City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

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.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

6. 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 8103 Racel Street, containing 8.02 acres south of Racel Street, east and west of Al Carrison Street (APNs 125-09-401-010, 018 and 019), Ward 6 (Ross).

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 BY 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 BY 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 BY 48-FOOT OFF-PREMISE SIGN at 2201 North Rainbow Boulevard (APN 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

12. 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 USE WITHIN AN EXISTIN HOTEL AND GAMING ESTABLISHMENT, NONRESTRICTED USE at 9090 Alta Drive (APN 138-32-201-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

13. 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 and #230 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

14. VAC-41152 - VACATION - PUBLIC HEARING - APPLICANT: 3D INVESTMENT, LLC - OWNER: NEVADA DEVELOPMENT ASSOCIATES, LP - Petition to Vacate a 30-foot wide section of Gilmore Avenue right-of-way and a 33-foot wide U.S. Government Patent Easement located on the east side of Hualapai Way, approximately 675 feet north of Alexander Road, Ward 4 (Anthony).

PUBLIC HEARING ITEMS

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

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

17. ABEYANCE - SDR-41059 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41060 - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Site Development Plan Review FOR A PROPOSED 4,428 SQUARE-FOOT CHURCH AND A 2,880 SQUARE-FOOT MODULAR CLASSROOM BUILDING WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH, EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND A FIVE FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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

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

20. MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH INC. - Request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

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

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

23. 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).

24. 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).

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

26. 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 2,600 SQUARE-FOOT COMMERCIAL BUILDING at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

27. VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

28. 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 AUTO SMOG CHECK USE at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

29. 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 1,000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

30. 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 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND A 2,324 SQUARE-FOOT FUEL CANOPY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS AND A TWO-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).

31. 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).

32. 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 WITHIN AN EXISTING 2,615 SQUARE-FOOT RESTAURANT at 2333 East Bonanza Road (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

33. 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 ESTABLISHMENT TO AN EXISTING 1,250 SQUARE-FOOT RETAIL ESTABLISHMENT at 124 South Sixth Street, Suite 170 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow).

34. 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) IN CONJUNCTION WITH A RETAIL ESTABLISHMENT at 4450 North Tenaya Way, Suite #100 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

35. 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 WITHIN AN EXISTING NONCONFORMING 1,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 970-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND 1,400 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 7421 West Lake Mead Boulevard, Suite #4 (APN 138-22-302-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

36. 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 NONCONFORMING 4,845 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).

37. SUP-41273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER 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).

38. 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).

39. SUP-41289 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request for a Major Amendment to a previously approved Special Use Permit (SUP-19645) TO ALLOW 24-HOUR OPERATIONS FOR AN EXISTING AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION, SPECIFIED WHERE HOURS OF OPERATION FROM 8:00 A.M.TO 11:00 P.M. ARE PERMITTED at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

40. SUP-41292 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DROR MIDANY - OWNER: Y & B INVESTMENTS, LLC. - Request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR WITHIN AN EXISTING 2,318 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 360-FOOT DISTANCE SEPARATION FROM A 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).

41. 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 NONCONFORMING 964 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED AND 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).

42. 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).

43. 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).

44. 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.

45. 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 ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

46. SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK, 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.

47. 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).

48. 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:

49. 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:

50. 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**

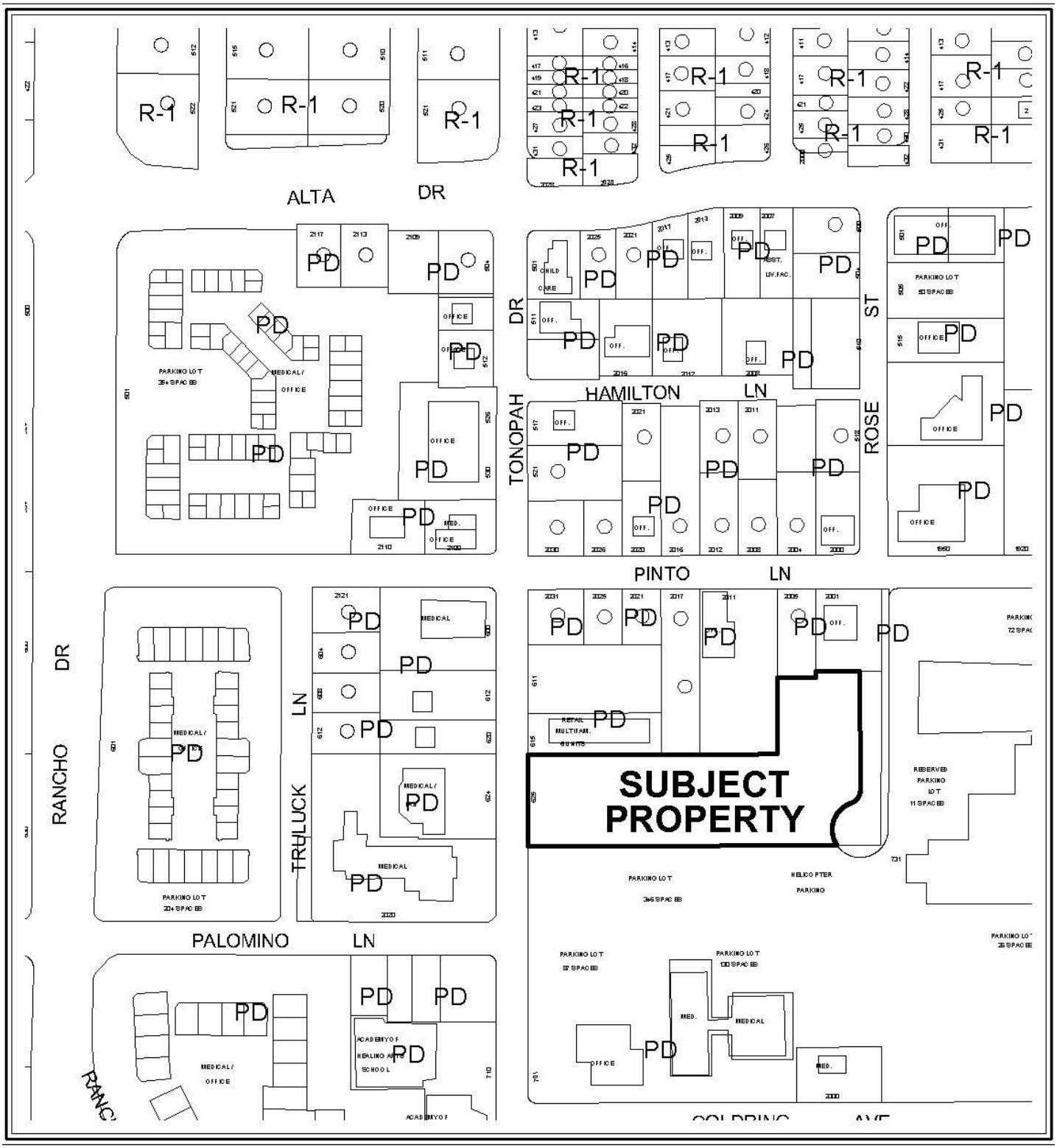
SUBJECT:
EOT-41319 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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

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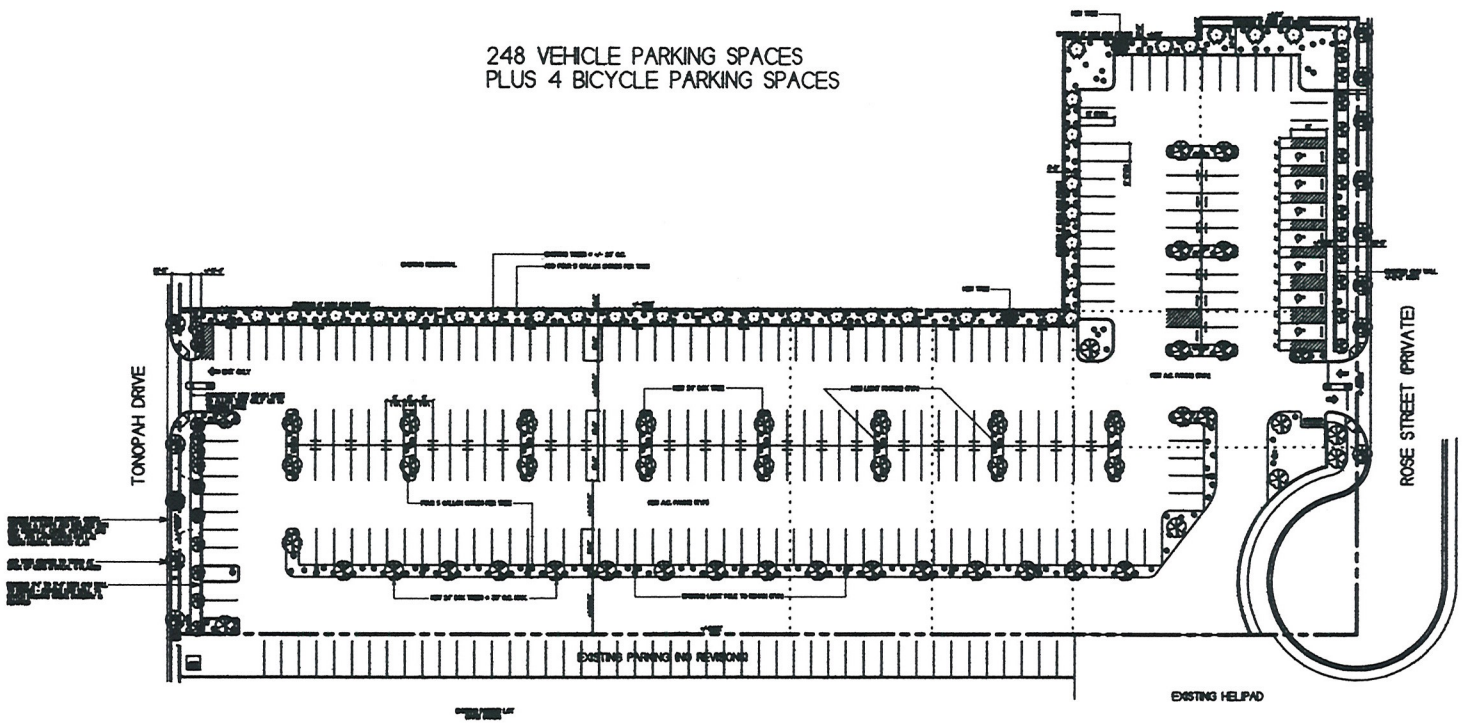
MAR 28 2011

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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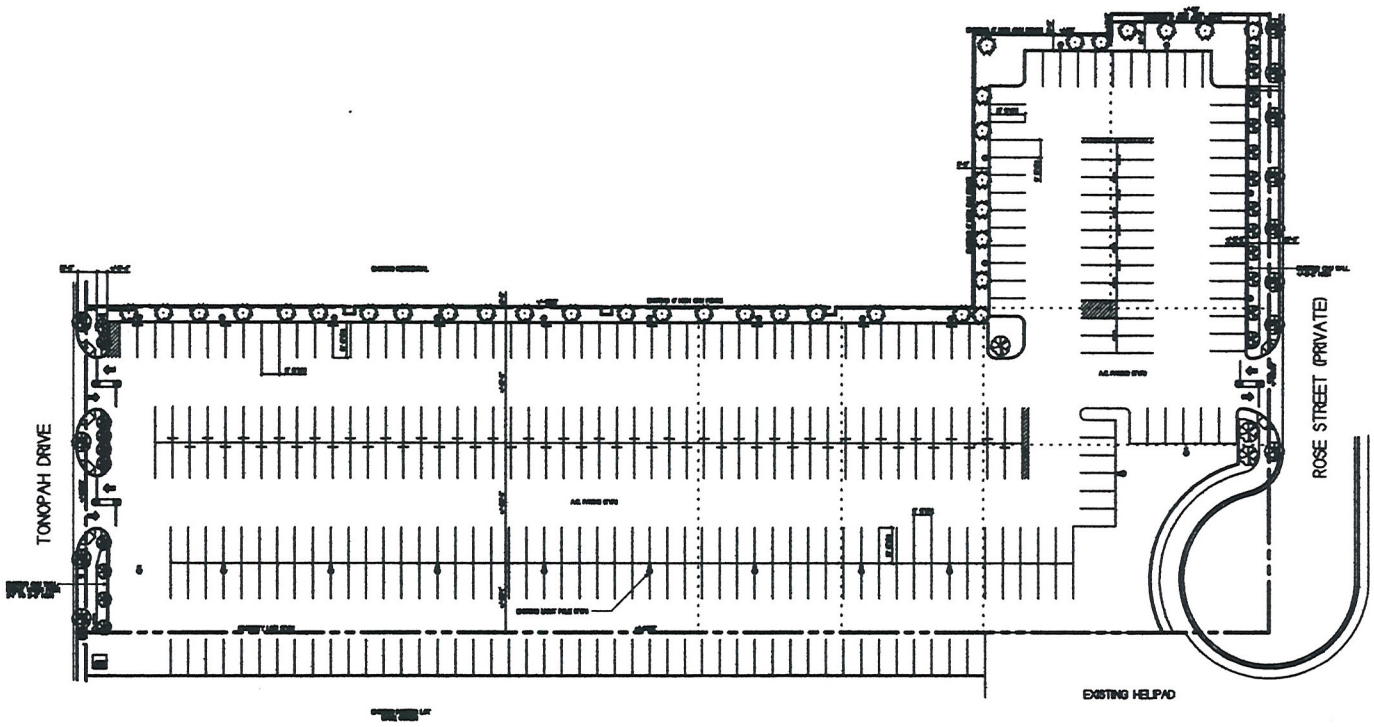
VICINITY MAP

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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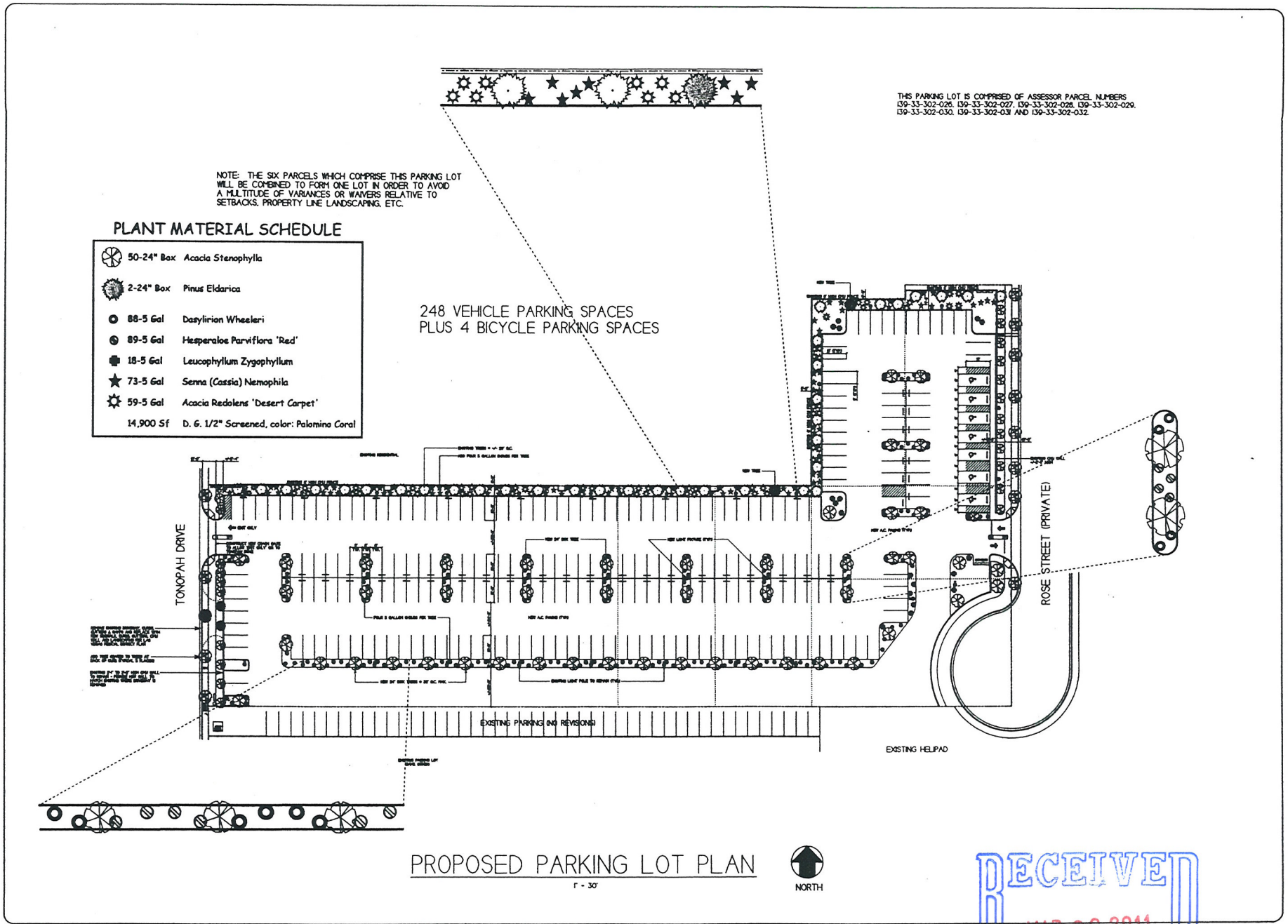

PROPOSED PARKING LOT PLAN

1" = 30'

RECEIVED
MAR 28 2011

EOT-41319

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

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

PROPOSED
PARKING LOT PLAN

6-3-09
09-10

1B

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

EOT-41319
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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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MAR 28 2011
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.

RECEIVED
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**

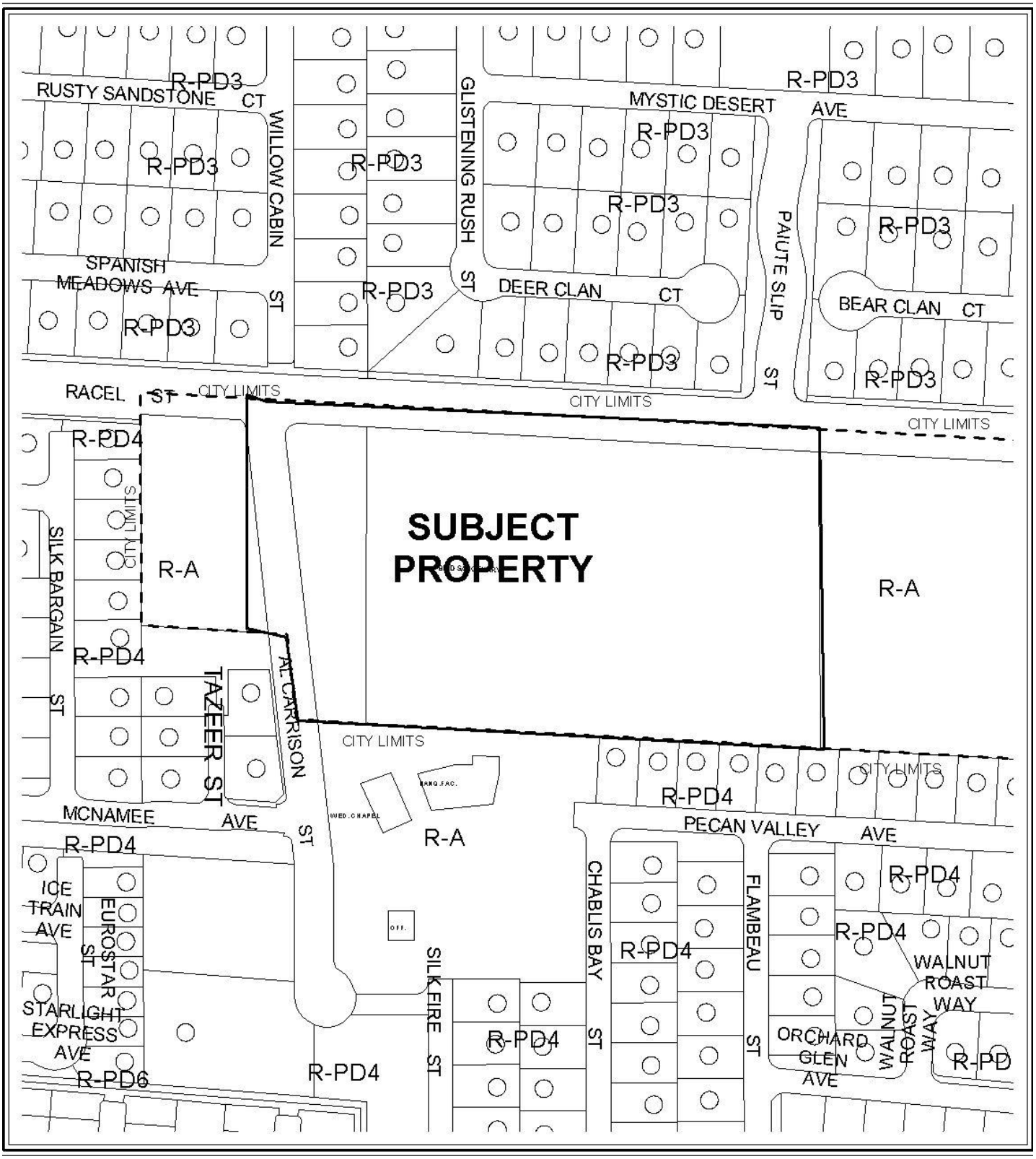
SUBJECT:
ANX-41279 - ANNEXATION - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - Petition to Annex property at 8103 Racel Street, containing 8.02 acres south of Racel Street, east and west of Al Carrison Street (APNs 125-09-401-010, 018 and 019), Ward 6 (Ross). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



CASE: **ANX-41279**

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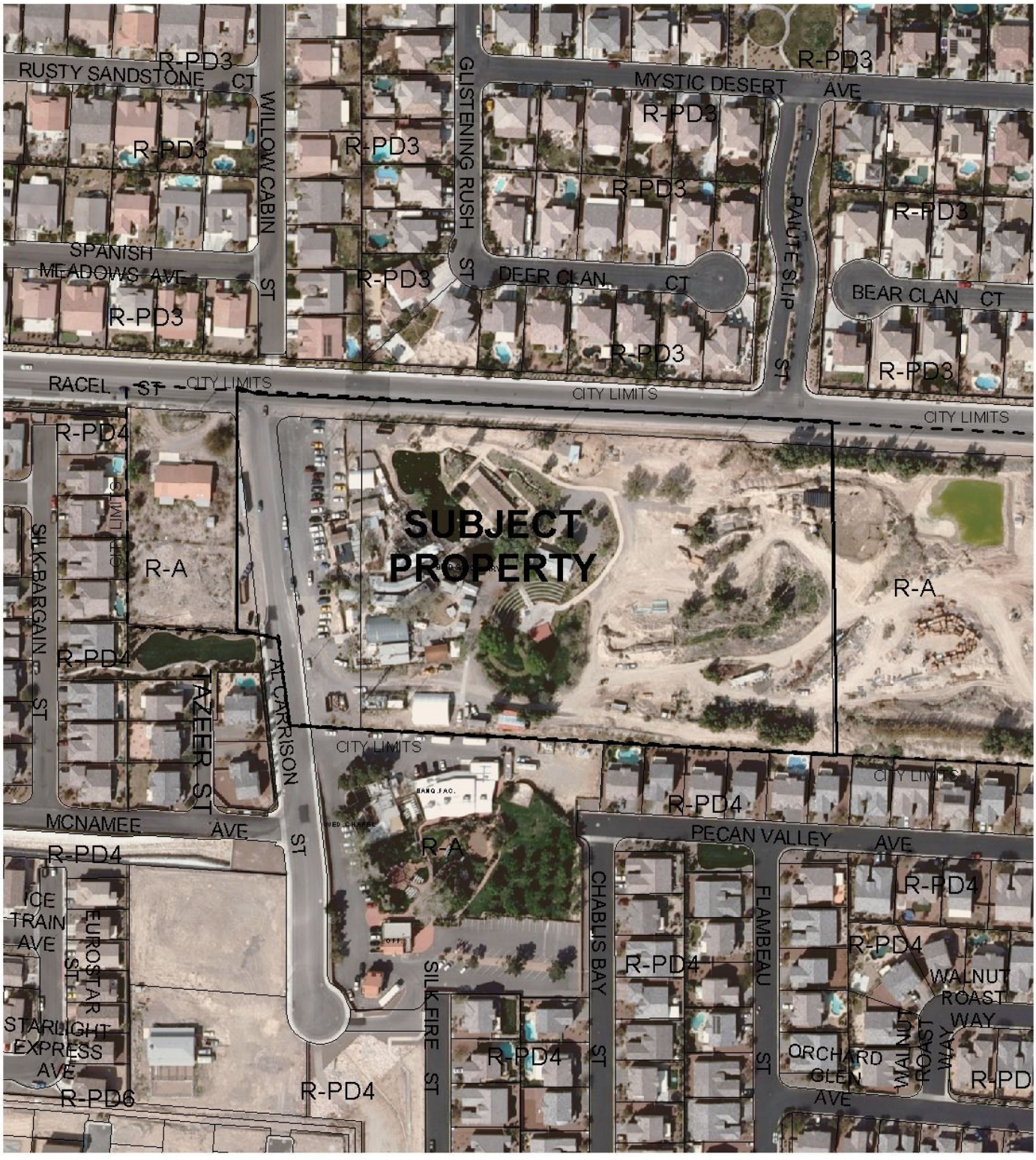
N



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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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.

RECEIVED
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

RECEIVED
MAR 23 2011

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**

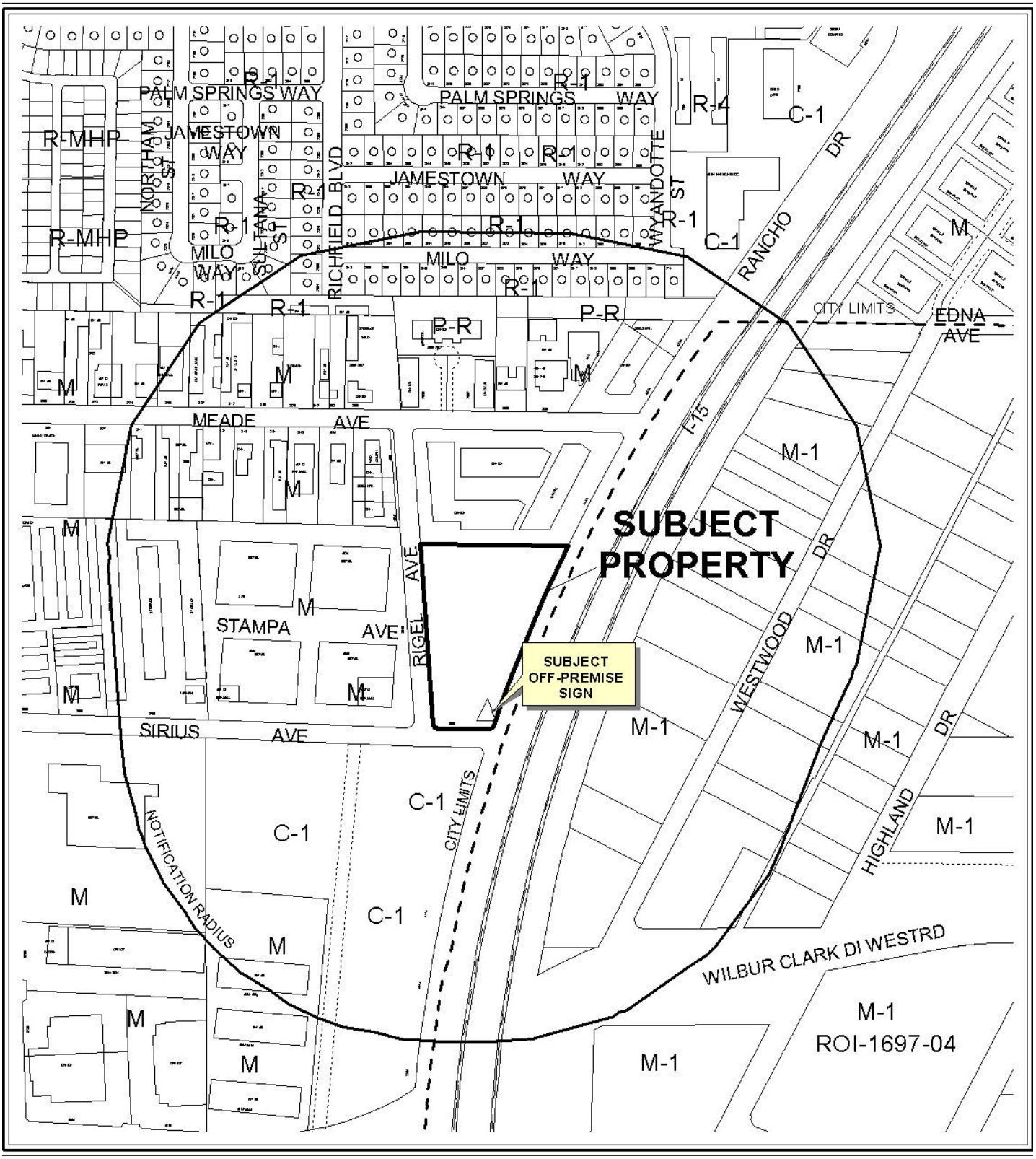
SUBJECT:
RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited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



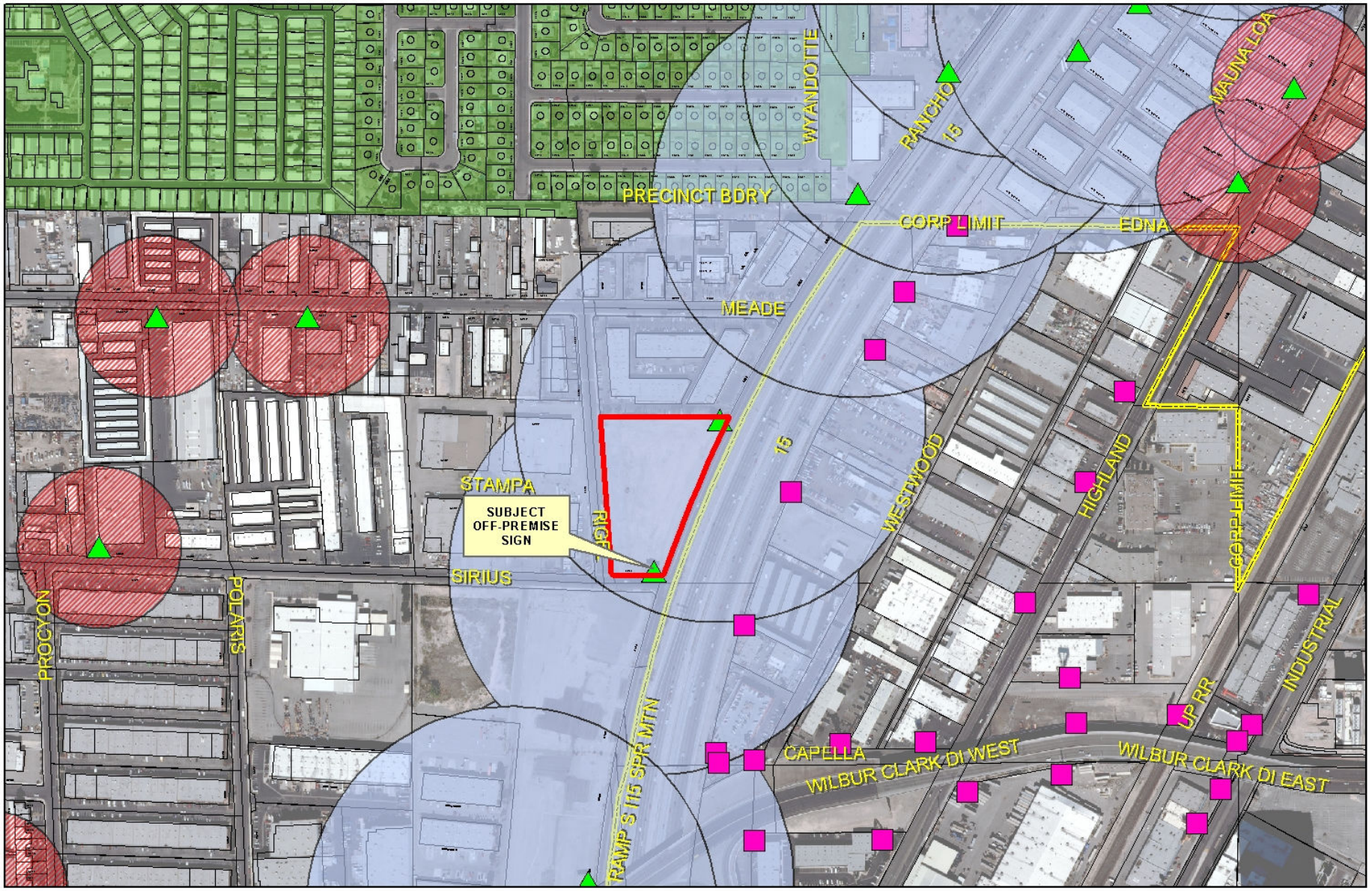
0 300 600 Feet

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

RECEIVED
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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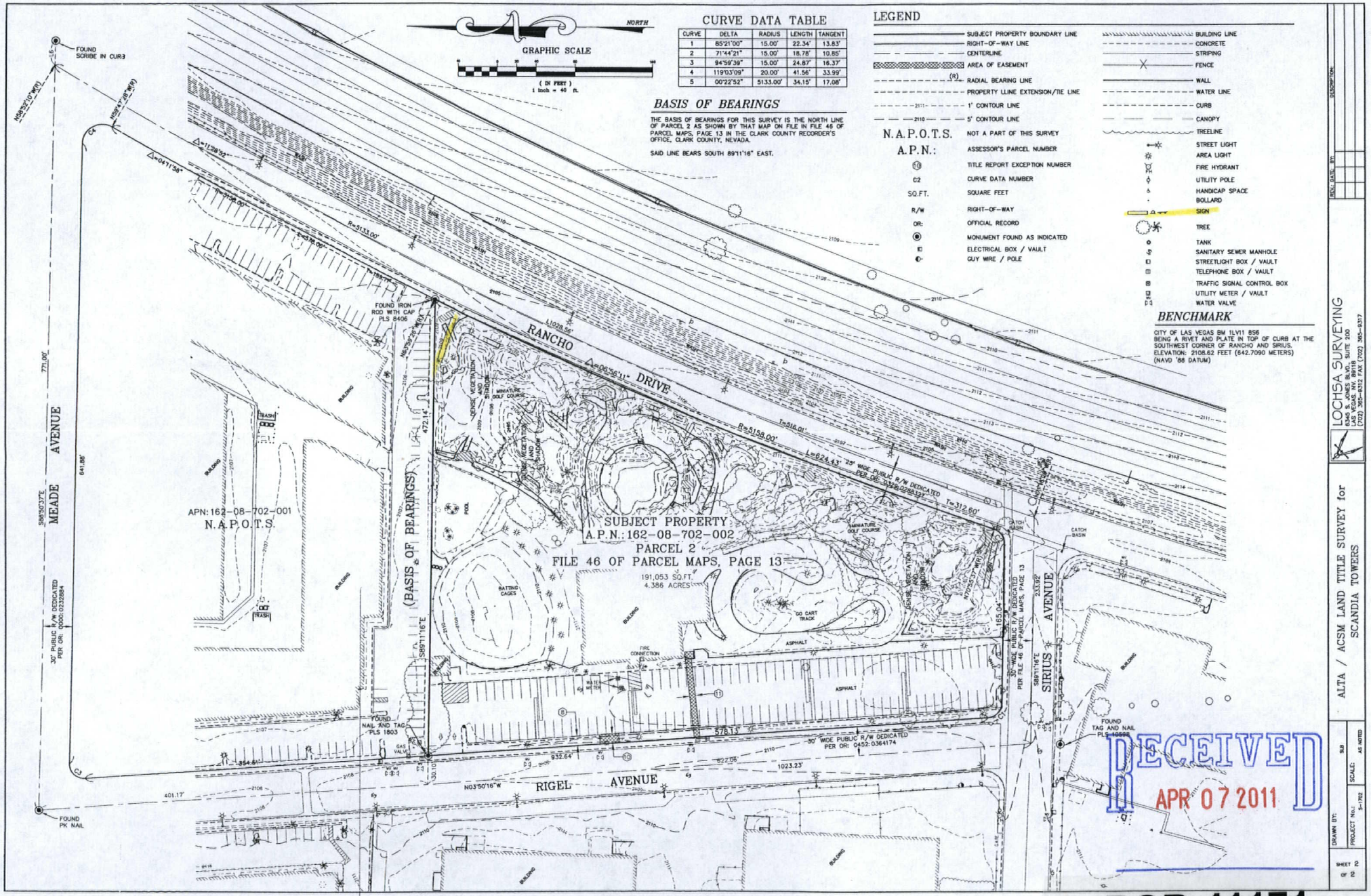
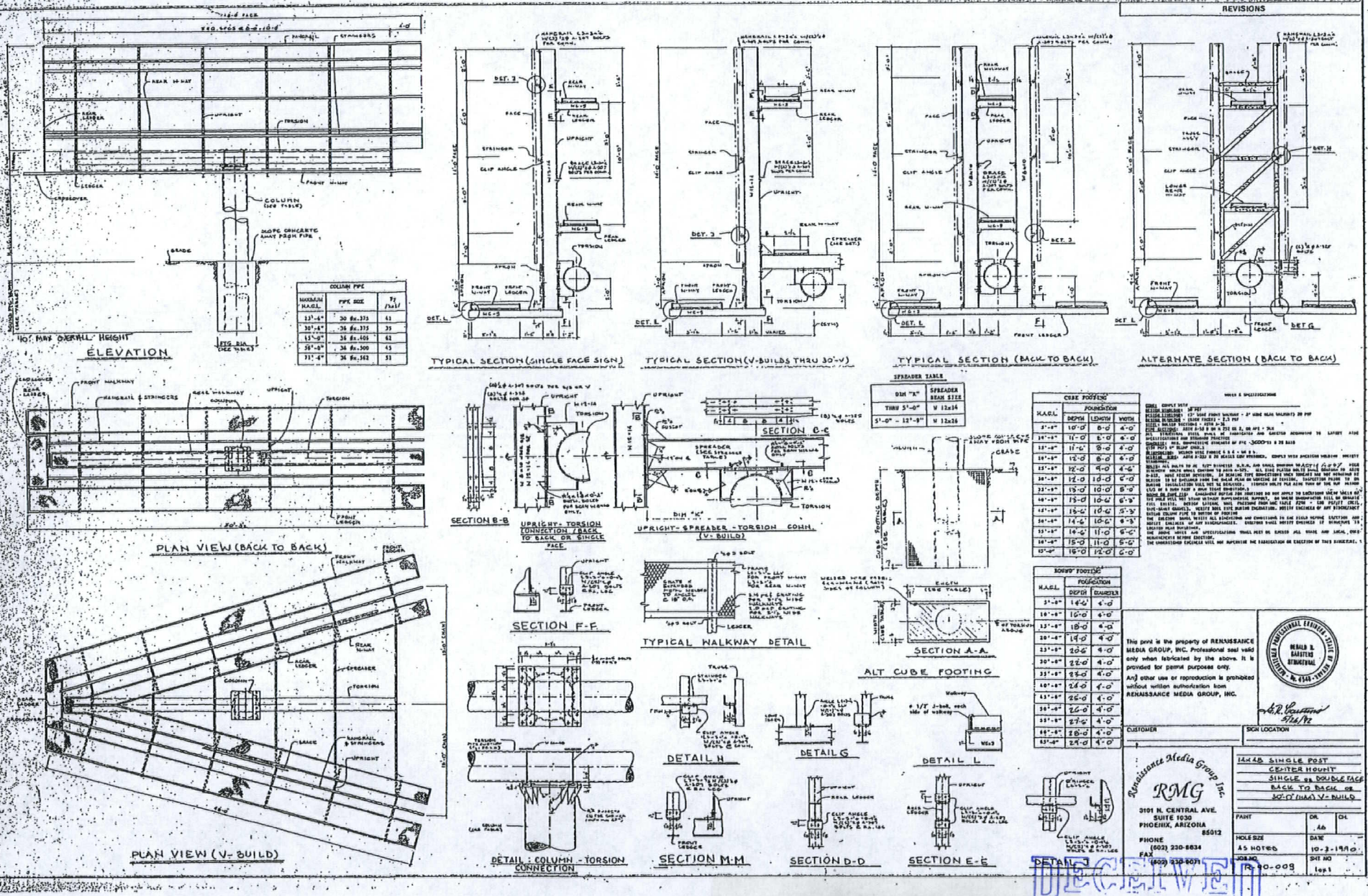
MAR 10 2011



RQR-41171
REVISED



RQR-41171
REVISED

RECEIVED
APR 07 2011

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

RECEIVED MAR 10 2011

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



RECEIVED
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.

RECEIVED
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**

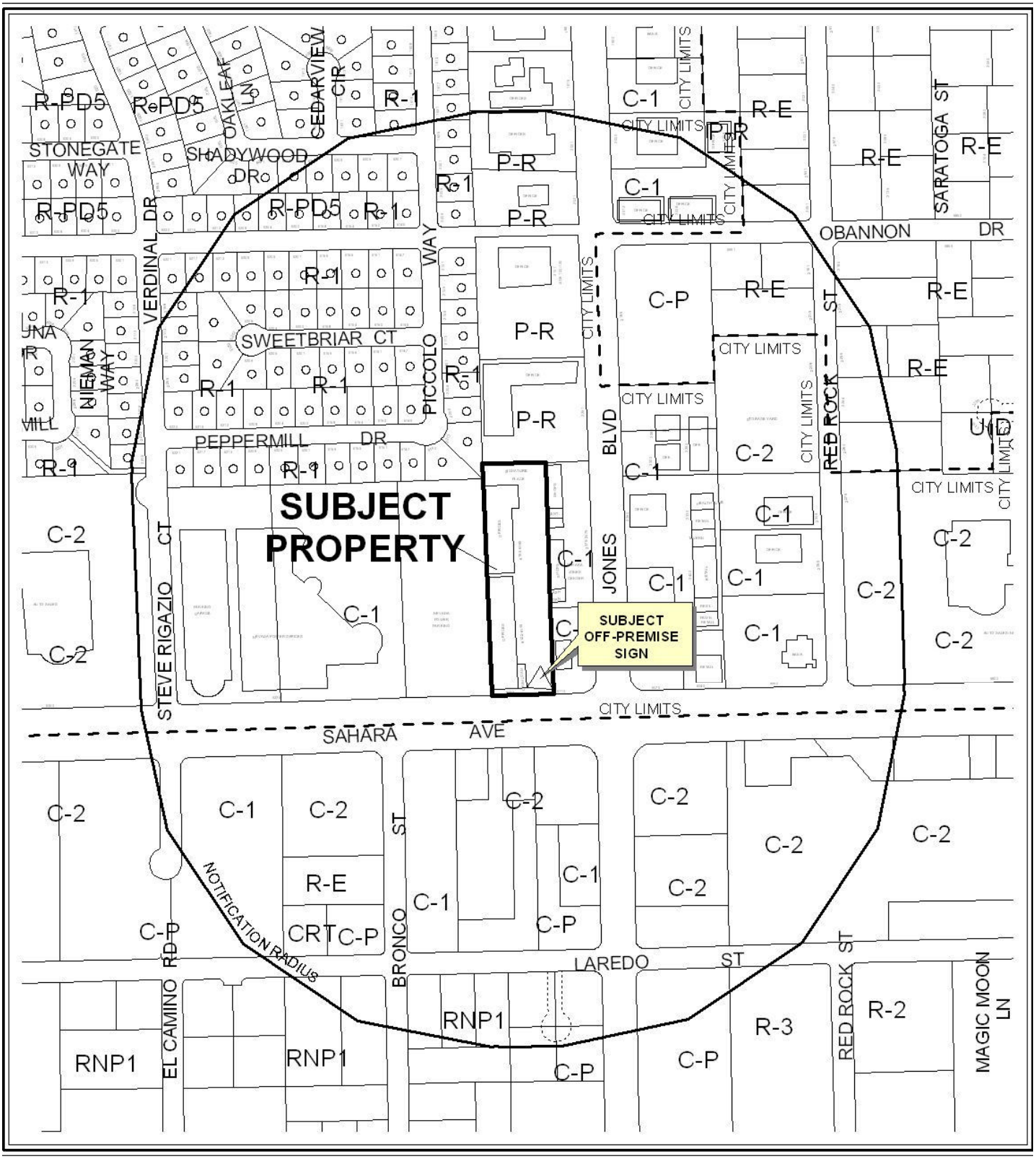
SUBJECT:
RQR-41221 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC - Required Review of a previously approved Special Use Permit (SUP-3115) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 6118 West Sahara Avenue (APN 163-02-802-004),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

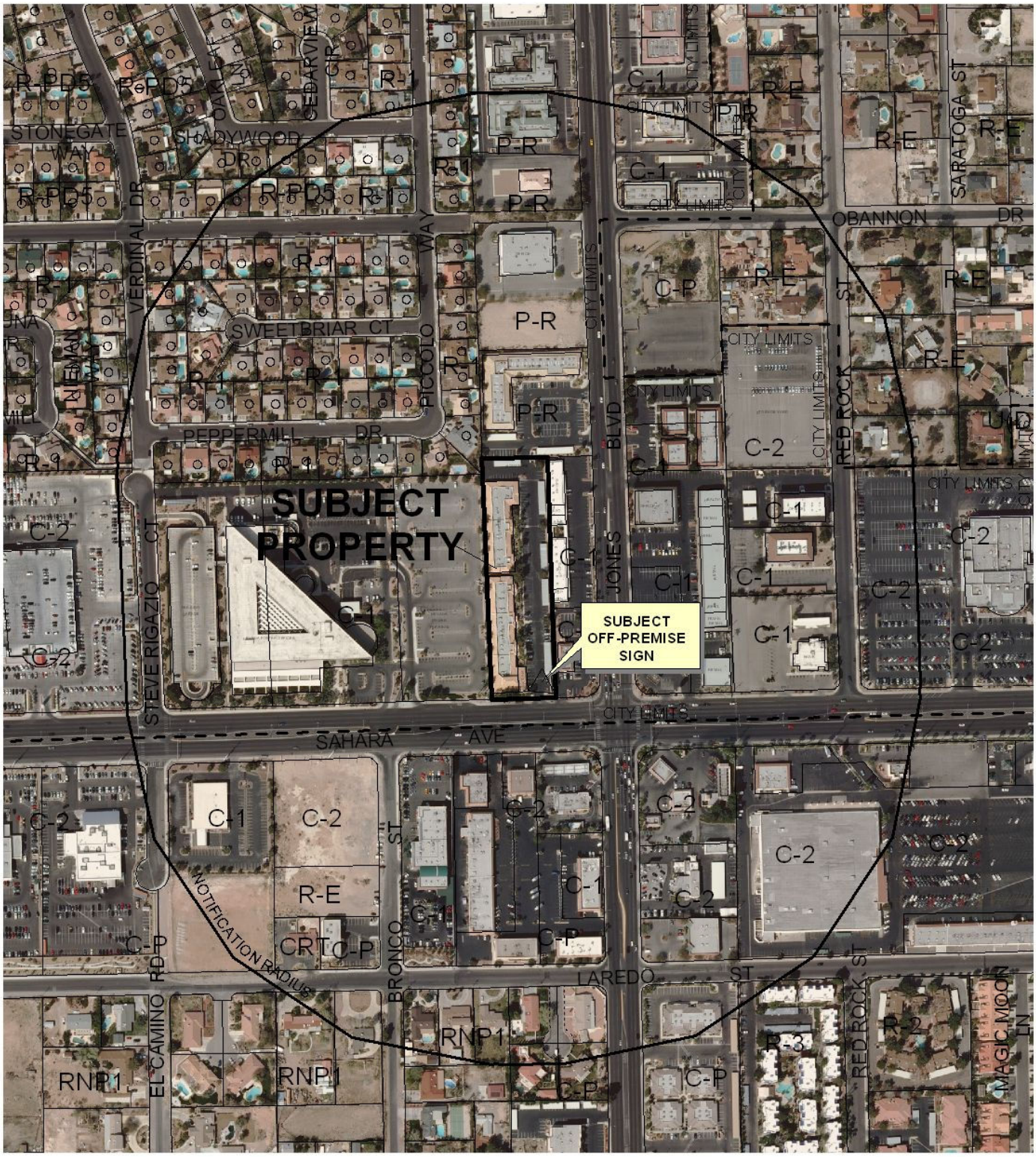
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-26970
6. City Council Approval Letter for SUP-3115



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

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

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.

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MAR 16 2011

Revised 04/26/05

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

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
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
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**

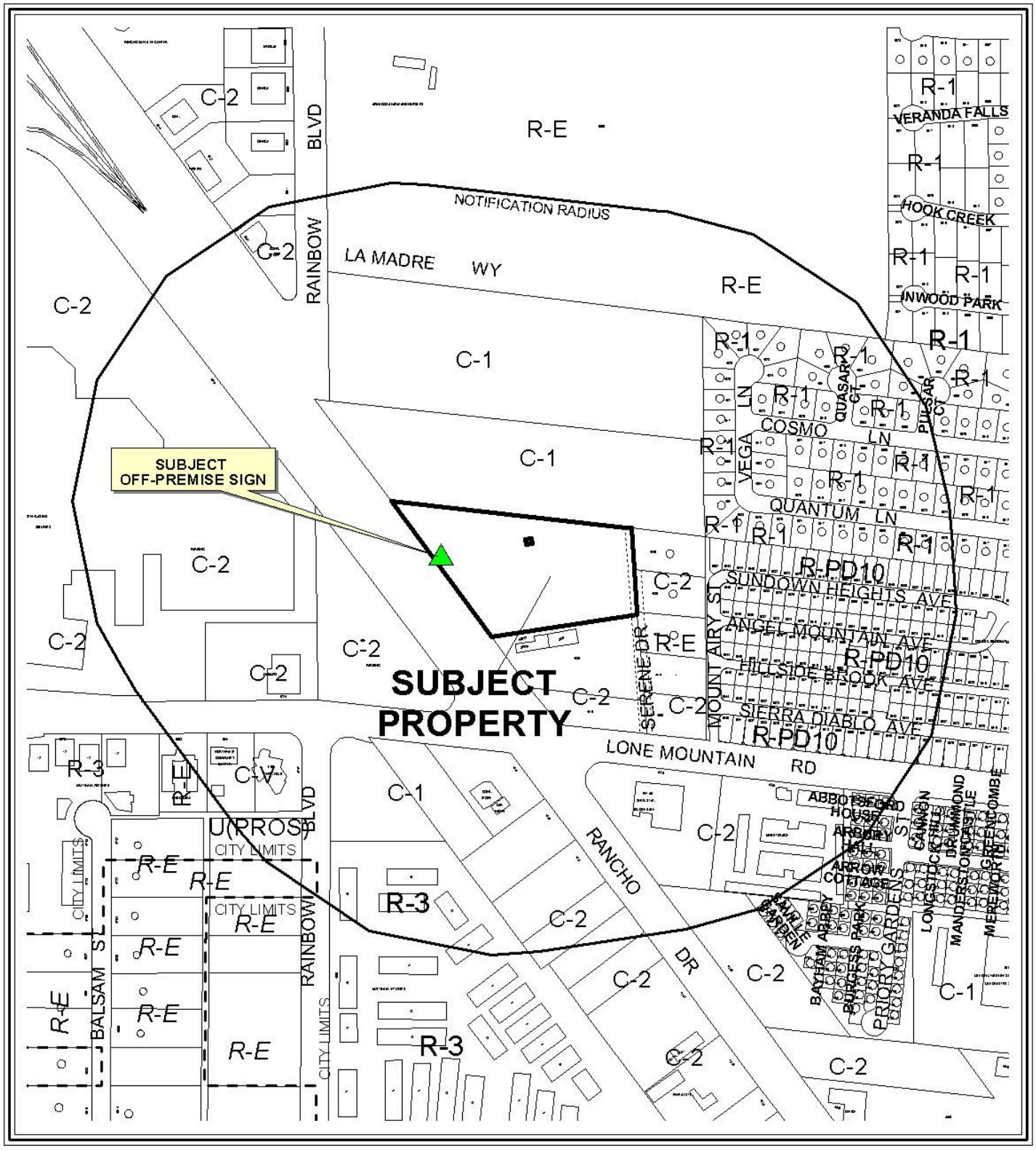
SUBJECT:
RQR-41222 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: MARTIN W. GREENWALD - Required Review of a previously approved Special Use Permit (U-0237-94) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4850 North Rancho Drive (APN 125-35-401-004),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



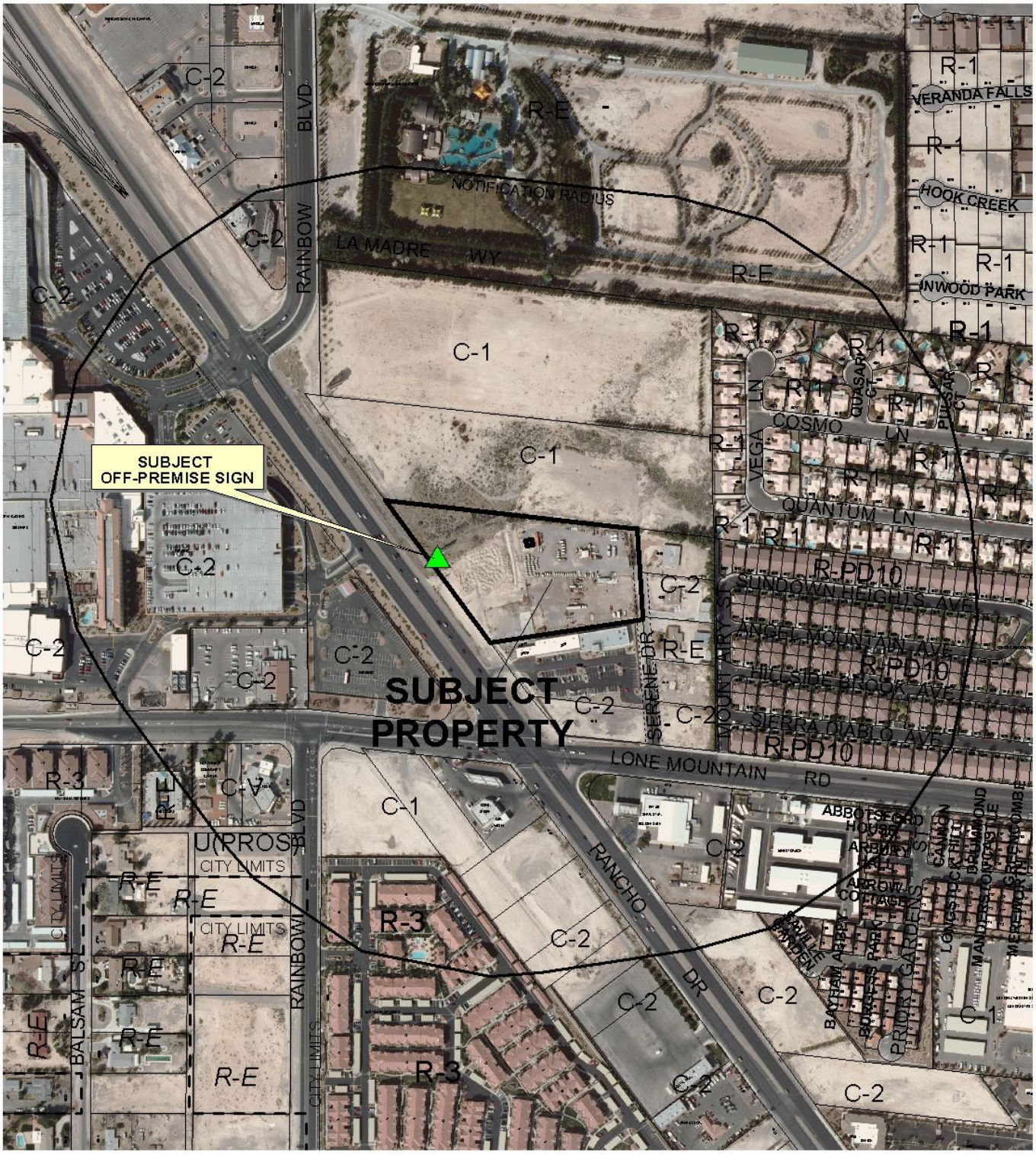
0 500 1000 Feet

CASE: **RQR-41222**

RADIUS: 1000 FT

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

N



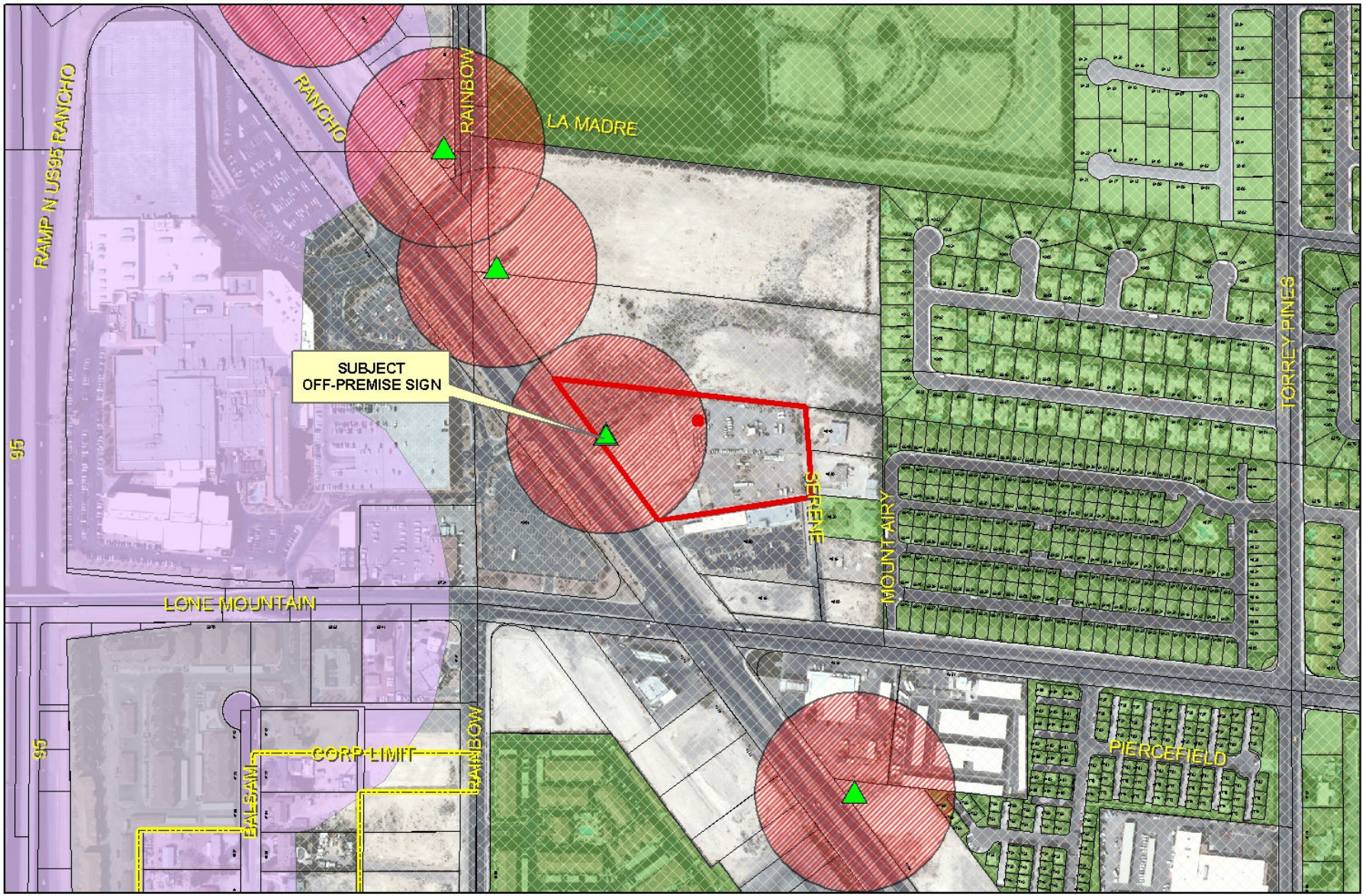
0 500 1000 Feet

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

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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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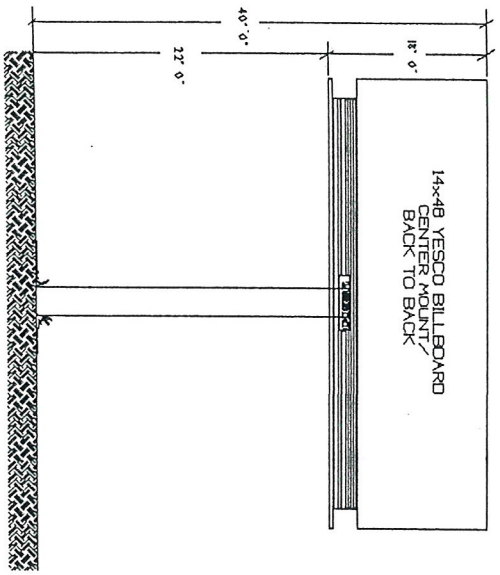
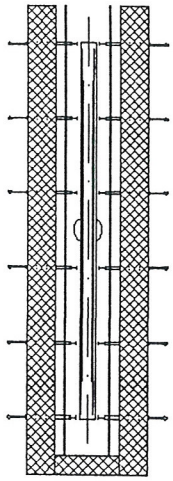
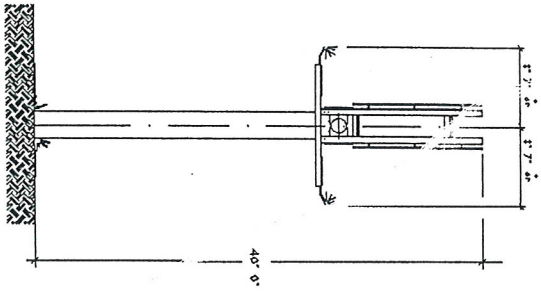


SIGN ELEVATION

SCALE 1/8"=1'-0"

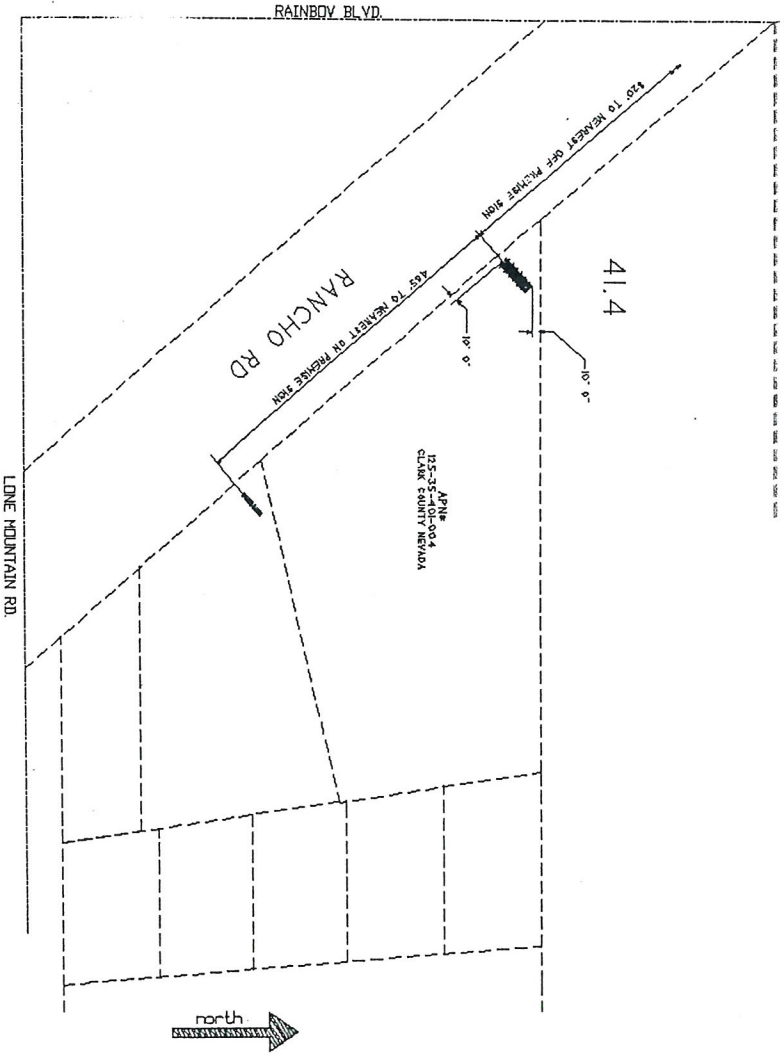


PLAN VIEW



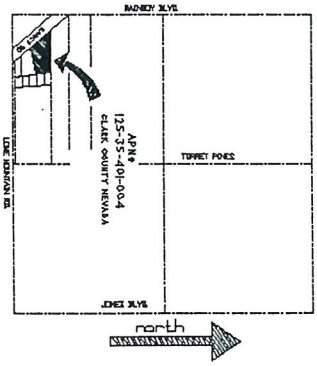
SIDE ELEVATION

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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LVC 1018

NEVADA CONTRACTOR LICENSE NO. 0060B

Las Vegas DIVISION

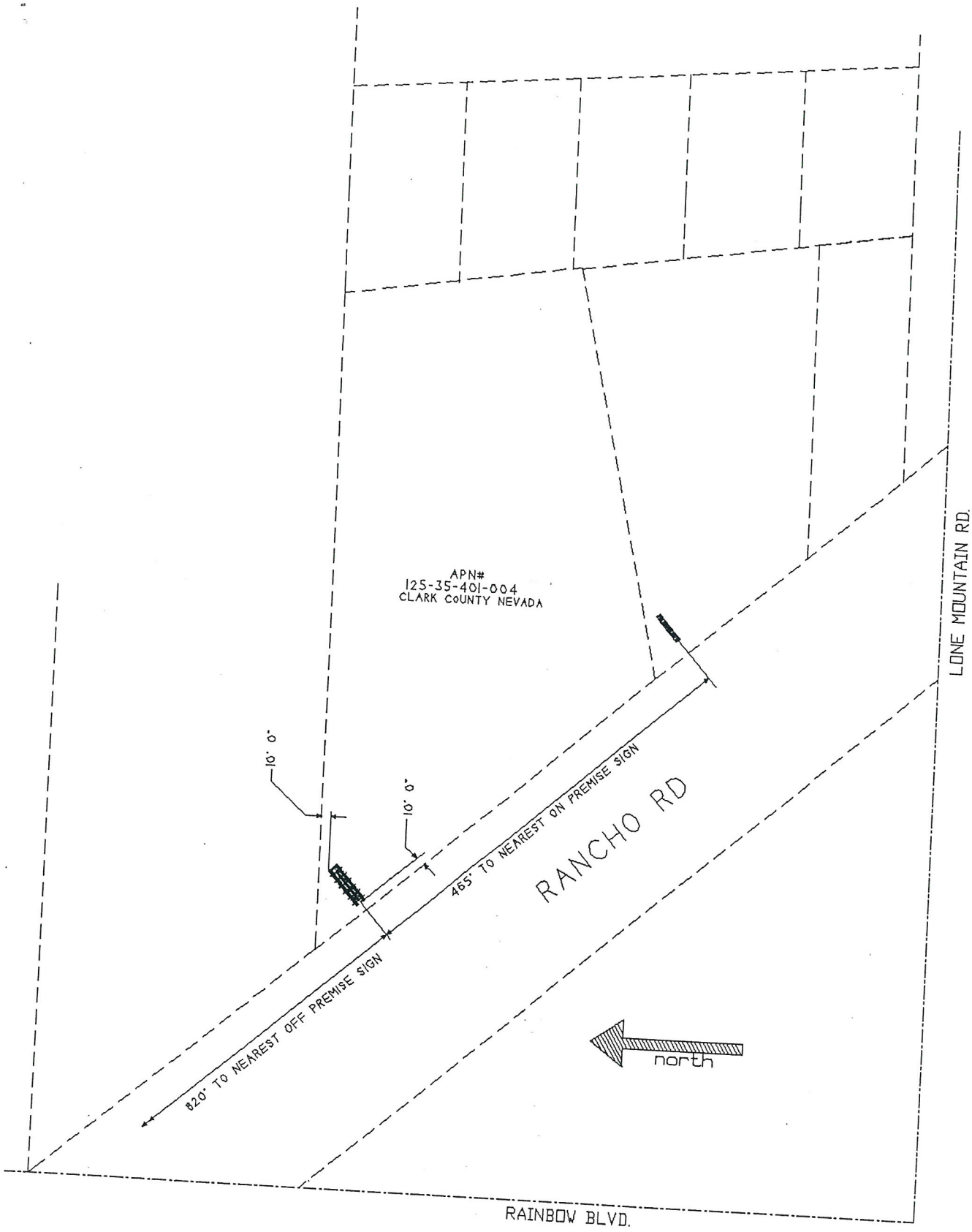
YOUNG ELECTRIC SIGN COMPANY

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

©THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF YOUNG ELECT

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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MAR 10 2011
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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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
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
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LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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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**

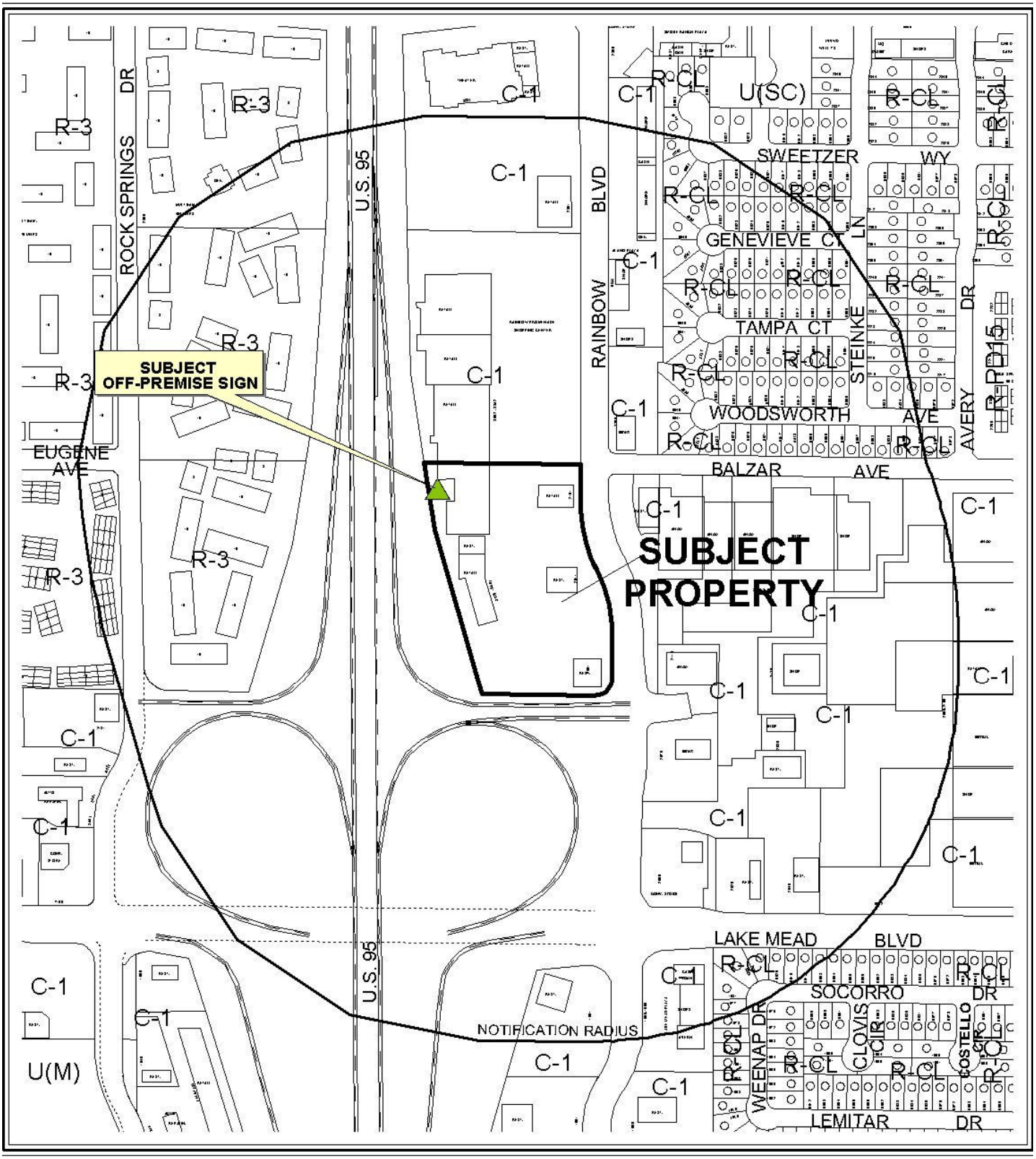
SUBJECT:
RQR-41253 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: JAMES McCALL - Required Review of a previously approved Special Use Permit (U-0137-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2201 North Rainbow Boulevard (APN 138-22-603-001),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



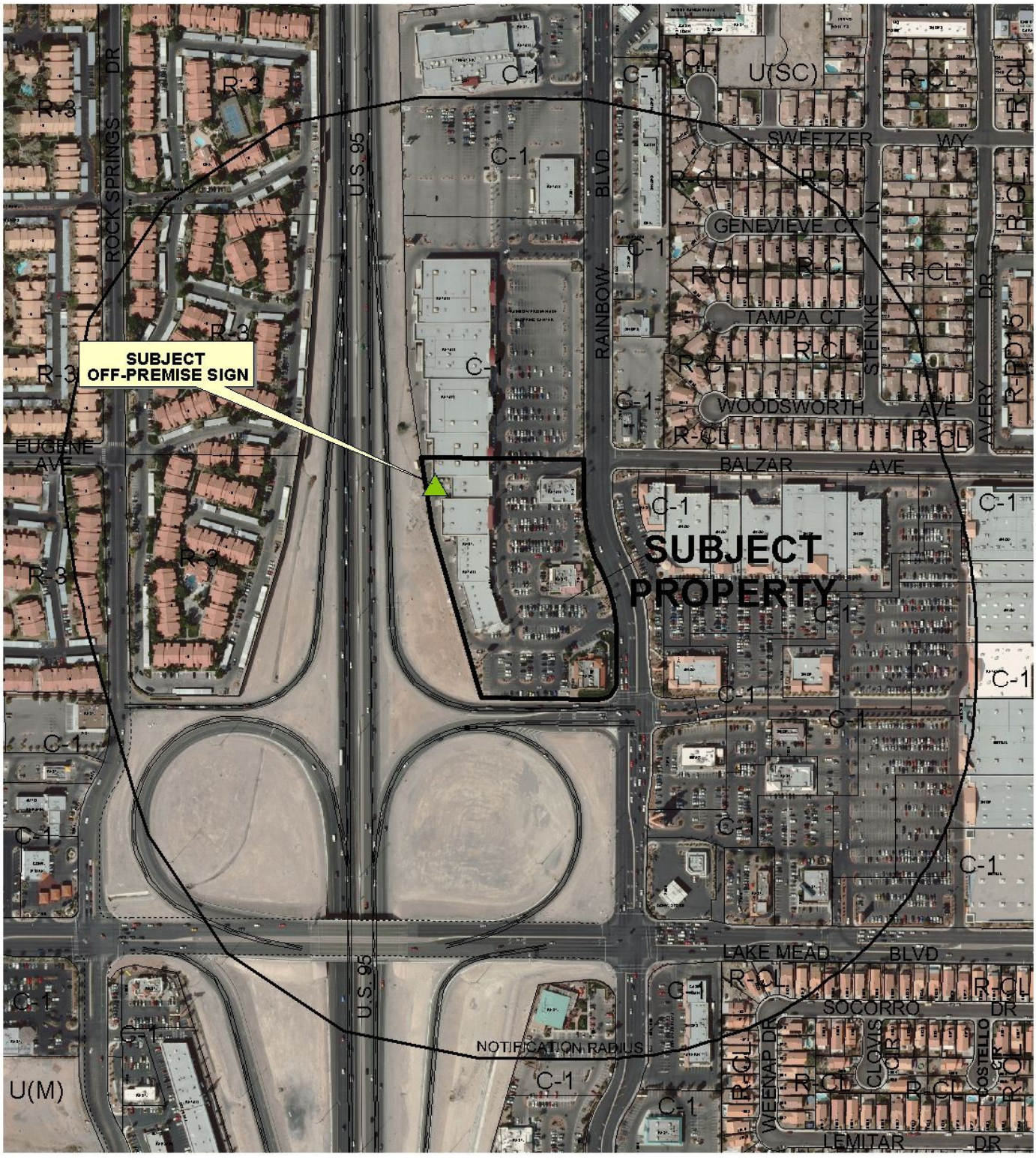
0 500 Feet

CASE: **RQR-41253**

RADIUS: 1000 FT

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

N



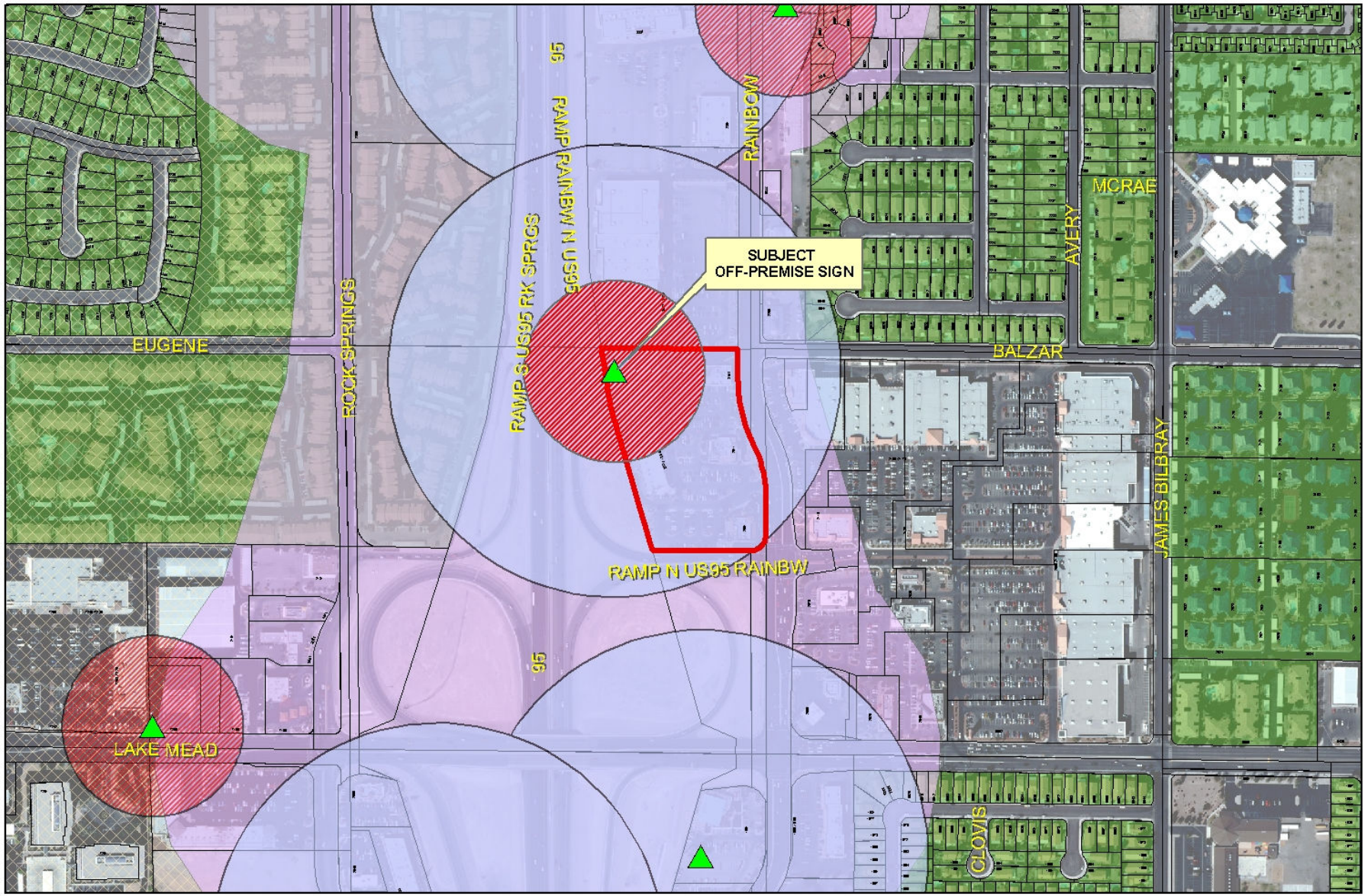
CASE: **RQR-41253**

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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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

