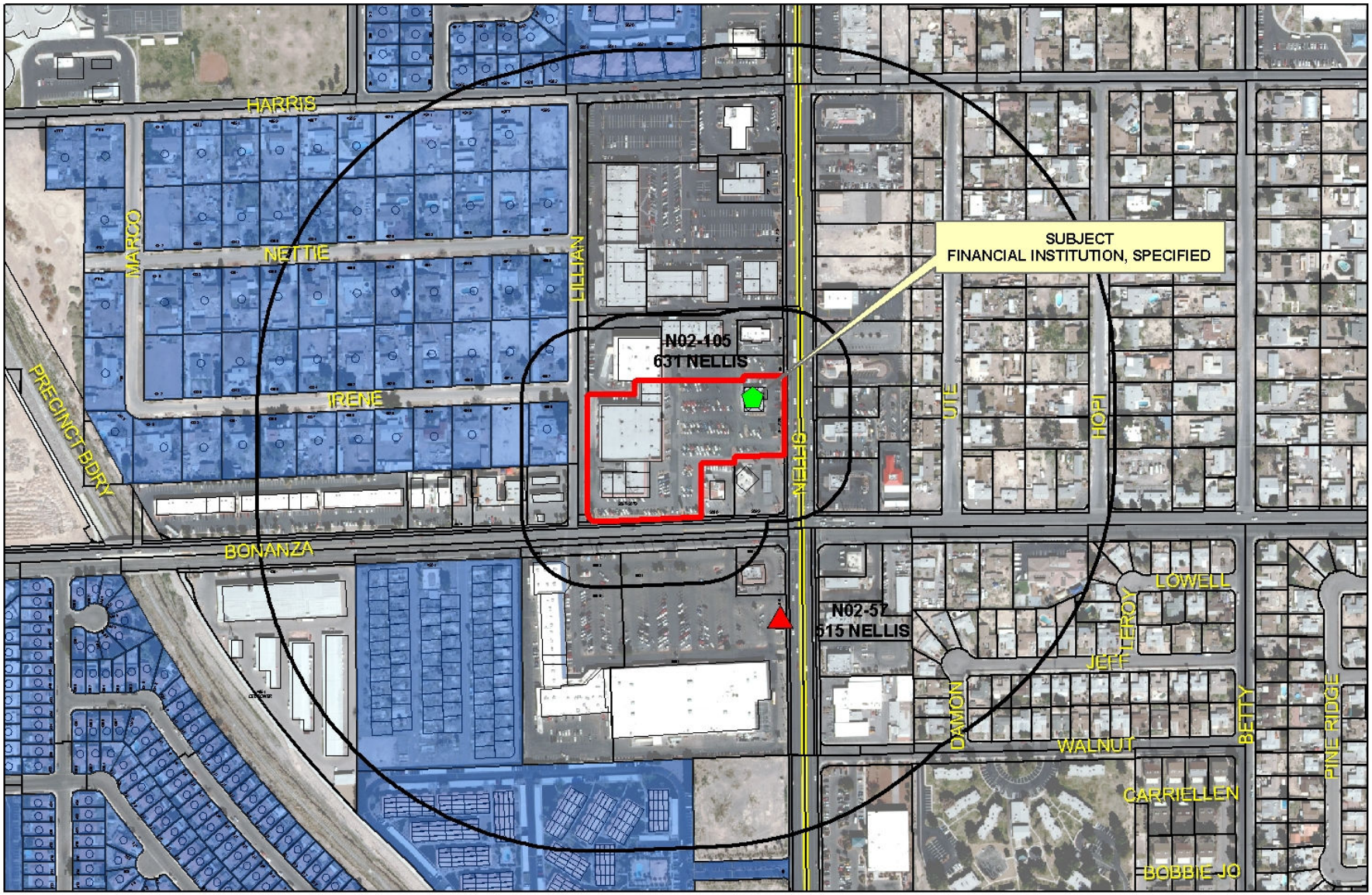
0 300 600 Feet

CASE: **SUP-41289**

RADIUS: 1000 FT

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

N



SUP-41289
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 250 500 1,000 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41289** APN: 140-29-802-009

Name of Property Owner: Aleco Enterprises Inc

Name of Applicant: Check City

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: _____

Print Name: Robert Muraleash

Subscribed and sworn before me

This 14th day of March, 2011

Sylvia Daves Grieb

Notary Public in and for said County and State

SYLVIA DAVES GRIEB
COMM. #1884670
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Apr. 27, 2014

RECEIVED
MAR 24 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: an amendment current special use permit to allow 24 hours

Project Address (Location) NWC Nellis & Bonanza -- 631 N Nellis

Project Name Check City **Proposed Use** _____

Assessor's Parcel #(s) 140-29-802-009 **Ward #** _____

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

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

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

Additional Information an amendment to the special use permit to allow 24 hours

PROPERTY OWNER Aleco Enterprises Inc **Contact** Robert Munakash

Address 12111 La Casa Ln **Phone:** (310) 459-7645 **Fax:** _____

City Los Angeles **State** CA **Zip** 90049

E-mail Address _____

APPLICANT Check City **Contact** Jim Marchesi, Manager

Address 2640 Crimson Canyon Dr. **Phone:** (702) 258-8888 **Fax:** (702) 880-7779

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

E-mail Address jtskee@aol.com

REPRESENTATIVE LAS CONSULTING **Contact** LUCY STEWART

Address 101 CONVENTION CTR #1002 **Phone:** (702) 258-8888 **Fax:** 946-0857

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

E-mail Address STEWPLAN@AOL.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 Munakash

Subscribed and sworn before me

This 7th day of March, 20 11.

Sylvia Daves Grieb

Notary Public in and for said County and State

SYLVIA DAVES GRIEB
COMM. #1884670
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Apr. 27, 2014

BCT4

FOR DEPARTMENT USE ONLY

Case #	SUP-41289
Meeting Date:	5/10/11 PC
Total Fee:	$1,030
Date Received:*	3/24/11
Received By:	

RECEIVED
MAR 24 2011

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

Revised 10/27/08

A1	PROJECT DATA and SITE PLAN
A2	EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN
A3	FOUNDATION PROFILE, FOUNDATION DETAILS, ROOF PLAN
A4	REFLECTED CEILING PLAN, CEILING DETAILS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	CROSS SECTION, TYPICAL DETAILS
S-	STRUCTURAL PLANS
E-	ELECTRICAL PLANS
M-	MECHANICAL PLANS
P-	PLUMBING PLANS

SHEET INDEX

1. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE CONTRACTOR'S JURISDICTION.

2. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.

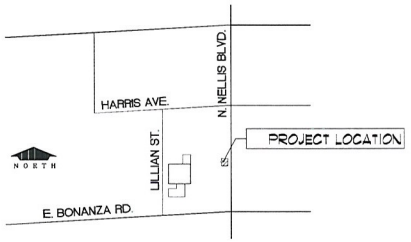
3. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS.

4. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATION OF ALL PORTIONS OF THE REQUIRED WORK.

5. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PAY FOR ALL FEES, LICENSES, PERMITS AND INSPECTIONS REQUIRED FOR PROPER EXECUTION OF THE WORK.

6. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, PERMITS, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE REQUIRED WORK.

GENERAL NOTES



VICINITY MAP

WITH SPECIFIC RESPECT TO DESIGN REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990, OR CERTIFIED STATE OR LOCAL ACCESSIBILITY REGULATION (ADA), WE REPRESENT THAT THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED IN THE REGULAR COURSE OF OUR PROFESSIONAL SERVICE TO THE BEST OF OUR KNOWLEDGE IN CONFORMANCE WITH KNOWN PUBLISHED AND PREVAILING INTERPRETATION AND PRACTICES AT THE TIME OF DESIGN. COMPLIANCE WITH ADA IS A LEGAL MATTER AND NOT A DESIGN RESPONSIBILITY. THE CLIENT ACKNOWLEDGES THAT THE REQUIREMENTS OF THE ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THE DESIGN PROFESSIONAL, THEREFORE, WILL USE HIS REASONABLE PROFESSIONAL EFFORTS AND JUDGMENT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODE ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. THE DESIGN PROFESSIONAL HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE CLIENT'S PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THIS PROJECT.

ADA COMPLIANCE

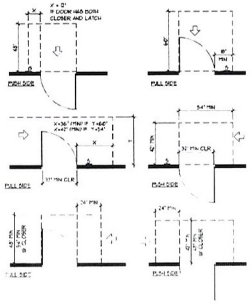
MUNICIPAL JURISDICTION: LAS VEGAS, NEVADA

PROPOSED PROJECT DESCRIPTION:
1500 SF. TENANT ADDITION TO EXISTING STRUCTURE

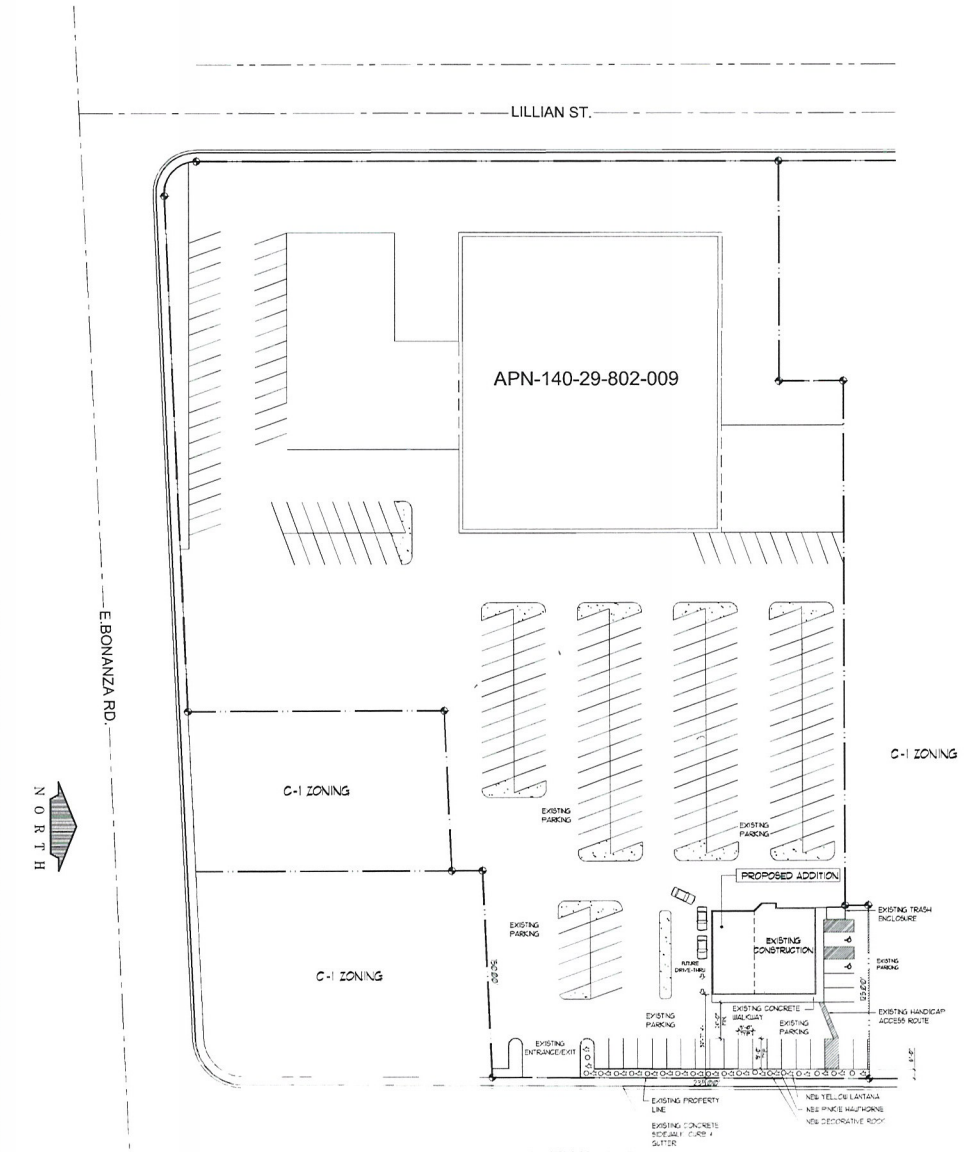
I.B.C.	2006 EDITION
ALLOWABLE FLOOR AREA:	9000 SQ. FT.
OCCUPANCY:	GROUP B
OCCUPANCY LOAD:	1500 SQ. FT. @ 1/100 = 15 OCCUPANTS
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	1
BUILDING HEIGHT:	25'-0" (ACTUAL)
SPRINKLERS:	YES
EXITS REQUIRED:	2
PARKING:	1500 SQ. FT. @ 1/250 = 6 USE EXISTING 330 SPACES

EXISTING SHELL BLDG.
CONCRETE SLAB ON GRADE W/ REINFORCED WALLS
BITUMEN ROOF ON WOOD TRUSS W/ WOOD TILE ROOF

I.B.C.	2006 EDITION
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	4,500 SQ. FT.
BUILDING HEIGHT:	25'-0"



EXIT DOOR LOCATIONS WHERE OCCUPIED THE SHEET TRAVEL DISTANCE TO EXIT DOORS SHALL BE LIMITED SUCH THAT FROM ANY POINT OF TRAVEL NO MORE THAN THREE DOORS WILL BE REQUIRED TO EXIT THE BUILDING.



SUP-41289

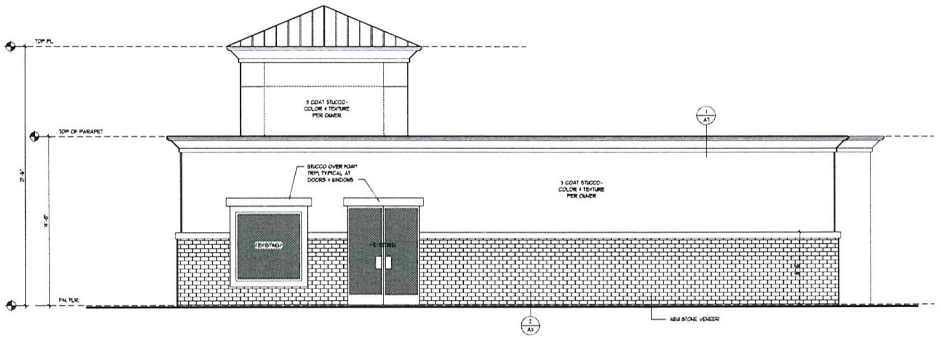
RECEIVED
MAR 24 2011

REVISIONS

Timothy R. Neal Architect
NCARB
6129 Glamorous Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

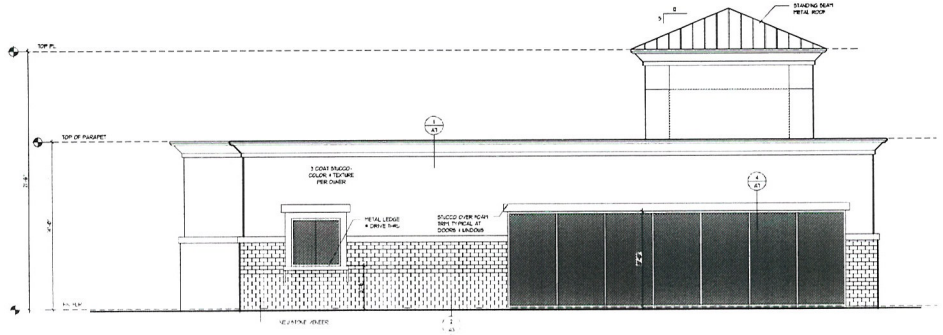
PROPOSED ADDITION FOR:
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE: 2-22-07



A
A6

RIGHT SIDE ELEVATION



B
A6

LEFT SIDE ELEVATION

SUP-41289

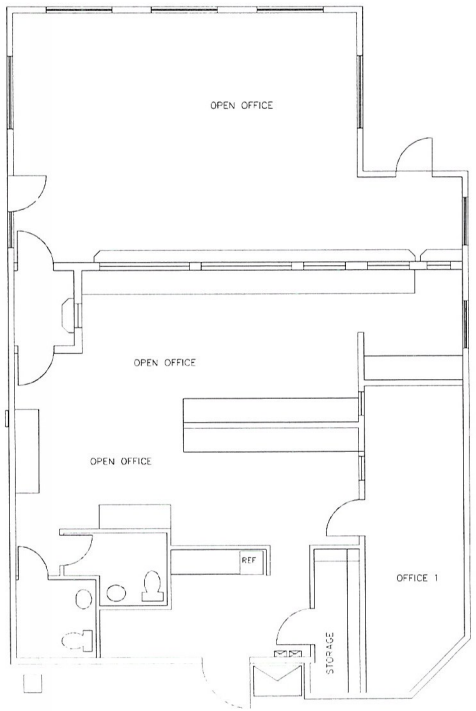
RECEIVED
MAR 24 2011

REVISIONS

Timothy R. Neal Architect
N C A R B
6129 Glamorous Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR:
CHECK CITY
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE 11/6/06
SHEET No



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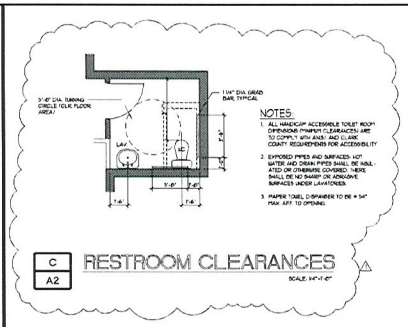

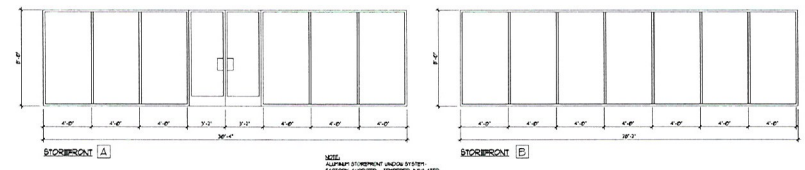

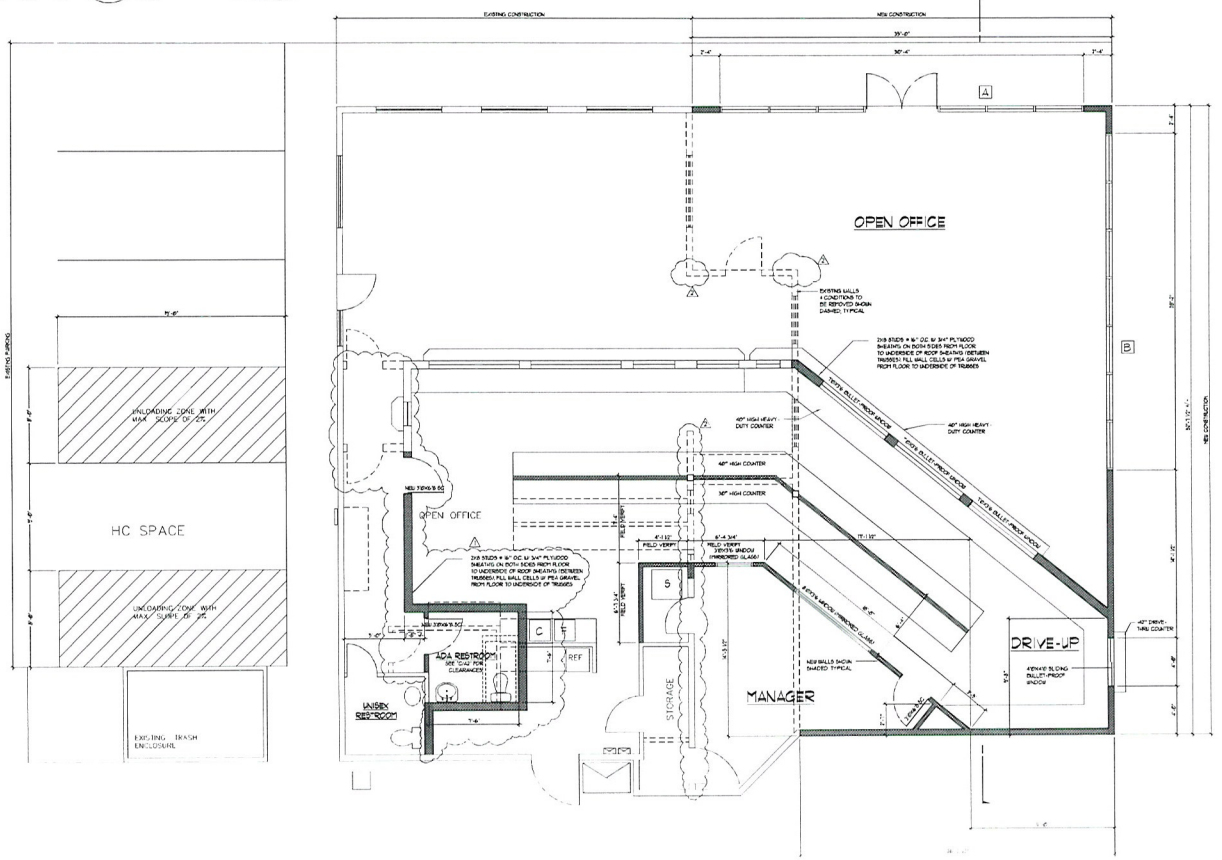

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REVISIONS

1	11/6/06	CITY OF LAS VEGAS
2	09/06/06	CITY OF LAS VEGAS
3		
4		

Timothy R. Neal Architect
NCARB
6129 Glamorous Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR:
CHECK CITY
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE 11/6/06
SHEET No.



- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

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SUP-41289



APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

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- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

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- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

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03/18/10
MAR 24 2011

SUP-41289

LA Stewart Consulting
c/o Twainy Associates
101 Convention Center Drive #1002
Las Vegas, NV 89109
(702) 499-6469-Cell
(702) 946-0857-fax

March 23, 2011

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

RE: APN 140-29-802-009, 631 N. Nellis ***Major Amendment to SUP for 24 hour service SUP19645***

Dear Sir or Madam:

Please accept this letter as our request for a Special Use Permit to allow an existing Check City Payday & Auto Title Loan store to request a major amendment to the special use permit for the financial institution, other, to allow 24 hour operation at this location. Check City has been in business at this location for 9 years. When the business opened in 2002, the hours of operation varied, depending on the demand, anywhere from 6-12:00 to 24 hours.

The City of Las Vegas amended its zoning ordinance in 2003 to regulate financial institutions, including regulating the hours of operation. Because the store was in existence before the City changed the code regarding payday loan businesses (financial institution, specified per the zoning ordinance), it became a legal non-conforming use. In 2007 we applied for a use permit to expand and improve the existing store at the NWC of Nellis and Bonanza. That application modernized the façade to the company's current prototype, with earth tone colors and stone work.

The business has operated with expanded business hours and as a 24 hour business for over 9 years with no issues at all. We did not realize that when we were approved for the new use permit the new

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restrictive hours of operation would apply, otherwise we would have asked for a waiver at that time. Code enforcement has been targeting all payday loan businesses regarding their signage, and when they came to the 611 N. Nellis store they noticed the signage for 24 hours, and gave them a notice of violation. Check City would like to maintain the 24 hour operation to retain their clients and to be competitive with Money Tree down the street that is also 24 hours. Since the business has been operating for so long, with no impact to adjacent properties and neighbors, this amendment will have no impact on the area.

Please contact me with any questions regarding this matter. Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart
LA Stewart Consulting

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City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

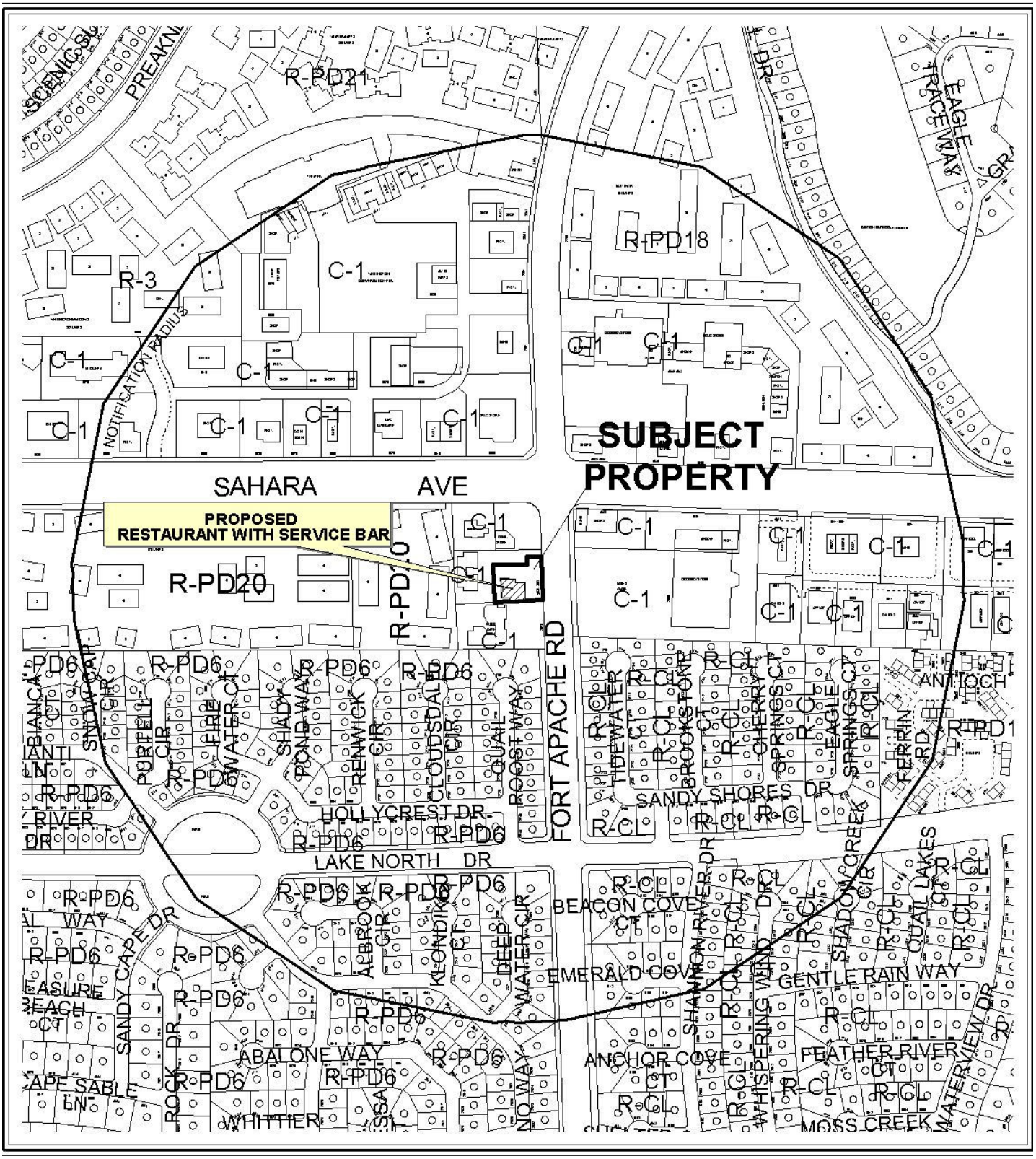
SUBJECT:
SUP-41292 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DROR MIDANY - OWNER: Y & B INVESTMENTS - Request for a Special Use Permit FOR A SERVICE BAR USE WITHIN AN EXISTING 4,420 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 360-FOOT DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE AND A ZERO-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 2521 Fort Apache Road, Suite #100 (APN 163-07-501-012), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 400 800 Feet

CASE: **SUP-41292**

RADIUS: 1500 FT

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

N



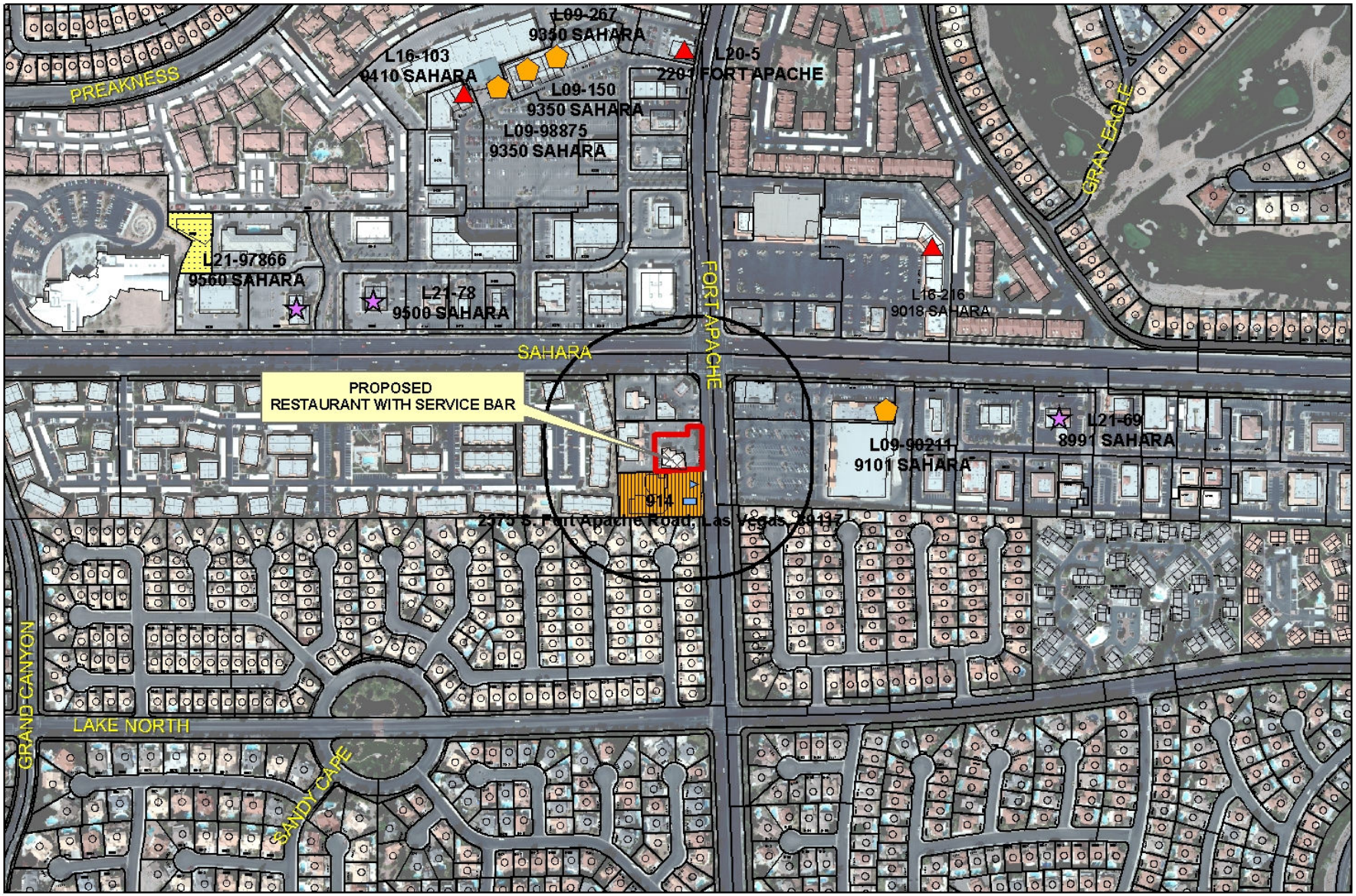
0 400 800 Feet

CASE: **SUP-41292**

RADIUS: 1500 FT

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

N



SUP-41292

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 DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41292** APN: 163-07-501-012

Name of Property Owner: Y & B Investments

Name of Applicant: Dror Midany

Name of Representative: Greg Borgel

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: _____

SIGN HERE

Signature of Property Owner: _____

Print Name: Y&B Investments LLC c/o B. GHODSIAN

Subscribed and sworn before me

This 26th day of January, 2011

_____

Notary Public in and for said County and State

KAMYAR ZARGARI
COMM. # 1727790
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAR. 1, 2011

MAR. 25. 2011 11:06AM NO. 051 P. 3

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit (Service bar)

Project Address (Location) 2521 Ft. Apache Rd., #100

Project Name Panini Cafe **Proposed Use** Service bar

Assessor's Parcel #(s) 163-07-501-012 **Ward #** 2

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

Commercial Square Footage +/- 2300 Sq. ft. **Floor Area Ratio**

Gross Acres 0.54 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER Y & B Investments **Contact** Kami

Address 9030 W. Sahara Ave. #668 **Phone:** 367-2323 **Fax:** 367-2329

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

E-mail Address CONTACT @ TRIUMPHPM.COM

APPLICANT Dror Midany **Contact** same

Address 2521 Ft. Apache #100 **Phone:** 210-0148 **Fax:** 233-4446

City LV **State** NV **Zip** 89117

E-mail Address Drormidany@yahoo.com

SIGN HERE

REPRESENTATIVE Moreno and Associates **Contact** Greg Borgel

Address 300 S. 4th St., **Phone:** 383-8953 **Fax:** 383-8845

City LV **State** NV **Zip** 89101

E-mail Address n/a

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 Y & B Investment LLC c/o B. Ghadsian

Subscribed and sworn before me

This 26th day of January, 20 11.

Notary Public in and for said County and State LOS ANGELES CALIFORNIA

[signature]

KAMYAR ZARGARI
COMM. # 1727790
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAR. 1, 2011

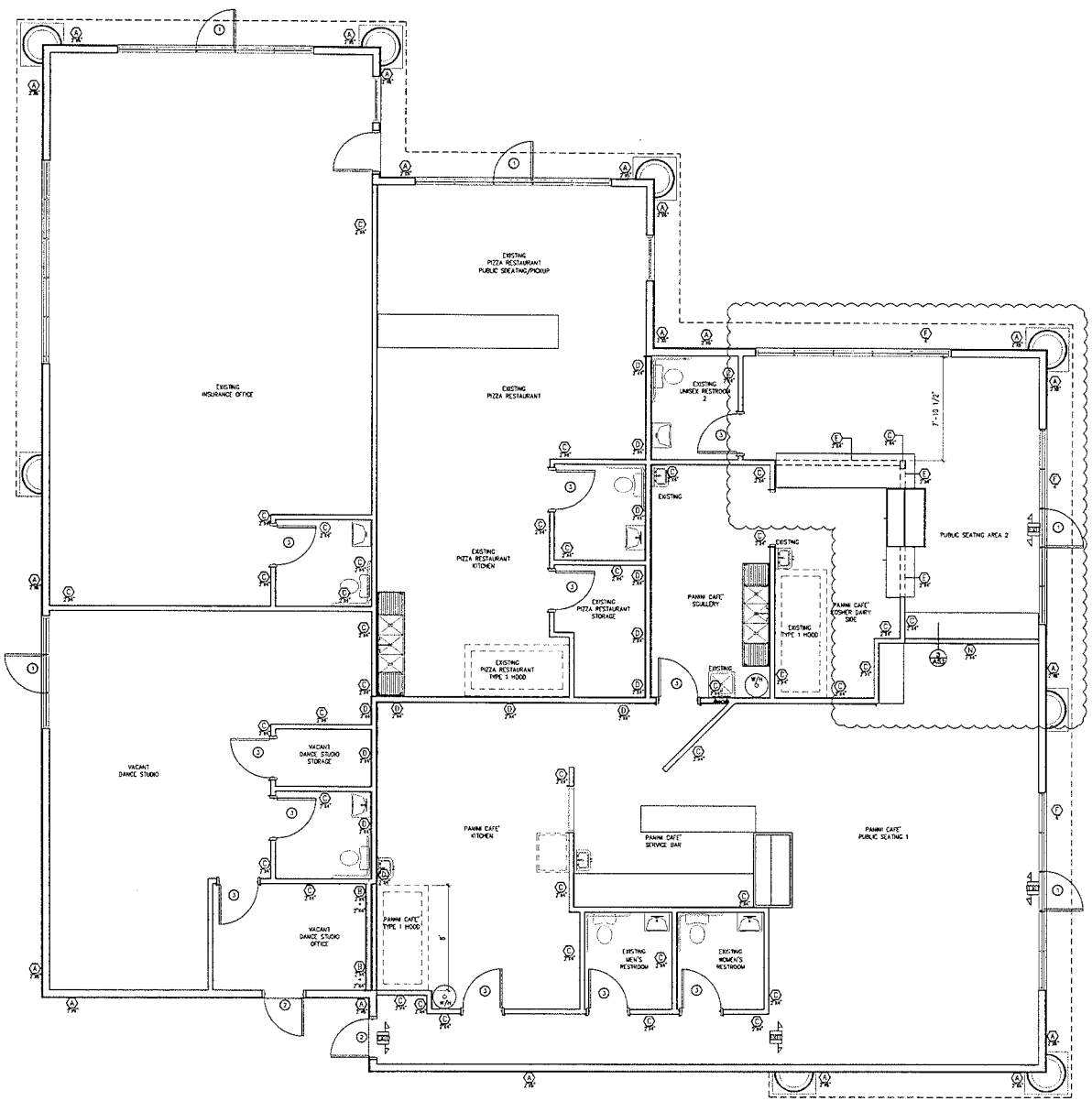
FOR DEPARTMENT USE ONLY

Case #	SUP - 41292
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

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

Revised 10/27/08



EXISTING PLAN

1/4" = 1'-0"

WALL CONSTRUCTION DESCRIPTION

NO.

A — EXISTING EXTERIOR STUD WALL: APPLY 5/8" TYPE 'X' GYP. BOARD ON INTERIOR SIDE OF 2" X 4" O.F. @ 16" O.C. EXTERIOR HAS EXISTING 1/2" O.S.B. SHEATHING W/ 7/8" EXTERIOR CEMENT PLASTER (STUCCO) OVER PAPER-BACKED METAL LATH.

B — EXISTING PARTITION: 2" X 4" O.F. @ 16" O.C. RED- BOLT RUNNER TO CONCRETE SLAB & BRACE TO O.G. BLOCK/BRACE AT 6' MAX. OR MID POINT IF LESS THAN 12' VERTICALLY. 5/8" TYPE 'X' GYP. BOARD TAPED AND SCREWED W/ 1-1/4" 'S' TYPE SELF TAPPING SCREWS SCREW AT 6" EDGE AND 12" FIELD. PROVIDE R-13 OR ACOUSTIC INSUL. ON TOILET RM. OR OFFICE.

C — NEW PONY WALL: 2" X 4" O.F. STUDS @ 16" O.C. W/ SINGLE SILL AND DOUBLED TOP PLATE, 4" SHOT-PINS THRU TO CONC. SLAB - OFFSET LOCATION ON SILL TO 1/3 OFF OF EDGE. 5/8" TYPE 'X' GYP. BOARD TAPED AND SCREWED W/ 1-1/4" 'S' TYPE SELF TAPPING SCREWS. SCREW AT 6" EDGE AND 12" FIELD. PROVIDE 3-3/8" DIA. X .X" X MOT. OF STUD STL. PIPE STIFFENER CORED INTO SLAB 4" MIN. AT ENDS & 4' MAX. BETWEEN PIPES. EPOXY INTO TIGHT FIT FOR NO MOVEMENT. SCREW ADJACENT STUDS TO PIPE, ALTERNATELY. PIPE MAY BE CENTERED IN 4" DEEP POURED IN PLACE CONC. AREA NO SMALLER THAN 18" X 18".

D — STOREFRONT BY KAWNEER10' HIGH W/ TYPE 'A' WALL ABOVE. MULLIONS ARE CLEAR ANOD. FINISH - GLASS IS 1/2" TEMPERED

EXTERIOR / INTERIOR

E — NEW NON-BEARING PARTITION: 2" X 4" O.F. @ 16" O.C. RED- BOLT RUNNER TO CONCRETE SLAB & BRACE TO O.G. BLOCK/BRACE AT 6' MAX. OR MID POINT IF LESS THAN 12' VERTICALLY. 5/8" TYPE 'X' GYP. BOARD TAPED AND SCREWED W/ 1-1/4" 'S' TYPE SELF TAPPING SCREWS SCREW AT 6" EDGE AND 12" FIELD. PROVIDE R-13 OR ACOUSTIC INSUL. ON TOILET RM. OR OFFICE.

DOOR SCHEDULE

NUM.	DOOR SIZE	NEW OR EXISTING	HEADER	MATL.	TYPE	FRAME	HARDWARE	REMARKS
				WOOD / STEEL / TEMP. & ROLL GLASS / ALUMINUM	SOLID CORE / HOLLOW CORE-INSULATED / MTL. ACCESS SWING GATE / OVERSIZE SWING / DOUBLE DOOR / TEMPERED GLASS/FILM / 1HR. RATED FIRE-PROOF GLASS	WOOD - WALNUT / STEEL / ALUMINUM-STOREFRONT / PRESSED MTL.	DEADBOLT / GATE LATCH / LOCKSET / PRIVACY / THRESHOLD / WEATHERSTRIPPING / SECURITY PANIC / PANIC HARDWARE (SEE 8 5/8 PASS. PANIC DEVICE)	
C	3'-0" x 7'-0" x 2"		STOREFRONT	•	•	•	•	1 2 4 5 6
C	3'-6" x 7'-0" x 1 3/4"		(2) 6" 20 GA.	•	•			1 3 4 5
C	3'-0" x 7'-0" x 1 3/4"		(2) 6" 20 GA.	•	•	•	•	1 3 4 5
C	W/ PRE-FAB PACKAGES							
C								
C								

REMARKS

1. PRE-HUNG DOOR & FRAME - SELECTED BY OWNER - MAINTAIN FIRE RATING WHERE REQ'D.
2. INSULATED DOOR.
3. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1" THICK AND FULLY WEATHERSTRIPPED.
4. ALL DOORS SHALL BE INSTALLED WITH A.D.A. APPROVED SELF-CLOSERS AND LEVER HANDLES WHERE LOCKSET REQUIRED. HARDWARE SHALL COMPLY U.B.C. 1003.3.1.9. - NO KEY OR SPECIAL KNOWLEDGE FOR EGRESS SHALL BE REQUIRED. THIS APPLIES TO EXISTING AND NEW DOOR HARDWARE.
5. THE PERIMETER OF DOOR FRAMES SHALL BE SEALED AIRTIGHT TO THE EXTERIOR WALL CONSTRUCTION WITH A SEALANT CONFORMING TO ONE OF THE FOLLOWING FEDERAL SPECIFICATIONS: TT-S-0027, TT-S-00230, TT-S-00153.
6. ALL DOORS TO BE INSTALLED WITH DOOR STOPS AND 10" HIGH MTL. KICK PLATES.
7. PROVIDE 6" X 24" WIRED GLASS VIEWER AND 6" X 18" S.S. PUSH PLATE EA. SIDE OF ELIASON DOOR.
8. PROVIDE AUTOMATIC DOORS WITH OUTWARD SWING EMERGENCY ACTION AND ACTIVATING SENSORS ON EA. SIDE.

PLAN SYMBOLS

- EXIT SIGN - HARD WIRED W/ BATTERY BACKUP
- DUPLEX OUTLET
- WALL SWITCH
- PHONE JACKS
- 4" RECESSED CEILING LIGHT FIXTURE - MR-16 BLACK BAFFLE-ADJUSTABLE EYE
- SMOKE DETECTOR
- EMERGENCY LIGHT - HARD WIRED W/ W/ BATTERY BACKUP
- PROVIDE AT LEAST 1 FOOTCANDLE FOR ALL EXIT ACCESS.
- EXIT SIGN - HARD WIRED W/ BATTERY BACKUP W/ EMERGENCY LIGHT - HARD WIRED W/ W/ BATTERY BACKUP
- EXHAUST FAN - 90 CFM
- MR-16 LIGHT FIXT. ON TRACK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD - TYP. U.N.O.
2. PLUMBER SHALL PROVIDE COMPLETE SERVICE FOR SERVICED AREAS.
3. PLUMBING / ELECTRICAL PENETRATIONS OF 1 HOUR PARTY WALL SHALL MEET REQUIREMENTS U.B.C. '97 SECT. 709.6. SEE SHEET A--- FOR U.L. LISTED ASSEMBLIES.
4. AIR HANDLER - MECHANICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS WITH UNIT DESIGN, LAYOUT, DIMENSIONS, ETC., FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. FRAMING CONTRACTOR SHALL VERIFY ROUGH OPENING SIZE AND PLATFORM (IF REQUIRED) WITH MECHANICAL CONTRACTOR. PLUMBING CONTRACTOR SHALL PROVIDE FLOOR DRAIN AT GROUND LEVEL FOR ALL CONDENSATE LINES FROM MECHANICAL UNIT ABOVE - VERIFY WITH MECHANICAL CONTRACTOR.

MUA — EVAP. COOLER DIFFUSER HOOD MAKE-UP AIR

SUPPLY AIR DIFFUSER- XXX C.F.M.

RET. — RETURN AIR

FLOURESCENT 24" X- " FIXTURE W/ SUSPENDED T-BAR DLC W/ SMOOTH OPAL LENSE. LITHONIA TAL TOTAL VAN-DRIVA 24" X 48"

24" X24"

RECESSED FIRE EXTINGUISHER CABINET

WALL MOUNTED FLOURESCENT LIGHT FIXT. - OPAL LENS

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	FLR. HGT.	REMARKS
	NON-SKP. 8" X 8" QUARRY TILE / CARPET W/ PAD / RESILIENT LUXURY TILE (FLOORING-2227-7) / SHEET VINYL / STAINED & SEALED CONCRETE	6" X 6" QUARRY TILE COVED BASE / 4" HIGH STAINED & SEALED CONCRETE COVED BASE / CERAMIC TILE-COVED BASE / WOOD - MATCH CARPET / VINYL/RUBBER COVED BASE	5/8" TYPE 'X' GYP. BD. W/ 3-1/2" BATT INSUL. TO 9'-0" A.F.F. / FAUX FINISH-SEE NOTES / CERAMIC TILE OVER R.S. (GLUE) GYPSUM BOARD UP TO 6'-0" A.F.F. - GYP. BRD FIN. ABOVE / 1/4" GLS. MIRROR W/ S.S. EDGE-4" ABOVE COUNTERTOP	ACOUSTIC TILE SYSTEM - SUSPENDED GRID SYSTEM W/ 2'-0" X 4'-0" ACOUSTIC TILE / GYP. BD. SOFFIT AT BAR SYSTEM / 1'-0" X 2'-0" ACOUSTIC SUSPENDED GRID SYSTEM W/ 2'-0" X 4'-0" ACOUSTIC TILE / PAINTED GYP. BD. CEILING W/ 2" X 2" PLYWOOD FRAME / 1'-0" X 1'-0" ACOUSTIC SUSPENDED GRID SYSTEM W/ 2'-0" X 4'-0" ACOUSTIC TILE / PAINTED GYP. BD. CEILING W/ 2" X 2" PLYWOOD FRAME / NO. DOWN ANGLING WITH BAFFLEBOARDS / PAINT LAYER / PAINTED GYP. BD. CEILING W/ 2" X 2" PLYWOOD FRAME / PAINTED GYP. BD. CEILING W/ 2" X 2" PLYWOOD FRAME		
PUBLIC AREA - SEATING	•	•	• •	• •	9'-0"	1 2 3
KITCHEN	•	•	• •	• •	9'-0"	1 2 3
KIT.-HOOD/COOKING AREA	•	•	• •	•	9'-0"	1 2 3
SERV. BAR COUNTER-PUBLIC SIDE	•	•	• •	• •	9'-0"	1 2 3
SERV. BAR AREA BEHIND COUNTER	•	•	• •	• •	9'-0"	1 2 3
HALL	•	•	• •	• •	9'-0"	1 2 3
WOMEN'S RESTROOM	•	•	• •	• •	9'-0"	1 2 3
MEN'S RESTROOM	•	•	• •	• •	9'-0"	1 2 3

REMARKS

1. SET WALL SCHEDULE-- FOR GYPSUM BOARD REQUIREMENTS
2. 5/8" TYPE 'X' GYPSUM BOARD IS ON NONE AND ONE-HOUR RATED WALLS - ALL JOINTS AND PENETRATIONS SHALL BE FIRE TAPED - SEE OVERALL BUILDING PLANS FOR LOCATIONS.
3. 5/8" TYPE 'X' GYPSUM BOARD ON INTERIOR SIDE OF EXTERIOR WALLS - TYPICAL

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SUP-41292

IGNACIO GONZALEZ • ARCHITECTS, INC. •
ARCHITECTURE • INTERIOR DESIGN
HOME DESIGN • URBAN PLANNING
3816 SIGNATURE, HAVRE, MT. 59501
(702) 401-1397 FAX: (702) 920-8137
E-MAIL: ignacio@ignacioarch.com

PROJECT OWNER:
MR. DROR ARDANY
2321 W. FORT APACHE
LAS VEGAS, NEVADA

PANINI CAFE' RENOVATION

INTERIOR TENANT IMPROVEMENT
LAS VEGAS (CLARK COUNTY), NV.

EXISTING RESTAURANT BROUGHT UP TO CODE
2321 W. FORT APACHE

MODIFIED FLOOR PLAN
WALL, DOOR, AND FINISH SCHEDULES

NO.	REVISION	DATE
1	PLANNING SUBMISSION	4-27-10
2	DEMOLITION OF EXISTING PARTITION AND EXISTING NON-BEARING PARTITION REMOVED	

IGNACIO J. GONZALEZ — REGISTERED — No. 3883 — STATE OF NEVADA

WHITE IS MONEY TO MARK

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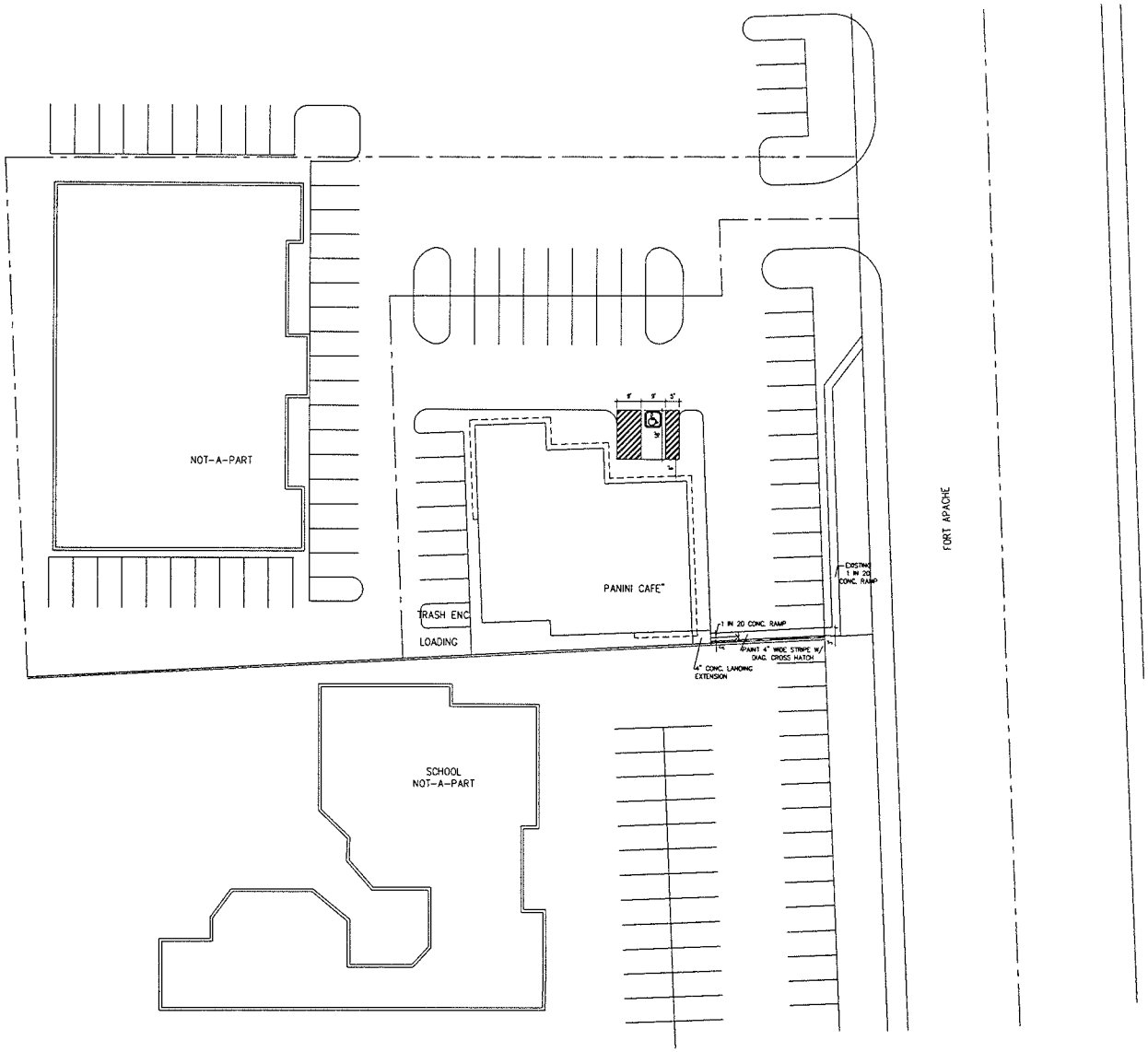

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ARCHITECTURAL SITE PLAN
1" = 20'

SUP-41292

IGNACIO GONZALEZ
* ARCHITECTS, INC. *
ARCHITECTURE • INTERIOR DESIGN
PLANS DESIGN • SPACE PLANNING
2545 KEMPER DR. LAS VEGAS NV. 89156
(702) 491-1277 FAX (702) 920-8137
E-MAIL Ignacio@IgnacioArch.com

PANINI CAFE' RENOVATION

INTERIOR TENANT IMPROVEMENT
LAS VEGAS (CLARK COUNTY), NV.

EXISTING RESTAURANT BROUGHT UP TO CODE
2321 W. FORT APACHE

MR. DROR MIDIANY
2321 W. FORT APACHE
LAS VEGAS, NV.

PROJECT OWNER

ARCHITECTURAL SITE PLAN

NO.	DESCRIPTION	DATE
1	A.D.A. ACCESS TO P-L-T WORKED	4-22-10

IGNACIO GONZALEZ REGISTERED No. 3883 ARCHITECT STATE OF NEVADA

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20080402 04-22-08 SHEET # A1.0

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Moreno
AND ASSOCIATES, INC.

Gregory E. Borgel
Vice President
Planning and Development Services

January 24, 2011

Planning Department
City of Las Vegas
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a special use permit to allow a service bar (beer and wine) at the Panini Cafe, APN 163-07-501-012, together with a waiver of the required separation from a child care facility (reduction to zero) and to a synagogue (approximately 360' separation).

1. The use is permitted in the district subject to a special use permit, and is a normal incidental use to an Italian restaurant.

2. The surrounding development is entirely commercial; the adjacent child care facility has indicated they do not object to the proposal.

3. No external change to the existing building is contemplated. Internal changes will only be as needed to meet city codes.

Greg Borgel

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MAR 24 2011

300 S. 4th Street, #1500 • Las Vegas, NV 89101
Ph 702-383-8953 *Fax 702-383-8845*

SUP-41292

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

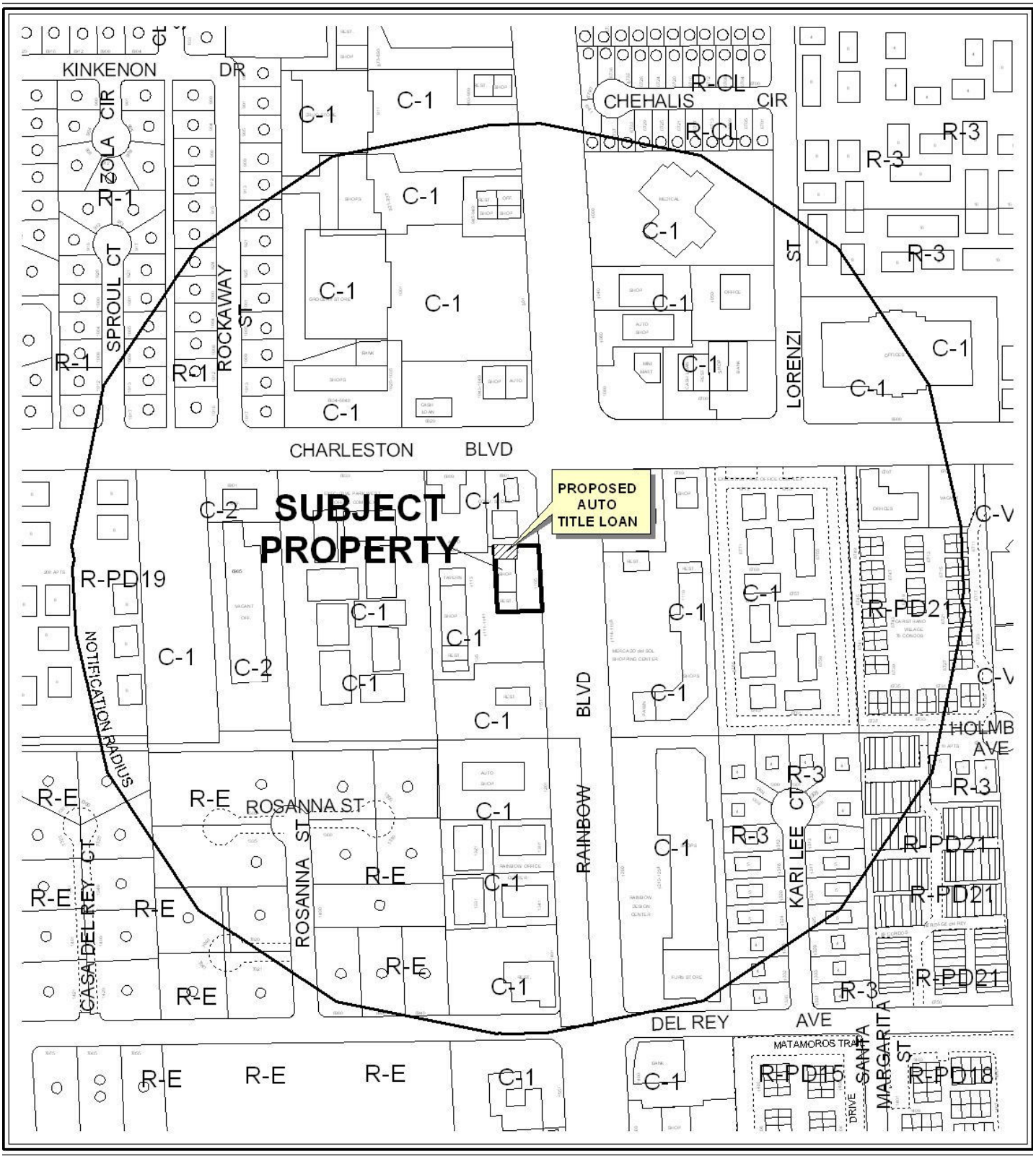
SUBJECT:
SUP-41298 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: RAINBOW CHARLESTON PLAZA, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 964 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1000 FEET IS REQUIRED AND A 964 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE-FEET IS THE MINIMUM REQUIRED at 1105 South Rainbow Boulevard, Suite #101 (APN 163-03-501-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41298**

RADIUS: 1000 FEET

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

N



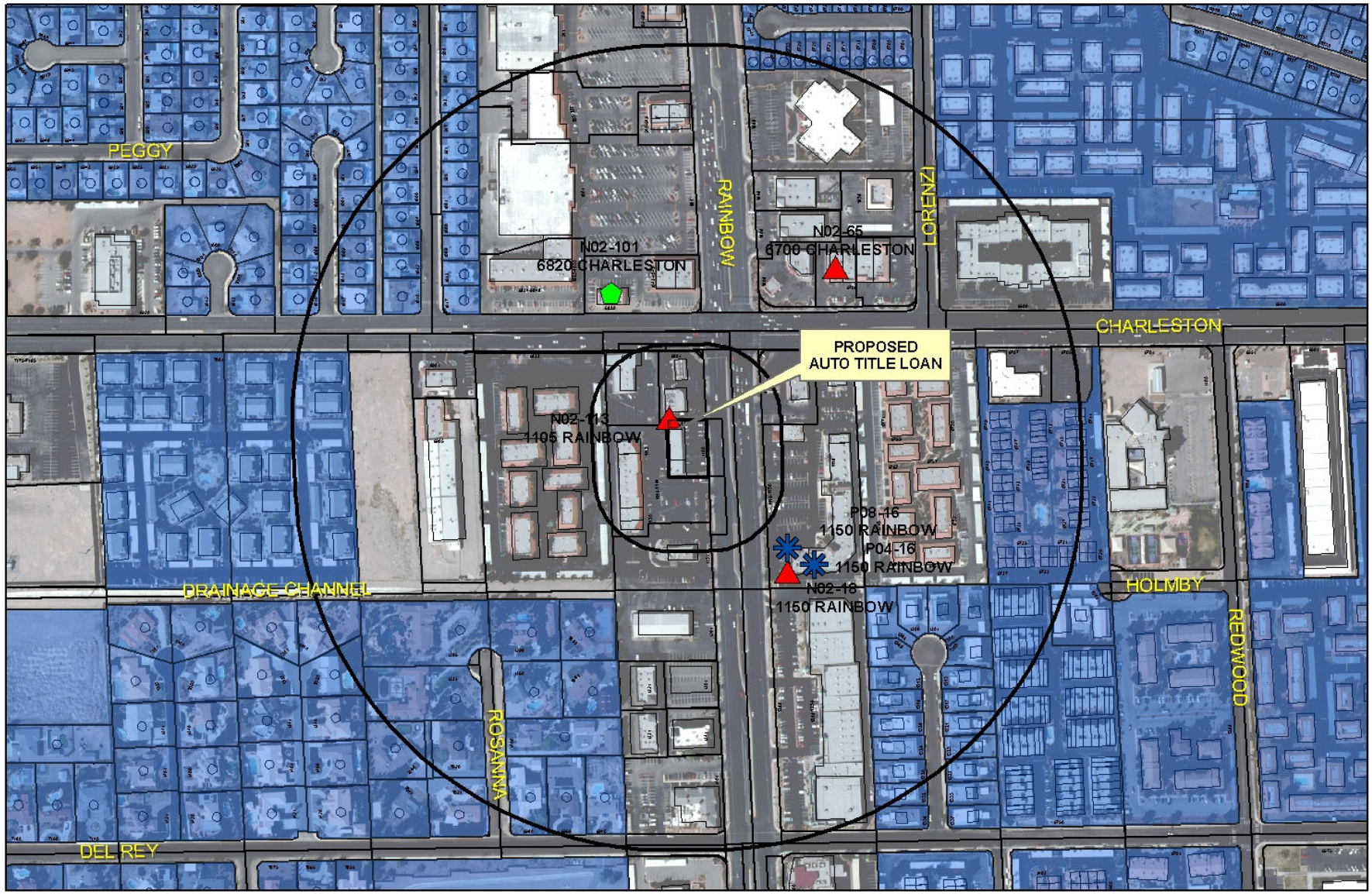
0 300 600 Feet

CASE: **SUP-41298**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-41298
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 220 440 880 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41298** APN: 163-03-501-012

Name of Property Owner: Rainbow Charleston Plaza, LLC

Name of Applicant: Koster Finance, LLC

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Deborah Martinez

Print Name: Deborah Martinez

Subscribed and sworn before me

This 8th day of March, 20 11

Deborah J. Dellitch

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBORAH J. DELLITCH
Appt. No. 01-68067-1
My Appt. Expires March 11, 2013

RECEIVED
MAR 24 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1105 S. Rainbow Blvd., Suite 101

Project Name Koster's Cash Loans #3 **Proposed Use** Title Loan

Assessor's Parcel #(s) 163-03-501-012 **Ward #** 1 - Tarkanian

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 1400 **Floor Area Ratio**

Gross Acres 0.38 acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Rainbow Charleston Plaza, LLC **Contact** Buffalo Realty

Address 353 E. Irwin Ave **Phone:** (702) 767-7633 **Fax:** (702) 896-8872

City Las Vegas **State** NV **Zip** 89183-4604

E-mail Address

APPLICANT Koster Finance, LLC **Contact** Paul M. Smith

Address 4170 S. Decatur Blvd., Suite B-5 **Phone:** NV **Fax:** (702) 247-9687

City Las Vegas **State** NV **Zip** 89103

E-mail Address PSmith@KosterFinance.com

REPRESENTATIVE BUFFALO REALTY **Contact** DEBORAH MARTINEZ

Address P.O. BOX 232331 **Phone:** 733-1522 **Fax:** 583-7958

City LAS VEGAS **State** NEVADA **Zip** 89105

E-mail Address buffalorealty@cox.net

Property Owner Signature* Deborah Martinez

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Deborah Martinez

Subscribed and sworn before me

This 8th day of March, 20 11.

Deborah J. Dellitch

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBORAH J. DELLITCH
Appt No. 01-68067-1
My Appt Expires March 11, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-41298
Meeting Date:	5-10-11
Total Fee:	1030.00
Date Received:*	3-24-11
Received By:	JFmed

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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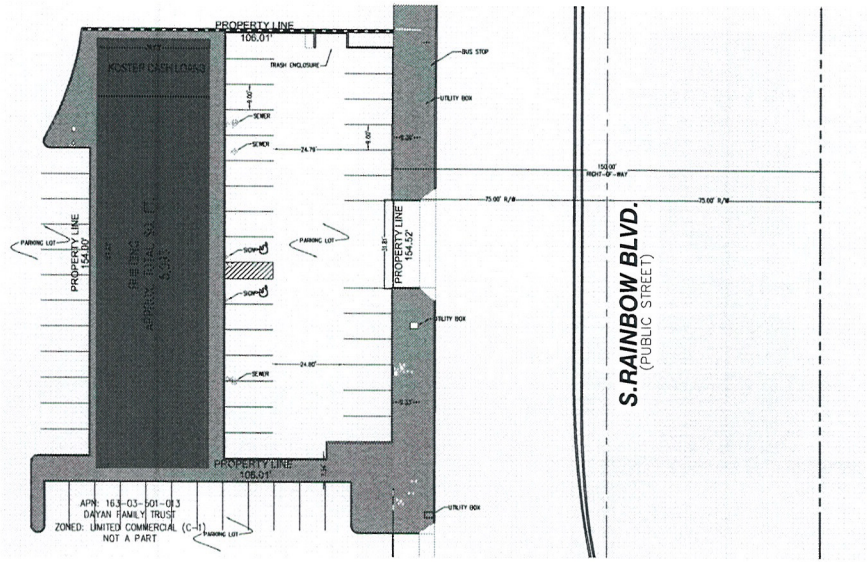
MAR 24 2011

Revised 10/27/08



SITE PLAN
SCALE: 1"=30'
NORTH

GRAPHIC SCALE
NORTH
(IN FEET)
1 inch = 30 ft.

LEGEND

- CENTER LINE (TYP)
- CURB AND GUTTER
- RIGHT OF WAY
- BUILDING OVERHANG
- EXISTING ELECTRIC (TYP)
- EXISTING WATER (TYP)
- PEDESTRIAN SIGNAL
- EXISTING HANDICAP RAMPS (TYP)
- EXISTING REMOVABLE BOLLARD (TYP)
- PIPE BOLLARDS(TYP)

SITE CALCULATIONS

SQUARE FOOTAGES:

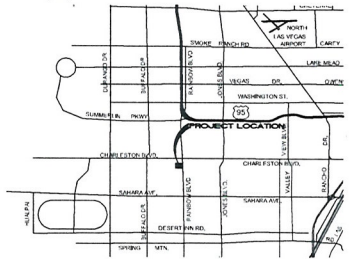
PROPERTY SIZE	0.38 ACRES
OVERALL BUILDING SIZE	5993 SQ. FT.
KOSTER'S RETAIL	963.58 SQ. FT.

PARKING:

TOTAL EX. PARKING SPACES	28 TOTAL
TOTAL EX. HANDICAP SPACES	2 TOTAL
KOSTER'S RETAIL REQUIRED SPACES	1 (MIN. 5 PER 1000 SQ.FT)

PROPERTY INFORMATION

PARCEL NUMBER: 139-35-501-001
OWNER NAME: RAINBOW CHARLSTON PLAZA, LLC
SITE ADDRESS: 1105 S. RAINBOW #101 LAS VEGAS, NV 89117
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT



VICINITY MAP

NOT TO SCALE

DRAWING DISCLAIMER:

THIS DISCLAIMER APPLIES TO ALL IDEAL SOLUTIONS CUSTOMERS AS WELL AS ANY PARTY USING THESE DRAWINGS TO OBTAIN INFORMATION NEEDED TO ORDER, COORDINATE, CONSTRUCT, FABRICATE, OR INSTALL MATERIALS FOR THIS PROJECT.THIS ALSO APPLIES TO ALL CONTRACTORS AND TRADES.
THIS DRAWING IS AN INTERPERTATION OF THE PROJECT BY IDEAL SOLUTIONS. THIS DRAWING WAS GENERATED FOR IDEAL SOLUTIONS CLIENT. THE INTERPERTATION OF THESE DRAWINGS IS AFFECTED BY THE INFORMATION GIVEN TO IDEAL SOLUTIONS BY ITS CLIENT AS WELL AS INDUSTRY STANDARDS AND TECHNICAL INFORMATION. IN CASES WHERE IDEAL SOLUTIONS IS NOT PROVIDED WITH THE NECESSARY INFORMATION, IT WILL BE IDEAL SOLUTIONS DECISION WETHER TO ASSUME, EXTRAPOLATE OR OMIT THIS INFORMATION IN ORDER TO COMPLETE THE DRAWINGS. IT IS THE RESPONSIBILITY OF IDEAL SOLUTIONS CLIENT (OR END USER IF APPLICABLE) TO REVIEW THE PLAN DRAWINGS. IDEAL SOLUTIONS NOR IT'S DRAFTSMAN SHALL NOT BE LIABLE OR RESPONSIBLE FINANCIALLY FOR ANY ERRORS AND/OR OMISSIONS FROM THESE DRAWINGS. ARCHITECTURAL, ENGINEER AND/OR CONTRACTOR APPROVAL DOES NOT RELIEVE IDEAL SOLUTIONS CLIENT FROM REVIEWING THESE DRAWINGS AS NOTED ABOVE.