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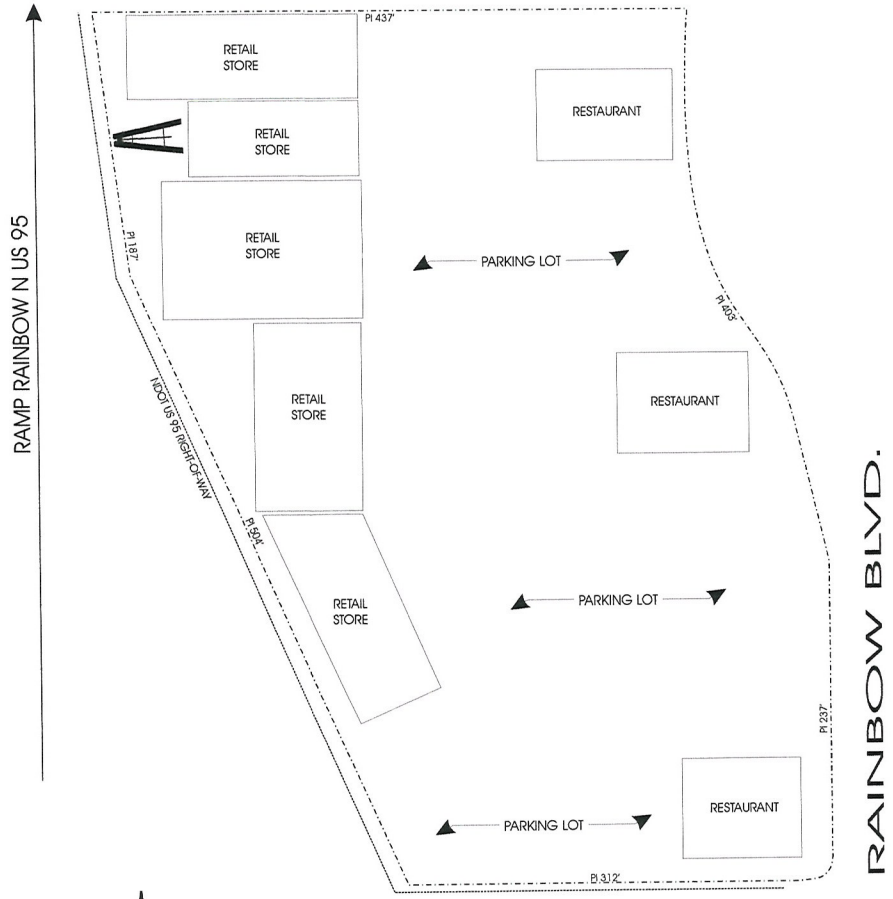
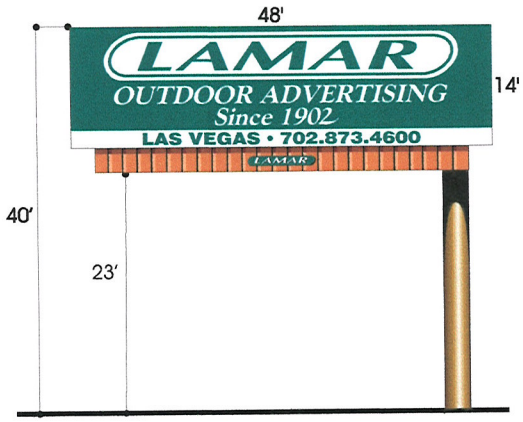
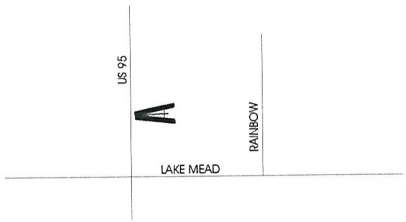




ELEVATION (NO SCALE)



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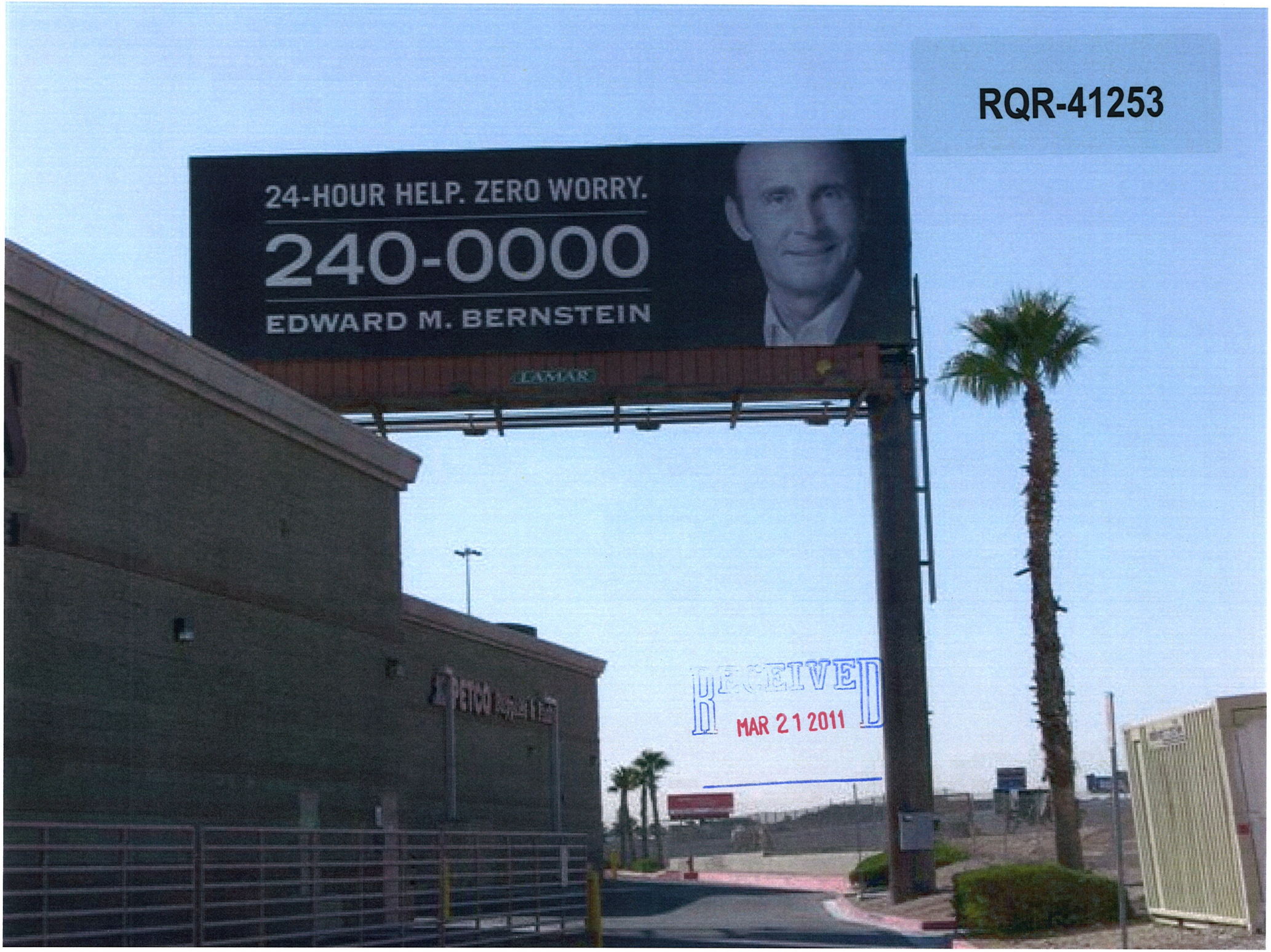
RQR-41253
24-HOUR HELP. ZERO WORRY.
240-0000
EDWARD M. BERNSTEIN
LAMAR
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MAR 21 2011

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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
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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:
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 USE WITHIN AN EXISTIN HOTEL AND GAMING ESTABLISHMENT, NONRESTRICTED USE at 9090 Alta Drive (APN 138-32-201-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). 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



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

RECEIVED
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

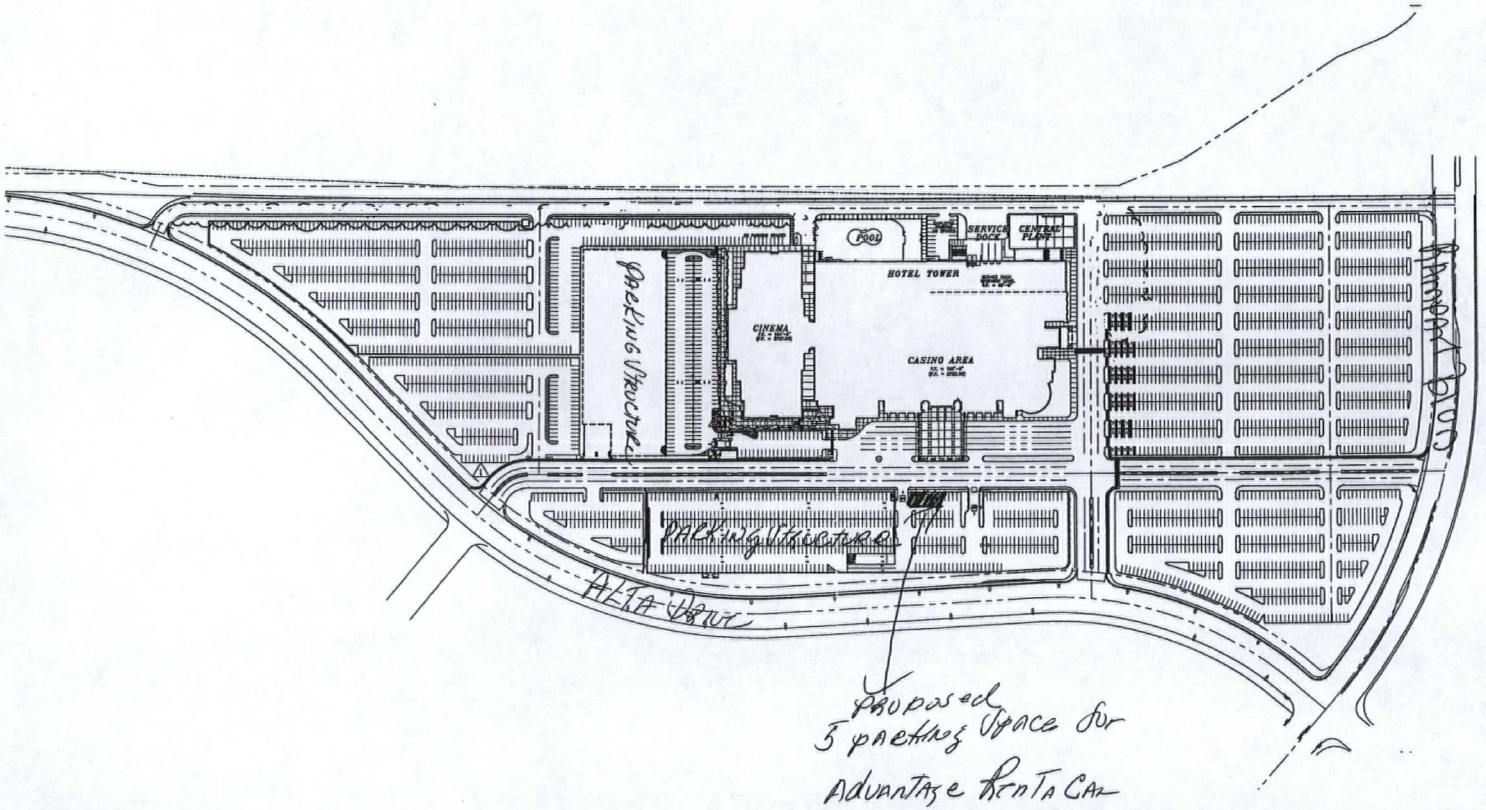
Case #	SUP-41300
Meeting Date:	5-10-11
Total Fee:	1030
Date Accepted:	3-24-11
Accepted By:	JS.

*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)	3765
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

EMPLOYEE ACCESSIBLE PARKING SPACE SEE CIVIL DWGS FOR SIGNAGE & DIMENSIONS

LEO A DALY

PLANNING ARCHITECTURE ENGINEERING INTERIORS

811 Wilshire Boulevard Suite 2000
Los Angeles, California 90017
(213) 629-2000 FAX (213) 955-0070

REV. NO.	DATE	REVISION
4	10/03/00	BULLETIN #213
3	9/08/00	BULLETIN #16 R1
2	4/12/00	BULLETIN #16
1	5/21/99	PLAN CHECK RESUBMITTAL
	5/24/99	PLAN CHECK SUBMITTAL

KEY PLAN

MANAGER: KAR DRAWN: KAP

DESIGNER: RD CHECKED: AM

PROJECT TITLE

SUNCOAST

HOTEL & CASINO
9090 ALTA DRIVE
LAS VEGAS, NV 89128

PROJECT NUMBER 410498

SHEET TITLE

SITE PLAN

21 JUNE, 1999 DATE

A0.01 SHEET NUMBER

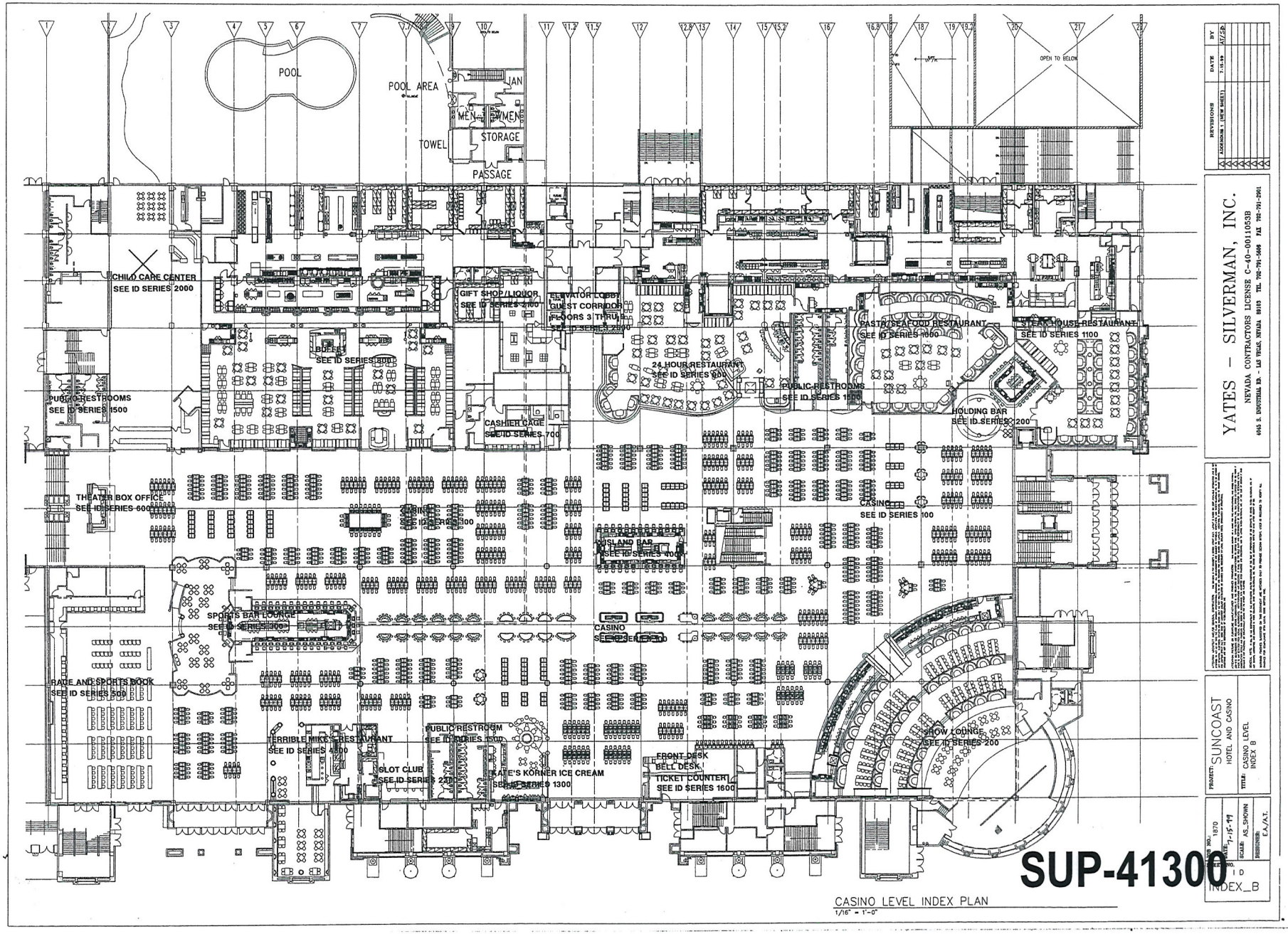
LEO A DALY

J:\410498\DWG\A\A001.DWG 10/04/2000 09:22 ed

RECEIVED
APR 06 2011

SUP-41300
REVISED

RECEIVED
MAR 23 2011
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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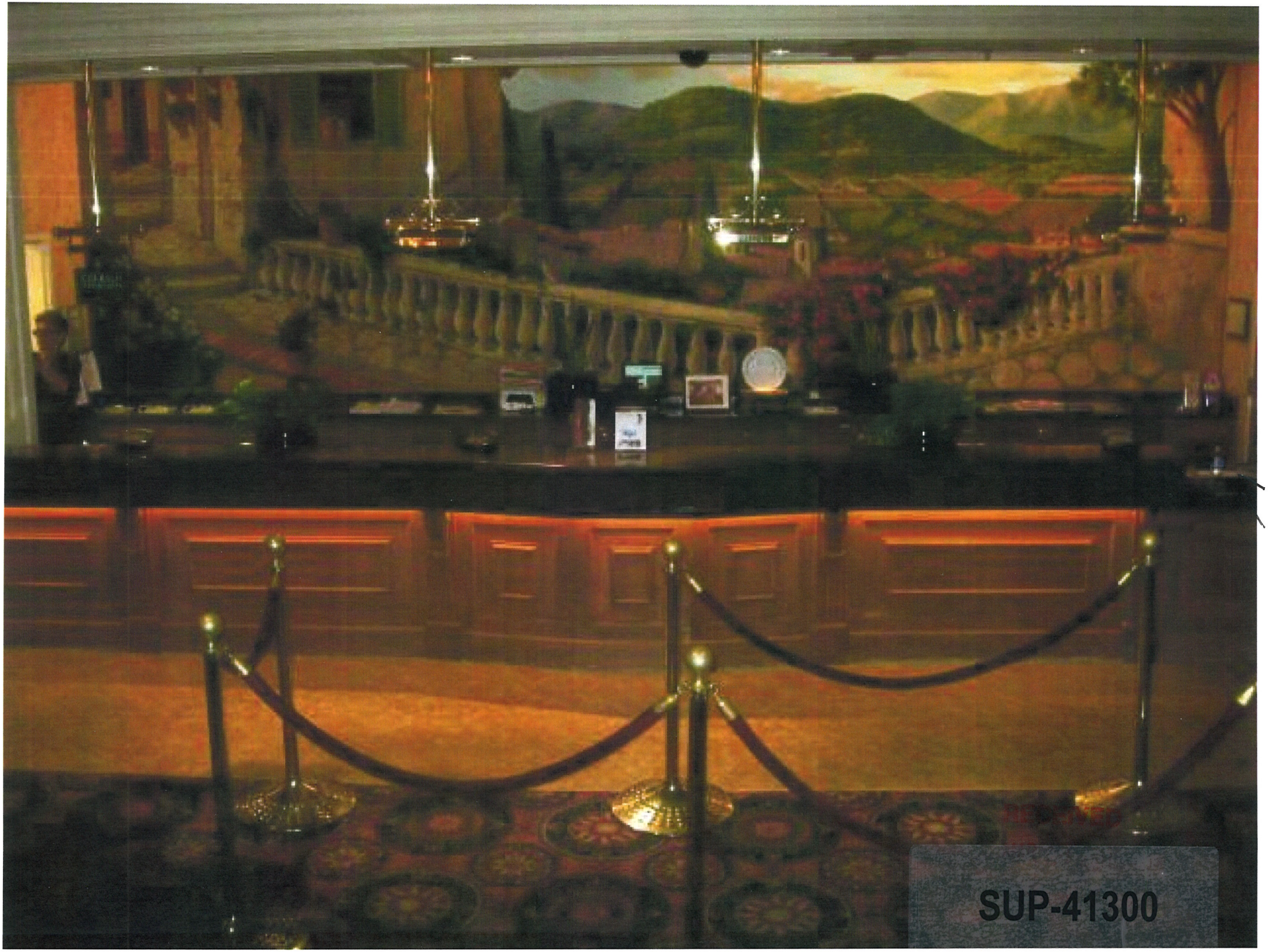
MAR 23 2011
City of Las Vegas

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

RECEIVED
MAR 23 2011
City of Las Vegas

SUP-41300

Parking Ratios for Suncoast Casino

Currently the Suncoast Casino and Hotel as **3485** 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 based upon title 19.04 is to 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

RECEIVED
APR - 6 2011

SUP-41300
REVISED

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**

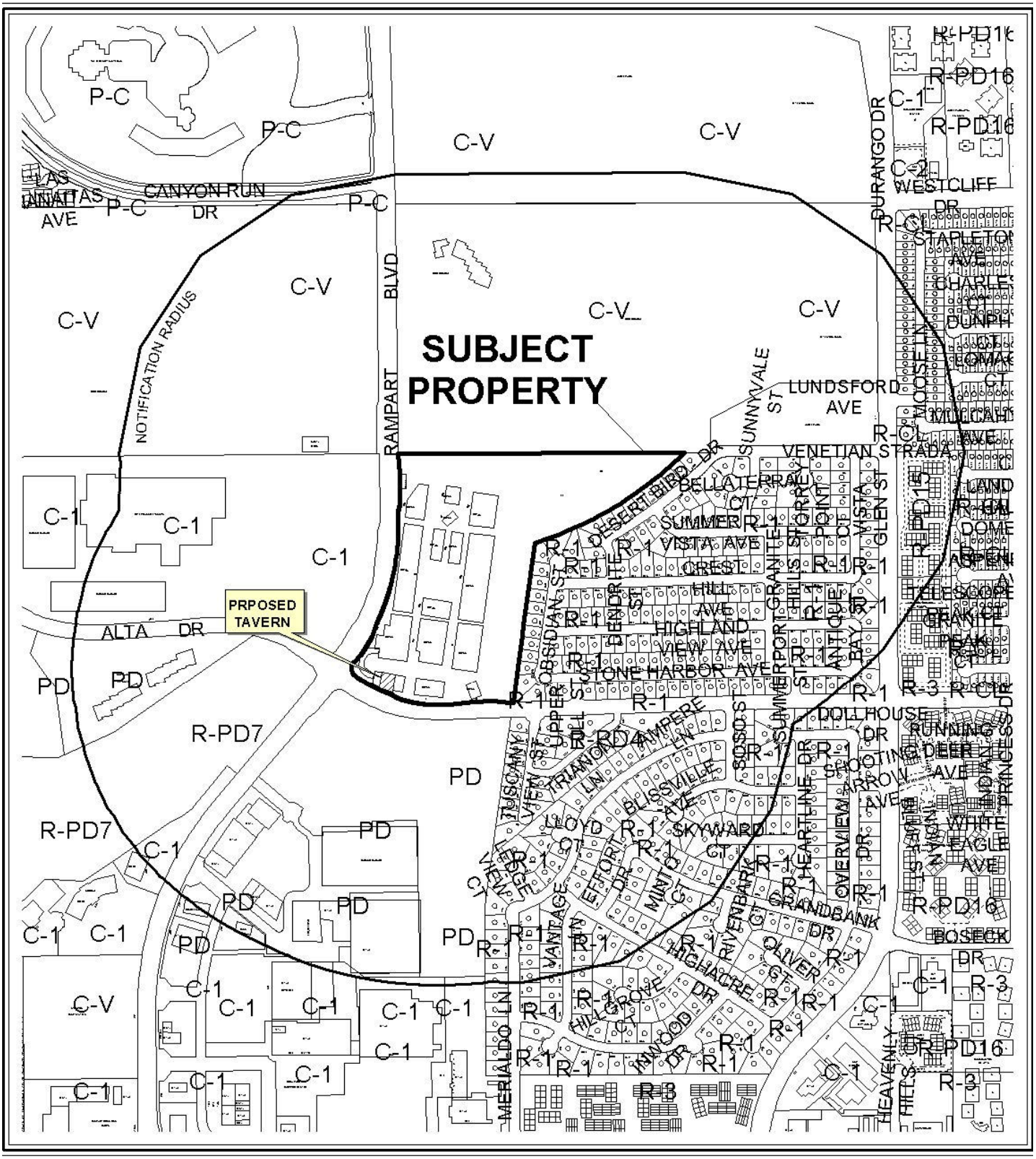
SUBJECT:
SUP-41304 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIVOLI VILLAGE AT QUEENSRIDGE - OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED 13,122 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE 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 and #230 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). 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, 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)

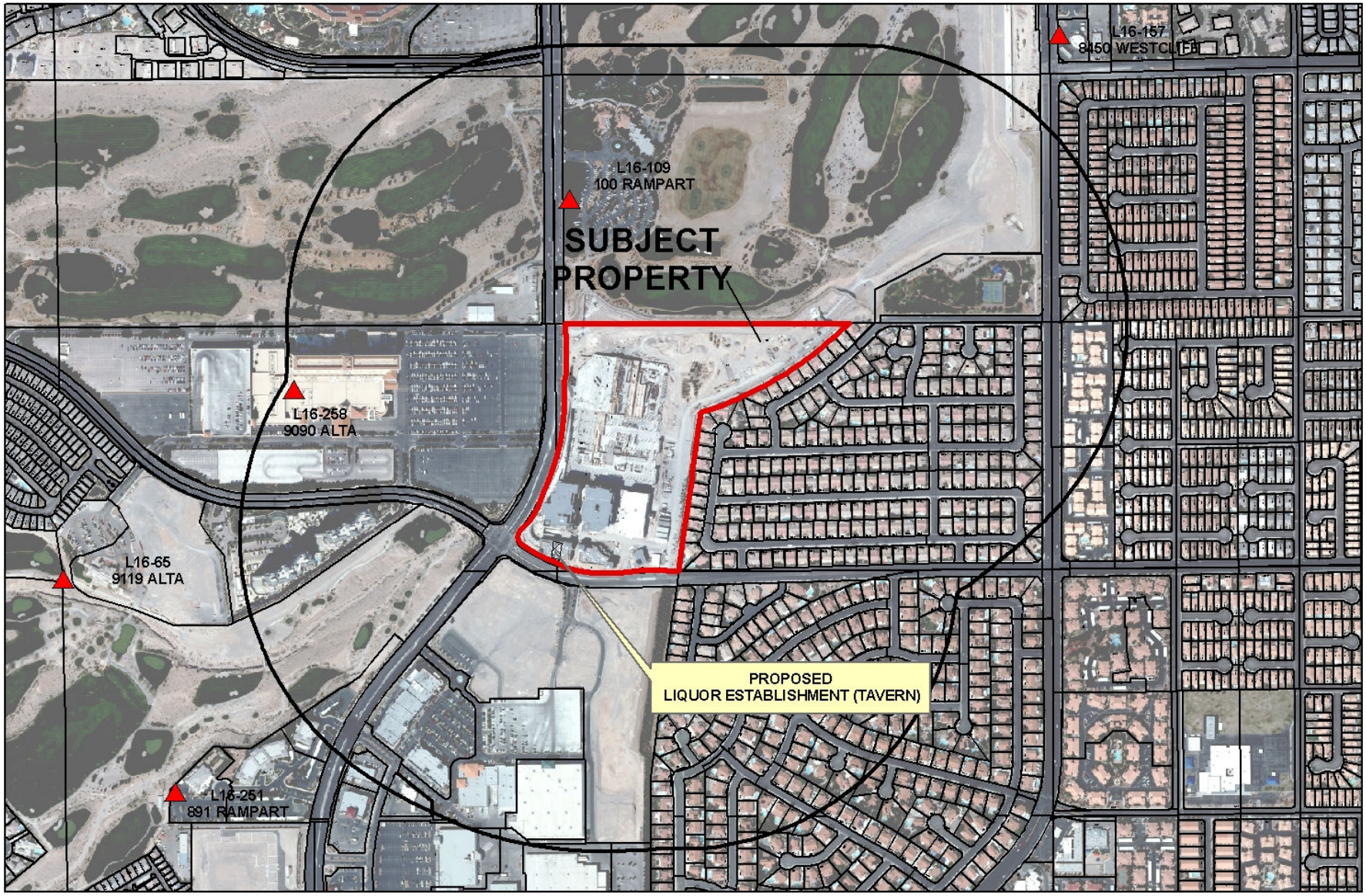


APPROVED & PENDING ALCOHOL ENTITLEMENTS FOR APN: 13832601003

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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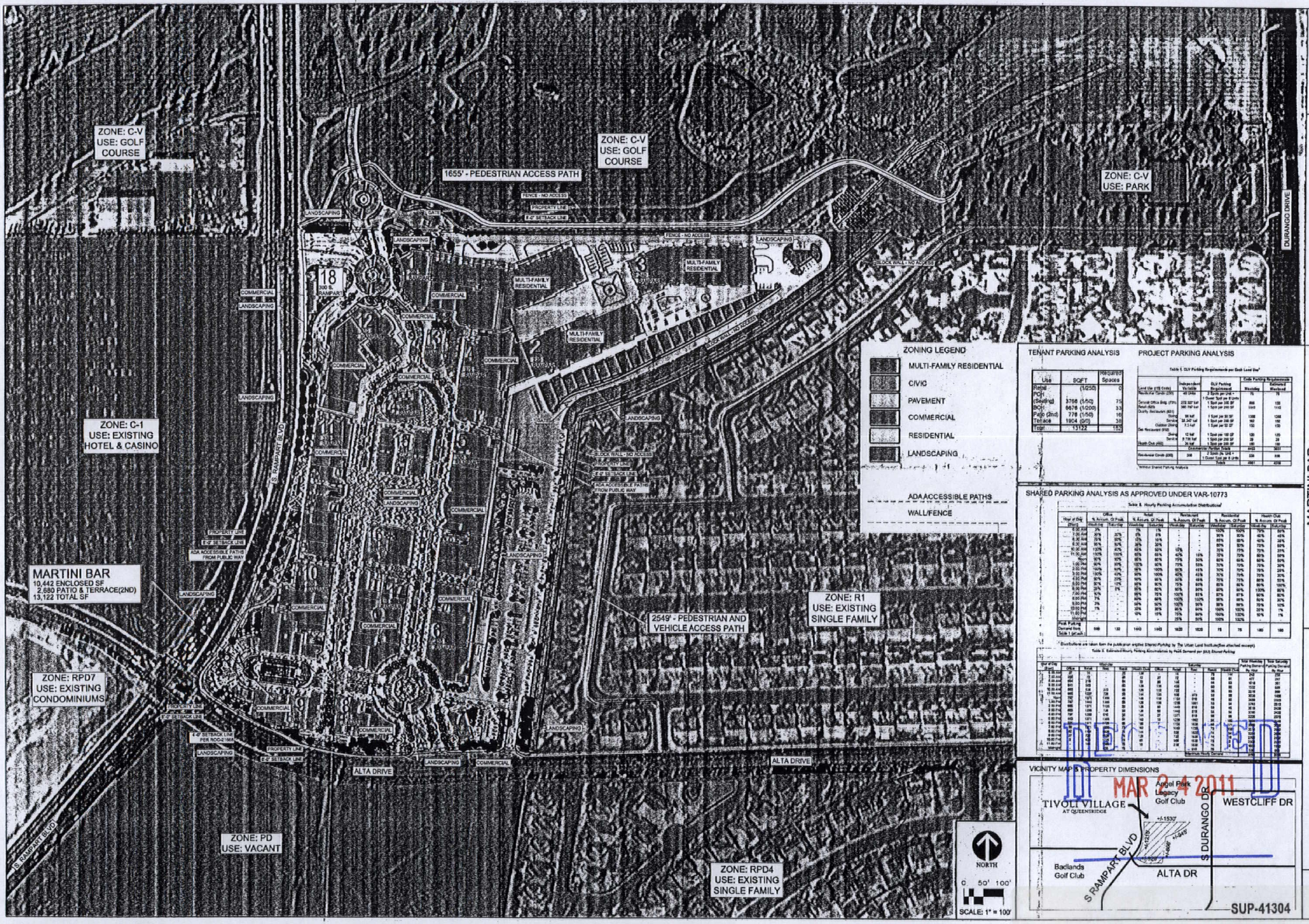
MAR 24 2011

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

RECEIVED
MAR 24 2011

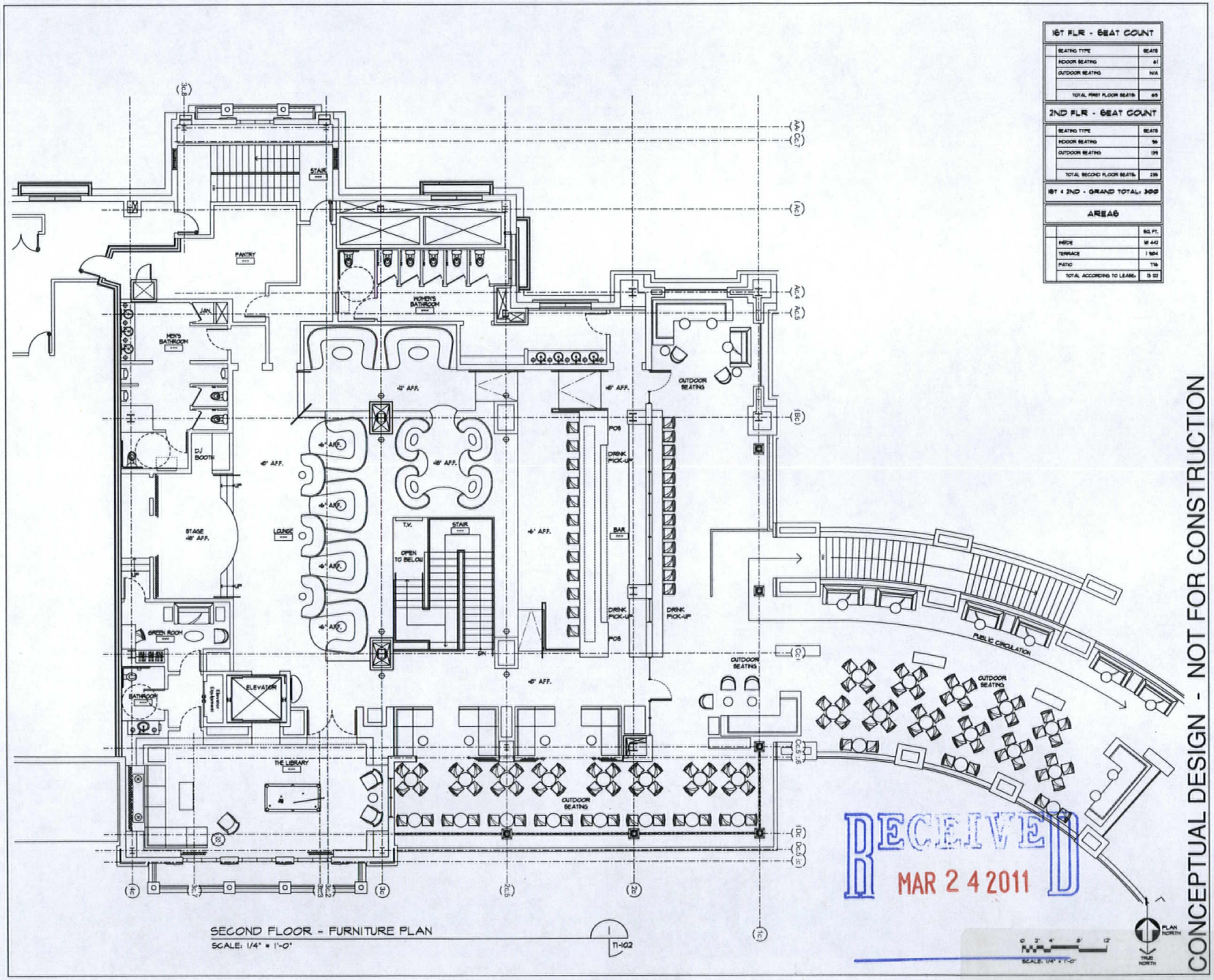
TIVOLI VILLAGE

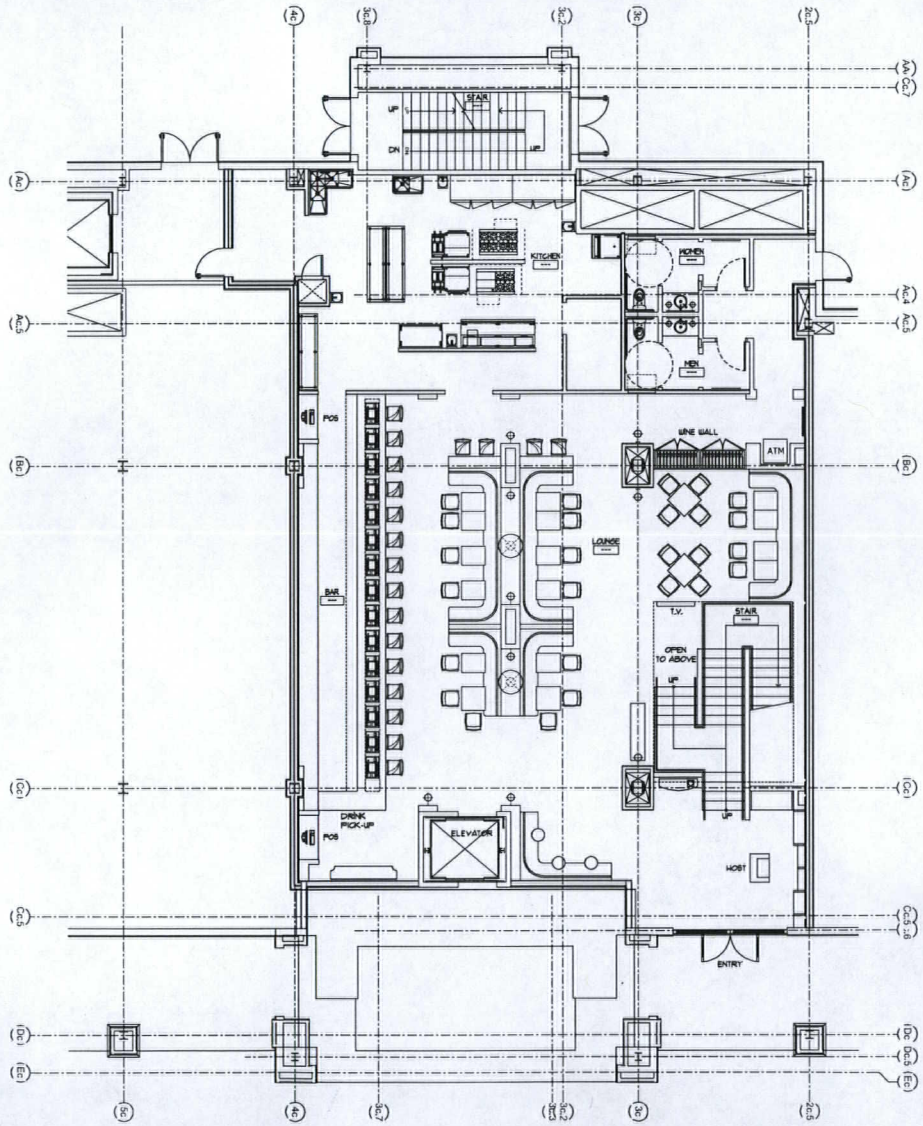
MARTINI BAR
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
430 S. Rampart Ste. 150, 230
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

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
CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION
THE VILLAGE
TIVOLI MARTINI
FURNITURE PLAN
TENANT IMPROVEMENT
BUILDING 9
SECOND LEVEL
TI-102
SECOND FLOOR - FURNITURE PLAN
SCALE: 1/4" = 1'-0"
RECEIVED
MAR 2 4 2011
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

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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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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.: **14.**

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

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

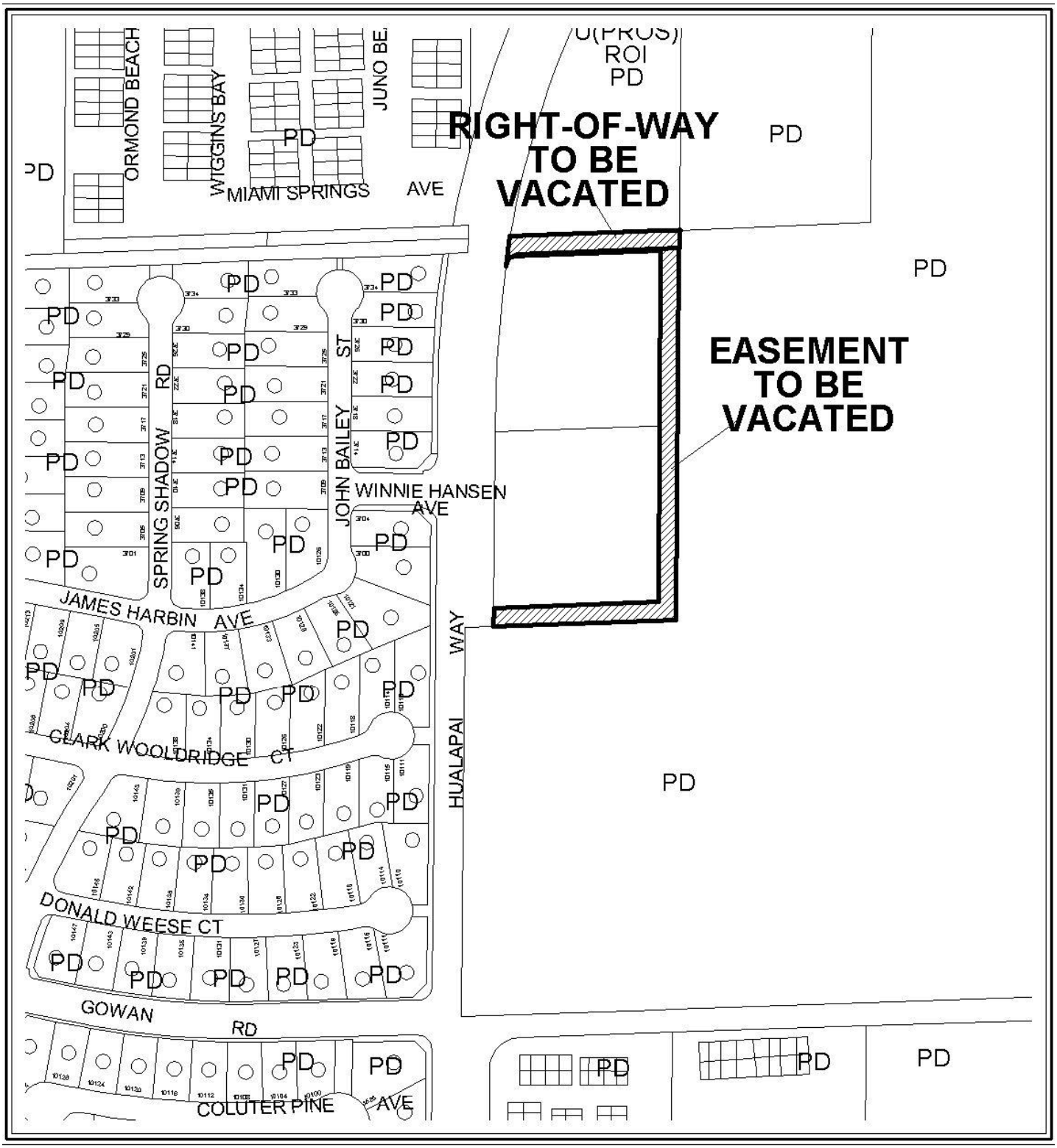
SUBJECT:
VAC-41152 - VACATION - PUBLIC HEARING - APPLICANT: 3D INVESTMENT, LLC - OWNER: NEVADA DEVELOPMENT ASSOCIATES, LP - Petition to Vacate a 30-foot wide section of Gilmore Avenue right-of-way and a 33-foot wide U.S. Government Patent Easement located on the east side of Hualapai Way, approximately 675 feet north of Alexander Road, Ward 4 (Anthony). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 100 200 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)

RECEIVED
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

RECEIVED
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.

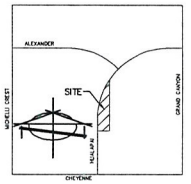
PARCEL 2:

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

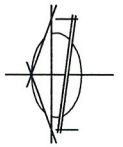
EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUALAPAI WAY AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED OCTOBER 6, 2003 IN BOOK 20031006 AS INSTRUMENT No. 00576, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGEND

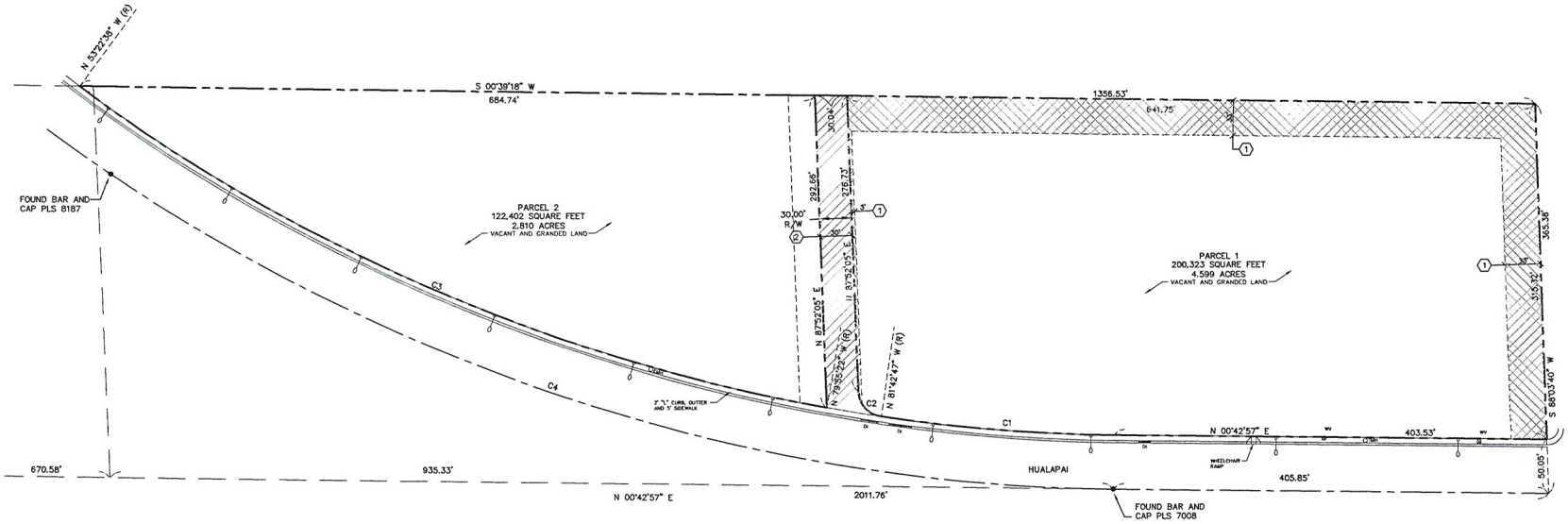
- POINT FOUND AS NOTED
- STREET CENTERLINE
- PROPERTY LINE
- ASSESSOR'S PARCEL LINE
- STREETLIGHT
- WV — WATER VALVE
- ELECTRIC HAND HOLE
- TELEPHONE MANHOLE
- DROP INLET
- RIGHT OF WAY TO BE VACATED
- PATENT EASEMENT TO BE VACATED



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

RECEIVED
MAR 09 2011
VAC-41152

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**

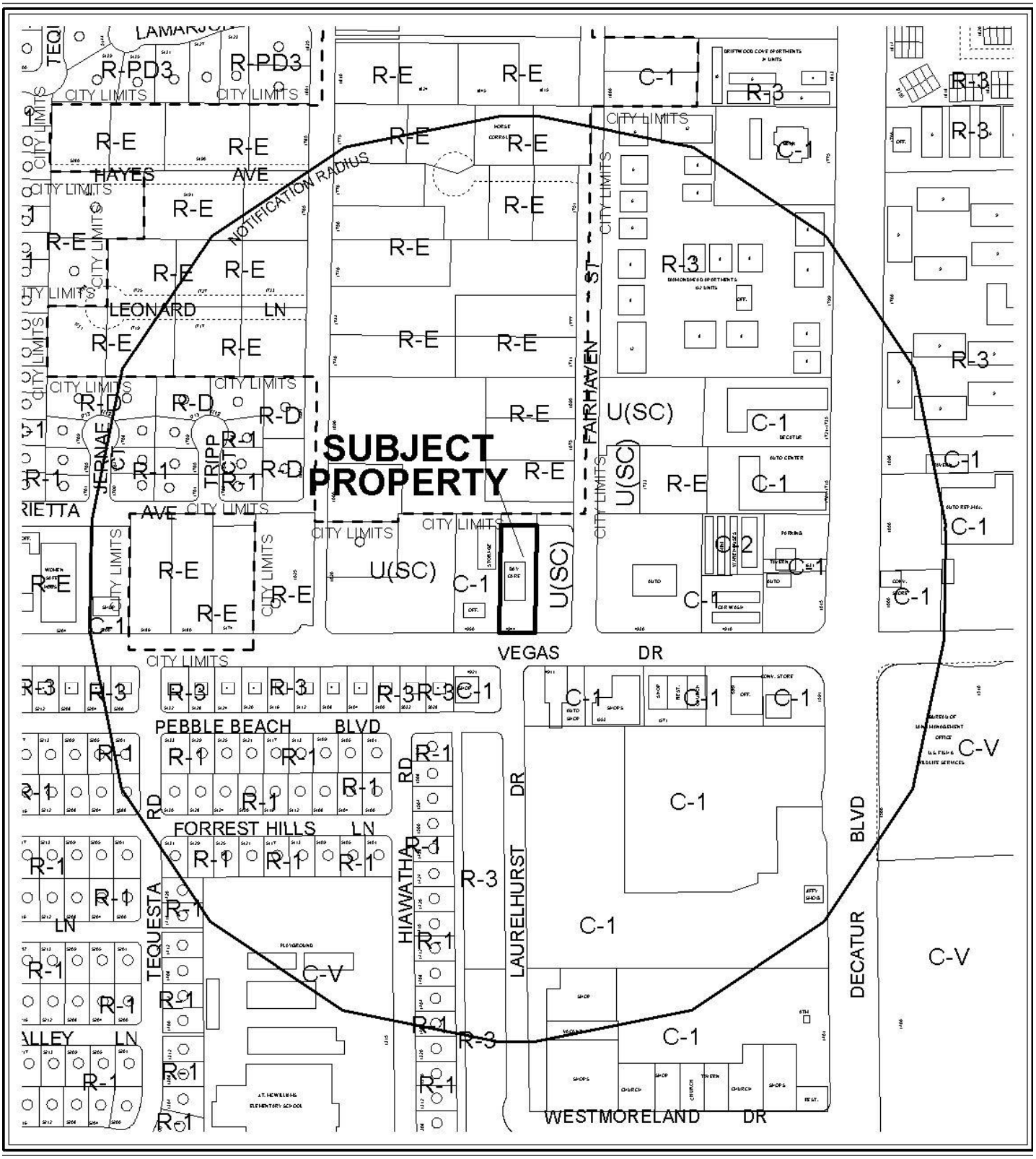
SUBJECT:
ABEYANCE - VAR-41060 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41060, VAR-41216 and SDR-41059
2. Conditions and Staff Report - VAR-41060, VAR-41216 and SDR-41059
3. Supporting Documentation
4. Photos - VAR-41060, VAR-41216 and SDR-41059
5. Justification Letter - VAR-41060 and SDR-41059
6. Protest/Support Postcards – VAR-41060 and VAR-41216



0 300 600 Feet

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

RADIUS: 1000 FT

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

N



0 300 600 Feet

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

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RIVER OF LIFE WORD MINISTRIES

Name of Applicant: RIVER OF LIFE WORD MINISTRIES

Name of Representative: THOMAS HELLUMSS

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Sullivan R Causey Sr

Print Name: Sullivan R. Causey, Sr.

Subscribed and sworn before me

This 16th day of March, 2011

Vicki K Dwyer

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE (SETBACK)

Project Address (Location) 4944 Vegas Drive

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DWYER ENGINEERING **Contact** THOMAS HELLUMS

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

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

E-mail Address thellums@dwyerengineering.com

Property Owner Signature* Sullivan R Causey

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

Print Name Sullivan R. Causey, SR.

Subscribed and sworn before me

This 16th day of March, 20 11.

Vickie K Dwyer

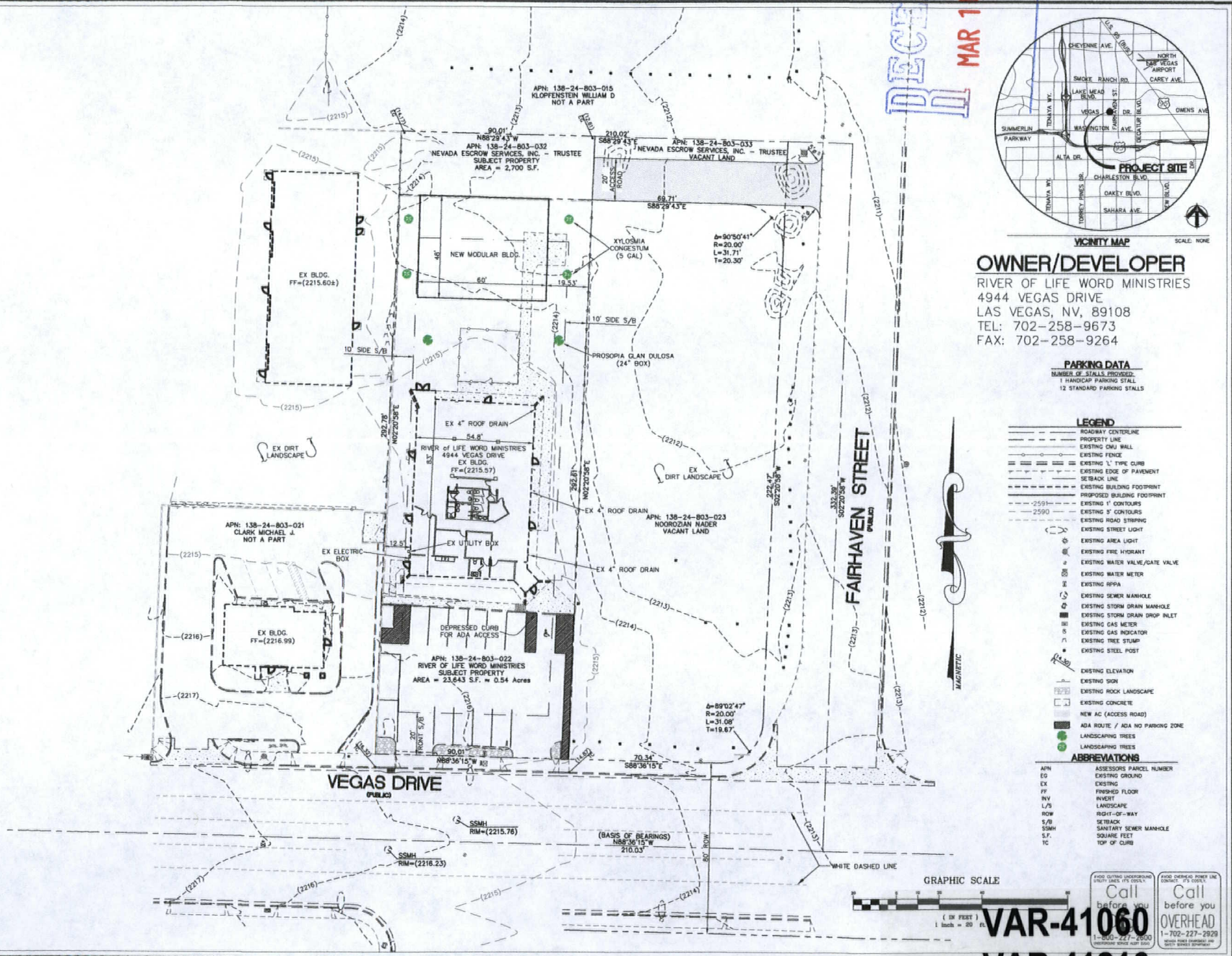
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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



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MAR 16 2011

VICINITY MAP SCALE: NONE

OWNER/DEVELOPER

RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE
LAS VEGAS, NV, 89108
TEL: 702-258-9673
FAX: 702-258-9264

PARKING DATA

NUMBER OF STALLS PROVIDED:
1 HANDICAP PARKING STALL
12 STANDARD PARKING STALLS

LEGEND

- ROADWAY CENTERLINE
- PROPERTY LINE
- EXISTING CMU WALL
- EXISTING FENCE
- EXISTING 'L' TYPE CURB
- EXISTING EDGE OF PAVEMENT
- SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING ROAD STRIPING
- EXISTING STREET LIGHT
- EXISTING AREA LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE/GATE VALVE
- EXISTING WATER METER
- EXISTING RPPA
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN DROP INLET
- EXISTING GAS METER
- EXISTING GAS INDICATOR
- EXISTING TREE STUMP
- EXISTING STEEL POST
- EXISTING ELEVATION
- EXISTING SIGN
- EXISTING ROCK LANDSCAPE
- EXISTING CONCRETE
- NEW AC (ACCESS ROAD)
- ADA ROUTE / ADA NO PARKING ZONE
- LANDSCAPING TREES
- LANDSCAPING TREES

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR
INV	INVERT
L/S	LANDSCAPE
ROW	RIGHT-OF-WAY
S/B	SETBACK
SSMH	SANITARY SEWER MANHOLE
S.F.	SQUARE FEET
TC	TOP OF CURB

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

REUSE OF DOCUMENTS

APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

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

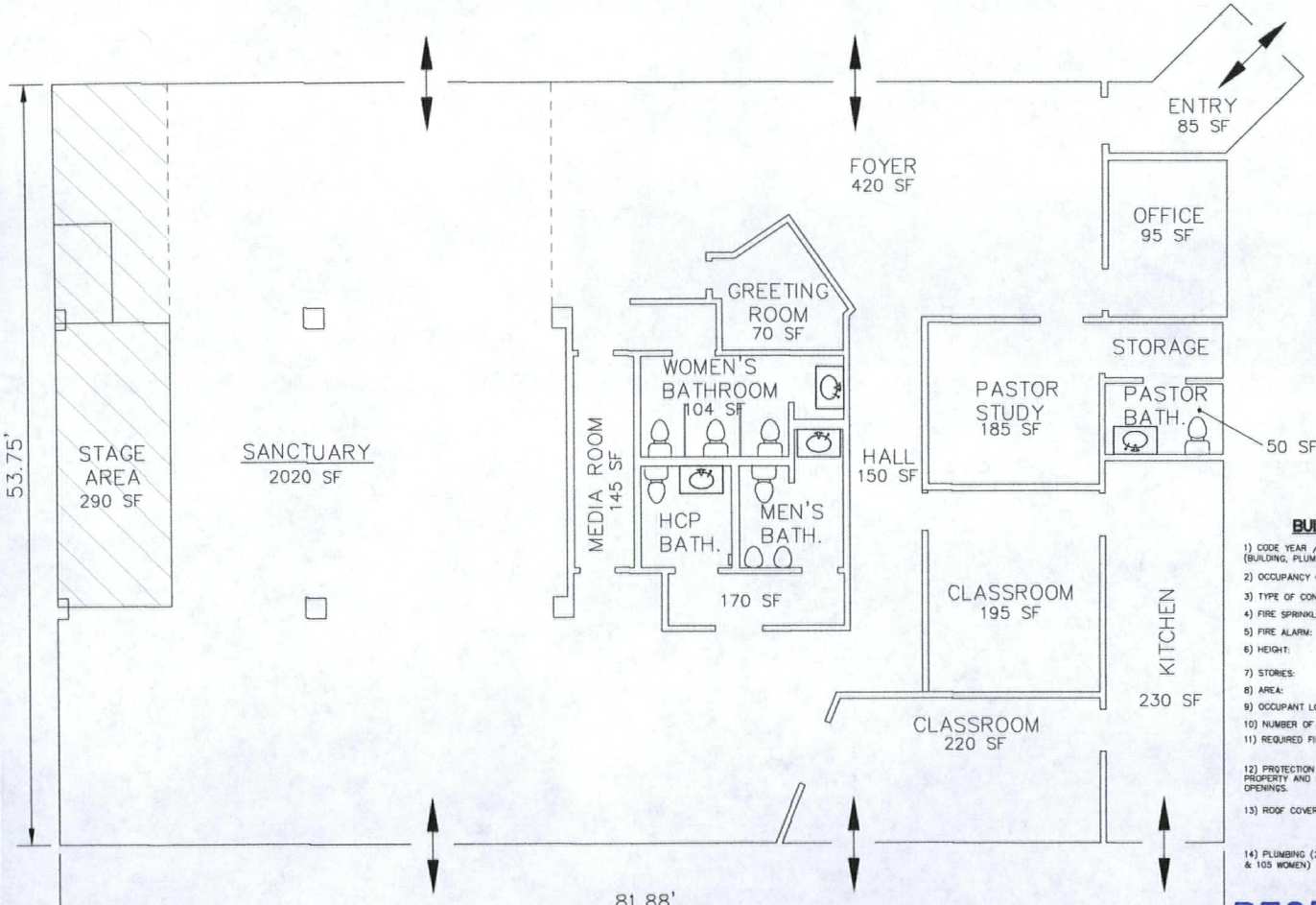
SITE PLAN WITH LANDSCAPING
RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE

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

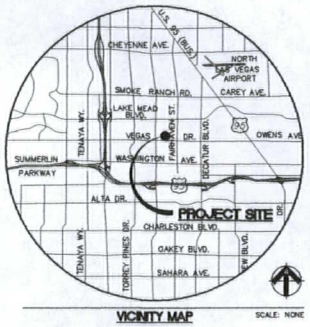
JOB No.	10035
DATE	02/23/11
VERT. SCALE	N/A
HORIZ. SCALE	1" = 20'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 1

VAR-41060
VAR-41216
SDR-41059

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



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



VICINITY MAP

SCALE: NONE

OWNER/DEVELOPER

RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE
LAS VEGAS, NV, 89108
TEL: 702-258-9673
FAX: 702-258-9264

ZONING DATA

ZONING CLASSIFICATION: THE PROPERTY IS ZONED C-1

SETBACKS: THE CURRENT ZONING CODE REQUIRES:

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

PARKING DATA

1 SPACE/100 SF SANCTUARY = 21 SPACES

BUILDING CODE ANALYSIS FOR PLAN SUBMITTAL

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

RECEIVED
MAR 16 2011

VAR-41060
VAR-41216
SDR-41059

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

Job No.
FILE No.

REUSE OF DOCUMENTS

APPROVED

REVISIONS

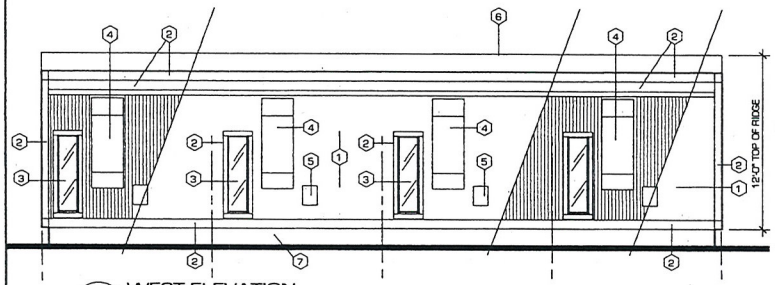
NO.	DATE	DESCRIPTION

STAMP

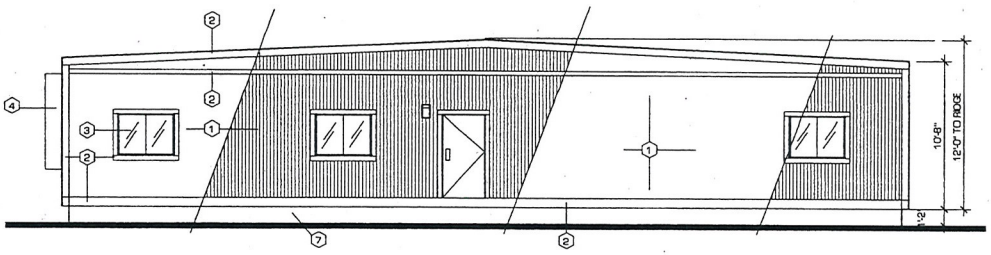
DWYER ENGINEERING INC.
CIVIL ENGINEERING LAND SURVEYORS
WATER RIGHTS LAND DEVELOPMENT
7510 SMOKE RANCH RD., SUITE E
LAS VEGAS, NEVADA 89128
(702) 254-0000
fax: (702) 254-0220

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

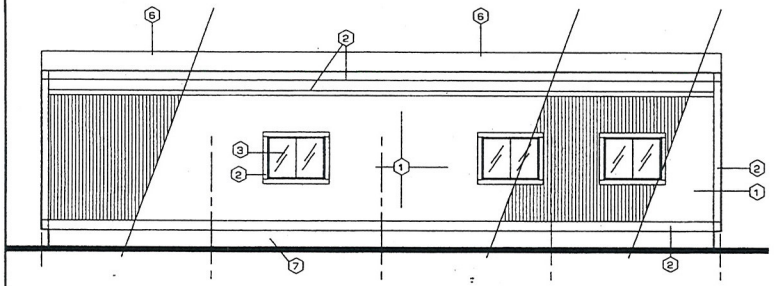
JOB No.	10035
DATE	03/16/11
VERT. SCALE	N/A
HORIZ. SCALE	1/4"= 1'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 1



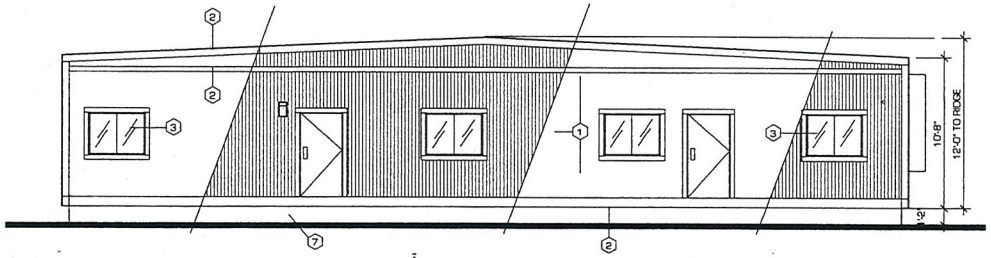
2 WEST ELEVATION
SCALE 1/4" = 1'-0"



3 SOUTH ELEVATION...ENTRY
SCALE 1/4" = 1'-0"



1 EAST ELEVATION
SCALE 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE 1/4" = 1'-0"

KEY NOTES

1. EXISTING T 1-11 WOOD SIDING TO BE PAINTED " WHITE " TO MATCH COLOR OF EXISTING CHURCH BUILDING
2. EXISTING WOOD TRIM . PAINTED ACCENT COLOR " BRONZE " TO MATCH CHURCH TRIM COLOR
3. EXISTING ALUMINUM FIXED WINDOW
4. EXISTING WALL PACK A/C HEATING UNIT
5. EXISTING ELECTRICAL SERVICE ENTRANCE
6. EXISTING METAL ROOFING
7. NEW FOUNDATION . SEE STRUCTURAL PLANS

Drawings as instruments of service are the sole property of O'KEEFE Architect, and any use or reproduction in whole or impart without his written consent is strictly prohibited. Drawing and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC. 620.780

REVISIONS	BY:
1	L.J.

OSCAR O'KEEFE ARCHITECT
10001 W. PEACE WAY . SUITE #2292
LAS VEGAS, NV 89147
PHONE: 461-4848
FAX: (702) 876-0248
E-MAIL: OOKOSCAR@AOL.COM

TITLE: CLASSROOM BUILDING ...ELEVATIONS

PROJECT: CLASSROOM BUILDING FOR " RIVER OF LIFE " WORD MINISTRIES

ADDRESS: 4944 VEGAS DRIVE
CITY OF LAS VEGAS

DRAWN OKEEFE
CHECKED OKEEFE
DATE 2-14-2011
SCALE AS SHOWN
JOB NO.
SHEET A-2

RECEIVED
FEB 28 2011

VAR-41060
SDR-41059



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

03/03/11



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

03/03/11



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

03/03/11



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

03/03/11



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

03/03/11

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

March 1, 2011

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: River of Life Word Ministries, APN 139 24-803-022
Justification Letter for Variance & Waiver

This letter is a formal request for approval of a variance for a zero lot line setback on the rear property line of the parcel at 4944 Vegas Drive. This letter is also a request for a waiver for zero (0') foot landscaping where eight (8') feet is required on the 30' of exposed North property line and for 50' on the East & West property lines. To offset this request, two trees will be installed in the area not included in the waiver.

The adjacent properties (APN: 139-24-803-032 and 033) were created for right-of-way purposes but were never dedicated. The property owner, Nevada Escrow Services Inc., is a defunct business and the property is now addressed as Clark County, 500 S. Grand Central Parkway, Las Vegas, NV. Clark County has confirmed it is not right-of-way and suggested the Church file for adverse possession which the Church is currently doing.

The approval of the zero lot line set back and the landscape waiver will permit the existing lot to be more fully utilized.

The applicant will be providing new landscaping in the rear of the property.

We request this variance be approved.

Sincerely,
DWYER ENGINEERING, INC.

David A. Dwyer, P.E.
Principal

RECEIVED
MAR – 3 2011

VAR-41060
SDR-41059
REVISED

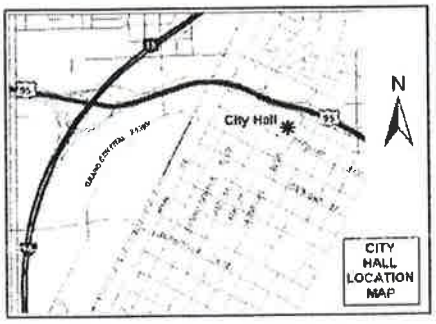
7310 SMOKE RANCH ROAD, SUITE E ▪ LAS VEGAS, NV 89128 ▪ (702) 254-2200 ▪ fax: (702) 254-2236
www.dwyerengineering.com ▪ email: dwyereng@lvcm.com

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 31 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



Applicant needs more land in order to provide parking & comply with code.

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APR 11 2011
CITY OF LAS VEGAS
PLANNING & DEVELO

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41060 & VAR-41216
Planning Commission Meeting of 4/12/2011

Lila Bringhurst

Case: VAR-41060
13824803016
BRINGHURST LILA
P O BOX 3041
FREMONT CA 94539-0304

93 BRDGN11 94539

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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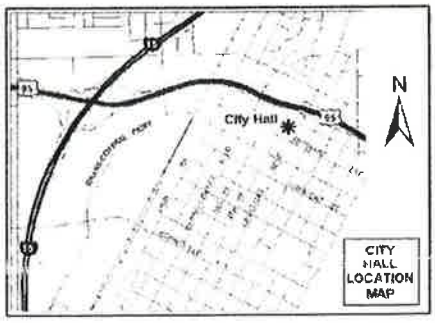
Official Notice of Public Hearing



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APR - 7 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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☐ I SUPPORT this Request ■ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41060 & VAR-41216
Planning Commission Meeting of 4/12/2011

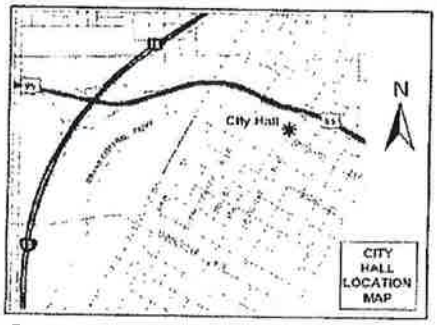
Case: VAR-41060
13824803006
EWING MARY K
1750 LEONARD LN
LAS VEGAS NV 89108-2321

26.27

24 BRDGN11 89108

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

Return Service Requested
Official Notice of Public Hearing



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APR - 4 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41060 & VAR-41216

Planning Commission Meeting of 4/12/2011

Case: VAR-41060

13824803023
NOOROZIAN NADER
901 NOOROZIAN CT
LAS VEGAS NV 89107-3747

25 89107-3747

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

MAY GO TO CITY COUNCIL ON 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. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RIVER OF LIFE WORD MINISTRIES

Name of Applicant: RIVER OF LIFE WORD MINISTRIES

Name of Representative: THOMAS HELLUMSS

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAR 16 2011

Signature of Property Owner: Sullivan L Causey Sr

Print Name: Sullivan L. Causey Sr.

Subscribed and sworn before me

This 16th day of March, 2011

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4944 Vegas Drive

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DWYER ENGINEERING **Contact** THOMAS HELLUMS

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

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

E-mail Address thellums@dwyerengineering.com

Property Owner Signature* Sullivan R Causey Sr

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

Print Name Sullivan R. Causey, Sr.

Subscribed and sworn before me

This 16th day of March, 2011.

Victoria K Dwyer

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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

March 16, 2011

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: River of Life Word Ministries, APN 139-24-803-022
Justification Letter for Parking Variance

Dear Sirs:

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

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

We request this variance be approved.

Sincerely,
DWYER ENGINEERING, INC.

David A. Dwyer, P.E.
Principal

RECEIVED
MAR 16 2011

VAR-41216

7310 SMOKE RANCH ROAD, SUITE E ▪ LAS VEGAS, NV 89128 ▪ (702) 254-2200 ▪ fax: (702) 254-2236
www.dwyerengineering.com ▪ email: dwyereng@lvcm.com

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

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

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

SUBJECT:
ABEYANCE - SDR-41059 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41060 - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Site Development Plan Review FOR A PROPOSED 4,428 SQUARE-FOOT CHURCH AND A 2,880 SQUARE-FOOT MODULAR CLASSROOM BUILDING WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH, EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND A FIVE FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RIVER OF LIFE WORD MINISTRIES

Name of Applicant: RIVER OF LIFE WORD MINISTRIES

Name of Representative: THOMAS HELLUMSS

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Sullivan R. Causey Sr

Print Name: Sullivan R. Causey, Sr.

Subscribed and sworn before me

This 16th day of March, 20 11

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE Development PLAN Review

Project Address (Location) 4944 Vegas Drive

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DWYER ENGINEERING **Contact** THOMAS HELLUMS

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

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

E-mail Address thellums@dwyerengineering.com

Property Owner Signature* Sullivan R Causey Sr

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

Print Name Sullivan R. Causey, Sr.

Subscribed and sworn before me

This 16th day of March, 20 11.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

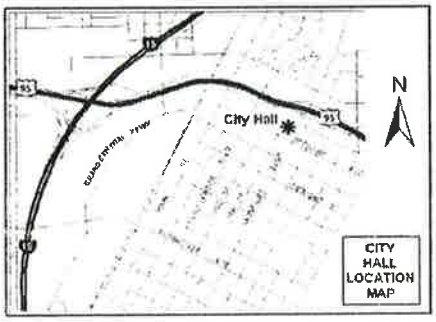
f:\depot\Application Packet\Application Form.pdf

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 MAR 31 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



How can the city allow so many variances for one project!

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APR 11 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41059
Planning Commission Meeting of 4/12/2011

Lila Bringhurst

Case: SDR-41059
13824803016
BRINGHURST LILA
P O BOX 3041
FREMONT CA 94539-0304

94 89044 94539

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

PRESORTED FIRST CLASS

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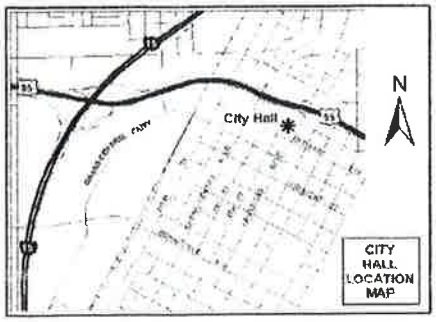
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ■ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41059
Planning Commission Meeting of 4/12/2011

Case: SDR-41059
13824803006
EWING MARY K
1750 LEONARD LN
LAS VEGAS NV 89108-2321

24 89044 89108

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

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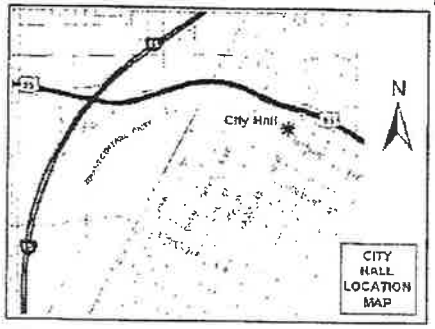

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-41059

Planning Commission Meeting of 4/12/2011

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Case: SDR-41059

13824803023
NOOROZIAN NADER
901 NOOROZIAN CT
LAS VEGAS NV 89107-3747

25 89044 89107

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**

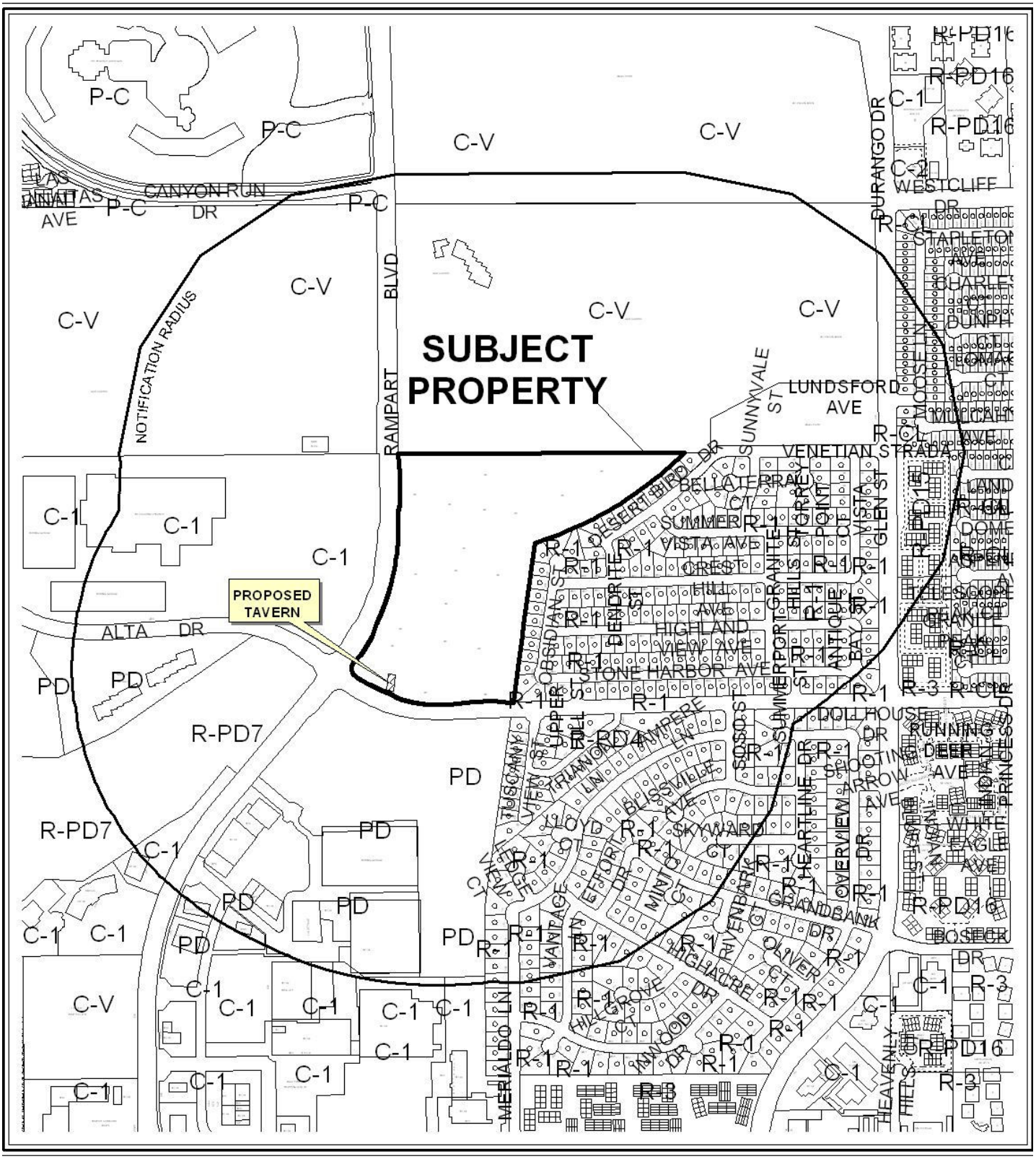
SUBJECT:
ABEYANCE - SUP-40748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET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

MAY GO TO CITY COUNCIL ON 05/18/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**14**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-40748**

RADIUS: 1500 FT

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



0 300 600 Feet

CASE: **SUP-40748**

RADIUS: 1500 FT

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

N



SUP-40748

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 365 730 1,460 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N



APPROVED ALCOHOL ENTITLEMENTS FOR APN: 13832601003

ALCOHOL USES

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Sofa by Santo Lounge

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11

Cynthia Callegaro

Notary Public in and for said County and State

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

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JAN 19 2011

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

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

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

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

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

E-mail Address vickie@ehbinc.com

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

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

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

E-mail Address ccallegaro@ehbcompanies.com

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

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

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* [signature]

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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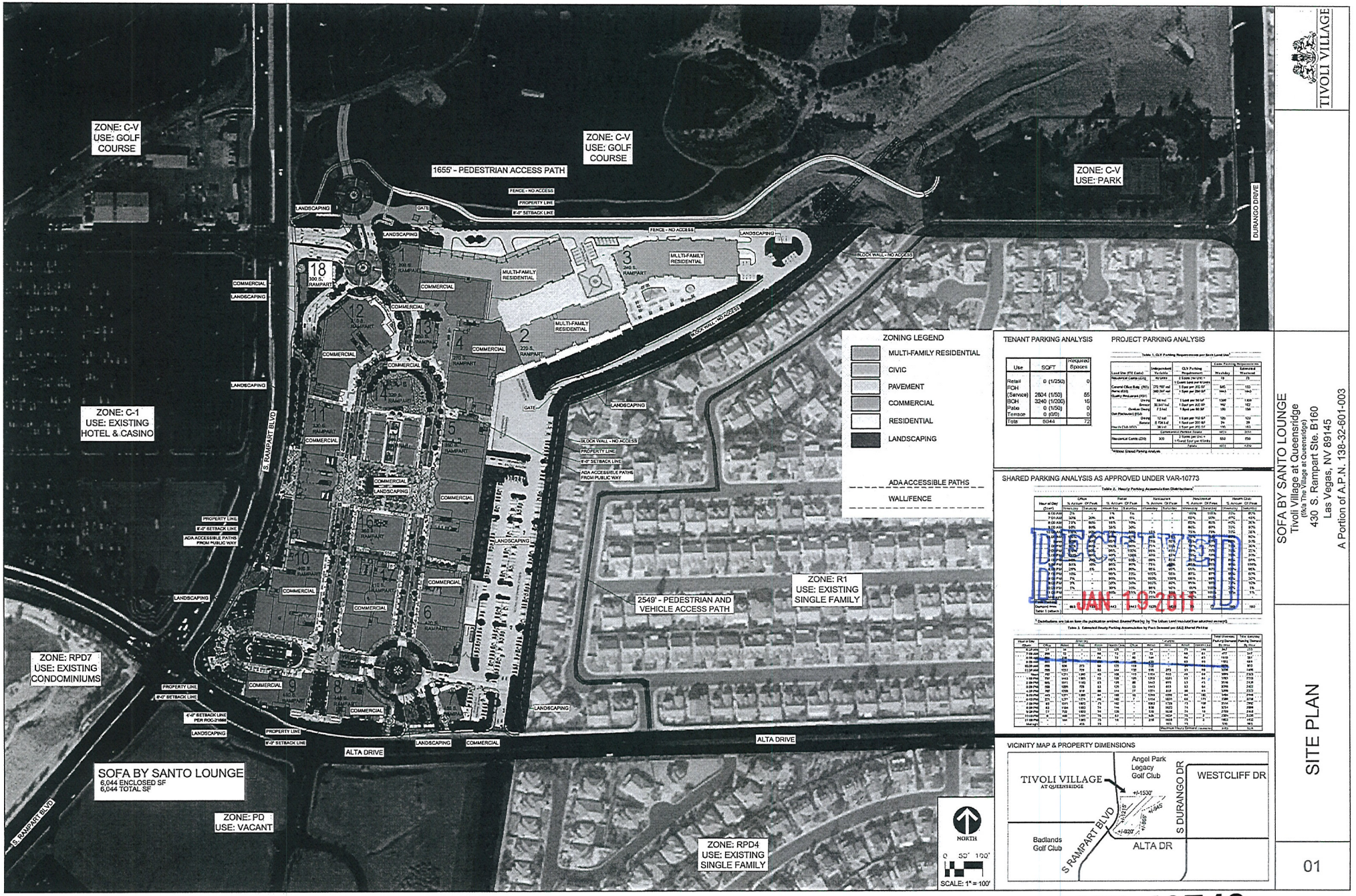
Revised 10/27/08



ZONING LEGEND

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

TENANT PARKING ANALYSIS

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

PROJECT PARKING ANALYSIS

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

RECEIVED
JAN 19 2011

VICINITY MAP & PROPERTY DIMENSIONS

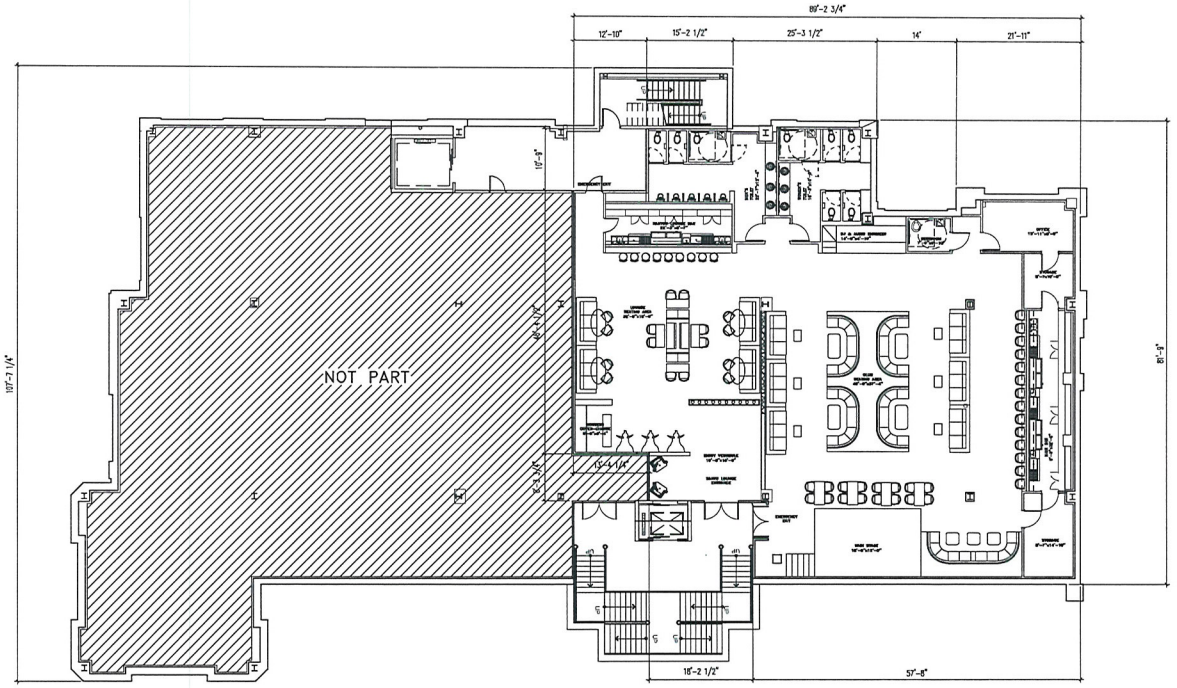
TIVOLI VILLAGE

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

SITE PLAN

01

SUP-40748



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

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

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

REC... JAN 19 2011

SUP-40748

SYM.	INIT.	REVISION DESCRIPTION	DATE:

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

DAVE Y1

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

FLOOR PLAN

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

Copyright 2011, Penguin Construction

SHEET
A1.00



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

01/26/11

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

February 22, 2011

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

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

Dear Sir/Madam;

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

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

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

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

Very truly yours,

Lora Dreja
Land Entitlements

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SUP-40748
REVISED

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

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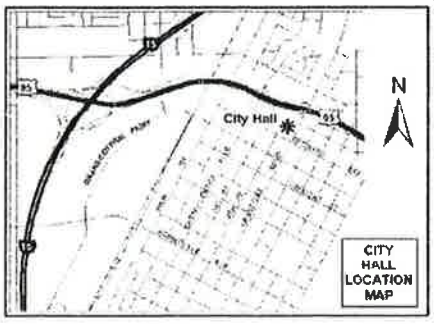

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-40748
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Case: SUP-40748

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

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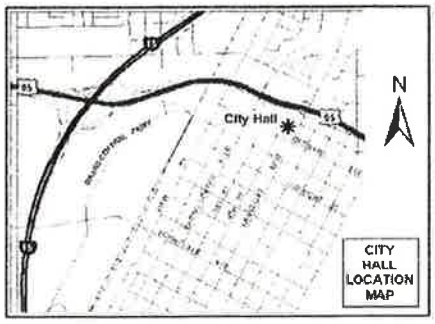

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13832712008
MUCHENBERGER MARKUS REVOCABLE
617 EFFORT DR
LAS VEGAS NV 89145-4618

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Las Vegas, Nevada 89106

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13832812017 Case: SUP-40748
GURULE JOSEPH EDWARD
725 VANTAGE LN
LAS VEGAS NV 89145-4820

702 636 4016 VA 12:09:15 p.m. 04-04-2011 1 / 1

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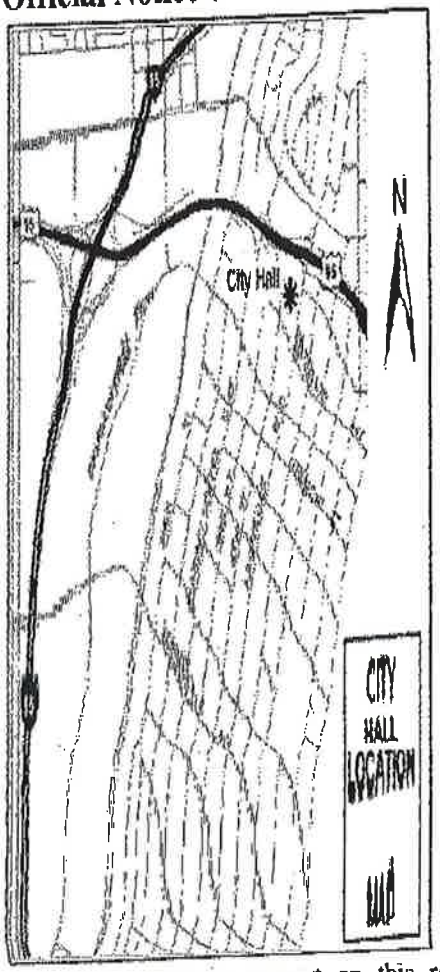

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I SUPPORT this Request

I OPPOSE this Request

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13832613007

Case: SUP-40746

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

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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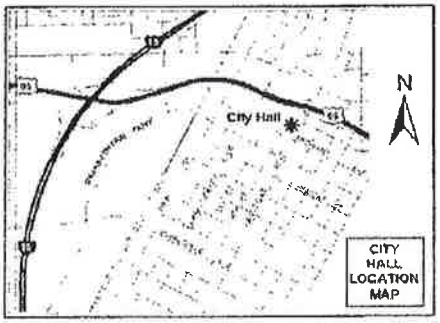

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Case: SUP-40748
13832717013
JOHNSTON DOUGLAS & PAMELA K
8628 SKYWARD CT
LAS VEGAS NV 89145-4853

Apr 05 11 06:08p Douglas Johnston 7022424944 p.1

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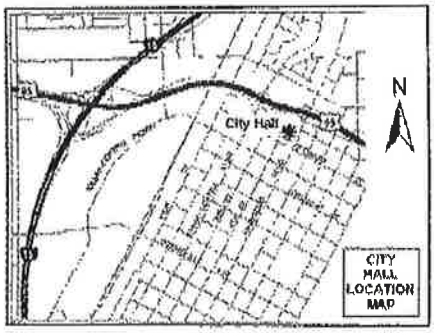

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Case: SUP-40748

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

2 BRDCN11 91106

2011-Apr-06 08:37 From-Neighborhood Justice Center 7024553652 T-708 P.003/003 F-856

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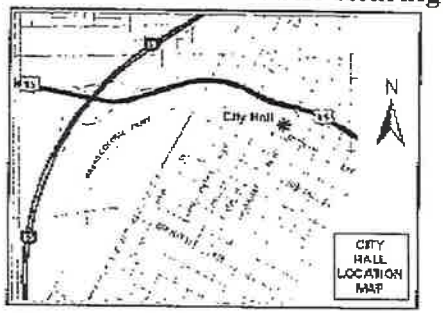

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Case: SUP-40748

13832610031
FRANTZEN 1984 FAMILY TRUST
305 VISTA GLEN ST
LAS VEGAS NV 89145-4837

City of Las Vegas
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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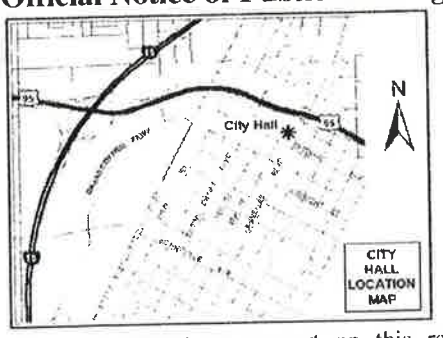

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Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 4/12/2011

Dona Davis
8509 Stone Harbor ave.
L.V. Nv 89145

28 APR 11 89145

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

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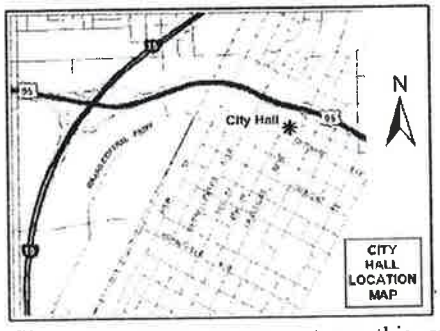

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748
Planning Commission Meeting of 4/12/2011

Case: SUP-40748
13832612002
HAASE THOMAS F & SUSAN N
8608 DESERT BIRD DR
LAS VEGAS NV 89145-4858

28 8RDCH11 89145

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

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UNITED STATES POSTAGE PITNEY BOWES
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0004279218 MAR 31 2011
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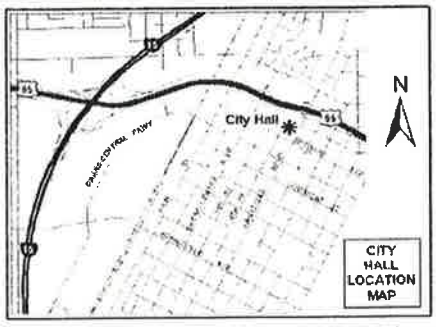

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748
Planning Commission Meeting of 4/12/2011

Case: SUP-40748
13832613041
JENSEN FAMILY TRUST
8505 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5701

28 8RDCH11 89145

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

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 4/12/2011

Case: SUP-40748
13832613036
FOURNIER NORMAN & MADALENA
8520 STONE HARBOR AVE
LAS VEGAS NV 89145-5704

28 BRDGN11 89145

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

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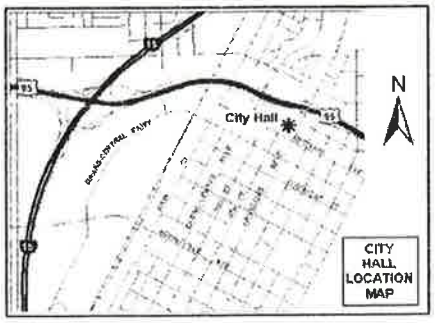

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SUP-40748

Planning Commission Meeting of 4/12/2011

Case: SUP-40748
13832720011
COOPER WILLIAM R & PHYLLIS T
P O BOX 81590
LAS VEGAS NV 89180-1590

58 BRDGN11 89180

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

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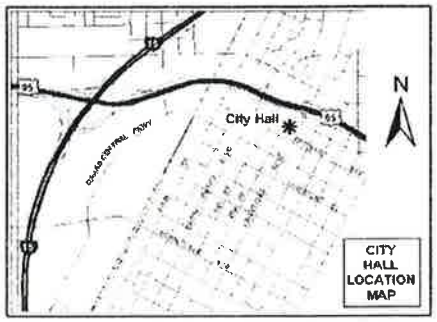

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

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SUP-40748
Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40748

13832614028
BUTLER HERBERT L & M REV LIV TR
8532 STONE HARBOR AVE
LAS VEGAS NV 89145-5707

28 89145

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

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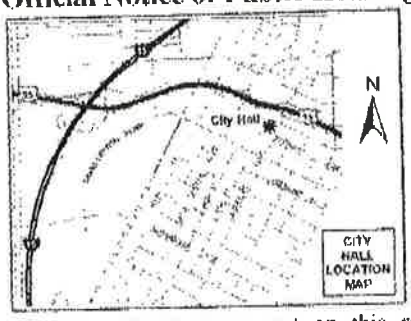

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Case: SUP-40748

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 4/12/2011

City of Las Vegas
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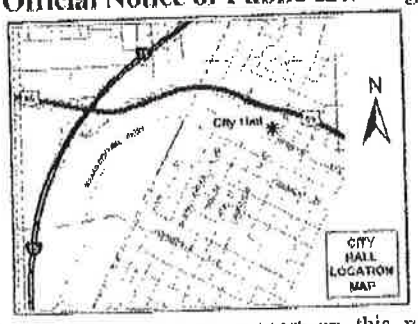

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-40748
Planning Commission Meeting of 4/12/2011

Case: SUP-40748

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

118 BRDGN11 90213

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

Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40748
13832213194
Q TOWERS F12 L L C
9103 W ALTA DR #1206
LAS VEGAS NV 89145-8501

28 BRDGN11 89145

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Las Vegas, Nevada 89106

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

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SUP-40748

Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40748
13832213119
DEHART PAUL B & VICKIE NV RES TR
9103 ALTA DR #2-101
LAS VEGAS NV 89145-8501

28 BRDGN11 89145

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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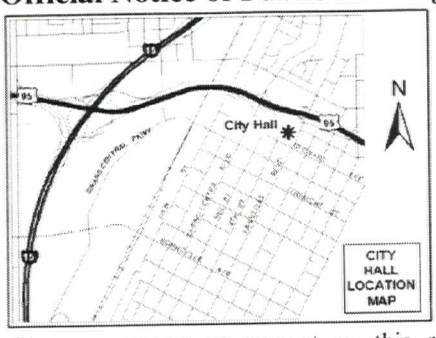

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: SUP-40748
13833224056
GOD-GONZALEZ ANNA MARIE
P O BOX 3886
MERRIFIELD VA 22116-3886

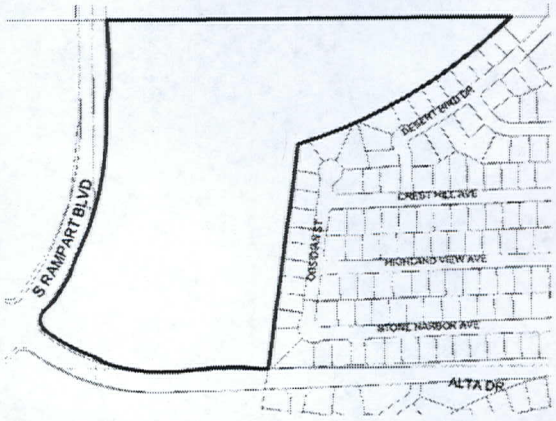
2 KRDGN11 22116

Application Information

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

The residential condos did not need another bar as a neighbor. Please do not allow this usage in our neighborhood. I appose this special use permit.

Application Location



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

Public Hearing Information

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

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

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

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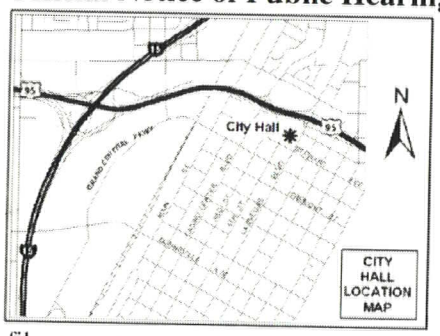

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR 28 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40748

13833224024
CHIOVARI LOU & ANTOINETTE
BOX 25 25 RFD
LONG GROVE IL 60047-0025

112 KRDGN11 60047

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

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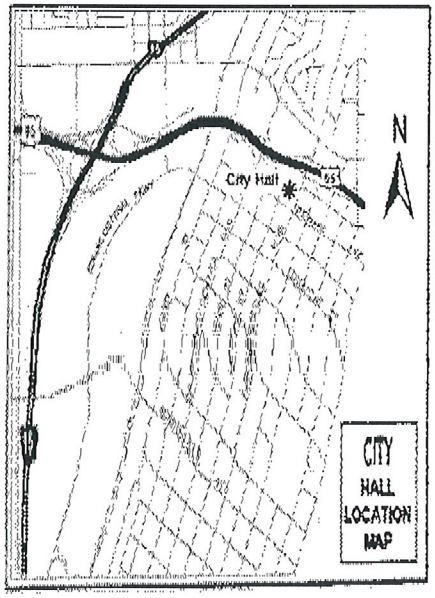

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

Case: SUP-40748

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

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FEB 28 2011

37P

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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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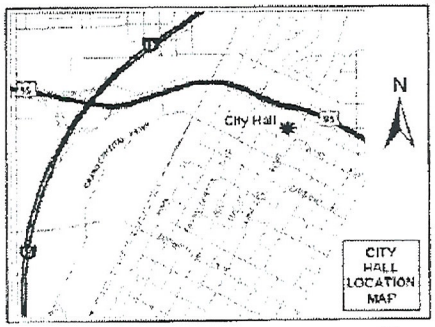

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

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FEB 28 2011

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

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

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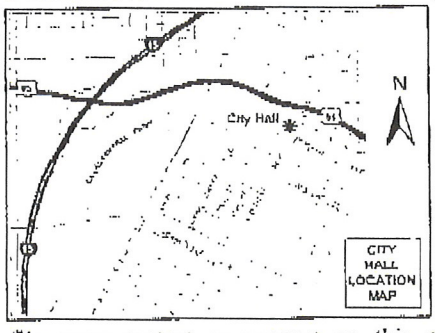

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SUP-40748
Planning Commission Meeting of 3/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

37

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

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

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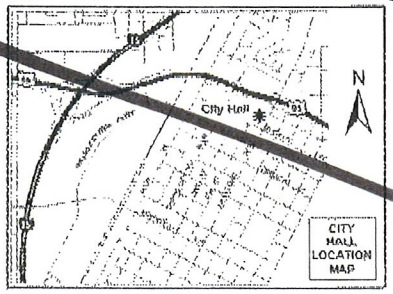

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

2 KRDGM11 91105

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

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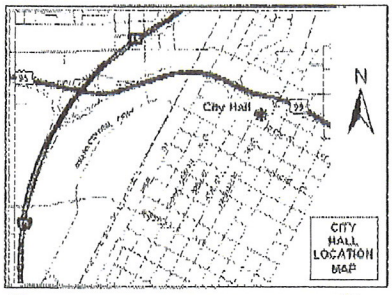

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SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR - 1 2011

Case: SUP-40748

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

2 KRDGM11 91105

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Development Services Center
333 North Rancho Drive, 3rd Floor
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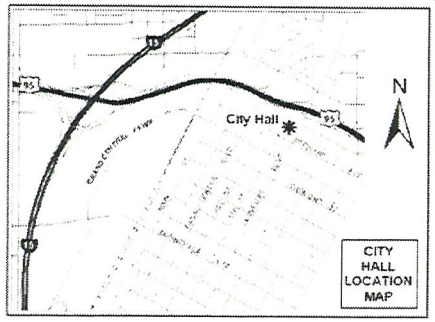

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SUP-40748
Planning Commission Meeting of 3/8/2011

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

37

28 KRDGN11 89145

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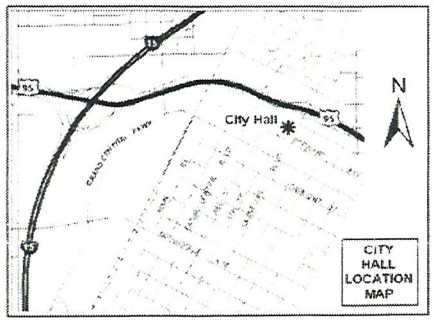

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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

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

Case: SUP-40748

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

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28 KRDGN11 89145

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

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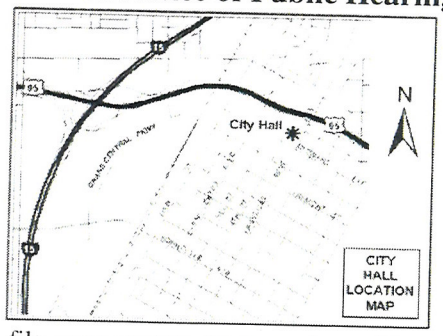

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

28 KRDGN11 89145

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

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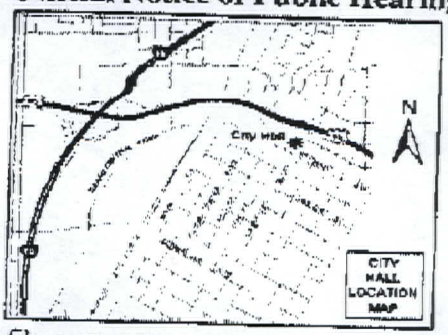

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SUP-40748

Planning Commission Meeting of 4/12/2011

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Case: SUP-40748
13832610054
MALLETTE GLENDON L JR & MELANIE
8540 BELLATERRA CT
LAS VEGAS NV 89145-4845

89145 NEVADA

Apr 04 11 08:23a Glen Mallette 7022562814 p.1

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

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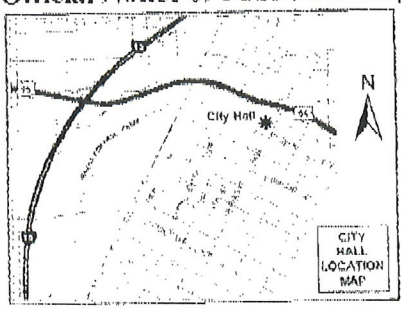

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SUP-40748

Planning Commission Meeting of 3/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40748

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

11B KRDCM11 90213

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

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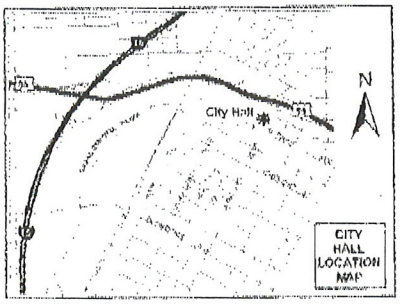

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

Case: SUP-40748

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

118 KRDGN11 90213

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

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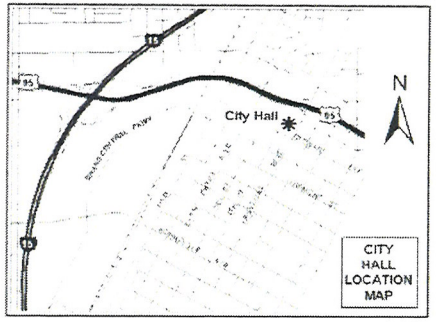

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SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

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18 KRDGN11 89117

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

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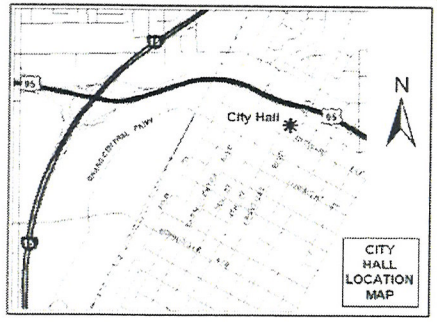

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SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

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18 KRDGN11 89117

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

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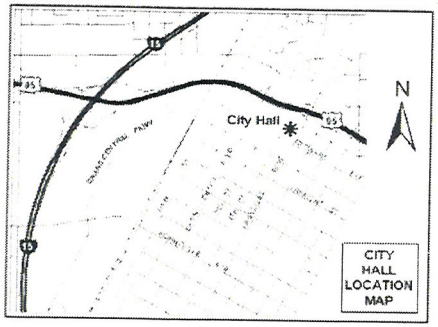

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SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

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18 KRDGN11 89117

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

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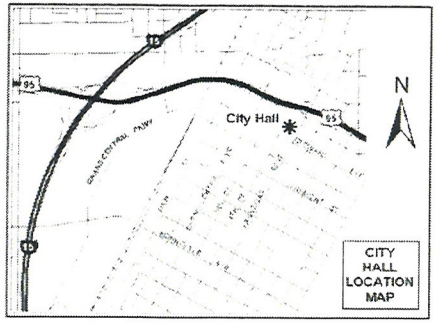

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13832213158
WEIL SHAI
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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18 KRDGN11 89117

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Development Services Center
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Las Vegas, Nevada 89106

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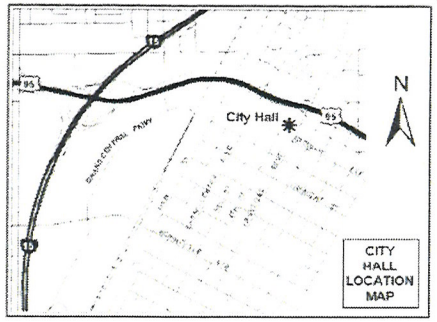

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Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

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28 KRDCM11 89145

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Development Services Center
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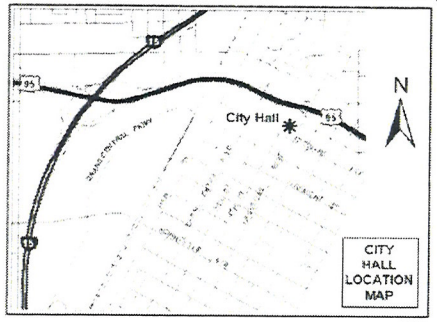

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Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

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18 KRDCN11 89117

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

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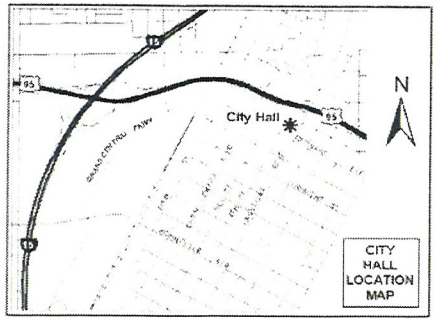

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Planning Commission Meeting of 3/8/2011

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13832213068
QUEENSRIDGE TOWERS L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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Development Services Center
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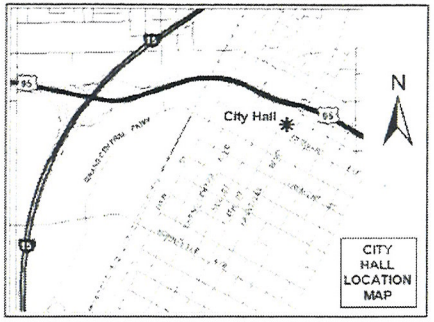

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13832213080
PENINI GUY
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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Development Services Center
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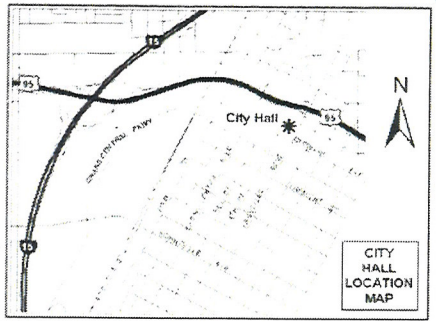

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SUP-40748
Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

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Development Services Center
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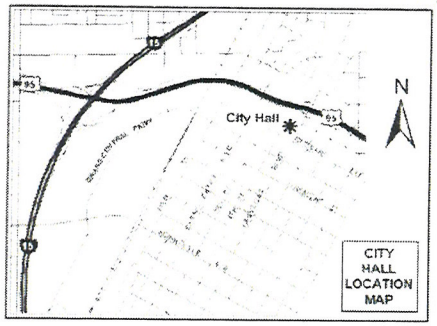

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Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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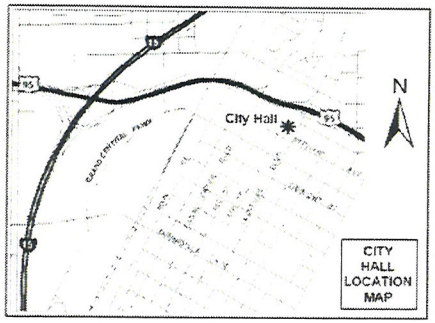

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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Planning Commission Meeting of 3/8/2011

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MAR -3 2011

Case: SUP-40748

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

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29 KRDCN11 89145

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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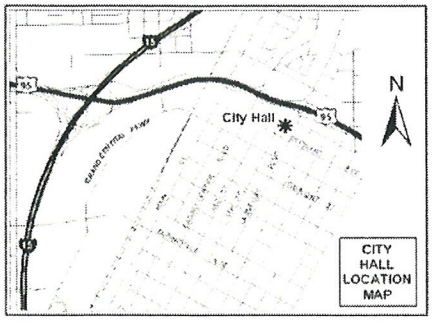

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SUP-40748
Planning Commission Meeting of 3/8/2011

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

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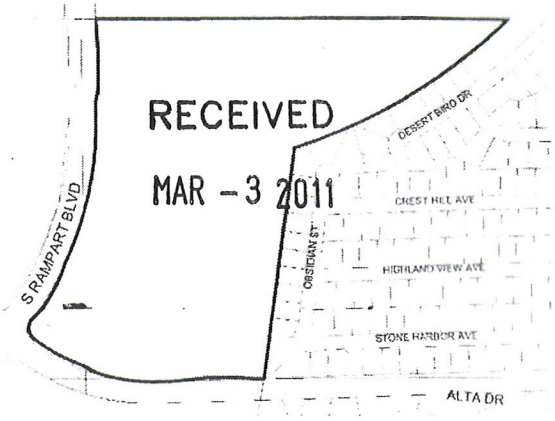
192

28 KRDGN11 89145

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

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



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

Public Hearing Information

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

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

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

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

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

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

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MAR - 3 2011

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

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

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

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

282

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

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

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

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

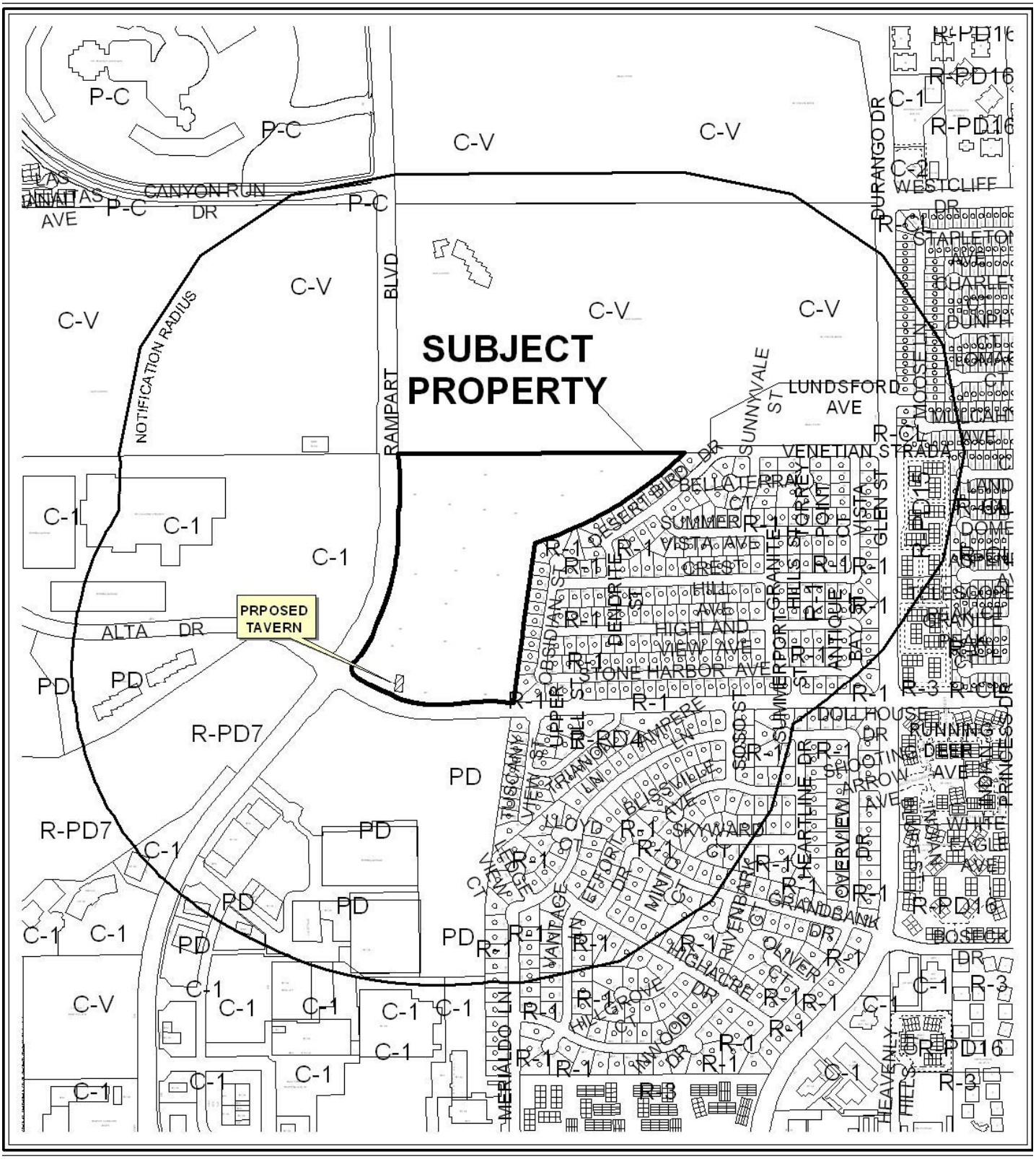
SUBJECT:
ABEYANCE - SUP-40749 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**10**	**Planning Commission Mtg.**	**15**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-40749**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-40749**

RADIUS: 1500 FT

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

N



SUP-40749

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 360 720 1,440 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N



APPROVED ALCOHOL ENTITLEMENTS FOR APN: 13832601003

ALCOHOL USES

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Tivoli Irish Pub

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11

Cynthia Callegaro

Notary Public in and for said County and State

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

RECEIVED
JAN 19 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

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

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

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

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

E-mail Address vickie@ehbinc.com

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

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

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

E-mail Address ccallegaro@ehbcompanies.com

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

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

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* Todd D. Davis

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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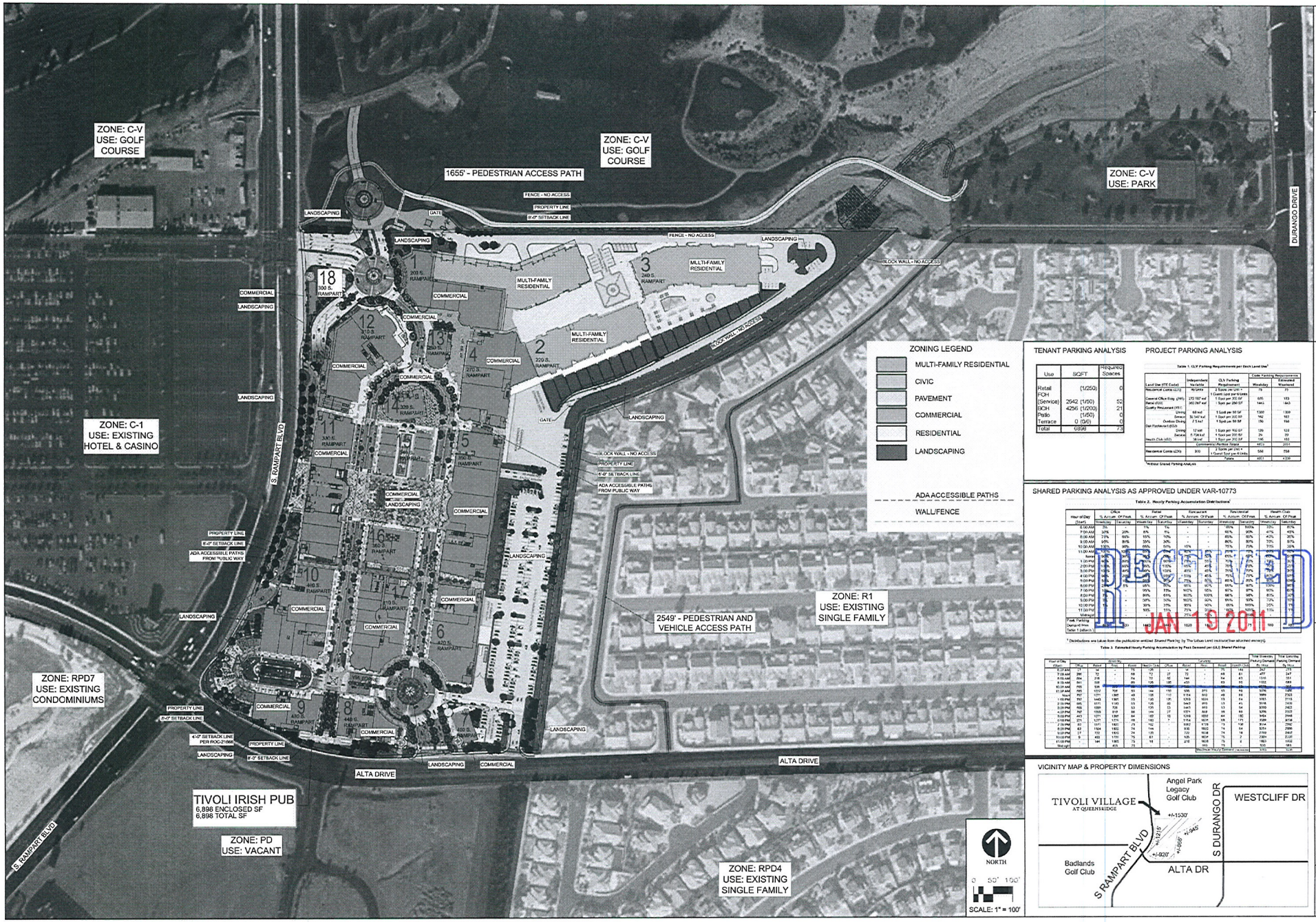
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08



TENANT PARKING ANALYSIS

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

PROJECT PARKING ANALYSIS

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

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

[1] Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Annual Of Peak Weekday	Office % Annual Of Peak Saturday	Retail % Annual Of Peak Weekday	Retail % Annual Of Peak Saturday	Restaurant % Annual Of Peak Weekday	Restaurant % Annual Of Peak Saturday	Residential % Annual Of Peak Weekday	Residential % Annual Of Peak Saturday	Health Club % Annual Of Peak Weekday	Health Club % Annual Of Peak Saturday
6:00 AM	3%	-	1%	-	-	-	86%	100%	10%	87%
7:00 AM	30%	20%	6%	1%	-	-	86%	96%	41%	43%
8:00 AM	73%	90%	55%	10%	-	-	86%	90%	41%	30%
9:00 AM	95%	8%	55%	30%	-	-	86%	89%	70%	87%
10:00 AM	100%	90%	75%	100%	10%	-	75%	79%	77%	30%
11:00 AM	95%	90%	75%	100%	40%	10%	75%	79%	77%	30%
Noon	95%	90%	75%	100%	40%	10%	75%	79%	77%	30%
1:00 PM	95%	90%	75%	100%	40%	10%	75%	79%	77%	30%
2:00 PM	95%	90%	75%	100%	40%	10%	75%	79%	77%	30%
3:00 PM	95%	90%	75%	100%	40%	10%	75%	79%	77%	30%
4:00 PM	95%	90%	75%	100%	40%	10%	75%	79%	77%	30%
5:00 PM	95%	90%	75%	100%	40%	10%	75%	79%	77%	30%
6:00 PM	95%	75%	90%	95%	90%	40%	85%	87%	90%	30%
7:00 PM	95%	75%	90%	95%	90%	40%	95%	87%	90%	30%
8:00 PM	95%	75%	90%	95%	90%	40%	98%	87%	90%	30%
9:00 PM	30%	30%	90%	90%	90%	90%	95%	89%	73%	10%
10:00 PM	30%	30%	90%	90%	90%	90%	95%	89%	73%	10%
11:00 PM	10%	10%	75%	75%	90%	90%	95%	89%	73%	10%
Midnight	3%	-	1%	-	-	-	86%	100%	10%	87%
Peak Parking Demand Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Table 1 (above)	1,863	1,863	1,449	1,449	1,461	1,461	1,489	1,489	180	180

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

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

Hour of Day (Start)	Weekday Office	Weekday Retail	Weekday Restaurant	Weekday Residential	Weekday Health Club	Total Weekday Parking Demand	Total Weekday Parking Demand By Hour
6:00 AM	57	14	15	156	18	260	260
7:00 AM	294	72	68	72	37	477	247
8:00 AM	708	72	68	72	74	1,000	523
9:00 AM	921	108	68	135	157	1,389	389
10:00 AM	968	1,449	135	135	157	2,844	1,455
11:00 AM	921	1,449	540	135	157	3,202	358
Noon	797	1,371	1,365	135	139	3,807	605
1:00 PM	797	1,371	1,365	135	139	3,807	0
2:00 PM	797	1,371	1,365	135	139	3,807	0
3:00 PM	797	1,371	1,365	135	139	3,807	0
4:00 PM	797	1,371	1,365	135	139	3,807	0
5:00 PM	797	1,371	1,365	135	139	3,807	0
6:00 PM	797	1,371	1,365	135	139	3,807	0
7:00 PM	797	1,371	1,365	135	139	3,807	0
8:00 PM	797	1,371	1,365	135	139	3,807	0
9:00 PM	257	1,303	1,365	135	139	3,199	608
10:00 PM	257	1,303	1,365	135	139	3,199	0
11:00 PM	86	1,086	1,365	135	139	2,811	388
Midnight	57	14	15	156	18	260	2,551
Peak Parking Demand Rate	1,863	1,449	1,461	1,489	180		
Table 1 (above)	1,863	1,449	1,461	1,489	180		

VICINITY MAP & PROPERTY DIMENSIONS

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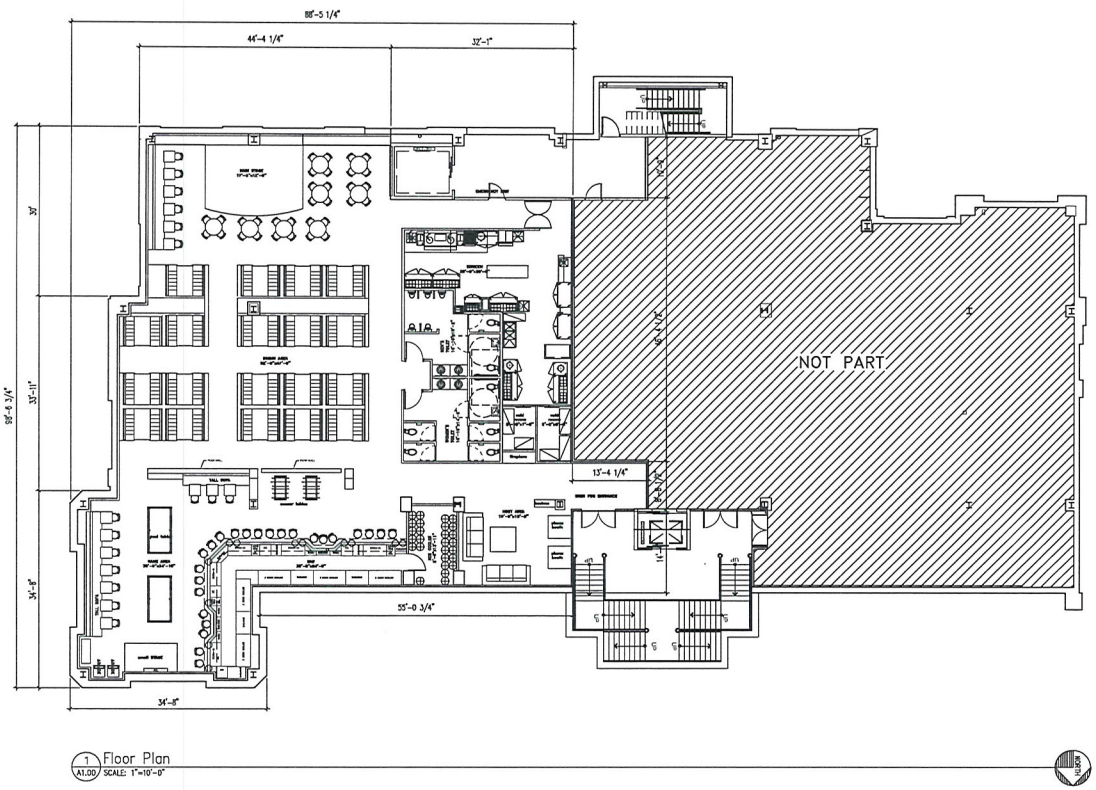
TIVOLI VILLAGE

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

SITE PLAN

01

SUP-40749



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

Occupancy Load Calculation / Square Footage Chart

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

Seat Count Calculation / Capacity

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

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SYM.	INIT.	REVISION DESCRIPTION	DATE:
△			

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

DAVE Y1

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

FLOOR PLAN

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

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SHEET
A1.00

SUP-40749



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

01/26/11

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

February 22, 2011

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

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

Dear Sir/Madam;

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

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

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

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

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FEB 22 2011

Very truly yours,

Lora Dreja
Land Entitlements

SUP-40749
REVISED

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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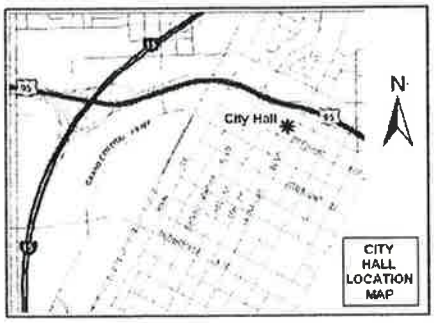
Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 4/12/2011

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

28 BRDGN11 89145

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

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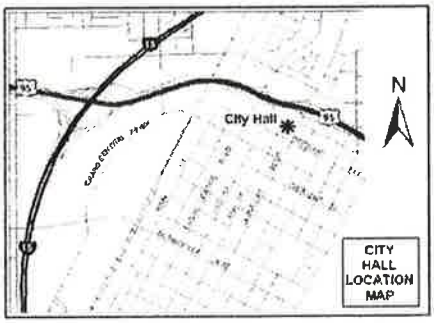

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13832712008
MUCHENBERGER MARKUS REVOCABLE
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LAS VEGAS NV 89145-4818

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18

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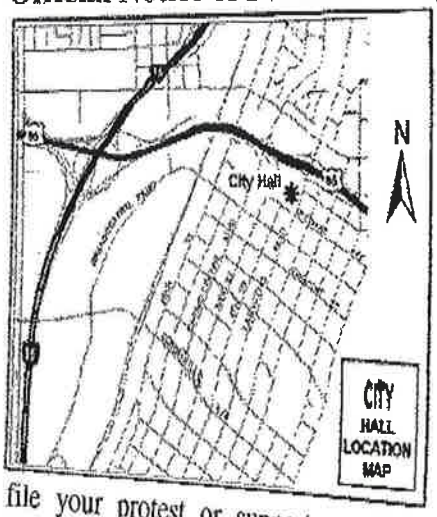

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☒ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

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

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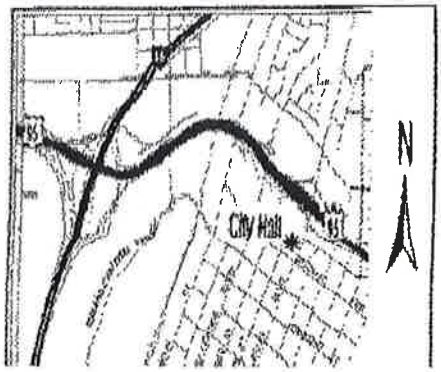

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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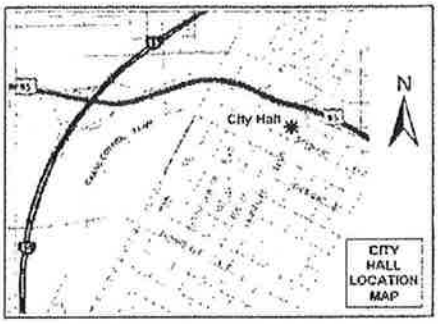

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-40749
Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40749
13832717013
JOHNSTON DOUGLAS & PAMELA K
8628 SKYWARD CT
LAS VEGAS NV 89145-4853

Apr 05 11 06:10p Douglas Johnston 7022424944 p.1

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

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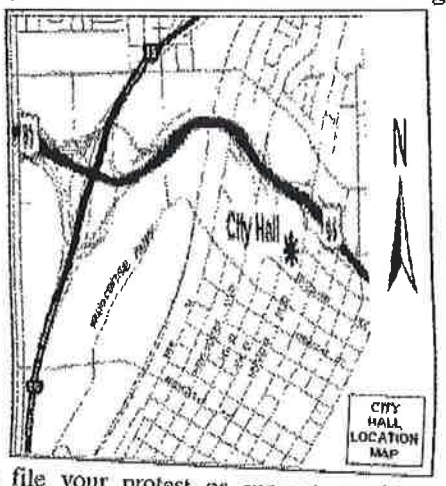

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PLANNING & DEVELOPMENT

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 4/12/2011

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

2 BRDGN11 91105

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

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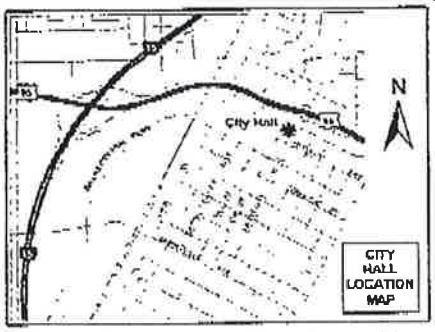

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

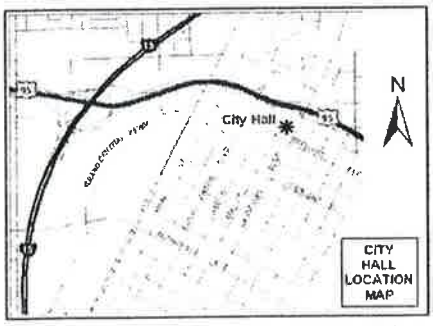
Please use available blank space on card for your comments.

SUP-40749
Planning Commission Meeting of 4/12/2011

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 4/12/2011

Dona Davis
8509 Stone Harbor
28 BRDGN11 89145
L.V. No. 89145

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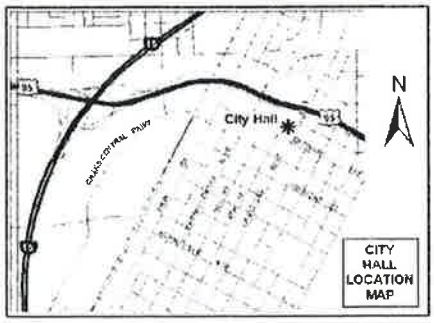
APR - 7 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 4/12/2011

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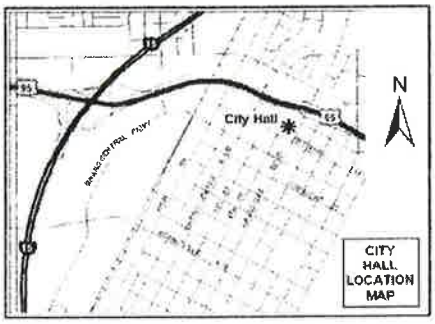
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40749
13832612002
HAASE THOMAS F & SUSAN N
8608 DESERT BIRD DR
LAS VEGAS NV 89145-4858

28 BRDGN11 89145

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

Return Service Requested
Official Notice of Public Hearing



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SUP-40749

Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40749
13832613041
JENSEN FAMILY TRUST
8505 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5701

28 BRDGN11 89145

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

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MAILED FROM ZIP CODE 89101

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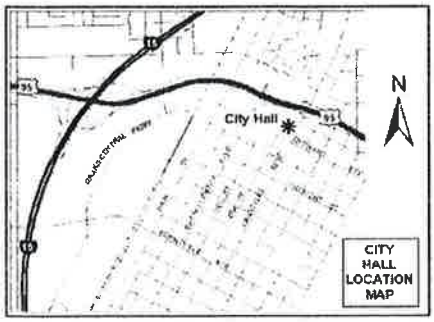

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-40749
Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40749
13832613036
FOURNIER NORMAN & MADALENA
8520 STONE HARBOR AVE
LAS VEGAS NV 89145-5704

26 BRCM11 89145

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

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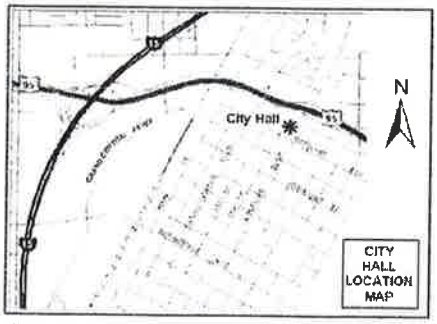
0004279218 MAR 31 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749
Planning Commission Meeting of 4/12/2011

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APR - 6 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40749
13832720011
COOPER WILLIAM R & PHYLLIS T
P O BOX 81590
LAS VEGAS NV 89180-1590

58 BRCM11 89180

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

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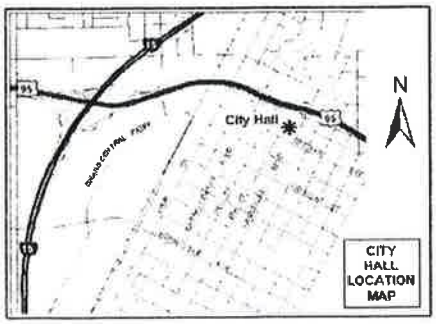

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CITY OF LAS VEGAS
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 4/12/2011

Case: SUP-40749
13832614028
BUTLER HERBERT L & M REV LIV TR
8532 STONE HARBOR AVE
LAS VEGAS NV 89145-5707

28 BRDGN11 89145

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

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749
Planning Commission Meeting of 4/12/2011

Case: SUP-40749
13832213202
RIKLIS KADY
P O BOX 11409
BEVERLY HILLS CA 90213-4409

118 BRDGN11 90213

FROM : FAX NO. : Apr. 06 2011 03:15PM P1

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

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PITNEY BOWES
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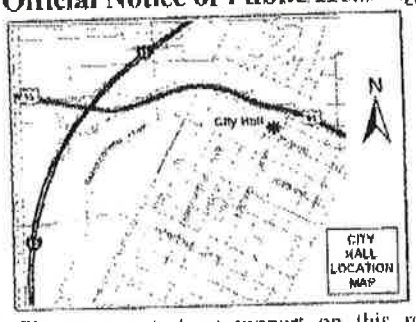

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 4/12/2011

Case: SUP-40749

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

118 BRDGN11 90213

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

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Case: SUP-40749

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749
Planning Commission Meeting of 4/12/2011

28 89145

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

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PLANNING & DEVELOPMENT

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Case: SUP-40749

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749
Planning Commission Meeting of 4/12/2011

28 89145

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

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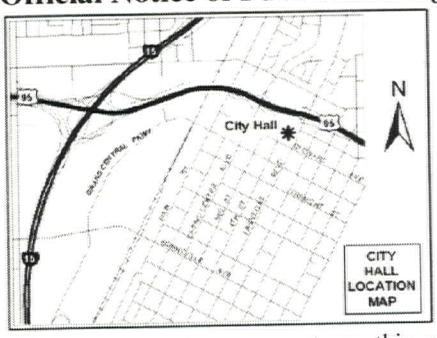
Official Notice of Public Hearing



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MAR 22 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: SUP-40749
13833224056
GOD-GONZALEZ ANNA MARIE
P O BOX 3886
MERRIFIELD VA 22116-3886

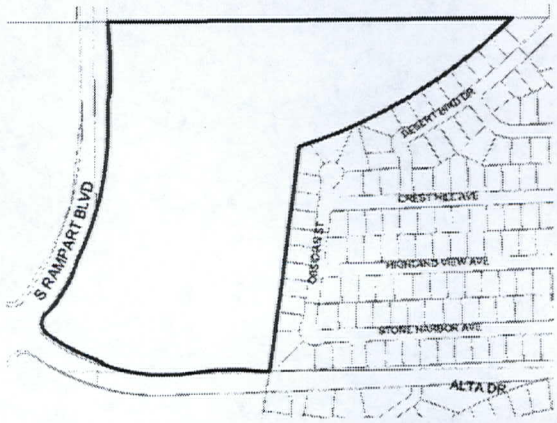
2 KRDGN11 22116

Application Information

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

The residential community needs more parkland. We do not need another bar and liquor license. I oppose this special use permit

Application Location



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

Public Hearing Information

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

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

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

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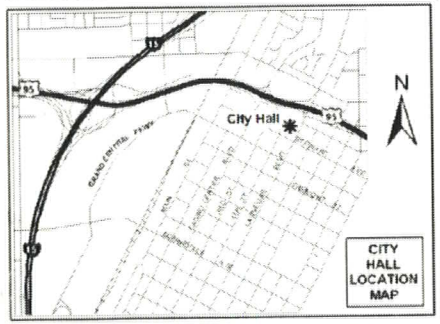
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

RECEIVED
MAR 28 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40749

13833224024
CHIOVARI LOU & ANTOINETTE
BOX 25 25 RFD
LONG GROVE IL 60047-0025

112 KRDGN11 60047

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

I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP 40749

13832613007

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

LAS VEGAS NY 89145-5708

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FEB 28 2011

38P

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

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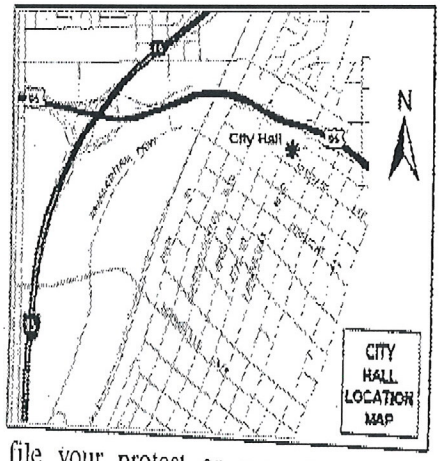
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

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

89145

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FEB 28 2011

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

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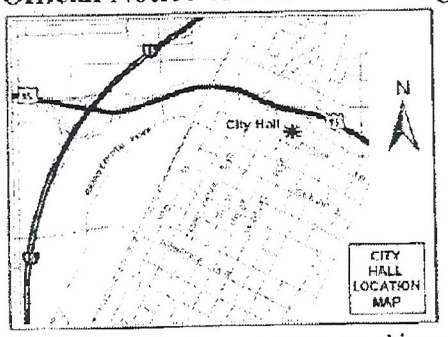
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

Menchie

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FEB 28 2011

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

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

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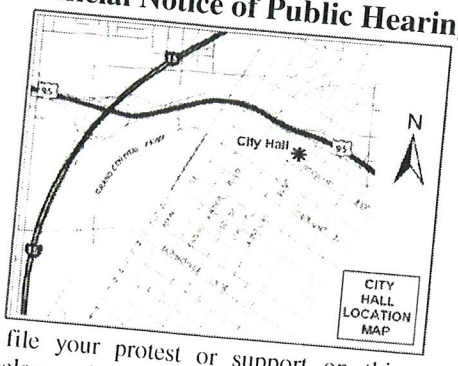

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MAR - 3 2011

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

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

28 KRDGM11 89145

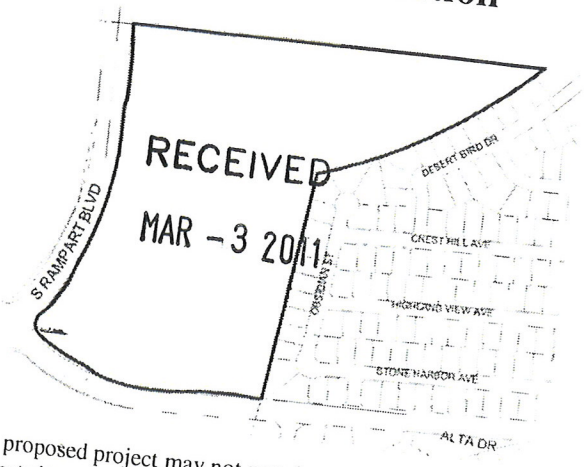
38

Application Information

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

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

Application Location



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Public Hearing Information

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

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

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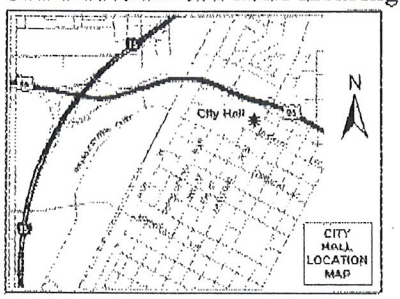

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

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

2 KRDGM11 91105

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

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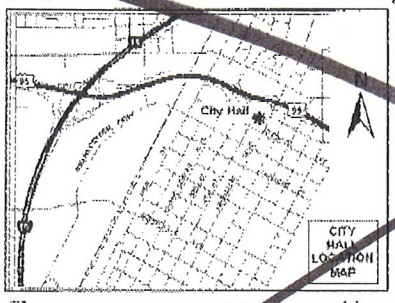

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 3/8/2011

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

2 KRDGM11 91105

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

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

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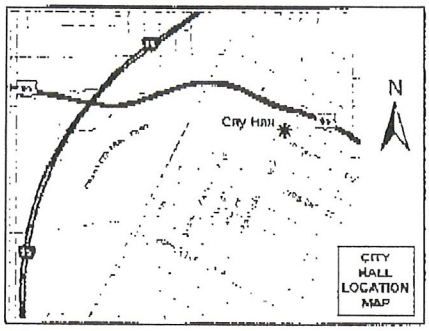

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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MAR - 2 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

29 KRDGN11 89145

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

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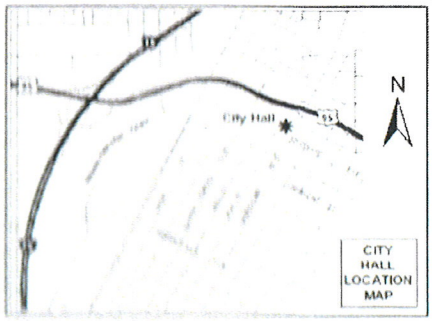

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

ase use available blank space on card for your comments.

Case: SUP-40749

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

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

38

28 KRDCM11 89145

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

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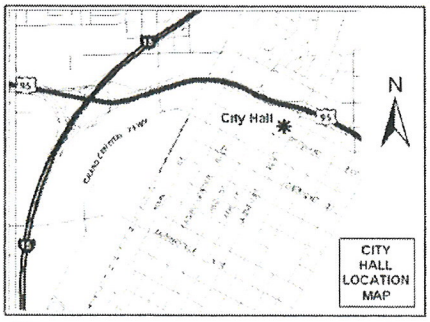

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

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MAR - 3 2011

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

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28 KRDGN1 1 89145

08 29.57 02-28-2011 1 /1

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

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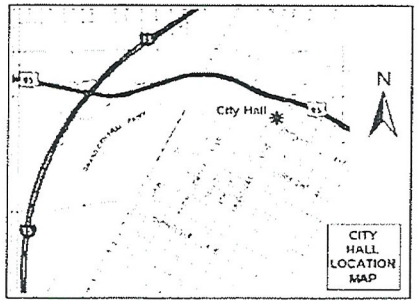

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

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Development Services Center
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Las Vegas, Nevada 89106

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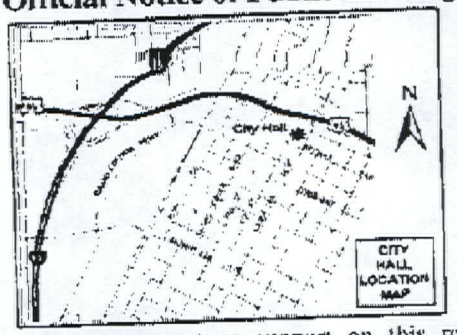

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☐ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 4/12/2011

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Case: SUP-40749
13832610054
MALLETTE GLENDON L JR & MELANIE
8540 BELLATERRA CT
LAS VEGAS NV 89145-4846

28 BRDGN11 89145

Apr 04 11 08:21a Glen Mallette 7022562814 p.1

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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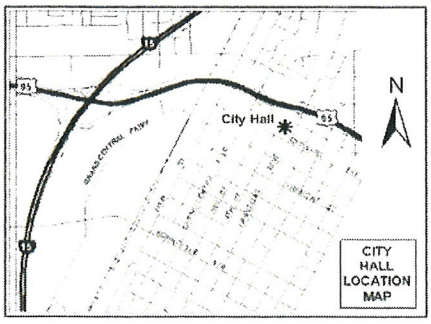

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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

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

36

28 KRDGN11 89145

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

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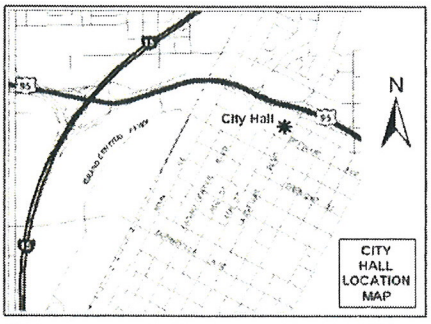

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SUP-40749
Planning Commission Meeting of 3/8/2011

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MAR -3 2011

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

38

28 KRDGN11 89145

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Development Services Center
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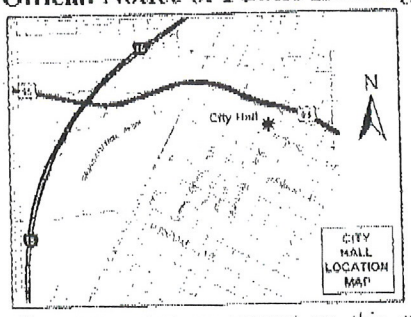

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

118 KRDGN11 90213

38

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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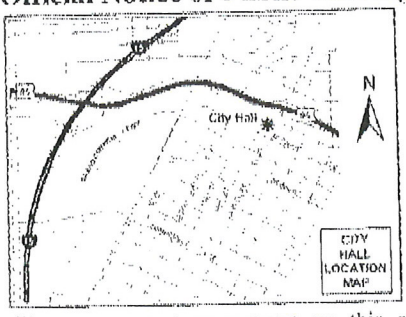

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SUP-40749
Planning Commission Meeting of 3/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

118 KRDCM11 90213

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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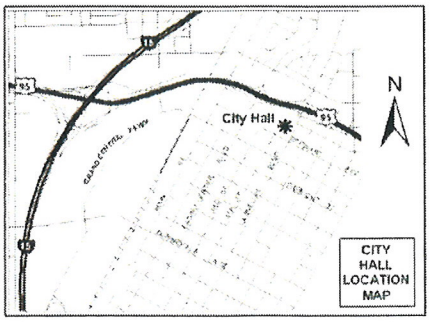

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

38

18 KRDGM11 89117

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

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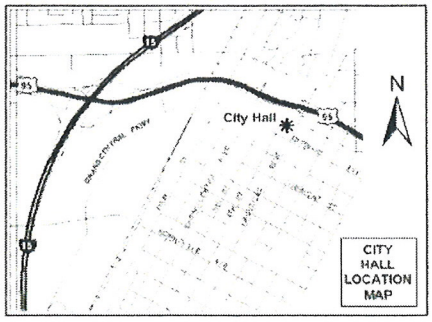

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

38

18 LRDFN11 89117

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

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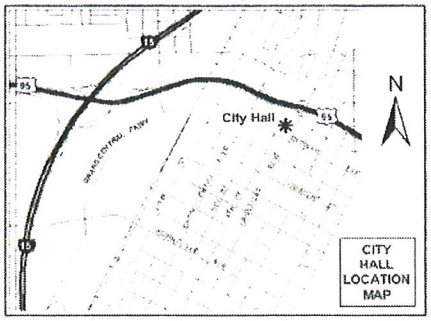

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SUP-40749

Planning Commission Meeting of 3/8/2011

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

38

18 KROGN11 89117

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

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FEB 24 2011
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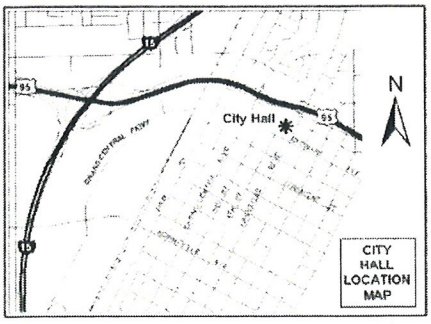

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Case: SUP-40749

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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

38

18 KRDGN11 89117

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

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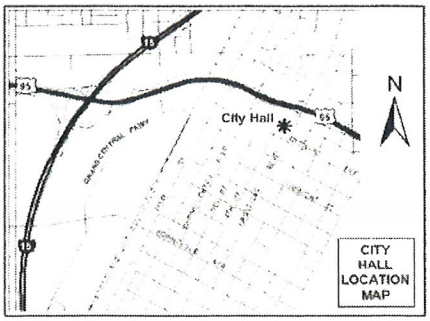

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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

Case: SUP-40749

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

38

18 KRDGN11 89117

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

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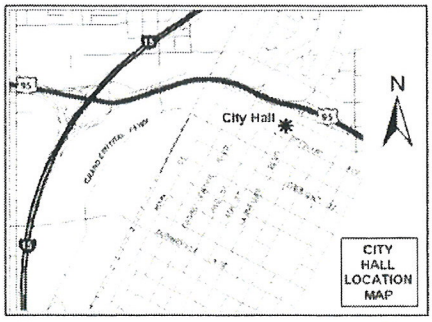

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

38

18 KRDGM11 89117

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

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0004279218 FEB 24 2011
MAILED FROM ZIP CODE 89101

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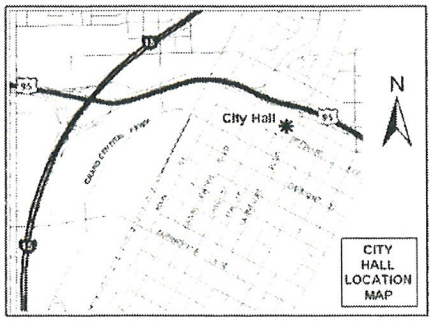

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Case: SUP-40749

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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

38

18 KRDGN11 89117

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

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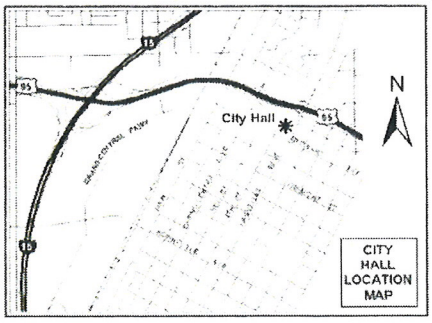

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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MAR - 7 2011

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

38

18 KRDGN11 89117

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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MAILED FROM ZIP CODE 89101

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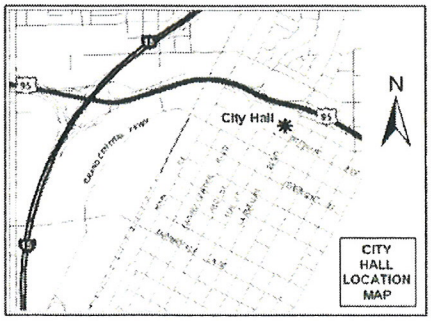
Official Notice of Public Hearing



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SUP-40749

Planning Commission Meeting of 3/8/2011

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Case: SUP-40749

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

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18 KRDGN11 89117

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

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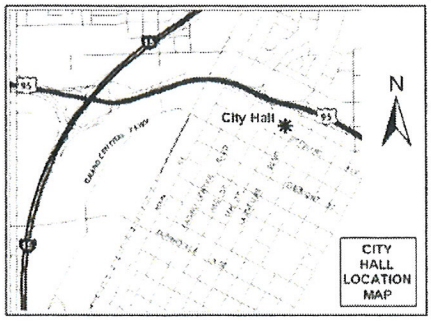

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Please use available blank space on card for your comments.