RECEIVED
MAR 24 2011

NO.	REVISION	BY	DATE APP.	DATE
6				
5				
4				
3				
2				
1				

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA

SHEET:
EXISTING SITE PLAN LAYOUT
1105 S. RAINBOW #101
LAS VEGAS, NV 89117

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 256-1155 FAX: (702) 256-1156 WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4705 S. DURANGO DR.
BLDG #5-2
LAS VEGAS, NV 89113
PH. (702) 947-3600
FAX. 702.247.3687

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/4" = 1'
PROJECT DATE: MARCH. 2011

SHEET
S-2
2 OF 2

SUP-41298

DRAWING GUIDELINES

1. ALL DIMENSIONS SHOWN ON THIS DRAWING SHOULD BE CHECKED/VERIFIED PRIOR TO THE ORDERING OF ANY MATERIALS AND PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS

2. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF A FULL SET OF ARCHITECTURAL DRAWINGS. SOME PERIMETER CONDITIONS MAY BE SHOWN AS UNKNOWN. THESE CONDITIONS SHOULD BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION FOR THEIR EFFECT ON THE WORK BEING PERFORMED.

3. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF STRUCTURAL DRAWINGS. THIS MAY AFFECT THE LOCATION AND SIZING THE STRUCTURAL LAYOUT IN THESE AREAS SHOULD BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF THE WORK

DRAWING DISCLAIMER:

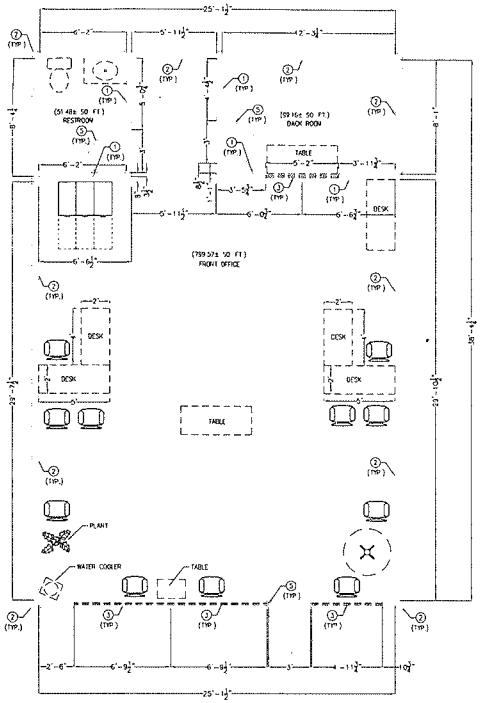
THIS DISCLAIMER APPLIES TO ALL IDEAL SOLUTIONS CUSTOMERS AS WELL AS ANY PARTY USING THESE DRAWINGS TO OBTAIN INFORMATION NEEDED TO ORDER, COORDINATE, CONSTRUCT, FABRICATE, OR INSTALL MATERIALS FOR THIS PROJECT.THIS ALSO APPLIES TO ALL CONTRACTORS AND TRADES.
THIS DRAWING IS AN INTERPERTATION OF THE PROJECT BY IDEAL SOLUTIONS. THIS DRAWING WAS GENERATED FOR IDEAL SOLUTIONS CLIENT. THE INTERPERTATION OF THESE DRAWINGS IS AFFECTED BY THE INFORMATION GIVEN TO IDEAL SOLUTIONS BY ITS CLIENT AS WELL AS INDUSTRY STANDARDS AND TECHNICAL INFORMATION. IN CASES WHERE IDEAL SOLUTIONS IS NOT PROVIDED WITH THE NECESSARY INFORMATION, IT WILL BE IDEAL SOLUTIONS DECISION WETHER TO ASSUME, EXTRAPOLATE OR OMIT THIS INFORMATION IN ORDER TO COMPLETE THE DRAWINGS. IT IS THE RESPONSIBILITY OF IDEAL SOLUTIONS CLIENT (OR END USER IF APPLICABLE) TO REVIEW THE PLAN DRAWINGS. IDEAL SOLUTIONS NOR IT'S DRAFTSMAN SHALL NOT BE LIABLE OR RESPONSIBLE FINANCIALLY FOR ANY ERRORS AND/OR OMISSIONS FROM THESE DRAWINGS. ARCHITECTURAL, ENGINEER AND/OR CONTRACTOR APPROVAL DOES NOT RELIEVE IDEAL SOLUTIONS CLIENT FROM REVIEWING THESE DRAWINGS AS NOTED ABOVE.

EXISTING CONDITIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL EXISTING JOB CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING WORK SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION THE CLIENT AND IDEAL SOLUTIONS FOR POSSIBLE CLARIFICATION OR RECONCILIATION

ADA AND LEGAL DISCLAIMER

THIS DOCUMENT IS NOT REPRESENTED TO COMPLY WITH ALL REQUIREMENTS CONTAINED IN THE ADA OR OTHER LAWS. IDEAL SOLUTIONS IS NOT LICENCED TO INTERPRET LAWS OR GIVE ADVISE CONCERNING LAWS. THE OWNER SHOULD HAVE THIS DOCUMENT REVIEWED BY HIS ATTORNEY TO DETERMINE LEGAL COMPLIANCE



EXISTING FLOOR PLAN
SCALE 1/4" = 1'

NORTH

CONTRACTOR'S NOTE

EXISTING POWER AND UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING POWER AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. IDEAL SOLUTIONS ASSUMES NO RESPONSIBILITY FOR POWER AND UTILITIES NOT SHOWN OR POWER AND UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

LEGEND

EXISTING	
EX. TO BE REMOVED	WH — EX. WATER HEATER
PROPOSED	
EX. GFI OUTLET	
EX. STANDARD OUTLET	EXISTING DOOR
EX. 125V 30A OUTLET	
EX. FOUR PLEX OUTLET	
EX. JUNCTION BOX	EXISTING TOILET
EX. OUTLET	
EX. DATA JACK	EXISTING WALL
EX. TELEPHONE JACK	
EX. TELEVISION JACK	EXISTING WINDOW
EX. SINGLE SWITCH	EXISTING TABLE

KEY NOTES - EX. FLOOR PLAN

1. EXISTING INTERIOR WALL
2. EXISTING EXTERIOR WALL
3. EXISTING WINDOW
4. EXISTING SLIDING GLASS DOOR
5. EXISTING STANDARD DOOR
6. EXISTING POCKET DOOR

ABBREVIATIONS

DO	DOOR OPENING	SIM	SIMILAR	SPAND	SPANDREL
REQ'D	REQUIRED	VER	VERIFY	INSUL	INSULATION
OPP	OPPOSITE	PTD	PAINTED		
BO	BY OTHERS	WC	WATER CLOSET		
FV	FIELD VERIFY	WH	WATER HEATER		
ANG	ANGLE	WDW	WINDOW		
SHT	SHEET	EA	EACH		
DTL	DETAIL	FLR	FLOOR		
ELEV	ELEVATION	EXT	EXTERIOR		
SURF	SURFACE	INT	INTERIOR		

CALCULATIONS

NAME	SQUARE FOOTAGE	USAGE
FRONT OFFICE	799.57	X
BACK ROOM	99.16	X
RESTROOM	51.48	X
TOTAL OVERALL INTERIOR SQUARE FOOTAGE		963.58

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MAR 24 2011

PROPERTY INFORMATION

PARCEL NUMBER 163035010 12
OWNER NAME RAINBOW CHARLESTON PLAZA LLC
SITE ADDRESS 1105 S RAINBOW #101 LAS VEGAS, NV 89117
ZONING (C-1) LIMITED COMMERCIAL DISTRICT
ESTIMATED INTERIOR SQUARE FOOTAGE 963.58 SQ FT

NO.	REVISION	BY	DATE	APP	DATE
6					
5					
4					
3					
2					
1					

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA
SHEET

EXISTING FLOOR PLAN LAYOUT
1105 S. RAINBOW #101
LAS VEGAS, NV 89117

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTANTS SERVICES
3551 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 258-3553 FAX: (702) 258-3553 WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4170 S DECATUR BLVD
STE 3
LAS VEGAS, NV 89103
PH. 702 247 9600
FAX. 702 247 9607

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/4" = 1'
PROJECT DATE: MARCH 2011

SHEET
S-2
2 OF 2

SUP-41298

KOSTER FINANCE, LLC
4170 S. Decatur Blvd. Suite B-5 ▪ Las Vegas, Nevada 89103 ▪ phone 702.248.0110 ▪ fax 702.247.9687

February 24, 2011

RE: Parcel Number 163-03-501-012

City of Las Vegas
Planning and Development
333 N. Rancho Rd.
Las Vegas, NV 89101

To Whom It May Concern,

Attached is an application for a Special Use Permit that is being submitted for your approval. The parcel for which the Special Use Permit is being sought currently houses a Koster's Cash Loans location that is licensed to do High-Interest Loans. Koster's would like to expand our services to include Check Cashing, Deferred Deposit, and Title Loans at this site.

Koster Finance, LLC d/b/a Koster's Cash Loans would like to request a waiver of the 1000 foot separation requirement as this location is 150 feet from an existing Financial Institution Specified use. Koster's would also like to request a waiver of the requirement that the portion of the building dedicated to this use be 1,500 sq. ft. or greater, as this location is 1,040 sq. ft.

The hours of operation will not extend beyond the hours of 08:00 and 23:00, and no additional parking is required for this site pursuant to Title 19.04.

Should you require anything further, please do not hesitate to call me. I can be reached at my office (702-248-0110) or on my cell phone (702-296-6324).

Respectfully,

Paul M. Smith
Executive Admin. Assistant
Koster Finance, LLC

RECEIVED
MAR 24 2011

SUP-41298

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

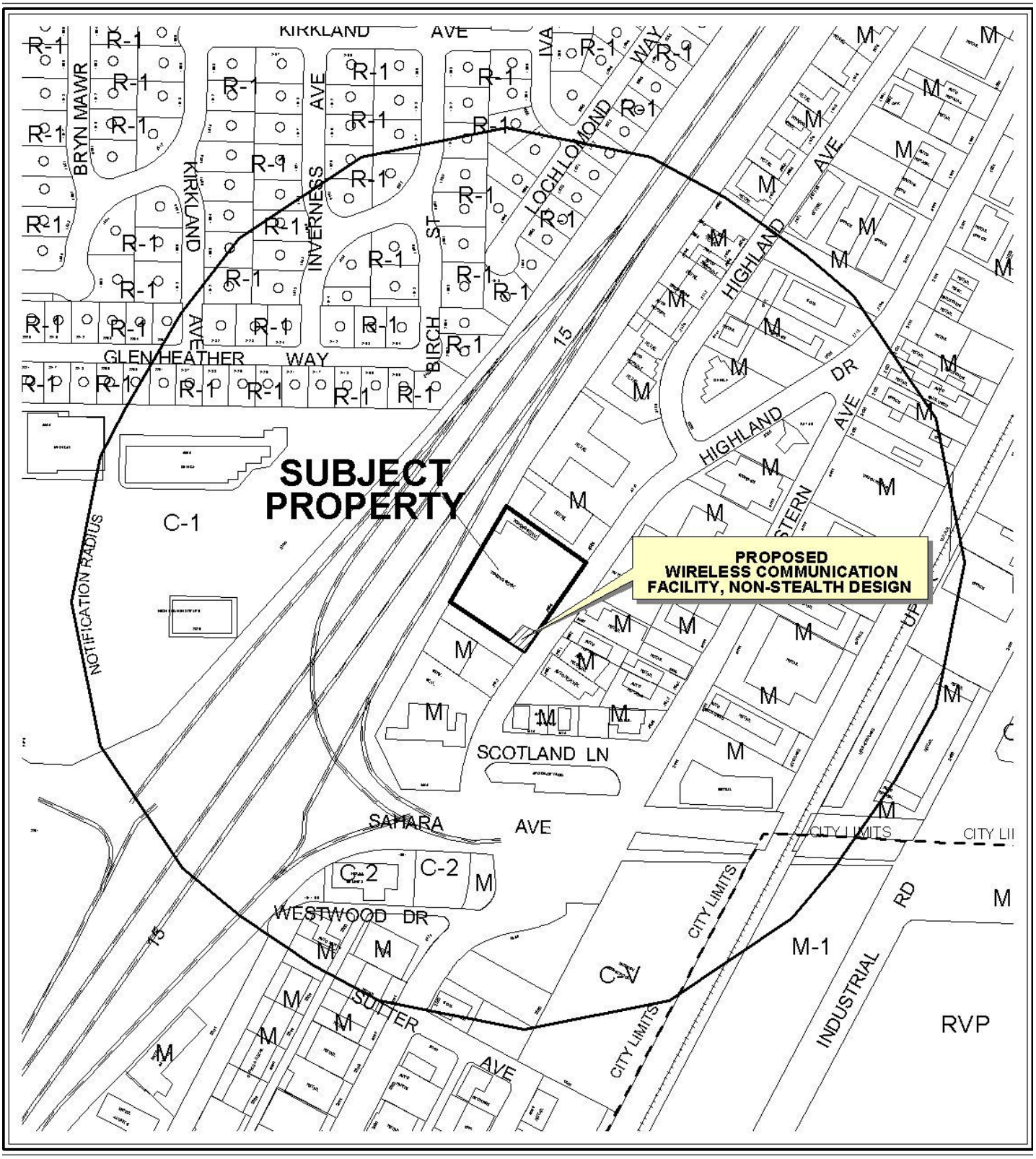
SUBJECT:
SUP-41299 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC. - Request for a Special Use Permit FOR A PROPOSED 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (MONOPOLE) at 2400 Highland Drive (APN 162-04-402-004), M (Industrial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-41299**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



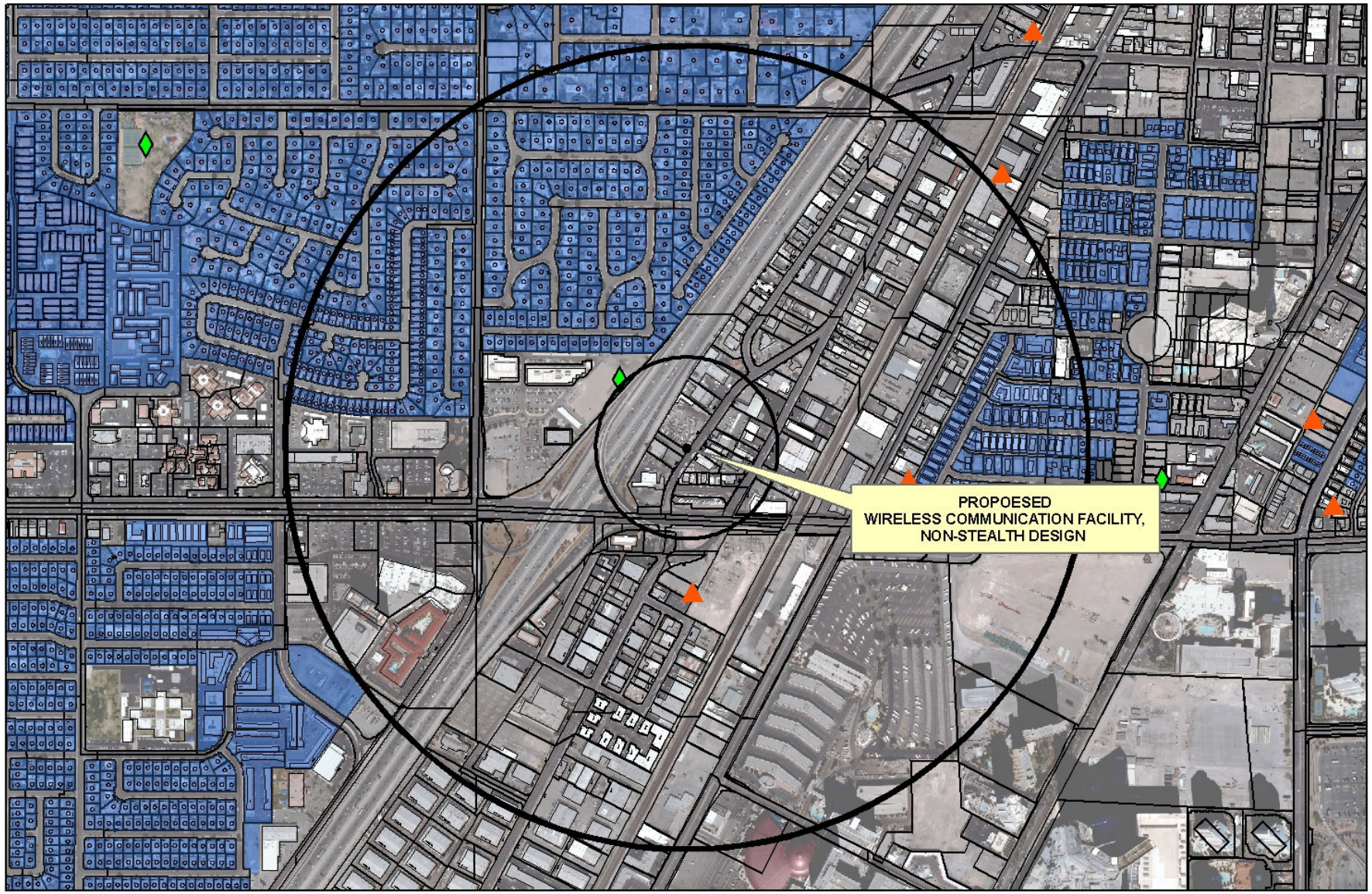
0 300 600 Feet

CASE: **SUP-41299**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-41299
Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

- Subject Cell Tower
- Residential Property
- 600ft & 1/2 mile Buffer

0 500 1,000 2,000 Feet

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41299** APN: 1962-04-402-004

Name of Property Owner: John Bielinski

Name of Applicant: T-Mobile

Name of Representative: Spectrum Surveying & 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: _____

Print Name: JOHN BIELINSKI

Subscribed and sworn before me

This 19th day of January, 20 11

Josephine L. Devine

Notary Public in and for said County and State

JOSEPHINE L. DEVINE
Notary Public State of Nevada
No. 07-4909-1
My appt. exp. Sept. 25, 2011

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MAR 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2400 Highland Drive

Project Name VG08690B Storage Yard **Proposed Use** _____

Assessor's Parcel #(s) 162-04-402-004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER AD America Inc. **Contact** John Bielinski

Address 2310 Highland Drive. **Phone:** 696-0473 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address _____

APPLICANT T-Mobile **Contact** D Huggard

Address 4175 S. Riley Street Ste 101 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89147

E-mail Address _____

REPRESENTATIVE Spectrum Surveying & Engineering **Contact** D. Huggard

Address 8905 W. Post Road, Suite 100 **Phone:** 367-7705 x228 **Fax:** 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address dhuggard@spectrumse.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 JOHN V BIELINSKI

Subscribed and sworn before me

This 14th day of January, 20 11.

_____

Notary Public in and for said County and State

JOSEPHINE L. DEVINE
Notary Public State of Nevada
No. 07-4909-1
My appt. exp. Sept. 25, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41299
Meeting Date:	5/10/11 PC
Total Fee:	$530
Date Received:*	3/24/11
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.

RECEIVED
MAR 24 2011

f:\depot\Application Packet\Application Form.pdf

OMNIPOINT DBA T-Mobile

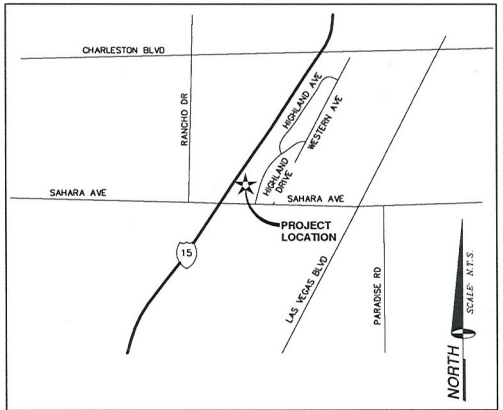
STORAGE YARD
VG08690B

2400 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89102

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF PANEL ANTENNAS AT A 77' CENTERLINE MOUNTED ON A NEW 80' MONOPOLE
- INSTALLATION OF A T-MOBILE RADIO EQUIPMENT ON A CONCRETE PAD
- INSTALLATION OF ONE GPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- INSTALLATION OF AN 8' BLOCK WALL
- INSTALLATION OF (2) 4' WIDE SOLID METAL GATES

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
T-MOBILE
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROPERTY INFORMATION

OWNER:	AD AMERICA INC J. BIELINSKI 2310 HIGHLAND DR. LAS VEGAS, NEVADA 89102
CONTACT: PHONE:	JOHN BIELINSKI (702) 696-0473
AREA OF CONSTRUCTION:	500± SQ. FT.
OCCUPANCY TYPE:	U
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	INDUSTRIAL DISTRICT (M)
JURISDICTION:	CITY OF LAS VEGAS
ELEVATION:	2052.03'
APN:	162-04-402-004
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION:	■ OUTDOOR ☐ INDOOR
EQUIPMENT SHELTER:	☐ YES ■ NO
ANTENNA LOCATION:	■ NEW MONOPOLE ☐ SELF SUPPORT TOWER ☐ EXISTING MONOPOLE ☐ ROOF TOP ☐ EXISTING TOWER ☐ OTHER

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2006
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2006
5. NATIONAL ELECTRIC CODE 2005
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2000

CODE COMPLIANCE

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	2
A3	ELEVATIONS	2

ISSUED FOR: ZONING

SHEET INDEX

TITLE	SIGNATURE	DATE
RF ENGINEER		
OPE PROJECT MANAGER		
LANDLORD		
FIELD ENGINEER		
DEVELOPMENT SUPERVISOR		
CONSTRUCTION PROJECT MANAGER		
FIELD OPS MANAGER		

APPROVAL LIST

OMNIPOINT T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:
STORAGE YARD
VG08690B
2400 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89102

CURRENT ISSUE DATE: 02/04/11

ISSUED FOR: ZONING

REV.	DATE:	DESCRIPTION:	BY:
2	02/04/11	ZONING REVISION	J.C.
1	01/12/11	100% ZONING	J.C.
0	12/16/10	90% ZONING	J.C.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
J. CAPULE	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE: TITLE SHEET

SHEET NUMBER:	REVISION:
T1	2

VG08690B

RECEIVED
MAR 24 2011

SUP-41299

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED IN BOOK 20050719 AS INSTRUMENT NO. 02179 ALSO BEING LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 10, PAGE 42 OF MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS:

NORTH 32°03'45" WEST, BEING THE CENTERLINE OF HIGHLAND AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 88, PAGE 54 OF MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL #OLV11 4S4 BEING A RIVET & PLATE IN TOP OF CURB AT NORTHEAST CORNER OF SAHARA AVENUE AND TAM ROAD.

ELEVATION: 2052.03 FEET (NAVD 1988)
625.460 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 32003C2170E, DATED SEPTEMBER 27, 2002. AND PER SAID MAP: FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT NO. 5107007497, DATED JANUARY 12, 2011, PREPARED BY CHICAGO TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

3. RESERVATIONS, MINERAL RIGHTS, AND EXCLUSIONS IN THE PATENT FROM THE STATE OF NEVADA.
RECORDED: JANUARY 6, 1928; BOOK 12 OF DEEDS PAGE 465, DOC NO. 27268 OF OFFICIAL RECORDS.
AFFECTS ENTIRE SUBJECT PROPERTY.

4. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED: RECIPROCAL EASEMENTS AGREEMENT
RECORDED: JULY 1, 1976 IN BOOK 637 OF OFFICIAL RECORDS, DOC NO. 596108
AFFECTS ENTIRE SUBJECT PROPERTY.

5. EASEMENTS, DEDICATIONS AND OTHER MATTERS AS SHOWN ON THE RECORDED MAP REFERRED ON FILE IN FILE 10 OF PARCEL MAPS, PAGE 42 OF OFFICIAL RECORDS.
AFFECTS ENTIRE SUBJECT PROPERTY.

6. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT
ENTITLED BILL NO. 96-95 ORDINANCE NO. 4036
EXECUTED BY CITY OF LAS VEGAS/JAN LAVERTY JONES, MAYOR
RECORDED NOVEMBER 22nd, 1996 IN BOOK 961122 OF OFFICIAL RECORDS, DOC NO. 00847
AFFECTS ENTIRE SUBJECT PROPERTY.

7. RECORD OF SURVEY, PERFORMED BY ALLEN L. HAGEN AND FILED IN FILE 100 OF SURVEY, AT PAGE 66 AND RECORDED FEBRUARY 18, 1999 IN BOOK 990218 OF OFFICIAL RECORDS, DOC NO. 00976
DOES NOT AFFECT SUBJECT PROPERTY.

8. RECORD OF SURVEY, PERFORMED BY ALLEN L. HAGEN AND FILED IN FILE 135 OF SURVEY, AT PAGE 08 AND RECORDED DECEMBER 31, 2003 IN BOOK 20031231 OF OFFICIAL RECORDS, DOC NO. 01220.
DOES NOT AFFECT SUBJECT PROPERTY.

10. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED: BILL NO. 2006-25 ORDINANCE NO. 5830 AN ORDINANCE TO ADOPT AN AMENDED AND RESTATED REDEVELOPMENT PLAN, WHICH INCLUDES ADDITIONAL PROPERTY WITHIN THE PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.
RECORDED: JUNE 2, 2006 IN BOOK 20060602 OF OFFICIAL RECORDS, DOC NO. 0001395.
AFFECTS ENTIRE SUBJECT PROPERTY.

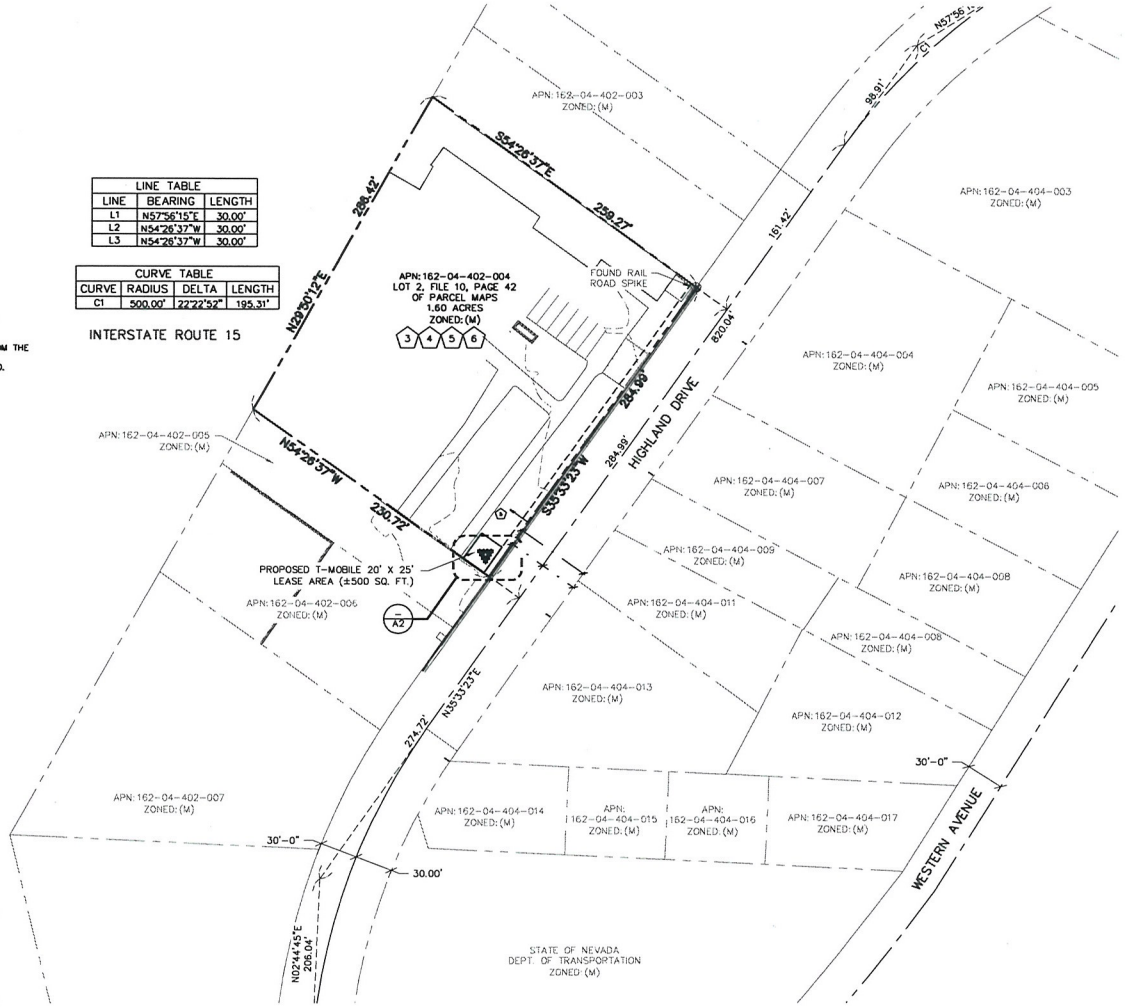
LEGENDS

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED IN BOOK 20050719 AS INSTRUMENT NO. 02179 ALSO BEING LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 10, PAGE 42 OF MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT LYING ON THE NORTHWESTERLY RIGHT-OF- WAY LINE OF HIGHLAND DRIVE (30.00 FEET WIDE); THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG THE SOUTHERLY LINE OF SAID PARCEL, NORTH 54°26'37" WEST, 20.00 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID PARCEL, NORTH 35°33'23" EAST, 25.00 FEET; THENCE SOUTH 54°26'37" EAST, 20.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 35°33'23" WEST, 25.00 FEET TO THE **POINT OF BEGINNING**.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N57°56'15"E	30.00'
L2	N54°26'37"W	30.00'
L3	N54°26'37"W	30.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	500.00'	22°22'52"	195.31'



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP — OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- XXXX — EXISTING 1' CONTOUR
- XXXX — EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. — OFFICIAL RECORD
- POWER POLE

NORTH

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1" = 100'

SCALE: 1" = 100' 1

SITE PLAN

OMNIPOINT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

STORAGE YARD
VG08690B

2400 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89102

CURRENT ISSUE DATE:
02/04/11

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	02/04/11	ZONING REVISION	J.C.
1	01/12/11	100% ZONING	J.C.
0	12/16/10	90% ZONING	J.C.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
J. CAPULE	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: A1
REVISION: 2
VG08690B

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MAR 24 2011

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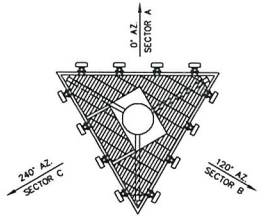


ANTENNA LAYOUT

SCALE: NONE | 3

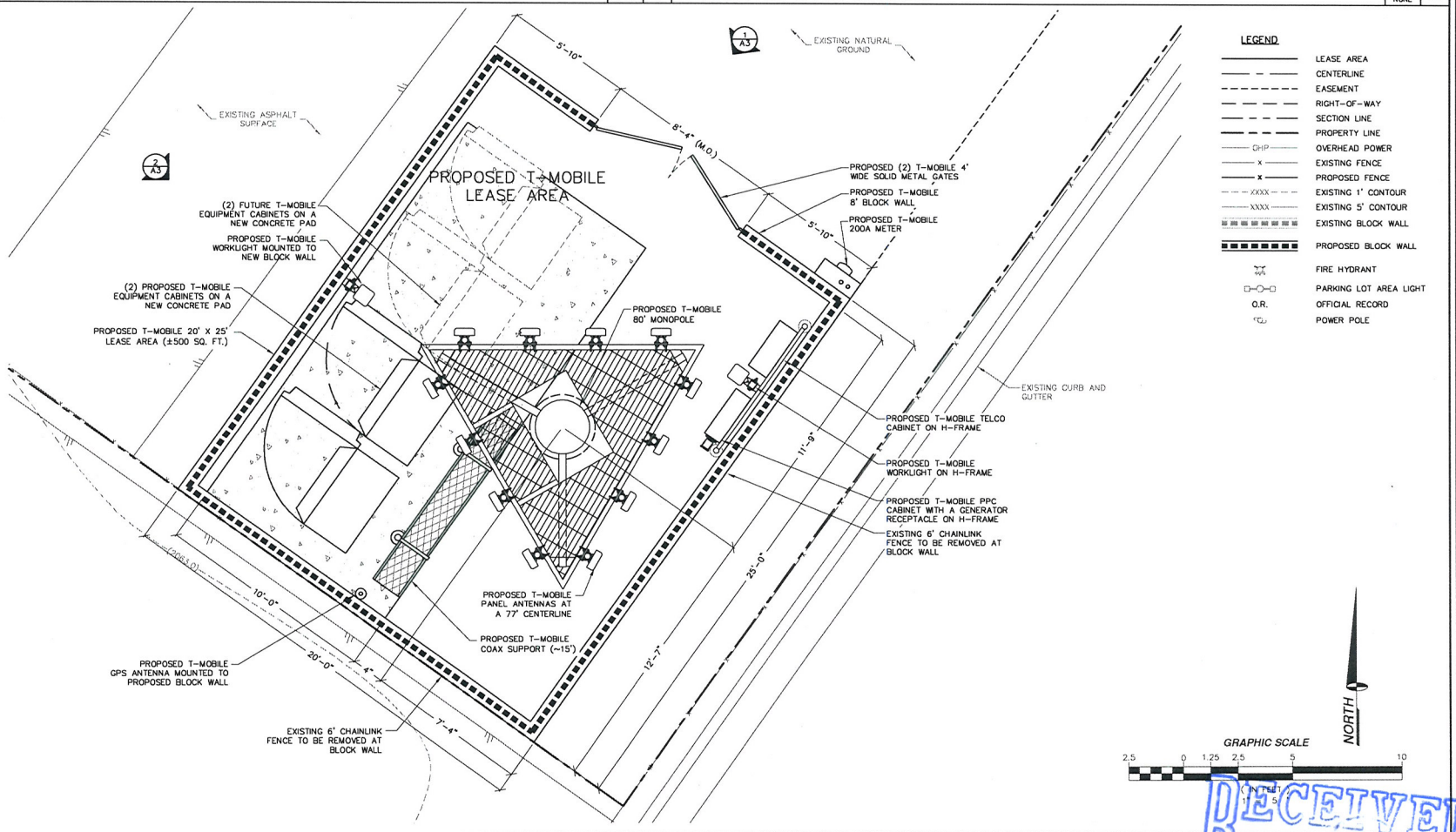
ANTENNA AND CABLE SCHEDULE

SCALE: NONE | 2

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	0°	DR65-19XXDPQ	90' X 8	7/8" COAX		77'	5'	6' (10' MAX)	.
SECTOR B	120°	DR65-19XXDPQ	90' X 8	7/8" COAX		77'	5'	6' (10' MAX)	.
SECTOR C	240°	DR65-19XXDPQ	90' X 8	7/8" COAX		77'	5'	6' (10' MAX)	.
GPS	N/A	TRUE POSITION	30' X 1	1/2" COAX		.	N/A	N/A	.
LMU	N/A	TRUE POSITION	N/A	N/A		.	N/A	N/A	.