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

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Case: SUP-40749

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

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28 KRDGN11 89145

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**

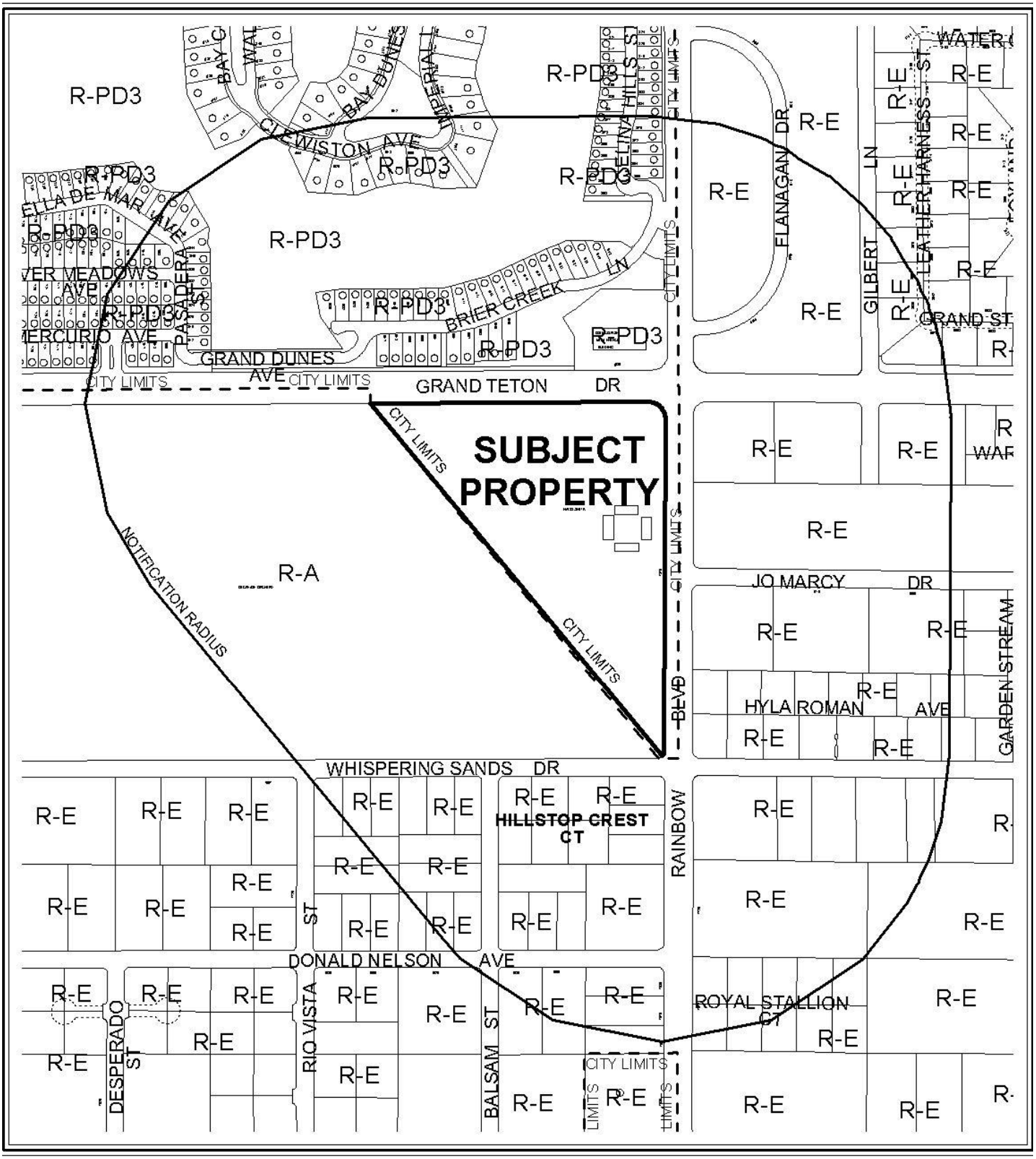
SUBJECT:
MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH INC. - Request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

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 - MOD-41437, ROC-40981 and SDR-40980
2. Conditions and Staff Report - MOD-41437, ROC-40981 and SDR-40980
3. Supporting Documentation - MOD-41437, ROC-40981 and SDR-40980
4. Photos - MOD-41437, ROC-40981 and SDR-40980
5. New Vista Community Master Development Plan and Development Standards
6. Justification Letter



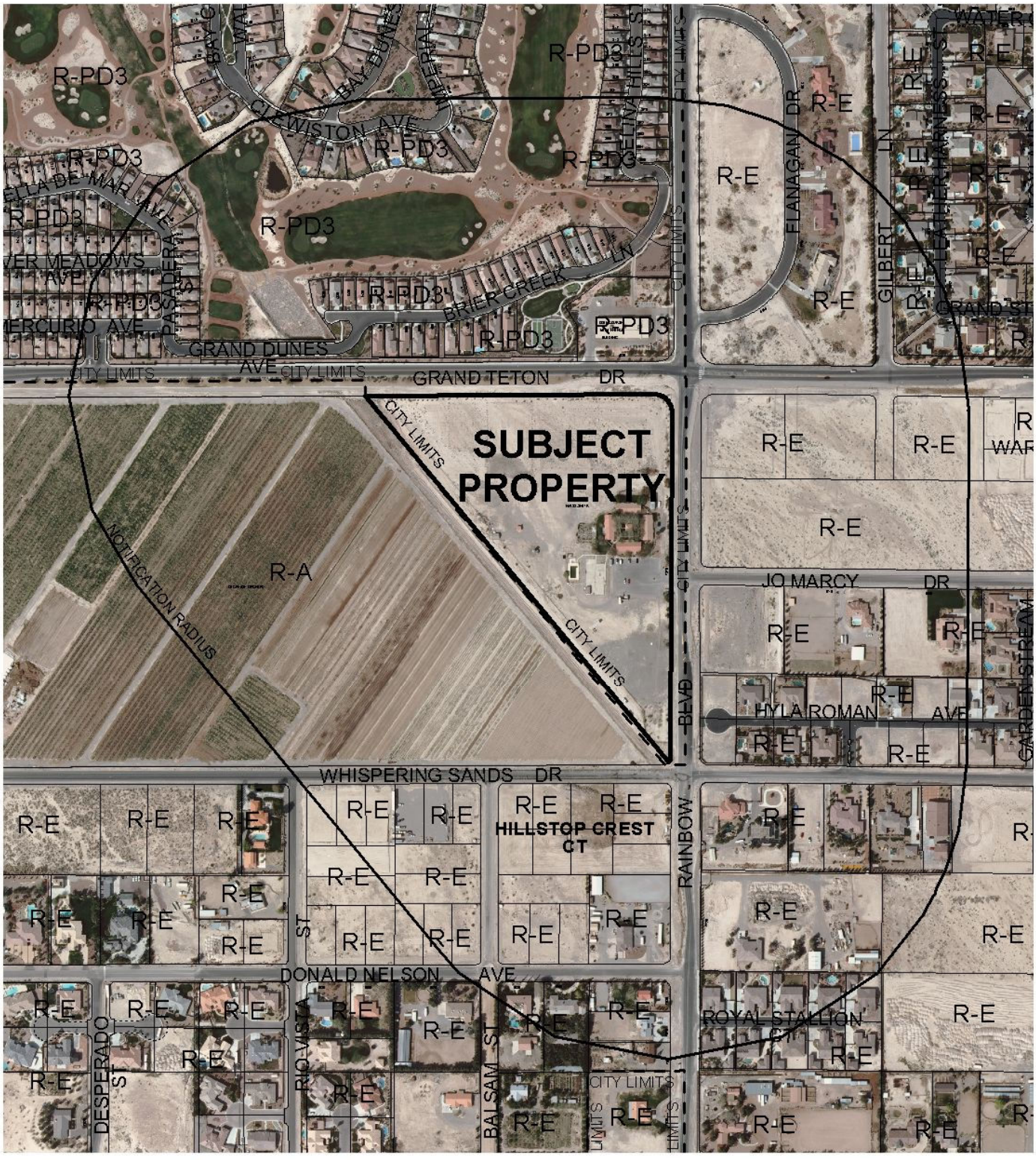
CASE: **MOD-41437; ROC-40981; SDR-40980**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N



CASE: **MOD-41437; ROC-40981; SDR-40980**

0 300 600 Feet

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-41437 APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC.

Name of Applicant: NEW VISTA RANCH INC.

Name of Representative: CHRIS KAEMPFER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X _____

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 2011

_____

Notary Public in and for said County and State

ALEVA L. H. WALKER
Notary Public State of Nevada
No. 06-107463-1
My Appt. Exp. July 5, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

Project Name NEW VISTA COMM-ASST'D LIVING/CMM & REC CTR/EDU & EMPLO **Proposed Use** HOUSING & SUPPORT FACILITY MR/DD POP.

Assessor's Parcel #(s) 125-15-501-002 **Ward #**

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

Commercial Square Footage 123,850 S.F. **Floor Area Ratio** 16.0%

Gross Acres 15.0 **Lots/Units** 78 **Density** 5.2/ACRE

Additional Information SEE JUSTIFICATION LETTER FOR MAJOR MODIFICATION

PROPERTY OWNER NEW VISTA RANCH INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4577 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

APPLICANT NEW VISTA RANCH INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4577 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE **Contact** KCRG&F/JOHN BURKE ARCHITECT

Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 **Phone:** 792-7000 876-4863 **Fax:** 796-7181 876-9355

City LAS VEGAS **State** NV **Zip** 89113/89118

E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

Property Owner Signature* Kelly DeGuzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

ALEVA L. H. WALKER
Notary Public State of Nevada
No. 06-107463-1
My Appt. Exp. July 5, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MOD-41437
Meeting Date:	5/19/11
Total Fee:	$1,000
Date Received:*	4/13/11
Received By:	Bus

*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

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New Vista Community Master Development Plan
And Developments Standards

April 12, 2011

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MOD-41437

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- 1.0 Purpose

2 PD District
- 2.1 Intent of PD District
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- 3.1 History and Background
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- 4.3 Service and Loading Areas
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- 4.7 Fences and Walls
- 4.8 Streetscape
- 4.9 Transportation Plan & Traffic Impact Analysis
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- 5.6 Exterior Colors

6 Exhibits
- A. Legal Description
- B. Land Use Map
- C. Schematic Design Package
  - A1. Site & Landscape Plan
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  - A4. Community/Recreation Center Exterior Elevations
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- D. Multi-Use Transportation Trail Street Sections
  Initial phase trail and permanent trail
- E. Transportation Plan & Traffic Impact Analysis
- F. Preliminary Drainage Analysis
- G. Color & Material Board

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1.0 Overview

1.1 Purpose

The purpose of the Master Development Plan and Development Standards along with the Guidelines for this PD plan is to provide the parameters of development for the New Vista Community Project. The project is located on 15.05 net acres located at the Southwest Corner of Grand Teton and Rainbow Boulevard in the City of Las Vegas. In 2007, New Vista submitted a development plan that reflected its desire to develop the charities property. At the time, the property was zoned U (Undeveloped) with a General Plan designation of DR (Desert Rural). Based upon the proposed plan, the City of Las Vegas approved a General Plan Amendment, GPA-16578, a Zone Change ZON-16580, and a Site Development Review, SDR-16581 with the zoning approved to PD (Planned Development) and a General Plan Amendment to PCD.

2.0 PD District

2.1 Intent of PD District

The Intent of the Planned Development District (PD) is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.

2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.

3. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.

4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.

5. Providing for the redevelopment of areas where depreciation of any type has occurred.

6. Providing for the revitalization of designated areas.

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7. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.

8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.

9. Encouraging area sensitive site planning and design.

10. Contributing to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives.

2.2 Minimum Site Area

The minimum site area for Planned Development District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the New Vista Community Project is 15.05 net acres.

3.0 New Vista Community Planned Development (PD)

3.1 History and Background

The New Vista Community was started back in the mid-eighties to provide for the needs of the adult intellectually challenged. The concept was to provide facilities and residential opportunities for its beneficiaries (hereinafter referred to as residents) to live and work independently and be a part of the general community. In the late eighties, New Vista was - donated 15 acres by the Gilcrease family in what was then Clark County. To date, with volunteer work and donations, four "ranch houses" have been built on this property. Each "ranch house" provides six adult residents with room and board and the supervision -by a non-handicapped caretaker couple. New Vista Community has evolved over the past twenty years, to the point where the concept is now to also take care of the more senior segment of the intellectually challenged population by providing opportunities and support so they may experience life to the fullest..

3.2 Proposed Project Designation

Initially, the New Vista parcel was zoned RE with the proper use permits in unincorporated Clark County. Now that the land has been annexed into the City of Las Vegas, the property has been rezoned as a Planned Development with an approved Site Development Review. -. To achieve the goals and uses that are hereby proposed, a review of conditions for the approved SDR and Zoning Conditions is being requested.

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3.3 Site Boundary

The boundaries of the New Vista Community, for which these guidelines are written, are described in Exhibit 6.g.

3.4 Permitted Uses and Standards

As defined in Chapter 19.06.050 Special Purpose and Overlay Districts PD Planned Development District. Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development Plan for that district. The uses to be permitted within the district must be specified in the adopted Master Development Plan for the district.

Planned Uses:

In the development of these facilities, New Vista Community's goal is to provide a portion of the adult intellectually challenged population a place to live and enjoy a positive lifestyle which to the fullest extent possible
" ...assure(s) equality of opportunity, full participation, independent living and economic self-sufficiency..."[1]. These facilities must provide an array of activities and services that will promote:

1. More independent functioning of the residents within a professionally supervised setting
2. More opportunity for the residents to enjoy interaction with other residents within the New Vista community.
3. "...cultural, civic, educational, medical....recreational..." fulfillment of the New Vista residents.

To achieve these goals, the following uses are proposed:

1. Allow existing residential facilities that provide living quarters for adult intellectually challenged residents and their supervising caregivers.
2. Allow new assisted living apartments for senior intellectually challenged residents
3. Allow offices for the administration of the New Vista community
4. Allow offices for professional medical care limited to:
    a. Monitoring of the health and welfare of the residents
    b. Minor medical care of the residents
    c. Provide Occupational and Physical Therapy for the residents
    d. Administration of the medical care facilities.

[1] Public Law 101-336, The Americans with Disabilities Act of 1990 (As Amended July 26, 1990), Section 2. Findings and Purposes, item 8.

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5. Allow workshops to promote the training of the residents of New Vista in skills including, but not limited to:
    a. Arts and crafts
    b. Painting
    c. Woodworking
    d. Ceramics
    e. Sculpture
    f. Stained Glass
    g. Jewelry
6. Allow central dining/banquet facilities
7. Allow recreational facilities including, but not limited to:
    a. Gymnasium
    b. Pool and spa
    c. Fitness/aerobics

The new facilities are for the use of New Vista Community, its members [2] and its residents and are not open to the general public. The new facility shall not have retail sales and the intention of the ***"Education/Employment Center"*** is to encourage the development of the residents'skills so that they might start businesses in other office locations. Any products produced by such "businesses" would be offered for sale at an appropriate offsite commercial location (e.g., the New Vista thrift store at *5220 West Charleston Boulevard*).

3.5 Special Events

New Vista Community, pursuant to their fundraising and/or social activities for their non-profit organization, may, with appropriate city approvals, hold up to sixteen (16) special events on site per year. Examples of these events include, but are not limited to the following:

1. Bachelor and bachelorette celebrity auction
2. Wine tasting gala and auction/silent auction
3. Masquerade ball and auction/silent auction
4. Special Olympics competitions
5. Golf Tournament (held off-site)

[2] members are those intellectually challenged individuals living in southern Nevada and their immediate families and guardians

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3.6 Future Expansions or Alterations

Any significant revision of the plans as initially approved shall be subject to a Site Plan Development Review by the City Council at a Public Hearing. All future expansions and/or alterations shall be harmonious and compatible with the approved design.

4.0 Site Design Criteria

4.1 Building Setbacks *and Height*

	Grand Teton	*Rainbow*	*Gilcrease Orchard*	*Max. Height*
Community/ Rec Building	*200 ft.min.*	*100 ft min..*	*150 ft. min.*	*50 ft.*
Education/Employment Ctr.	*20 ft.min.*	*600 ft. min*	*70 ft. min.*	*35 ft.*
Assisted Living Buildings	*300 ft.min.*	*50 ft. min.*	*70 ft. min.*	*25 ft.*
Medical Building	*300 ft.min.*	*50 ft. min.*	*70 ft. min.*	*25 ft.*

Minimum separation between buildings to be 15 feet

Existing Ranch House Buildings to remain as built

4.2 Building Setback Exceptions

1. Underground Utilities
2. Roof Overhangs
3. Steps and sidewalks
4. Landscaping and related irrigation
5. Planter and related irrigation
6. Driveways and curb cuts

4.3 Service and Loading Areas

Where practical, Service and loading areas' yards shall be screened from adjacent streets.

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4.4 Parking, Driveways and Circulation

1. Parking required

There shall be 100 parking spaces as stated in the Conditions of Approval for ZON-16580.

2. Handicapped Parking

The appropriate handicapped spaces shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19.

3. Driveways

The existing driveway on Rainbow Boulevard shall provide access to the site in Phases I and II. In Phase III, all public access shall be from the newly constructed driveway on Grand Teton. In Phase III, the Rainbow driveway shall be crash gated and limited to fire truck emergency access only.

4.5 Signage

1. Temporary Signage

Temporary construction signs naming Builder, architect, etc, are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

2. Site Signage

Monument signage naming the Project shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19. The monument signs [4] will be located at the two entrances and corner of property.

[3] Landscape gravel shall be as approved by the City of Las Vegas planning staff.

[4] Monument signs are to be one hundred twenty square feet in area maximum, 6 feet high maximum, and if illuminated shall not have exposed neon.

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4.6 Landscaping

All landscaping shall be in accordance with the requirements of Title 19.

4.7 Fences and Walls

All fences and walls shall be in accordance with the Title 19 and the Landscape Wall Caps and Buffer Guidelines.

4.8 Streetscape

1. *Grand Teton street frontage to be as per Exhibit D, "Multi-use Transportation Trail" and the phasing plan – sheet A1a*
2. *Rainbow Boulevard street frontage to be as per Exhibit D, "Multi-use Transportation Trail" and the pahsing plan – sheet A1a*

4.9 Transportation Plan and Traffic Impact Analysis

Pursuant to Title 19.06.050B.(1), the site plan depicts the transportation plan. The site is located on the southwest corner of the intersection between two major streets. See Exhibit 6h for the Traffic Impact Analysis. Due to the fact that the residents of the property do not own or drive vehicles, the conclusions of the traffic study that the development of the site will not generate a significant amount to traffic to the surrounding roadways are reasonable. New Vista has agreed that it will participate in future warranted offsite improvements if required by the City of Las Vegas Public Works.

4.10 Preliminary Drainage Analysis

With the assistance of New Vista, the City of Las Vegas and the Clark County Regional Flood Control District, these agencies have just completed the constructed a new drainage structure on the west side of the New Vista site. This structure collects and conveys floodwaters from Grand Teton and ties into a recently constructed storm water system for Rainbow Boulevard at its south terminus. New Vista's Civil engineers are proposing that a phase line be set 400' to the north of Whispering Sands Drive along Rainbow Boulevard (see site plan). North of this Phase Line, Rainbow is proposed to be developed to rural street frontage -standards

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5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities.

5.2 Style

The architectural character of the New Vista Community project is intended to be "Western" in design with architectural detail reminiscent of the Colorado Rockies and appropriate to a planned community development.

5.3 Mechanical Equipment / Trash Area Screening

Exterior mechanical equipment, whether roof or ground mounted, shall be screened on all sides in a manner aesthetically compatible with the architectural design of the buildings. Trash enclosures shall be aesthetically compatible with the architectural design of the buildings.

5.4 Building Materials and Finishes

1.	Exterior Walls:	Stucco/*EIFS*, Stone veneer, Painted concrete tilt-up walls, Split face masonry
2.	Glazing:	*R*eflective (22% max. reflectivity) *or* tinted glass
3.	Roofing:	Existing sloped roof s are to remain as is New *low rise* sloped roofs to be concrete tile *EEC and Community/Rec Building sloped roofs are to be architectural grade standing seam metal.*

5.5 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area Illumination is to provide for entry areas and other people-gathering places. On-site lighting not permitted to shine offsite
3. Street lighting on Grand Teton only (if permitted by the City of Las Vegas)
4. Area illumination for the parking lot to be 20 feet maximum and shall be downcasting shoe box fixtures mounted on pole standards.
5. Service area lighting shall be contained within the service yard boundaries.
6. Landscape lighting shall be integrated into the overall project lighting design. Proper shrubs [5] shall be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton or on the east side of Rainbow Boulevard

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5.6 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, of warm earth tones with primary color accents which shall be considerate of the adjacent residential areas. See the attached color and materials board

6.0 Exhibits

A. Legal Description
B. Land Use Map
C. Schematic Design Package
   - A1. Site & Landscape Plan
   - A1a. Phasing Plan
   - A1b. Comparison Site Plans (showing previous approval)
   - A2. Assisted Exterior Elevations
   - A3. Assisted Living & Medical Building Floor Plans
     Medical Building Exterior Elevations
   - A4. Community/Recreation Center Exterior Elevations
   - A5. Community/Recreation Center Floor Plan
   - A6. Education Employment Center Floor Plan & Exterior Elevations
D. Multi-Use Transportation Trail Street Sections
   Initial phase trail and permanent trail
E. Transportation Plan & Traffic Impact Analysis
F. Preliminary Drainage Analysis
G. Color & Material Board

[5]All landscaping shall be installed in accordance with a landscape plan that shall be submitted to and approved by the City of Las Vegas planning staff prior to issuance of building permits.

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EXHIBIT A

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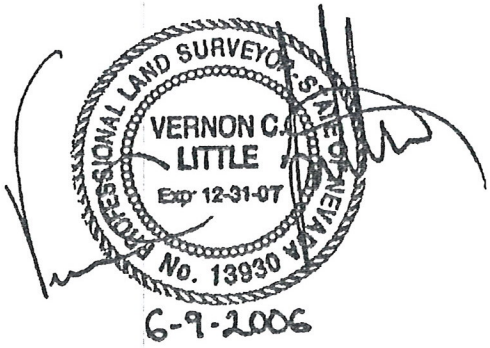
VTN nevada
CONSULTING ENGINEERS ● PLANNERS ● SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W O 6730
JUNE 9, 2006
BY SP
P R BY VCL

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND RAINBOW BOULEVARD, FOR ZONING PURPOSES

LEGAL DESCRIPTION
ZONING

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M D M , CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, SAME BEING THE CENTERLINE INTERSECTION OF RAINBOW BOULEVARD AND GRAND TETON DRIVE, THENCE SOUTH 00°17'29" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SAME BEING THE CENTERLINE OF RAINBOW BOULEVARD, 1302 32 FEET, THENCE SOUTH 89°55'38" WEST, DEPARTING SAID EAST LINE, 50 00 FEET, THENCE NORTH 39°50'02" WEST, 1664 71 FEET; THENCE NORTH 00°12'31" WEST, 50.00 FEET, THENCE NORTH 89°47'29" EAST, 1098.16 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF

CONTAINING 17 76 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS

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BASIS OF BEARINGS
NORTH 89°55'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 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 64, OF SURVEYS, PAGE 64.

NOTE: THIS LEGAL IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES

END OF DESCRIPTION

G \6730\LEGAL\LGL-ZONE doc
REF G \6730\LEGALS\6730LGL dwg (LGL-ZONE)

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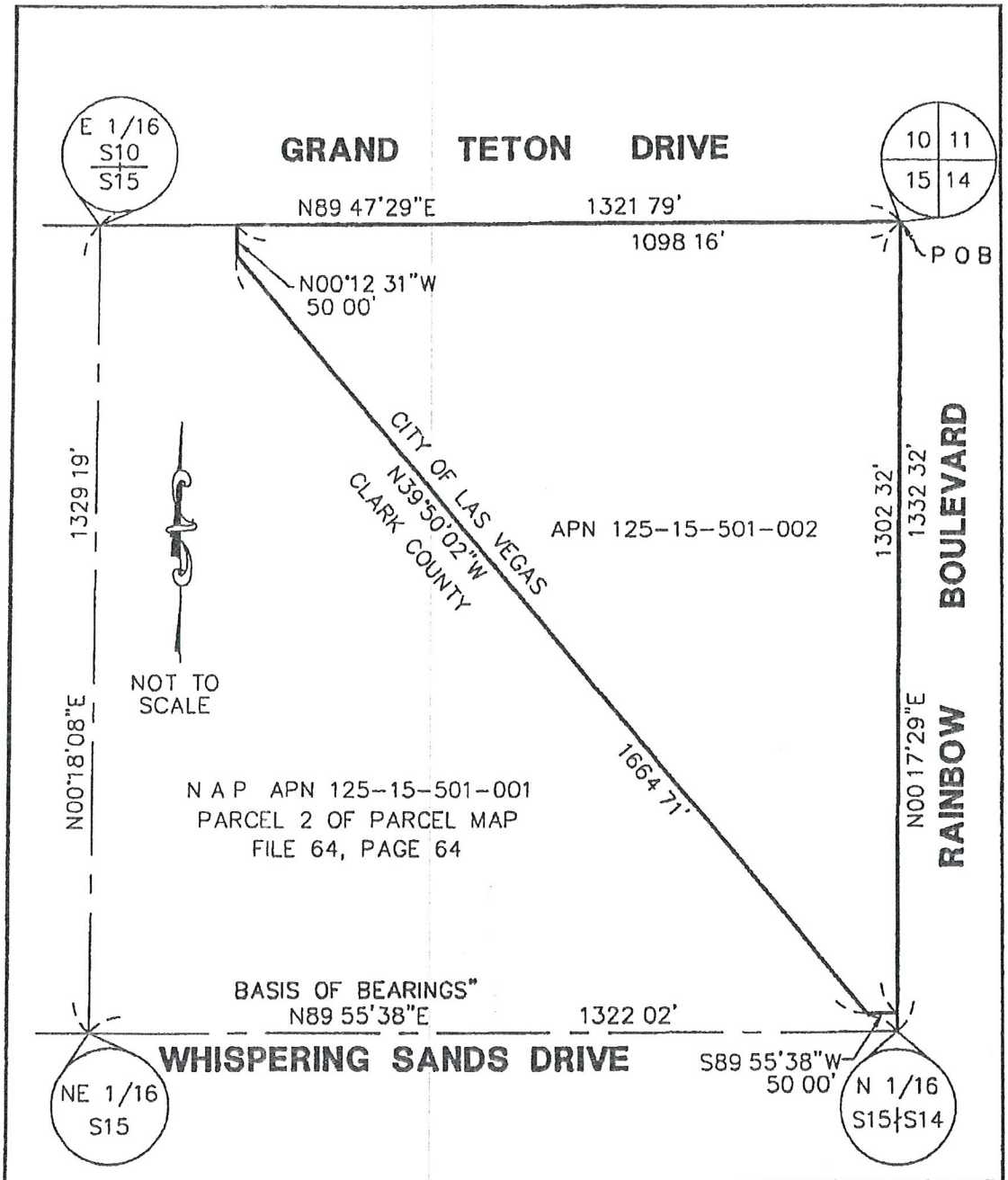

G \6730\LEGAL\6730LGL DWG (LGL-ZONE)

vtm nevada 2727 S RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION ZONE LEGAL	SCALE HORZ 1"=250' VERT NA W O NO 6730 DRAWN BY SP DATE 06/09/06 SHEET 3 OF 3

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EXHIBIT B

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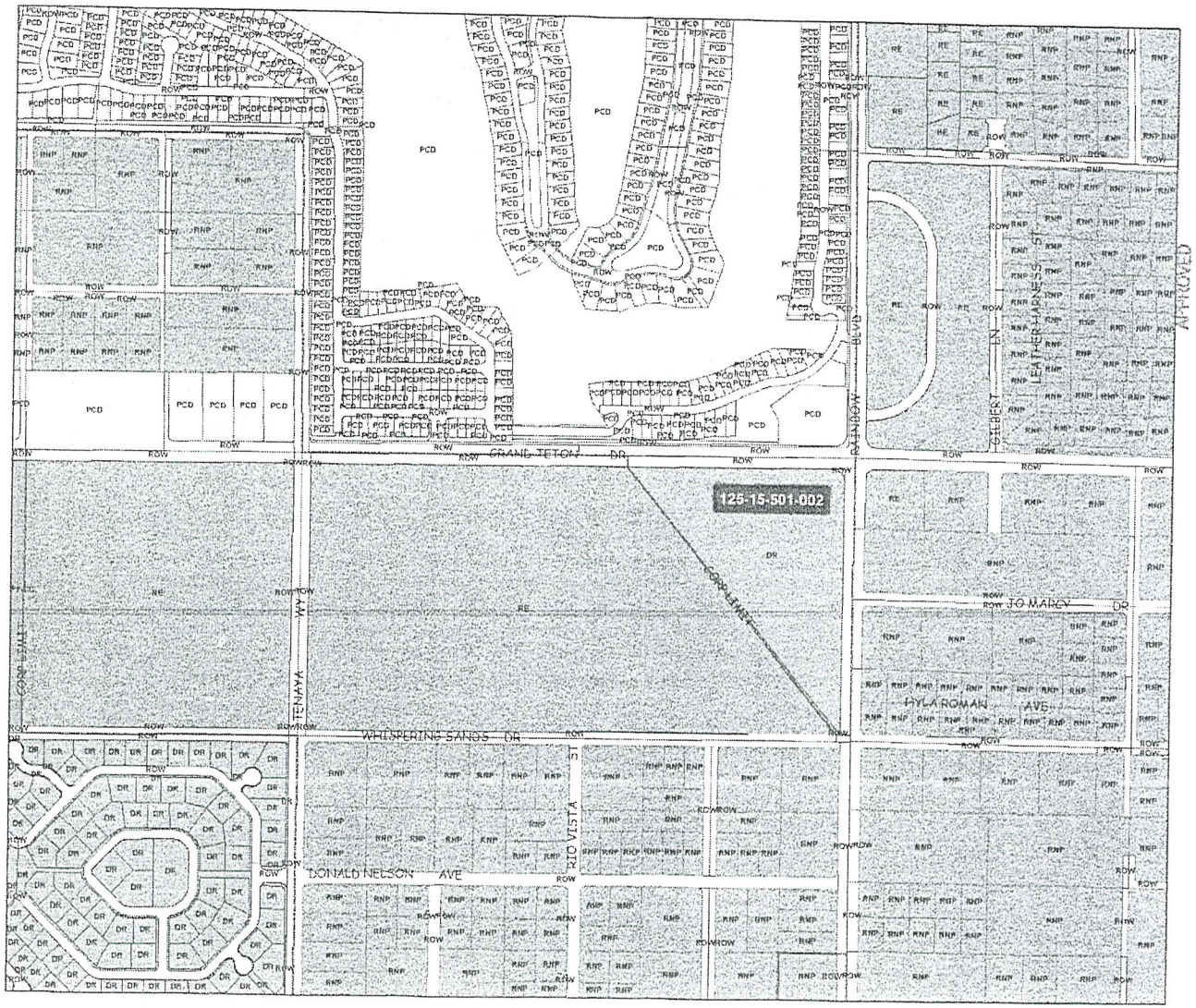

City of Las Vegas

Future Land Use Map

City Limits
Rural Neighborhood Preservation
Rural Estates
Desert Rural
Rural
Low
Medium - Low
Medium - Low Attached
Medium
High
Office
Service Commercial
General Commercial
Tourist Commercial
Las Vegas Medical District
Light Industrial / Research
Planned Community Development
Downtown Redevelopment Area
Parks/Recreation/Open Space
Public Facility
Public Facility - School
Public Facility - Clark County
Town Center
Resource Conservation
Downtown - Commercial
Downtown - Mixed Use
Not in City
Right - of - Way

Map Printed: June 1, 2006

GIS maps are now only produced only to meet the needs of the City due to continuous development activity. This map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6001

APPROVED
CITY COUNCIL DATE: 02/07/07
PLANNING COMMISSION DATE: 11/16/06
BY: [illegible]

Approved

ZON - 15

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EXHIBIT C

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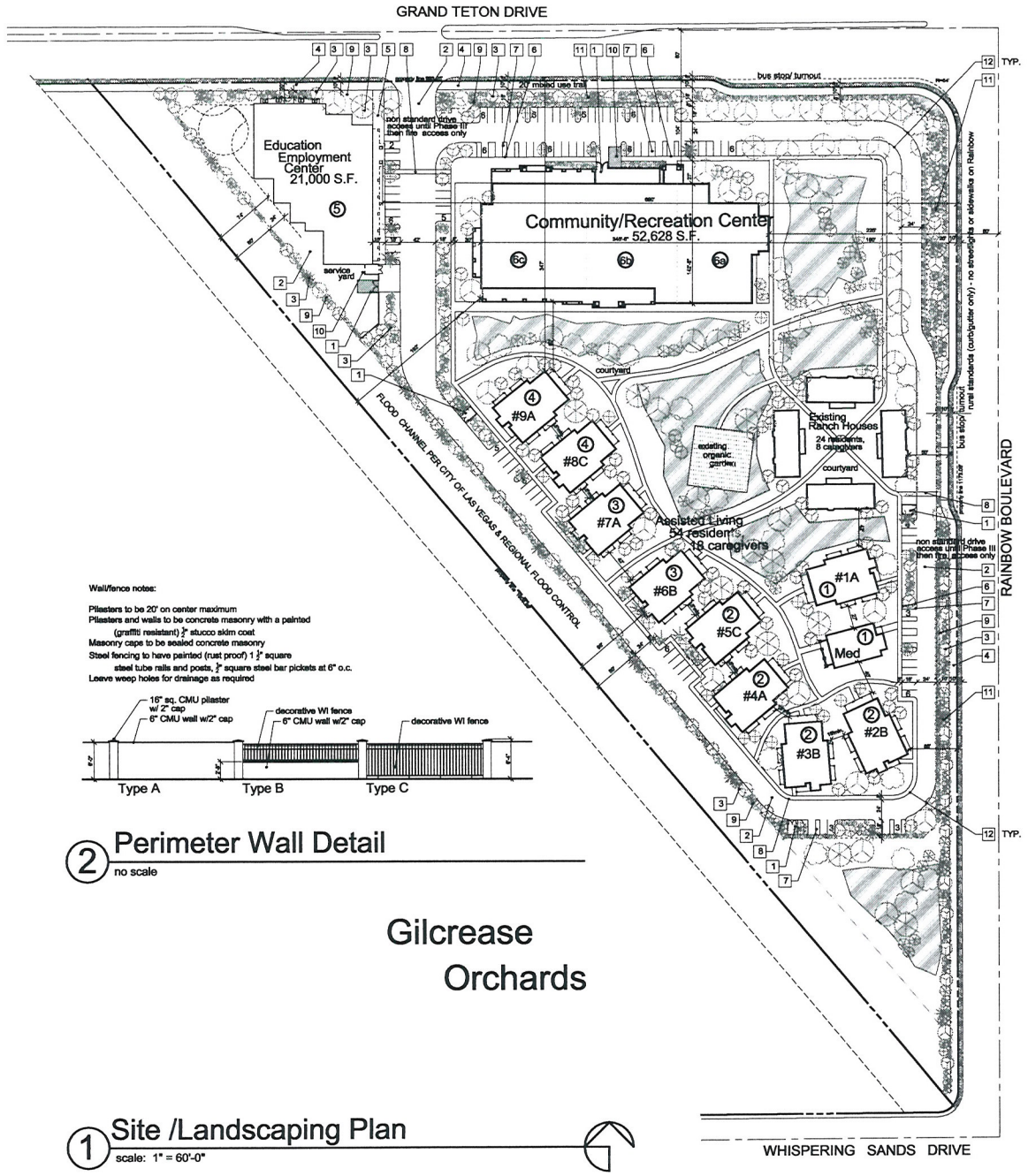


Wall/fence notes:

Pilasters to be 20' on center maximum
Pilasters and walls to be concrete masonry with a painted (graffiti resistant) $\frac{3}{4}$" stucco skim coat
Masonry caps to be sealed concrete masonry
Steel fencing to have painted (rust proof) 1 $\frac{1}{2}$" square steel tube rails and posts, $\frac{3}{4}$" square steel bar pickets at 6" o.c.
Leave weep holes for drainage as required

2 Perimeter Wall Detail
no scale

Gilcrease Orchards

1 Site /Landscaping Plan
scale: 1" = 60'-0"

project data

EXISTING ZONING:	GP-L/PD ZONING
REQUIRED ZONING:	GP-L/PD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/ COMMUNITY RECREATIONAL CENTER EDUCATIONAL EMPLOYMENT CENTER

AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,630 S.F.
MEDICAL FACILITY:	
EXISTING RESIDENTIAL HOUSING:	
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA:	122,557 S.F.

PARKING SUMMARY:

	FACTOR	PKG. REQ.
ASSITED LIVING APARTMENTS:	1/UNIT+1 GUEST/8 UNITS	11
EXISTING RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	264
EDUCATION EMPLOYMENT CENTER	1/250 GFA	84
TOTAL PARKING REQUIRED:		367

PARKING PROVIDED:	100 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA:	666,314 S.F. (15.05 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
F.A.R. (FLOOR AREA RATIO):	15.8 %
DENSITY:	5.2 RESIDENTS/ACRE 0.87 UNITS/ACRE

APN#: 125-155-01-002

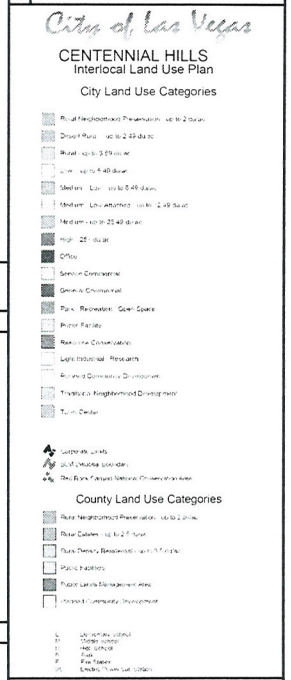
landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	SHADEMASTER HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	15 gallon
	CHITALPA xxxxxxxxxxxxx	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Schinus	MEDIUM EVERGREEN	15 gallon
	SHOESTRING ACACIA Acacia Stenophylla	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vitex	MEDIUM EVERGREEN	15 gallon
	AFRICAN SUMAC Rhus lancea	LARGE EVERGREEN	24" BOX
SYMBOL	SHRUBS		SIZE
	EVERGREEN EUONYMOUS Euonymous japonica		5 GAL
	COMMON WINTER CREEPER Euonymous fortunei		5 GAL
	TEXAS RANGER Leucophyllum Frutescens		5 GAL
	FEATHERY CASSIAS Cassia artemisioides		5 GAL
SYMBOL	GROUND COVER		
	MEXICAN PRIMROSE Oenothera berlandieri		1 GAL @ 18" o.c.s.w.
	HYBRID GAZANIA Gazania hybridus		1 GAL @ 18" o.c.s.w.
	DWARF COYOTE BRUSH Baccharis pilularis "Centennial"		1 GAL @ 18" o.c.s.w.
	Native Desertscape		

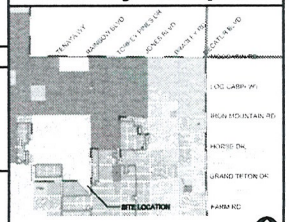
NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MATCH THE LANDSCAPE GRAVEL OF THE ADJACENT LOT

keynotes

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE w/ PAIR OF STEEL TUBE GATES w/ STAMPED METAL BACKING & LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	MULTIUSE TRANSPORTATION TRAIL
5	4" CONCRETE SIDEWALK W/ROCK/SALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECO 6' CMU/METAL FENCE/WALL - SEE 2/A1
10	15' x 25' LOADING ZONE
11	INTENSE LANDSCAPE BUFFER
12	28' INSIDE, 52' OUTSIDE DRIVE RADII



vicinity map



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jdB architect
John David Burke, Architect, 5471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)291-4650, jburke@cox.net

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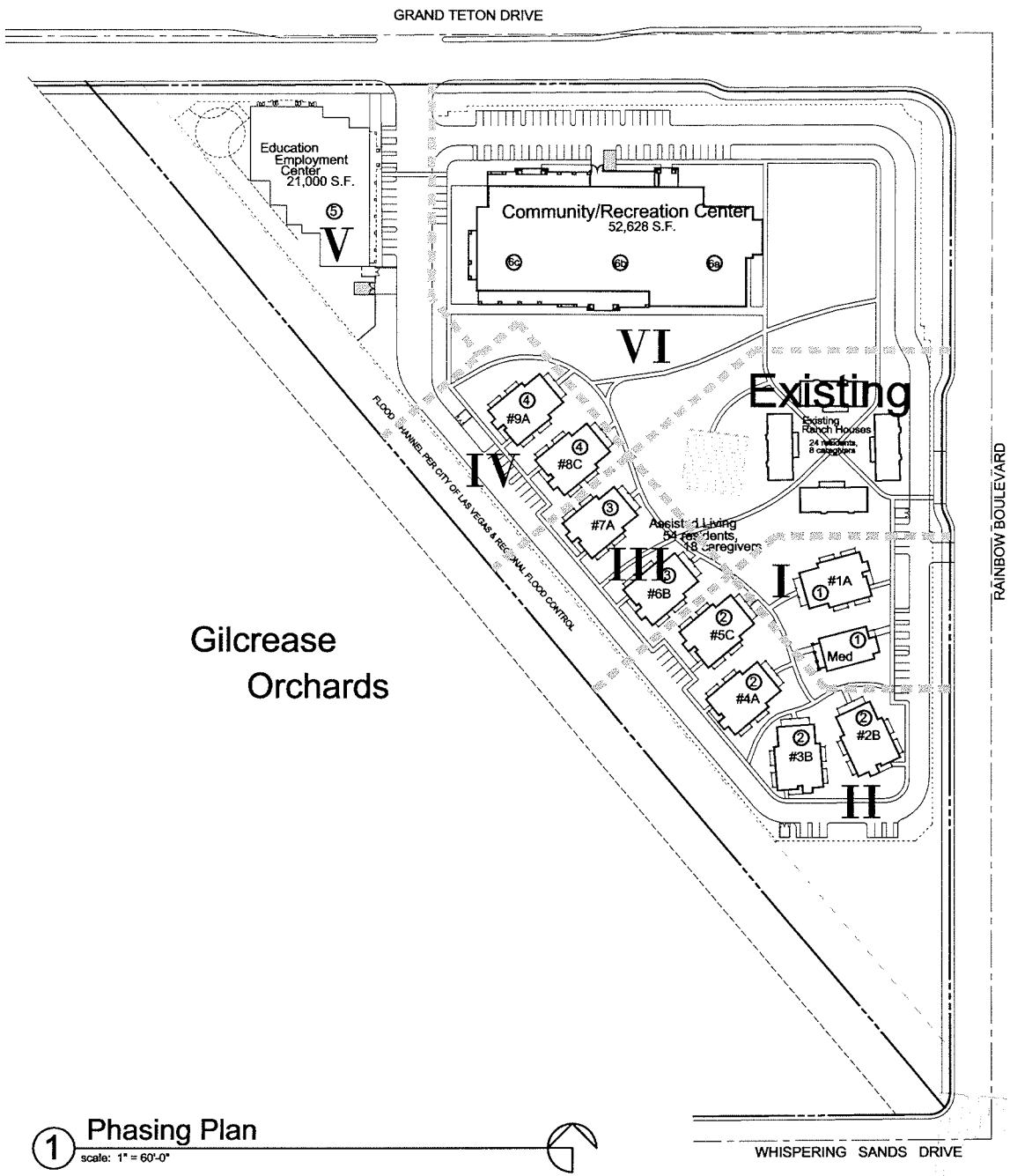
revisions

no.	description

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	4/13/11
proj. no.	29104-8
drwn. by	
chkd. by	

sheet no. A1



1 Phasing Plan
scale: 1" = 60'-0"

New Vista Ranch Phasing Plan:

I

1. Phase One - Build One New Residential Home and Onsite Medical Office
   a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton except as noted in detail 2/A1a
   b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
   c. Construct non-standard multi-use trail on full street frontages consisting of:
      -rough graded frontage for a depth of 25'
      -desert landscaping for a depth of 25' except as noted
      -construct 10' wide decomposed granite pathway per detail 2/A1a
   d. Apply for GPA to amend Master Plan of Streets and Highways to revise designation of Rainbow Boulevard from Grand Teton south to 215 as a rural street

II

2. Phase Two - Build Four (4) More Residential Homes

III

3. Phase Three - Build Two (2) Additional Residential Homes
   a. Construct Grand Teton improvements as indicated on the Phasing Plan.
   b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.
   c. Construct fire truck crash gate on Rainbow to restrict access

IV

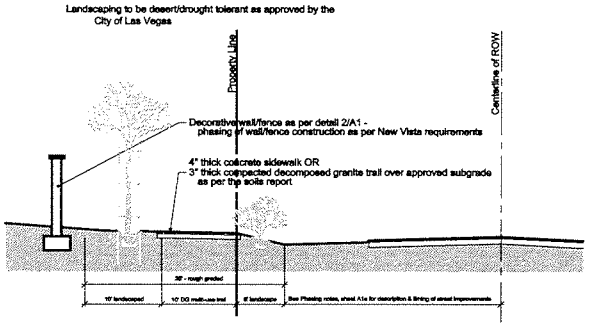
4. Phase Four - Build Two (2) Remaining Residential Homes

V

5. Phase Five - Construction of the Education & Employment Center Building
   a. Construct full offsites on Rainbow Boulevard as per approvals obtained at that point in time.

VI

6. Phase Six - Construction of the Recreation Center



Grand Teton - Phases I and II *
Rainbow - Phases I, II, III and IV**

2 Non-standard rural multi-use trail
no scale

* Install CLV Std. Multi-Use Transportation Trail in Phase III on Grand Teton
** Install CLV Std. (except for no streetlights) Multi-Use Transportation Trail in Phase V on Rainbow

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revisions

jdB architect

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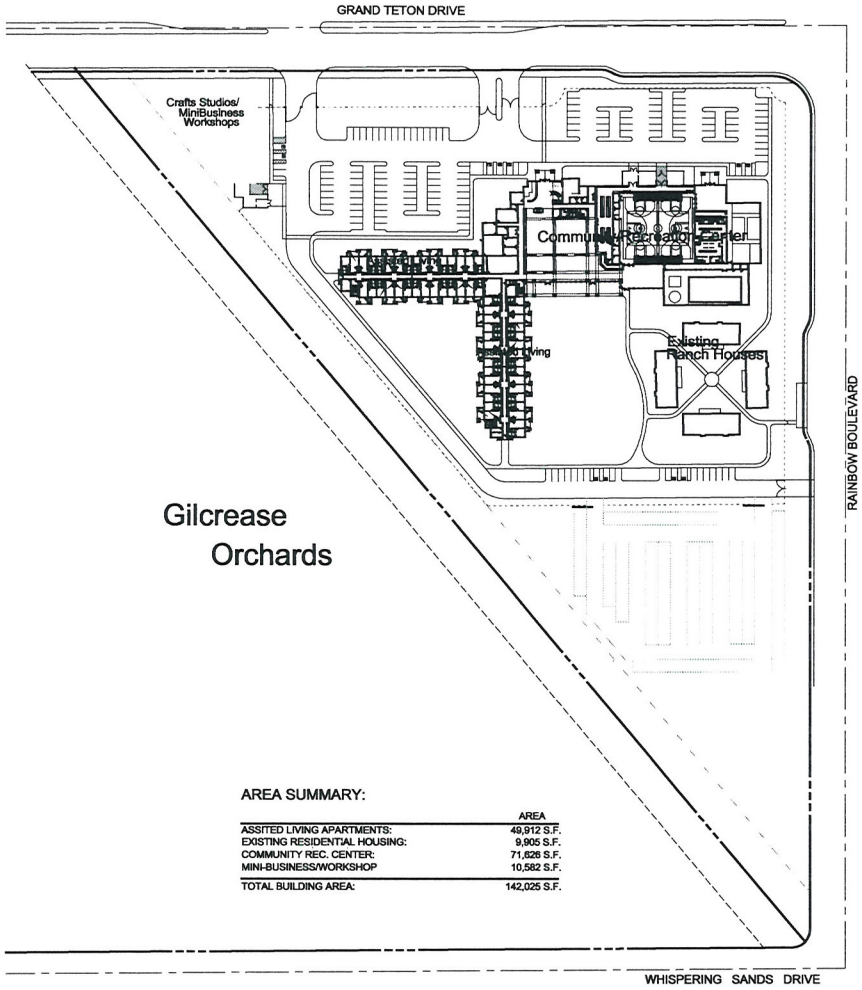
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	4/12/11
proj. no.	2010-49
drwn. by	
chkd. by	

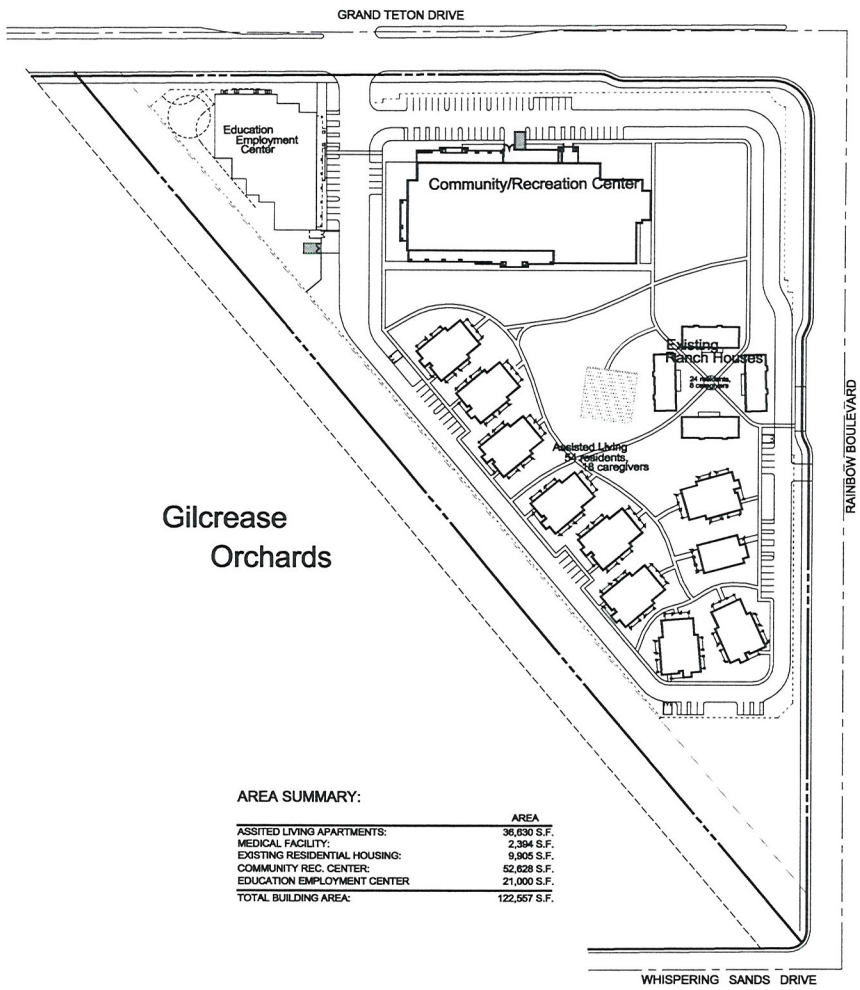
sheet no. A1a



AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	49,912 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	71,626 S.F.
MINI-BUSINESS/WORKSHOP	10,582 S.F.
TOTAL BUILDING AREA:	142,025 S.F.

2 Site Plan (previously approved)
no scale



AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,630 S.F.
MEDICAL FACILITY:	2,394 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA:	122,557 S.F.

1 Site Plan (proposed)
no scale

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revisions
description
date

jdB architect
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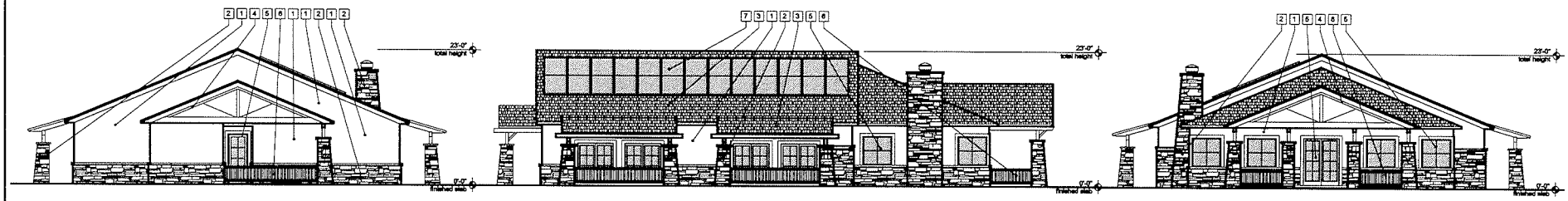
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	4/13/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A1b

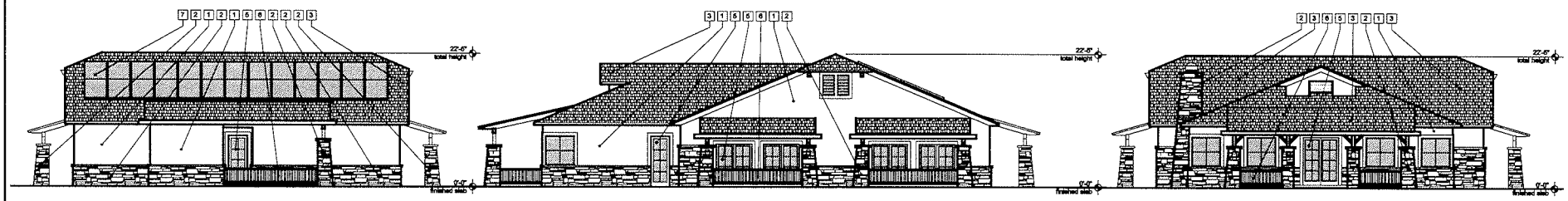
keynotes

#	description		
1	STUCCO FINISH	5	PELLA DOORS/WINDOWS
2	STONE VENEER	6	WOOD RAILING
3	CONCRETE ROOF TILE	7	PHOTOVOLTAIC ARRAY
4	TIMBER TRUSS		



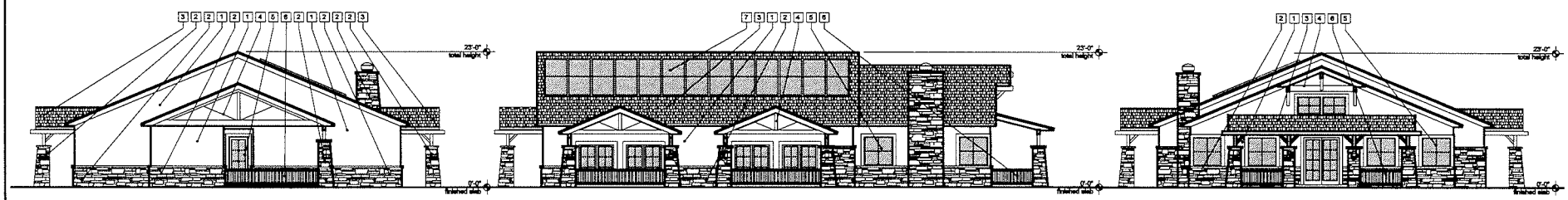
typical rear side front

Type C



typical rear side front

Type B



typical rear side front

Type A

1 Exterior Elevations Assisted Living Module

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jdB architect

John David Burns, Architect, 5471 West Oquendo Road, #201, Las Vegas, NV 89118 (702)878-4883, jburns@jdbarchitect.com

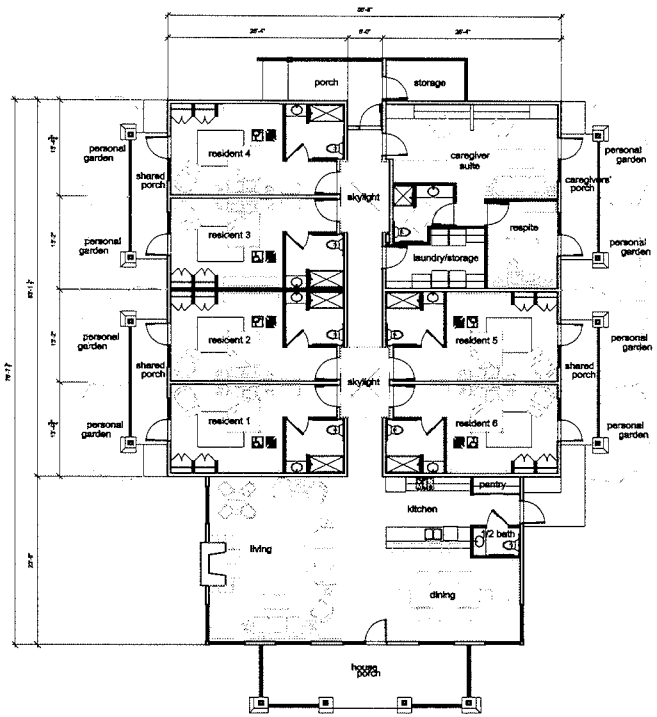
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/23/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A2

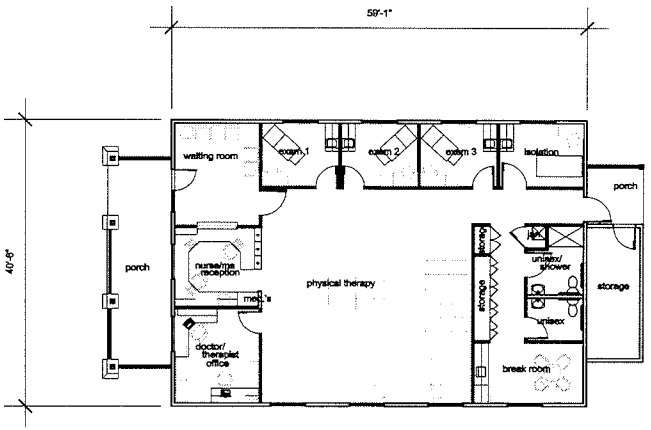
keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSS
5	PELLA DOORS/WINDOWS
6	WOOD RAILING
7	PHOTOVOLTAIC ARRAY



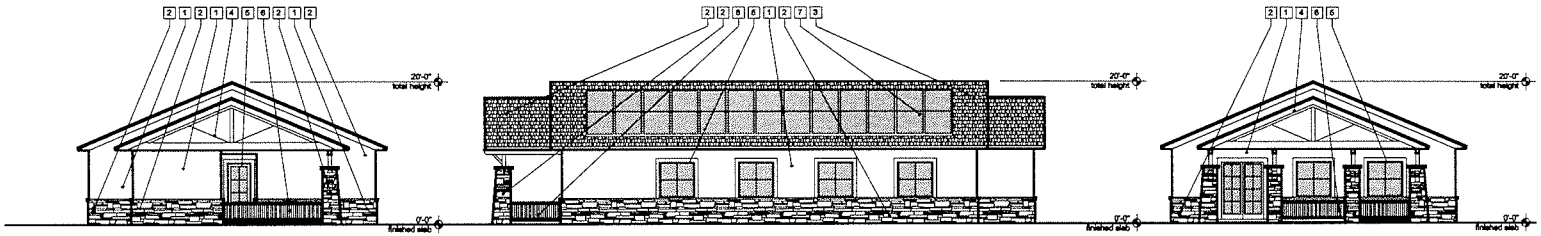
3 **Floor Plan** Assisted Living Module

NET BUILDING AREA: 4,070 S.F.



2 **Floor Plan** Medical/Therapy Office

NET BUILDING AREA: 2,394 S.F.



typical rear typical side front

1 **Exterior Elevations** Medical/Therapy Office

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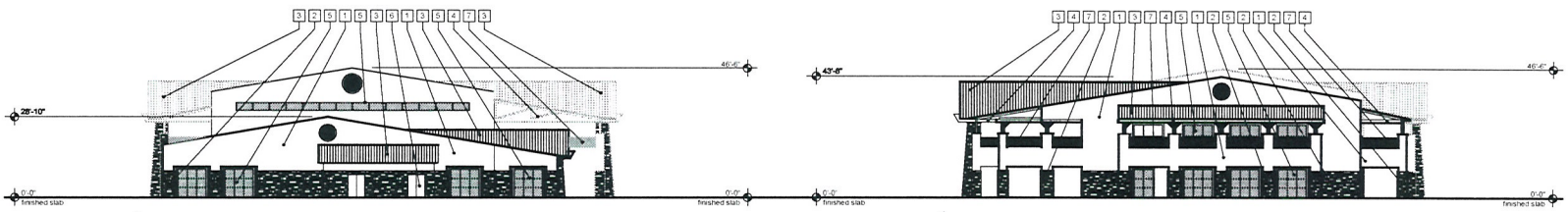
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/25/11
proj. no.	2010-48
drwn. by	
chkd. by	

sheet no. A3

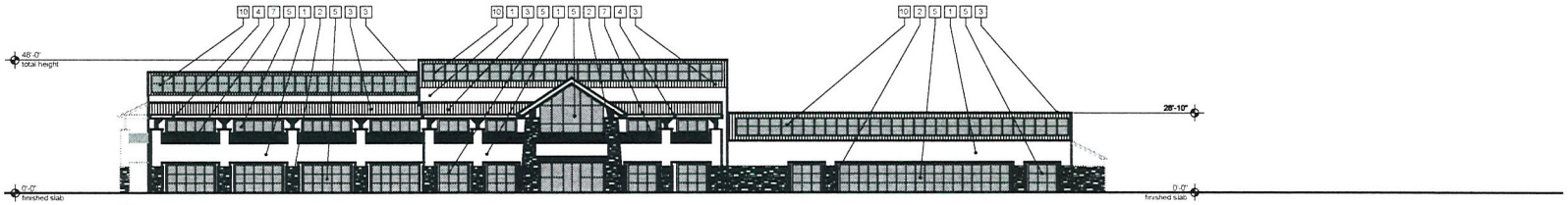
keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	WOOD RAILING
8	SIGNAGE - BY OTHERS
9	PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
10	PHOTOVOLTAIC ARRAY



east

west



south



north

1 conceptual elevations

SCALE: 1" = 20'-0"

Community/Recreation Center

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jdB architect

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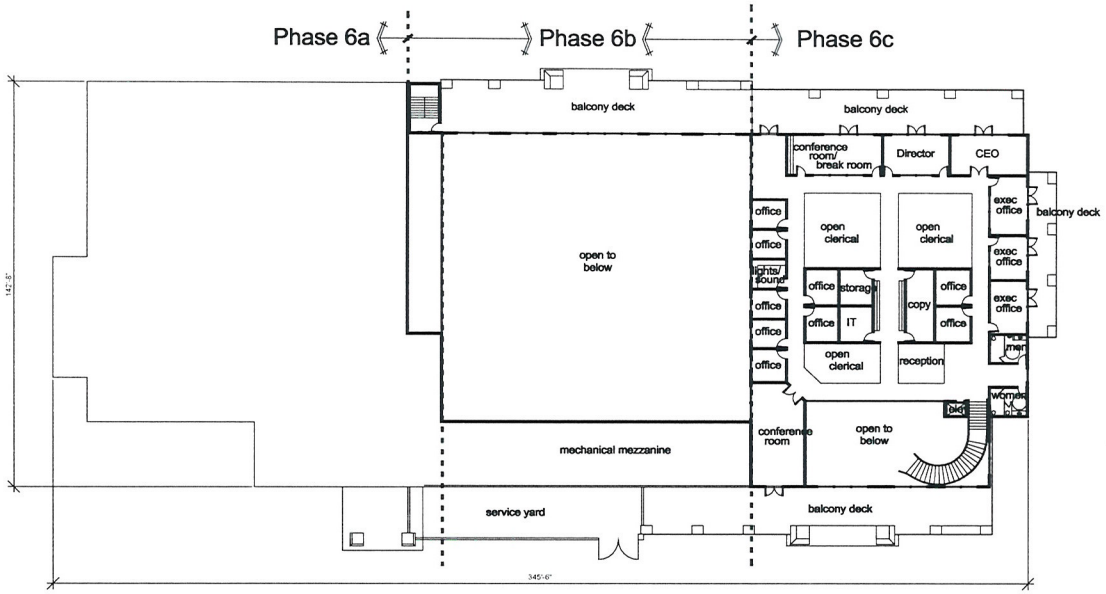
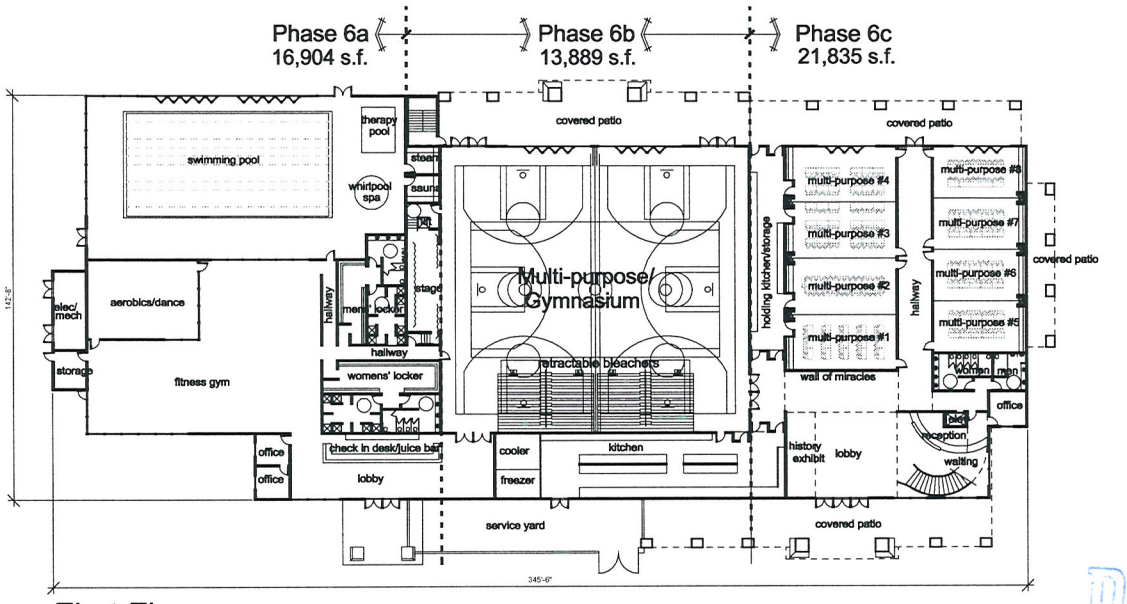
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/23/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A4



Second Floor



First Floor

1 floor plans

SCALE: 1" = 20'-0"

New Vista Community

Community & Recreational Center

Area Summary

Phase 6a			
A:	POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	16,904 S.F.	
Phase 6b			
B:	MULTI-PURPOSE GYMNASIUM	11,749 S.F.	
C:	KITCHEN	2,140 S.F.	
	SUBTOTAL:	13,889 S.F.	
Phase 6c			
D:	LOBBY/RECEPTION/RESTROOMS/ MULTI-PURPOSE ROOMS/ HOLDING KITCHEN/STORAGE	11,910 S.F.	
E:	CORPORATE OFFICES	9,925 S.F.	
	SUBTOTAL:	21,835 S.F.	
	COMMUNITY/REC CENTER BLDG. TOTAL:	52,628 S.F.	

NOTE: NO RETAIL USES ARE SHOWN

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jdB architect
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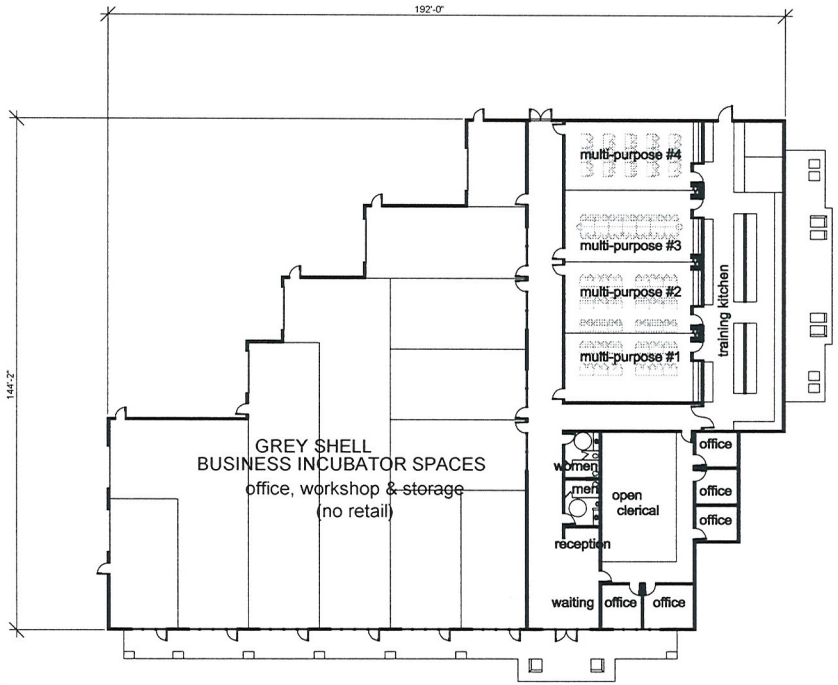
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/23/11
proj. no.	2010-48
drwn. by	
chkd. by	

sheet no. A5

keynotes

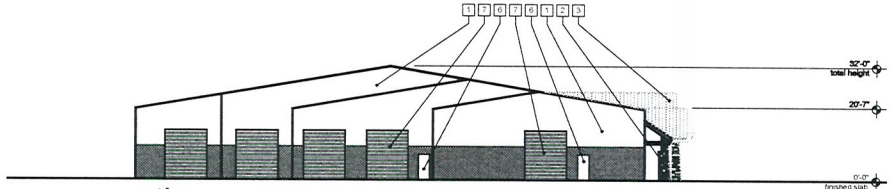
#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	ROLL-UP DOOR
8	SIGNAGE - BY OTHERS



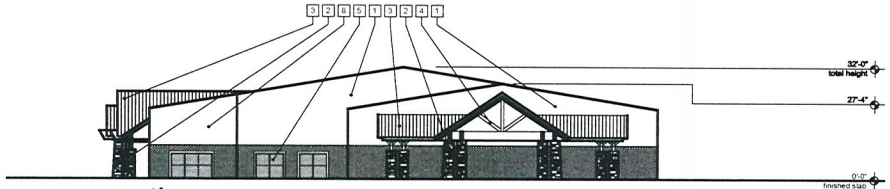
2 **floor plan** employment & educational Center

SCALE: 1/16" = 1'-0"

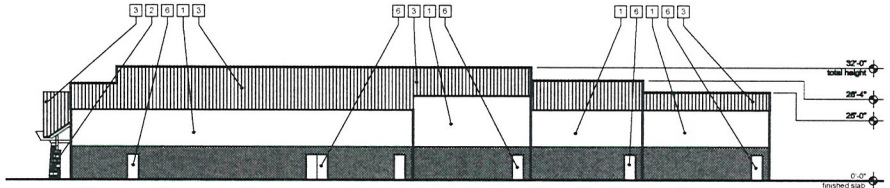
21,000 s.f.



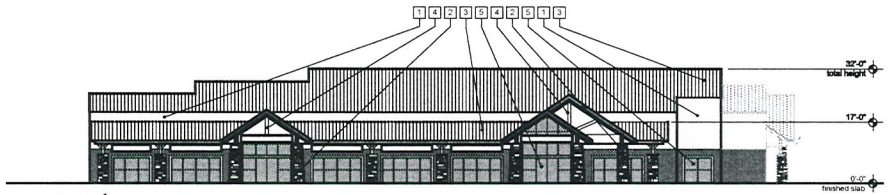
south



north



west



east

1 **elevations**

SCALE: 1/16" = 1'-0"

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jdB architect

John David Burke Architect 3417 Vista Grande Road 4321 Las Vegas, NV 89118 (702)274-4853 jdb@cox.net

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/23/11
proj. no	2010-49
drwn. by	
chkd. by	

A6

EXHIBIT D

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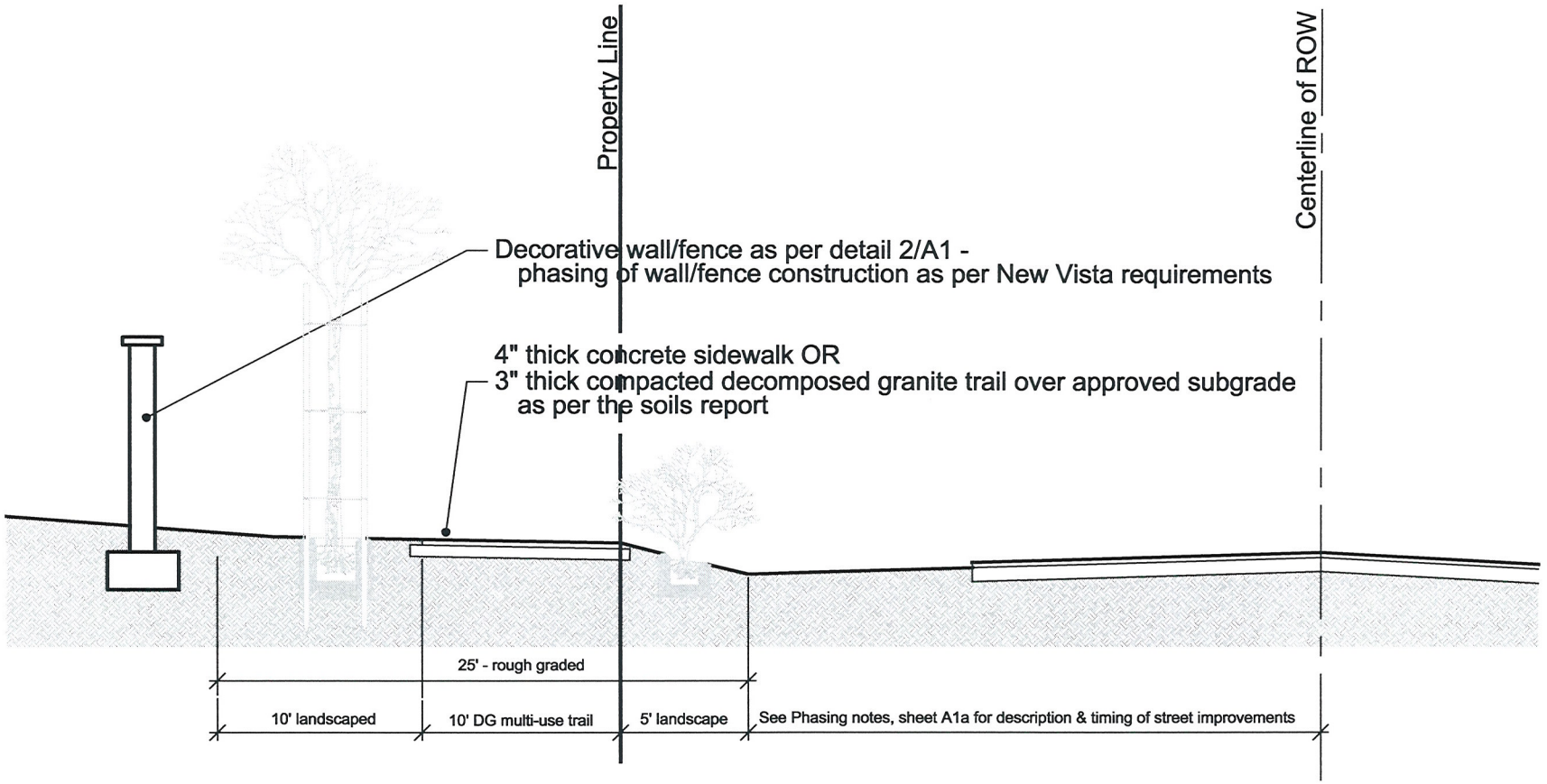
Landscaping to be desert/drought tolerant as approved by the City of Las Vegas



Grand Teton - Phases I and II*
Rainbow - Phases I, II, III and IV**

2 Non-standard rural multi-use trail

no scale

* Install CLV Std. Multi-Use Transportation Trail in Phase III on Grand Teton

** Install CLV Std. (except for no streetlights) Multi-Use Transportation Trail in Phase V on Rainbow

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PERMANENT TRAIL

REFER TO MULTI-USE TRANSPORTATION TRAIL
ADOPTED JANUARY 16, 2002

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EXHIBIT E

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New Vista Ranch Traffic Summary

- The 56 additional units are anticipated to generate approximately 157 trips per day of which 10 trips are during the AM peak hour and 16 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual

- The community Center/Recreation Center is anticipated to generate a maximum of 813 trips per day of which 17 trips are during the AM peak hour and 52 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual

- The site is not expected to generate a significant amount of traffic to the surrounding roadways

- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development

- The two driveways are located away from the Rainbow/Grand Teton intersection and should provide adequate access and circulation for the development

- The City may require a traffic impact study to analyze the traffic impacts from this development

- The City may impose a traffic signal impact fee Based on the number of units and square footage proposed this could be on the order of $25 000

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This preliminary traffic analysis provides an evaluation of the of the traffic conditions and impacts for a proposed expansion to the New Vista Ranch located on the southwest corner of Rainbow Boulevard and Grand Teton Drive. The proposed expansion includes 56 additional assisted living housing units and a 140,000± square foot Community/Recreation Center.

The average daily traffic volume and the AM and PM peak hour volumes generated by the additional assisted living units and community/recreation center have been estimated based on the trip rates for Assisted Living Units (ITE Code 254) and Multi-Purpose Recreation Facility (ITE Code 435) provided in the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The proposed expansion is estimated to generate 27 morning peak hour trips and 68 evening peak hour trips as summarized in the following table.

TRIP GENERATION

Land Use	Size	24 Hour Volume	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living (ITE Code 254)	56 Occupied Beds	153	7	3	8	8
Multi-Purpose Recreation Facility (ITE Code 435)	9 Acres	813	9	8	26	26

As shown in the above table, this expansion is expected to generate very little traffic. The residents of the assisted living units do not drive and many of the community/recreation center users are on-site. The following conclusions and recommendations are provided based on this preliminary analysis.

- The expansion is not expected to generate a significant amount of traffic to the surrounding roadways.
- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development.
- Two driveways are proposed to be located on Grand Teton Drive and should provide adequate access and circulation for the development.
- The City may require a traffic impact study to analyze the traffic impacts from this development.
- The City may impose a traffic signal impact fee. Based on the number of units and square footage proposed, this could be on the order of $25,000.

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REFER TO CITY OF LAS VEGAS MASTER PLAN OF STREETS AND HIGHWAYS

Last Revised October 04, 2006 MSH-13509

314080

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13593 1

EXHIBIT F

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December 18, 2006
W O # 6730

Mr John Burke
John David Burke Architect
3471 West Oquendo Road, Suite 307
Las Vegas, Nevada 89118

RE NEW VISTA RANCH (GRAND TETON / RAINBOW) DRAINAGE

Mr Burke

On December 12, 2006 I met with the City of Las Vegas Flood Control Current Planning and Development Coordination staff to discuss this project The purpose of the meeting was to discuss the existing drainage conditions for this site and adjacent properties and the impact this proposed project would have on the existing conditions

The City of Las Vegas staff emphasized that the development of this site would need to be done in such a manner that downstream properties would not be negatively impacted by this project The following discussion summarizes those existing conditions and develops the concept of the design which achieves that objective It outlines how this site can be developed at this time and return flows to historic conditions downstream of this site

Sincerely,

VTN Nevada

James L Fitzpatrick P E
Senior Associate

cc Jim Thomas / VTN Nevada

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NEW VISTA RANCH DRAINAGE ANALYSIS

EXISTING CONDITIONS

The City of Las Vegas Northwest Neighborhood Study Phase 2 determines the existing and future 100 year flows which impact this site Figures E-13 and F-13 from that report are attached They show that 1316 cfs and 669 cfs will be carried by Grand Teton and Rainbow in the existing condition This will necessitate that all buildings or floodwalls adjacent to Grand Teton be constructed approximately 3 6 (1 5' freeboard plus 2 1' depth of flow) above the flow line Similarly, all buildings or flood walls adjacent to Rainbow will need to be constructed 3 1 (1 5' freeboard plus 1 6 depth flow) above the flow line This is the standard required by the City of Las Vegas

There is an existing channel / flow path along the westerly property line of this site which routes 3070 cfs in the existing condition from Grand Teton to the Whispering Sands / Rainbow intersection In the future a CCRFCD facility will be constructed at this location to carry 3891 cfs

For analysis purposes, the existing condition 3070 cfs will be utilized to determine the existing limits of this flow path The existing condition peak flow was utilized since the City of Las Vegas Northwest Neighborhood Study uses developed condition flow rates for this case The future flow rate will only occur once all upstream CCRFCD improvements are in place which routes additional flows to this channel Those improvements can t be constructed until the CCRFCD facilities are constructed adjacent to and extended downstream from this site Therefore, the 3020 cfs flow was utilized to determine the width of the current flow path along the west property line of this site

The results of the existing condition analysis are shown on the attached Exhibit ECFP The width of the flow path varies from 200 to 1200' It is noted that the flow path crosses into the Whispering Sands R O W approximately 1350 west of the center line at Rainbow and into the Rainbow R O W approximately 200 north of the centerline at Whispering Sands

As Exhibit ECFP demonstrates this flow path has a width of over 1000' at the downstream end of this project. The existing properties south of Whispering Sands and along Rainbow Boulevard currently are significantly impacted by this approximately 3000 cfs of flow prior to the construction of this site

PROPOSED CONDITIONS

As previously discussed, the proposed structures adjacent to Grand Teton and Rainbow will need to be elevated or protected by floodwalls up to 1 5' above the calculated water surface in those streets

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The design of conveyance facilities along the west property line of this project will need to maintain the existing conditions outlined above This will be accomplished by widening the bottom width of the existing earthen channel adjacent to the northwestern portion of this site and spreading out the flow adjacent to the southwestern portion to match existing conditions as it crosses into Whispering Sands and Rainbow R O W

One issue needs to be understood upfront it is not possible to construct the adjacent future CCRFCD facility at this time since it would have no downstream discharge In addition these interim facilities will have to return the flow to existing ground elevation at the perimeter of this site

This project is being divided into phases for the purpose of this analysis The northern 2/3 of the site will be developed at this time The southern 1/3rd of the site will be utilized for "overflow event' parking and to distribute the flow to maintain historic conditions After construction of CCRFCD facilities the southern 1/3 of the site can be completely developed

In order to maintain historic conditions it will be necessary to widen the bottom width of the existing channel in the existing 100' easement for the future CCRFCD facility This widening of the bottom of the channel will compensate for the filling of the portion of the existing flow path located within this site A typical section of this interim channel facility, Exhibit ICF is attached This channel section was added to the existing cross section to determine the width of the flow path after construction of this project shown on Exhibit FCFP

It should be noted that the interim channel will remain earthen except for the armoring of the east bank to prevent potential damage to the proposed buildings It was decided to leave the rest of the channel / flow path as existing or earthen condition If it were to be improved, that would result in potentially increasing the velocity of discharge on the existing downstream residences It should be noted that the discharge velocity in both the existing and proposed condition analysis is less than 5 fps which is considered nonerosive

An interim berm will be utilized in the southern portion to provide an eastern limit in the proposed condition to expand the flow back to historic discharge locations and conditions In addition this berm will provide protection for the interim "event overflow' parking area in the southern portion of this site If the interim berm is damaged during any storm event, the property owner will need to restore it to maintain protection for this interim parking area

ONSITE DETENTION

At previous public meetings for this project it was suggested that some form of a detention basin be constructed in the southern portion of this site As discussed at recent meetings with the City of Las Vegas staff members, due to the size of land available and

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since no downstream underground drainage system exists, this onsite detention would probably result in no effective reduction of the existing flow impacting downstream property

It is acknowledged that an onsite basin could be incorporated into the "event overflow parking lot However, this basin would have an ' at grade outlet structure These type of small "at grade" detention facilities have a potential of becoming a public nuisance It would be similar to in design to the detention basin which was constructed in the Los Prados subdivision just west of Decatur The City of Las Vegas received numerous complaints about that facility for years It is suggested to allow the City of Las Vegas Flood Control staff to determine if an onsite detention facility is necessary at the time a technical drainage study is prepared that determination to be based on impact of development of this site has on the entire basin drainage system

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REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

EXISTING DRAINAGE CONDITIONS

PHOTO DATE SEPTEMBER 1998

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REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

FIGURE F13

FUTURE DRAINAGE CONDITIONS

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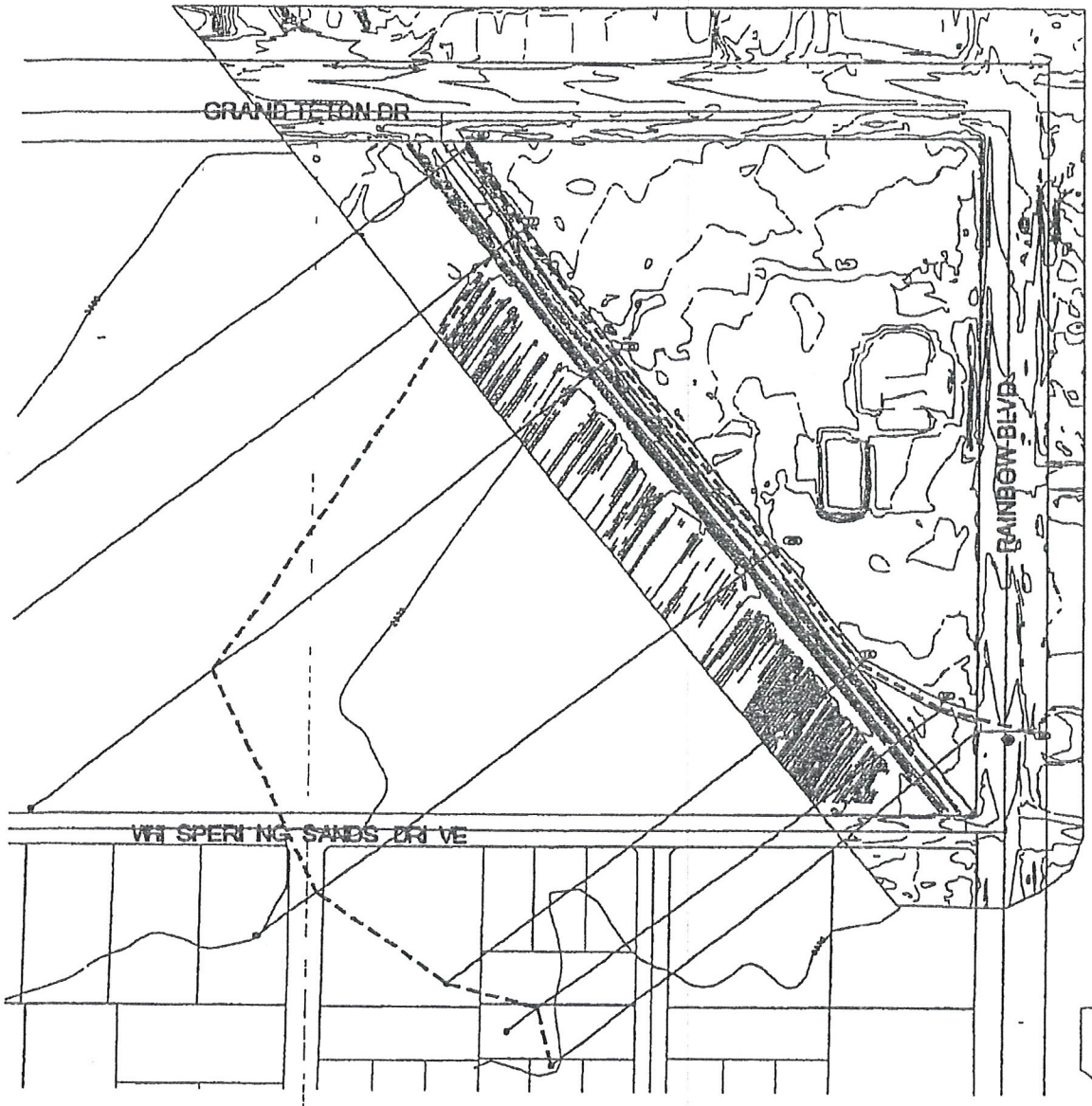

GRAPHIC SCALE

300 0 150 300 600

1" = 300'

NORTH

vtm nevada 2727 S RAINBOW BOULEVARD LAS VEGAS NEVADA 89146-5148	NEW VISTA RANCH	SCALE	HORZ 1"=300' VERT N/A
		W O NO	6730
		DRAWN BY	NDH
	EXHIBIT FCFP	DATE	DEC 2006
		SHEET	OF

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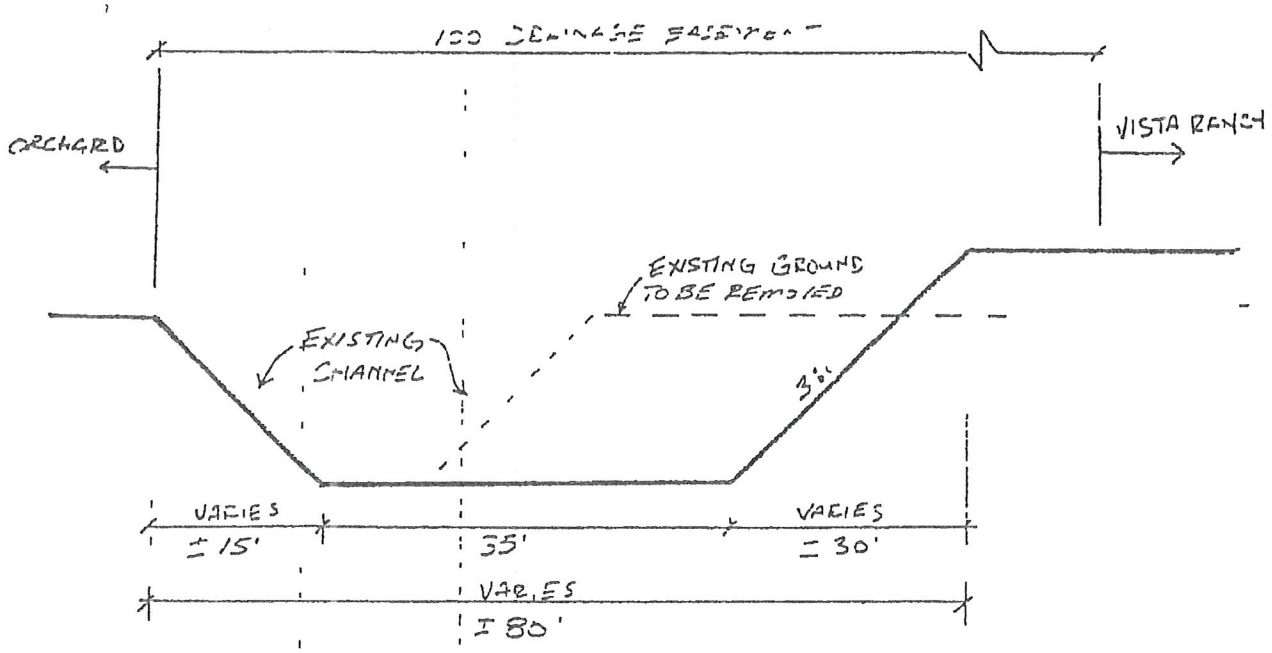
EXHIBIT "F" NEW VISTA RANCH WO# 6730



INTERIM CHANNEL

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EXHIBIT G

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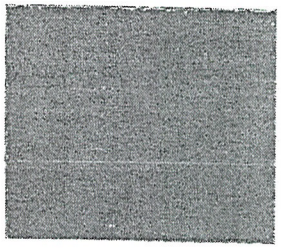
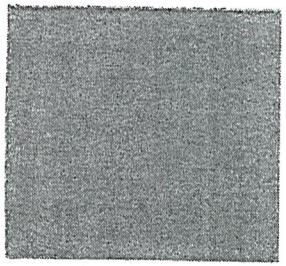


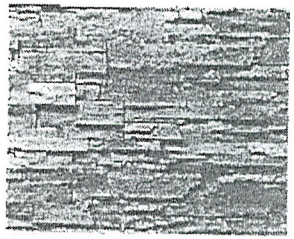
Berridge Standing Metal Seam Roof
Color: Hemlock Green

Stucco Finish



Paint Color:
'Frazee' Paint "8385D Brick Rose"

Accents / Plant-ons
'Frazee' Crystal Ball - 8780W



Split Faced CMU : Cultured Stone
Shale Pro-Ft Ledgesone (PF-8016)

Accents
'Frazee' - Custard

Storefront: White Kynar

Glass: Evergreen Tint

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SEP 2 2006

NEW VISTA COMMUNITY

APPROVED
APR 13 2011

GPA-16578 ZON-16580
SDR-16581 REVISED
10/19/06 PC

John David Burke, Architect
a Professional Corporation

April 12, 2011

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Major Modification
Revision to the PD New Vista Master Development Plan and Development Standards Document, dated February 7, 2007
GPA-16578, ZON-16580
New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002

Overview

This revision to the New Vista Master Development Plan and Development Standards Document we are submitting today is a revision to previously approved MDPDS document approved in conjunction with GPA-16578, ZON-16580 and SPR-16581. The project involves a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas. This revision is a companion item to the newly submitted plans for SDR-40980 and ROC-40981. The new revised plans depict essentially the same uses as previously approved but in a different configuration. The MDPDS document revisions bring this document in line with the new submittals.The uses proposed were previously housed in two large buildings. The new plan proposes to separate these uses into smaller buildings to reduce the scale and appearance of the project. Also, the overall building area of the project is being reduced by approximately 20,000 s.f. – a 14% reduction. While the goal of this redesign is provide a more residential scale and character for the project in a campus like setting, it is also making the project more affordable and easier to finance from a construction and fundraising viewpoint. Central to this concept is to allow the project to be built in phases with each phase giving the appearance of a residential neighborhood growing over time.

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MOD-41437

Revisions to the PD Document:

Section 3.4 Revise the title of the "Micro Business Center" to read "Education Employment Center". Though the uses are the same – the name changes is more explanatory of the purpose of the building.

Section 4.0 The Building Setback section has been revised to match the newly submitted plans and the height limits have been added to this section. The biggest change here is the added height of the Community/ Recreation Center. This height is need for the sports function (basketball clear height of 28'). The additional height above that is to allow for a sloped/gable residential appearance roof. The previously approved 35' height forces the building design into a commercial looking flat roof.

Section 4.4 This section has been revised to show the 100 parking spaces that were conditioned as a part of ZON-16580. It also revises the driveway requirements to match the new phasing plan.

Section 4.8 This section has been revised to match the new phasing plan.

Section 4.9 This section has been updated to match current site conditions.

Section 4.10 This section has been revised to match current site conditions.

Section 5.4 This section has been revised to match the newly submitted plans.

Section 6.0 The exhibits have been updated to match the newly submitted plans and incorporate the previous approvals

Otherwise, this Major Modification is consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, ARCHITECT

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APR 13 2011
MOD-41437

71 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

City of Las Vegas Agenda Item No.: **21.**

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

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

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

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
3. City Council Approval Letter for ZON-16580
4. City Council Approval Letter for SDR-16581
5. Justification Letter - ROC-40981 and SDR-40980

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-40981** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Kelly D Guzman

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Sally Marcus

Notary Public in and for said County and State

SALLY MARCUS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-05-2013
Certificate No: 97-1845-1

Revised 11-14-06

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

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FEB 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

Project Name NEW VISTA COMM-ASST'D LIVING/CMM & REC CTR/EDU & EMPLO **Proposed Use** HOUSING & SUPPORT FACILITY MR/DD POP.

Assessor's Parcel #(s) 125-15-501-002 **Ward #** _____

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

Commercial Square Footage 123,850 S.F. **Floor Area Ratio** 16.0%

Gross Acres 15.0 **Lots/Units** 78 **Density** 5.2/ACRE

Additional Information SEE JUSTIFICATION LETTER FOR WAIVER OF CONDITION

PROPERTY OWNER NEW VISTA RANCH INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4577 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

APPLICANT NEW VISTA RANCH INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4577 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE **Contact** KCRG&F/JOHN BURKE ARCHITECT

Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 **Phone:** 876-4863 (792-7000) **Fax:** 876-9355 (796-7181)

City LAS VEGAS **State** NV **Zip** 89113/89118

E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

Property Owner Signature* X Kelly DeGuzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

ALEVA L. H. WALKER
Notary Public State of Nevada
No. 06-107463-1
My Appt. Exp. July 5, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ROC - 70981
Meeting Date:	
Total Fee:	
Date Received:*	
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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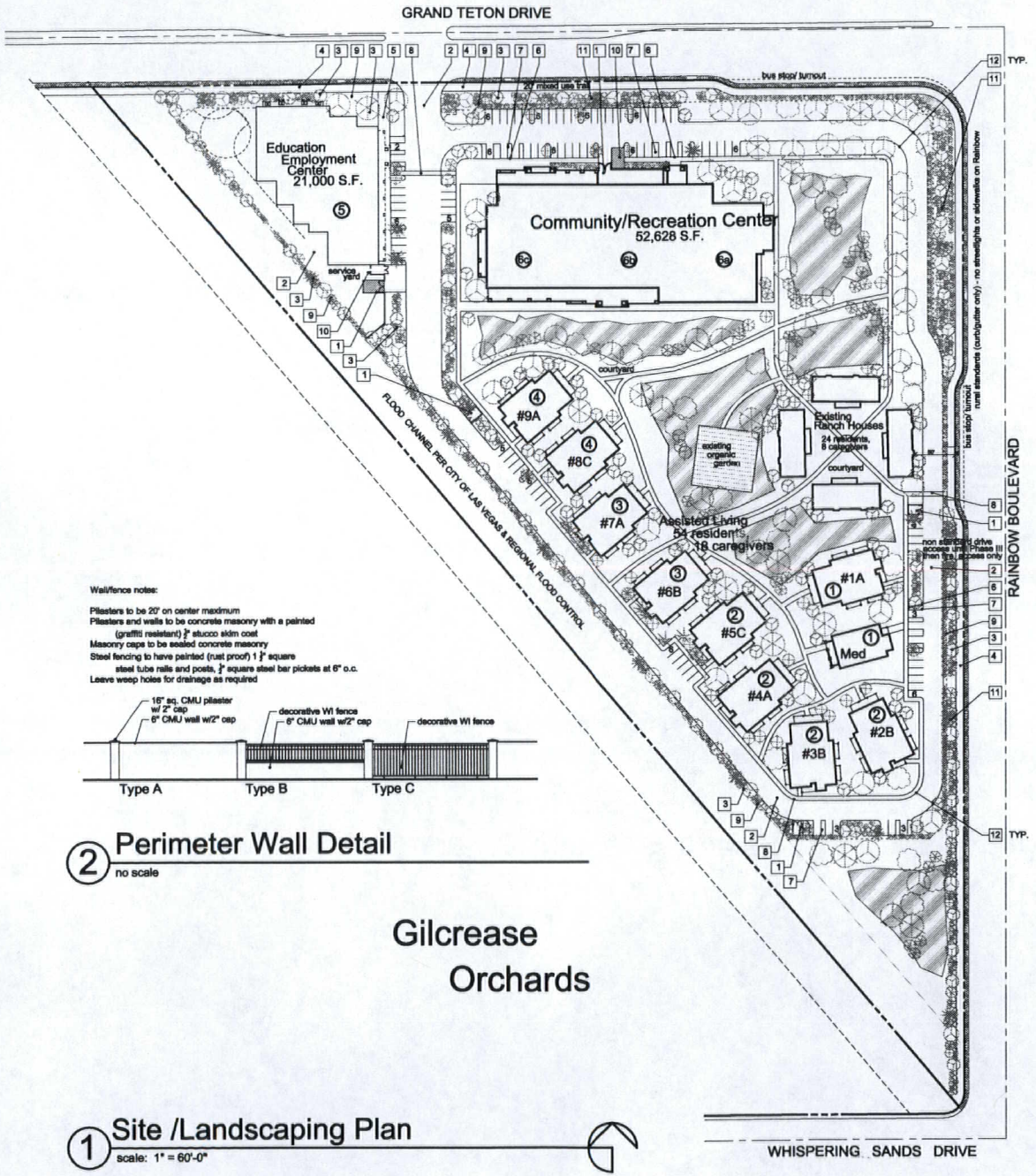


Wall/fence notes:

Pilasters to be 20' on center maximum
Pilasters and walls to be concrete masonry with a painted (graffiti resistant) $\frac{1}{2}$" stucco skim coat
Masonry caps to be sealed concrete masonry
Steel fencing to have painted (rust proof) 1 $\frac{1}{4}$" square steel tube rails and posts, $\frac{3}{4}$" square steel bar pickets at 6" o.c.
Leave weep holes for drainage as required

2 Perimeter Wall Detail
no scale

Gilcrease Orchards

1 Site /Landscaping Plan
scale: 1" = 60'-0"

project data

EXISTING ZONING:	GP-L/PD ZONING
REQUIRED ZONING:	GP-L/PD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/ COMMUNITY RECREATIONAL CENTER EDUCATIONAL EMPLOYMENT CENTER

AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,830 S.F.
MEDICAL FACILITY:	
EXISTING RESIDENTIAL HOUSING:	
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA:	122,557 S.F.

PARKING SUMMARY:

	FACTOR	PKG. REQ.
ASSITED LIVING APARTMENTS:	1/UNIT+1 GUEST/5 UNITS	11
EXISTING RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	264
EDUCATION EMPLOYMENT CENTER	1/250 GFA	84
TOTAL PARKING REQUIRED:		367

PARKING PROVIDED:	100 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA:	855,314 S.F. (15.05 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
BUILDING COVERAGE:	16.0 %
APN#: 125-155-01-002	

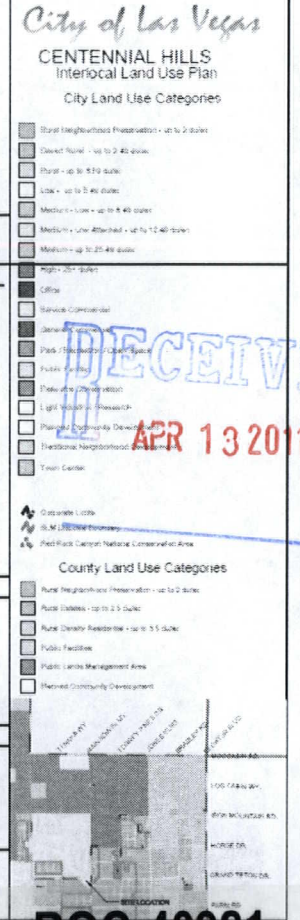
landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	SHADEMASTER HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	15 gallon
	CHITALPA xxxxxxxxxxxxx	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Schinus	MEDIUM EVERGREEN	15 gallon
	SHOESTRING ACACIA Acacia Stenophylla	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vitex	MEDIUM EVERGREEN	15 gallon
	AFRICAN SUMAC Rhus lances	LARGE EVERGREEN	24" BOX
SYMBOL	SHRUBS		SIZE
	EVERGREEN EUONYMOUS Euonymous japonica		5 GAL
	COMMON WINTER CREEPER Euonymous fortunei		5 GAL
	TEXAS RANGER Leucophyllum Frutescens		5 GAL
	FEATHERY CASSIAS Cassia artemisioides		5 GAL
SYMBOL	GROUND COVER		
	MEXICAN PRIMROSE Oenothera berlandieri		1 GAL @ 18" O.C.&.W.
	HYBRID GAZANIA Gazania hybridus		1 GAL @ 18" O.C.&.W.
	DWARF COYOTE BRUSH Baccharis pilularis 'Centennial'		1 GAL @ 18" O.C.&.W.
	Native Desertscape		

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MATCH THE LANDSCAPE GRAVEL OF THE ADJACENT LOT

keynotes

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE w/ PAIR OF STEEL TUBE GATES w/ STAMPED METAL BACKING & LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	MULTIUSE TRANSPORTATION TRAIL
5	4" CONCRETE SIDEWALK W/ROCK/SALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECO 6' CMU/METAL FENCE/WALL - SEE 2/A1
10	15' x 25' LOADING ZONE
11	INTENSE LANDSCAPE BUFFER
12	28' INSIDE, 52' OUTSIDE DRIVE RADII



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jdB architect
John David Burke, Architect, 6971 West Oquendo Road, #301, Las Vegas, NV 89118 (702)375-4053, jburke@jdbarchitect.com

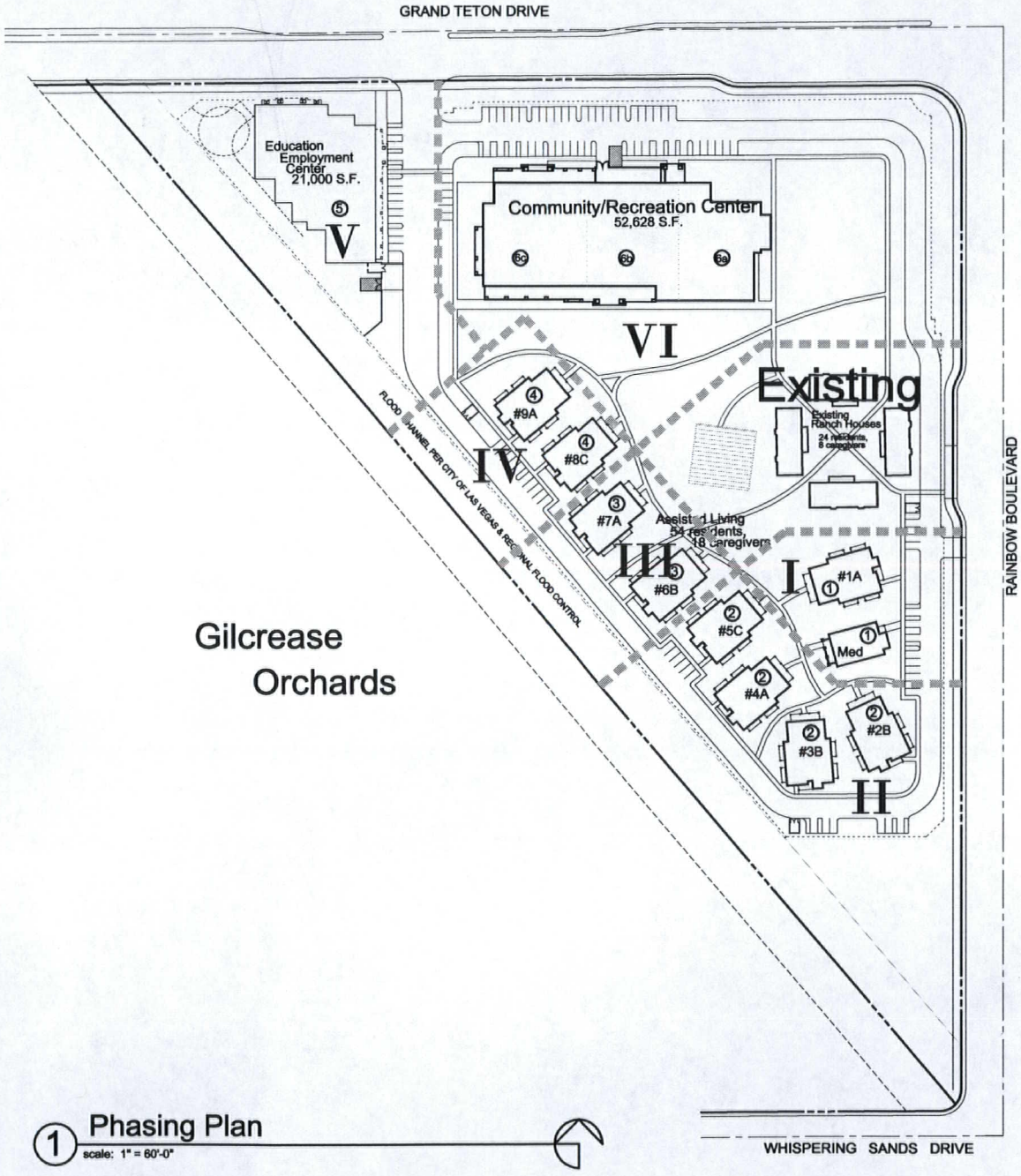
revisions
no. description date

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
proj. no.	2010-48
drwn. by	
chkd. by	

sheet no. A1

ROC-40981
SDR-40980
REVISED



1 Phasing Plan
scale: 1" = 60'-0"

New Vista Ranch Phasing Plan:

I
1. Phase One - Build One New Residential Home and Onsite Medical Office
   a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton except as noted in detail 2/A1a
   b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
   c. Construct non-standard multi-use trail on full street frontages consisting of:
      -rough graded frontage for a depth of 25'
      -desert landscaping for a depth of 25' except as noted
      -construct 10' wide decomposed granite pathway per detail 2/A1a
   d. Apply for GPA to amend Master Plan of Streets and Highways to revise designation of Rainbow Boulevard from Grand Teton south to 215 as a rural street

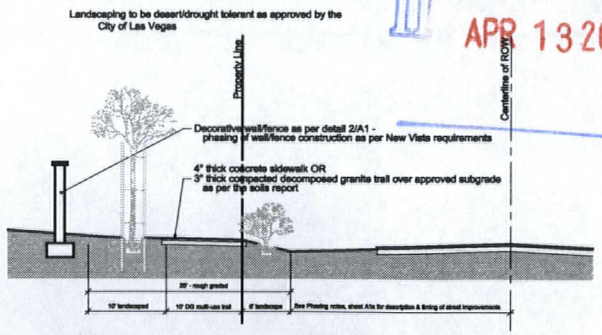
II
2. Phase Two - Build Four (4) More Residential Homes

III
3. Phase Three - Build Two (2) Additional Residential Homes
   a. Construct Grand Teton improvements as indicated on the Phasing Plan.
   b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.
   c. Construct fire truck crash gate on Rainbow to restrict access

IV
4. Phase Four - Build Two (2) Remaining Residential Homes

V
5. Phase Five - Construction of the Education & Employment Center Building
   a. Construct full offsites on Rainbow Boulevard as per approvals obtained at that point in time.

VI
6. Phase Six - Construction of the Recreation Center



Grand Teton - Phases I and II*
Rainbow - Phases I, II, III and IV**
2 Non-standard rural multi-use trail
no scale

* Install CLV Std. Multi-Use Transportation Trail in Phase III on Grand Teton
** Install CLV Std. (except for no streetlights) Multi-Use Transportation Trail in Phase V on Rainbow

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New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	proj. no.	drwn. by	chkd. by
4/12/11	2010-48		

sheet no. A1a

ROC-40981
SDR-40980
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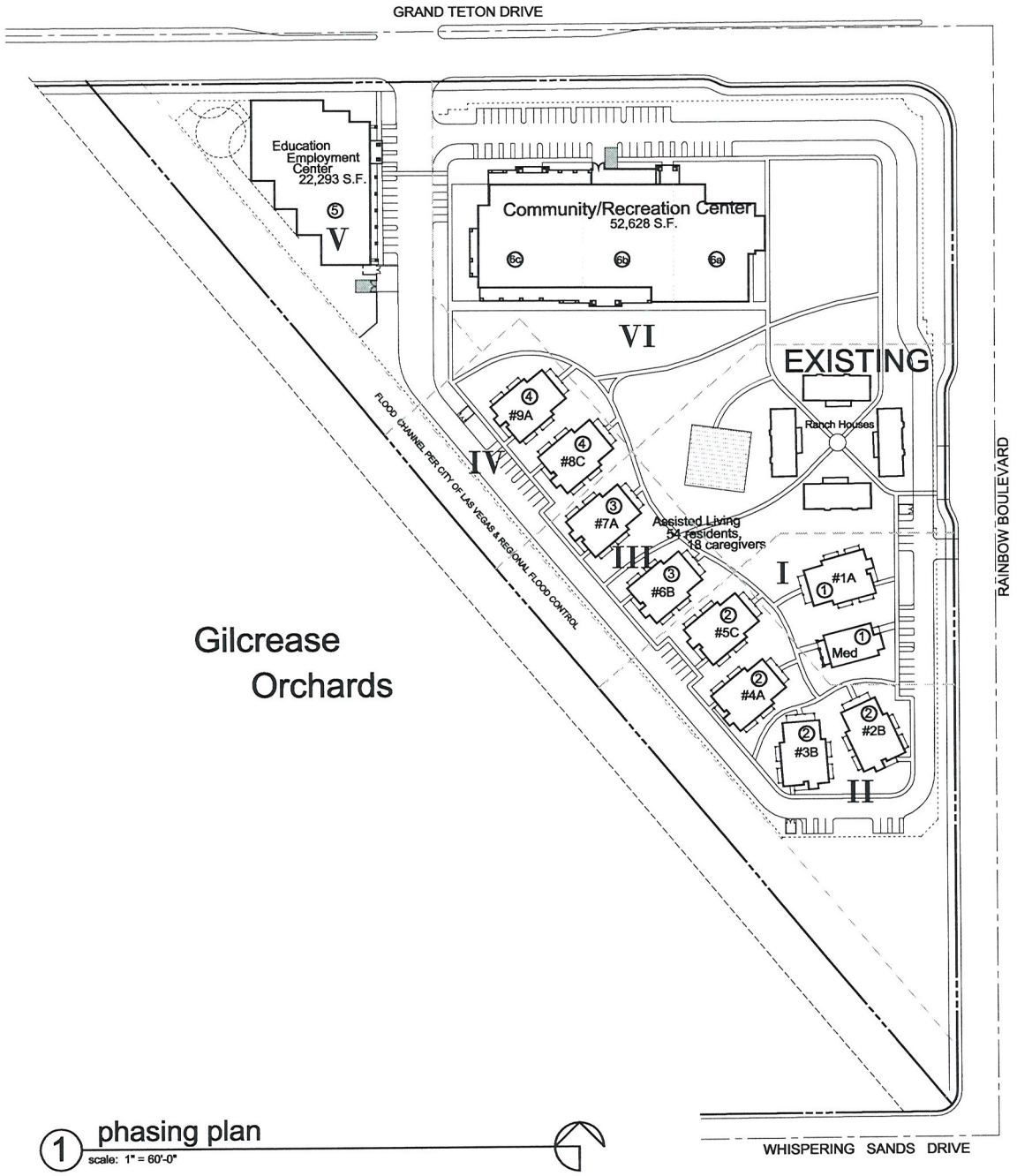

1 phasing plan
scale: 1" = 60'-0"

New Vista Ranch Phasing Plan:

1. Phase One - Build One New Residential Home and Onsite Medical Office
   a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton.
   b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.

2. Phase Two - Build Four (4) More Residential Homes
   a. Build only onsite infrastructure to support four more homes.

3. Phase Three - Build Two (2) Additional Residential Homes
   a. Construct offsite improvements to Grand Teton by developing a median opening within the existing half constructed median to allow both in and out circulation from the property to the north.
   b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.

4. Phase Four - Build Two (2) Remaining Residential Homes
   a. During this phase of development, and prior to receiving the occupancy permit for the first building in this Phase, commence construction of the offsite improvements to Rainbow Boulevard. The improvements to Rainbow Boulevard must commence and be completed within 180 days.
   b. Full offsite improvements to Grand Teton once 1) the construction of the either the mini business workshop building or the recreation center is commenced; 2) adjacent properties have constructed Grand Teton to the New Vista's property or 3) when requested by the City of Las Vegas Public Works Department based upon need for improved traffic circulation.

5. Phase Five - Construction of the Mini Business Workshop Building

6. Phase Six - Construction of the Recreation Center

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jdB architect
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New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

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chkd. by	

sheet no. A1b

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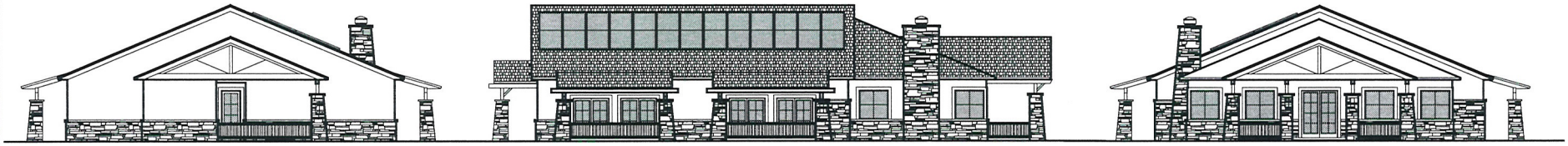

typical rear side front

Type C



typical rear side front

Type B



typical rear side front

Type A

1 EXTERIOR ELEVATIONS Assisted Living Module

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John David Burke, Architect, 5471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)878-4883, jburke@jdbarchitect.com

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
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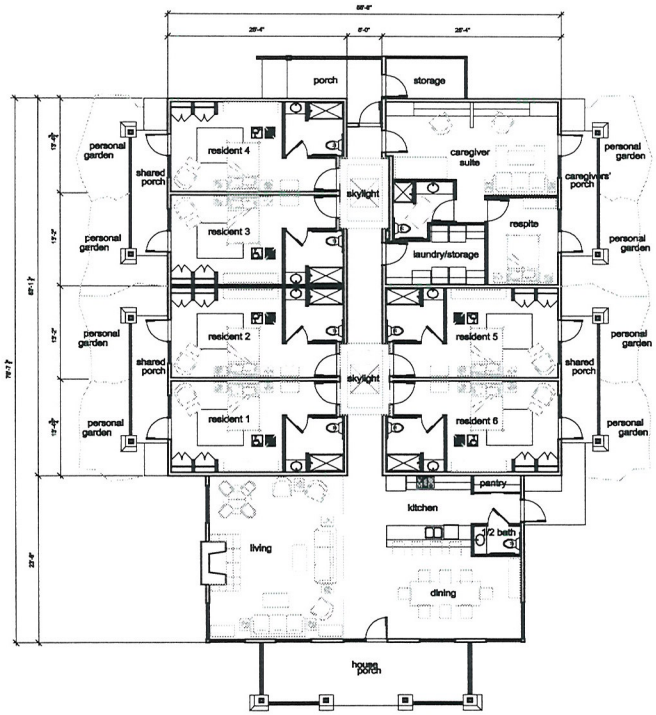
chkd. by	

sheet no. A2

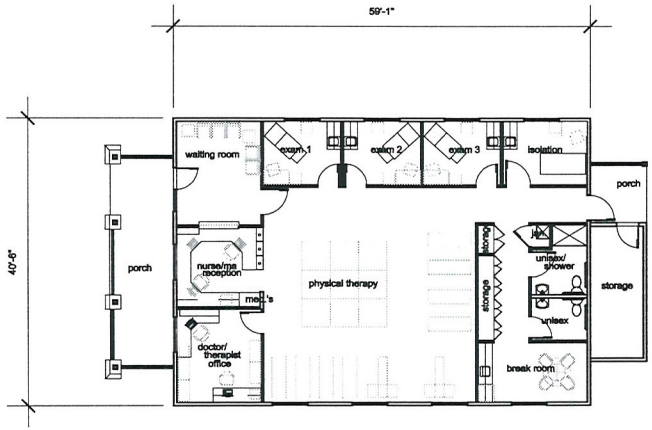
keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSS
5	PELLA DOORS/WINDOWS
6	WOOD RAILING
7	PHOTOVOLTAIC ARRAY



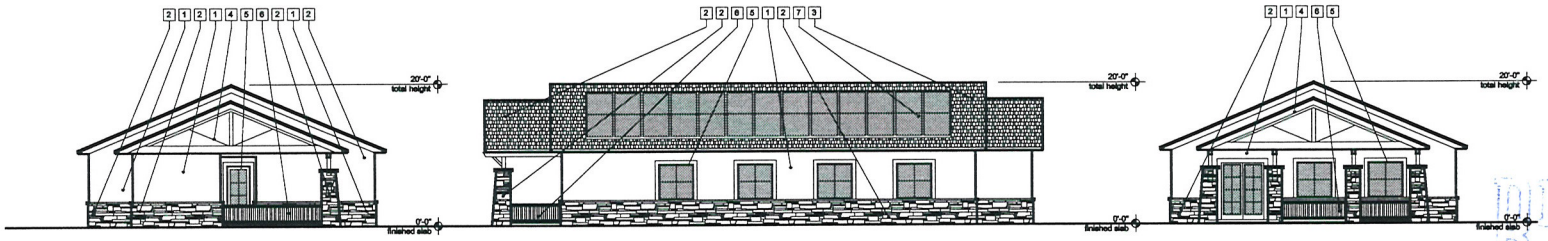
3 **floor plan** Assisted Living Module

NET BUILDING AREA: 4,070 S.F.



2 **floor plan** Medical/Therapy Office

NET BUILDING AREA: 2,394 S.F.



typical rear | typical side | front

1 **exterior elevations** Medical/Therapy Office

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New Vista Community
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Education & Employment Center
City of Las Vegas Nevada

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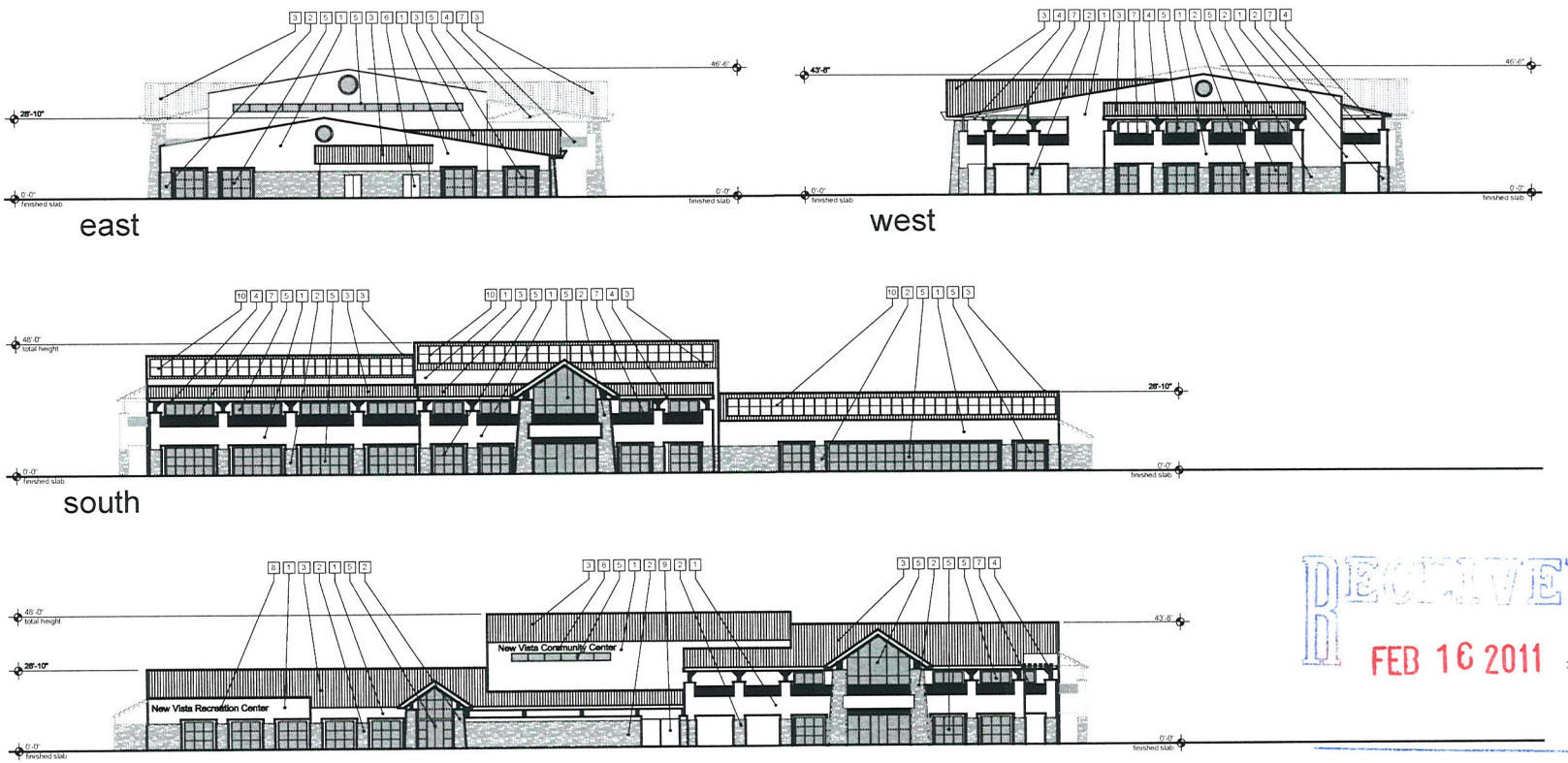
2/10/11	2010-48		

sheet no. A3

keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	WOOD RAILING
8	SIGNAGE - BY OTHERS
9	PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
10	PHOTOVOLTAIC ARRAY



1 conceptual elevations

SCALE: 1" = 20'-0"

Community/Recreation Center

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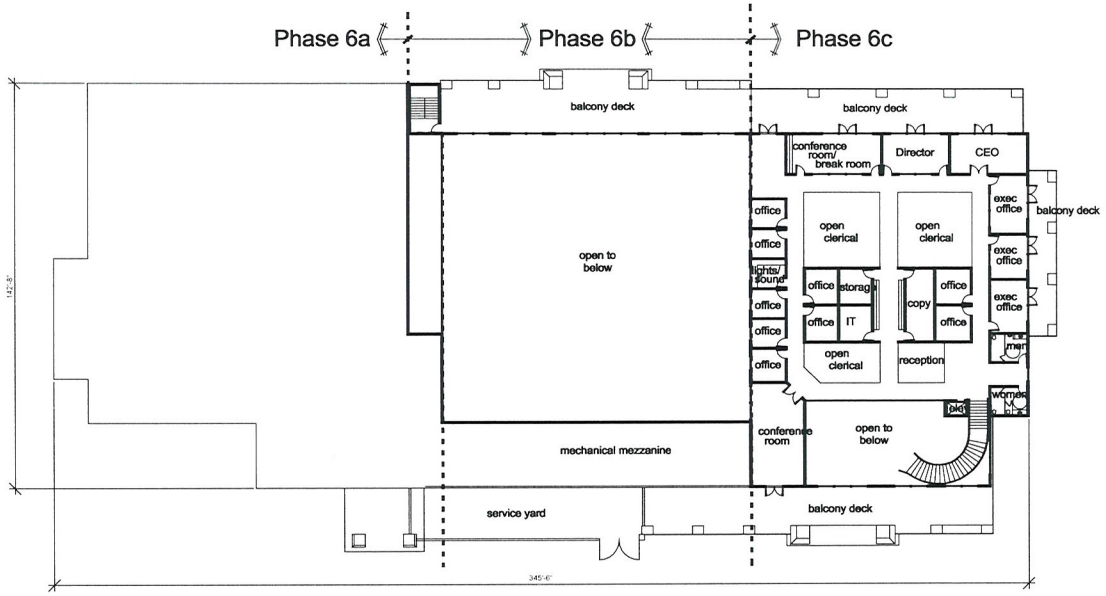
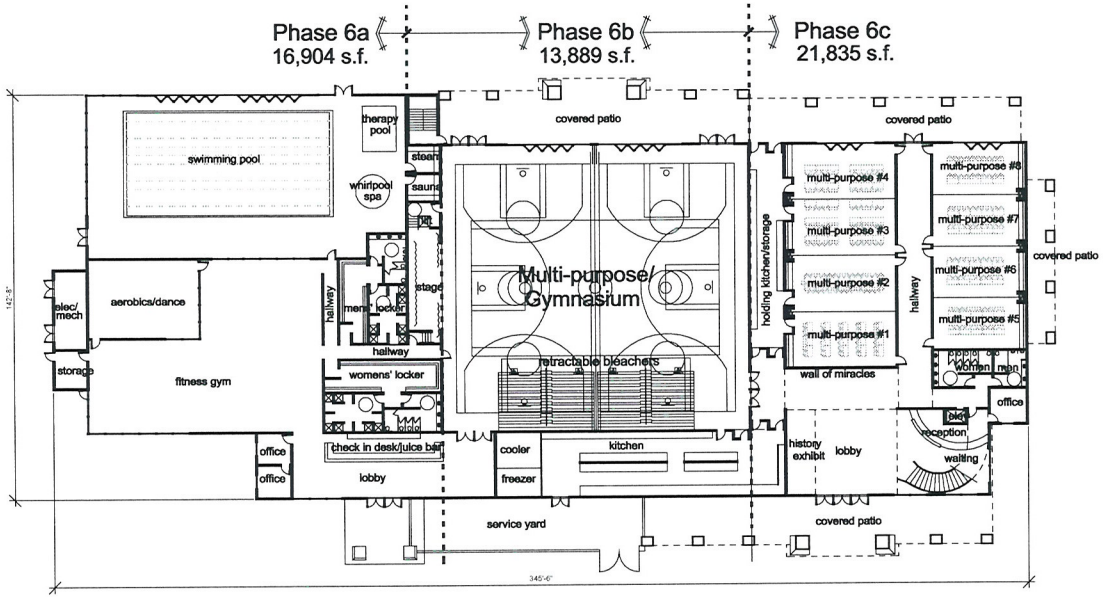


Second Floor



First Floor

1 floor plans

SCALE: 1" = 20'-0"

New Vista Community

Community & Recreational Center

Area Summary

Phase 6a		
A:	POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	16,904 S.F.
Phase 6b		
B:	MULTI-PURPOSE GYMNASIUM	11,749 S.F.
C:	KITCHEN	2,140 S.F.
	SUBTOTAL:	13,889 S.F.
Phase 6c		
D:	LOBBY/RECEPTION/RESTROOMS/ MULTI-PURPOSE ROOMS/ HOLDING KITCHEN/STORAGE	11,910 S.F.
E:	CORPORATE OFFICES	9,925 S.F.
	SUBTOTAL:	21,835 S.F.
	COMMUNITY/REC CENTER BLDG. TOTAL:	52,628 S.F.

NOTE: NO RETAIL USES ARE SHOWN

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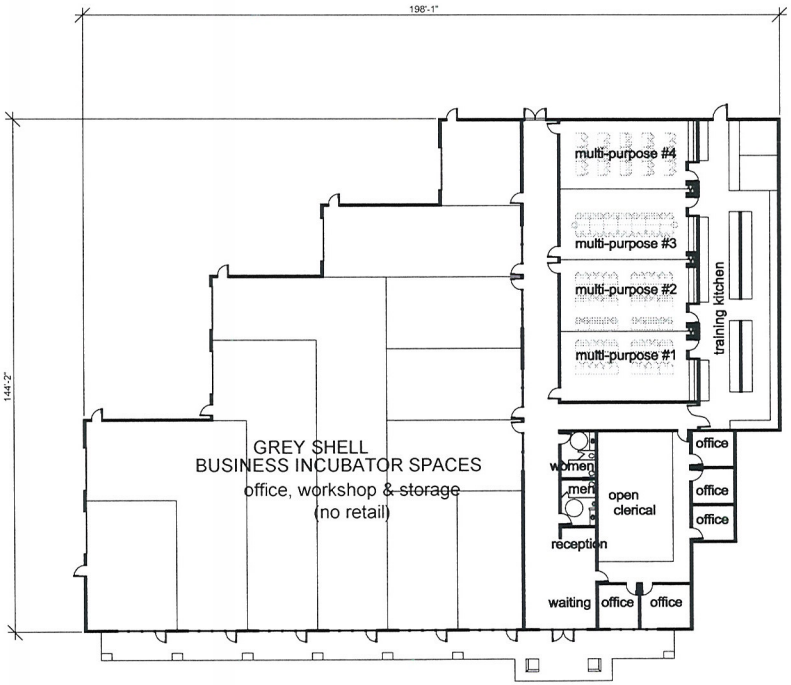
sheet no. A5

keynotes

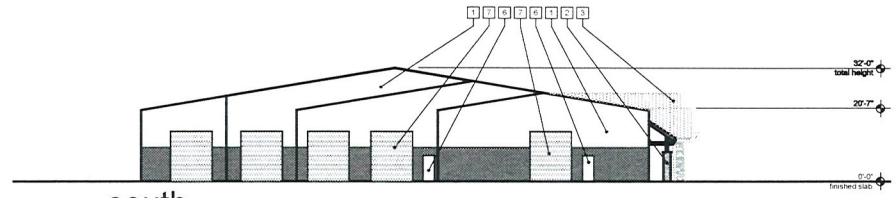
#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	ROLL-UP DOOR
8	SIGNAGE - BY OTHERS



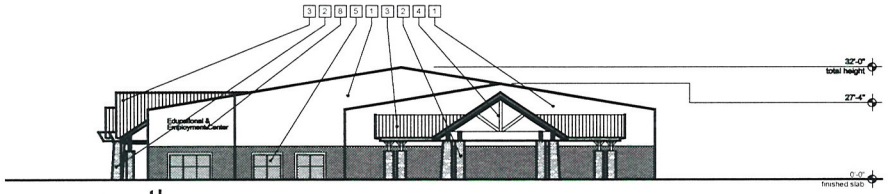
2 floor plan employment & educational Center

SCALE: 1/16" = 1'-0"

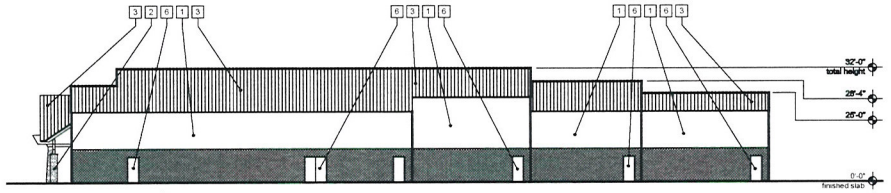
22,293 s.f.



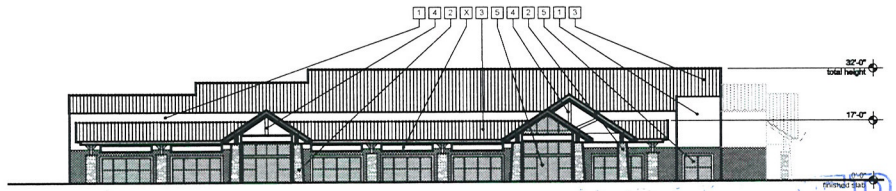
south



north



west



east

1 elevations

SCALE: 1/16" = 1'-0"

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New Vista Community

Assited Living Residential Units
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COLOR/MATERIALS BOARD

Ⓐ stucco dark field:
Frazee - CL 2676A 'Tia Maria'

Ⓑ stucco medium field:
Frazee - CL 2674M 'Storm Bay'

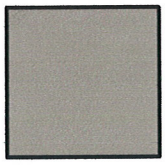
Ⓒ stucco light field:
Frazee - CL 2622W 'Stones Throw'

Ⓓ trim:
Frazee - CL 2677N 'Espresso'

Ⓔ sconces & signage:
Frazee - CL 3004M 'Bonjour'



Ⓕ storefront framing:
ab-4 medium bronze



Ⓖ glazing:
PPG - 'Solarcool' bronze reflective



Ⓗ cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitteroot'



Ⓙ roof tile:
MonierLifetile - 1MDCL5001
'Mountainwood'



Ⓚ standing seam metal roof:
Berridge - Zee-Lock
'Aged Bronze'

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New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

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jdB architect

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LAS VEGAS CITY COUNCIL

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STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

March 1, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: ZON-16580 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND SDR-16581

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Added Conditions:

A. The approved Master Development Plan and Development Standard shall be recorded with the County Recorder and a filed-stamped copy provided to the City of Las Vegas Planning and Development Department.

B. Amending Section 4.3 of the Master Development Plan to state that Service and Loading Area yard shall be screened from adjacent streets pursuant to Title 19.

C. Amending Section 7.0 of the Master Development Plan to add the language that Title 19 shall govern any subject matter not specifically addressed by this Master Development Plan.

Planning and Development

1. A General Plan Amendment (GPA-16578) to PCD (Planned Community Development) land use designation approved by the City Council.

2. A Site Development Plan Review (SDR-16581) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

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

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www.lasvegasnevada.gov

18112-001-06-05
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3. The parking that is specified for the site be restricted to 100 spaces for daily use and the applicant must submit a design of the site plan that incorporates that.

4. The height of the parking lot lighting shall be restricted to 20 feet and that proper shrubs be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton Drive or on the east side of Rainbow Boulevard.

5. A revised landscape plan shall be submitted prior to the time application is made for a building permit depicting a 20-foot multi-use transportation trail consisting of a five foot landscaped corridor, a 10-foot sidewalk, and a 5-foot transition strip along Rainbow Boulevard and Grand Teton Drive.

6. There will be no retail uses on this site.

7. The project shall be in compliance with the Master Development Plan submitted 2/7/2007, except as amended herein.

Public Works

8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and the additional right-of-way necessary to maintain a 54-foot radius at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. In addition, dedicate all additional rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.

9. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving (if legally able), on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Sidewalk improvements may be deferred at this time on Rainbow Boulevard, provided a Covenant Running with Land Agreement is recorded for all such improvements deferred. Streetlights on Rainbow Boulevard may also be deferred, provided the applicant provides such streetlights to the City for future installation, and constructs all needed underground infrastructure necessary for such future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the City Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

11. All discussion regarding Summerlin style lighting refers to internal lighting only; not exterior street lighting. Lighting on Grand Teton Drive would match the City's current plan.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109



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DOUGLAS A. SELBY
CITY MANAGER

February 8, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: SDR-16581 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND ZON-16580

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone]. NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-16578) and Rezoning (ZON-16580) shall be required.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/30/06, except as amended by conditions herein.

4. The Site Plan must incorporate the amended design standards set forth in the zoning

5. The site plan shall be revised in accordance with the master development and standards agreement as approved.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The applicant shall provide an additional 47 trees in the parking lot area; an additional 50 trees in the perimeter landscape buffer along the right-of-way; and an additional 54 trees in an eight-foot wide landscape buffer along the eastern edge of the flood control channel.

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

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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

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

13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

ROC-40981
SDR-40980

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Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Rainbow Boulevard adjacent to this site.

17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Rainbow Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.

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

19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

20. Site development to comply with all applicable conditions of approval for ZON-16580 and all other applicable site-related actions.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,

Lean Coleman

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

cc: See Attached Llist

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ROC-40981
SDR-40980

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

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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ROC-40981
SDR-40980

John David Burke, Architect
a Professional Corporation

February 14, 2011

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Site Plan Development Review
Review of Conditions
ZON-16580, conditions 5, 7 & 9
SPR-16581, conditions 3, 12, 16, 17 & 19

New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002

Overview

The plans and we are submitting today are a revision to previously approved plans under GPA-16578, ZON-16580 and SPR-16581. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas. The plans depict essentially the same uses as previously approved but in a different configuration. Also, the overall building area of the project is being reduced by approximately 20,000 s.f. – a 14% reduction. The purpose of this revision is in response to the changing economic times while respecting the approved "Master Development Plan and Development Standards" document, the original staff comments and neighborhood meeting input. The project now consists of nine (9) assisted living homes, a small medical/therapy building, an educational/employment center and a community/recreation center. These uses were previously housed in two large buildings. The new plan proposes to separate these uses into smaller buildings to reduce the scale and appearance of the project. While the goal of this redesign is provide a more residential scale and character for the project in a campus like setting, it is also making the project more affordable and easier to finance from a construction and fundraising viewpoint. Central to this concept is to allow the project to be built in phases with each phase giving the appearance of a residential neighborhood growing over time.

ROC-40981
SDR-40980

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Site Plan Development Review – Revisions to the previously approved plan

Colors and Materials

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western Craftsman Style" detail –

1.	Exterior Walls:	Stucco, Stone veneer, Painted concrete tilt-up walls, Split face masonry
2.	Glazing:	Bronze reflective/tinted glass
3.	Roofing:	Existing sloped roof s are to remain as is New sloped roofs to be concrete tile & standing seam

Essentially, the colors and the materials have not changed.

Setbacks, Building Heights, Building Areas, Arrangement of Buildings

Foremost among the neighbors' previous concerns was the size and location of the Community/Recreation Center and the Education/Employment Center (previously referred to as the Mini-Business/Workshop Building). These two (2) buildings are now split into twelve (12) buildings. The Education/Employment Center is the one building that did increase in size thought it maintains its position at the westernmost corner of the site per neighbor comments. The Community/Recreation Center has been drastically reduced in size and is pushed even farther west away from the single family homes to the east as per neighbor comments. The assisted living units have been broken up into nine (9) buildings, each housing six (6) residents and (2) caregivers. These buildings are now arranged campus style around large landscaped courtyards. Each of these buildings has a large front porch and several private porches that relate to the public spaces and public and private gardens that surround them. This is an overall reduction of two (2) assisted living units. The medical facilities, previously located in the large building, are now housed in a small building that is located in the same campus like setting. These buildings now relate to the existing "Ranchouses" at a smaller, more intimate residential scale. This now allows for myriad opportunities to create pedestrian circulation and amenities while internally relating to a system of gardens that are to be maintained by the residents.

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Review of Conditions

The requested Review of Conditions are required to match the new revised plans and the concept of phased construction to the language of the ultimate Conditions of Approval.

ZON-16580

Condition 5 Add language such as "…of the phased area contemplated at the time of permit submittal…" to the condition to account for phasing

Condition 7 Add language such as "…for the phased area contemplated at the time of permit submittal…" to the condition to account for phasing

Condition 9 Adjust this condition to account for phasing

SPR-16581

Condition 2, 12, 16, 17 & 19 Adjust these conditions to account for phasing

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, ARCHITECT

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FEB 16 2011

ROC-40981
SDR-40980

71 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

City of Las Vegas Agenda Item No.: **22.**

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

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

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40980** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC.

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Kelly DeGuzman

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Notary Public in and for said County and State

SALLY MARCUS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-05-2013
Certificate No: 97-1845-1

RECEIVED
FEB 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

Project Name NEW VISTA COMM-ASST'D LIVING/CMM & REC CTR/EDU & EMPLO **Proposed Use** HOUSING & SUPPORT FACILITY MR/DD POP.

Assessor's Parcel #(s) 125-15-501-002 **Ward #**

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

Commercial Square Footage 123,850 S.F. **Floor Area Ratio** 16.0%

Gross Acres 15.0 **Lots/Units** 78 **Density** 5.2/ACRE

Additional Information SEE JUSTIFICATION LETTER FOR SITE PLAN DEVELOPMENT REVIEW

PROPERTY OWNER NEW VISTA RANCH, INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4677 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180-0025

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

APPLICANT NEW VISTA RANCH, INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4677 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180-0025

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE **Contact** KCRG&F/JOHN BURKE

Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 **Phone** 792-7000 / 876-4863 **Fax** 796-7181 / 876-9355

City LAS VEGAS **State** NV **Zip** 89113/89118

E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

Property Owner Signature* Kelly DeGuzman

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

Print Name Kelly Deguzman, CEO

Subscribed and sworn before me

This 1st day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

Clark, NV

ALEVA L. H. WALKER
Notary Public State of Nevada
No. 06-107463-1
My Appt. Exp. July 5, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-40980
Meeting Date:	
Total Fee:	
Date Received:*	
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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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**

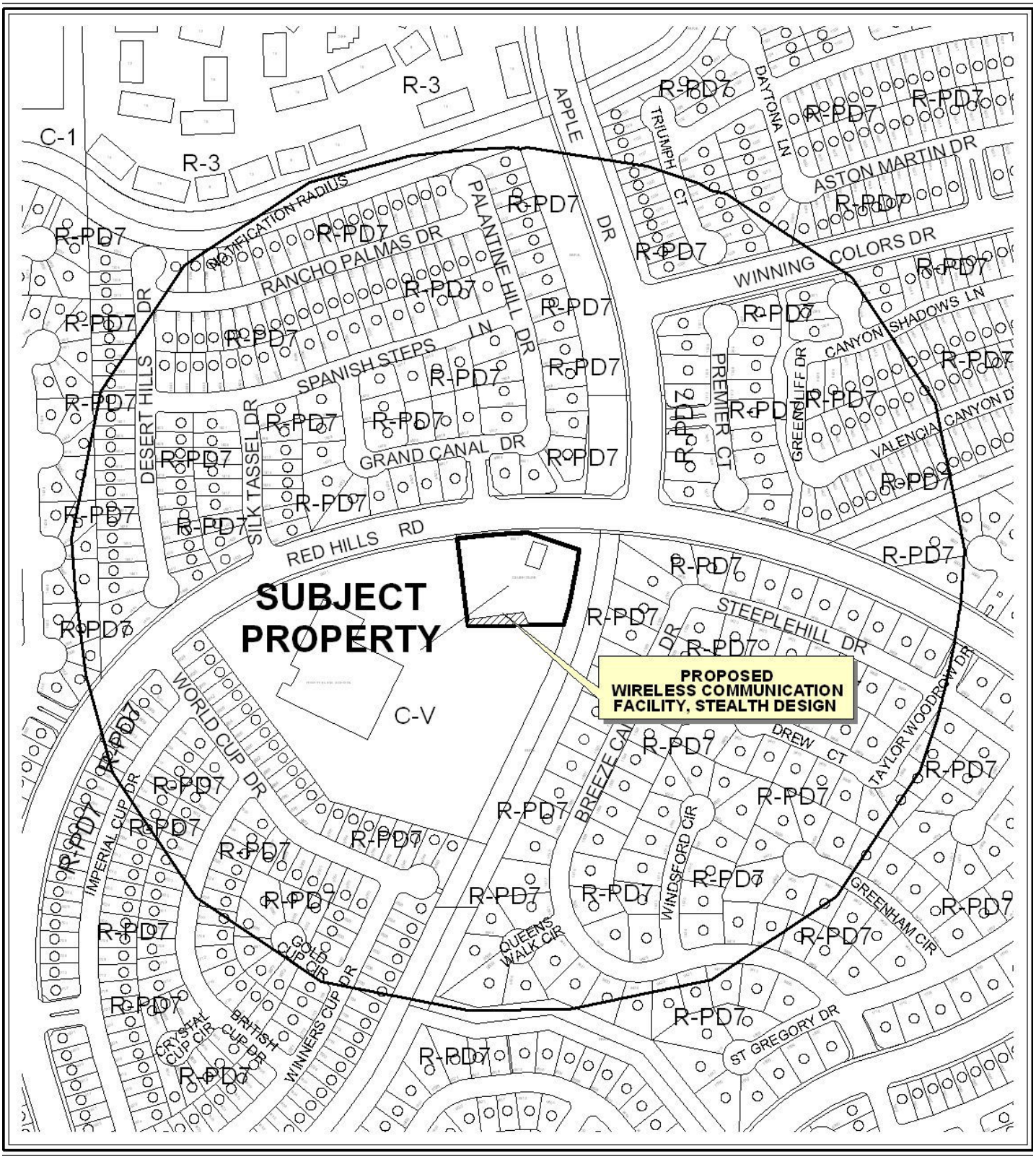
SUBJECT:
VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units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



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

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: _____

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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.

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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

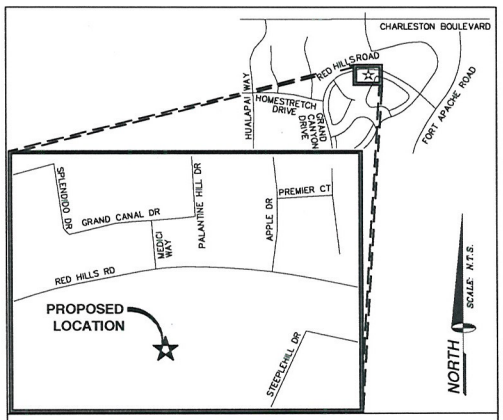
THE PROPOSED TOWER CONSULTING, INC. PROJECT INCLUDES:

- 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

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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.