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

EQUIPMENT	QUANTITY	EQUIPMENT CABINETS MAKE/MODEL	LATITUDE (NAD83)	LONGITUDE (NAD83)	LATITUDE (WGS84)	LONGITUDE (WGS84)	GROUND LEVEL (AMSL)	COMMENTS
ERICSSON	2	RBS-2106 (OUTDOOR)	N/A	N/A	N/A	N/A	N/A	.



SITE DETAIL

SCALE: 1" = 5' | 1

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MAR 24 2011

SUP-41299

OMNIPOINT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

STORAGE YARD
VG08690B

2400 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89102

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REV.	DATE:	DESCRIPTION:	BY:
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1	01/12/11	100% ZONING	J.C.
0	12/16/10	90% ZONING	J.C.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
J. CAPULE	M. CEFALU	C. WENER

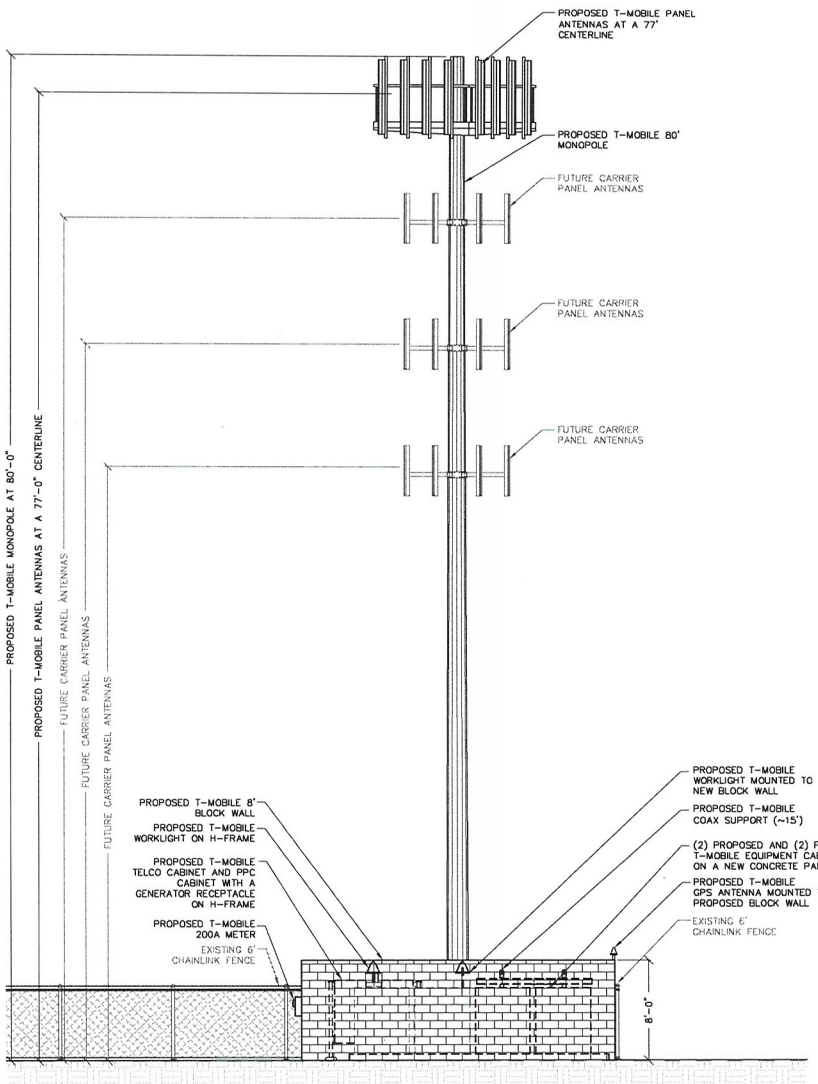
LICENSURE:

SHEET TITLE:

SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

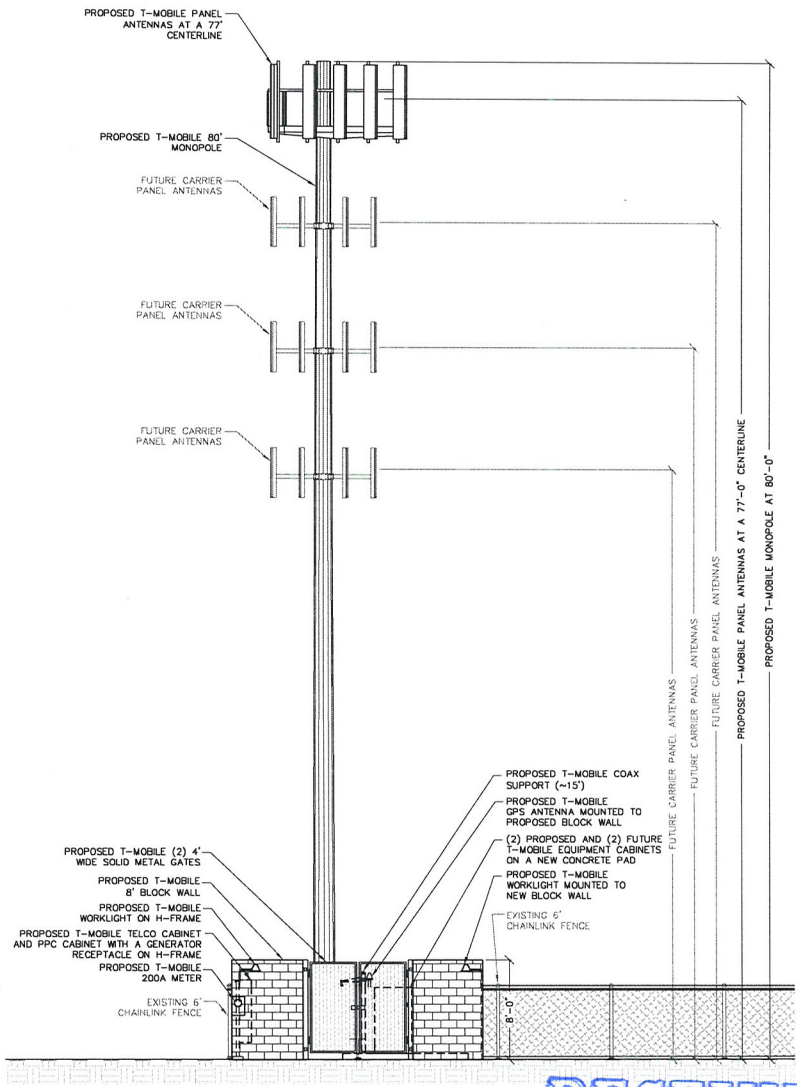
SHEET NUMBER:	REVISION:
A2	2

VG08690B



NORTHWEST ELEVATION

SCALE: 1" = 10' 2



NORTHEAST ELEVATION

SCALE: 1" = 10' 1

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MAR 24 2011

SUP-41299

OMNIPOINT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

STORAGE YARD
VG08690B

2400 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89102

CURRENT ISSUE DATE:

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REV.:	DATE:	DESCRIPTION:	BY:
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PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
J. CAPULE	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:	REVISION:
A3	2

VG08690B

SPECTRUM

7351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

March 15, 2011

City of Las Vegas
731 S. Forth Street
Las Vegas, NV 89101

Reference: Zoning Approval Request
T-Mobile Site VG08690B

Spectrum Surveying & Engineering, on behalf of T-Mobile USA, is submitting a request for a Special Use Permit to allow the construction of a telecommunications facility on a Industrial District (M) zoned parcel. The proposed site location is at 2400 Highland Drive, parcel number 162-04-402-004. This geographic location was selected by T-Mobile USA as a desirable location to work within their existing network of antennas and towers. T-Mobile USA proposes to construct an 80' monopole type multi-user telecommunications tower within an 8' block wall compound. The subject parcel is an existing automobile towing facility. Per the provisions in the City of Las Vegas code, this tower is being proposed as a multi-use tower in order to accommodate additional carriers that will most likely seek additional coverage in the area after the proposed I-15 widening project.

The proposed antennas are required to provide adequate coverage to customers using wireless services in the area. Businesses, governments, emergency services and the general public are all users of cellular technology. The installation of this facility will enhance service coverage and reliability for users in the City of Las Vegas. The Federal Communications Commission determined the wireless system serves the national interest and directly and indirectly benefits all members of the public.

The approval of this application is consistent with the zoning code and does not grant any special privileges above and beyond those of other properties in the vicinity. In addition the approval will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, or injurious to property, resources, or improvements in the vicinity, nor will create any additional impact to the traffic system in the area.

Sincerely,
Spectrum Surveying & Engineering

Damien Huggard
Project Manager

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MAR 24 2011
SUP-41299

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-41300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADVANTAGE RENT A CAR - OWNER: 21 STARS, LTD - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL WITHIN AN EXISTING 96,000 SQUARE-FOOT HOTEL USE at 9090 Alta Drive (APN 138-32-201-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-41300**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41300** APN: 138-32-201-003

Name of Property Owner: 21 STARS LLC

Name of Applicant: ADVANTAGE RENT A CAR

Name of Representative: MARIA ROMANO

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JAMES BRUCE BAYNE

Subscribed and sworn before me

This 24th day of March, 2011

_____

Notary Public in and for said County and State

State of Nevada,
County of Clark.

BRITTNEY S. COBB
Notary Public State of Nevada
No. 08-6901-1
My appt. exp. Apr. 23, 2012

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MAR 23 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9090 Alta Dr. LVNV 89145

Project Name Advantage Rent A Car **Proposed Use** Automobile Rental

Assessor's Parcel #(s) 138-32-201-003 **Ward #** 2

General Plan: existing SC proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 21 Stars LTD **Contact** _____

Address 9999 W. Charleston Blvd **Phone:** _____ **Fax:** _____

City LV **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Advantage Rent A Car **Contact** Maria Romano

Address 7120 Haven St. #200 **Phone:** 216750 **Fax:** 216752

City LV **State** NV **Zip** 89145

E-mail Address mromano@lvcoxmail.com

REPRESENTATIVE See applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James Bruce Bayne

Subscribed and sworn before me

This 24th day of March, 20 11.

Brittney S. Cobb

Notary Public in and for said County and State

State of Nevada, County of Clark.

BRITTNEY S. COBB
Notary Public State of Nevada
No. 08-6901-1
My appt. exp. Apr. 23, 2012

FOR DEPARTMENT USE ONLY

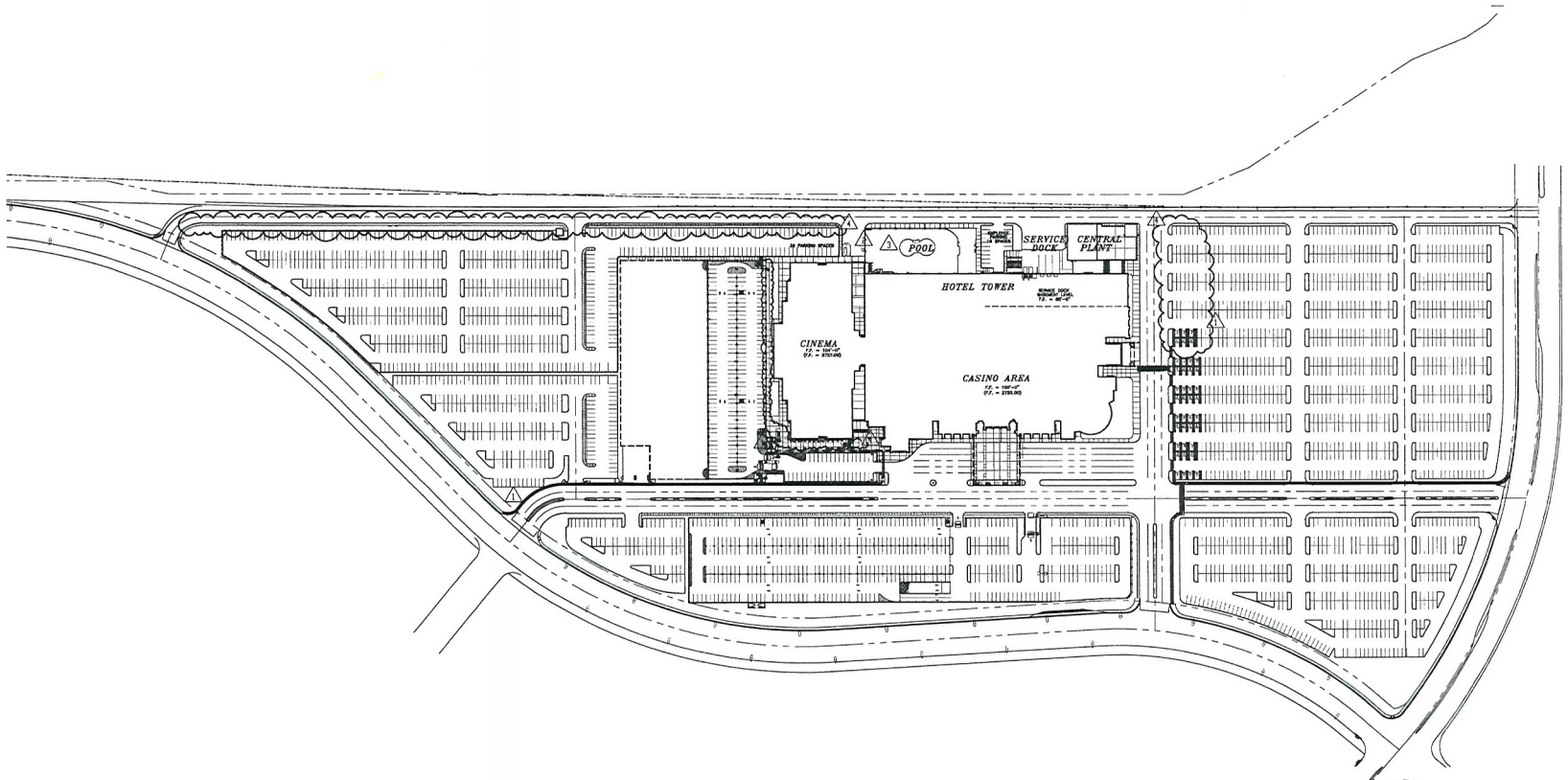
Case #	SUP-41300
Meeting Date:	5-10-11
Total Fee:	1030
Date Accepted:	3-24-11
Accepted By:	JS.

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

PARKING SUMMARY:

PARKING SPACES PROVIDED:

STANDARD (PUBLIC):	2765
STANDARD (EMPLOYEE):	674
ACCESSIBLE (PUBLIC):	32
ACCESSIBLE (EMPLOYEE):	14
TOTAL PARKING SPACES:	3485



1 A0.01 SITE PLAN

PLAN NORTH
SCALE: 1" = 100'

LEGEND:
ACCESSIBLE PATH OF TRAVEL
ACCESSIBLE PARKING SPACE SEE CIVIL DWGS FOR SIGNAGE & DIMENSIONS
E ENCLOSED ACCESSIBLE PARKING SPACE SEE CIVIL DWGS FOR SIGNAGE & DIMENSIONS

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MAR 23 2011
City of Las Vegas

LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIORS
911 Wilshire Boulevard Suite 2800
Los Angeles, California 90017
(213) 629-0100 FAX (213) 629-0070

REV. NO.	DATE	REVISION
7	10/03/00	BULLETIN #213
6	5/08/00	BULLETIN #116 R1
5	4/12/00	BULLETIN #116
4	6/21/99	PLAN CHECK RESUBMITTAL
3	5/24/99	PLAN CHECK SUBMITTAL

KEY PLAN

MANAGER: KAR DRAWN: EAF
DESIGNER: RD CHECKED: AM

PROJECT TITLE
SUNCOAST
HOTEL & CASINO
9090 ALTA DRIVE
LAS VEGAS, NV 89128
PROJECT NUMBER 410498

SHEET TITLE
SITE PLAN
DATE 21 JUNE, 1999
SHEET NUMBER A0.01

LEO A DALY

J:\410498\DWG\A\A001.DWG 10/04/2000 09:22 ed

SUP-41300

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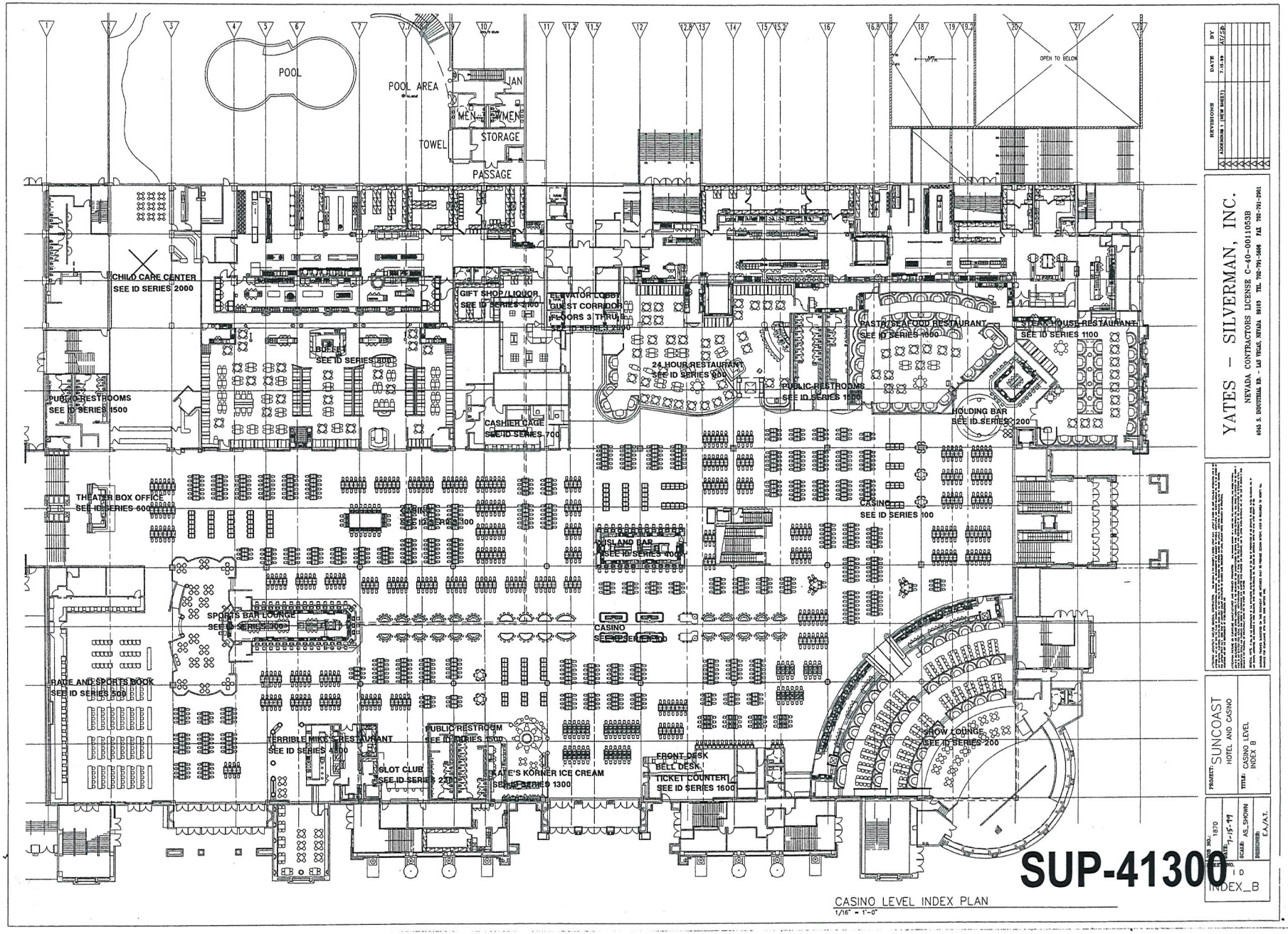
City of Las Vegas



CASINO LEVEL INDEX PLAN
1/16" = 1'-0"

SUP-41300

REVISIONS

	DESCRIPTION	DATE	BY
1	ADDENDUM 1 (NEW SHEET)	7-15-11	AVT/SR

YATES – SILVERMAN, INC.
NEVADA CONTRACTORS LICENSE C-40-0011053B
4455 S. BOULDER HWY. - LAS VEGAS, NEVADA 89121 TEL 702-791-5666 FAX 702-791-5991

PROJECT: SUNCOAST HOTEL AND CASINO
TITLE: CASINO LEVEL INDEX B

JOB NO. 1870
DATE 7-15-11
SCALE AS SHOWN
DESIGNER E.A./A.T.

SHEET NO. I D
INDEX_B



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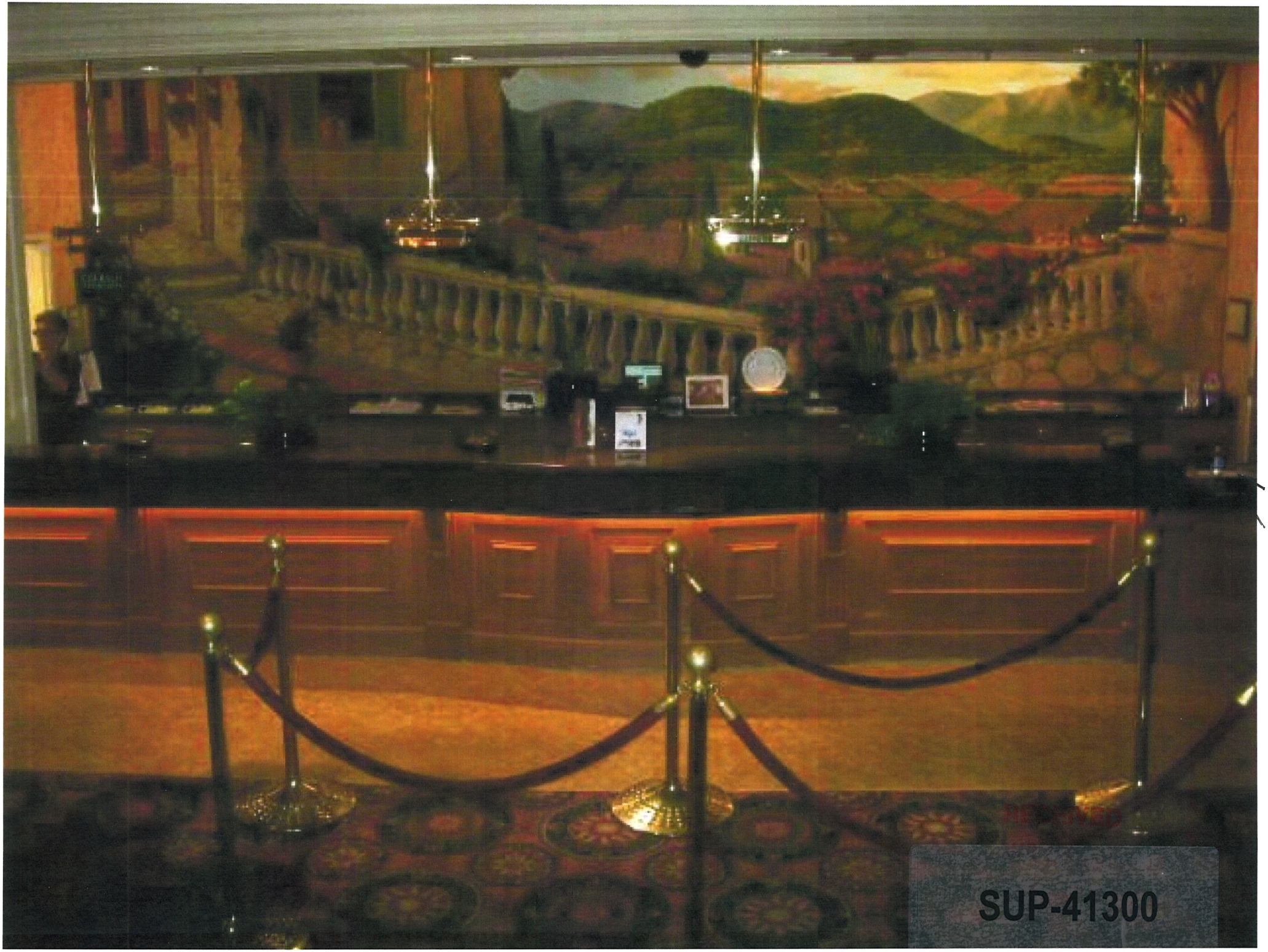
MAR 23 2011
City of Las Vegas

SUP-41300


SUP-41300

Advantage Rent a Car Las Vegas Nevada 89119

March 24, 20111

City of Las Vegas

400 Stewart Ave

Las Vegas Nevada 89101

Justification Letter for Special Use Permit for Rental Car at Suncoast Property:

Please accept this letter for approval to allow a rental car facility at the Suncoast property. Advantage Rent a Car will have no more than:

Five rental vehicles shall be stored on site at any one time

No for sale vehicles will be offered on said premises

No use or installation of a public address or bell system on the outside of the property

No used or discarded automotive parts or equipment will be stored in any open area or enclosed building

All exterior lighting shall be screened or other designed so as to not shine directly on to any adjacent parcel of land

There will be no service bays for repairs installation, cleaning or gas dispensing facing public street or residential zoning district. Non to be installed all repairs and cleaning will be completed at Advantage located at 7120 Have Street, Las Vegas, Nevada 89119

Sincerely,

Maria Romano

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MAR 23 2011
City of Las Vegas

SUP-41300

Parking Ratios for Suncoast Casino

Currently the Suncoast Casino and Hotel as **5500** parking spaces. The Hotel is allowing us 5 spaces.

The square footage of the hotel and casino is 96,000 square feet and the formula the city wanted was 90 divided into the square footage that gives us 1,067 spaces. The facility has ample parking.

Submitted by:

Maria Romano
Advantage Rent a Car

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MAR 23 2011
City of Las Vegas

SUP-41300

Square Footage

G0.01

		Existing	Proposed	Net Change
Basement		108,342	224,102	115,760
Ground level		186,941	296,013	109,072
Ground Mezz		4,000	4,000	
2nd Floor		185,245	185,245	
2nd Floor Mezz		41,000	41,000	
Hotel	3rd to 10th 41,250	330,000		
Cinema		65,000		
		920,828	1,145,660	224,832

Pool	433
Basement	523
Ground Floor	8025
Ground Floor Mezz	25
2nd Floor	3842
2nd Floor Mezz	126

10 FLOOR SUITE 2 BED RM	1,558
10 FLOOR SUITE 1 BED RM	1,042
EAST END SUITE	1,976
EAST END LARGE SUITE	2,515

Restaurants	
Chinese	4,300
Poker room	1,734
S.C. Prime VIP Room	292
High Roller Area	1,392

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MAR 23 2011
City of Las Vegas
SUP-41300

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

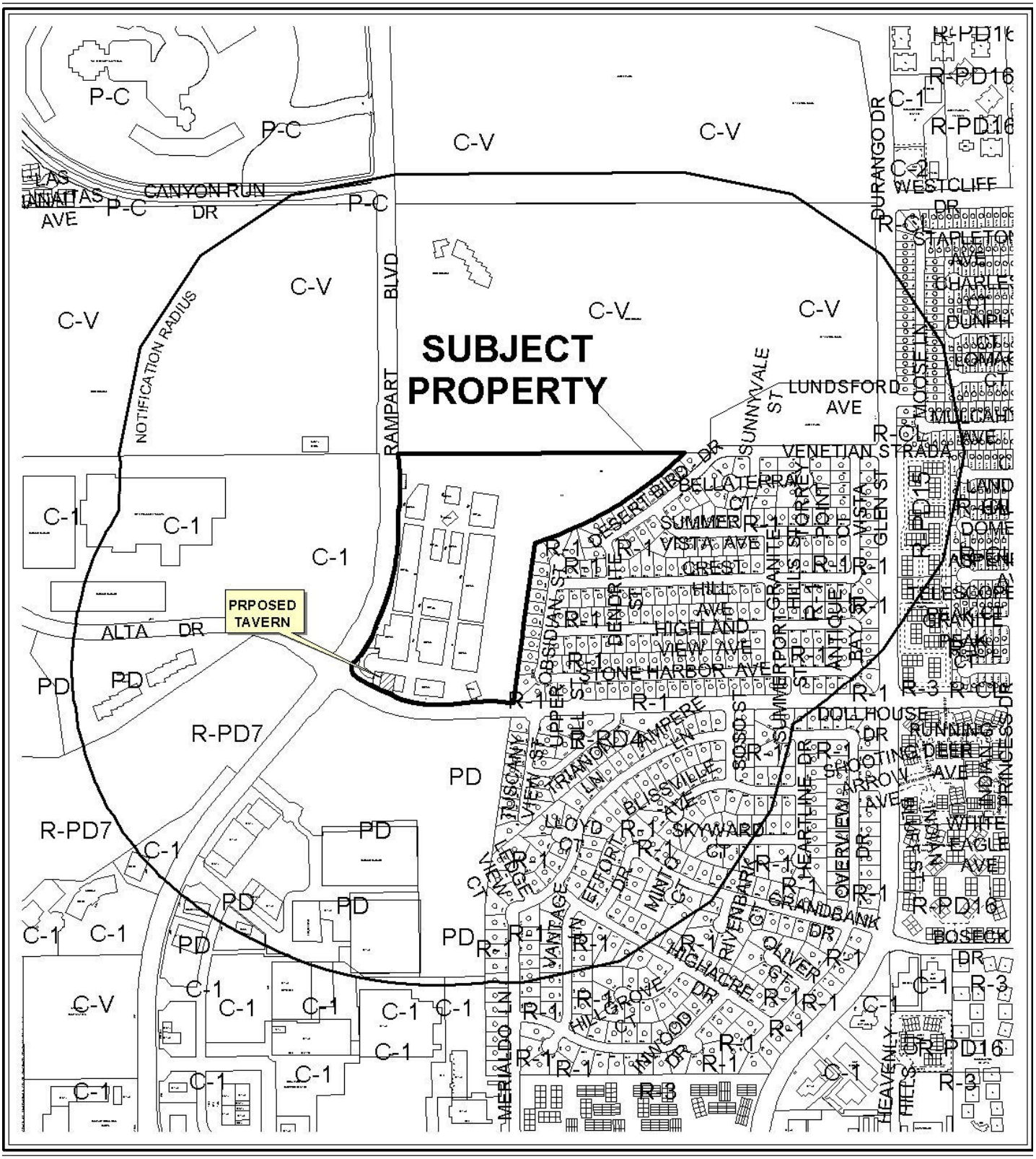
SUBJECT:
SUP-41304 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIVOLI VILLAGE AT QUEENSRIDGE - OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED 13,122 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 1,500 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #150 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-41304**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **SUP-41304**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

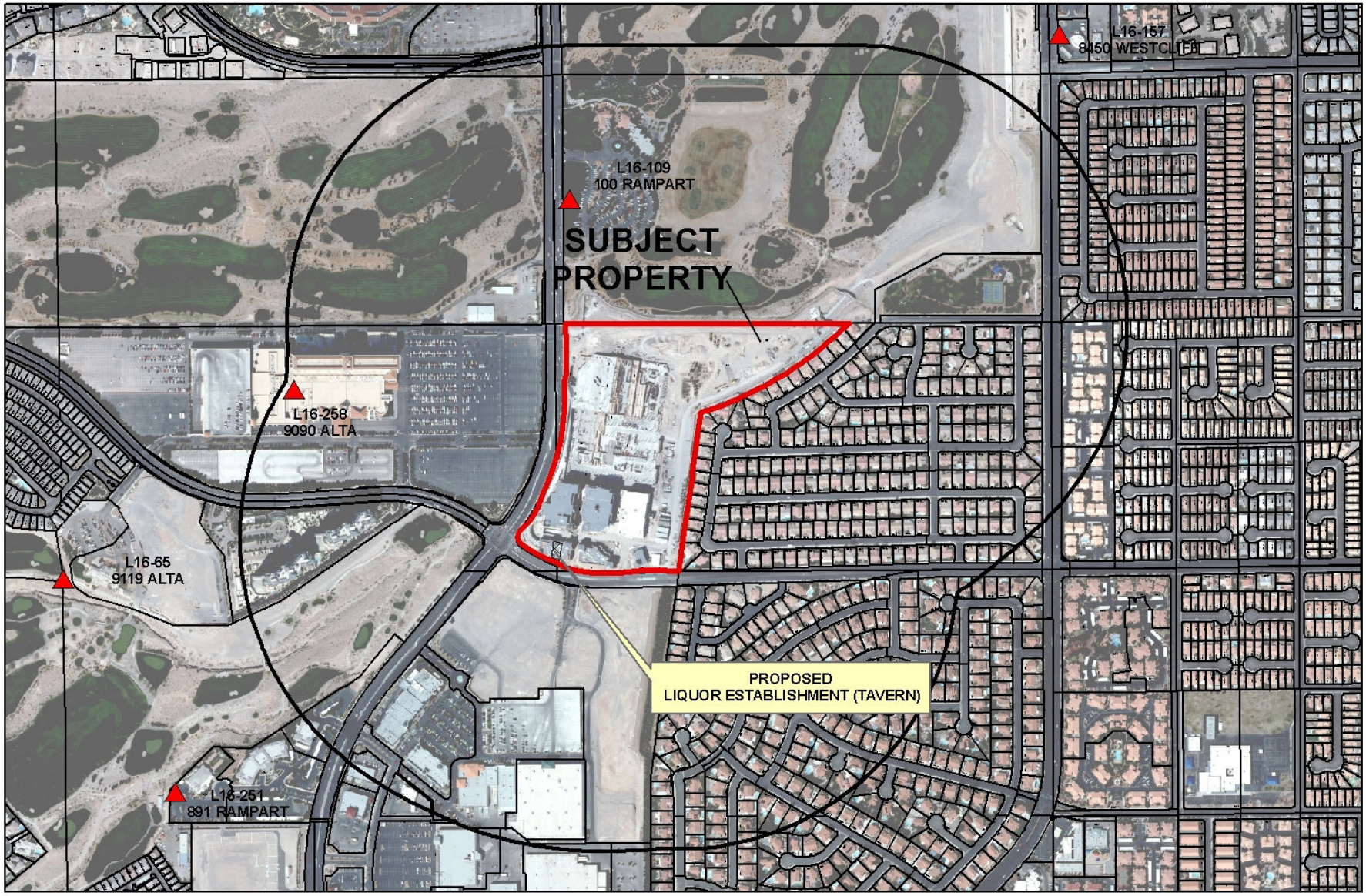


APPROVED & PENDING ALCOHOL ENTITLEMENTS FOR APN: 13832601003

ALCOHOL USES

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Subject Property
- 400 foot buffer

N



SUP-41304

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 175 350 700 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41304** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Societe Club

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 23rd day of March, 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. MAR. 22, 2015
No: 07-2542-1

RECEIVED
MAR 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Tavern)

Project Address (Location) Within Tivoli Villages, 330 S. Rampart Blvd, Building 9 suites 150

Project Name Societe Club **Proposed Use** Tavern

Assessor's Parcel #(s) 138-32-601-003 **Ward #** 2 - Wolfsen

General Plan: existing GC proposed GC **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 13122 **Floor Area Ratio**

Gross Acres 29+ **Lots/Units** N/A **Density** N/A

Additional Information Subject Use Permit is on a portion of a 29 acre parcel that holds a mixed use permit SUP-5853. See also ordinance 6013

PROPERTY OWNER Great Wash Park LLV **Contact** Vicki Dehart

Address 9755 West Charleston Blvd. **Phone:** 940-6930 **Fax:** 940-6931

City Las Vegas **State** NV **Zip** 89117

APPLICANT Tivoli Village at Queensridge **Contact** Cynthia Callegaro

Address 1215 South Fort Apache Road #240 **Phone:** 946-6680 **Fax:** 946-6681

City Las Vegas **State** NV **Zip** 89117

REPRESENTATIVE Brown Brown & Premsrirut **Contact** Lora Dreja

Address 520 South 4th St **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

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 Davis

Subscribed and sworn before me

This 23rd day of March, 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. MAR. 22, 2015
No: 07-2542-1

FOR DEPARTMENT USE ONLY

Case #	SUP-41304
Meeting Date:	5-10-11
Total Fee:	$1280.00
Date Received:*	3-24-11
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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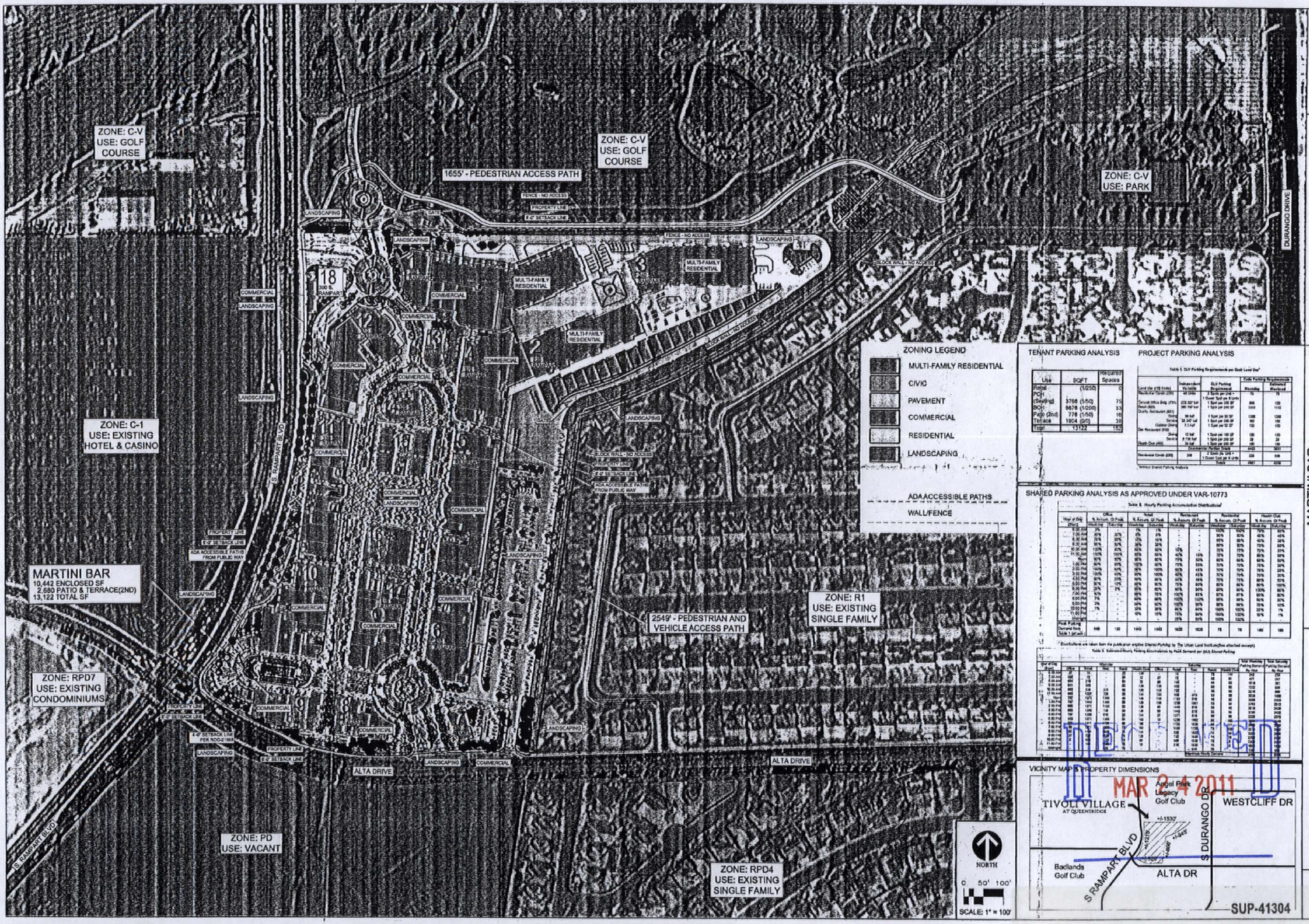
MAR 24 2011

Revised 04/26/05



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail (1/250)		0
F&B (Seating)	3766 (1/50)	75
BOH	6676 (1/200)	33
Patio (2nd)	778 (1/50)	16
Terrace	1904 (0/0)	39
Total	13122	155

PROJECT PARKING ANALYSIS

Table 1: CLV Parking Requirements per Land Use*

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements	
			Weekday	Saturday/ Weekend
Residential Condo (230)	45 Units	2 Spots per Unit + 1 Guest Spot per 8 Units	75	75
Casual Office Bldg (710)	233,927 Sqft	1 Spot per 300 SF	856	780
Retail (820)	360,767 Sqft	1 Spot per 250 SF	1443	1443
Quality Restaurant (931)	Dining 90 Sqft	1 Spot per 30 SF	1388	1388
	Service 34,347 Sqft	1 Spot per 200 SF	172	172
Day Restaurant (932)	Outdoor Dining 7,3 Sqft	1 Spot per 50 SF	150	150
	Dining 12 Sqft	1 Spot per 100 SF	120	120
	Service 8,736 Sqft	1 Spot per 200 SF	44	44
Health Club (492)	24 Sqft	1 Spot per 200 SF	120	120
		Entertainment Portion Totals	4433	3833
Residential Condo (232)	308	2 Spots (In Unit) + 1 Guest Spot per 8 Units	539	508
		Totals	4981	4258

*Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 3: Hourly Parking Accumulation Distribution*

Hour of Day (Start)	Office % Amount Of Peak Weekday	Office % Amount Of Peak Saturday	Retail % Amount Of Peak Weekday	Retail % Amount Of Peak Saturday	Restaurant % Amount Of Peak Weekday	Restaurant % Amount Of Peak Saturday	Residential % Amount Of Peak Weekday	Residential % Amount Of Peak Saturday	Health Club % Amount Of Peak Weekday	Health Club % Amount Of Peak Saturday
12:00 AM	5%		0%	0%			100%	100%	95%	95%
1:00 AM	5%		0%	0%			95%	95%	95%	95%
2:00 AM	5%		0%	0%			95%	95%	95%	95%
3:00 AM	5%		0%	0%			95%	95%	95%	95%
4:00 AM	10%		0%	0%			95%	95%	95%	95%
5:00 AM	20%		0%	0%			95%	95%	95%	95%
6:00 AM	30%		0%	0%			95%	95%	95%	95%
7:00 AM	50%		0%	0%			95%	95%	95%	95%
8:00 AM	80%		0%	0%			95%	95%	95%	95%
9:00 AM	100%		0%	0%			95%	95%	95%	95%
10:00 AM	100%		0%	0%			95%	95%	95%	95%
11:00 AM	100%		0%	0%			95%	95%	95%	95%
Noon	90%		0%	0%			95%	95%	95%	95%
1:00 PM	90%		0%	0%			95%	95%	95%	95%
2:00 PM	90%		0%	0%			95%	95%	95%	95%
3:00 PM	90%		0%	0%			95%	95%	95%	95%
4:00 PM	90%		0%	0%			95%	95%	95%	95%
5:00 PM	90%		0%	0%			95%	95%	95%	95%
6:00 PM	90%		0%	0%			95%	95%	95%	95%
7:00 PM	90%		0%	0%			95%	95%	95%	95%
8:00 PM	90%		0%	0%			95%	95%	95%	95%
9:00 PM	90%		0%	0%			95%	95%	95%	95%
10:00 PM	90%		0%	0%			95%	95%	95%	95%
11:00 PM	90%		0%	0%			95%	95%	95%	95%
Midnight	5%		0%	0%			100%	100%	95%	95%
Peak Parking Demand from Table 1 (per unit)	599	133	1443	1443	1628	1628	75	75	120	120

*Distributions are taken from the public domain entitled Shared Parking by The Urban Land Institute(See attached excerpt)

Table 4: Estimated Hourly Parking Accumulation by Peak Demand per (ULI) Shared Parking

Start of the Hour	Weekday Office	Weekday Retail	Weekday Rest.	Weekday Health Club	Weekday Resid.	Saturday Office	Saturday Retail	Saturday Rest.	Saturday Health Club	Saturday Resid.	Total Weekday Parking Demand By Hour	Total Saturday Parking Demand By Hour
12:00 AM	30	0		114	75	7	0		114	75	219	196
1:00 AM	30	0		114	71	7	0		114	71	215	192
2:00 AM	30	0		114	71	7	0		114	71	215	192
3:00 AM	30	0		114	71	7	0		114	71	215	192
4:00 AM	60	0		114	71	7	0		114	71	245	192
5:00 AM	120	0		114	71	7	0		114	71	305	192
6:00 AM	180	0		114	71	7	0		114	71	365	192
7:00 AM	300	0		114	71	7	0		114	71	485	192
8:00 AM	480	0		114	71	7	0		114	71	665	192
9:00 AM	599	0		114	71	7	0		114	71	784	192
10:00 AM	599	0		114	71	7	0		114	71	784	192
11:00 AM	599	0		114	71	7	0		114	71	784	192
Noon	539	0		114	71	7	0		114	71	724	192
1:00 PM	539	0		114	71	7	0		114	71	724	192
2:00 PM	539	0		114	71	7	0		114	71	724	192
3:00 PM	539	0		114	71	7	0		114	71	724	192
4:00 PM	539	0		114	71	7	0		114	71	724	192
5:00 PM	539	0		114	71	7	0		114	71	724	192
6:00 PM	539	0		114	71	7	0		114	71	724	192
7:00 PM	539	0		114	71	7	0		114	71	724	192
8:00 PM	539	0		114	71	7	0		114	71	724	192
9:00 PM	539	0		114	71	7	0		114	71	724	192
10:00 PM	539	0		114	71	7	0		114	71	724	192
11:00 PM	539	0		114	71	7	0		114	71	724	192
Midnight	30	0		114	71	7	0		114	71	215	192

VICINITY MAP & PROPERTY DIMENSIONS

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MAR 24 2011

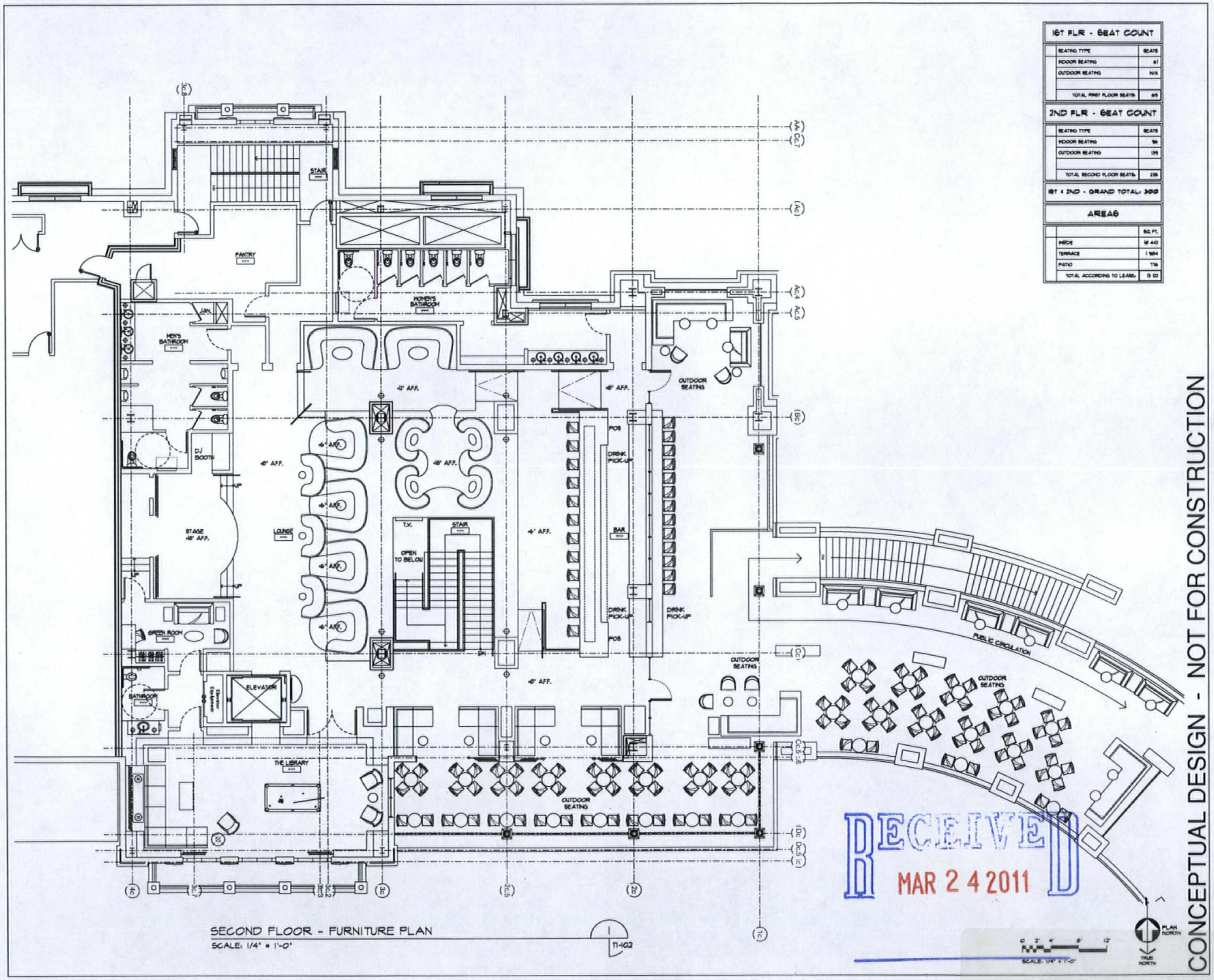
TIVOLI VILLAGE

MARTINI BAR
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
430 S. Rampart Ste. 150, 230
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

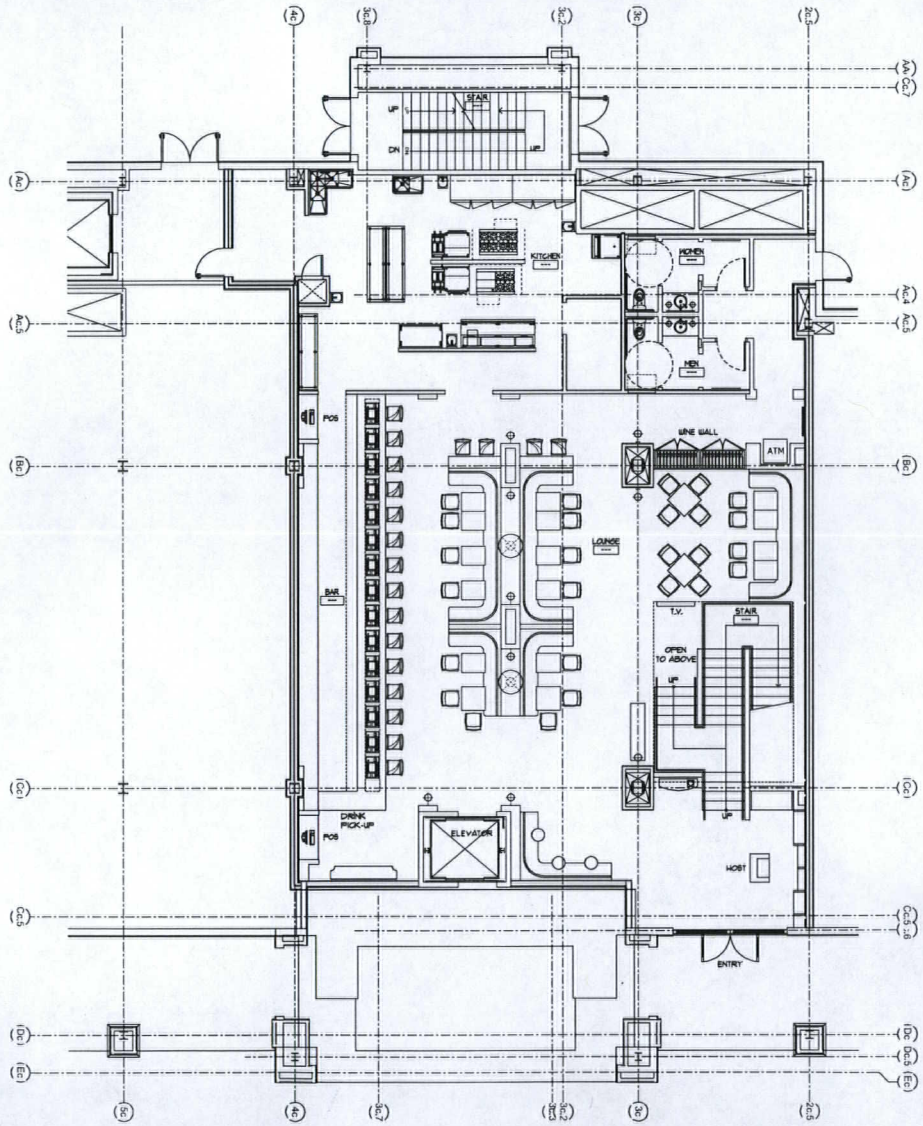
SITE PLAN

01

SUP-41304


1ST FLR - SEAT COUNT
SEATING TYPE | SEATS
INDOOR SEATING | 61
OUTDOOR SEATING | N/A
TOTAL FIRST FLOOR SEATS | 69
2ND FLR - SEAT COUNT
SEATING TYPE | SEATS
INDOOR SEATING | 96
OUTDOOR SEATING | 139
TOTAL SECOND FLOOR SEATS | 235
1ST + 2ND - GRAND TOTAL: 304
AREAS
SQ. FT.
INSIDE | 10 442
TERRACE | 1 984
PATIO | 776
TOTAL ACCORDING TO LEASE | 13 202
PANTRY
STAIR
MEN'S BATHROOM
WOMEN'S BATHROOM
LAV.
DJ BOOTH
STAGE
LOUNGE
T.V.
OPEN TO BELOW
BAR
DRINK PICK-UP
POS
OUTDOOR SEATING
PUBLIC CIRCULATION
GREEN ROOM
BATHROOM
ELEVATOR
THE LIBRARY
SECOND FLOOR - FURNITURE PLAN
SCALE: 1/4" = 1'-0"
TI-102
RECEIVED
MAR 2 4 2011
PLAN NORTH
TRUE NORTH
CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION
THE VILLAGE
TIVOLI MARTINI
FURNITURE PLAN
TENANT IMPROVEMENT
BUILDING 9
SECOND LEVEL
TI-102

SUP-41304



FIRST FLOOR - FURNITURE PLAN
SCALE: 1/4" = 1'-0"

1ST FLR - SEAT COUNT	
SEATING TYPE	SEATS
INDOOR SEATING	61
OUTDOOR SEATING	N/A
TOTAL FIRST FLOOR SEATS:	61

2ND FLR - SEAT COUNT	
SEATING TYPE	SEATS
INDOOR SEATING	96
OUTDOOR SEATING	138
TOTAL SECOND FLOOR SEATS:	234

1ST + 2ND - GRAND TOTAL: 300

AREAS	
	SQ.FT.
INSIDE	8 442
TERRACE	1 584
PATIO	776
TOTAL ACCORDING TO LEASE:	9 122

RECEIVED
MAR 2 4 2011

SCALE: 1/4" = 1'-0"

PLAN NORTH
TRUE NORTH

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

THE VILLAGE

TIVOLI MARTINI

FURNITURE PLAN
TENANT IMPROVEMENT

BUILDING 9
PODIUM LEVEL

TI-101

SUP-41304

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 24. 2011

City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit for a Martini Lounge / Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003 Building 9 units 150 and 230.

Dear Sir/Madam;

Please consider this request to allow a Liquor Establishment (tavern) within a previously approved 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.

This Martini bar uses a unique two-story design. The first story has both standard table seating as well as a lounge area. The second story offers an outdoor terraced seating area that overlooks the Tivoli Village entry feature and the commercial promenade below. The second story indoor area provides 15 gaming machines and additional seating area. The second story outdoor area is integrated into the Tivoli Village second story promenade. It is designed to facilitate thoroughfare for both patrons of the establishment as well as the general public. Furniture is permanently affixed to the mezzanine and will accommodate patrons of the establishment as well as the larger mixed use district.

This establishment expects to have more alcohol sales than food sales and therefore should be considered a Liquor Establishment. 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. Please also refer to ordinance 6013 that waives a separation requirement between taverns that are located in a mixed use district.

This application requires a waiver of separation distance to allow less than 1,500 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 160 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. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 1000 feet from the front door of the supper-club to the property line of the 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

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MAR 24 2011

SUP-41304

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this liquor establishment. If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements

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MAR 24 2011

SUP-41304

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

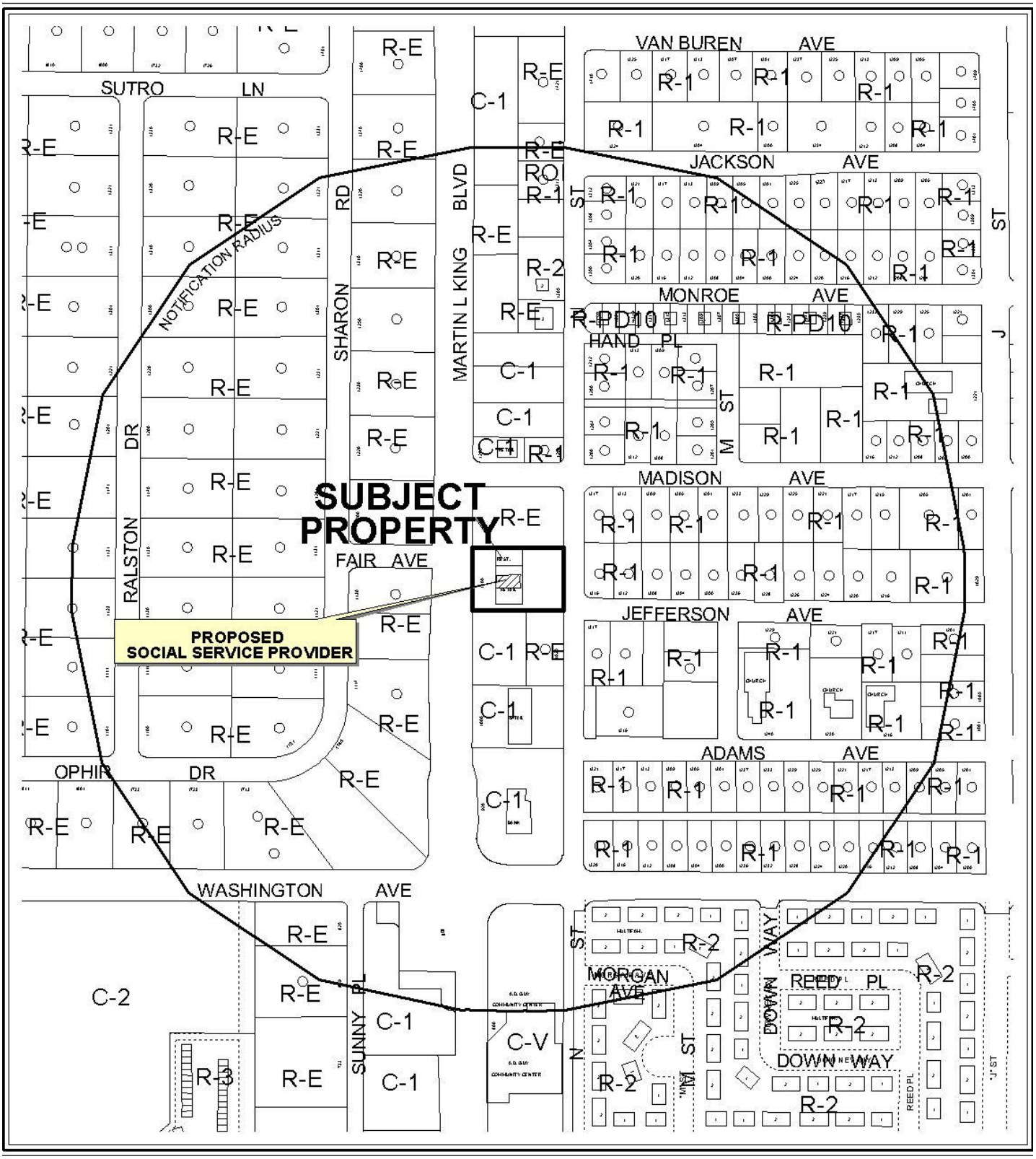
SUBJECT:
SUP-41306 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON - Request for a Special Use Permit FOR A PROPOSED 1,100 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1100 Martin L King Boulevard, Suite C (APN 139-28-604-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



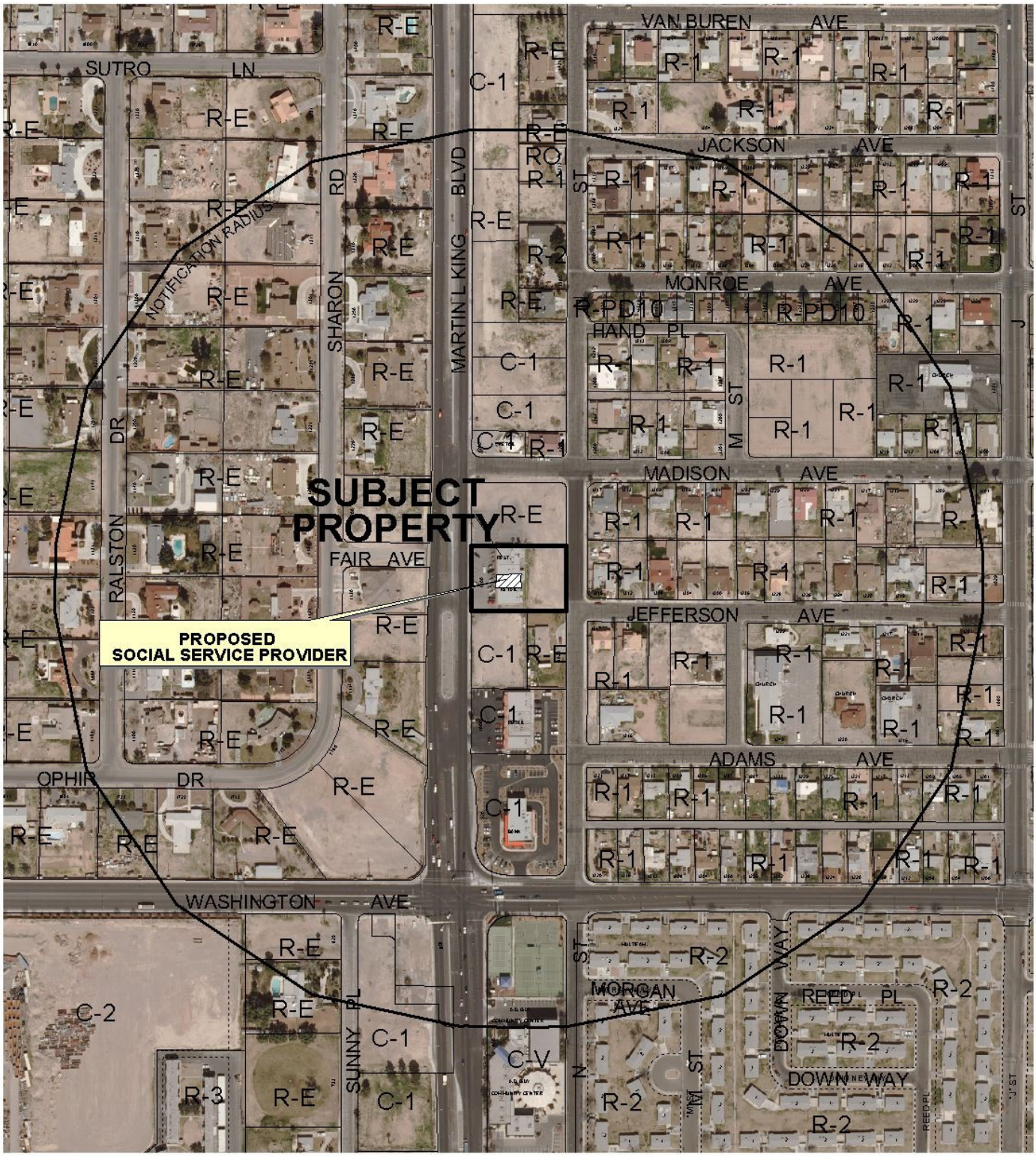
0 300 600 Feet

CASE: **SUP-41306**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-41306**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41306** APN: _____

Name of Property Owner: Lonnie Walston

Name of Applicant: "Covenant of Love" LLC Corporation

Name of Representative: Charlene W. Bynum

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: Lonnie Walston

Print Name: LONNIE WALSTON

Subscribed and sworn before me

This 24th day of March, 2011

Deidra R. Houston

Notary Public in and for said County and State

DEIDRA RENE HOUSTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-01-14
Certificate No: 98-49068-1

RECEIVED
MAR 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: "Covenant of Love" UUL Corporation

Project Address (Location) 1100 No. Martin Luther King Blvd Ste # C

Project Name "Covenant of Love" Behavioral Center **Proposed Use** _____

Assessor's Parcel #(s) 139-28-604-003 **Ward #** _____

General Plan: existing ✓ proposed _____ **Zoning:** existing _____ proposed ✓

Commercial Square Footage ~~.80 ACRES~~ CB 305.77 **Floor Area Ratio** _____

Gross Acres .80 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lonnie Webster **Contact** _____

Address 1930 Tori Street **Phone:** 742-1387 **Fax:** _____

City Las Vegas **State** Nev **Zip** 89106

E-mail Address _____

APPLICANT "Covenant of Love" UUL Corp **Contact** Charlene

Address 408 Eldorado Hills Ct **Phone:** 702-810-4830 **Fax:** 702-255-7766

City Las Vegas, NV 89110 **State** NV **Zip** 89110

E-mail Address Cbpicky@aol.com

REPRESENTATIVE SAME / AS Applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Lonnie Webster

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LONNIE WEBSTER

Subscribed and sworn before me

This 24th day of MARCH, 2011.