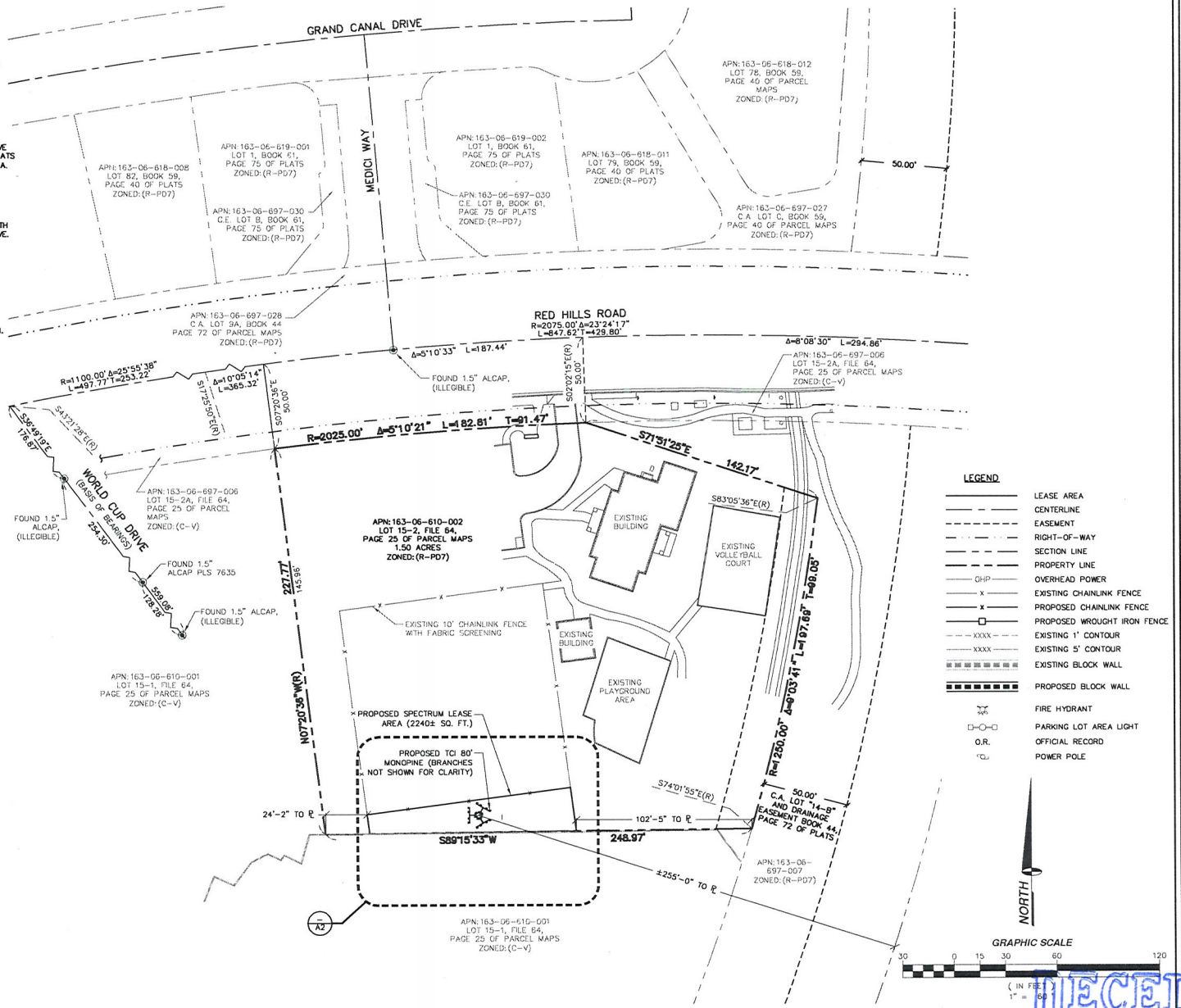
ELEVATION: 3004.34 FEET (NAVD 1988)
915.724 METERS (NAVD 1988)

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

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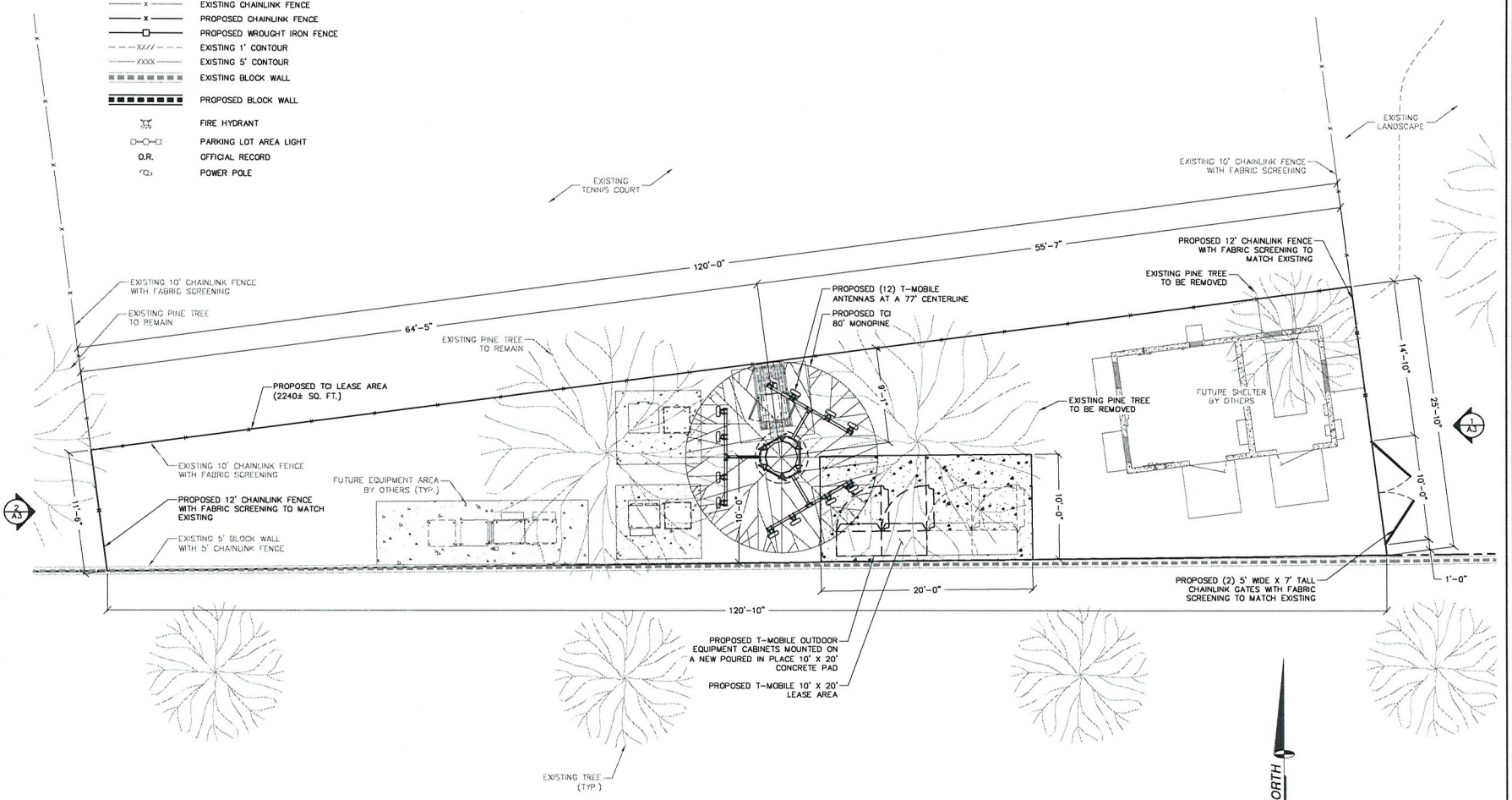
MAR 24 2011



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

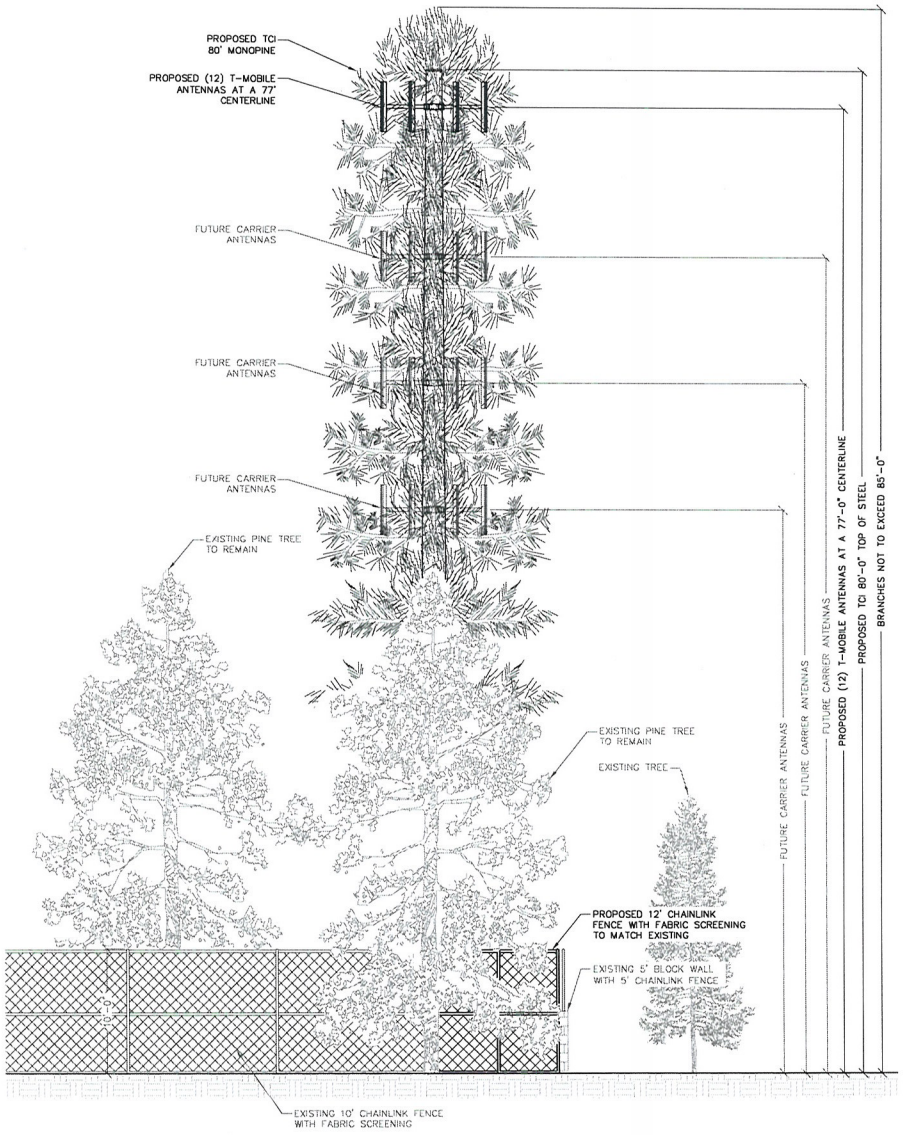
LICENSURE:

SHEET TITLE:
SITE DETAIL

SHEET NUMBER: A2

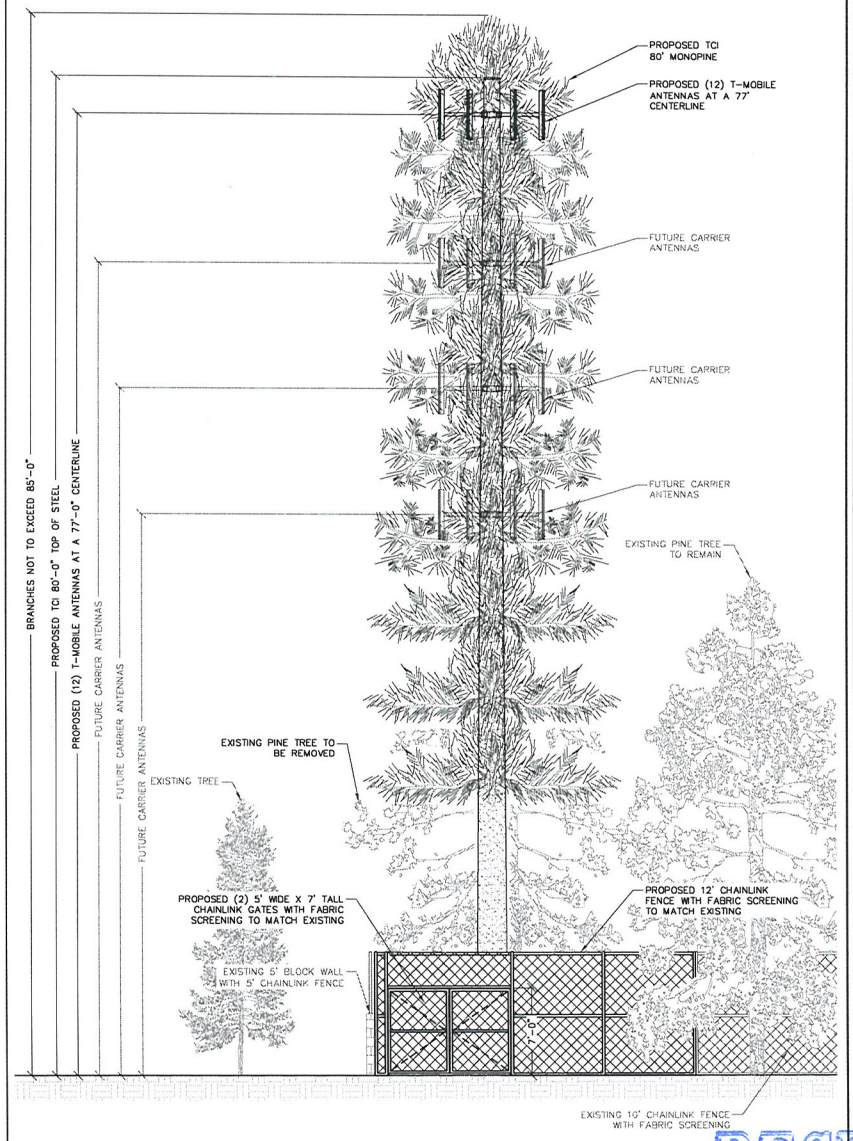
REVISION: 2

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

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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.: **24.**

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). Staff recommends DENIAL.

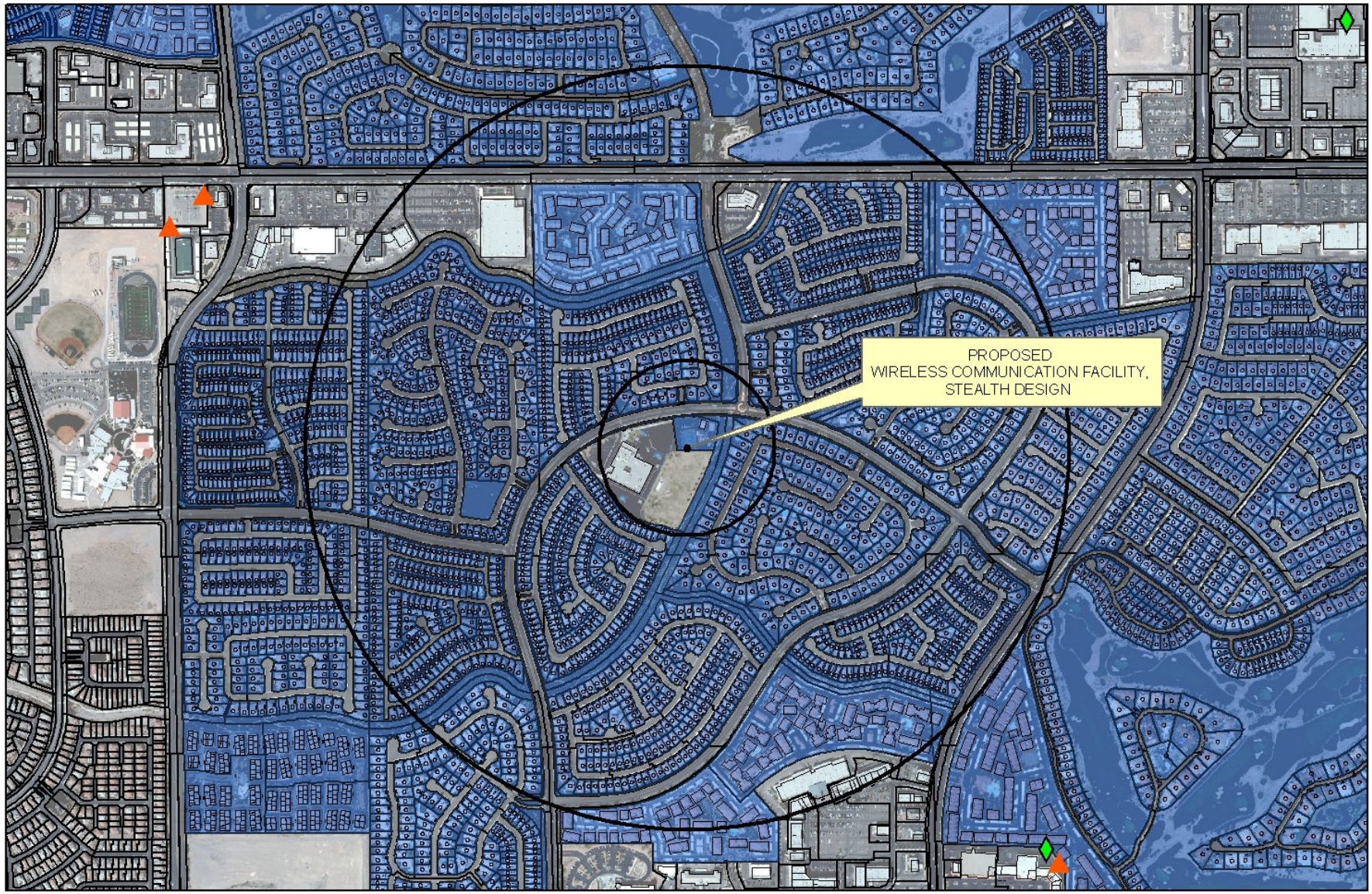
MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. 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

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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.: **25.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

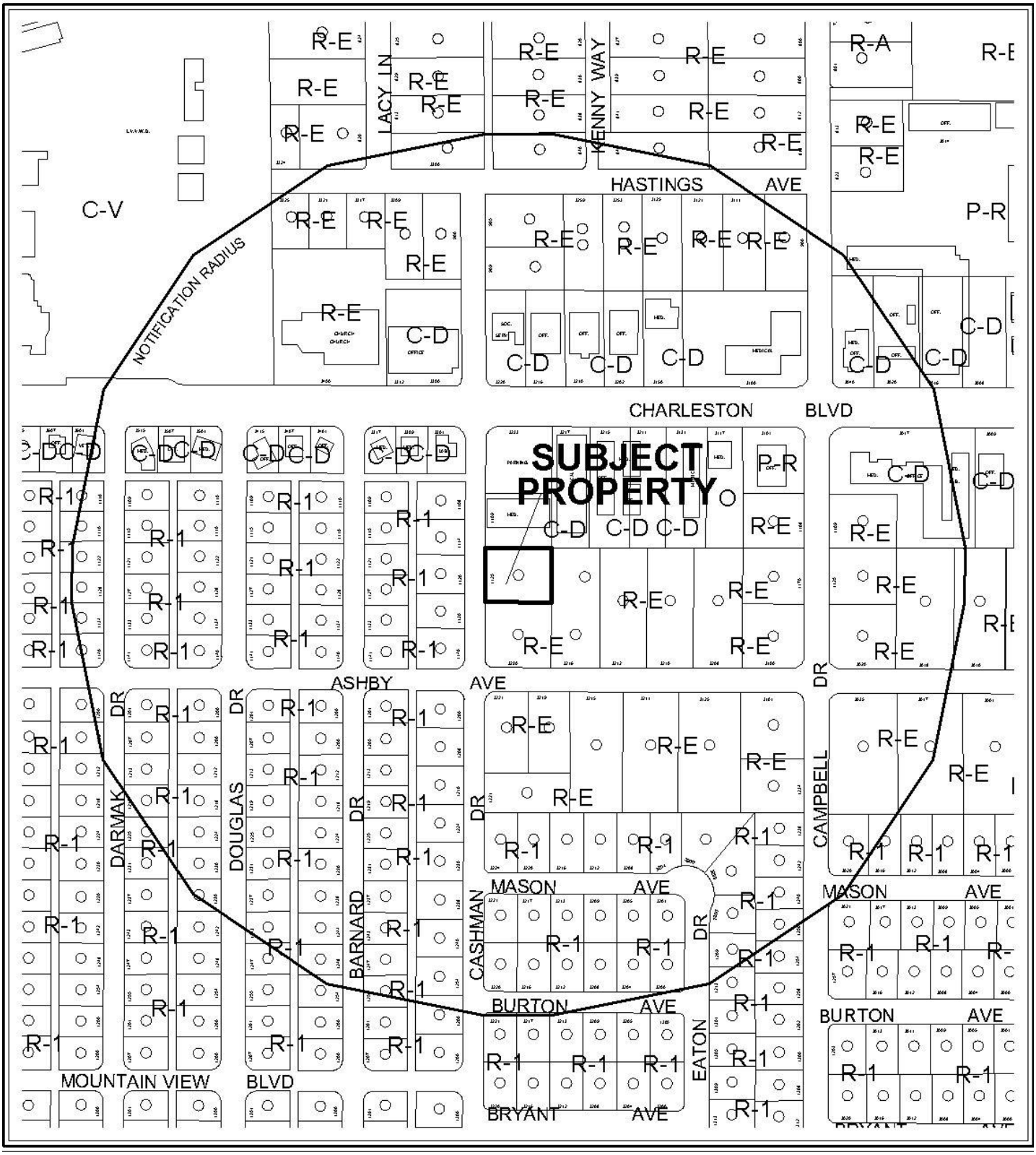
SUBJECT:
VAR-41321 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNY PAPPAS - Request for a Variance TO ALLOW AN EXISTING 595 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WITH A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, ZERO FEET OF SEPARATION FROM THE PRIMARY STRUCTURE WHERE SIX FEET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

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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

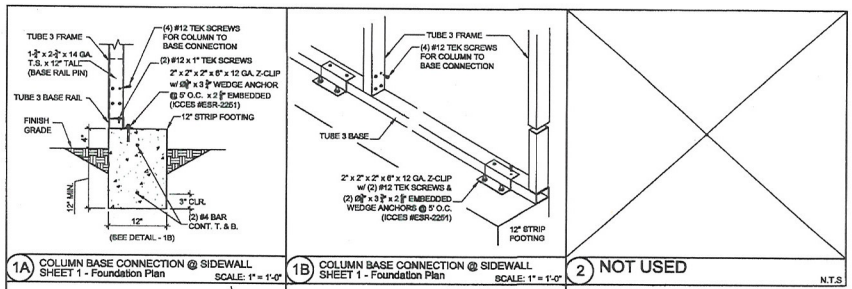
Notary Public in and for said County and State

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

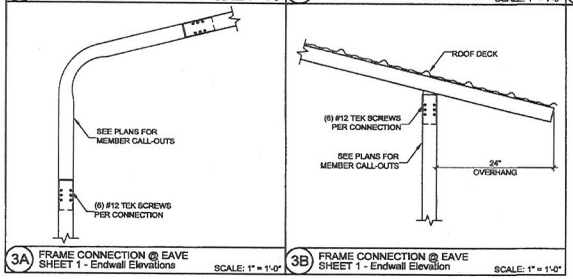
The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.



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"

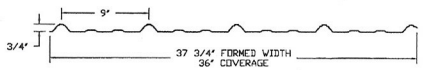
2 NOT USED



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

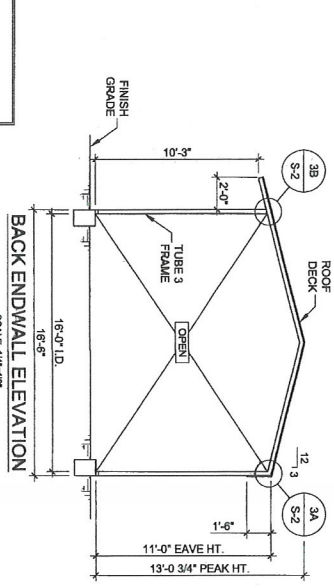
PROFILES, & DETAILS

DESIGN: FSJR
DRAWN: MD
CHECK: KM
DATE: 11/16/10

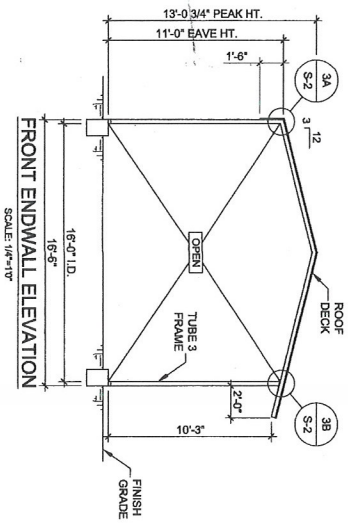
SHEET 2 OF 2
JOB 1-7444

VAR-41321

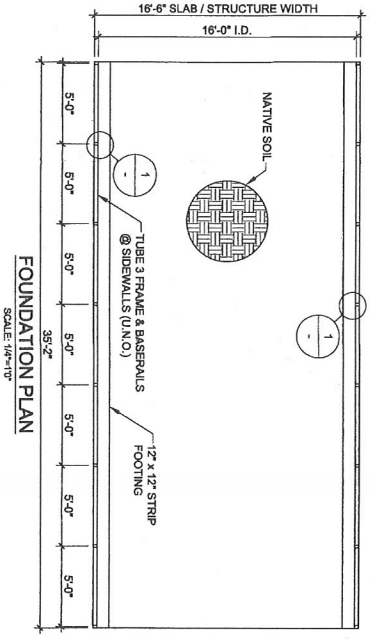
SCHEDULE:		
ROOF	29 GA. GRANDRIB 3	GRADE 80
TUBE 3	2" X 2" X 14 GA. TUBE	Fy = 85 ksi.
TUBE 3	2" X 3" X 16 GA. TUBE	Fy = 65 ksi.
FOUNDATIONS:		
STRIP FOOTINGS	WIDTH 12"	DEPTH 12"



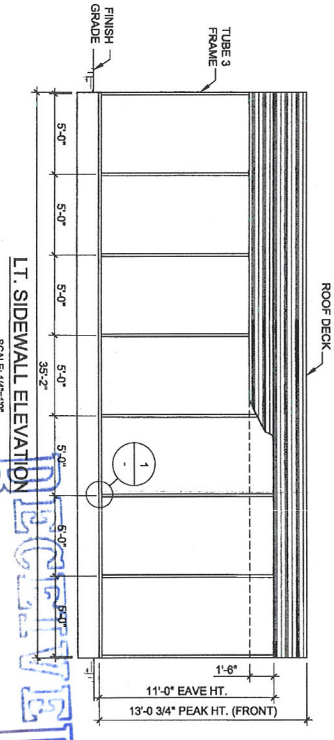
BACK ENDWALL ELEVATION
SCALE: 1/4"=1'0"



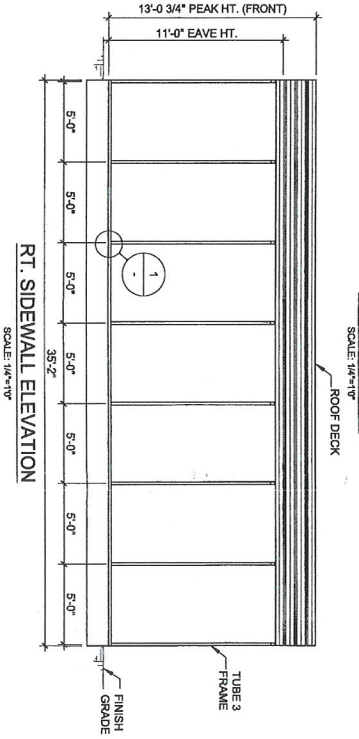
FRONT ENDWALL ELEVATION
SCALE: 1/4"=1'0"



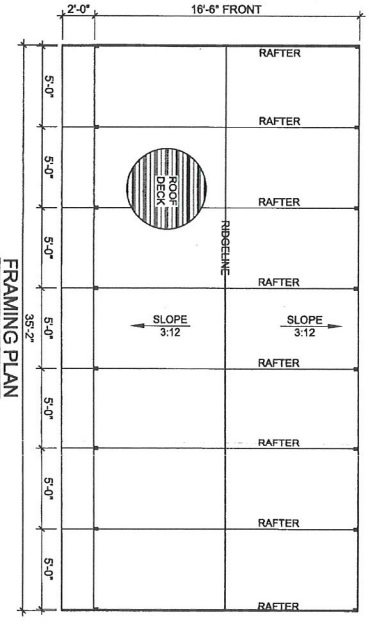
FOUNDATION PLAN
SCALE: 1/4"=1'0"



LT. SIDEWALL ELEVATION
SCALE: 1/4"=1'0"



RT. SIDEWALL ELEVATION
SCALE: 1/4"=1'0"



FRAMING PLAN
SCALE: 1/4"=1'0"

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MAR 28 2011

VAR-41321

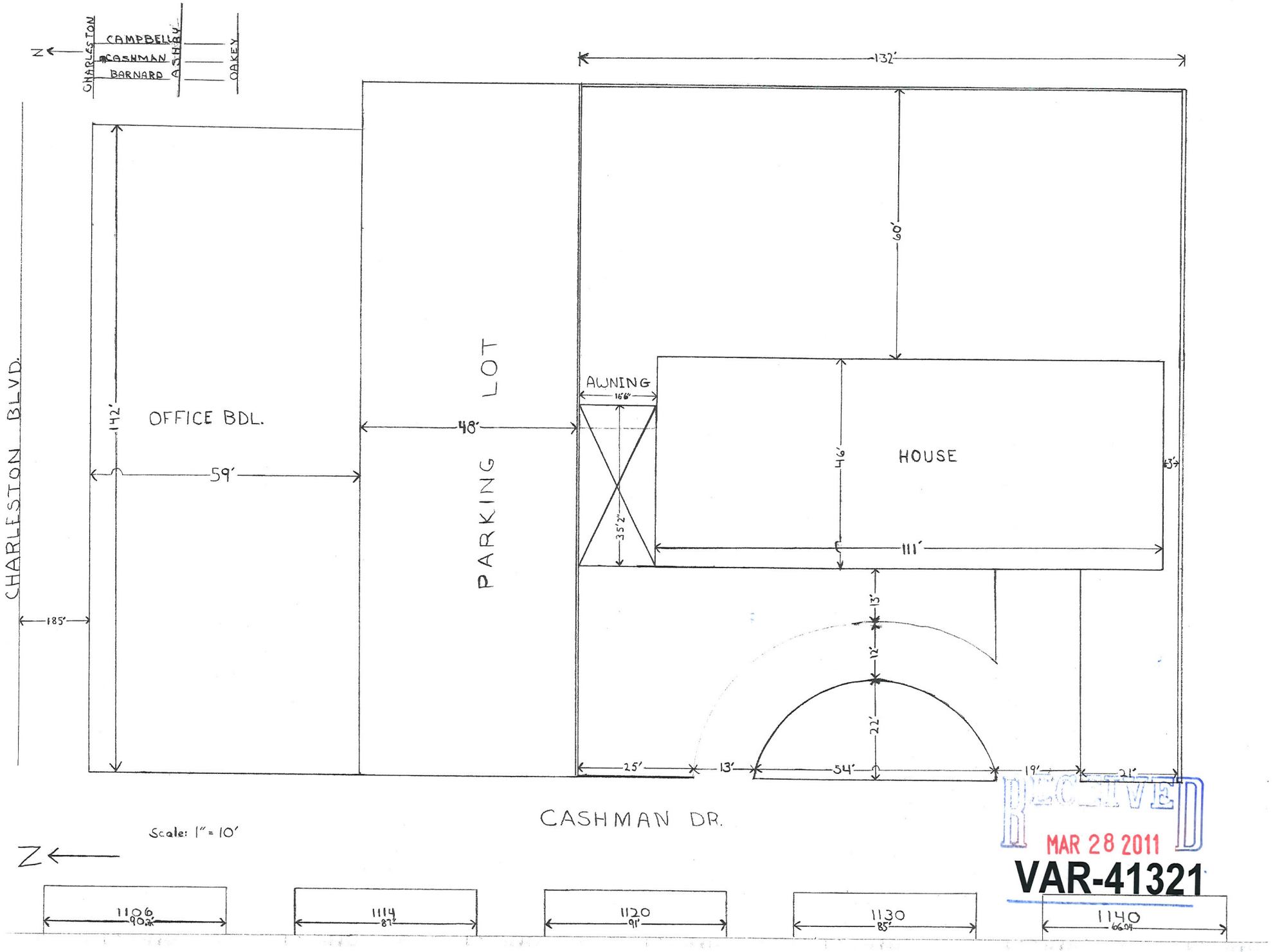


SHEET	DESIGN:	FSJR
1	DRAWN:	MD
OF 2	CHECK:	KM
JOB I-7444	DATE:	11/16/10

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



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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

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MAR 28 2011

VAR-41321

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**

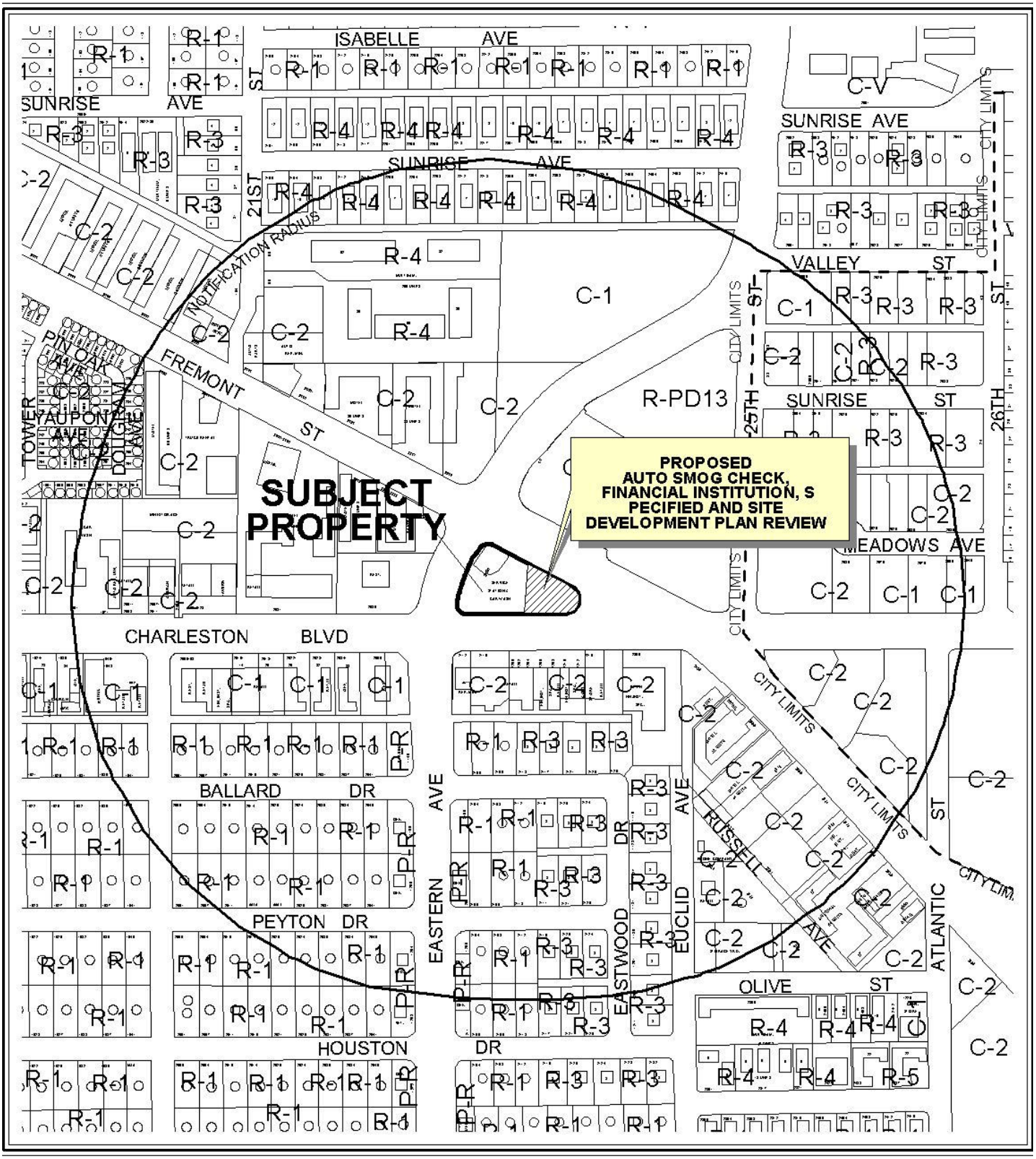
SUBJECT:
VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL BUILDING at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) 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 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

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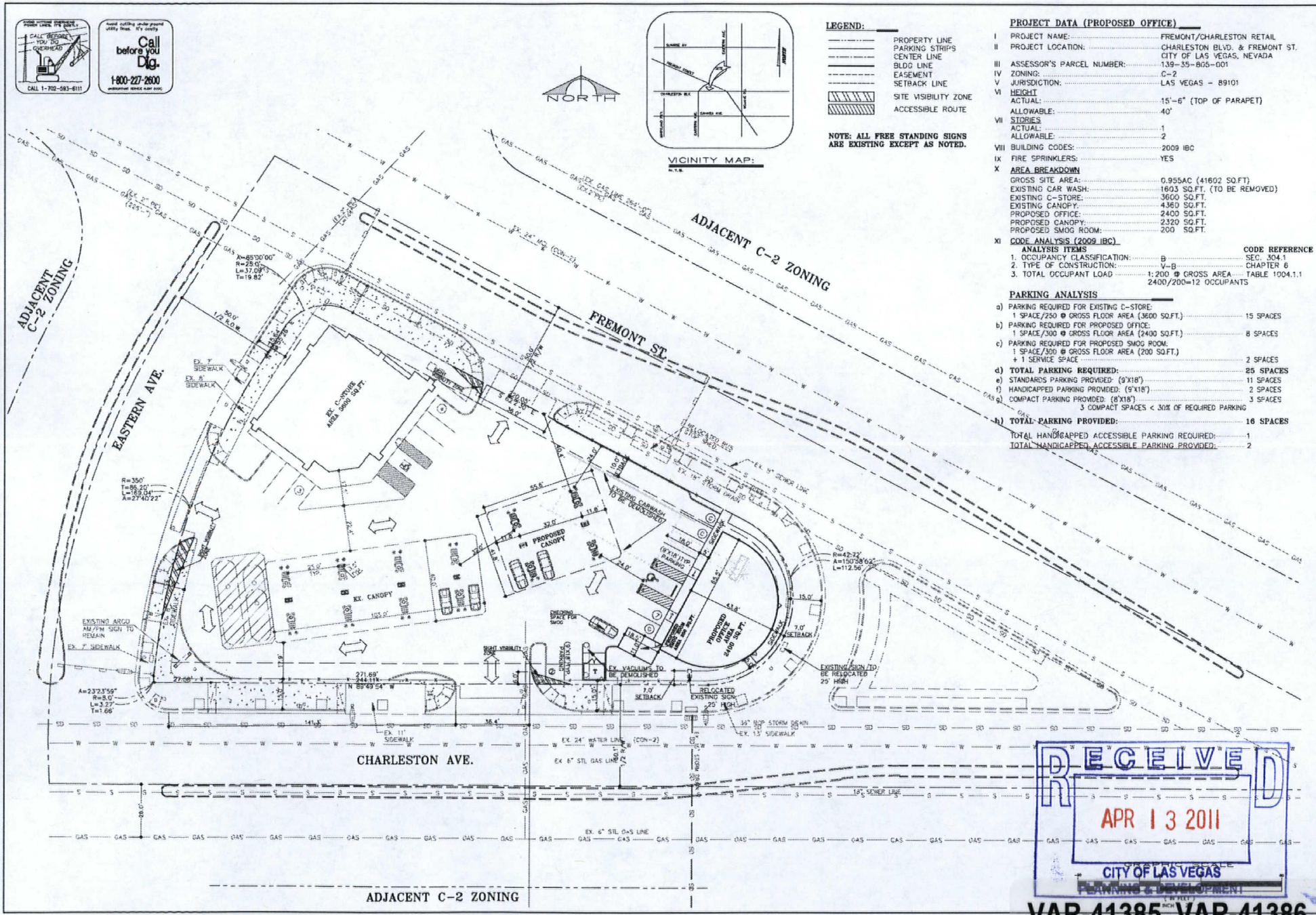
APR 05 2011



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
6089 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5113, Fax: (702) 396-5114
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 NEVADA
JASPAL S. SIDHU
EXP. DATE 06/30/2011
CIVIL
No. 15924

DATE: 04/05/2011
JOB: 10-09
DWG. BY: HS
CHK. BY: MG

A1.0.0
SHEET 1 OF 2

VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

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.

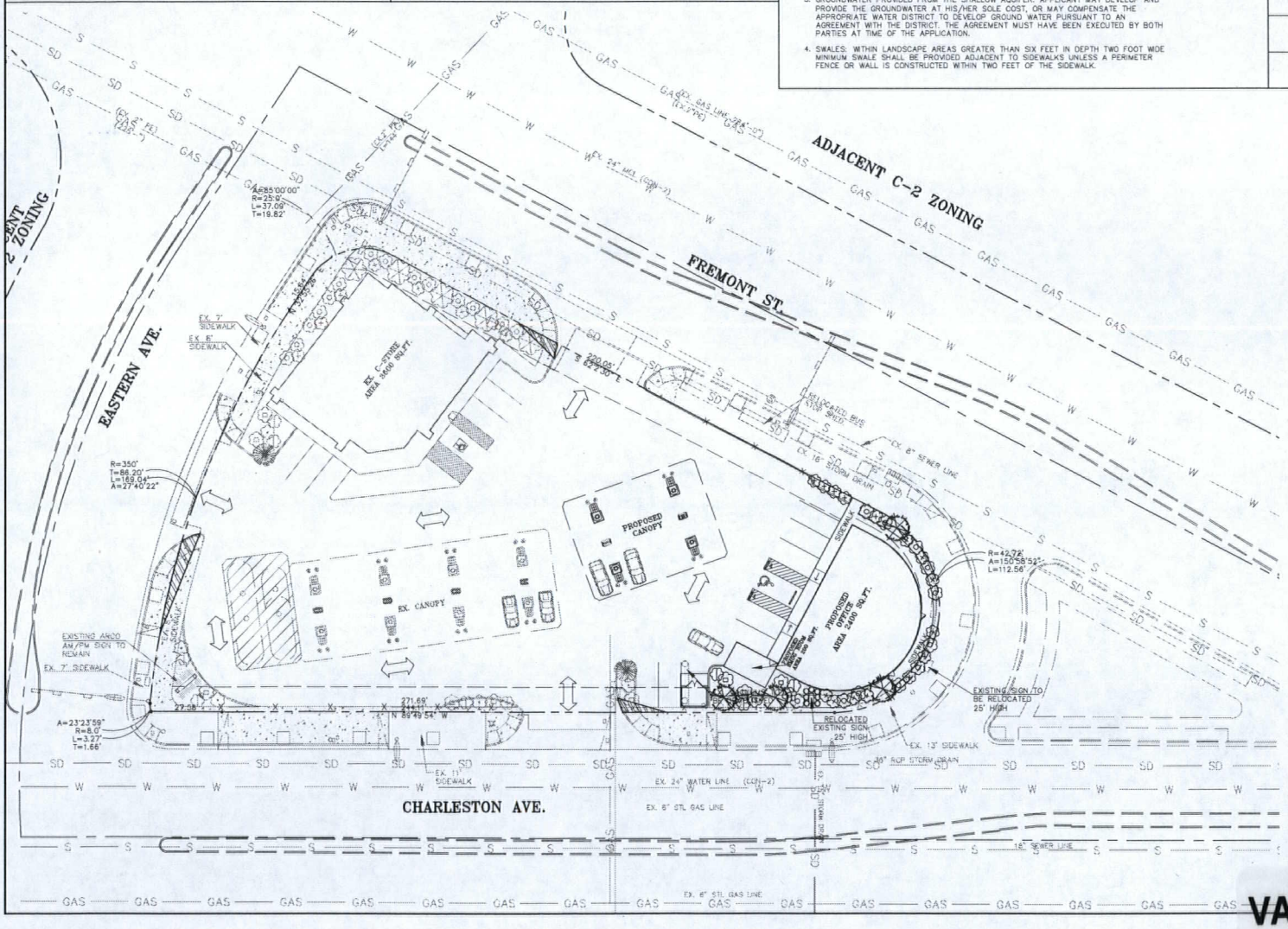
IRRIGATION:

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 4 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



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VICINITY MAP:
N.T.S.

NORTH

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

VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

REVISIONS: DATED
A REVISION ISSUE

ACE Consulting
4530 Donna Marie Drive, Suite B
Las Vegas, NEVADA 89130
Phone: (702) 304-8113, Fax: (702) 304-8114
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

PROJECT: LANDSCAPE PLAN
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
CIVIL
No.56924

DATE 04/13/2011
JOB # 10-09
DWG. BY HS
CHK. BY MG

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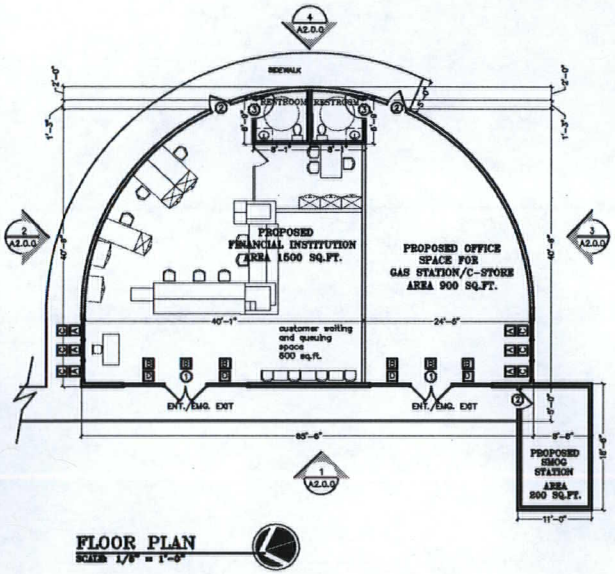
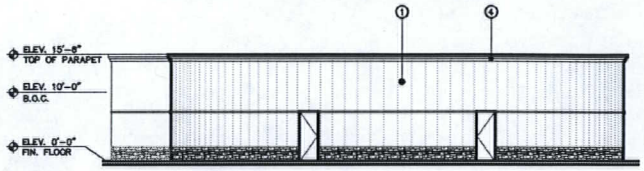
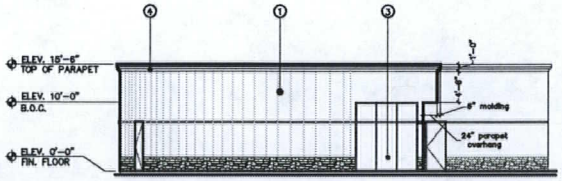
SHEET 1 OF 1



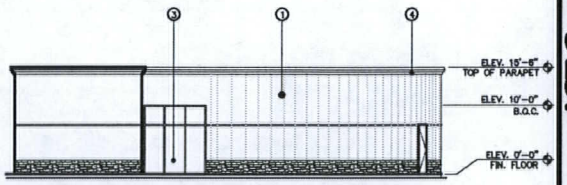
FLOOR PLAN
SCALE: 1/8" = 1'-0"



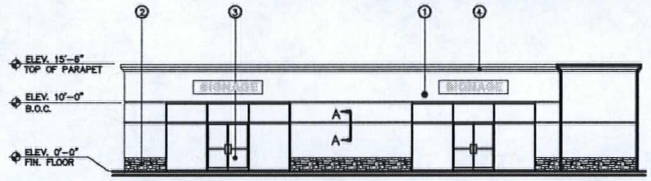
④ REAR ELEVATION
SCALE: 1/8" = 1'-0"



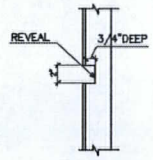
② LEFT ELEVATION
SCALE: 1/8" = 1'-0"



③ RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



① FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SECTION : A-A (TYP)
N.T.S.

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 SUMMER 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

ID	WIDTH	HEIGHT	U VALUE WINTER NIGHT	U VALUE SUMMER DAY	SHGC	GLZG	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"	7'-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 RICK OR EQUAL.
2. WHITE PAINT SHALL BE: EXTERIOR A108 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 PARAGRAPH "F" ALTERNATE TREATMENT MAY INCLUDE A POLYMER FLOOR COATING. MASTER BUILDERS "EMECOUARD" O.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, 200A 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 FRE 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 FRE 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 DRS 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. MEC 380 AND ANSI 1108.4.5
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 4.32.4.
11. ACCESSIBLE CHECKOUT COUNTER SURFACES 36" 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 28 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 TO PREVENT WATER INTRUSION.
2. APPLY ONE COAT OF WATERPROOFING TO ALL NONE. STUCCO SURFACES.
3. SEE SPECIFICATIONS FOR NAILING AND REQUIREMENTS FOR EXTERIOR GRADE PLYWOOD.
4. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB (EXTERIOR & INTERIOR).
5. 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. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. MESH AS SPECIFIED SHALL NOT OVERLAP AT 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. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
7. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

NO.	DATE	REVISION ISSUE

ACE Consulting
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

FLOOR PLAN AND ELEVATIONS
FREMONT / CHARLESTON RETAIL
CHARLESTON BLVD. & FREMONT ST.
CITY OF LAS VEGAS, NEVADA

DATE: 3-28-11
SCALE: 1/8" = 1'-0"
DRAWN BY: ACE
CHECKED BY: ACE
JOB NO.: 10-08
SHEET NO.: A2.0.0
2 OF 2

VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

ACE Engineering
Civil Engineering • Structural Engineering • Land Planning

April 12, 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.

VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

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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 7 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. This reduction in setback allows for a smoother flow of traffic on the site, particularly at the Fremont entrance to the proposed fuel pumps. 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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VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

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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VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

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

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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

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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

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APR-24-2011 14:13 From:1ADG
APR-4-2011 13:29 FROM:

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:
VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT at 2320 Fremont Street (APN 139-35-805-001), 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. 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

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

RECEIVED
APR 05 2011

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.

RECEIVED
APR 05 2011

Revised 10/27/08

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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-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 AUTO SMOG CHECK USE at 2320 Fremont Street (APN 139-35-805-001), 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. 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

RECEIVED
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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RECEIVED
APR 05 2011

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:
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 1,000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

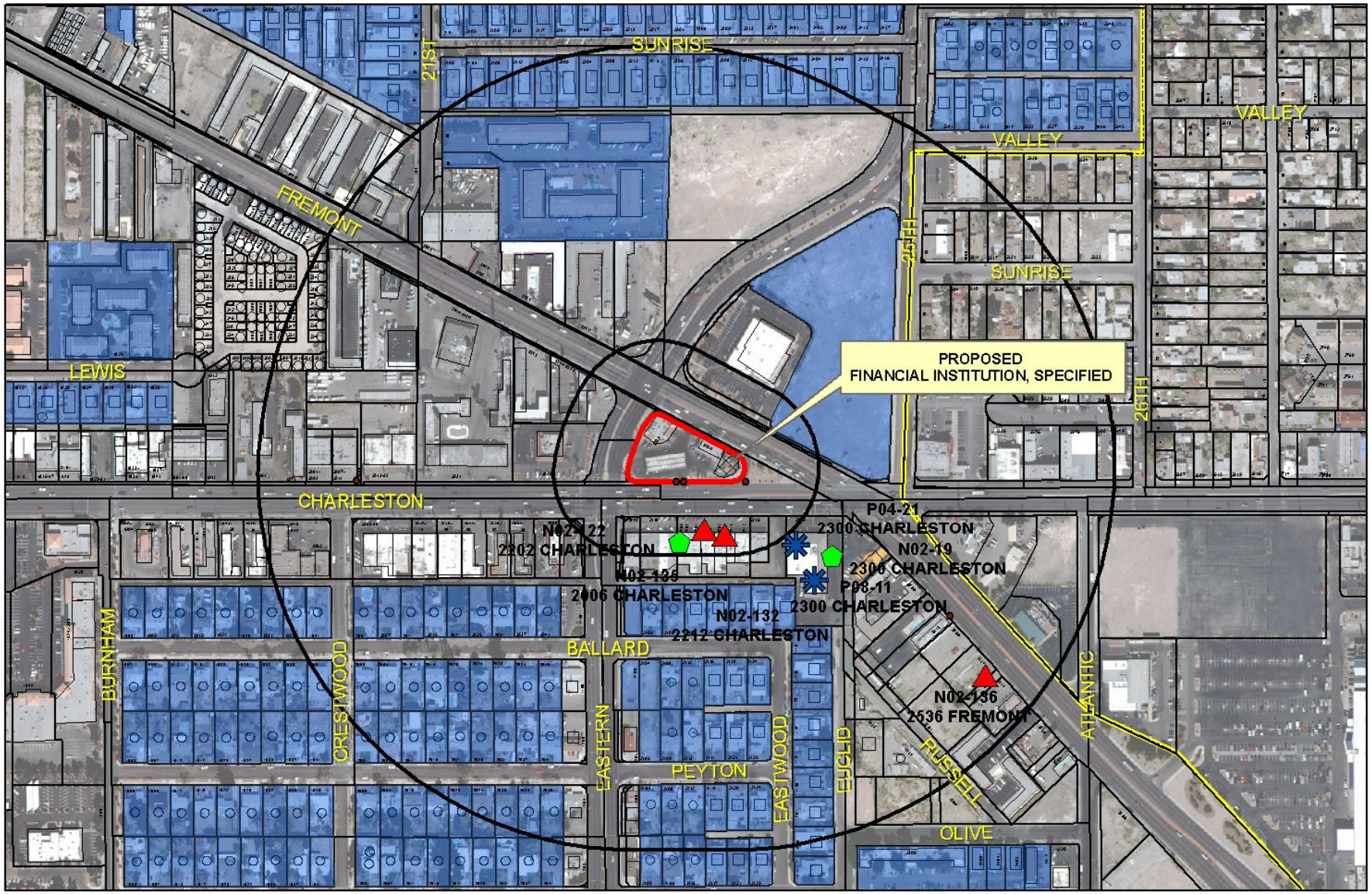
MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. 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-41236
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 225 450 900 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.: **30.**

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 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND A 2,324 SQUARE-FOOT FUEL CANOPY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS AND A TWO-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). 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. 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

SDR 41235
United Brothers Enterprises, Inc.

2320 Fremont Street

Proposed 8 fueling position expansion of an existing service station.

Traffic produced by proposed development:

Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	16	168.56	2,697
AM Peak Hour			12.07	193
PM Peak Hour			13.86	222

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	8	168.56	1,348
AM Peak Hour			12.07	97
PM Peak Hour			13.86	111

(heaviest 60 minutes)

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.4	11.01	26
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	24	168.56	4,072
AM Peak Hour			12.07	293
PM Peak Hour			13.86	336

(heaviest 60 minutes)

Net Increase	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	8	168.56	1,375
AM Peak Hour			12.07	100
PM Peak Hour			13.86	114

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	34,213
PM Peak Hour *(heaviest 60 minutes)*	2,737

Eastern Avenue	
Average Daily Traffic (ADT)	33,050
PM Peak Hour *(heaviest 60 minutes)*	2,644

Fremont Street	
Average Daily Traffic (ADT)	11,963
PM Peak Hour *(heaviest 60 minutes)*	957

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Charleston Boulevard	51,800
Eastern Avenue	51,800
Fremont Street	34,500

This project will add approximately 1,375 trips per day on Charleston Blvd., Eastern Ave. and Fremont St. Charleston is currently at about 66 percent of capacity, Eastern is at about 64 percent of capacity and Fremont is at about 35 percent of capacity. After this expansion, Charleston is expected to be at about 69 percent of capacity, Eastern at about 66 percent of capacity and Fremont at about 39 percent of capacity.

Based on Peak Hour use, this development will add roughly 114 additional cars into the area, which works out to about two every minute.

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

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**

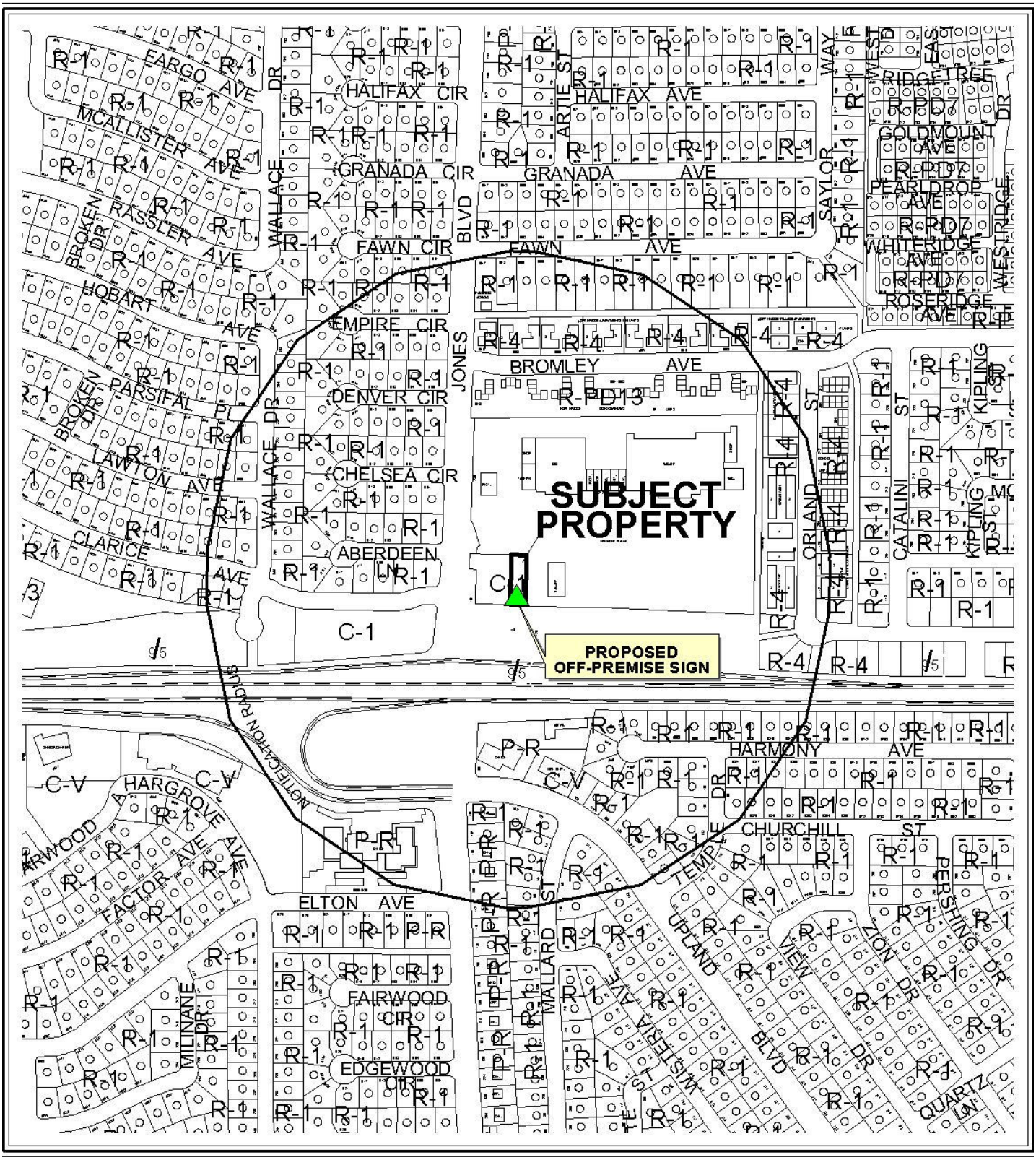
SUBJECT:
SUP-41200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OASIS LAS VEGAS, LLC - Request for a Special Use Permit FOR A 50-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 110 North Jones Boulevard (APN 138-25-404-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends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



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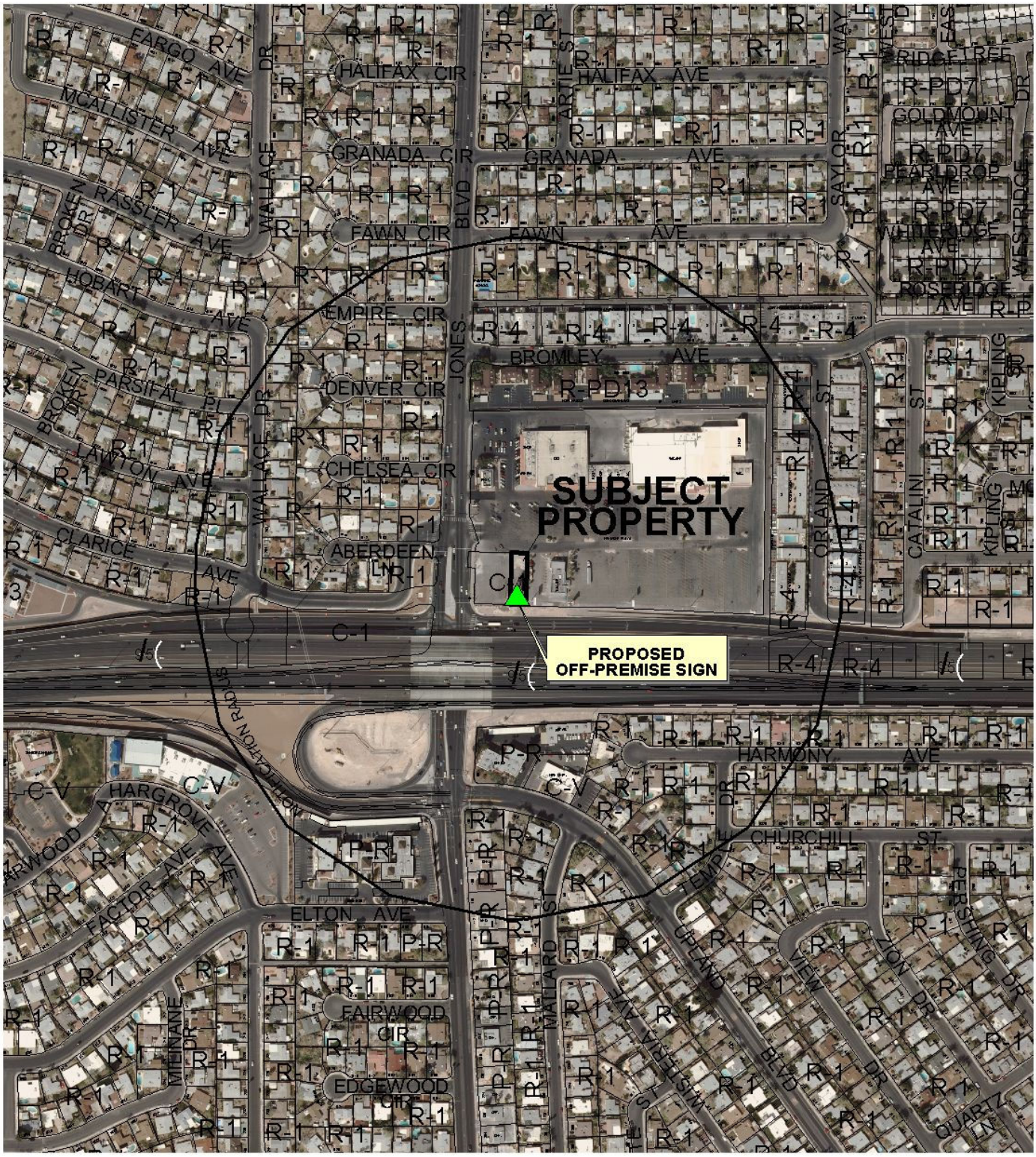
CASE: **SUP-41200**

RADIUS: 1000 FT

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

N



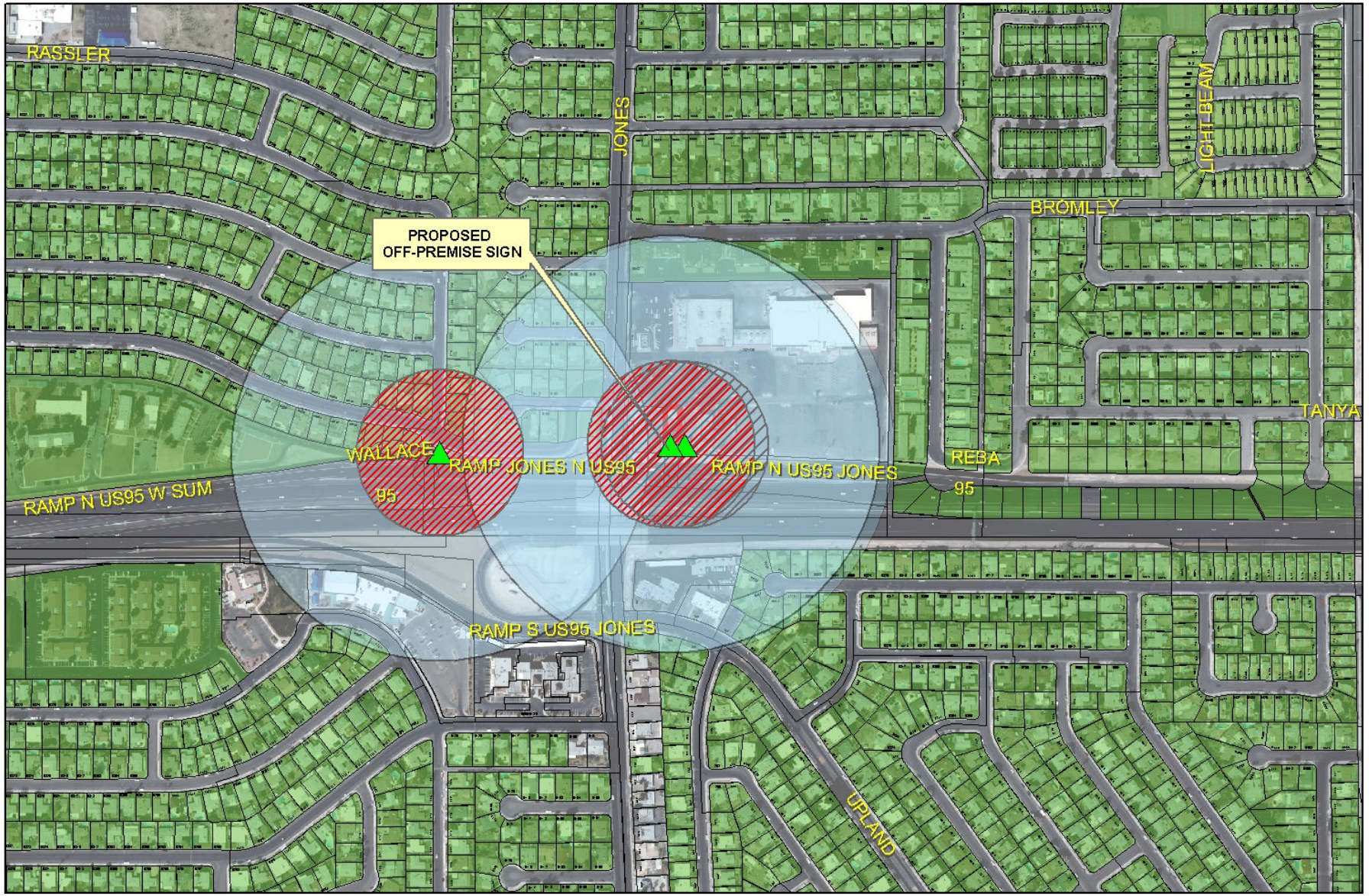
0 300 600 Feet

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

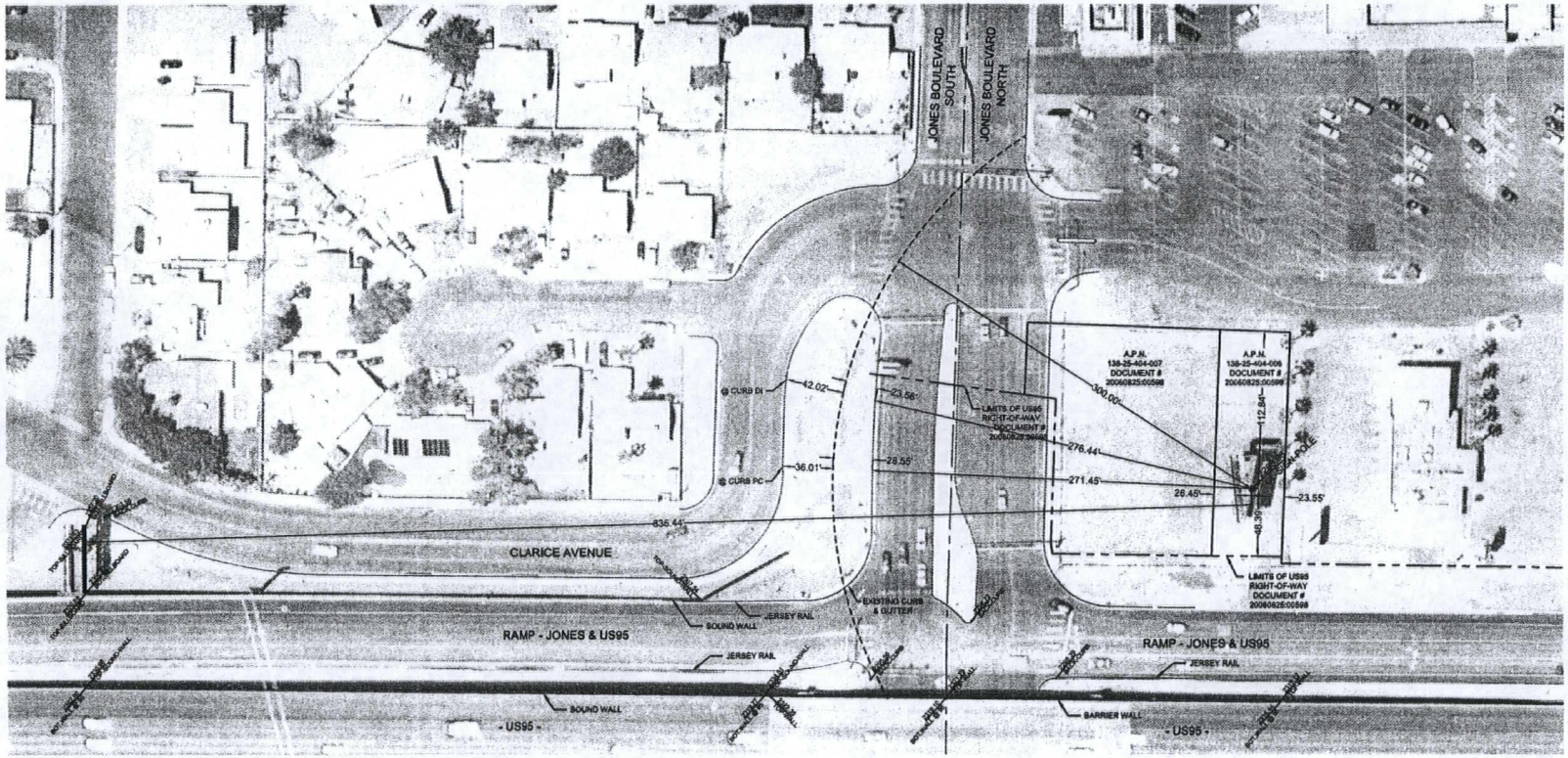
FOR DEPARTMENT USE ONLY

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.

VERTICAL DATUM: ELEVATIONS ARE BASED UPON NAVD88 HOLDING PUBLISHED CITY OF LAS VEGAS CONTROL POINTS: 6C02-31SSW6 (1777.811), 6C12-7SE6 (1807.582), 7C01-11S4 (1929.317), AND NDOT CONTROL POINTS 438010M (2055.009), AND 444003M (2008.520) AS FIXED.

BEARING SOURCE: BEARINGS OF THIS MAP WERE DERIVED FROM NEVADA STATE PLANE COORDINATES NAD 83/94 DATUM EAST ZONE, WITH A MEAN CONVERGENCY OF 0°15'47". USING LOCAL CONTROL POINTS: MCL203X, NCL010X, NCL300X, NCL303X, AND WHITNEY 2 X, AS FIXED AND IS FURTHER ARCHIVED AT NDOT UNDER FILE LPN 823.



JONES BLVD. & US-95 TOPOGRAPHIC SURVEY

FOR PURPOSE OF BILLBOARD LOCATIONS

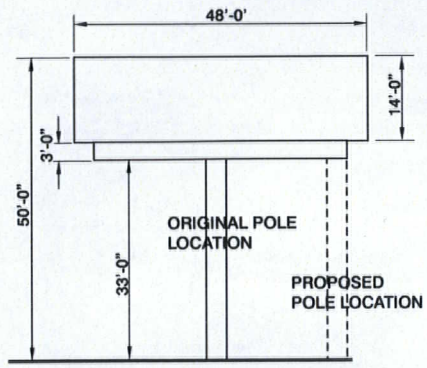
RECEIVED
APR - 6 2011

JEMISON SURVEYING & SERVICES
NORTH
SCALE = 1" = 40'
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

JOB TITLE: JONES BLVD. & US-95 BILLBOARD LOCATIONS
DATE: 04-02-2011
JOB NO.: 538-110451
SHEET 1 OF

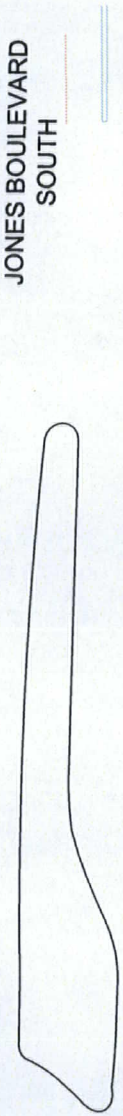
SUP-41200

SUP-41200
REVISED



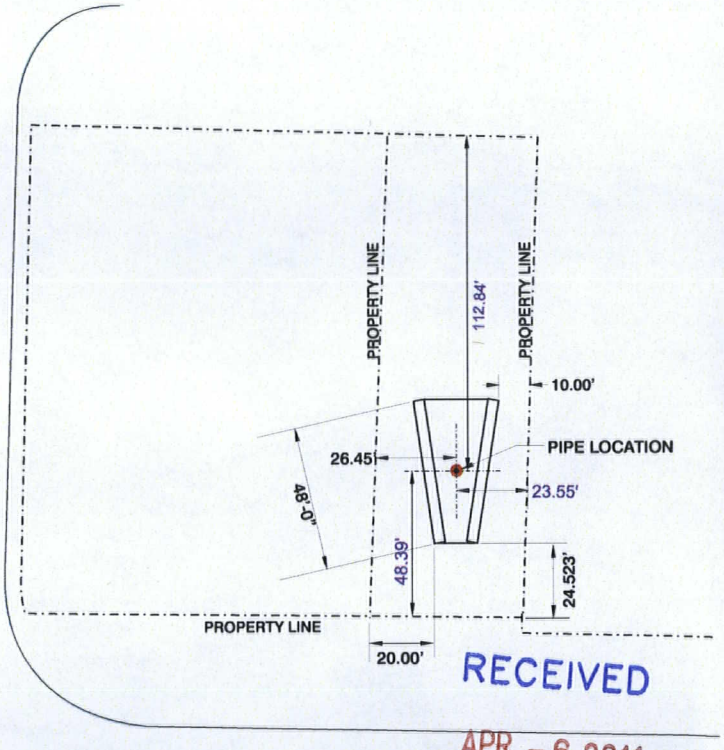
A ELEV. REBUILD EXISTING BILLBOARD
N.T.S.