Deidra R. Houston

CLARK / Nevada

Notary Public in and for said County and State

DEIDRA RENE HOUSTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-01-14
Certificate No: 98-49068-1

FOR DEPARTMENT USE ONLY

Case #	SUP-41306
Meeting Date:	5/10/11
Total Fee:	$1,030
Date Received:*	3/24/11
Received By:	Bus

RECEIVED
MAR 24 2011

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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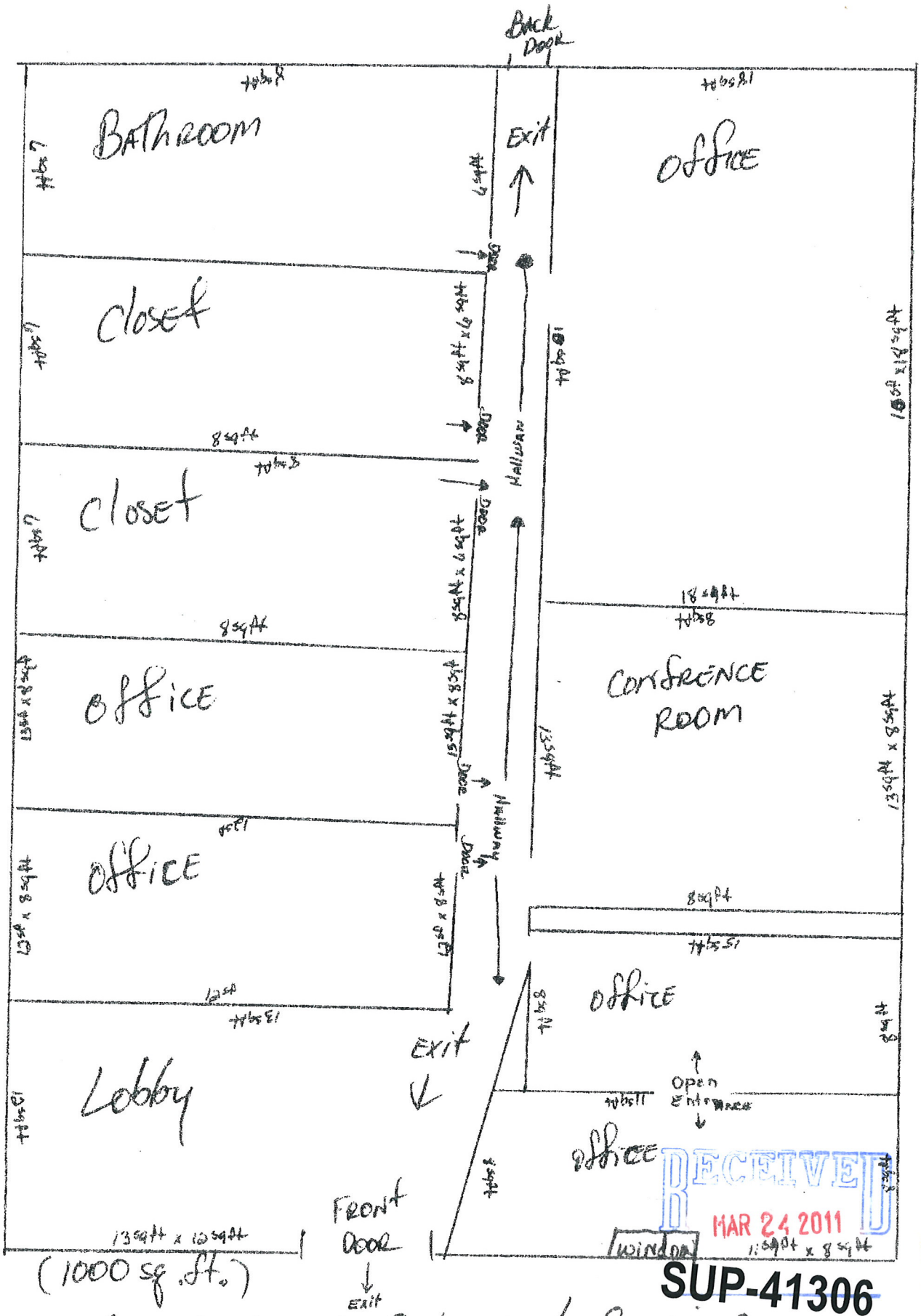

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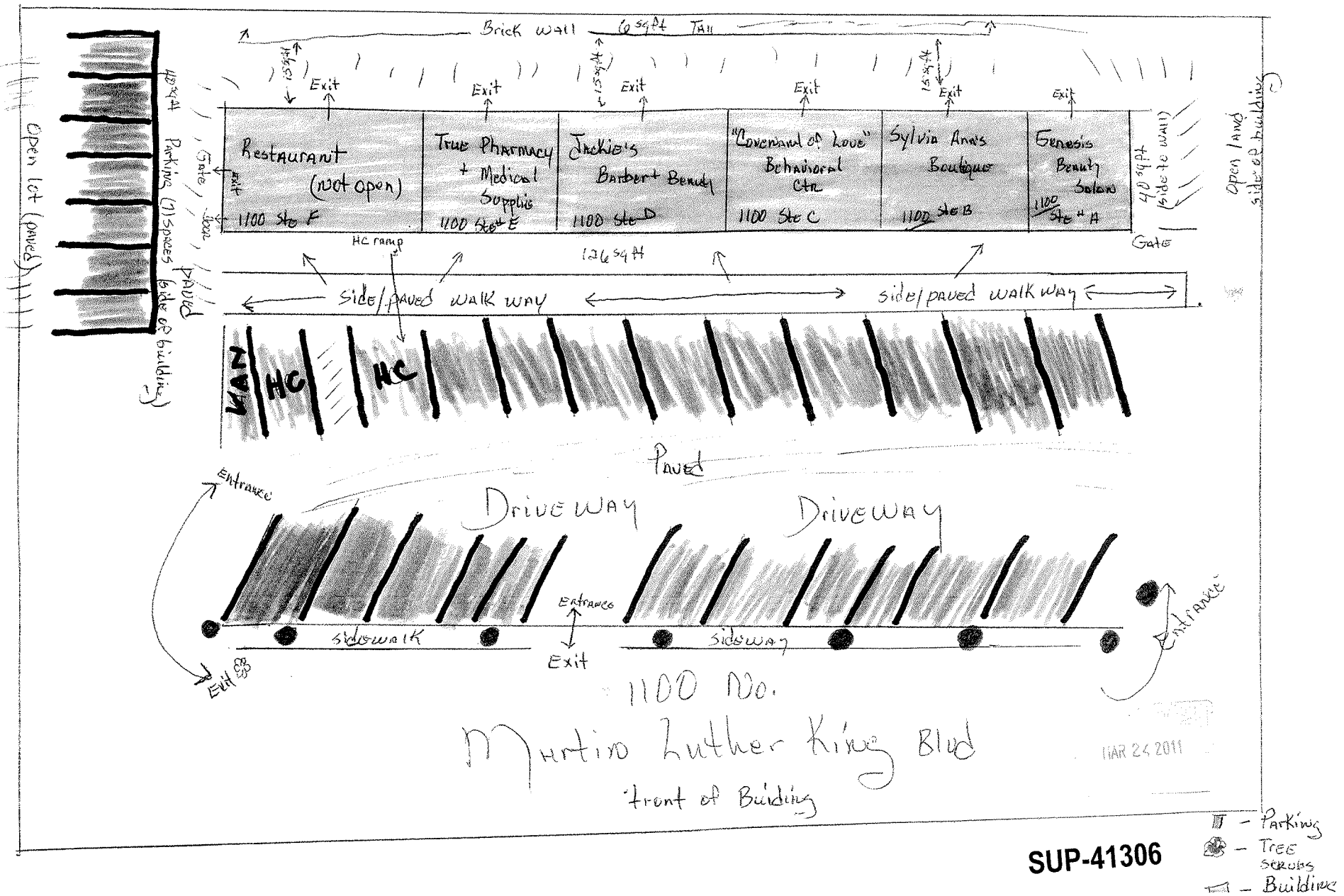
MAR 24 2011

SUP-41306

"Covenant of Love" Behavioral Services
1100 Martin Luther King Blvd Suite "C"



Nst
Brick wall 6 sq ft Tall
15 sq ft
Exit
Restaurant (not open)
1100 Ste F
True Pharmacy + Medical Supplies
1100 Ste E
Jackie's Barber + Beauty
1100 Ste D
"Covenant of Love" Behavioral Ctr
1100 Ste C
Sylvia Ann's Boutique
1100 Ste B
Genesis Beauty Salon
1100 Ste A
40 sq ft (side to wall)
Gate
Open land side of building
Open lot (paved)
40 sq ft
Parking (7) spaces
Paved (side of building)
HC ramp
126 sq ft
side/paved walk way
side/paved walk way
VAN
HC
HC
Paved
Entrance
Driveway
Driveway
Entrance
Exit
sidewalk
sideway
Entrance
Exit
1100 No.
Martin Luther King Blvd
front of Buiding
MAR 24 2011
- Parking
- Tree scrubs
- Building

SUP-41306

"Covenant of Love" UUL Corporation
Transitional Homes
2000 Lawry Ave
No. Las Vegas, NV 89032
702-810-4830
E-mail: Cbpicky@aol.com
Fax: 702-240-7766

January 26th, 2011
City of Las Vegas
Planning & Development Department

RE: "Covenant of Love" Behavioral Services Center
1100 N. Martin Luther King Blvd Ste. # C
Las Vegas, NV 89106

This request is to license a Center for Cognitive & Behavioral Services:

Mission
"Covenant of Love" mission: is to promote spiritual consciousness, an awareness of skills mentally and physically that teach individuals to go beyond the conditioned limits that restrict life. Enhancing and creating new ambitions for living life with sober-minded purposes.

Vision: Insight for Living Life: Cognitive and behavioral changes that last a life-time----

Justification Statement:
This project {**Cognitive and Behavioral Services**} will provide supportive services to disable individuals not excluding individuals suffering with mental health issues:

The objective is to identify and provide preventive measures, including effective mentoring, coaching, skill building and treatment for individuals with mental health disorders, substance abuse issues, domestic violence and anger management tendencies. The program will assist the justice system, mental health facilities, and other referring agencies to support the well-being of our community by engaging and addressing behavioral problems.
The services provided will reduce recidivism, substance abuse relapse, the use of costly hospital services, and domestic violent re-offending.

Activities on site:

A. Assessments
B. Support groups of (6) persons/2x times a week
C. Counseling sessions (clients)
D. Staff Supervision
E. Staff interviewing clients for services, preparing treatment plans; and writing case notes, and billing assignments.

Individuals will be exposed to information, and techniques of direct new awareness's, coping, anger management, substance abuse, mental health and employment skills. The program will employ professions with counseling, case management specialties, and a team of ~~physicians and~~ clinical specialists, so best practice and quality care is provided.

This facility will operated six-days a week, Monday through Friday from 9am until 7pm, and Saturday 10am until 3pm and closed on Holidays and Sundays.

If there are questions to be answered, feel free to contact the President, and Program Administrator: Charlene W. Bynum at 702-810-4830

Respectfully
Charlene W. Bynum
Doctoral Student HCA, ~~MBA~~, CADC
"Covenant of Love" UUL Corporation
President, Program Administrator
Not-for Profit Organization 501 C 3

SUP-41306

EIN #: 01-0868265

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

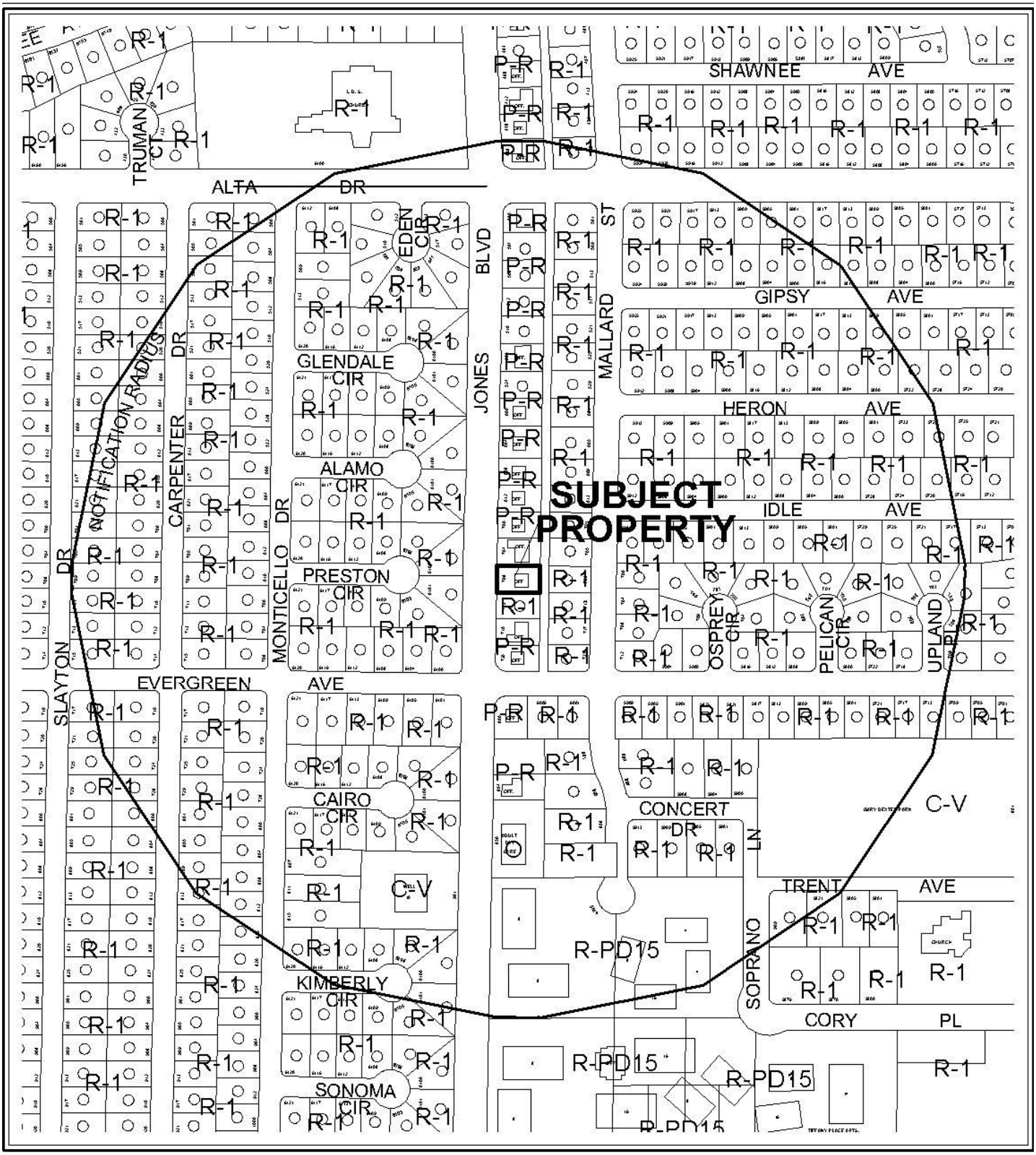
SUBJECT:
SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO REMOVE A REQUIREMENT TO PAINT THE STRUCTURE IN EARTH TONE COLORS, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER, AND FOR A WAIVER TO ALLOW ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking District) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/15/2011
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. Planning Commission Approval Letter for SDR-35518
6. Justification Letter



0 300 600 Feet

CASE: **SDR-41037**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N



0 300 600 Feet

CASE: **SDR-41037**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41037** APN: 138-36-316-007

Name of Property Owner: GARETH SPICER

Name of Applicant: GARETH SPICER

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: GARETH SPICER

State of Nevada, County of Clark
Subscribed and sworn before me

This 28th day of September, 2010

Michelle Youn
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHELLE YOUN
No: 08-7630-1
My Appointment Expires Aug. 5, 2012

RECEIVED
FEB 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE PLAN REVIEW

Project Address (Location) 708 S. JONES LV NV 89107

Project Name JONES PARKING LOT **Proposed Use** OFFICE

Assessor's Parcel #(s) 138-36-316-007 **Ward #** 1

General Plan: existing OFFICE proposed _____ **Zoning:** existing PR proposed _____

Commercial Square Footage 1680 **Floor Area Ratio** _____

Gross Acres .15 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER GARETH SPICER **Contact** _____

Address 708 S JONES **Phone:** 498645 **Fax:** 8706333

City LAS VEGAS **State** NEVADA **Zip** 89107

E-mail Address GARETH@VEGASCOMPUDOC.COM

APPLICANT SAME AS **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City ABOVE **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address SAME AS **Phone:** _____ **Fax:** _____

City ABOVE **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Gareth SPICER

Subscribed and sworn before me

This 28th day of September, 2010.

Michelle Youn

State of Nevada, County of Clark

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHELLE YOUN
No: 08-7630-1
My Appointment Expires Aug. 5, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-4037
Meeting Date:	4/12/11
Total Fee:	$830
Date Received:*	2/24/11
Received By:	BS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
FEB 24 2011

Revised 10/27/08

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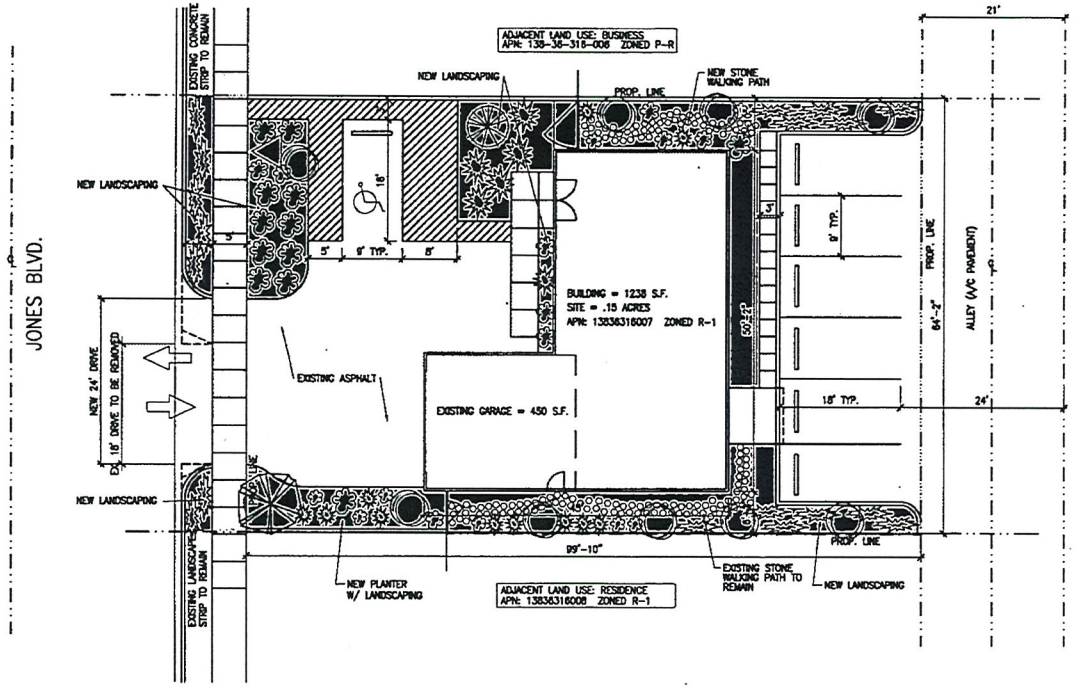


LANDSCAPE PLAN | SC: 1/8"=1'-0" | 5

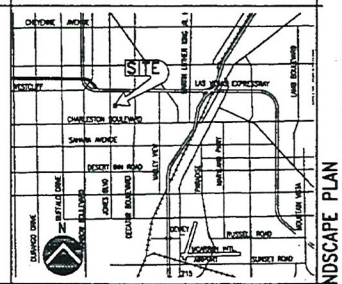
KEYNOTES: THIS SHEET ONLY

LANDSCAPE SCHEDULE

KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	#/NOTES
1		CHASTE	VITEX AGNUS CASTUS	24" BOX	8
2		PHOTINIA	PHOTINIA FRASER	5 GAL.	17
3		YAU JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	5 GAL.	18
4	ALL AREAS	CRUSHED GRANITE	SEE GENERAL LANDSCAPE NOTES.	SEE NOTES	SEE PLAN
5		INDIA HAWTHORN	RAPHIOLEPIS INDICA 'SPRINGTIME'	5 GAL.	29
6		ALEPPO PINE	PINUS HALEPENSIS	24" BOX	1
7		SHOESTRING ACACIA	ACACIA STENOPHYLLA	24" BOX	1

GENERAL LANDSCAPE NOTES

1. ALL PLANTER AREAS NOT OTHERWISE NOTED TO HAVE 3" DECOMPOSED GRANITE(MAUVE IN COLOR "PURPLE MIST") O/ BLACK LANDSCAPE FABRIC AS GROUND COVER AROUND PLANTS AND SHRUBS. (SIZE 3/4" - 1" dia.)
2. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
3. SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HEADS, TIMERS, WIRING, ECT. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ADEQUATE TO ALLOW VIGOROUS PLANT LIFE, HEALTH AND GROWTH.IRRIGATION SUB-CONTRACTOR TO PROVIDE DETAILED IRRIGATION PLAN TO ARCHITECT FOR REVIEW AND APPROVAL.
4. PROVIDE ROOT SHIELDS WHERE TREES ARE WITHIN 5' OF A WALL OR SIDEWALK.
5. PROVIDE GRASS FREE WELL FOR ALL TREES WITH EXTRUDED CONCRETE LANDSCAPE CURBING AND CRUSHED GRANITE GROUND COVER.



VICINITY MAP | SC: N.T.S. | 1

LANDSCAPE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.
© ALL RIGHTS RESERVED 2004

GARY GUY WILSON AIA ARCHITECTS, PC
architecture/engineering/aia planning/interior design
7625 South Industrial Road, Suite#100 Las Vegas, Nevada 89139
(702)876-0668 gwilsonaia@cox.net
CONSULTANTS:
CIVIL: N/A
STRUCTL: N/A
ELEC: N/A
MECH: N/A

SPICER ZONE CHANGE & SITE DEVELOPMENT REVIEW

@ 708 SOUTH JONES
FOR: MR. GARETH SPICER
CITY OF LAS VEGAS, NEVADA

PROJ.NO.	12580427.04
PROJ.ARCH	G.G.WILSON,AIA
PROJ.MGR	MVM
JOB CAPT	SSM
TECH'N	LSM
ARCH.CHK	GGW
PH-2/3	18NOV04
PH-4	N/A
PH-5	N/A

REVISIONS
1

PRINTED RECIPIENT ASSUMES ALL RISK & SEAL FOR PROOF OF RECEIPT

SHT NO. D1.3 A

SDR-41037

RECEIVED
FEB 24 2011

F:\2004 Projects\12580427.04 - Phil Spicer, 11 @ 2700 Zone, Charleston\Arch 2 - Site Plans\Dwg\Presentation\D1.3 - Landscape Plan.dwg, 2/17/2005 8:45:51 AM


SDR-41037


394 SZM
SDR-41037



SDR-41037


TOYOTA
SDR-41037


708
CompuDoc
Computer
Sales & Service
Windows - Apple
Laptop - Desktop
Repair
871-1881
704
708 S. JONES
SDR-41037


708
SOUTH JONES
CompuDoc
Computer
Sales & Service
Windows - Apple
Laptop - Desktop
Repair
871-1881
708 S. JONES
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SDR-41037


708 S. JONES
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CompuDoc
Computer Sales & Service
Windows - Apple
Laptop - Desktop
Repair
871-1881
SDR-41037


708
SOUTH JONES
CompuDoc
Computer
Sales & Service
Windows - Apple
Laptop - Desktop
Repair
871-1881
BERNSTEIN
704
SDR-41037


SDR-41037



SDR-41037 - APPLICANT/OWNER: GARETH SPICER
708 SOUTH JONES BOULEVARD

03/03/11



SDR-41037 - APPLICANT/OWNER: GARETH SPICER
708 SOUTH JONES BOULEVARD

03/03/11



SDR-41037 - APPLICANT/OWNER: GARETH SPICER
708 SOUTH JONES BOULEVARD

03/03/11

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov



Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

07101-001-06-09

October 1, 2009

CORRECTED LETTER

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89015

RE: SDR-35518 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Spicer:

Your request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,688 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A TEN-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Offices and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 25, 2009.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. The building elevation and free-standing sign shall be painted earth-tone, subject to approval of Planning and Development staff.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the floor plan date stamped 08/07/09 and the site plan and landscape plan date stamped 08/28/09, except as amended by conditions herein.

4. A Waiver from Title 19.12.040 is hereby approved, to allow a ten-foot wide landscape buffer along the west property line where fifteen feet is required and to allow a zero-foot wide landscape buffer along a portion of the north property line where five feet is required.

5. An Exception from Title 19.12.040 is hereby approved, to allow a stone walking path within the north and south perimeter landscape buffers where trees, shrubs, and groundcover is required.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

SDR-41037

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; comply with the recommendations of the City Surveyor.

15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

16. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.

17. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

19. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission on **September 24, 2009** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***September 25, 2009***.

Sincerely,

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DR:clb

cc: Ms. Kristine Czach
GGW Architects
7625 Dean Martin Drive
Las Vegas, Nevada 89139

SDR-41037

COMPUDOC

Compudoc
708 S. Jones Blvd
Las Vegas, Nv
89107
(702) 871-1881

To Whom it may concern at the City of Las Vegas:

We respectfully request that our SDR is moved to the May 10th agenda. We will be complying with all landscape requirements by the city and have already complied with the "color of the building" requirement. However we will be requesting that the 5' area in the NDOT right of way located on Jones Blvd frontage be paved in NDOT approved sidewalk as all businesses have done as they have converted their zoning. For at least 5 miles in both north and south directions on Jones , all business have concreted their side walk directly in front of their buildings. Percentage wise, our landscape architect has stated there is more than enough landscape area to meet city standards without landscaping the sidewalk. We are not asking any different than what all of the other properties have done along Jones Blvd. Thank you.

Sincerely

Gareth Spicer

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APR 05 2011

SDR-41037
REVISED

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

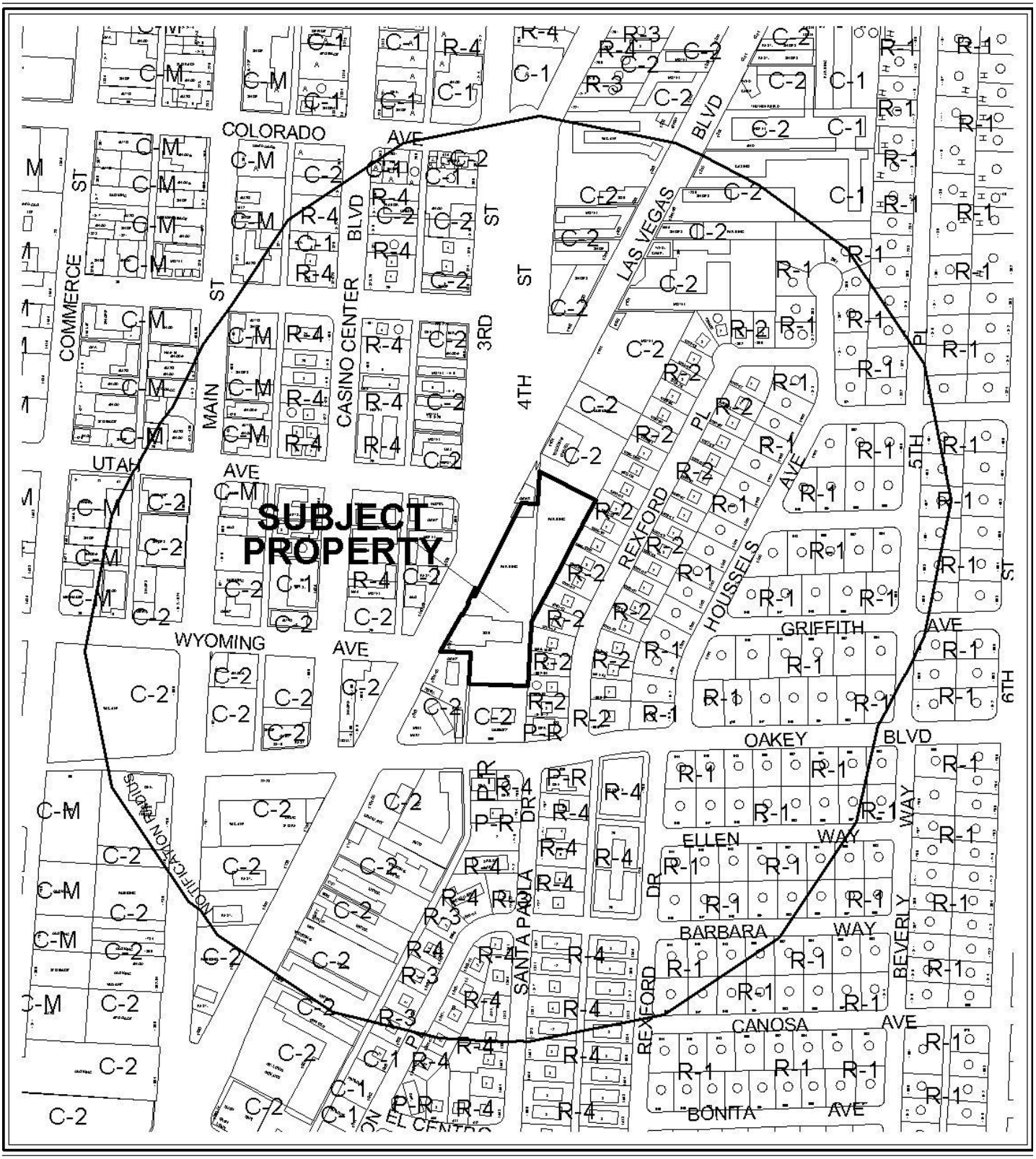
SUBJECT:
SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 37,611 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT 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 06/15/2011
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



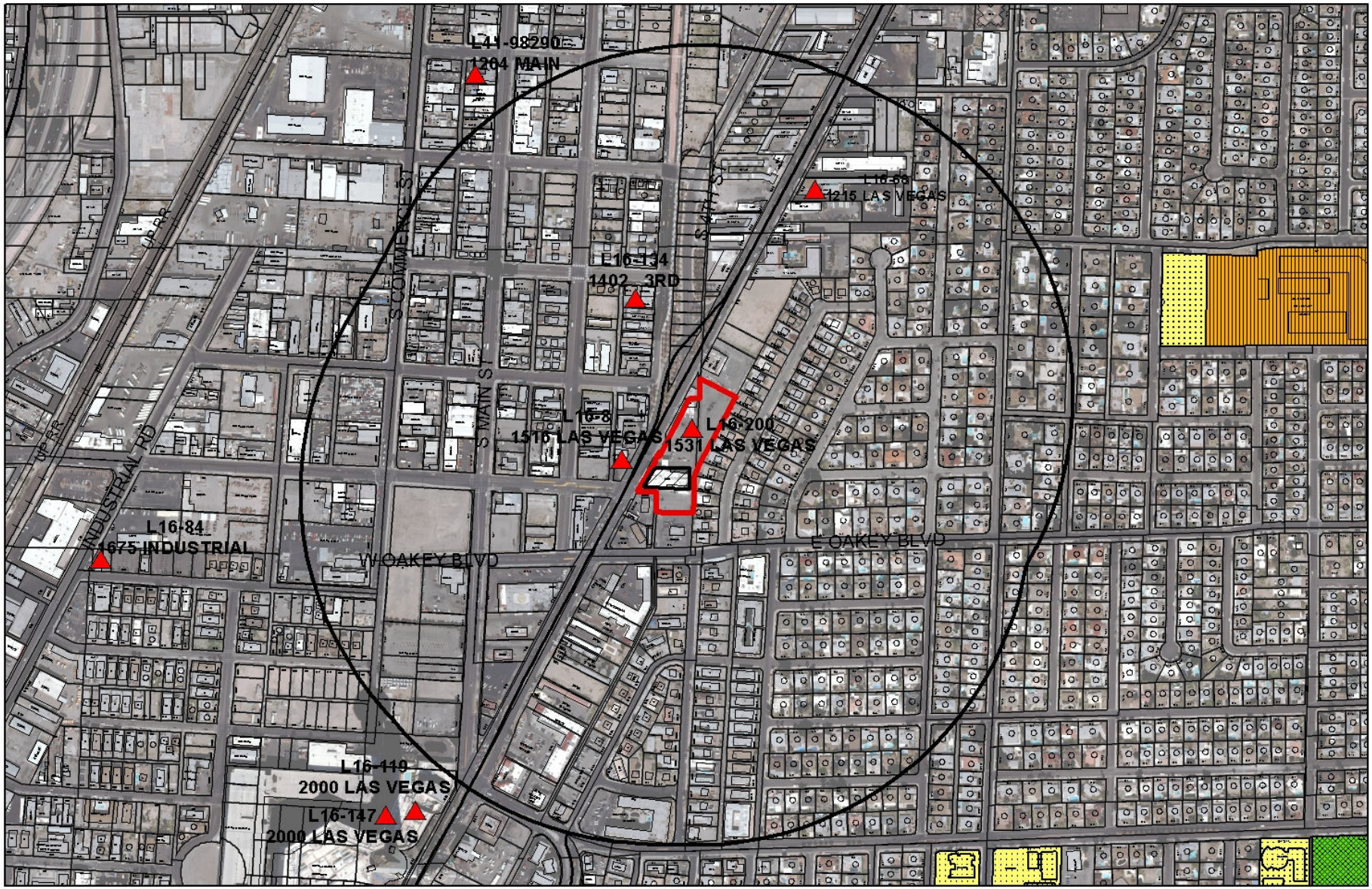
0 300 600 Feet

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

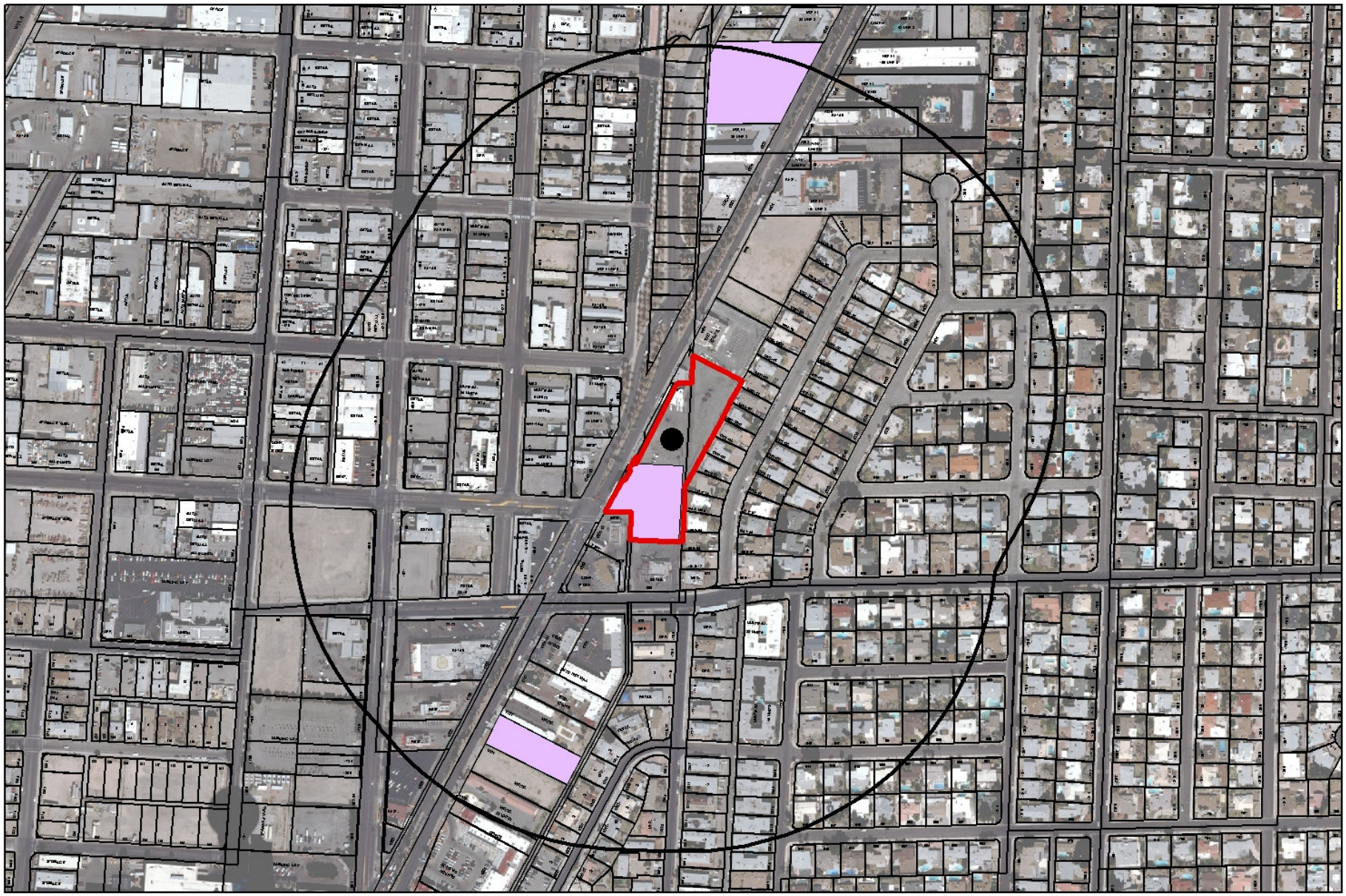
CITY PARKS

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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FEB 24 2011

Go to Planning's web page | Print Form | Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 1531 Las Vegas Boulevard South

Project Name Olympic Gardens **Proposed Use** Sexually oriented

Assessor's Parcel #(s) 162-03-210-090, 162-03-202-005 **Ward #** 3

General Plan: existing TC proposed TC **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 69,290 **Floor Area Ratio** 0.62

Gross Acres 2.57 **Lots/Units** - **Density** -

Additional Information _____

PROPERTY OWNER Aristotle Holding LP **Contact** Pete Eliades

Address 1531 Las Vegas Boulevard South **Phone:** 504-0977 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Same as property owner **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE Brown, Brown, & Primsrirut **Contact** Lora Dreja

Address 520 S. 4-th Street **Phone:** 598-1408 **Fax:** 385-1023

City Las Vegas **State** NV **Zip** 89101

E-mail Address lora@brownlawlv.com

Property Owner Signature* Pete Eliades

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name PETER ELIADES

Subscribed and sworn before me

This 23rd day of February, 20 11.

Vallee Swan

Notary Public in and for said County and State

RECEIVED FEB 24 2011

VALLEE SWAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-17-2013
Certificate No: 09-11469-1

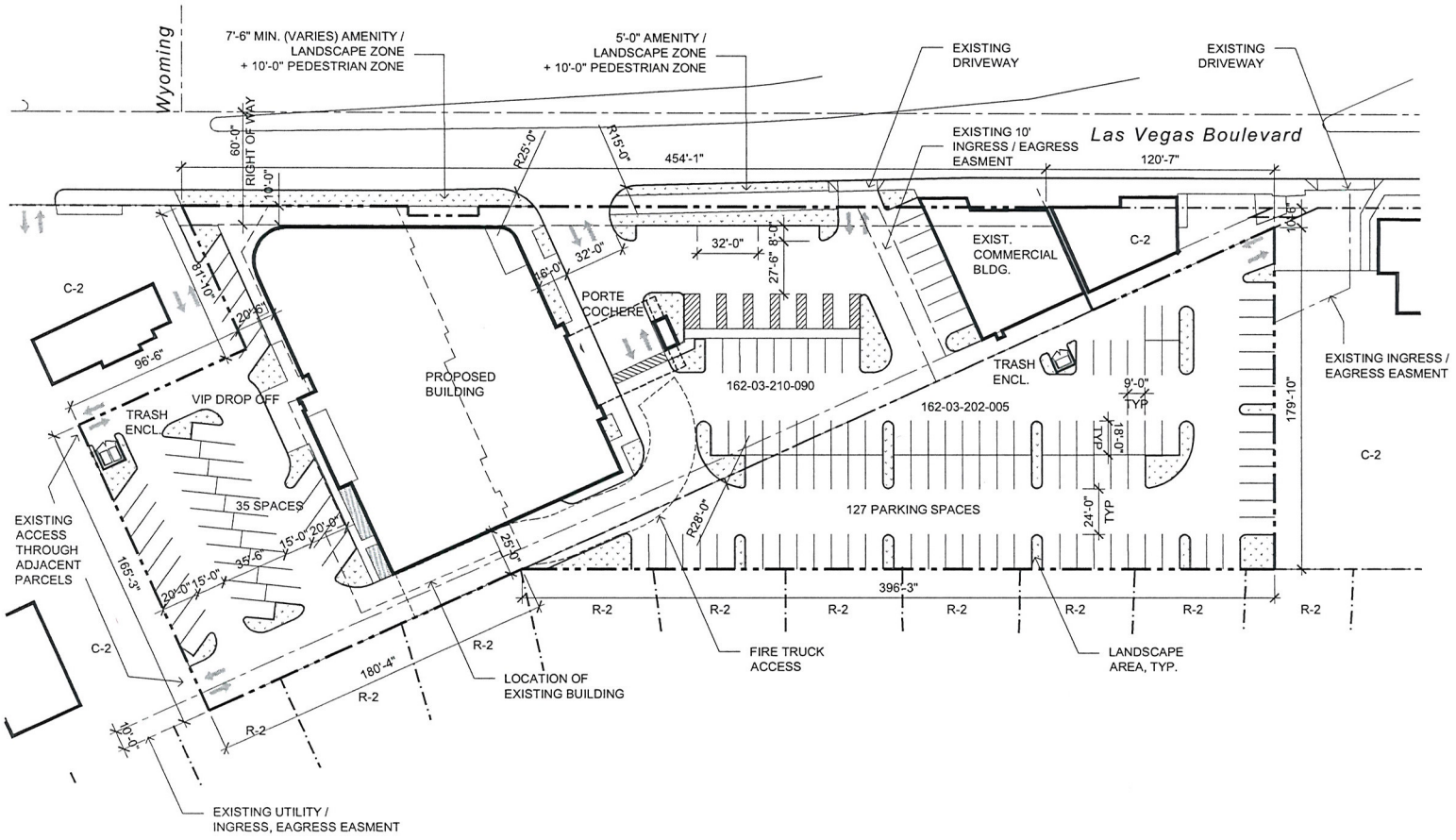
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-41038
Meeting Date:	4/12/11
Total Fee:	1030.00
Date Received:*	2-24-11
Received By:	JFM

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

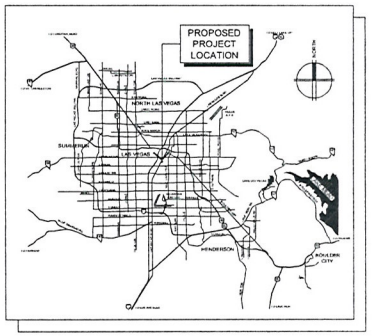
f:\depot\Application Packet\Application Form.pdf



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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FEB 24 2011

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

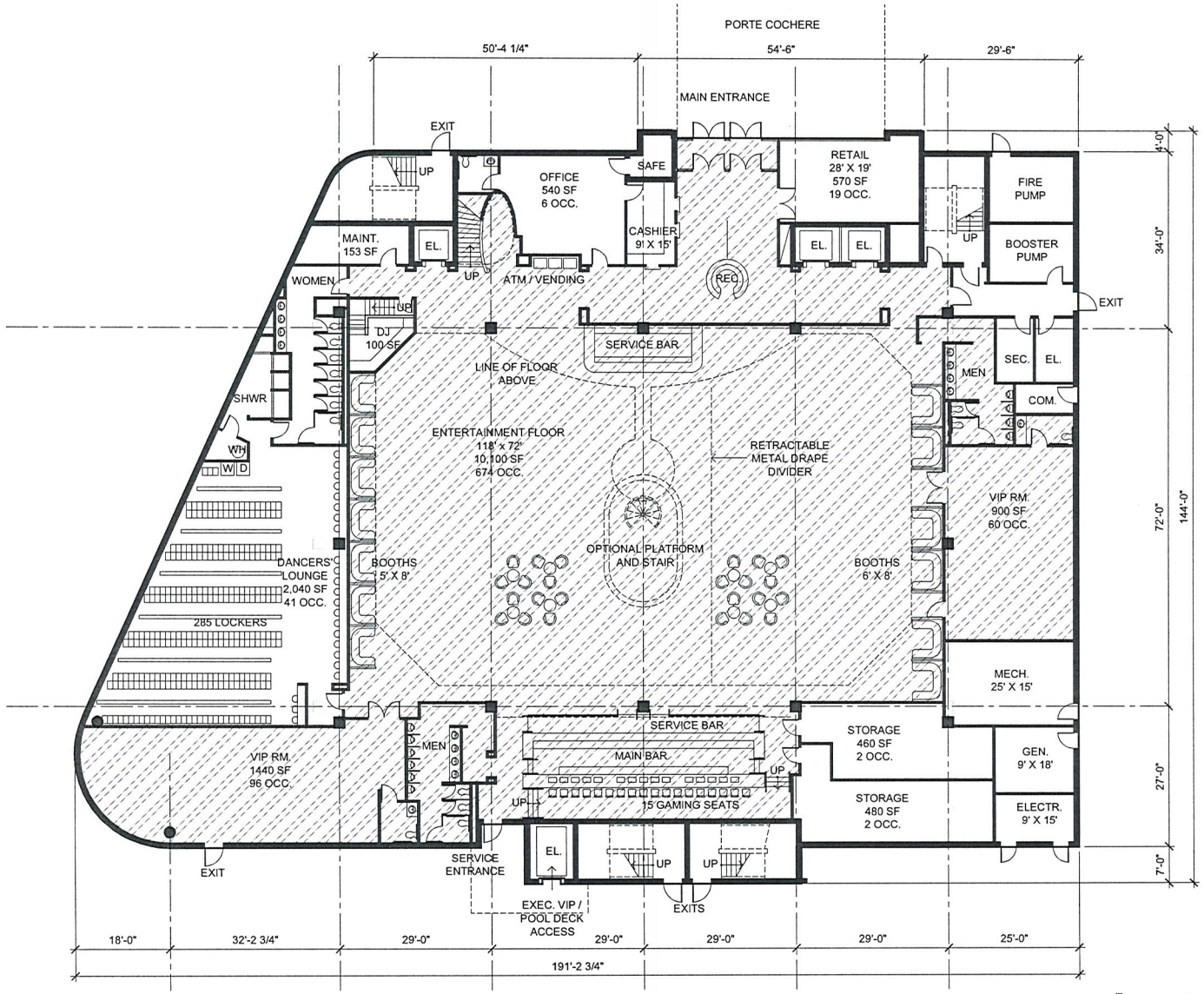
designcell

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

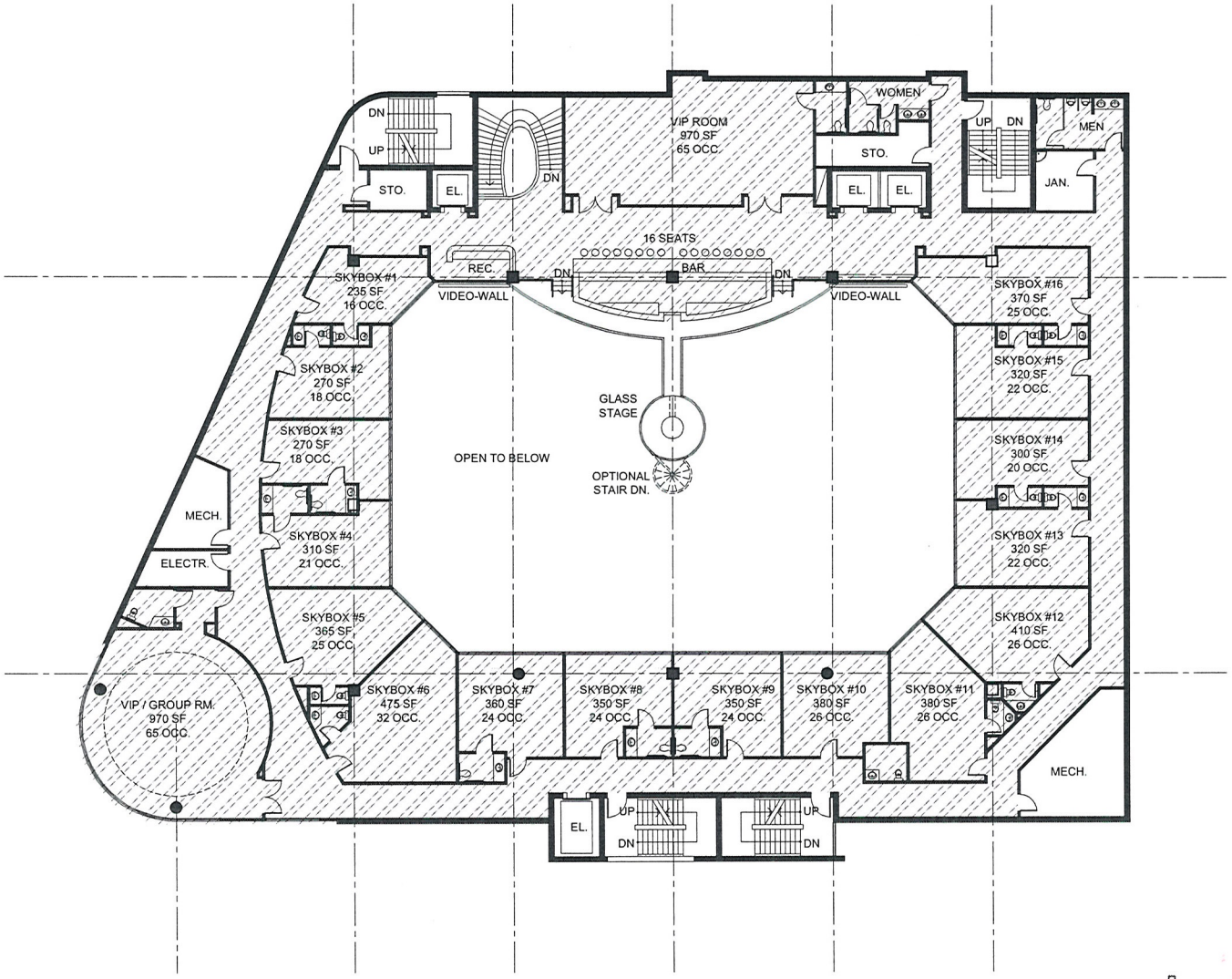
0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
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

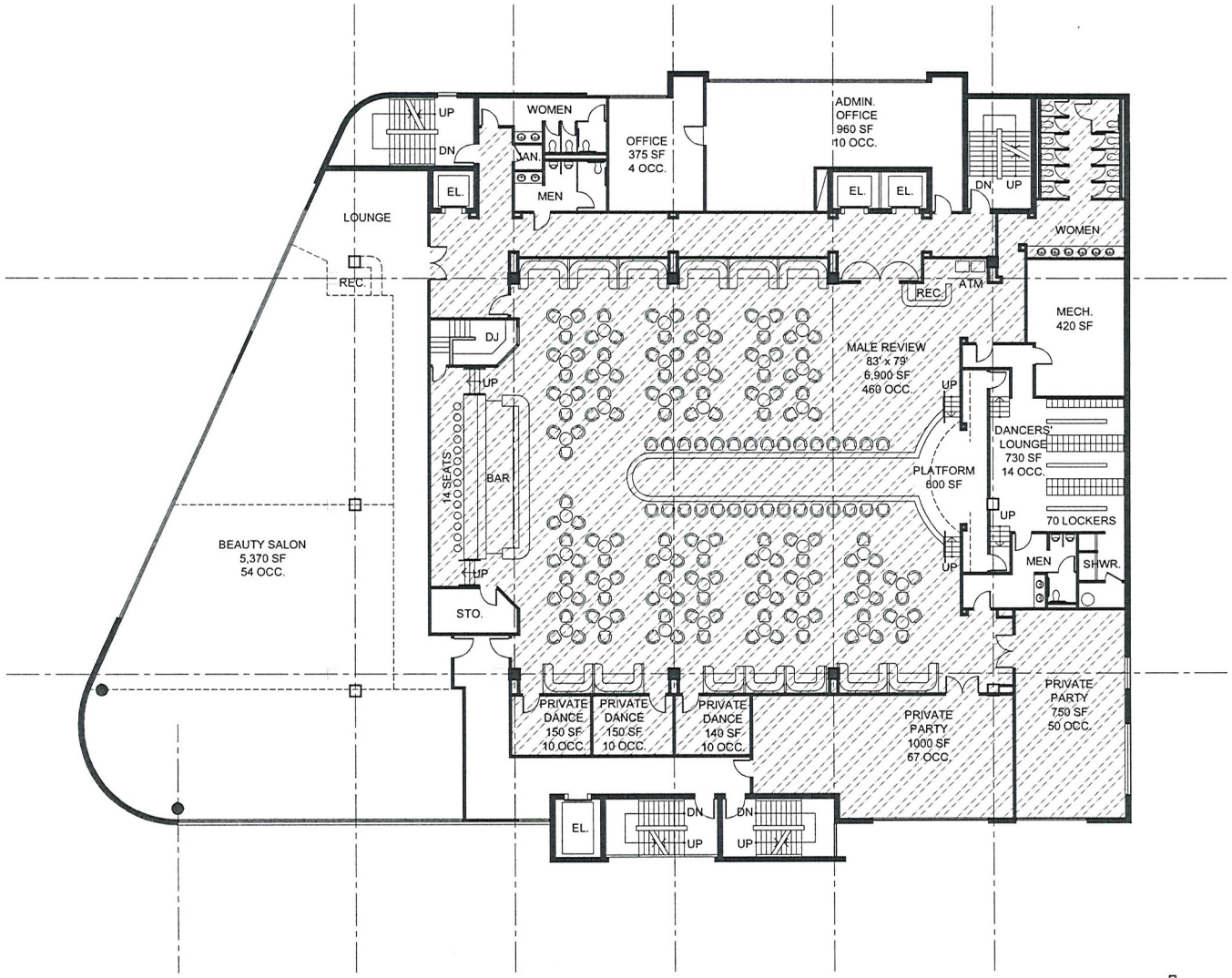
0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
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

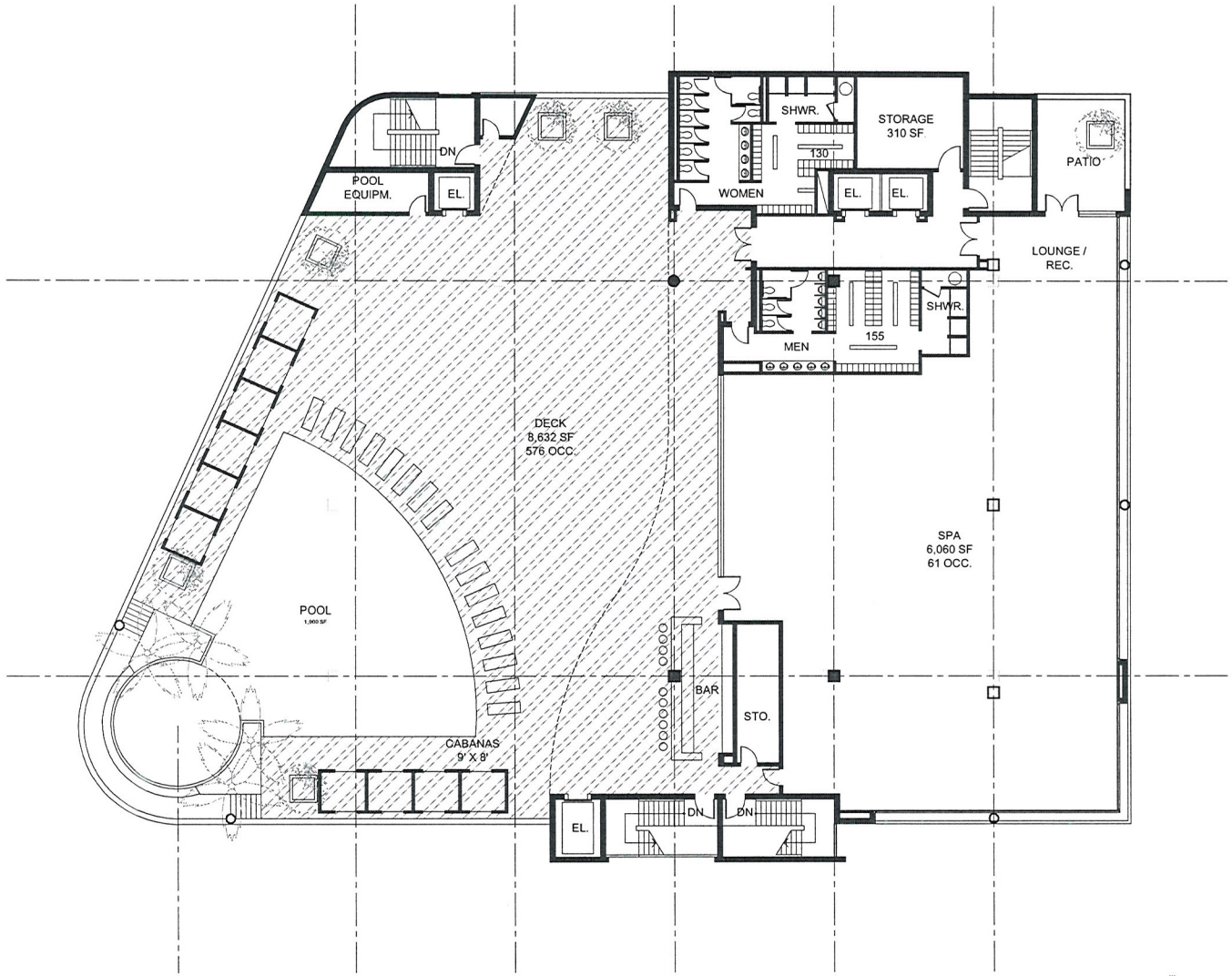
0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR04

SDR-41038

4 LEVEL



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OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

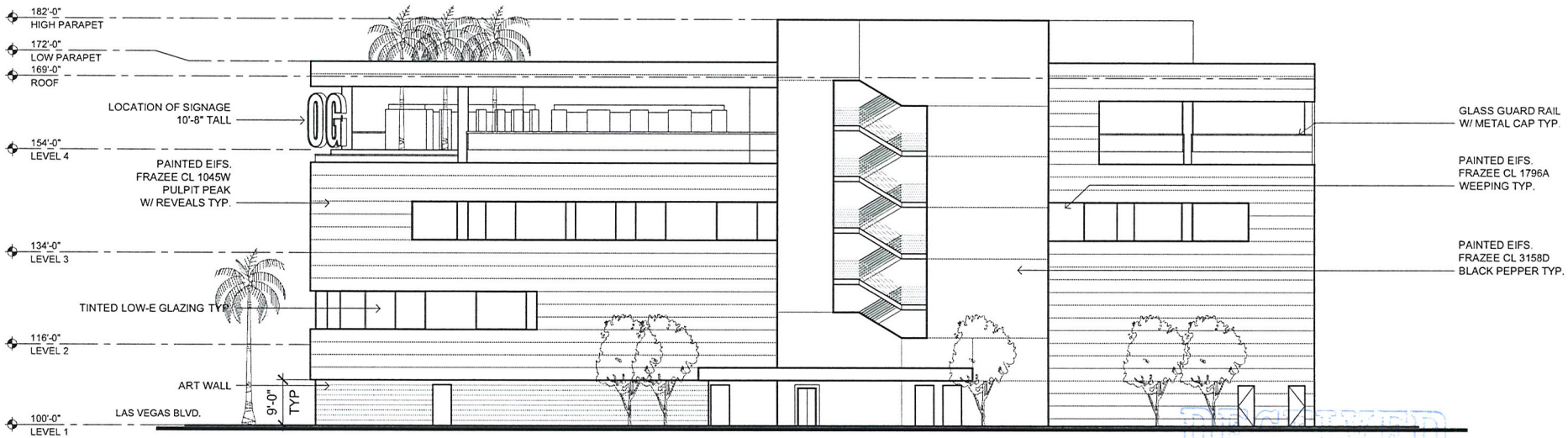
PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
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

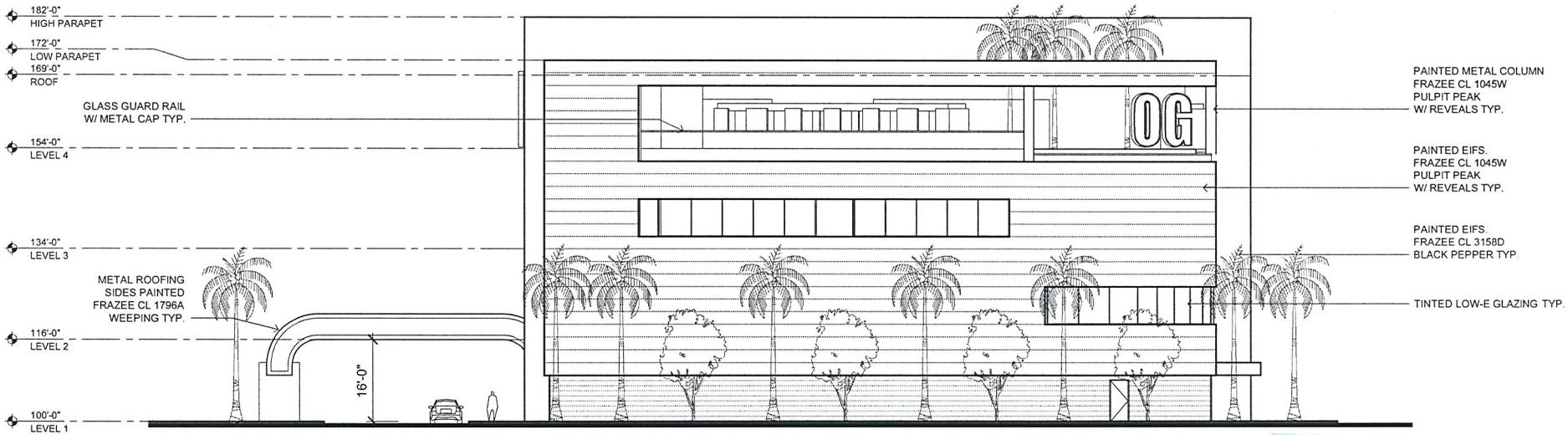
SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

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

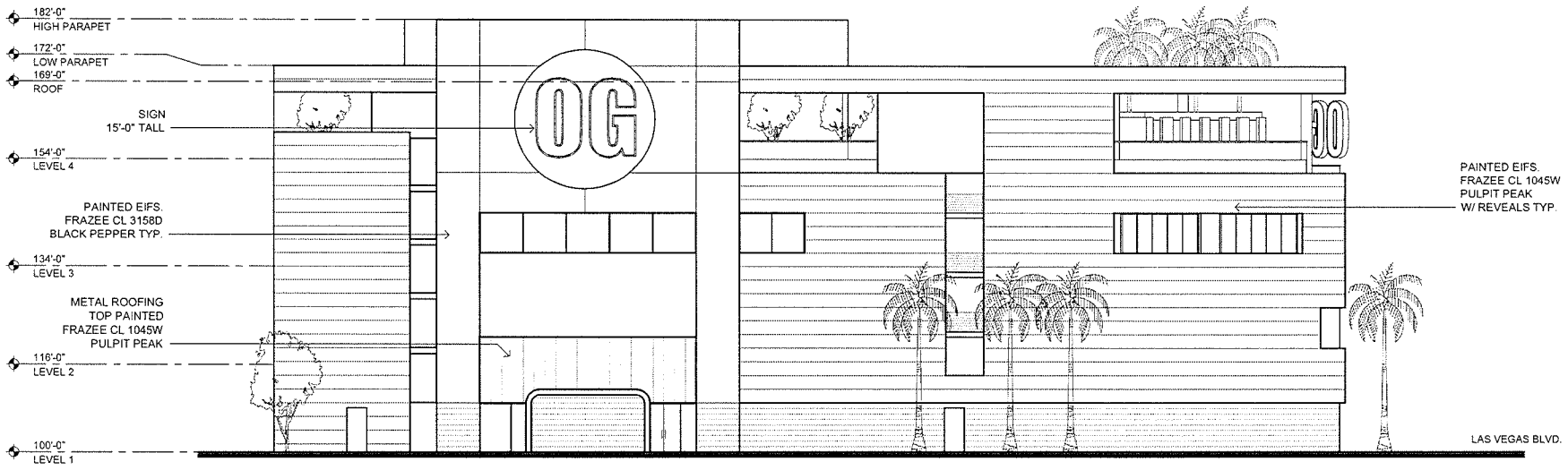
0 10' 20' 40'

designcell

10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR07

SDR-41038



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DR08

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

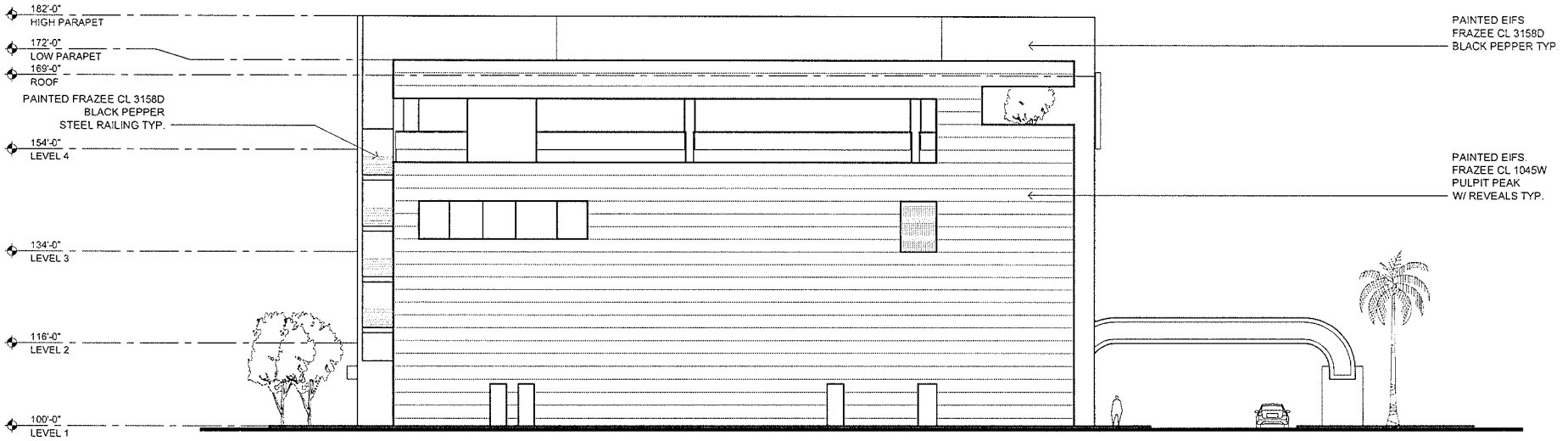
NORTH ELEVATION

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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



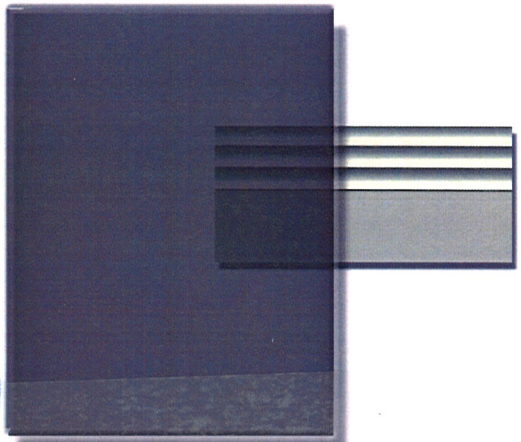
MATERIAL FINISHES

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
Aristotle Holding, LP

1531 Las Vegas Boulevard South

Proposed 37.611 thousand square foot expansion of an existing SOB use.

Traffic produced by proposed development:

Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	31.679	141.75	4,490
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	359

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	37.611	141.75	5,331
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	427

(heaviest 60 minutes)

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	69.29	141.75	9,822
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	786

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Las Vegas Blvd.

Average Daily Traffic (ADT)	26,488
PM Peak Hour	2,119

(heaviest 60 minutes)

Oakey Blvd.

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 Blvd.	27,600

This project will add approximately 5,331 trips per day on Las Vegas Blvd. and Oakey Blvd. Las Vegas is currently at about 77 percent of capacity and Oakey is currently at about 21 percent of capacity. After this expansion, Las Vegas is expected to be at about 92 percent of capacity and Oakey be at about 41 percent of capacity.

Based on Peak Hour use, this development will add roughly 427 additional cars into the area; which works out to about seven every minute.

Note that this report assumes all traffic from this development uses all named streets.



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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SDR-41038
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LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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
REVISED

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

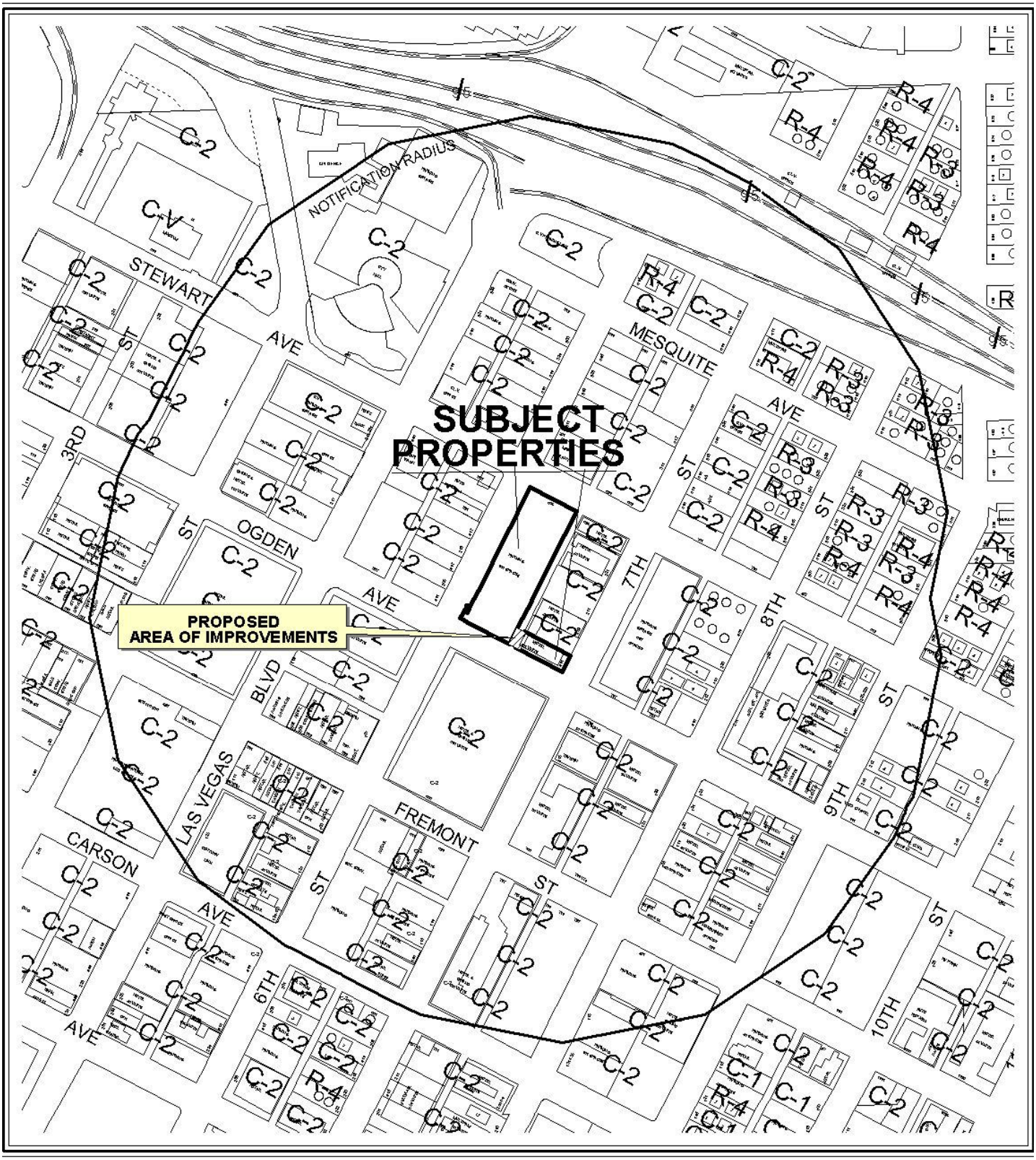
SUBJECT:
SDR-41257 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: IKE GAMING, INC. - Request for a Site Development Plan Review FOR THE ADDITION OF LANDSCAPING WITH ALLEY MODIFICATIONS on 1.46 acres at 201 North 7th Street and 608 Stewart Avenue (APNs 139-34-612-003 and 139-34-512-027), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SDR-41257**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SDR-41257**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41257** APN: 13934612003 & 13934512027

Name of Property Owner: Alan J. Woody

Name of Applicant: IKE Gaming, Inc.