NOTE:
NO OTHER BILLBOARD WITHIN 750'
EXCEEDS 300' REQD. FROM NEAREST
RESIDENTIAL DWELLING



N

SITE PLAN
SCALE 1"=40'-0"



RECEIVED
APR - 6 2011

RAMP - JONES & US95

FEDERAL 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: SUP-41200
Date: 4/5/11
Sheet Number: 1 Of 1
Design Number: 0

SUP-41200
REVISED

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.: **32.**

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

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

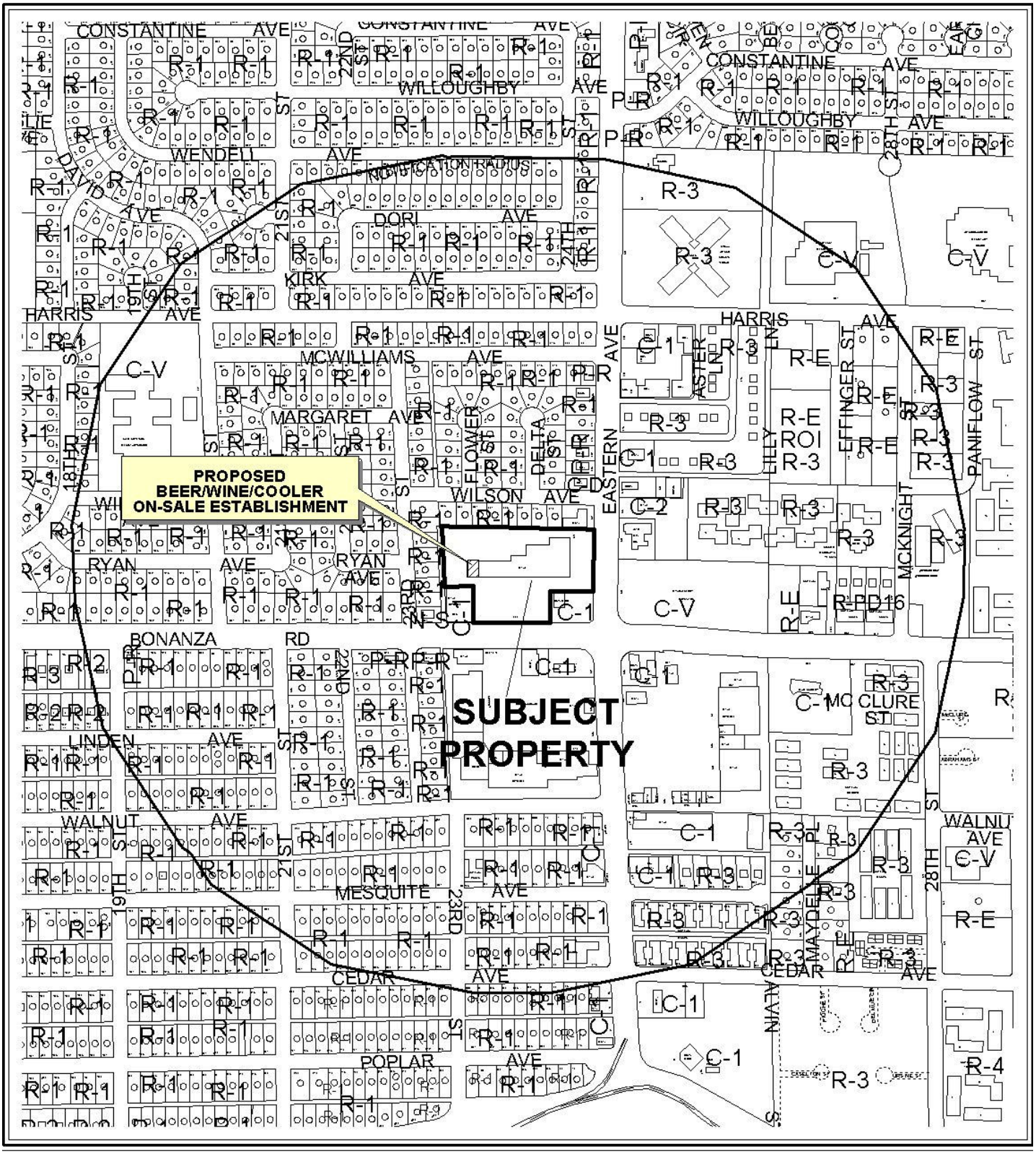
SUBJECT:
SUP-41225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALLARTA TAQUERIA - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,615 SQUARE-FOOT RESTAURANT at 2333 East Bonanza Road (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese). 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, 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



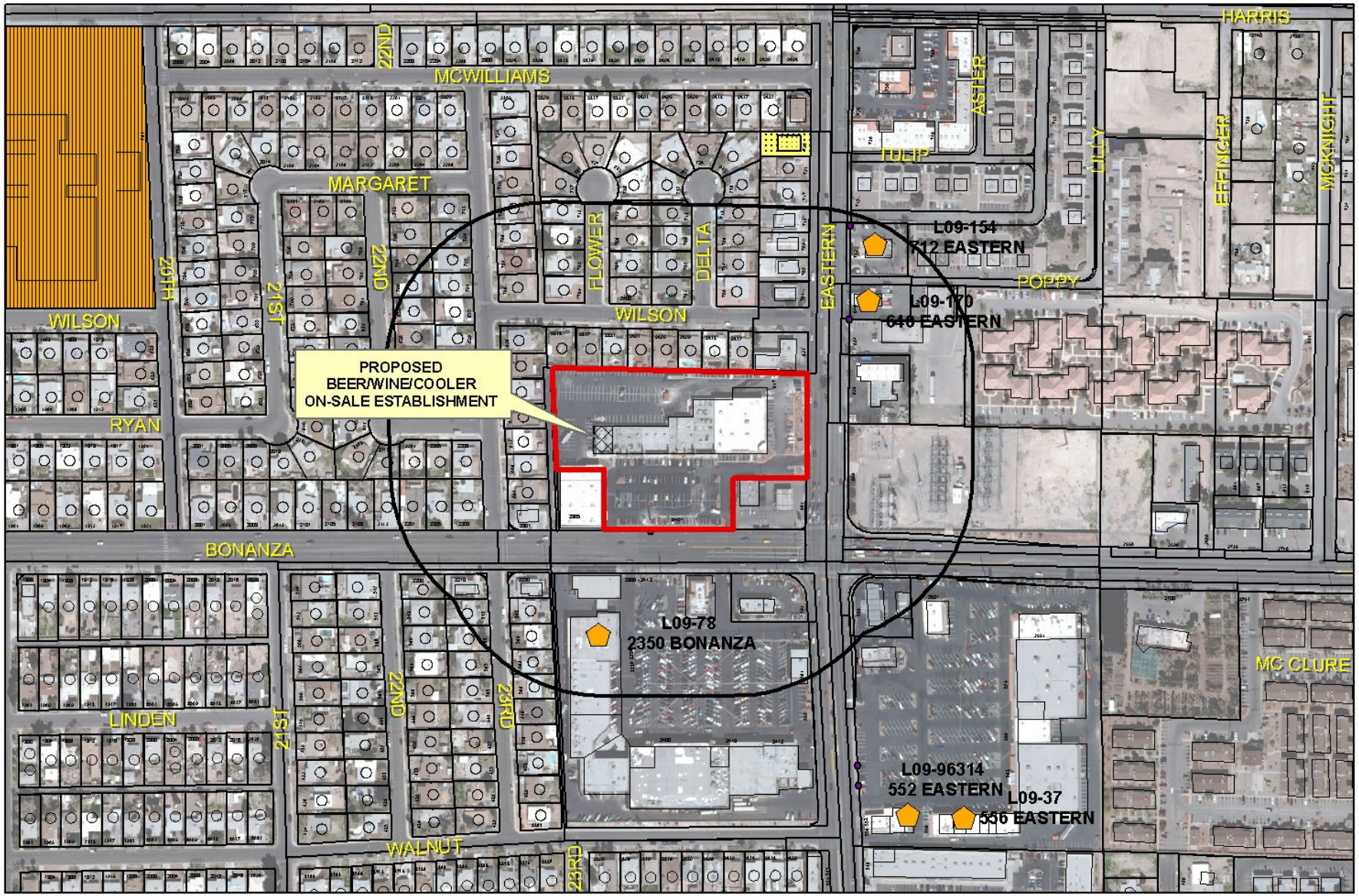
0 400 800 Feet

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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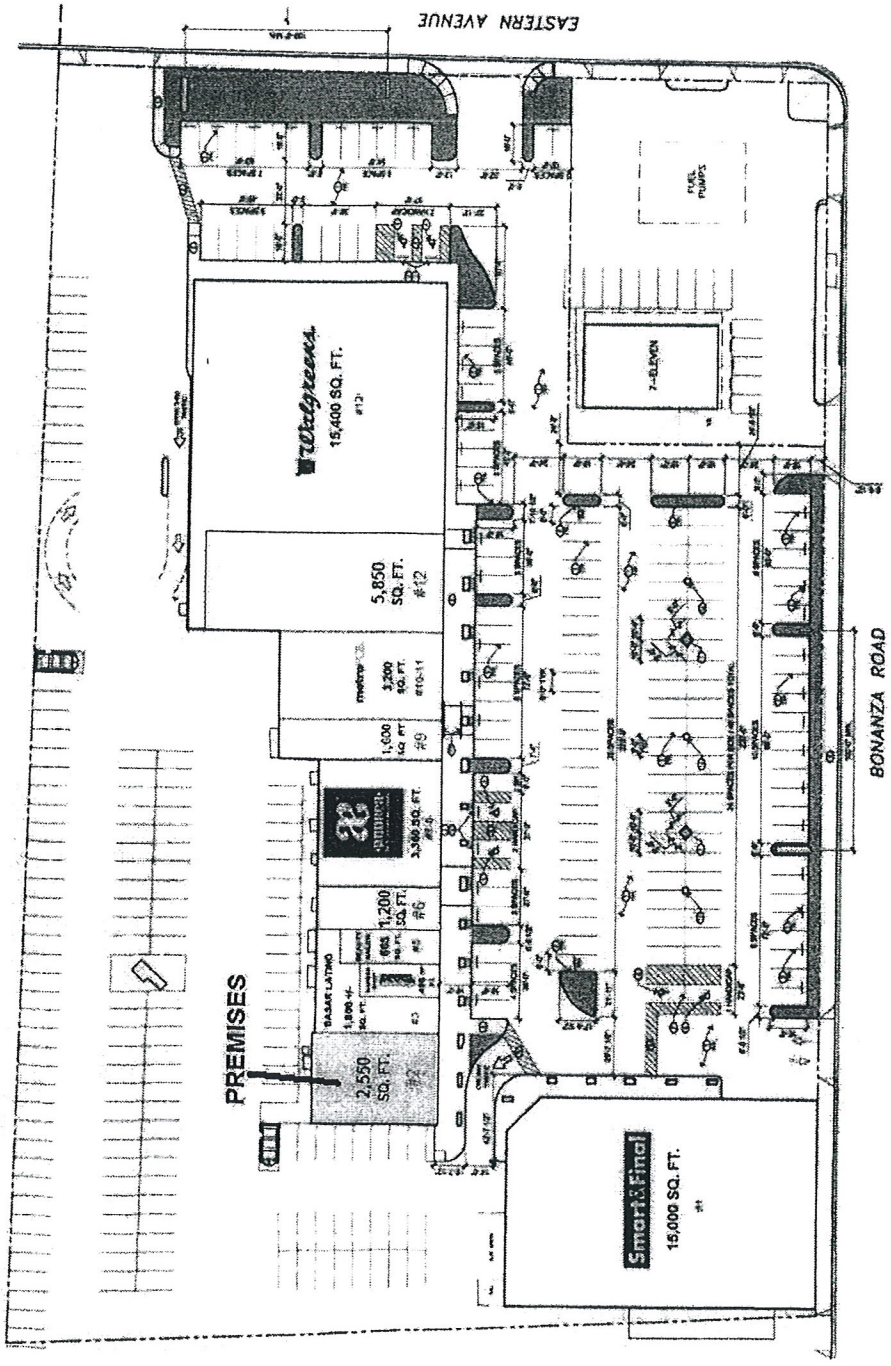
Site plan

EXHIBIT "C-5"

~~FLOOR PLAN~~

PREMISES LAYOUT/OUTDOOR SEATING AREA



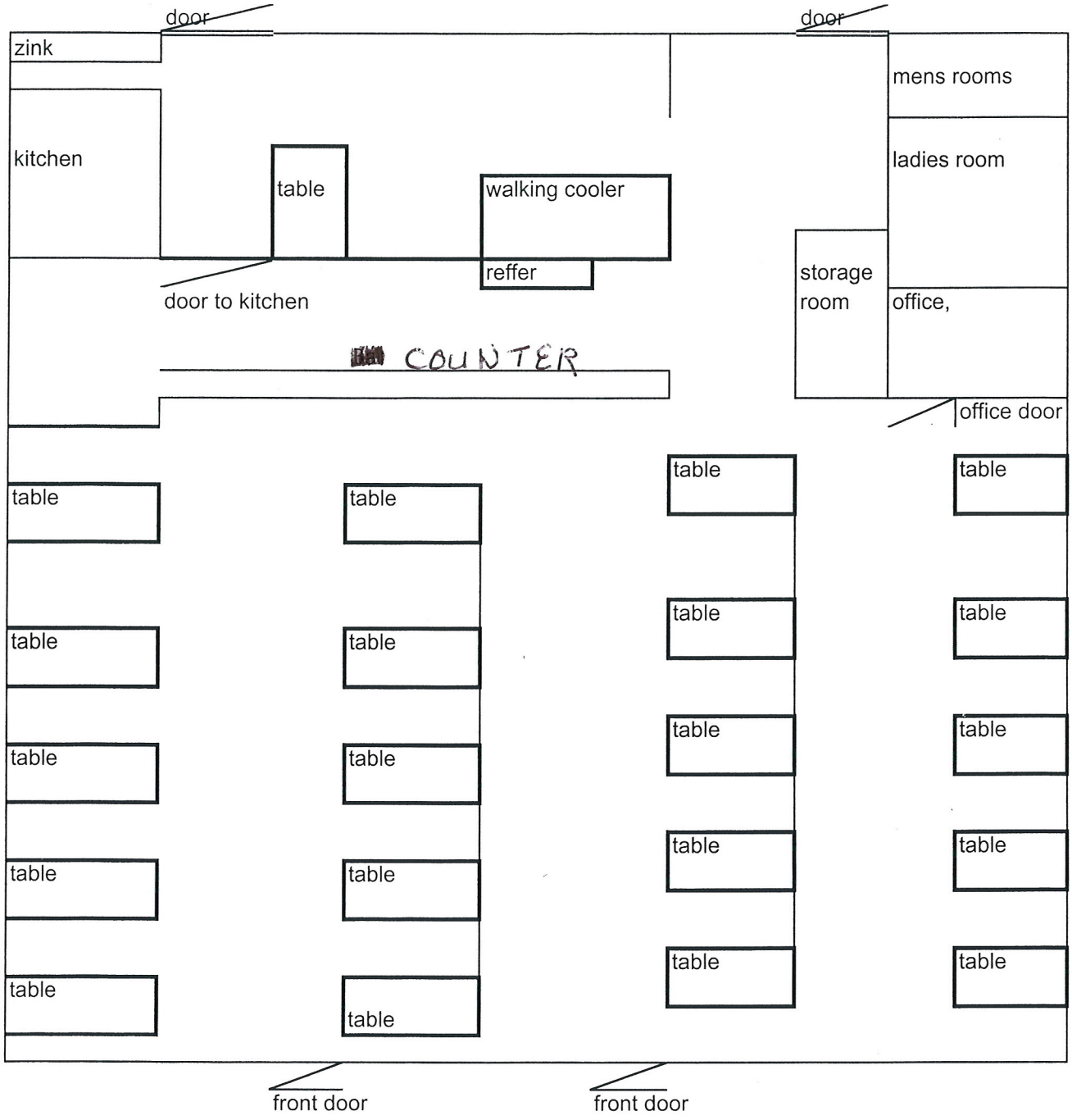
NOTE: SQUARE FOOTAGES SHOWN ON THE ATTACHED ARE APPROXIMATIONS ONLY. LANDLORD MAKES NO REPRESENTATION AS TO THE ACCURACY OR CORRECTNESS OF ANY DIMENSIONS AND/OR SQUARE FOOTAGES. IT IS UNDERSTOOD THAT ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.

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.: **33.**

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

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

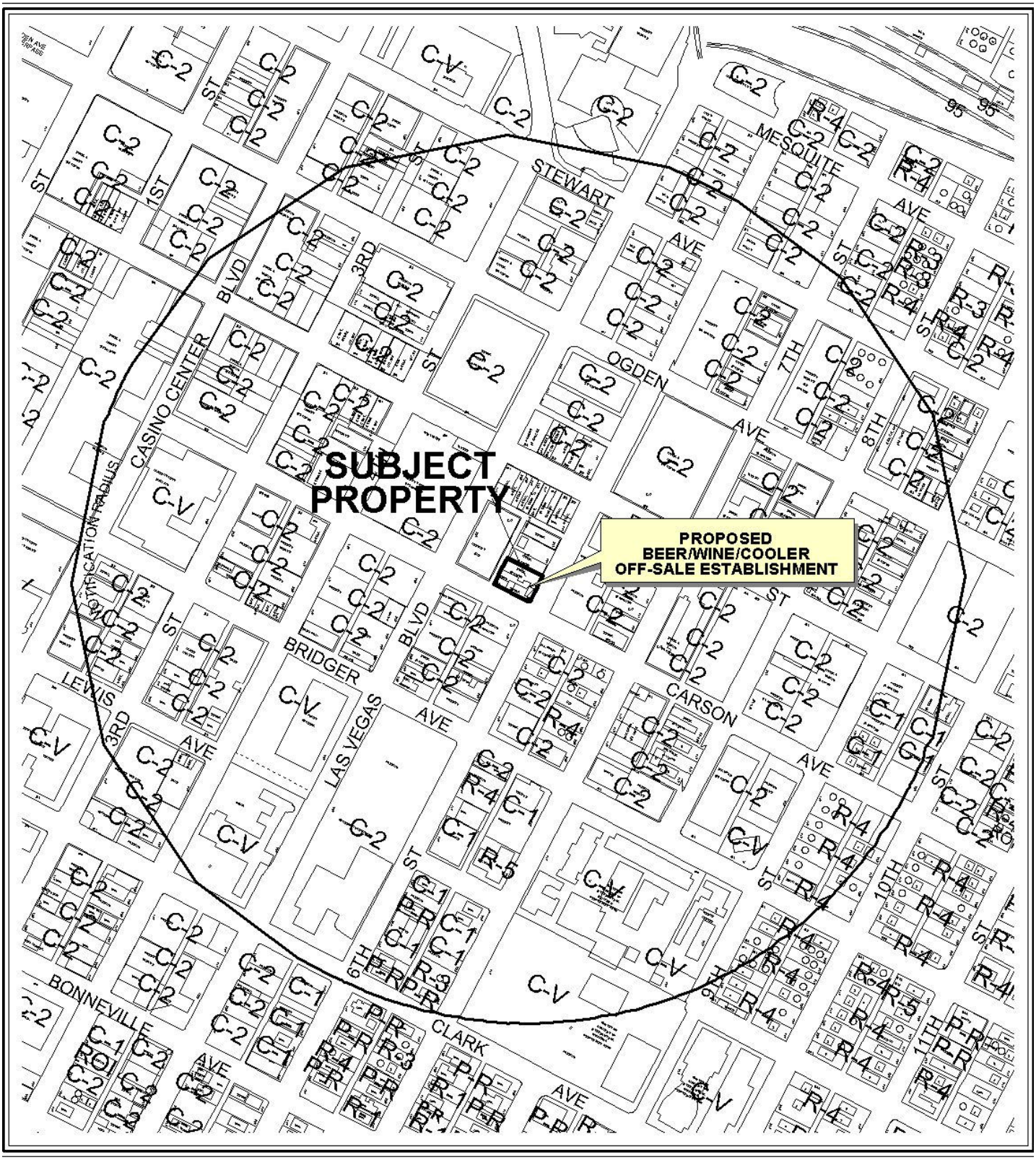
SUBJECT:
SUP-41261 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOOD TIMES SMOKE & CHEW - OWNER: MELE PONO HOLDING CO. - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT TO AN EXISTING 1,250 SQUARE-FOOT RETAIL ESTABLISHMENT at 124 South Sixth Street, Suite 170 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow). 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



0 300 600 Feet

CASE: **SUP-41261**

RADIUS: 1500 FT

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

N



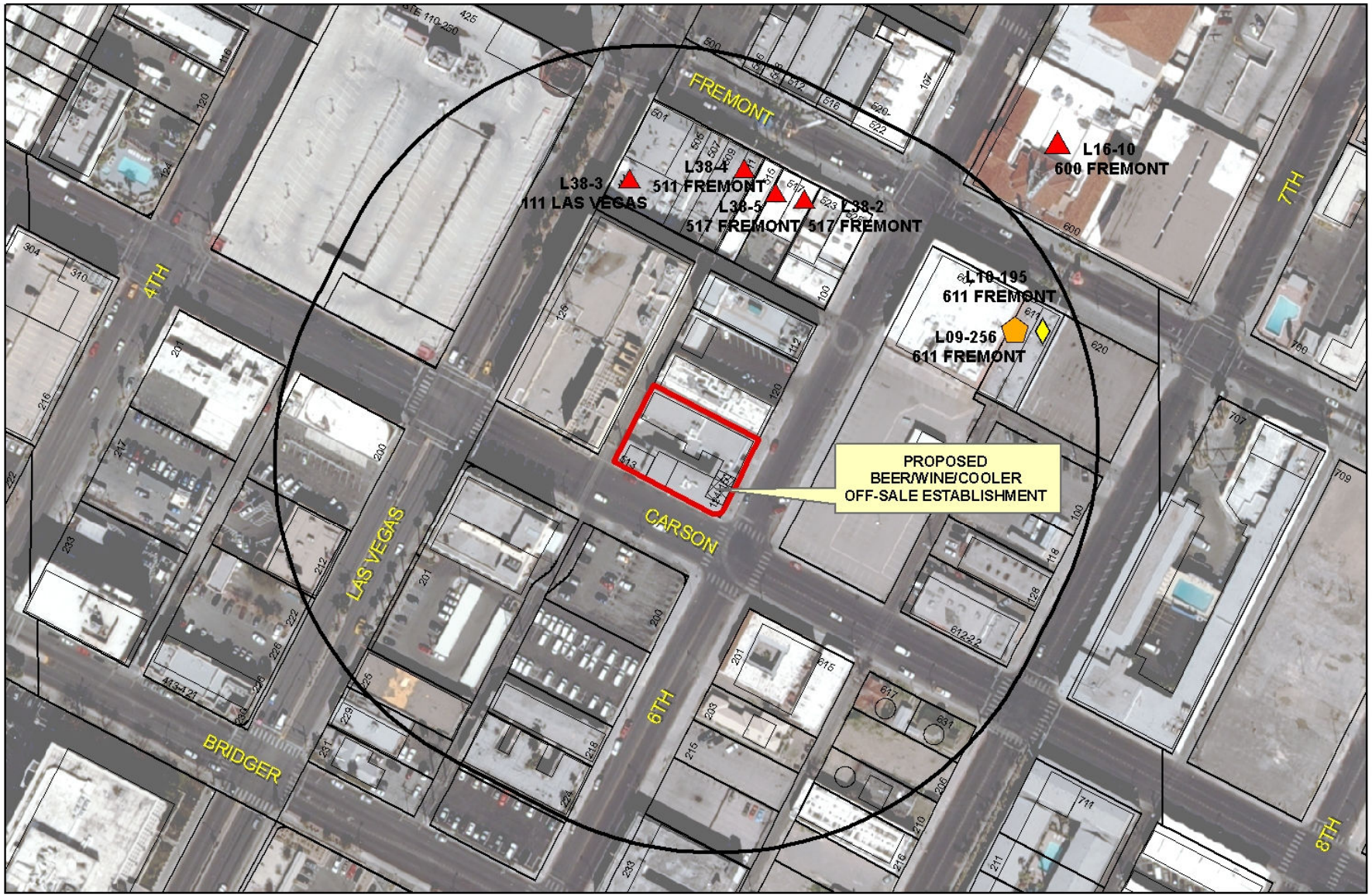
0 300 600 Feet

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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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

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MAR 22 2011



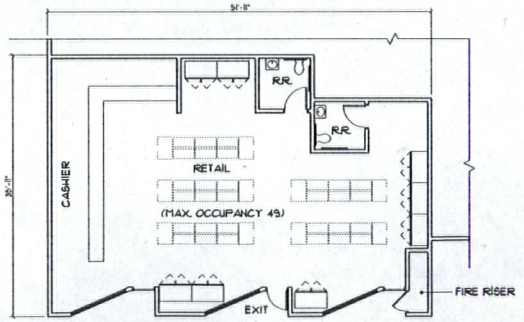
1 VICINITY MAP N.T.S. NORTH

SITE DATA

TOTAL SITE: APN #: 139 34 611 051
SITE AREA: 0.33 ACRES

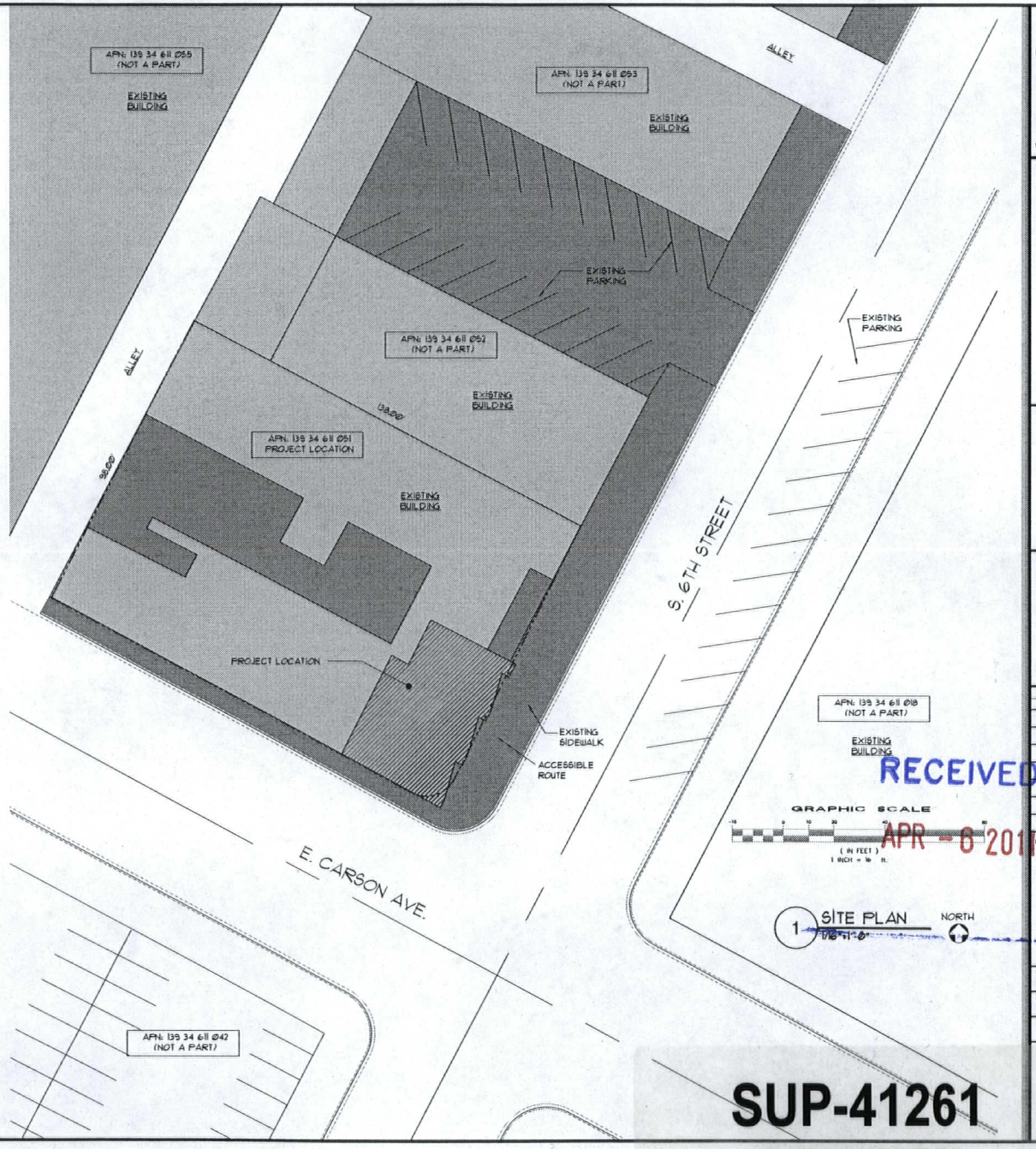
PARKING REQUIREMENTS FOR PROJECT:
THIS PROJECT IS LOCATED IN THE DOWN TOWN CENTENNIAL PLAN OVERLAY DISTRICT: FREEMONT EAST DISTRICT
STANDARD PARKING REQUIREMENTS (1,175 SF) PER TITLE 19-
NOT APPLICABLE

SURROUNDING PARKING HAS BEEN ILLUSTRATED FOR REFERENCE, ALL STRUCTURES AND PARKING IS EXISTING TO REMAIN



C-STORE: 1,670 SF

2 FLOOR PLAN 1/8"=1'-0" NORTH



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

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APR - 6 2011

SUP-41261
REVISED

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 • Fax (702) 832-0408
Mobile (702) 256-0418
• 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) 366-0798

PROJECT:
GOOD TIMES SMOKE & CHEW
124 SOUTH 6TH ST
SUITES: 160, 170 & 180
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

RECEIVED
MAR 22 2011

SUP-41261

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**

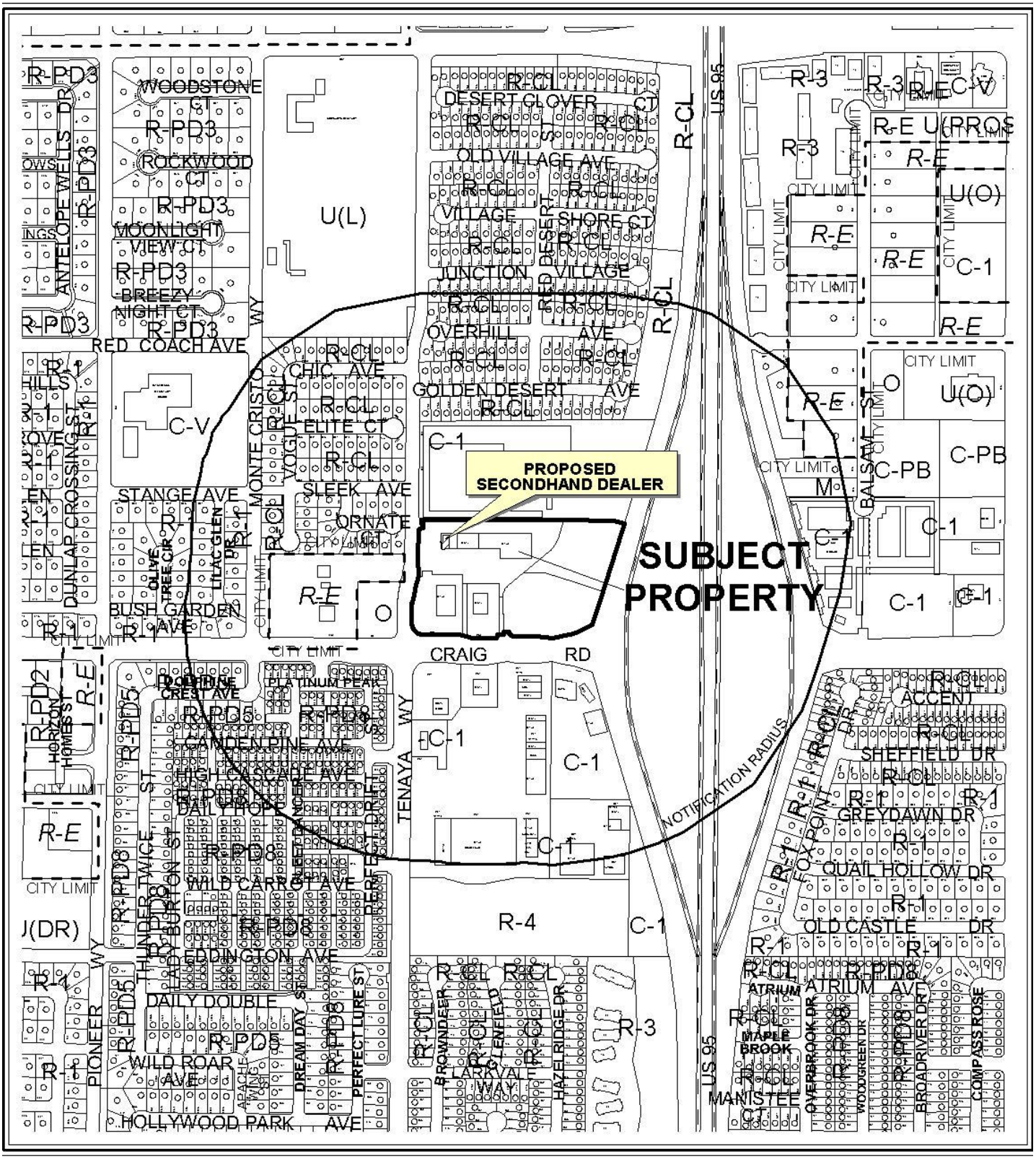
SUBJECT:
SUP-41263 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NORTHWEST ARMS - OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (FIREARMS) IN CONJUNCTION WITH A RETAIL ESTABLISHMENT at 4450 North Tenaya Way, Suite #100 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). 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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



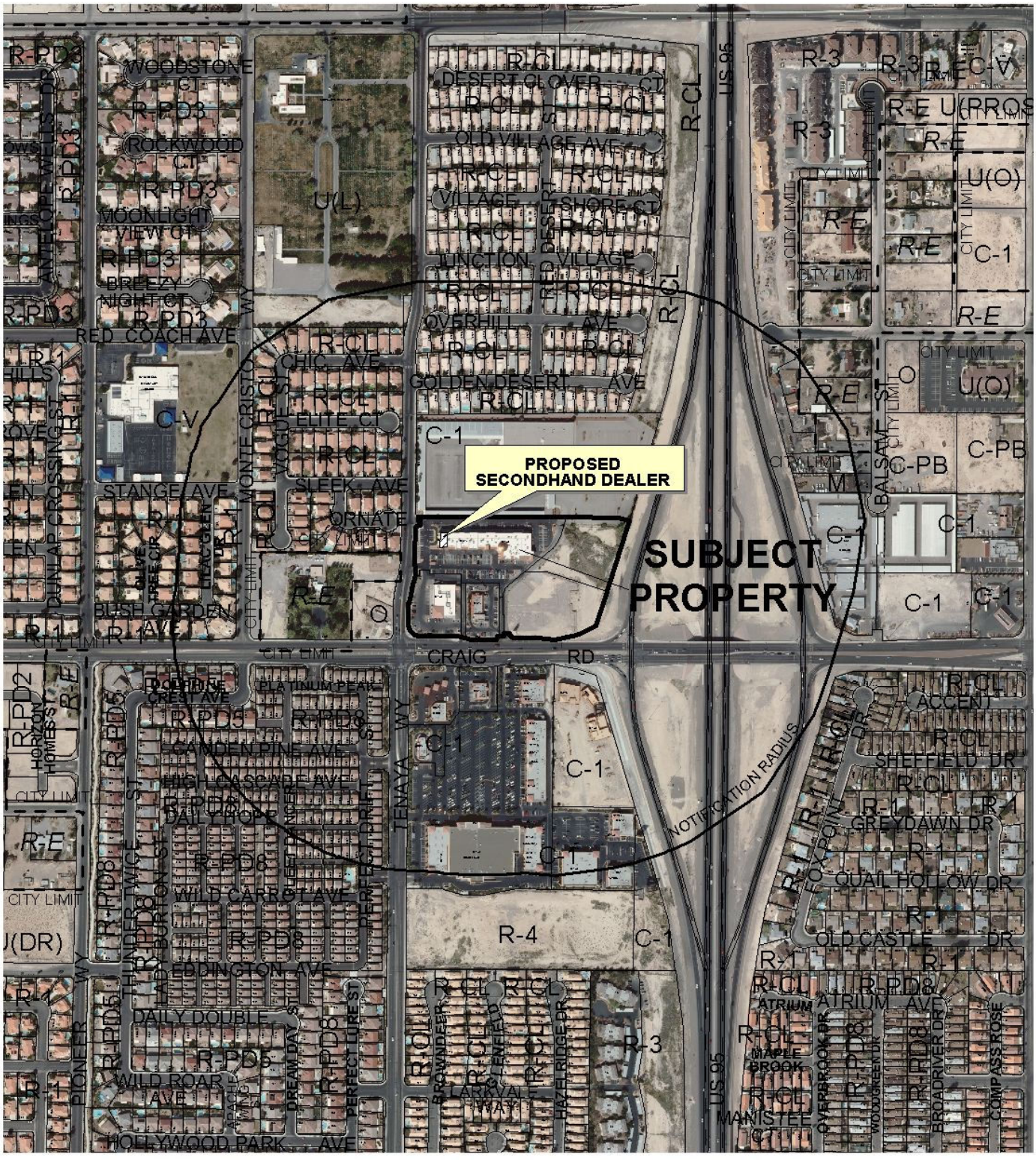
0 500 1000 Feet

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

RECEIVED
MAR 22 2011

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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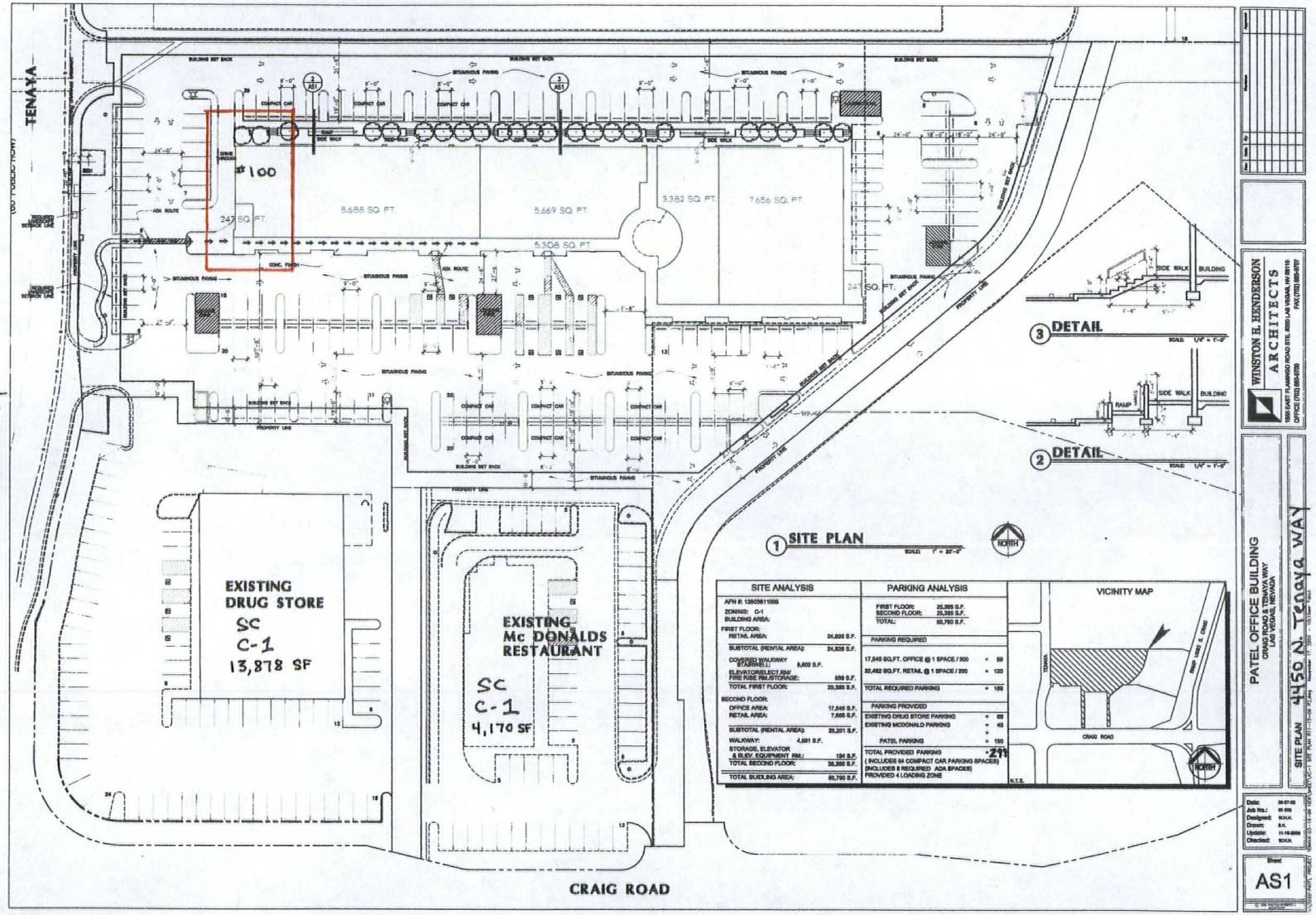
VACANT SC/C-1

Pet Cemetery
PR/R-E

VACANT L Rezoned to Commercial



shopping Center SC C-1

VACANT SC/C-1

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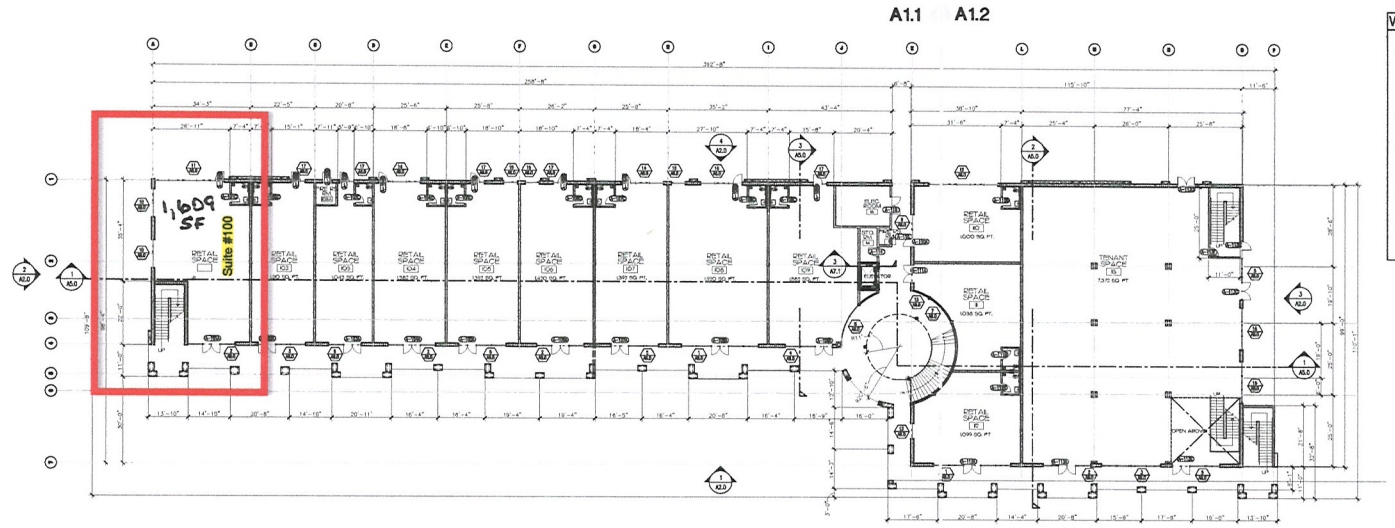
APR 11 2011

SUP-41263
REVISED

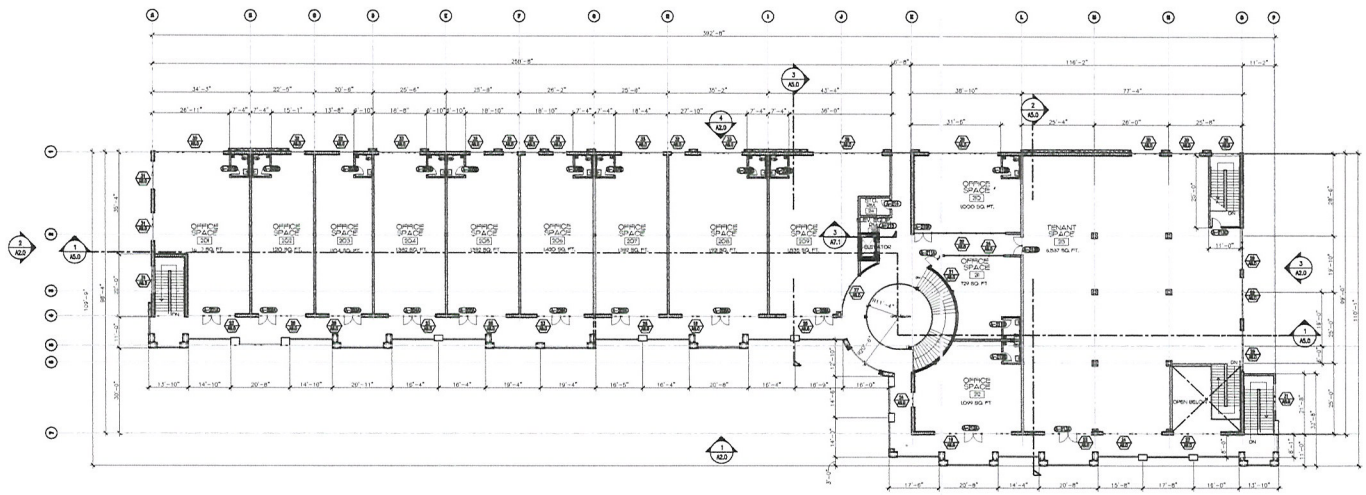
Exhibit A



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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MAR 22 2011

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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MAR 22 2011
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.: **35.**

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

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

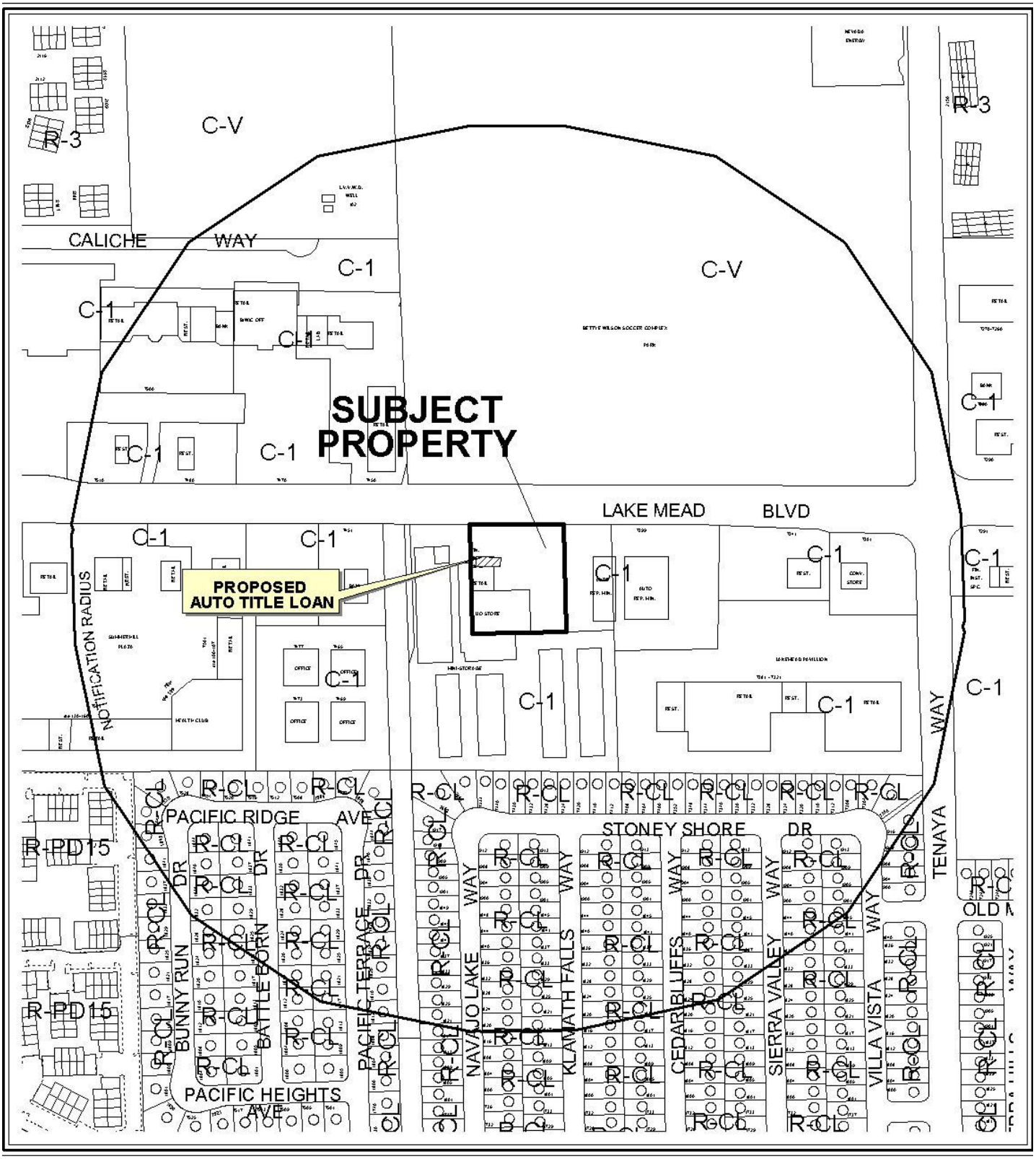
SUBJECT:
SUP-41266 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: BUFFALO & LAKE MEAD BLVD, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING NONCONFORMING 1,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 970-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND 1,400 SQUARE FEET OF FLOOR AREA WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 7421 West Lake Mead Boulevard, Suite #4 (APN 138-22-302-008), C-1 (Limited Commercial) 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, 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



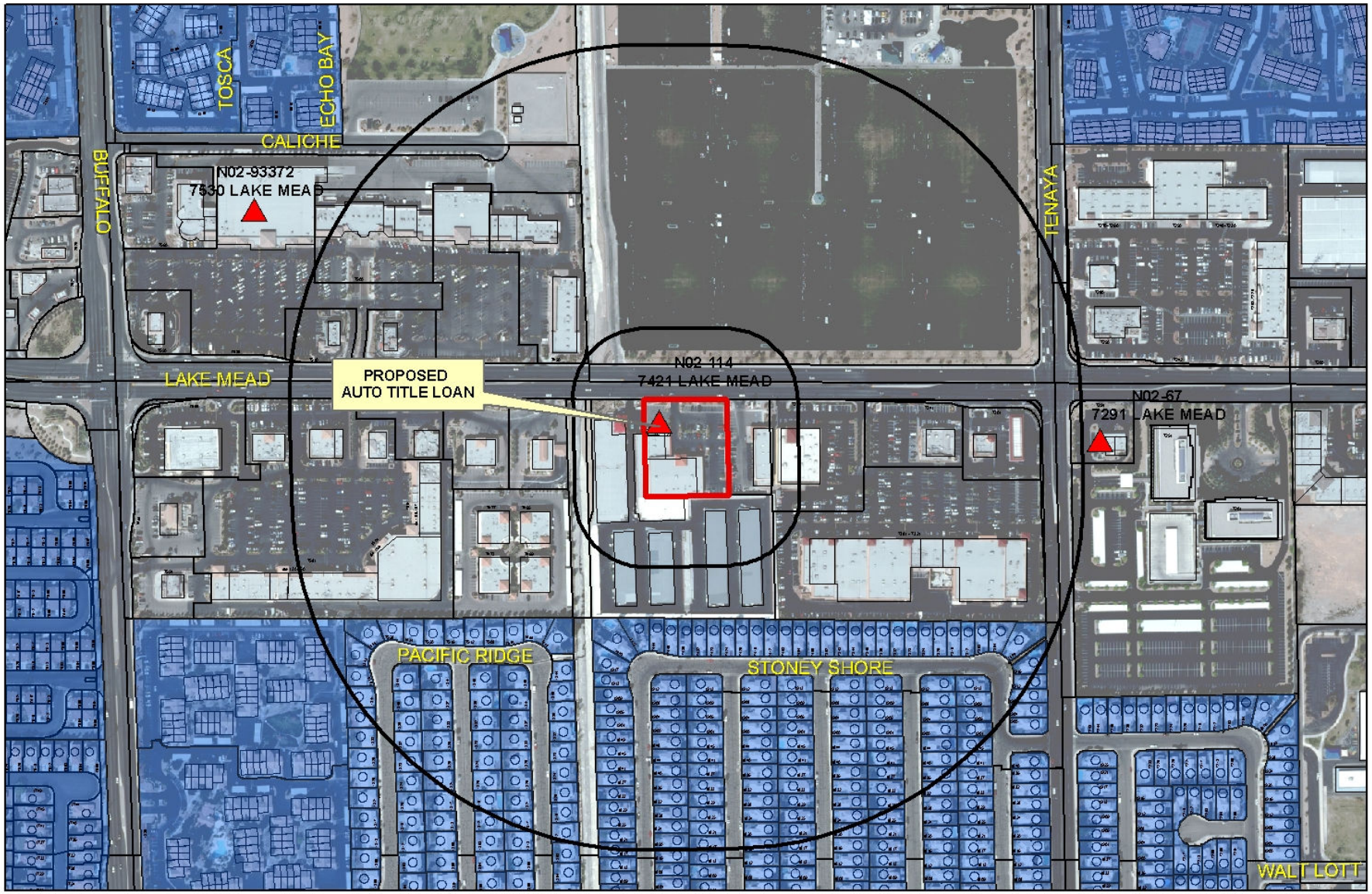
0 300 600 Feet

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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MAR 22 2011

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

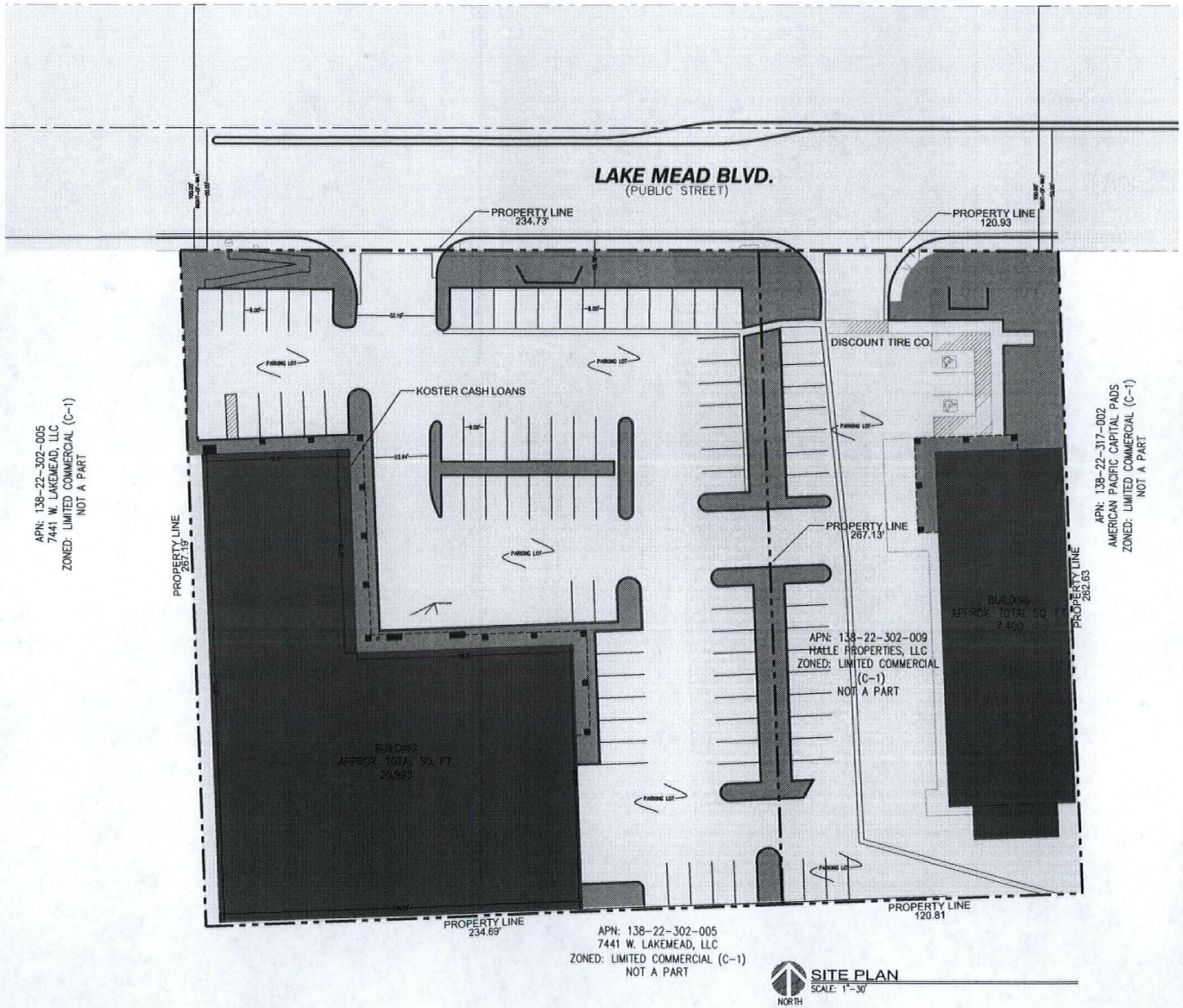
SUE E. ROSS
Notary Public, State of Nevada
Appointment No. 02-79133-1
My Appt. Expires Dec 5, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-41266
Meeting Date:	5/10/11 PC
Total Fee:	$1,030
Date Received:*	3/22/11
Received By:	

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.



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
- E — EXISTING ELECTRIC (TYP)
- W — EXISTING WATER (TYP)
- PEDESTRIAN SIGNAL
- EXISTING HANDICAP RAMPS (TYP)
- EXISTING REMOVABLE BOLLARD (TYP)
- PIPE BOLLARDS(TYP)

SITE CALCULATIONS

SQUARE FOOTAGES:

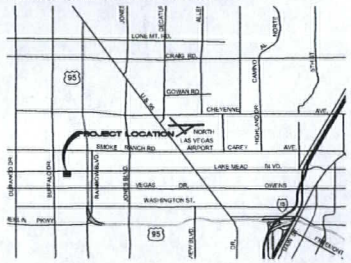
PROPERTY SIZE	63,740 SQ. FT.
OVERALL BUILDING SIZE	20,995 SQ. FT.
KOSTER'S RETAIL	1,296.51 SQ. FT.

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

RECEIVED
APR 12 2011

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.HIS 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

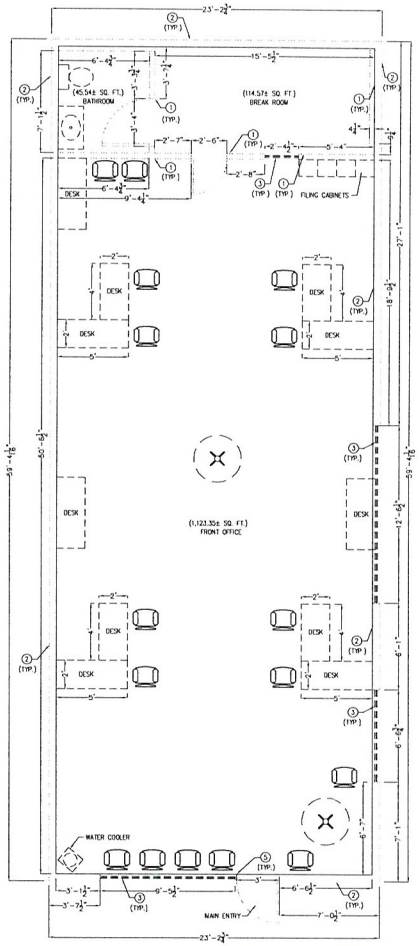
Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 222-3623 FAX: (702) 222-3623 IDEALSOLUTIONSDRAFTING@COX.NET
WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4170 S. DECATUR BLVD.
BLDG #8-2
LAS VEGAS, NV 89103
PH. 702.296.6324
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
REVISED



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.

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.

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.

RECEIVED
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.: **36.**

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

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

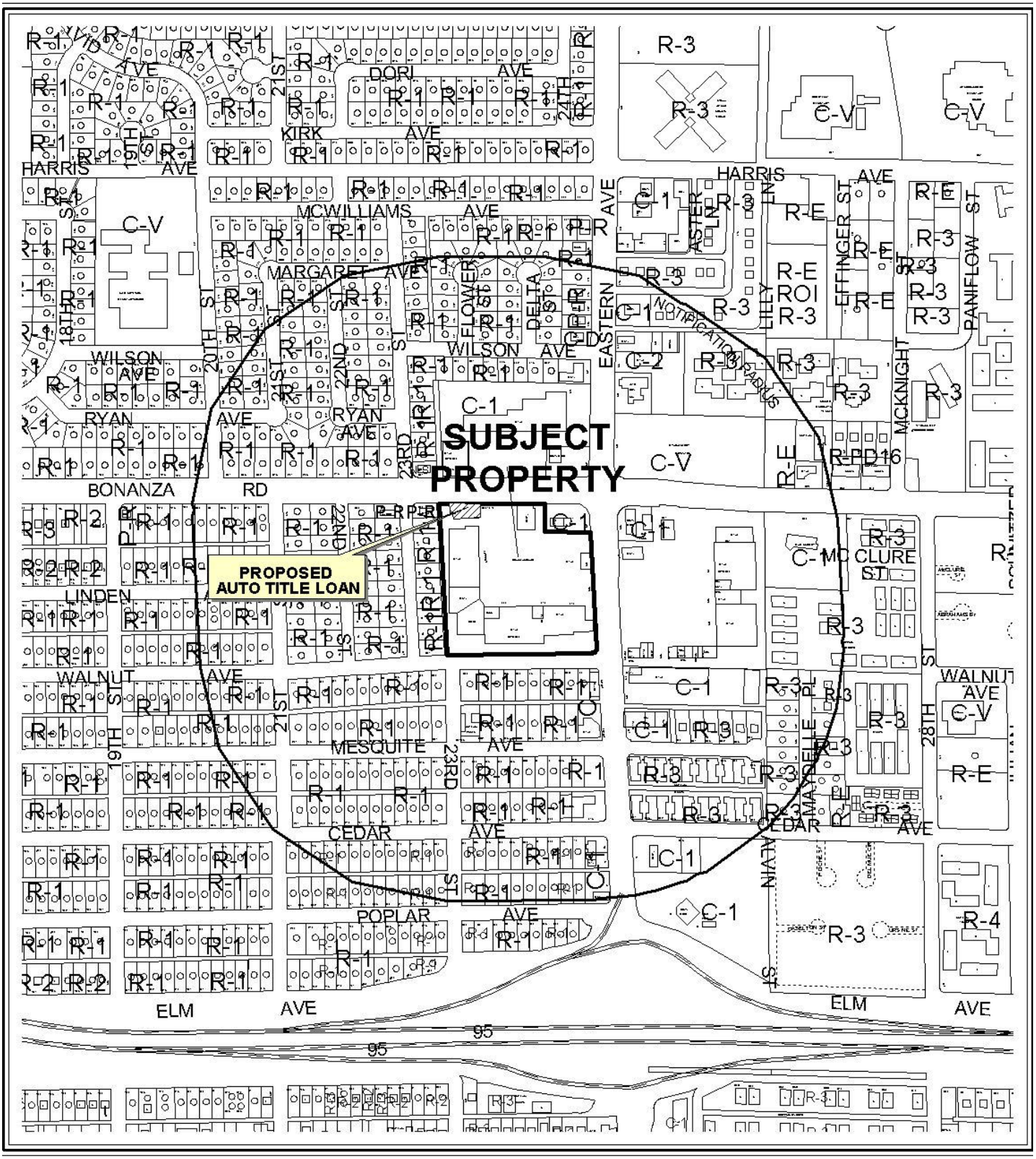
SUBJECT:
SUP-41267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: C EAGLE SPIRIT, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING NONCONFORMING 4,845 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION 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). 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



0 400 800 Feet

CASE: **SUP-41267**

RADIUS: 1000 FT

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

N



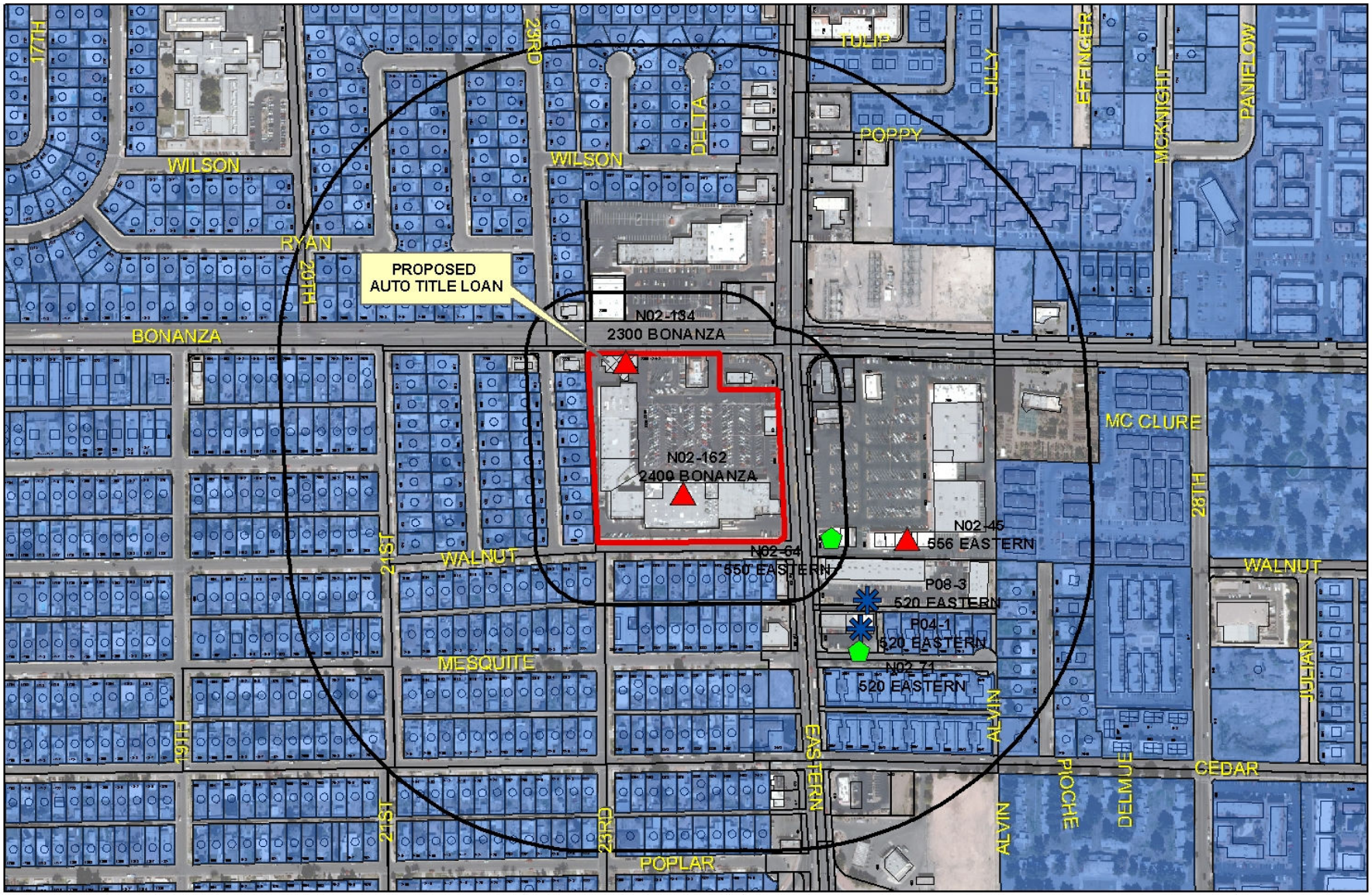
0 400 800 Feet

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

RECEIVED
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

RECEIVED
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.

RONALD L. CUSTIS
Commission # 1880496
Notary Public - California
Napa County
My Comm. Expires Feb 20, 2014

Place Notary Seal Above

Ronald L Custis
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 APPLICATION

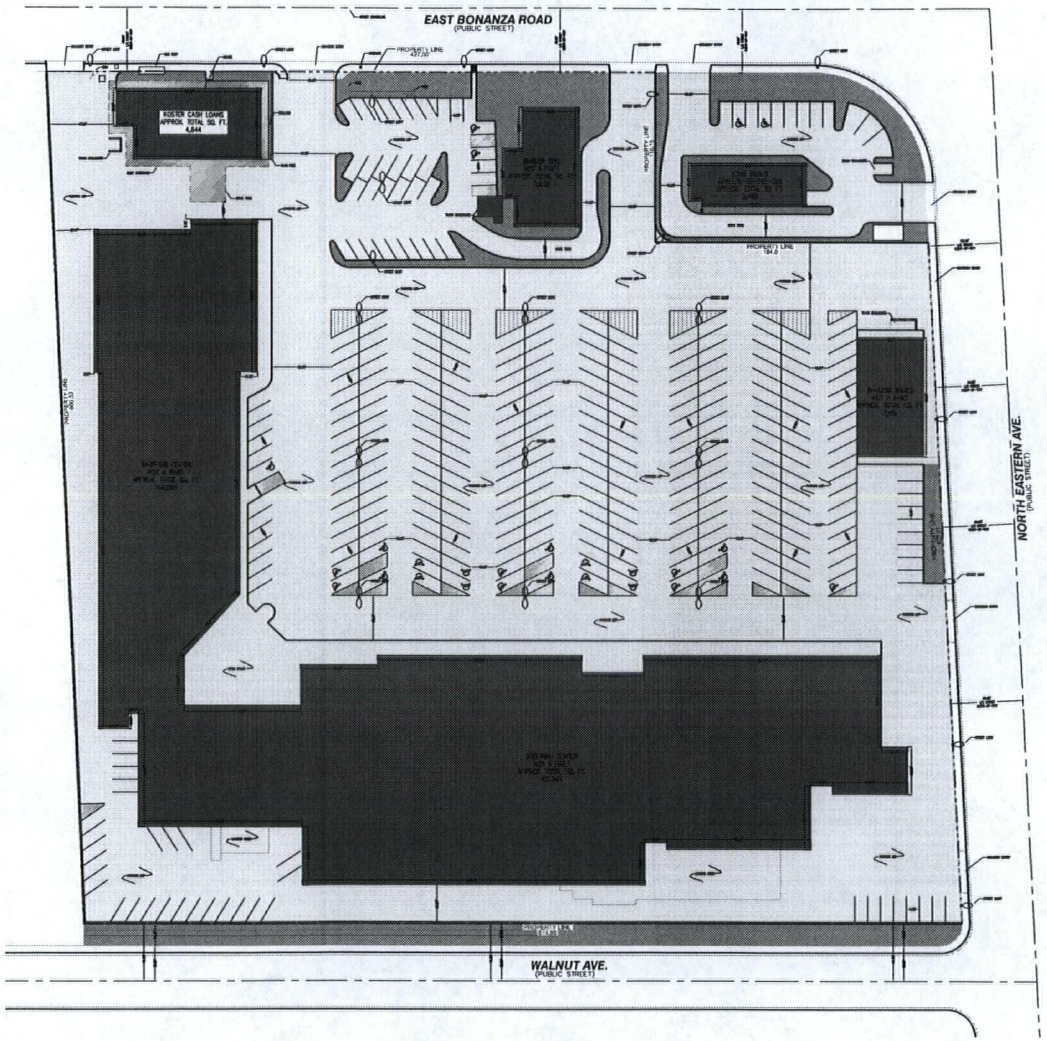
Document Date: 2/25/11 Number of Pages: 1

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

RECEIVED
MAR 22 2011

ADM-296 (01/08)



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
- E — EXISTING ELECTRIC (TYP)
- W — EXISTING WATER (TYP)
- PEDESTRIAN SIGNAL
- EXISTING HANDICAP RAMPS (TYP)
- EXISTING REMOVABLE BOLLARD (TYP)
- PIPE BOLLARDS(TYP)

SITE CALCULATIONS

SQUARE FOOTAGES:

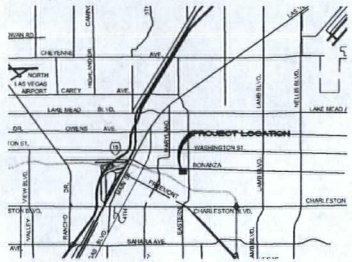
PROPERTY SIZE	8.77 ACRES
OVERALL BUILDING SIZE	4,844 SQ. FT.
KOSTER'S RETAIL	4,844 SQ. FT.

PARKING:

TOTAL EX. PARKING SPACES	309 TOTAL
TOTAL EX. HANDICAP SPACES	14 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

RECEIVED
APR 12 2011

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
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) 388-4565 FAX: (702) 388-0210 EMAIL: RDP@IDEALSOLUTIONSDRAFTING.COM
WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4725 E. SUNSET ROAD
SUITE 210
LAS VEGAS, NV 89119
PHONE: (702) 547-9664
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
REVISED

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:

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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

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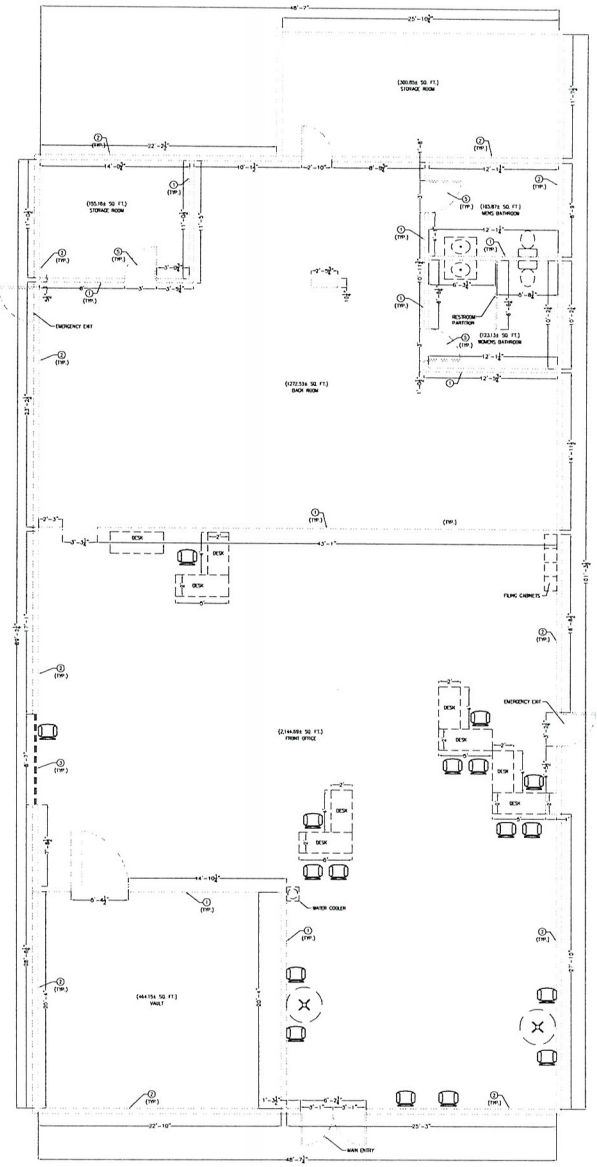
CONTRACTOR'S NOTE

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.



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	
EX. DATA JACK	EXISTING WALL
EX. TELEPHONE JACK	EXISTING WINDOW
EX. TELEVISION JACK	
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
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

RECEIVED
MAR 23 2011

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					

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA

SHEET:
EXISTING FLOOR PLAN LAYOUT
2300 E. BONANZA
LAS VEGAS, NV 89101

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TELE: (702) 395-2263 EMAIL: INFO@IDEALSOLUTIONSDRAFTING.COM
WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
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.: **37.**

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

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

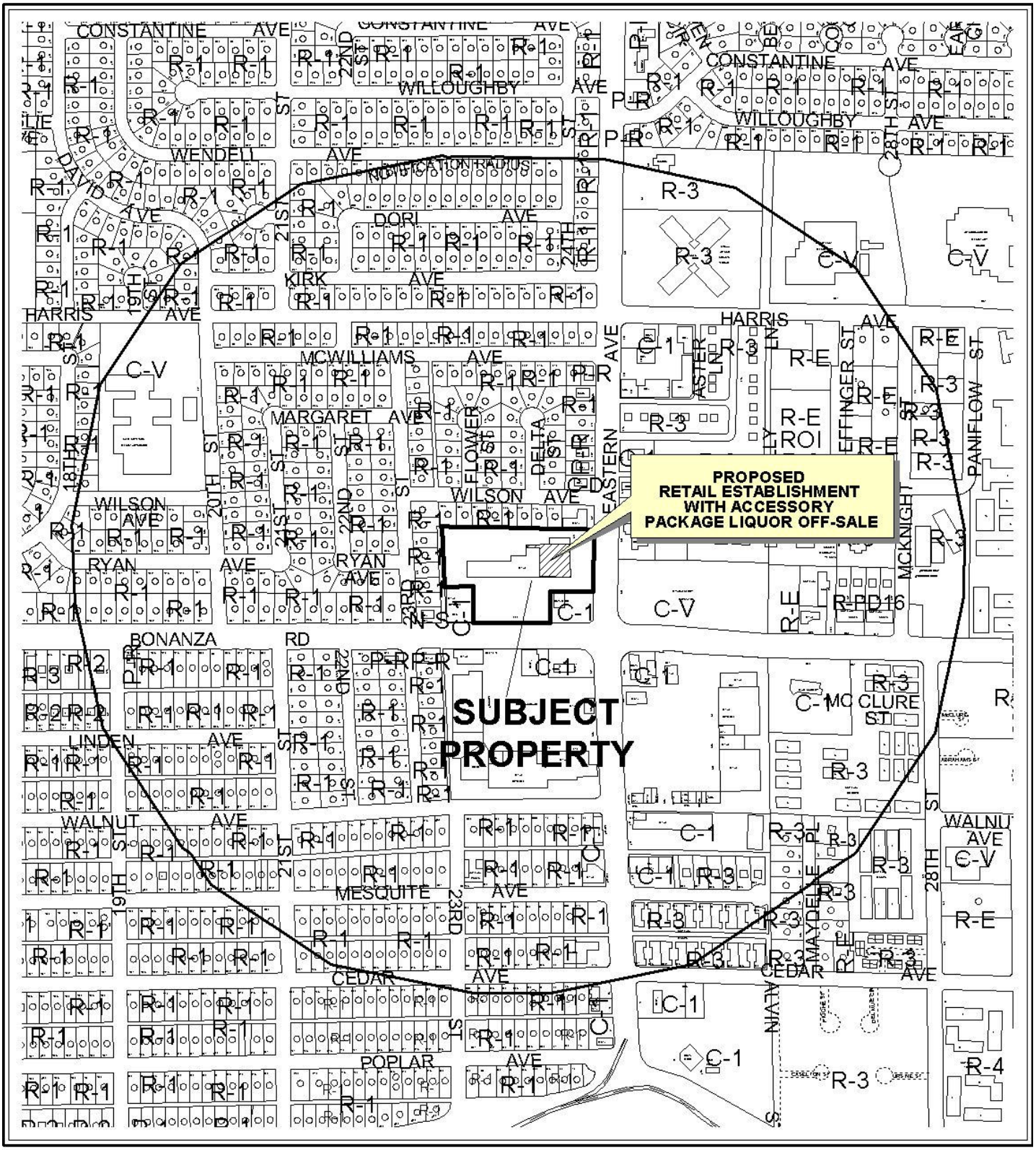
SUBJECT:
SUP-41273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE USE WITHIN AN EXISTING 15,400 SQUARE-FOOT RETAIL ESTABLISHMENT at 2421 East Bonanza Road (APN 139-26-801-001), C-1 (Limited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

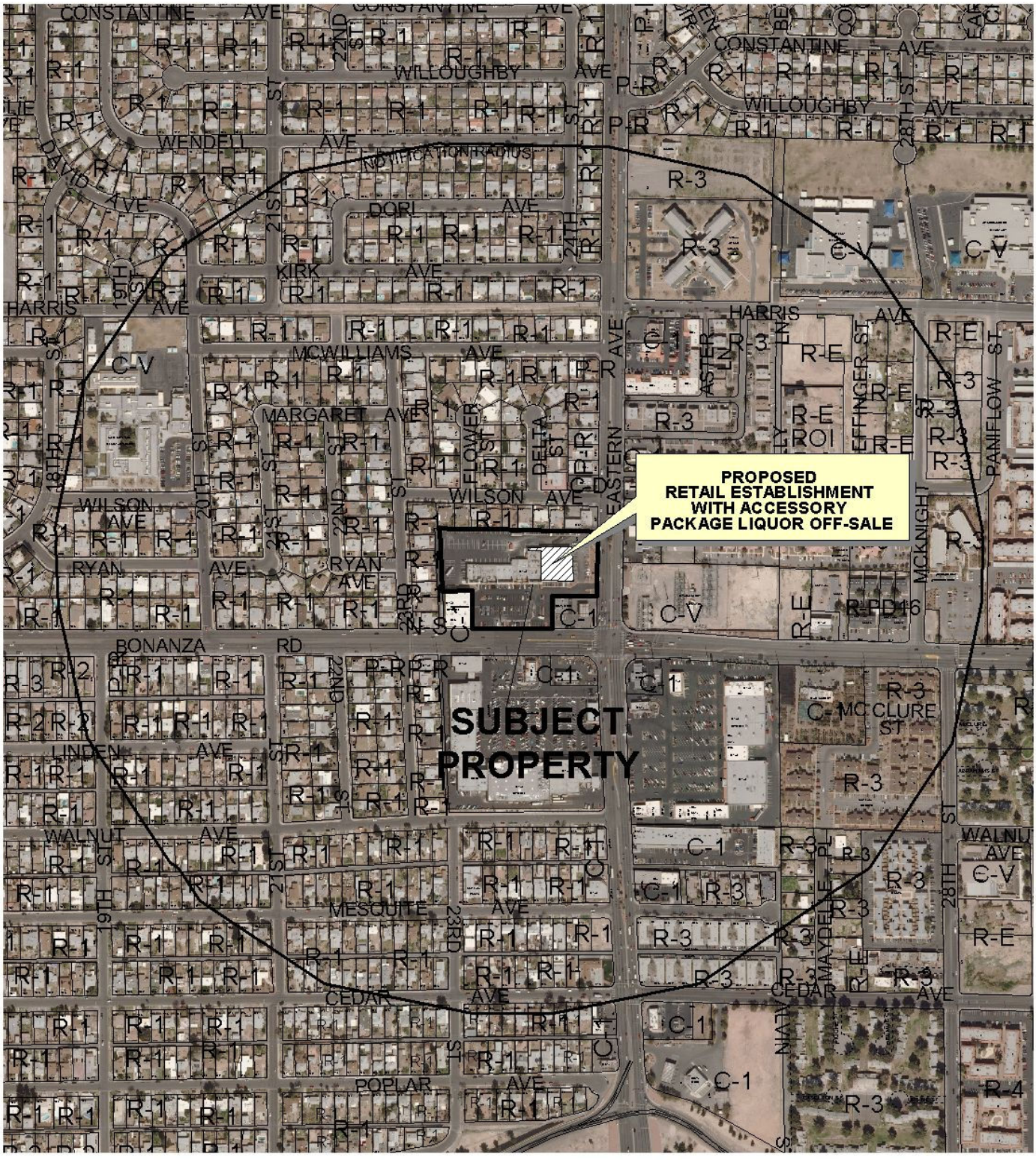
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41273**

RADIUS: 1500 FT

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



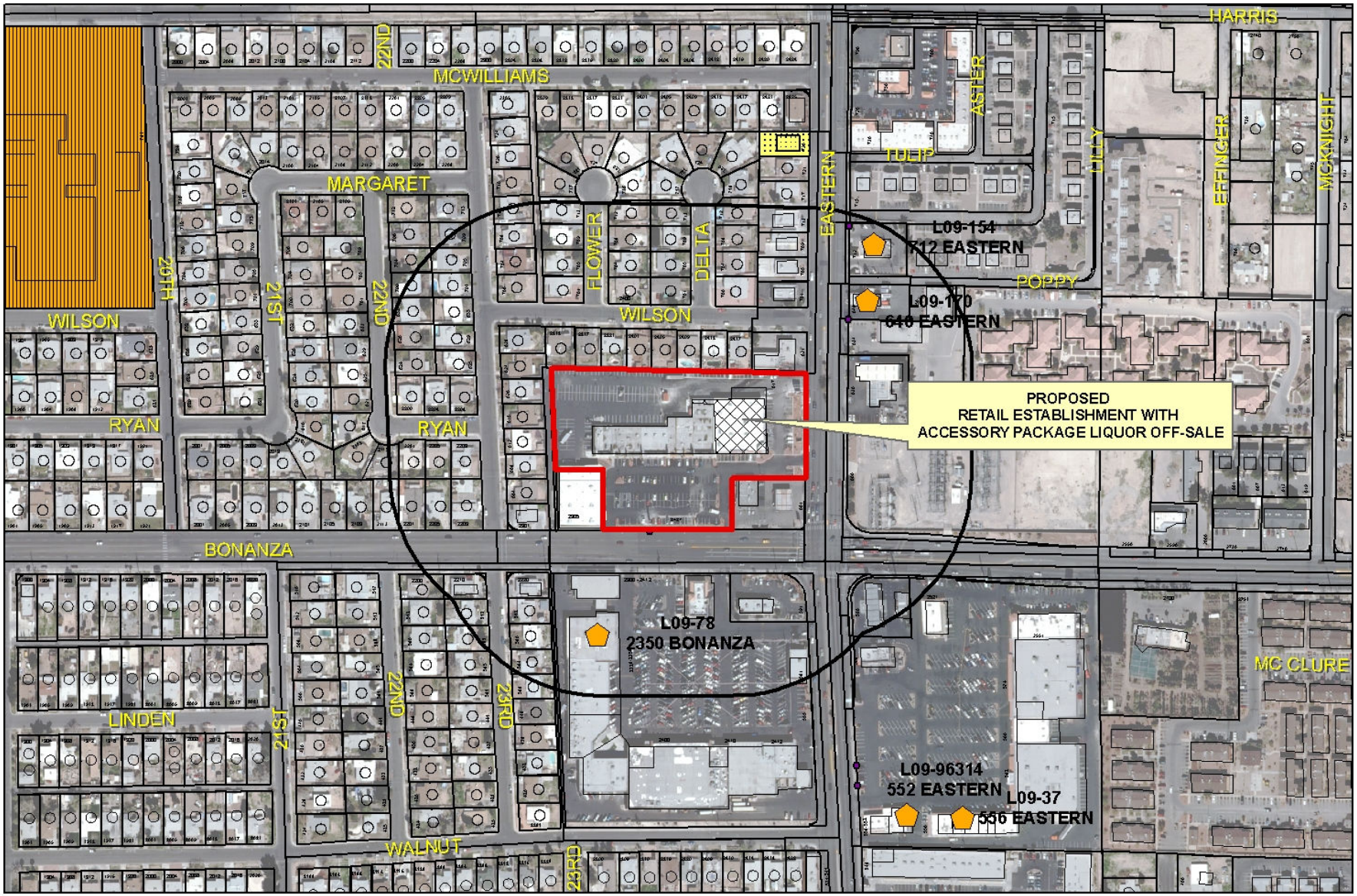
0 400 800 Feet

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

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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

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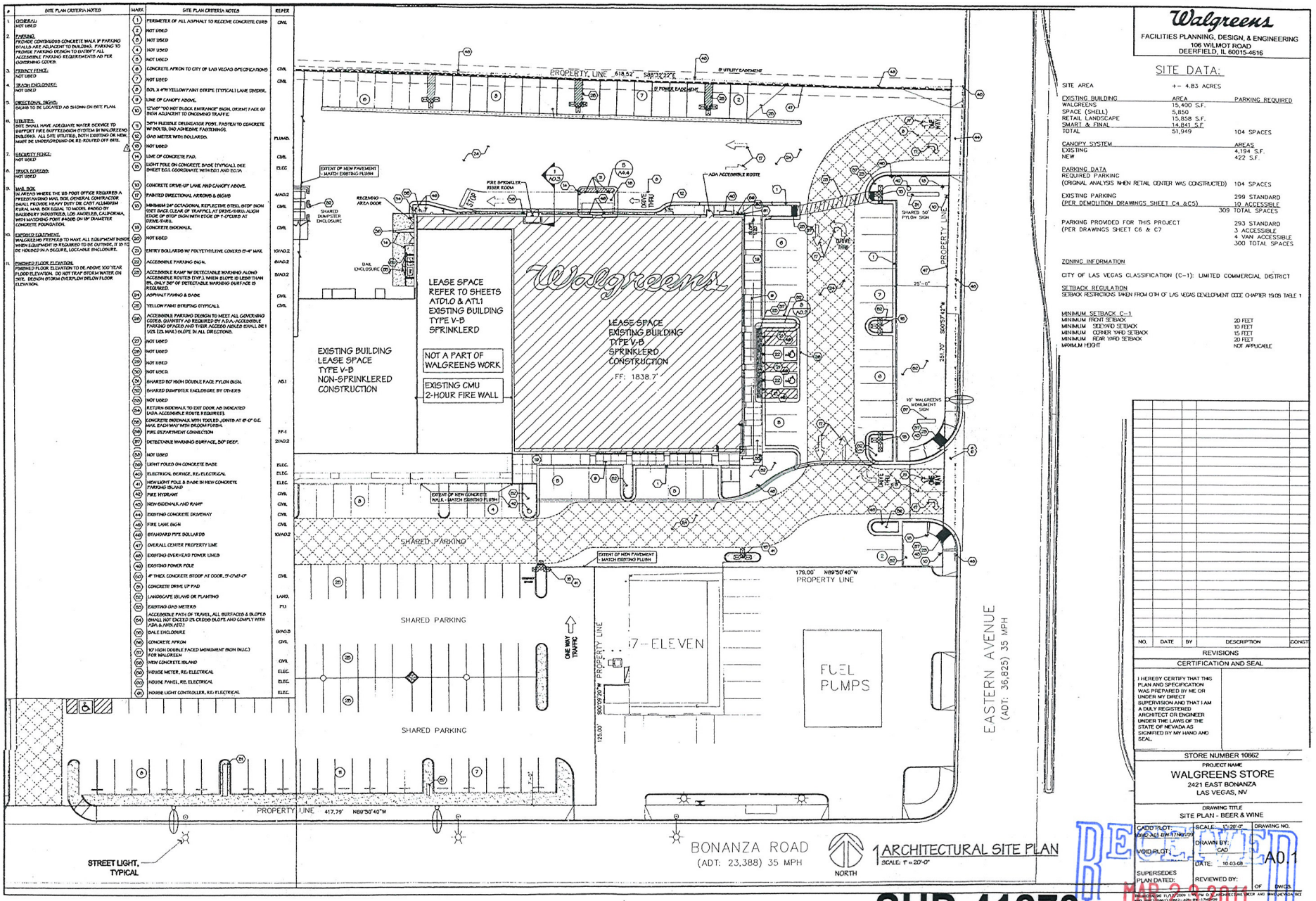


#	SITE PLAN CRITERIA NOTES
1.	SIGNAGE: NOT USED
2.	PARKING: PROVIDE CONTINUOUS CONCRETE WALK IF PARKING STALLS ARE ADJACENT TO BUILDING. PARKING TO PROVIDE PARKING DESIGN TO SATISFY ALL ACCESSIBLE PARKING REQUIREMENTS AS PER GOVERNING CODES.
3.	PRIVACY FENCE: NOT USED
4.	TRASH ENCLOSURE: NOT USED
5.	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

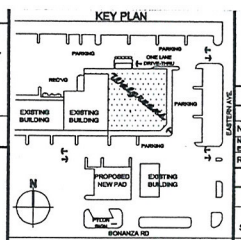
FIXTURE LEGEND

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.		