Name of Representative: Bruce A. Leslie

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: A J Woody

Print Name: Alan J. Woody

Subscribed and sworn before me

This 14th day of February, 2011

Notary Public in and for said County and State

LINDA C. BUTTON
Notary Public State of Nevada
No. 00-26336-1
My appt. exp. Mar. 5, 2012

RECEIVED
MAR 22 2011

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41257** APN: 13934612003 & 13934512027

Name of Property Owner: Michael J. Nolan

Name of Applicant: IKE Gaming, Inc.

Name of Representative: Bruce A. Leslie

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: Michael J. Nolan

Print Name: Michael J. Nolan

Subscribed and sworn before me

This 14th day of February, 2011

Notary Public in and for said County and State

...TON
...e of Nevada
...-26336-1
...p. exp. Mar. 5, 2012

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MAR 22 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: encroachment agreement

Project Address (Location) alley adjacent to 201 N. 7th Street, Las Vegas, NV 89101

Project Name Cabana Suites **Proposed Use** pedestrian walkway

Assessor's Parcel #(s) 13934612003 & 13934512027 **Ward #** 5

General Plan: existing X proposed _____ **Zoning:** existing X proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information this is a continuation of the street scape beautification by adding an upgraded pedestrian walkway

PROPERTY OWNER IKE Gaming, Inc. **Contact** Joe Woody / Mike Nolan

Address 600 E. Fremont Street **Phone:** 385-5200 **Fax:** 474-3604

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address jwoody@elcortez.net / mnolan@elcortez.net

APPLICANT IKE Gaming, Inc. **Contact** Joe Woody / Mike Nolan

Address 600 E. Fremont Street **Phone:** 385-5200 **Fax:** 474-3604

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address jwoody@elcortez.net / mnolan@elcortez.net

REPRESENTATIVE Bruce A. Leslie **Contact** _____

Address 3770 Howard Hughes Parkway, Suite 200 **Phone:** 678-5070 **Fax:** 878-9995

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address bleslie@armstrongteasdale.com

Property Owner Signature* Michael J Nolan

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Michael J Nolan

Subscribed and sworn before me

This 18th day of February, 20 11.

Linda C. Button

Notary Public in and for said County and State

LINDA C. BUTTON
Notary Public State of Nevada
No. 00-26336-1
My appt. exp. Mar. 5, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-41257
Meeting Date:	5/10/11 PC
Total Fee:	$1,030
Date Received:*	3/22/11
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

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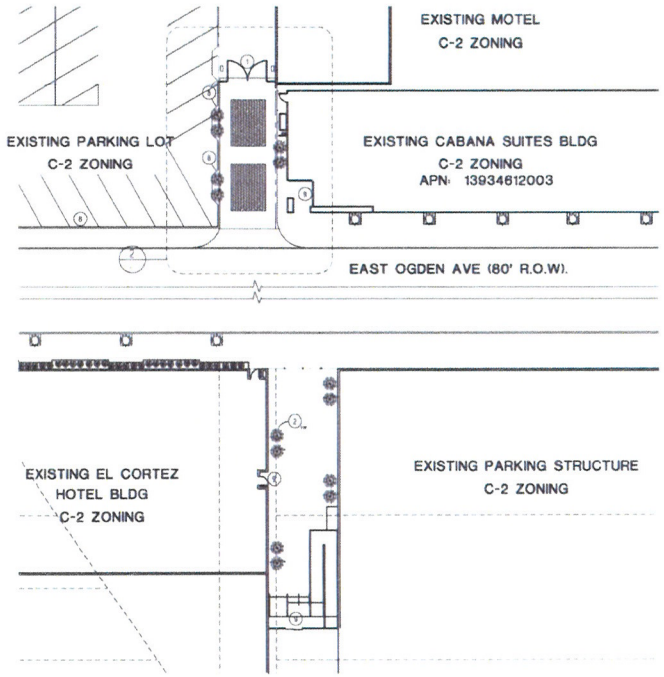
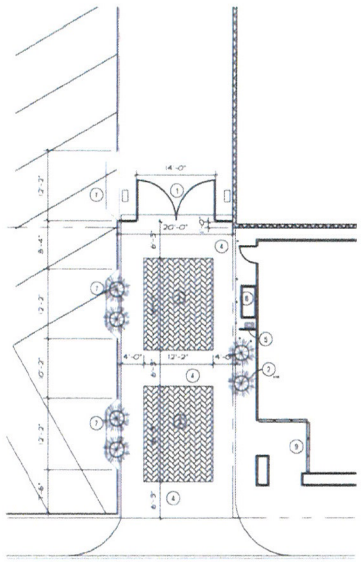


1 SITE PLAN

NORTH



2 ENLARGED SITE PLAN

LANDSCAPE SCHEDULE

PLANT DESCRIPTION	SIZE	NUMBER	SPACING
WILLOW PITTOSPORUM	15 GAL	14 EA	APPROX 24

KEY NOTES

1. NEW AUTOMATIC STEEL FRAME & SHEET METAL CLAD GATE - 14' WIDE OPENING
2. NEW FREE STANDING PLANTER W/ TREE
3. NEW FIELD COLOR STAMPED CONCRETE OR PAVERS
4. NEW BORDER STAMPED CONCRETE OR PAVERS
5. NEW SCREEN WALL
6. EXISTING ELECTRICAL CABINET / EQUIP
7. MODIFY EXISTING FENCE TO ACCEPT PLANTER/GATE ARM
8. EXISTING FENCE
9. EXISTING BUILDING ENTRANCE

LEGAL DESCRIPTION

SEE ATTACHED SHEET

PARKING ANALYSIS

ALL PARKING IS EXISTING AND TO REMAIN AS IS

APPLICANT

EL CORTEZ HOTEL & CASINO
600 EAST FREMONT ST.
LAS VEGAS, NV 89101
(702) 547-9000
CONTACT: NICK LEVENTIS

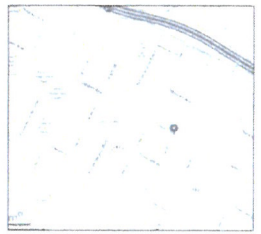
NOTES

UNLESS SPECIFICALLY NOTED, ALL CONSTRUCTION IS EXISTING. MODIFICATIONS THAT ARE NEW CONSIST OF THE FOLLOWING:

1. ADDITION OF NEW AUTOMATED GATE AT ALLEY WAY NORTH OF CABANA SUITES BUILDING.
2. REPLACEMENT OF PAVING BETWEEN GATE AND DRIVEWAY APPROACH AT OGDEN AVE. WITH DECORATIVE PAVING.
3. INSTALLATION OF NEW SCREEN WALL TO MATCH GATES AT SOUTH END OF EXISTING ELECTRICAL CABINETS.
4. MODIFICATION OF EXISTING METAL RAIL FENCE TO ACCEPT NEW PLANTERS AND NEW GATE OPERATORS.
5. PROVISION OF NEW PLANTERS AS SHOWN AT BOTH CABANA SUITES AND MAIN HOTEL ENTRANCE ACCROSS OGDEN AVE. TO PROVIDE SENSE OF CONNECTIVITY.

VICINITY MAP

NOT TO SCALE



NORTH

BURNETT HAASE
CONSTRUCTION

ALLEY GATE AND ENTRANCE AT
EL CORTEZ CABANA SUITES
651 E. OGDEN AVE.
LAS VEGAS, NV
APN: 13934612003
JANUARY 31, 2011

SITE PLAN AND
LANDSCAPE PLAN
SHEET 1 OF 2

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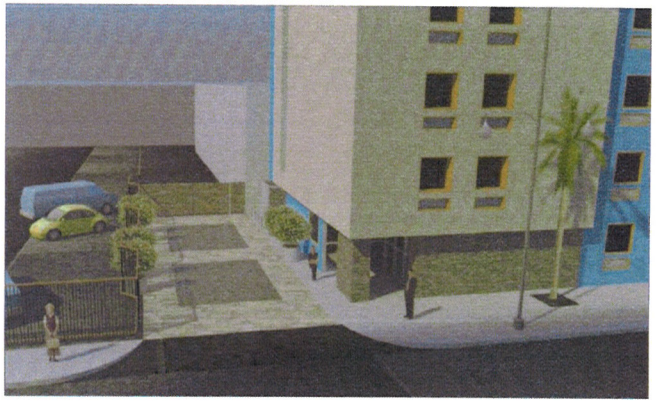
SDR-41257



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 RENDERED VIEW OF GATE / ALLEY

SCALE: N/A

KEY NOTES

1. NEW AUTOMATIC STEEL FRAME & SHEET METAL CLAD GATE 14' WIDE OPENING
2. NEW FREE STANDING PLANTER W/ TREE
3. NEW METAL SCREEN WALL
4. EXISTING FENCE
5. EXISTING BUILDING ENTRANCE

ALLEY GATE AND ENTRANCE AT
EL CORTEZ CABANA SUITES
651 E. OGDEN AVE.
LAS VEGAS, NV
APN: 13934612003
JANUARY 31, 2011

BURNETT HAASE
CONSTRUCTION

ELEVATION
SHEET 2 OF 2

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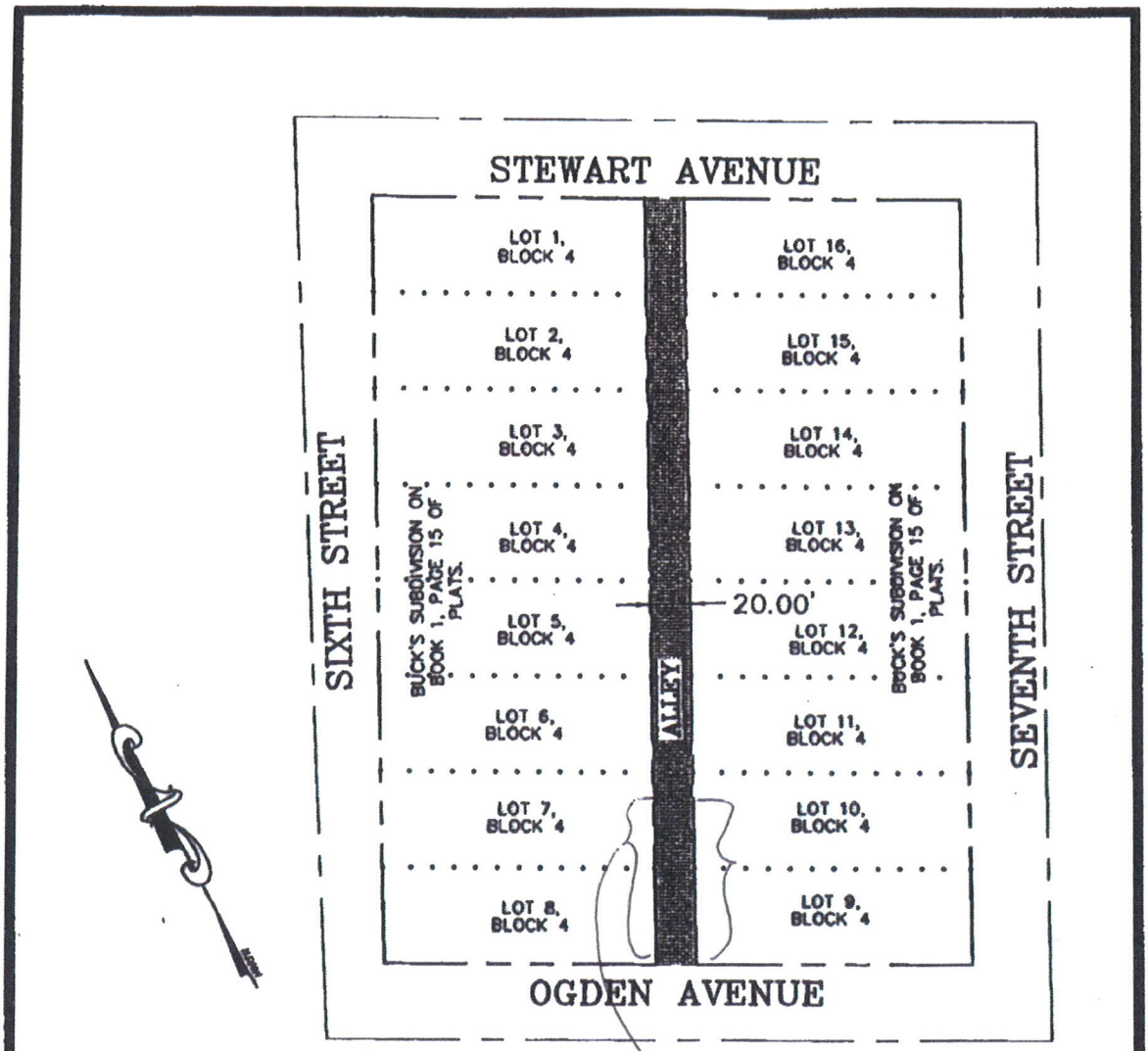
MAR 22 2011

SDR-41257



LOCHSA SURVEYING
6345 S. JONES BLVD., STE 200
LAS VEGAS, NV. 89118
PHONE: (702) 365-9312
FAX: (702) 320-1769

SHT. 1 OF 1

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SDR-41257



PAVEMENT FIELD



PAVEMENT BORDERS



GATE FINISH

ALLEY GATE AND ENTRANCE AT EL CORTEZ CABANA SUITES

651 E. OGDEN AVE.
LAS VEGAS, NV
APN: 13934612003
JANUARY 31, 2011

SDR-41257

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MAR 22 2011

Bruce A. Leslie, Chtd.
bleslie@armstrongteasdale.com

March 21, 2011

VIA HAND DELIVERY

City of Las Vegas
Attn: Planning and Development
333 North Rancho Drive
Las Vegas, NV 89106

RE: EL CORTEZ – OGDEN HOUSE ENCROACHMENT OF ALLEYWAY

To Whom it May Concern:

This office represents the applicant, IKE Gaming, Inc. f/k/a Exber, Inc., d/b/a El Cortez Hotel and Casino in the above-referenced matter. This application is for an encroachment of an alleyway. This encroachment is requested because some of the desired improvements and beautification items being constructed by the El Cortez on its adjacent properties encroach into, or are to, the alley. The entire project is designed to compliment the already completed renovation of the Ogden House, now rebranded Cabana Suites. The encroachment is necessary for the beautification of the streetscape. It will tie into any future expansion and development of the El Cortez adjacent parking lot. That parking lot participates in this beautification.

These improvements, which results in the encroachment, are viewed as the second step in the expansion process. The first step was the redevelopment of the Cabana Suites f/k/a the Ogden House. IKE Gaming spent Eight Million Dollars ($8M) completing this first phase of the project. This work consisted of an entire renovation of the interior and exterior of the Ogden House, and the re-branding of the property to Cabana Suites. The third step in the El Cortez redevelopment may be a pool and patio project built on the valet parking lot adjacent to the Cabana Suites.

The area for which applicant is seeking an encroachment is generally described as: approximately 20 feet in width x 75 feet in depth, measured from the curb, heading north from Ogden Street into the alleyway running between Stewart Street and Ogden Street, parallel to 6th and 7th Streets ("Encroachment Area"). That area is marked by hand on the attached assessor's parcel map, Attachment #1. It is also identified on the survey by LOCHSA SURVEYING, Attachment #2.

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SDR-41257

Real Property Impacted by Proposed Encroachment. As a preliminary manner, there will be two uses of the alley: 1) the Encroachment Area running between the parcels owned by IKE Gaming on which the courtyard improvements beautifying the streetscape are constructed, and linking the two El Cortez parcels (APN 139-34-512-027 and 139-34-612-003) ("Courtyard"); and 2) the remainder of the alley, which is not improved and continues to be used as a public alleyway.

The unimproved portion of the alley is adjacent to parcels owned by S&J Group, Inc. (APN 139-34-512-029); Henry J PPTYS Las Vegas LLC (APN 139-34-512-028); JASSA Inc. (APN 139-34-612-001 and 002); Neighborhood Housing Services of Southern Nevada (APN 139-34-512-030); (collectively "Adjacent Landowners") and IKE Gaming (whose parcel abuts the entire western edge of the alley) (APN 139-34-512-027).

A. Courtyard. The Encroachment Area will be beautified by improvements to the alley and the two adjacent parcels, both owned by IKE Gaming (APN 139-34-512-027 and 139-34-612-003). We refer to its purpose and concept as the "Courtyard." A schematic drawing of the Proposed Improvement is attached hereto as Exhibit "A". The concept drawings for the Courtyard are enclosed as drawings Exhibit "B". Both indicate the nature of the improvements. Exhibit "C" displays the materials and finishes being used.

B. Unaffected Public Alleyway. With respect to the public alleyway which is not part of the improvement project, the eastern portion is abutted by property owned by the above-referenced Adjacent Landowners. The entire western side is owned by IKE Gaming.

To be clear, the visual barrier being built does not block access. This is not a closure of the alleyway.

C. Easements & Utilities. All existing utility easements remain in place. Given the existing intensive utility use of the alleyway, IKE Gaming previously dedicated a utility easement on its parcel APN 139-34-512-027 to facilitate expansion of the El Cortez Hotel and Casino and Cabana Suites. That dedication included IKE Gaming (at its expense) burying the power line in that newly dedicated underground easement. That dedication limits design choices for the gate.

We don't believe there are any street lights that need relocation or removal. One street light was relocated when the utilities were relocated underground as discussed above.

D. Adjacent Landowners. The Adjacent Landowners have been contacted on several occasions, most recently by certified mail, and verbal support has been received from 3 of the 4. We will seek letters of support, if necessary.

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E. Development Standards. At the present time IKE Gaming is not requesting any setbacks, utilities or other waivers with reference to the Courtyard, because no approvals for it are being requested. No parking study has been conducted because existing parking is not affected, and no additional parking needs are created by the encroachment.

F. Further Justification. The Cabana Suites renovation vastly improved the surrounding streetscape. Its "hip" designed room renovation is designed to attract a younger, different, more affluent clientele to the downtown. That appeal fails when a hotel guest steps out the front door and is confronted with a rundown alleyway, patched asphalt and potholes, visible unattended dumpsters, and scattered trash. Because of the guests' and El Cortez's security concerns related to the alley, the El Cortez has posted 24 hour security at the Cabana Suites. Turning the adjacent alleyway into the Courtyard will mitigate the security concerns, while creating a much more attractive streetscape and sense of "arrival". The Courtyard will also compliment the existing courtyard across Ogden at the El Cortez, and upgrade the visitor appeal to this portion of Ogden Street. (See Sheet 1 of the Burnett Haase site plan attachment).

G. Fees. Enclosed with this letter are two checks - $500, plus $500 for notification and advertising.

H. Application. In addition to the attachments and exhibits referred to herein, enclosed are: 1) City of Las Vegas Department of Planning Pre-Application Conference Notes; 2) Department of Planning Submittal Checklist (along with the plans referenced therein); 3) the Application/Petition Form with Statement(s) of Financial Interests from Michael J. Nolan and Alan J. Woody, the persons in charge of managing this project.

I. Grant Deeds. Attached as Exhibits "D" and "E" are copies of the vesting deeds for the IKE Gaming properties abutting the alleyway.

J. Encroachment Agreement. The El Cortez also attaches as Exhibit "F" to its application a proposed Encroachment Agreement that describes the improvements and commits the El Cortez to maintain and repair the improvements that encroach upon the alley. It provides for a bond to secure that performance. It gives the City the power to enforce and remove the improvements if they are not maintained.

K. Additional Materials Provided. Pursuant to the Site Development Plan Review Submittal Requirements the following are attached: 1) Site Plan (6 folded and 1 rolled); and 2) Building Elevations (1 folded and 1 rolled).

L. Council Hearing Requested. The El Cortez requests that this matter receive a full public hearing with the City Council at its June 15, 2011, meeting. The El Cortez also requests that the Encroachment Agreement be approved at that meeting.

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M. In Closing. The Courtyard will facilitate the revitalization and redevelopment of downtown Las Vegas. It creates a sense of arrival for vehicular and pedestrian users of Ogden Street, the visitors at the El Cortez, and for the guests at the newly renovated Cabana Suites f/k/a Ogden House. This type of pedestrian patio and passageway is needed to complete the Ogden streetscape vision created by the $8 million renovation of the Cabana Suites. It benefits the entire downtown.

Thank you for your consideration of this matter and please feel free to contact myself or Mike Nolan directly should you have any questions or concerns.

Sincerely,

Bruce A. Leslie, Chtd.

BAL/tsb

cc: Joe Woody (via email - jwoody@exber.net)
Mike Nolan (via email - mnolan@exber.net)
Alexandra Epstein (via email – aepstein@exber.net)

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SDR-41257

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

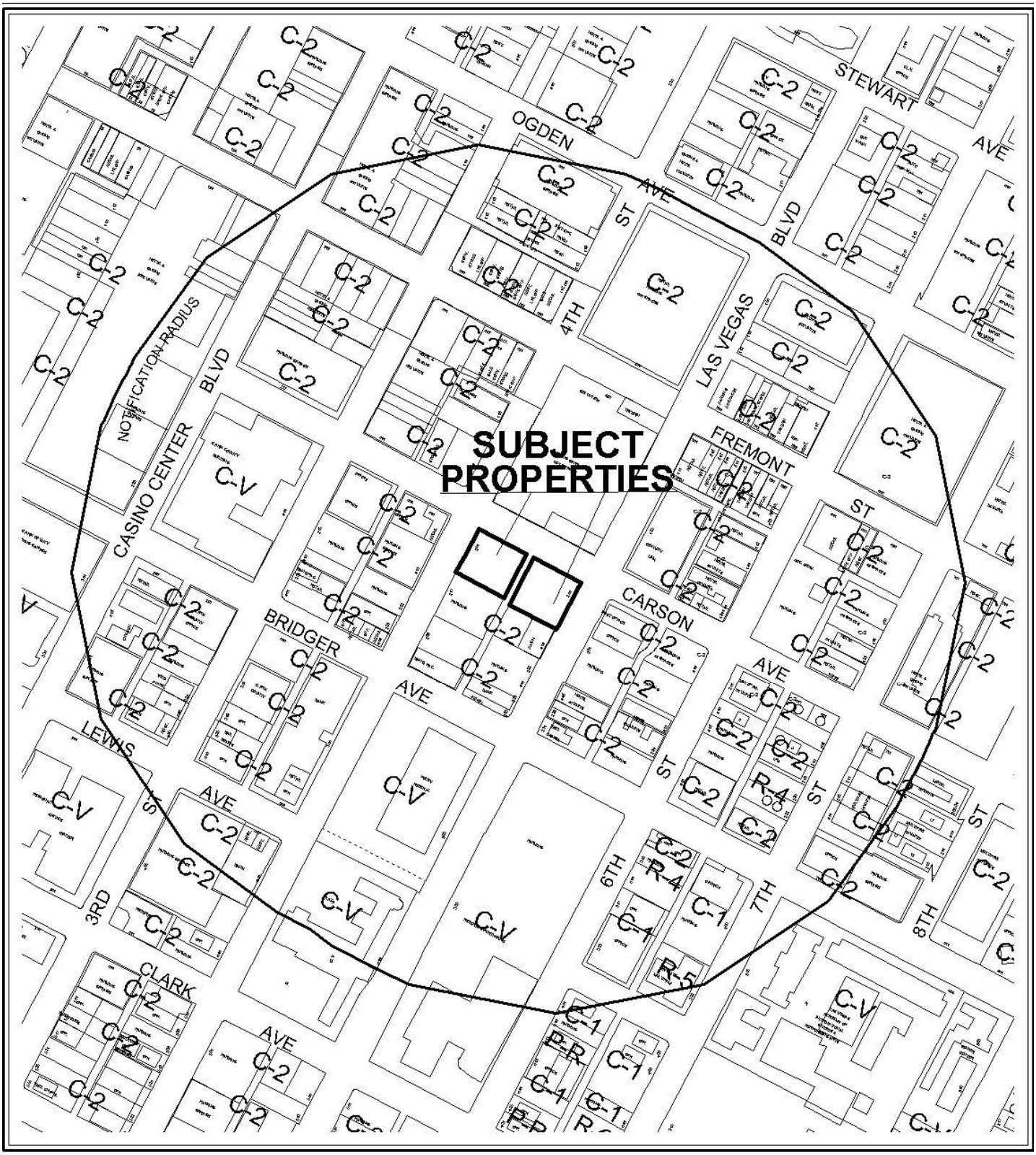
SUBJECT:
SDR-41271 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STATE BANK - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND PARKING LOT LANDSCAPE REQUIREMENTS on 0.85 acres at 201 South 4th Street and 200 Las Vegas Boulevard South (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SDR-41271**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SDR-41271**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-41271 APN: 139-34-610-023 and 031

Name of Property Owner: Nevada State Bank

Name of Applicant: Nevada State Bank

Name of Representative: Tabitha Fiddyment - Kaempfer Crowell Renshaw Gronauer & Fiorentino

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes XX 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: Terry Shirey

Subscribed and sworn before me

This 15th day of MARCH, 2011

Michele J. DeSio

Notary Public in and for said County and State

MICHELE J. DESIO
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 08-26-2011
Certificate No: 03-83949-1

Revised 11-14-06

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979092.1 AMP 16230.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 2001 South 4th and 200 Las Vegas Blvd. So.

Project Name Parking Lot **Proposed Use** Parking Lot

Assessor's Parcel #(s) 139-34-610-023 and 031 **Ward #** 3

General Plan: existing C-2 proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .85± **Lots/Units** _____ **Density** _____

Additional Information See attached justification letter

PROPERTY OWNER Nevada State Bank **Contact** N/A

Address P.O. Box 990 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89125

E-mail Address _____

APPLICANT Nevada State Bank **Contact** N/A

Address P.O. Box 990 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89125

E-mail Address _____

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

Address 8345 West Sunset Rd **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tfiddyment@kcnvlaw.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Terry Shirey

Subscribed and sworn before me

This 15th day of MARCH, 20 11.

_____

Notary Public in and for said County and State

MICHELE J. DESIO
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 08-26-2011
Certificate No: 03-83949-1

FOR DEPARTMENT USE ONLY

Case #	SDR-41271
Meeting Date:	5-10-11
Total Fee:	$1030.00
Date Received:*	3-23-11
Received By:	JFREWD

*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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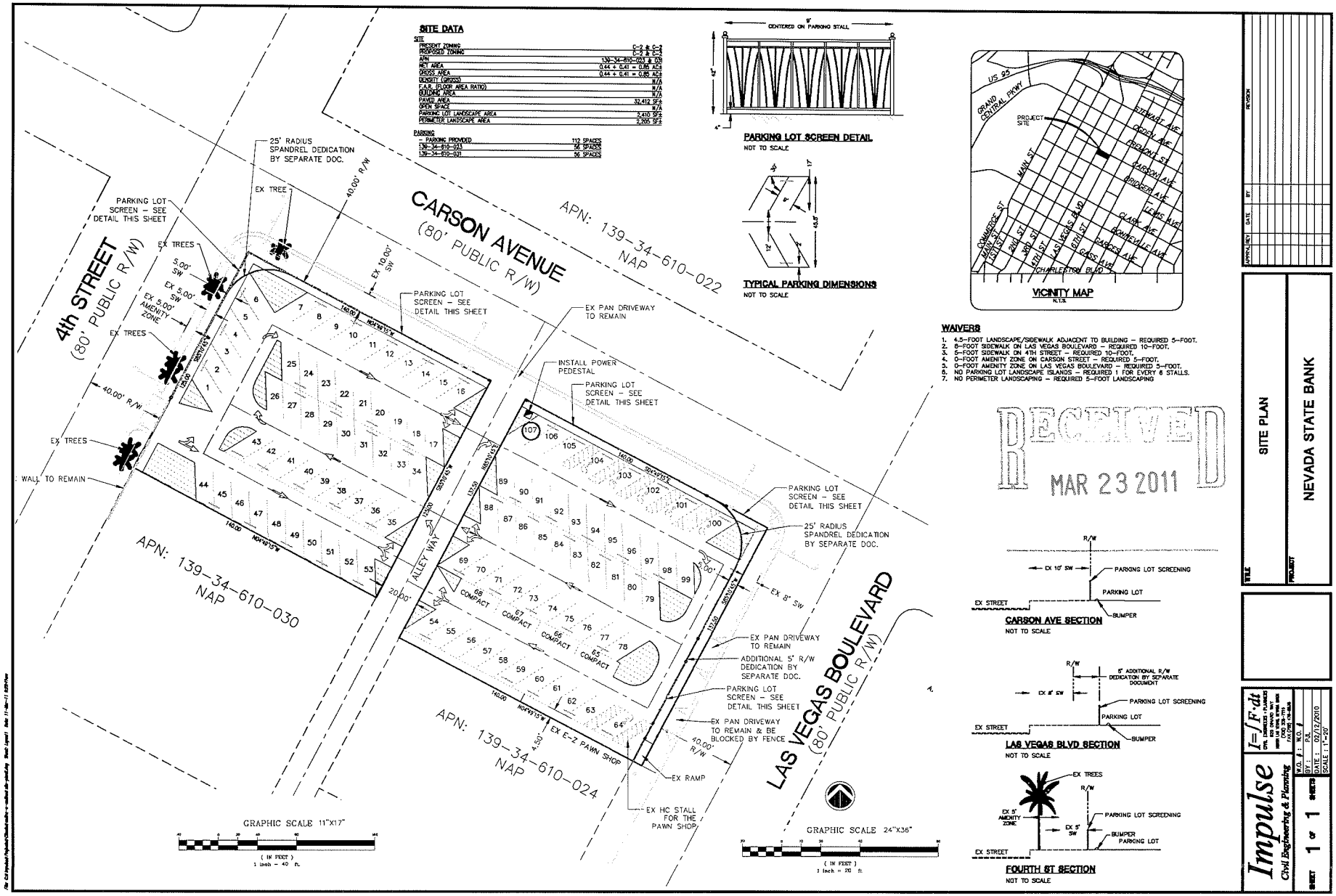
979089.1 AMP 16230.1


SITE DATA
SITE
PRESENT ZONING C-2 & C-1
PROPOSED ZONING C-2 & C-1
APN 139-34-610-023 & 031
NET AREA 0.44 ± 0.41 = 0.85 AC±
GROSS AREA 0.44 ± 0.41 = 0.85 AC±
DENSITY (GROSS) N/A
F.A.R. (FLOOR AREA RATIO) N/A
BUILDING AREA N/A
PAVED AREA 32,412 SF±
OPEN SPACE N/A
PARKING LOT LANDSCAPE AREA 2,410 SF±
PERIMETER LANDSCAPE AREA 2,205 SF±
PARKING
– PARKING PROVIDED 112 SPACES
139-34-610-023 16 SPACES
139-34-610-031 96 SPACES
PARKING LOT SCREEN DETAIL
NOT TO SCALE
TYPICAL PARKING DIMENSIONS
NOT TO SCALE
VICINITY MAP
N.T.S.
WAIVERS
1. 4.5-FOOT LANDSCAPE/SIDEWALK ADJACENT TO BUILDING – REQUIRED 5-FOOT.
2. 8-FOOT SIDEWALK ON LAS VEGAS BOULEVARD – REQUIRED 10-FOOT.
3. 5-FOOT SIDEWALK ON 4TH STREET – REQUIRED 10-FOOT.
4. 0-FOOT AMENITY ZONE ON CARSON STREET – REQUIRED 5-FOOT.
5. 0-FOOT AMENITY ZONE ON LAS VEGAS BOULEVARD – REQUIRED 5-FOOT.
6. NO PARKING LOT LANDSCAPE ISLANDS – REQUIRED 1 FOR EVERY 6 STALLS.
7. NO PERIMETER LANDSCAPING – REQUIRED 5-FOOT LANDSCAPING
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4th STREET
(80' PUBLIC R/W)
CARSON AVENUE
(80' PUBLIC R/W)
LAS VEGAS BOULEVARD
(80' PUBLIC R/W)
ALLEY WAY
APN: 139-34-610-022 NAP
APN: 139-34-610-030 NAP
APN: 139-34-610-024 NAP
25' RADIUS SPANDREL DEDICATION BY SEPARATE DOC.
PARKING LOT SCREEN – SEE DETAIL THIS SHEET
EX PAN DRIVEWAY TO REMAIN
INSTALL POWER PEDESTAL
EX TREES
WALL TO REMAIN
EX 8" SW
ADDITIONAL 5' R/W DEDICATION BY SEPARATE DOC.
EX E-Z PAWN SHOP
EX RAMP
EX HC STALL FOR THE PAWN SHOP
CARSON AVE SECTION
NOT TO SCALE
LAS VEGAS BLVD SECTION
NOT TO SCALE
FOURTH ST SECTION
NOT TO SCALE
GRAPHIC SCALE 11"X17"
GRAPHIC SCALE 24"X36"
SITE PLAN
NEVADA STATE BANK
Impulse
Civil Engineering & Planning
W.O. # : NO. 1
BY : P.M.
DATE : 02/12/2010
SCALE : 1"=20'
SHEET 1 of 1
SDR-41271

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 22, 2011

City of Las Vegas
Department of Planning & Development
333 S. Rancho Road
Las Vegas, Nevada 89106

Re: Justification Letter – Site Development Plan Review for a Temporary Parking Lot
Nevada State Bank
APN # 139-34-610-023 & 031

To Whom It May Concern:

This office represents the applicant in the above-referenced matter. This application is a site development plan review for a temporary parking lot on approximately .85 acres generally located on the southeast corner of Carson and 4th Street.

The site is currently owned by Nevada State Bank ("Bank"). The Bank foreclosed on the property and demolished the improvements as they were blighted and essentially condemnable. As the Bank is not in the business of developing property, they have been attempting to sell the site since they were forced to recover the asset. However, to date, the Bank has not been able to sell the property. Consequently, the Bank is proposing to utilize the site on an interim basis as a 112 stall temporary parking lot.

The Bank is aware that the City is working to address the parking demands in Downtown Las Vegas and the proposed use would aide in the solution until it is sold and redeveloped. Further, the Bank is not a developer and in the event the site is not utilized as a parking lot it will remain a vacant lot, and despite the Bank's best efforts invariably become an attraction for trash disposal and loitering. Even if the Bank secures the site, eliminating these nuisances is nearly impossible.

The Bank is further proposing to waive the requirements of the Downtown Centennial Plan with respect to landscaping and offsite improvements. Again, the proposed use is temporary and compliance with the Downtown Centennial Plan can be required at the time redevelopment occurs. The Bank is only proposing the parking lot use as a temporary solution to aide in addressing current parking demands and prevent the site from becoming an undesirable nuisance. The Bank is willing to accept a condition that this use be reviewed on a regular basis to insure the property is appropriately maintained.

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SDR-41271

KAEMPFER
CROWELL

We appreciate your kind consideration of our request. Please feel free to contact me should you have any questions or concerns. Thank you

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha D. Fiddyment

TF/ll

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MAR 23 2011

SDR-41271

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-40627 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend UDC 19.12.120 to clarify requirements and standards for digital off-premise signage.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 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