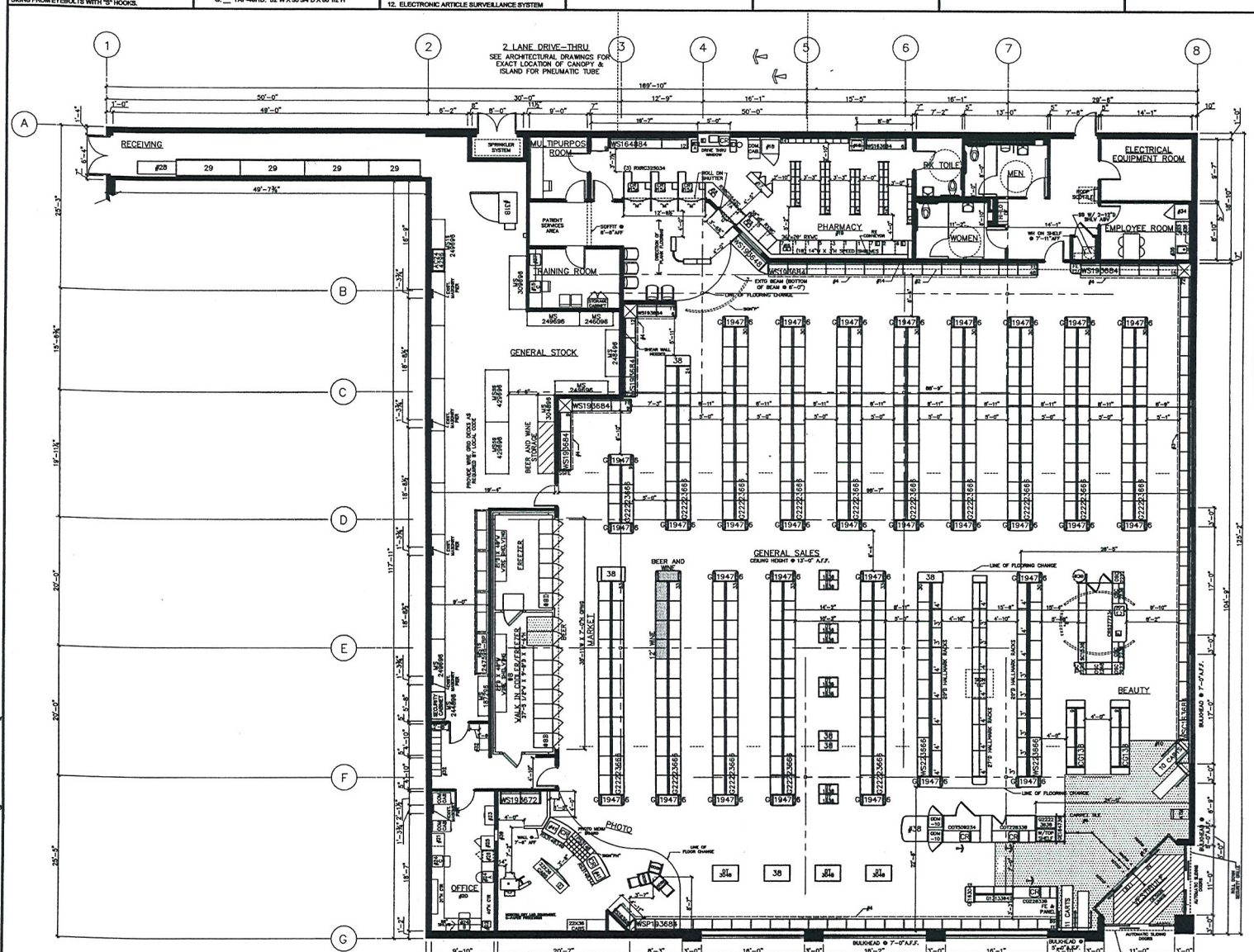
ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE:

*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



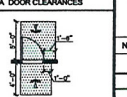
LEGEND

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.

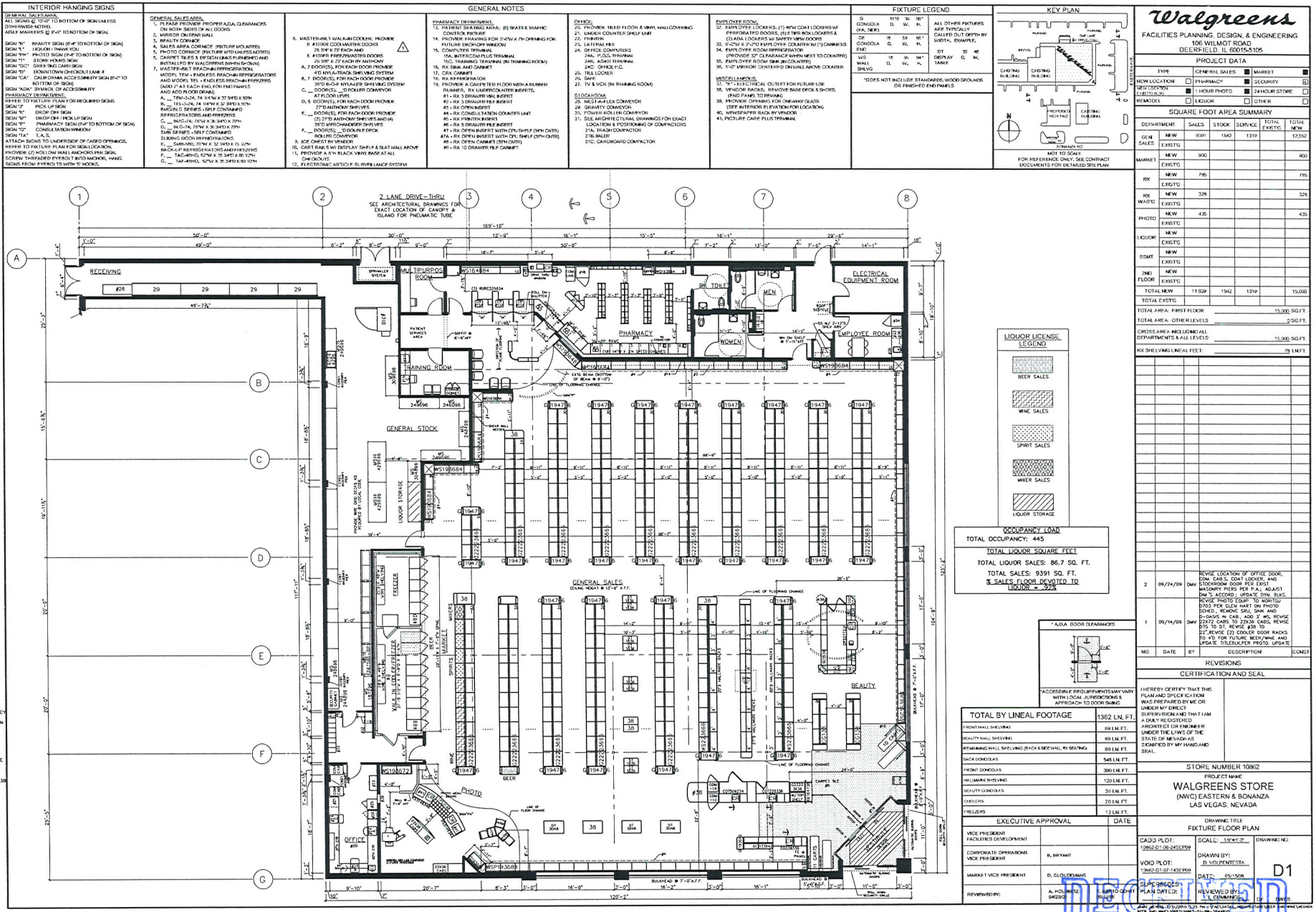
/08 D1 04 AP
: INTERIOR
IG SIGN
REVISE
ION STRING TO
TIC BULLPEN;
NE OF FLOORING
E AT
URPOSE &
G ROOM;REVISE
G GONDOLA
TO STANDARD
..A ENDS;
FIRE RISER
ON ROOM PER
E ARCHITECTS;
D HIGH SHRINK
/ PER LOSS
ITION; REWORK
H PAYOUT TO
A1.1.

/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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MAR 23 2011
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

April 7, 2011

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

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

VIA E-MAIL

Planning 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 beer/wine/cooler off-sale 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 beer, wine, and coolers 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 beer, wine, and coolers 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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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 beer/wine/cooler off-sale. 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 beer, wine, and coolers for off-premise consumption is compatible with the surrounding area, we respectfully request a special use permit for a beer/wine/cooler off-sale establishment.

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

Sincerely,

Jennifer Roberts

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RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-6666 • FAX (775) 788-6682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

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**

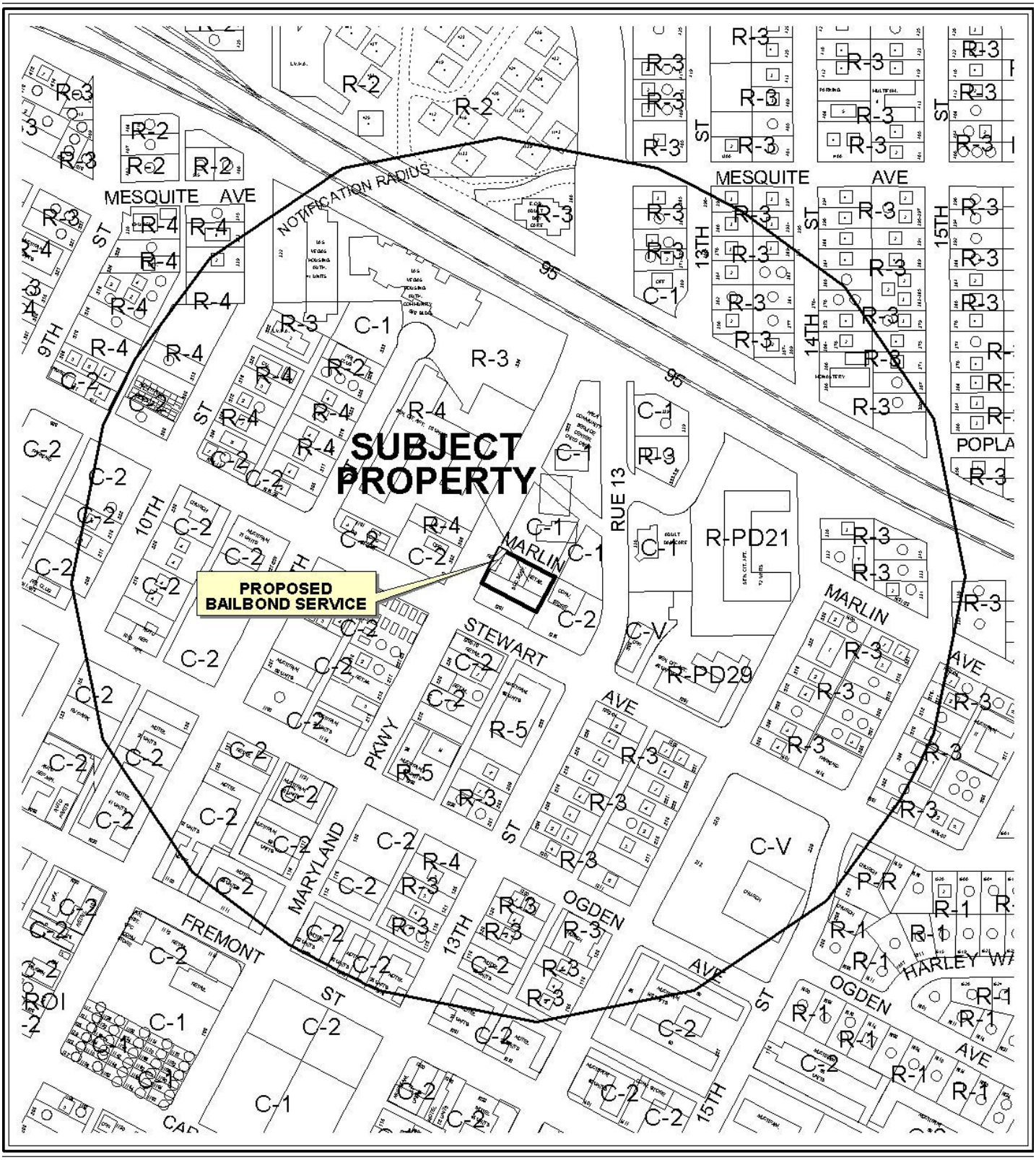
SUBJECT:
SUP-41278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRIAN ALBISER - Request for a Special Use Permit FOR A BAILBOND SERVICE USE at 1201 Stewart Avenue, Suite #2 (APNs 139-35-211-073 and 074), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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: **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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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

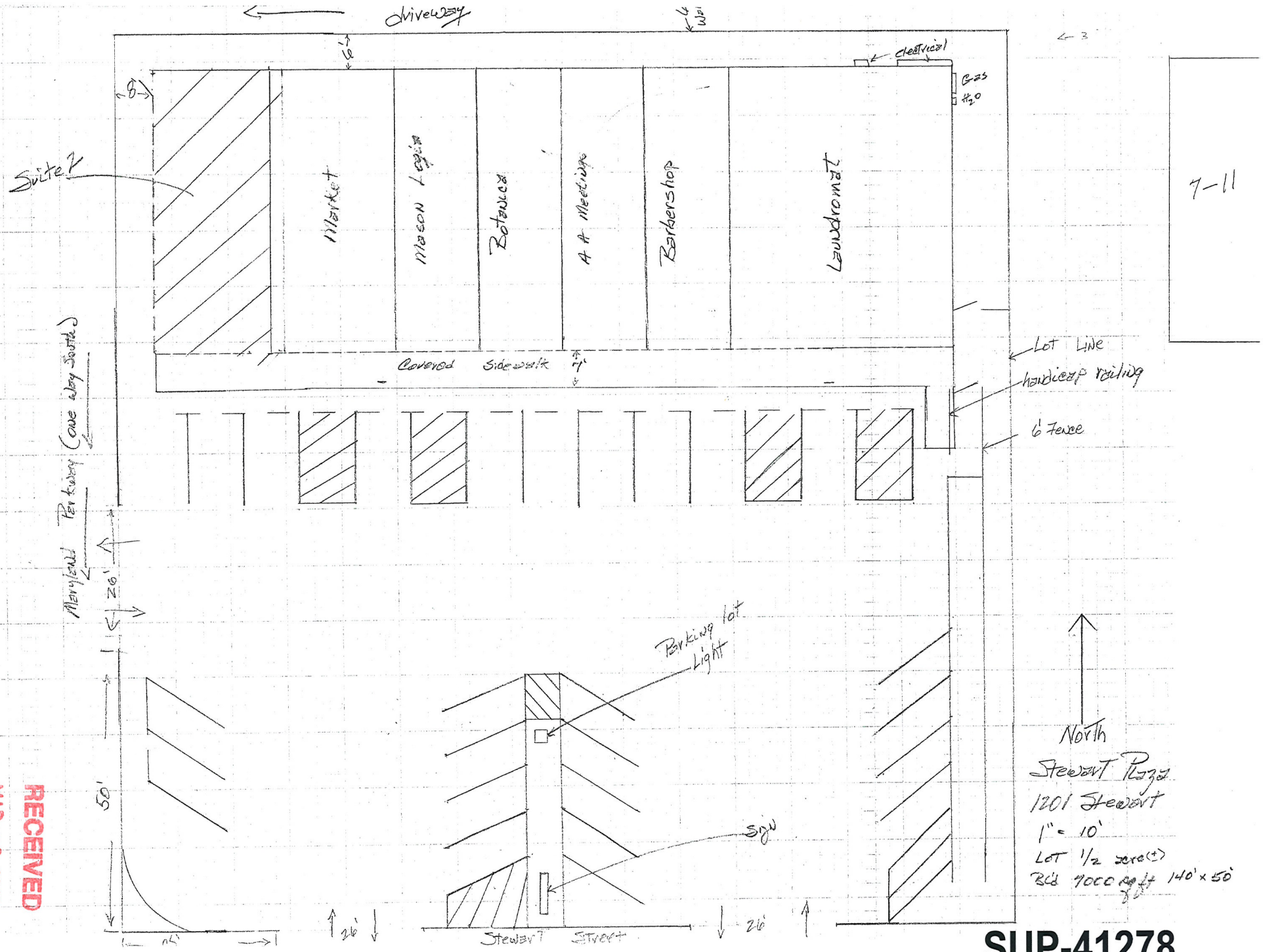
FOR DEPARTMENT USE ONLY

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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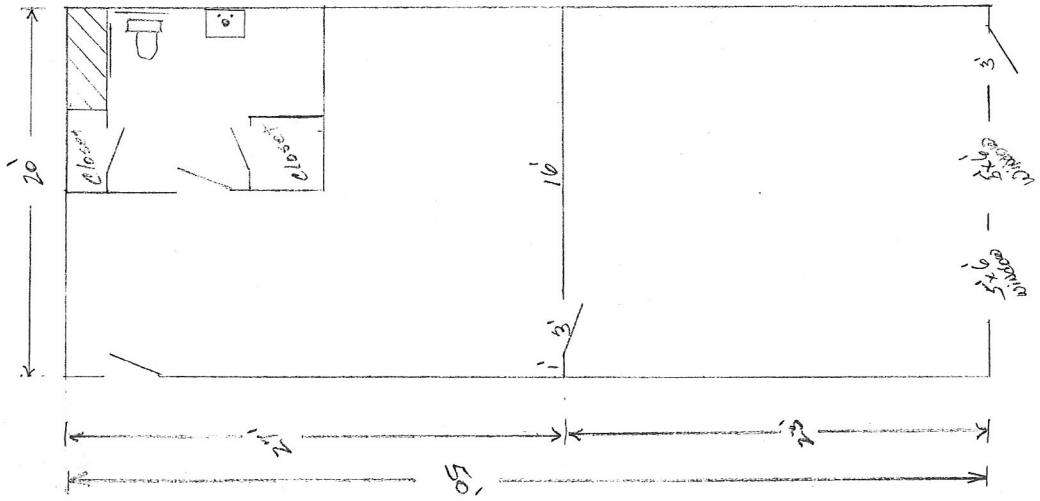
SUP-41278



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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.

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City of Las Vegas

SUP-41278

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**

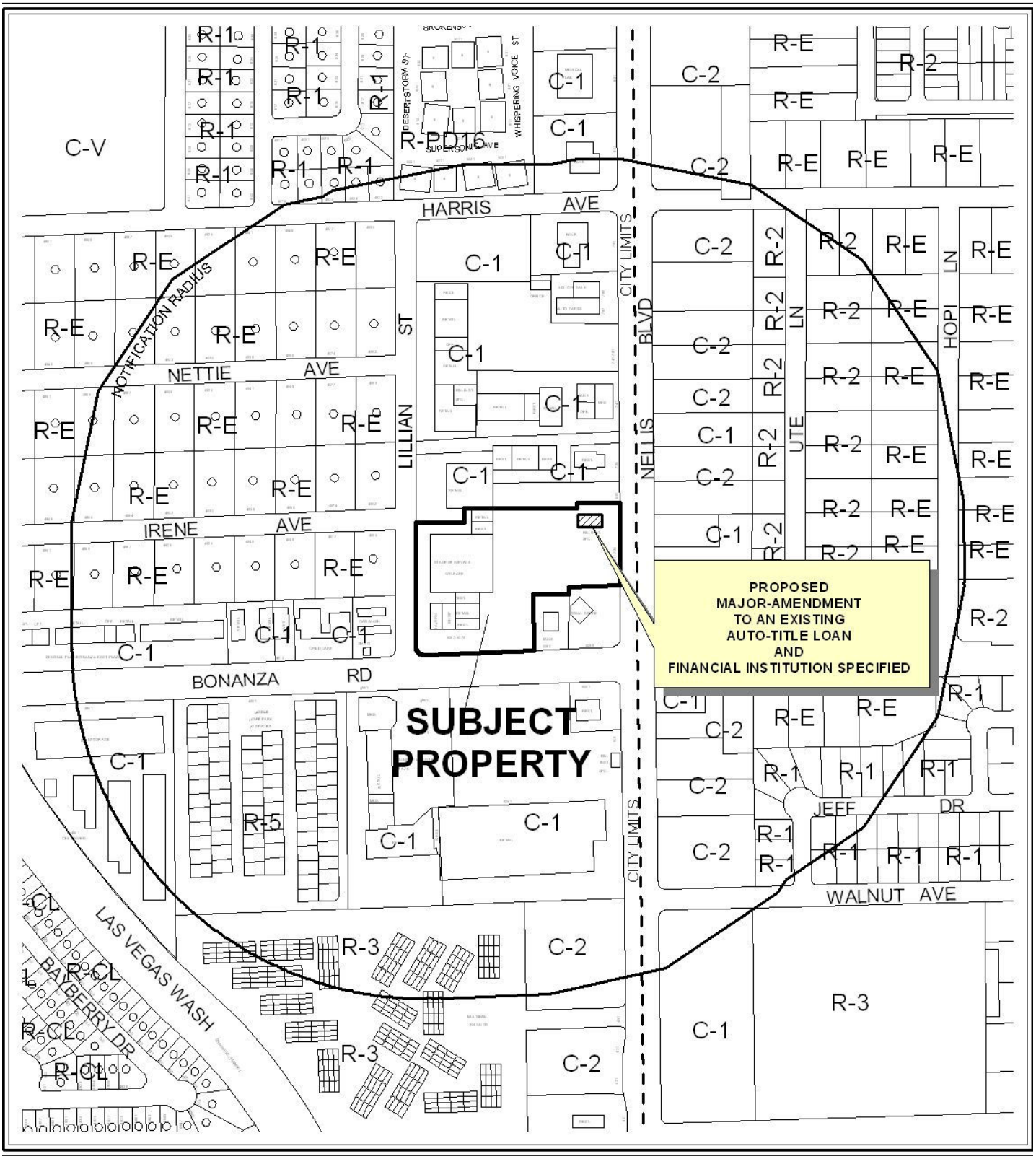
SUBJECT:
SUP-41289 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request for a Major Amendment to a previously approved Special Use Permit (SUP-19645) TO ALLOW 24-HOUR OPERATIONS FOR AN EXISTING AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION, SPECIFIED WHERE HOURS OF OPERATION FROM 8:00 A.M.TO 11:00 P.M. ARE PERMITTED at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited 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.

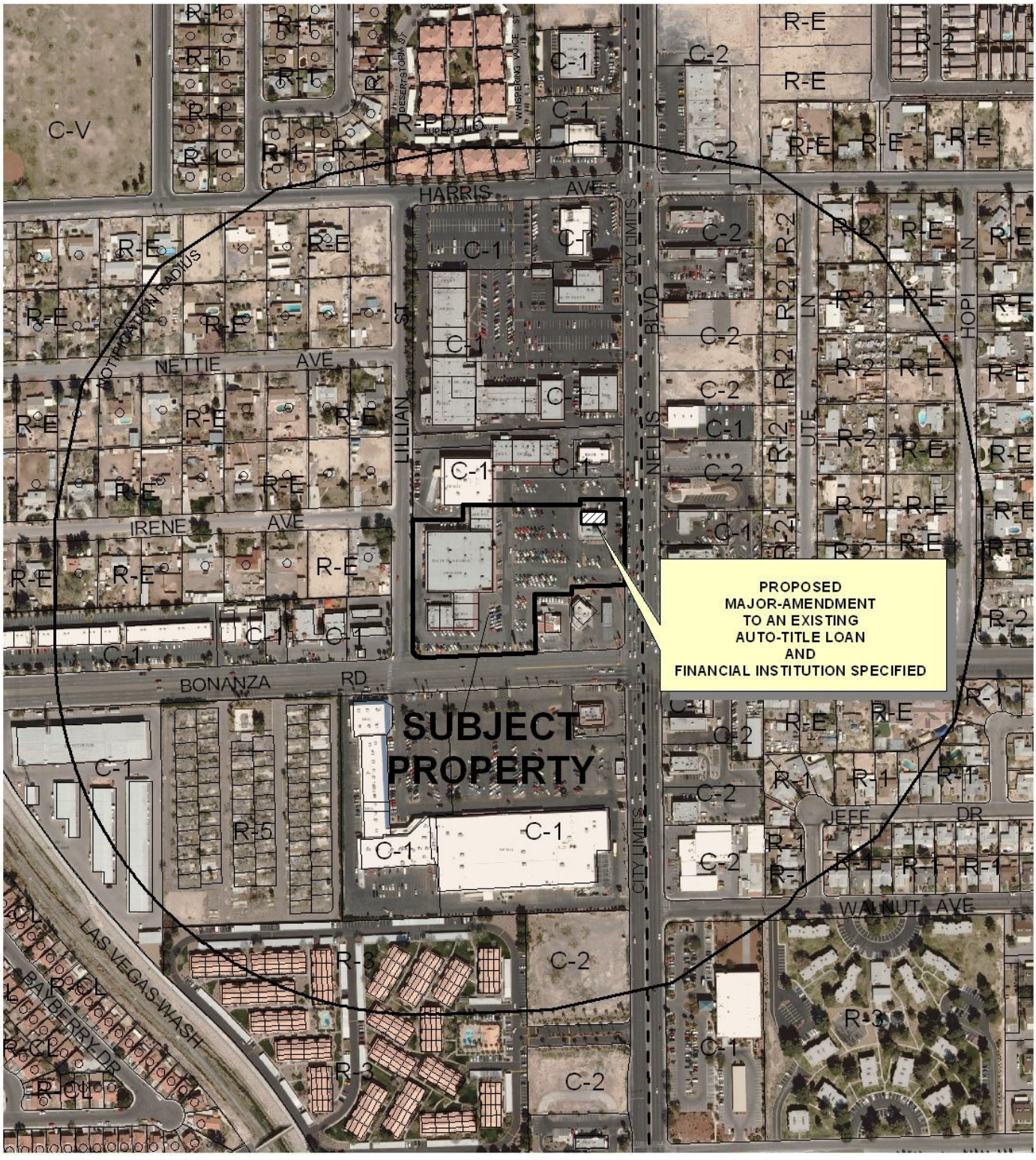
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41289**

RADIUS: 1000 FT

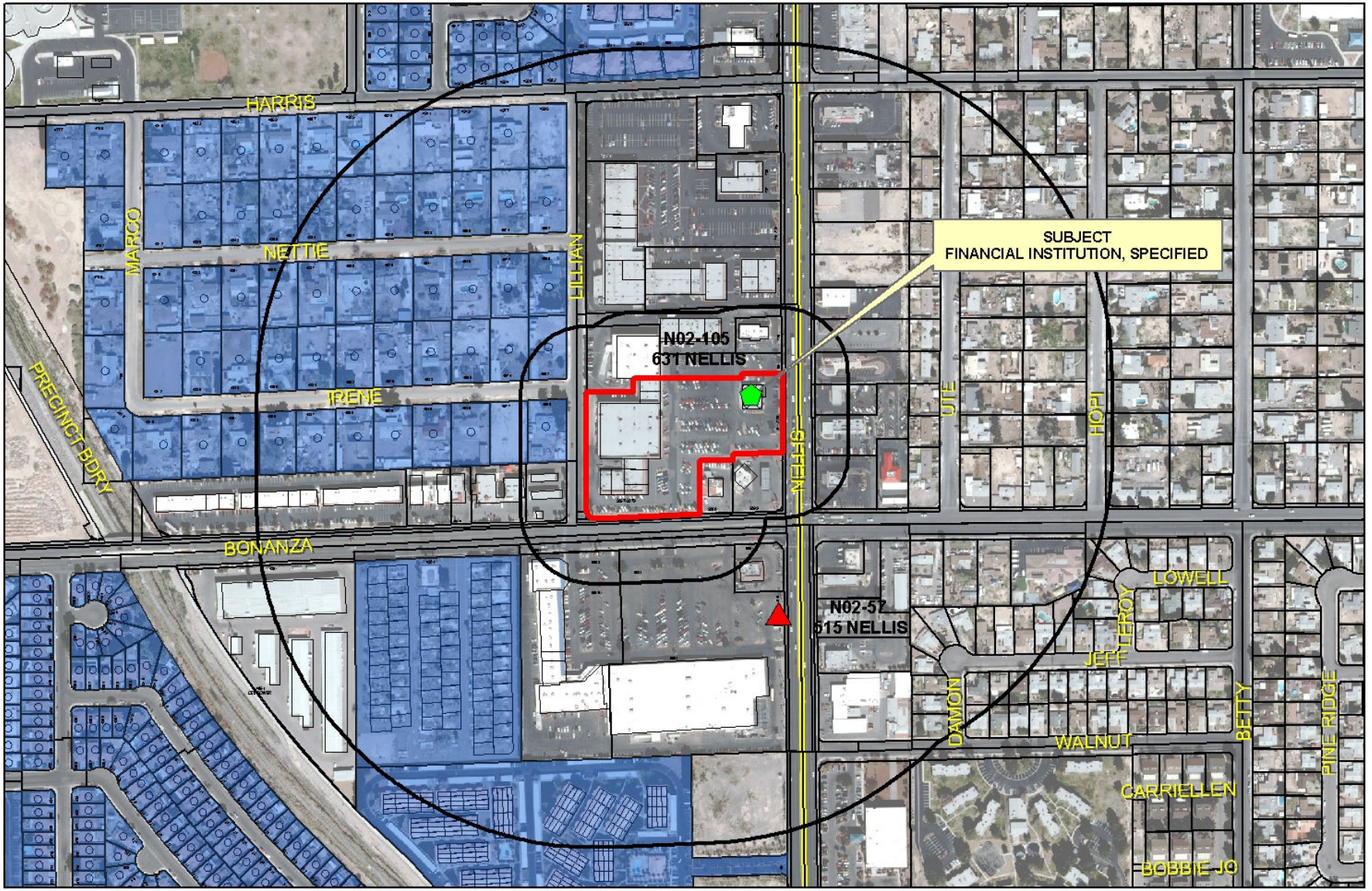
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-41289**

RADIUS: 1000 FT

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



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

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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.

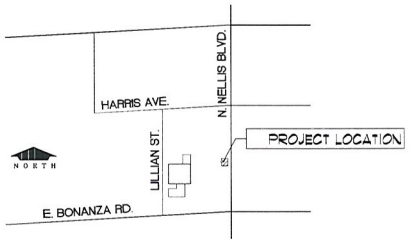
3. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS.

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

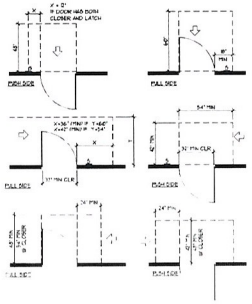
MUNICIPAL JURISDICTION: LAS VEGAS, NEVADA

PROPOSED PROJECT DESCRIPTION:
1500 SF. TENANT ADDITION TO EXISTING STRUCTURE

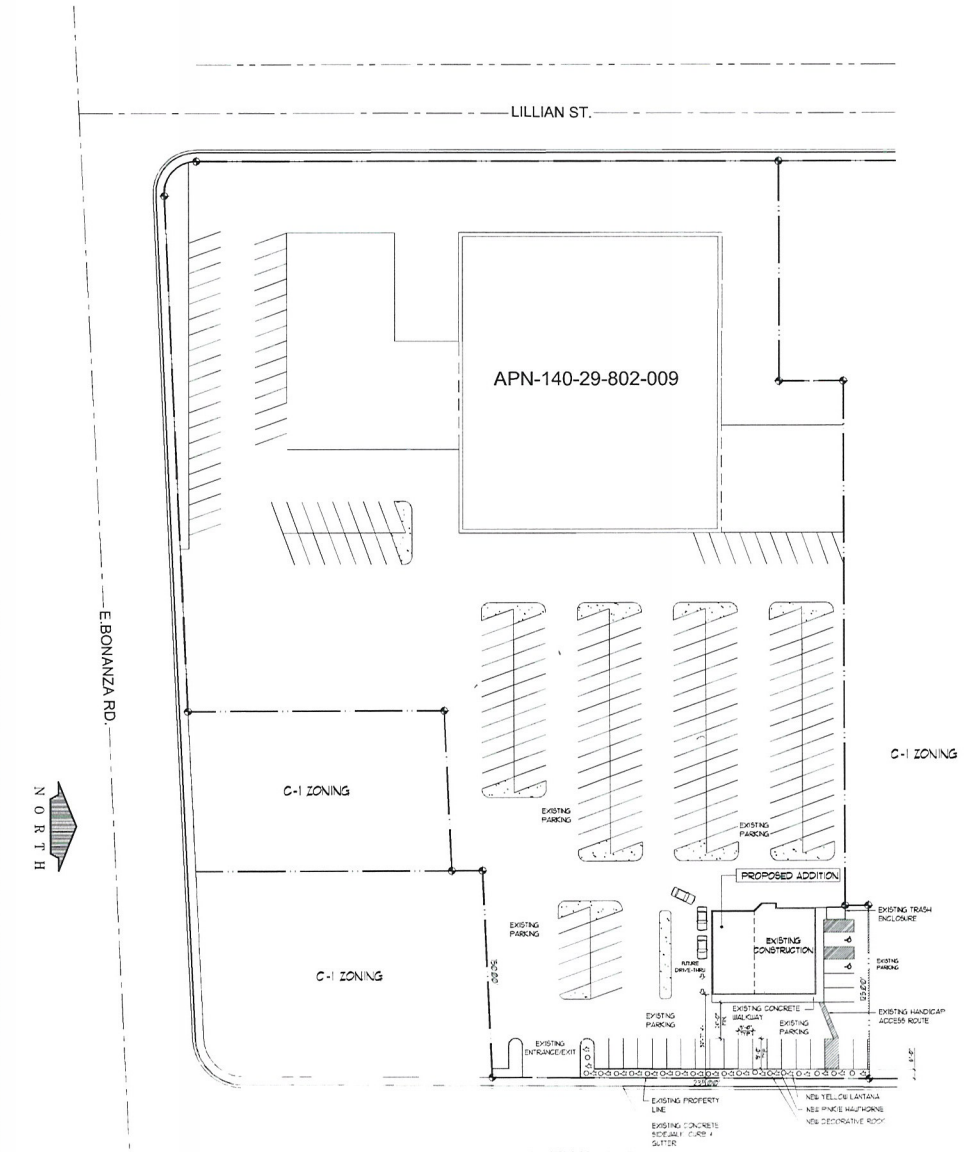
I.B.C.	2006 EDITION
ALLOWABLE FLOOR AREA:	9000 SQ. FT.
OCCUPANCY:	GROUP B
OCCUPANCY LOAD:	1500 SQ. FT. @ 1/100 = 15 OCCUPANTS
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	1
BUILDING HEIGHT:	25'-0" (ACTUAL)
SPRINKLERS:	YES
EXITS REQUIRED:	2
PARKING:	1500 SQ. FT. @ 1/250 = 6 USE EXISTING 330 SPACES

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

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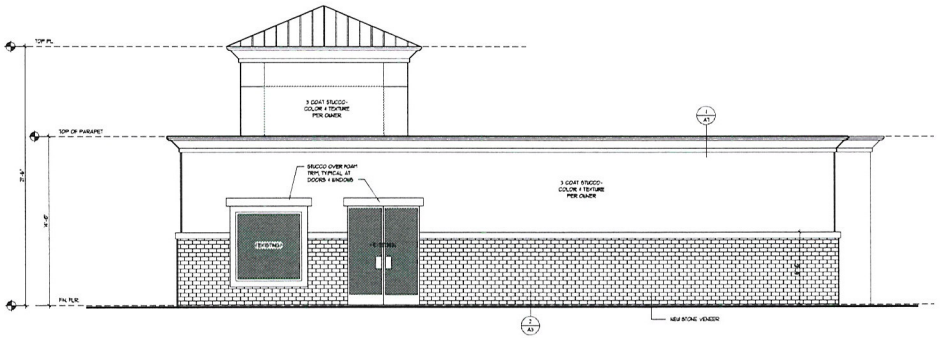
MAR 24 2011

REVISIONS

Timothy R. Neal Architect
NCARB
6129 Glamorous Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

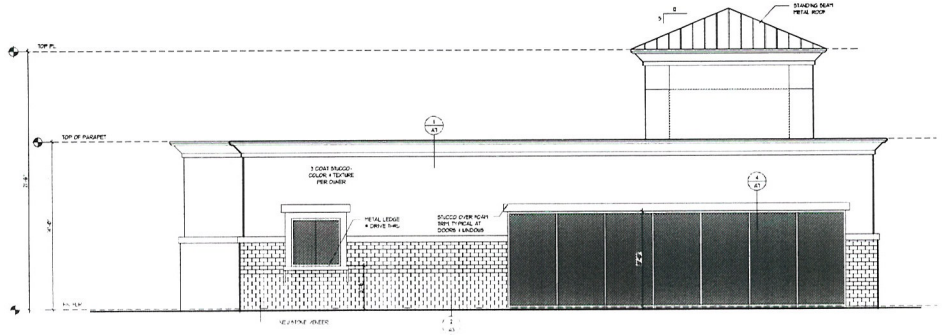
PROPOSED ADDITION FOR:
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE: 2-22-07



A
A6

RIGHT SIDE ELEVATION



B
A6

LEFT SIDE ELEVATION

SUP-41289

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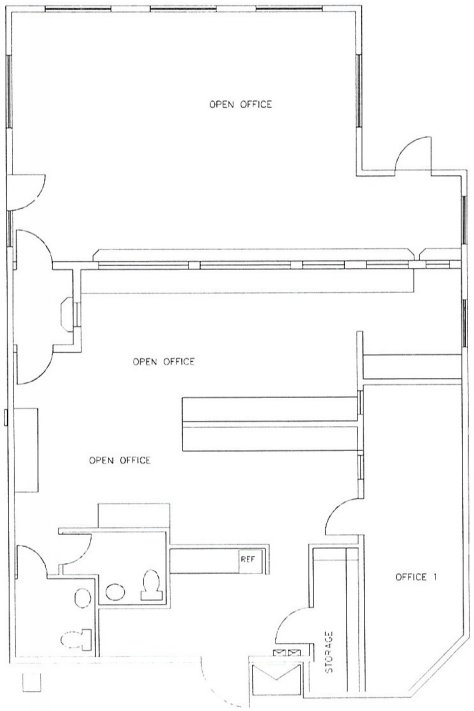
MAR 24 2011

REVISIONS

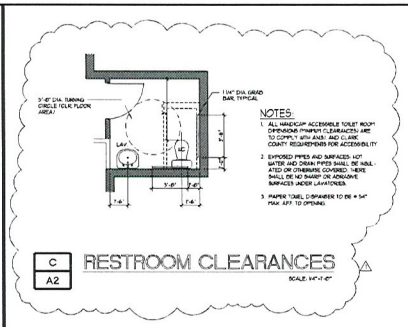
Timothy R. Neal Architect
N C A R B
6129 Glamorous Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

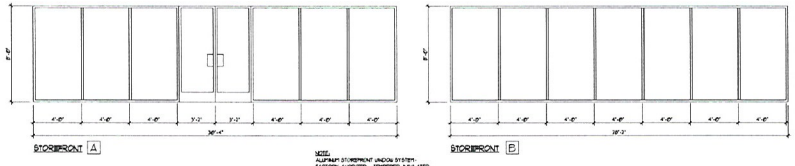
PROPOSED TENANT IMPROVEMENT/ADDITION FOR:
CHECK CITY
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

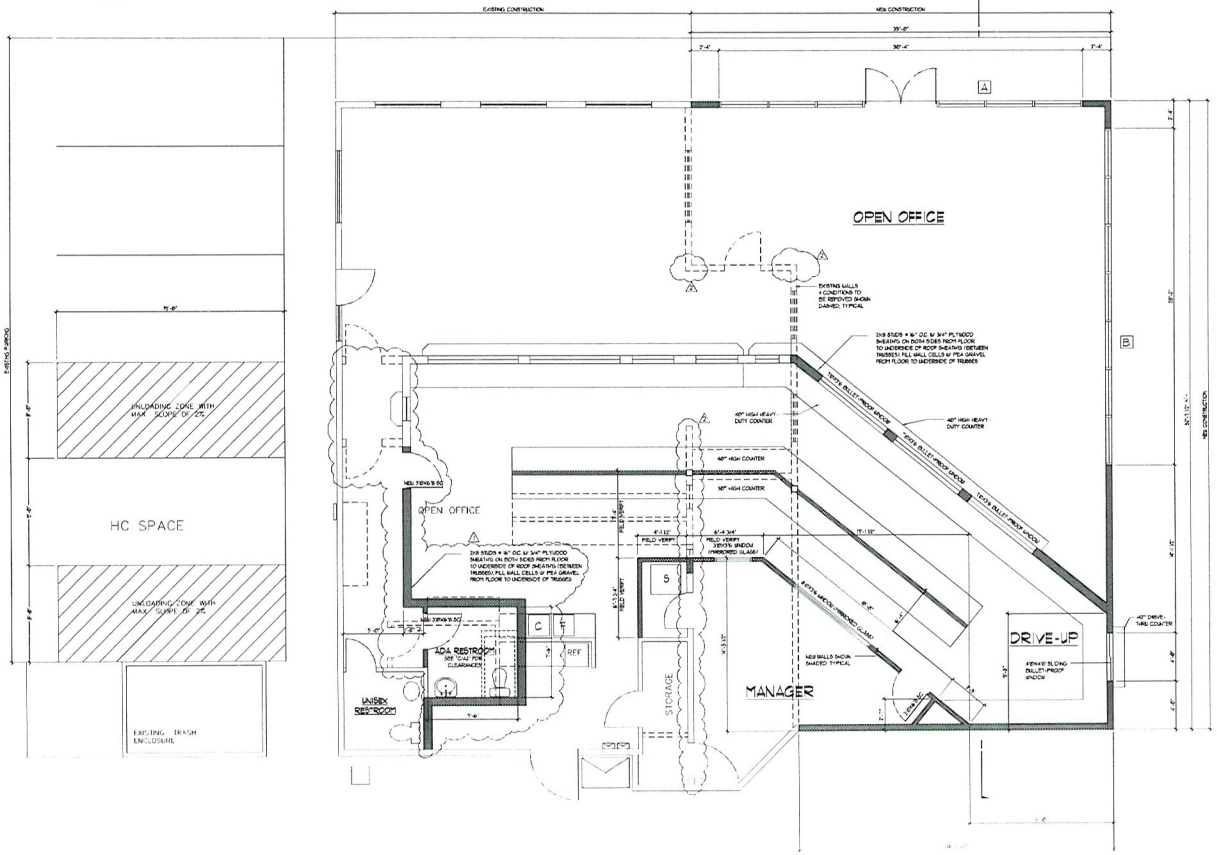
DATE 11/6/06
SHEET No



A
A2







B
A2

SUP-41289

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MAR 24 2011

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

RECEIVED
03/18/10
MAR 24 2010

SUP-41289



APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

RECEIVED
03/18/10
MAR 24 2011
SUP-41289



- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

RECEIVED
03/18/10
MAR 24 2011

SUP-41289



- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

RECEIVED
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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SUP-41289

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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MAR 24 2011

SUP-41289

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**

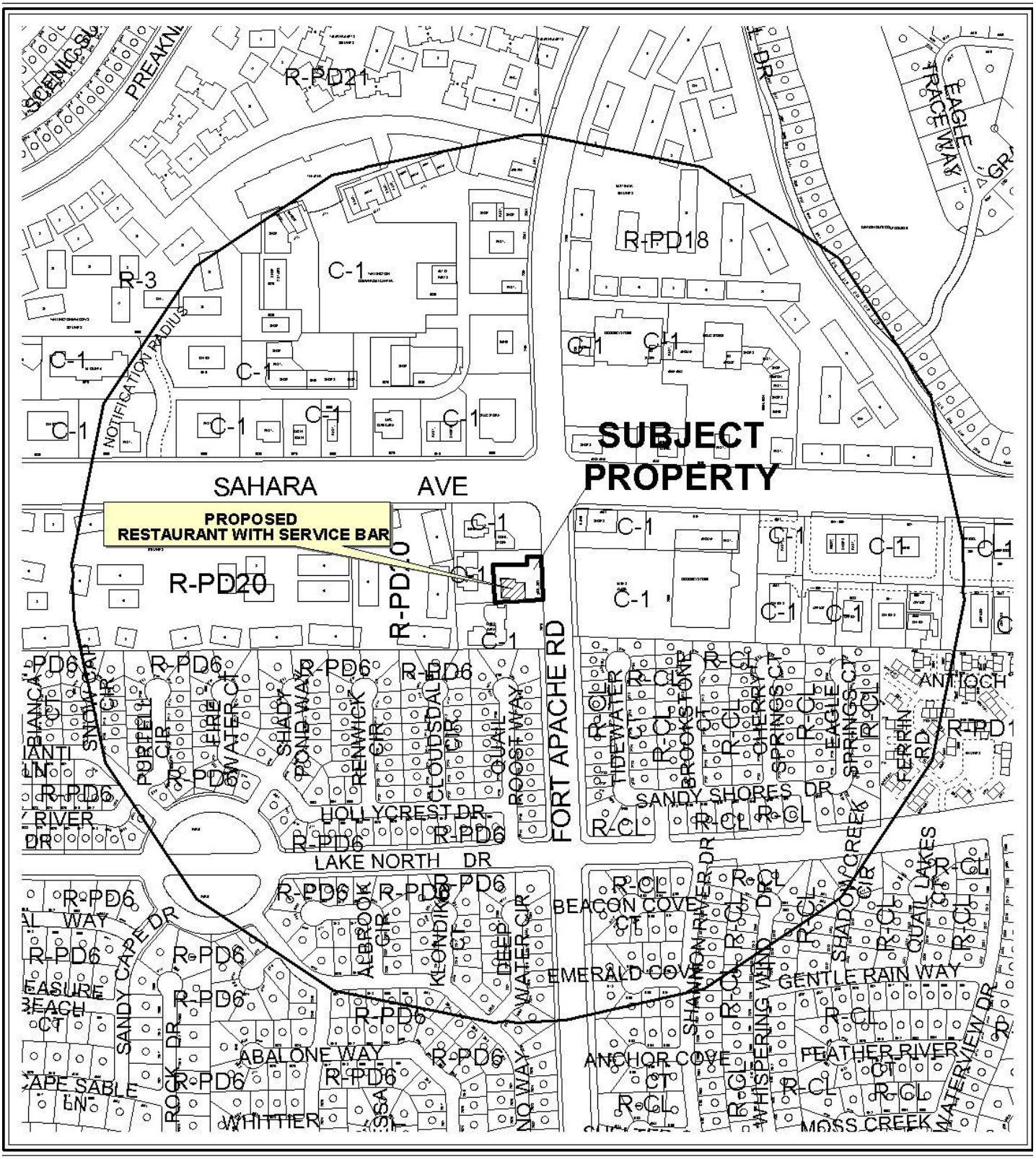
SUBJECT:
SUP-41292 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DROR MIDANY - OWNER: Y & B INVESTMENTS, LLC. - Request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR WITHIN AN EXISTING 2,318 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 360-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE 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). 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



0 400 800 Feet

CASE: **SUP-41292**

RADIUS: 1500 FT

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

N



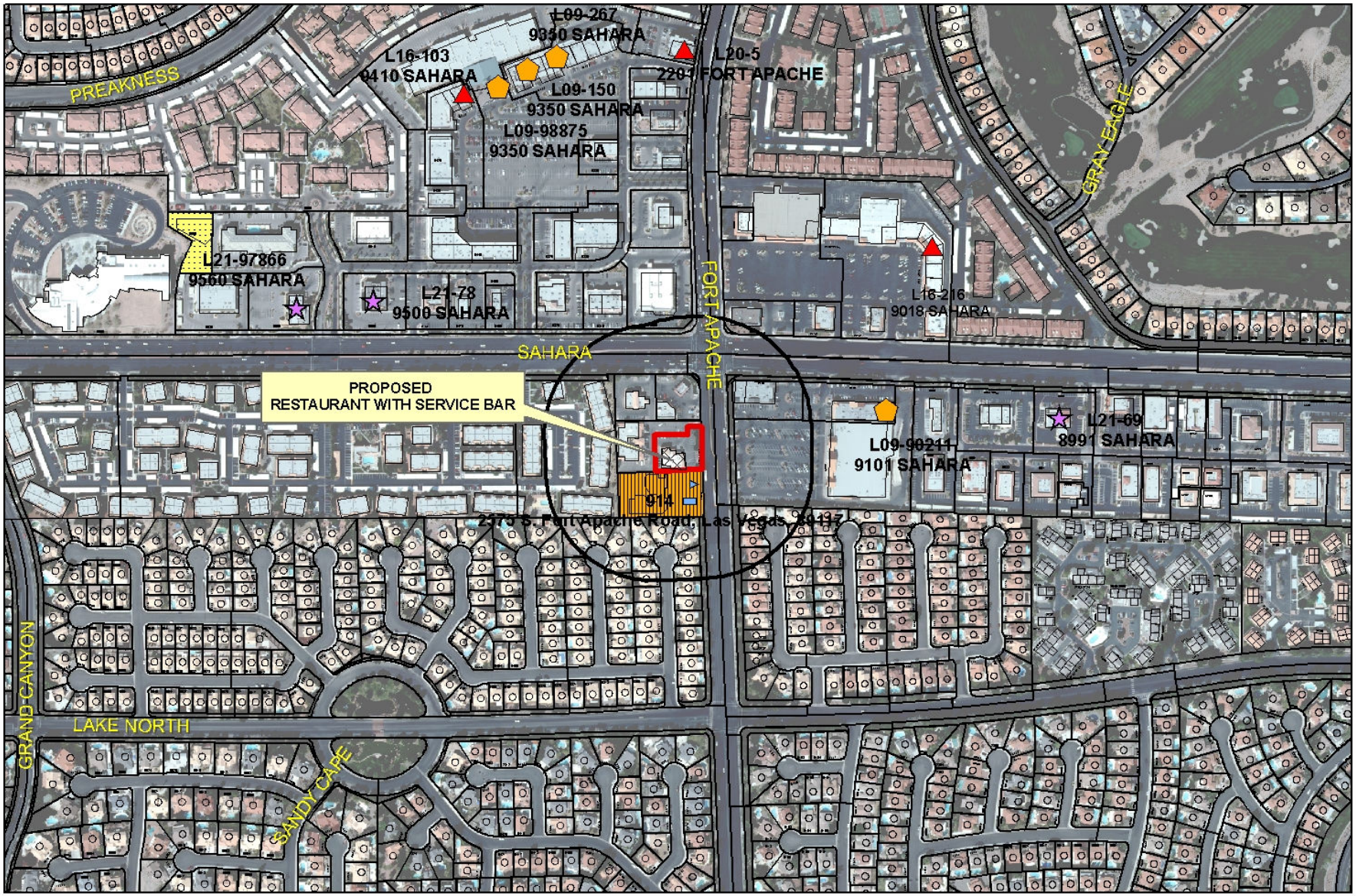
0 400 800 Feet

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

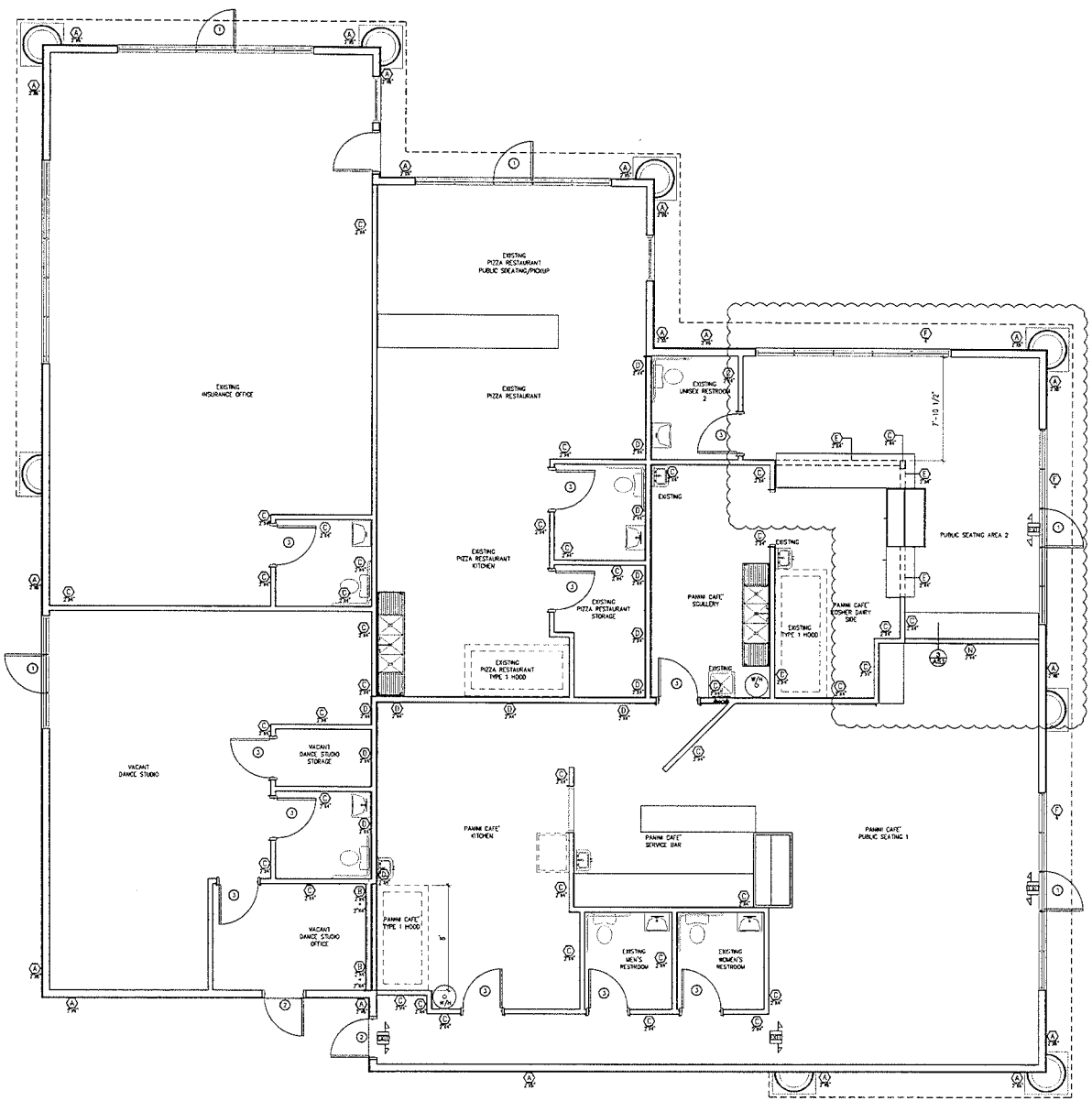
FOR DEPARTMENT USE ONLY

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

A 2.1

20080402 04-27-10 SHEET A2.1

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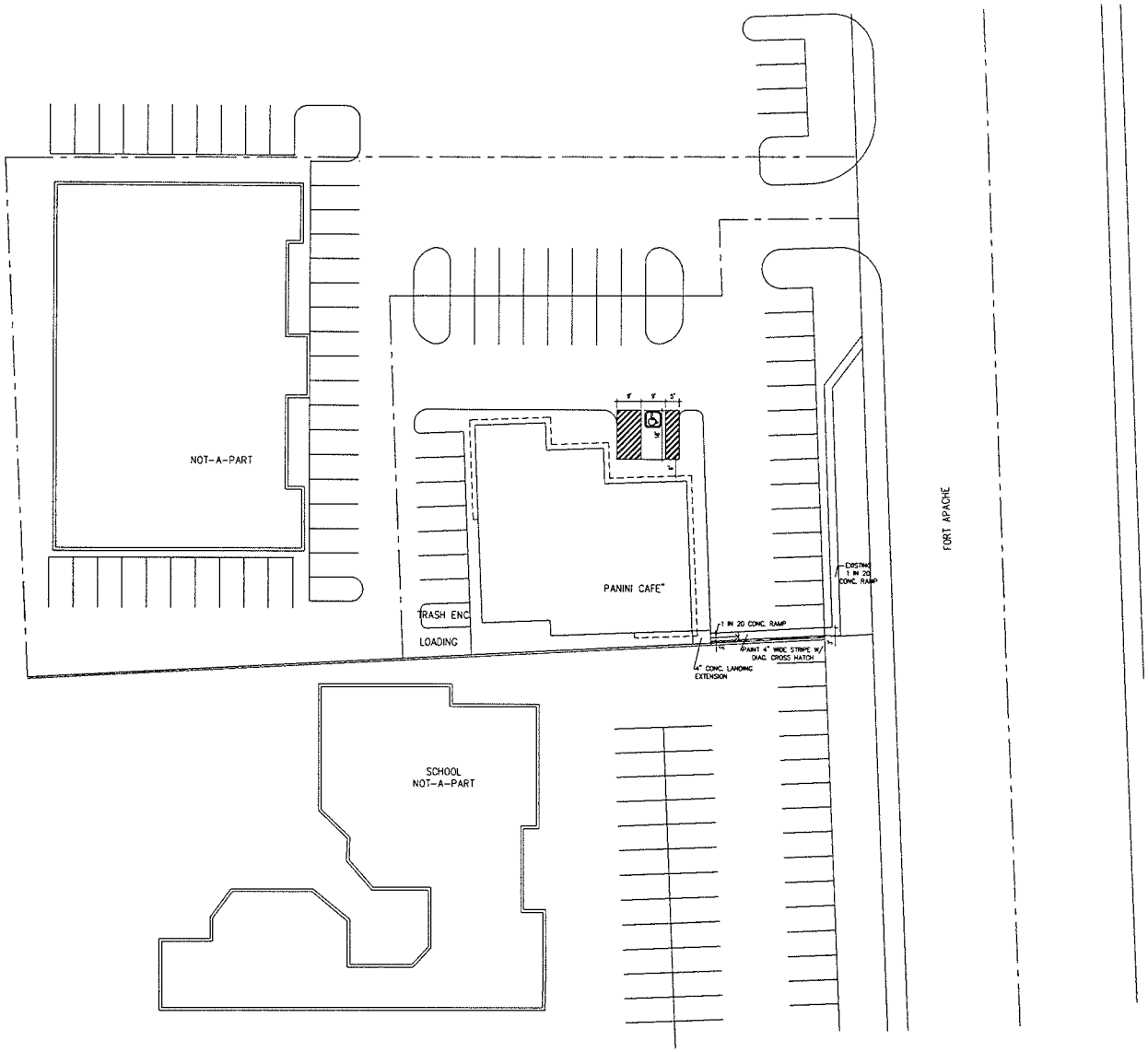

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ARCHITECTURAL SITE PLAN
1" = 20'

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

A 1.0

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.: **41.**

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

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

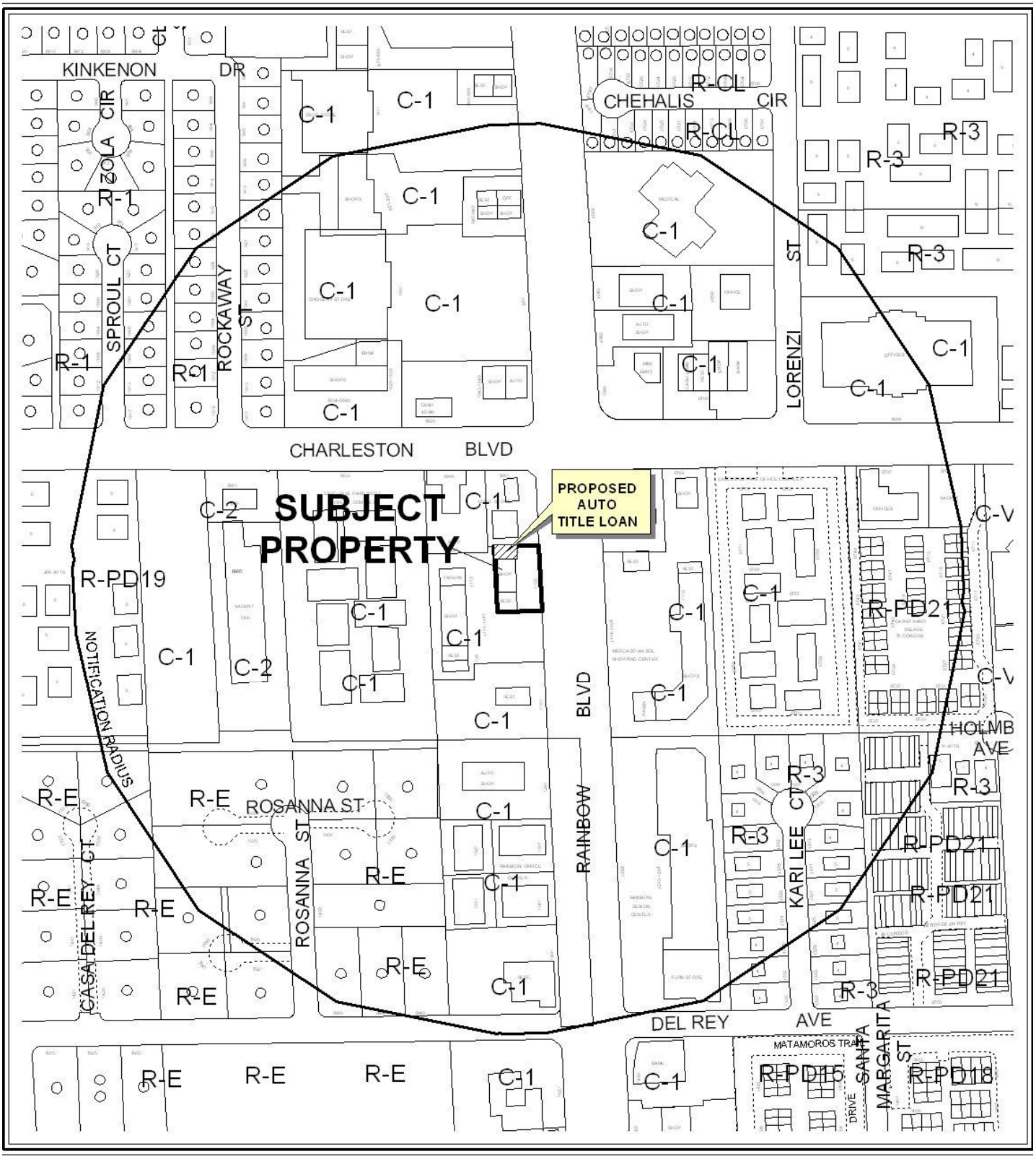
SUBJECT:
SUP-41298 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: RAINBOW CHARLESTON PLAZA, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING NONCONFORMING 964 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED AND 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). 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



0 300 600 Feet

CASE: **SUP-41298**

RADIUS: 1000 FEET

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

N



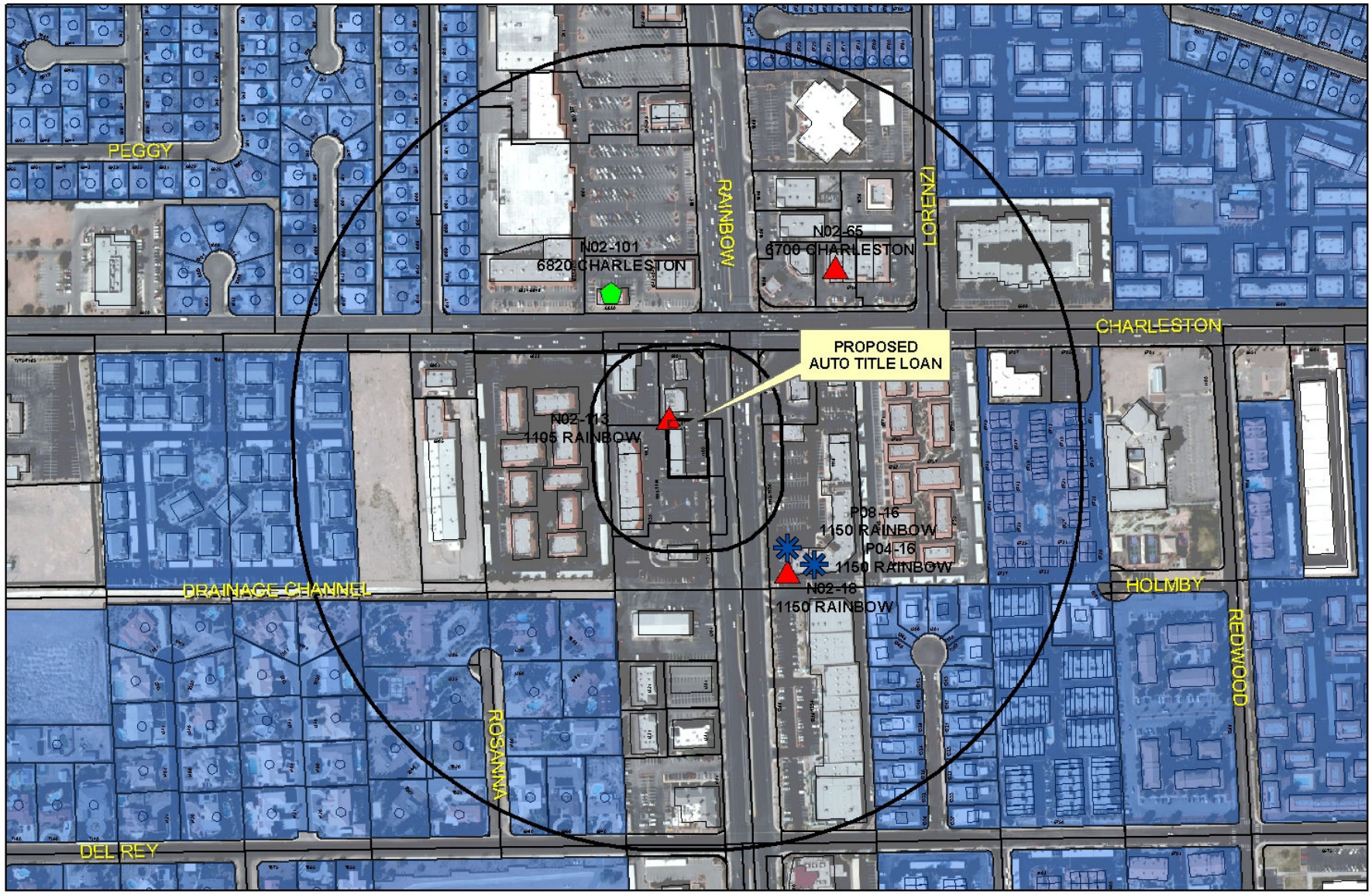
0 300 600 Feet

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

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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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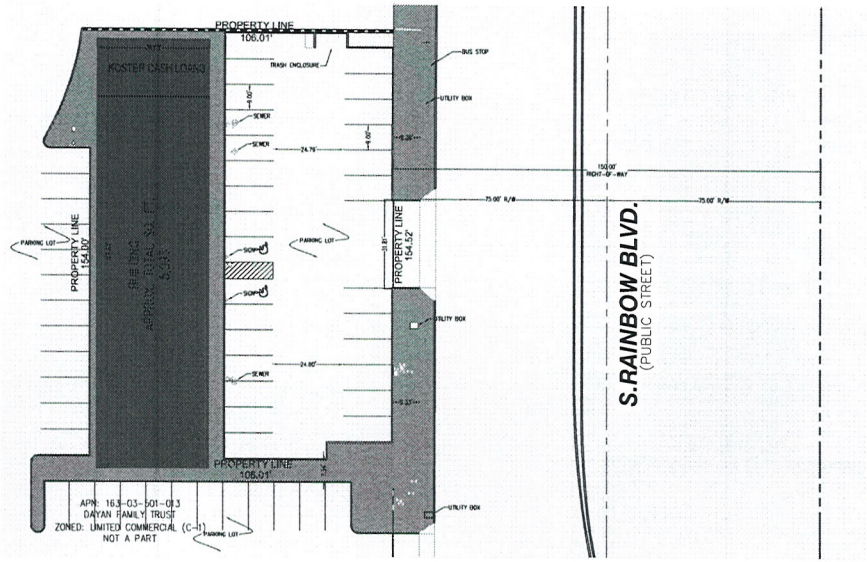
Revised 10/27/08



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:

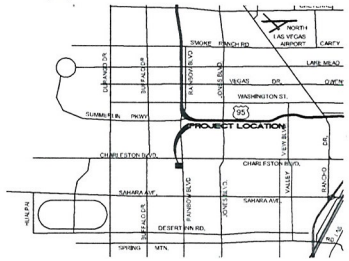
PROPERTY SIZE	0.38 ACRES
OVERALL BUILDING SIZE	5993 SQ. FT.
KOSTER'S RETAIL	963.58 SQ. FT.

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.

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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
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:

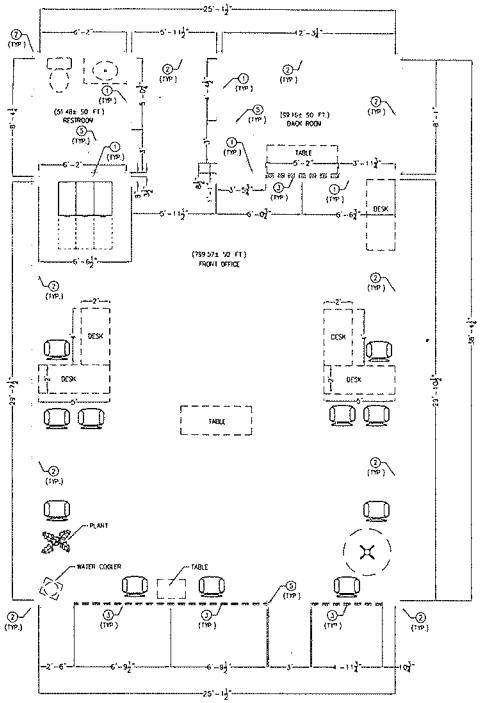
THIS DISCLAIMER APPLIES TO ALL IDEAL SOLUTIONS CUSTOMERS AS WELL AS ANY PARTY USING THESE DRAWINGS TO OBTAIN INFORMATION NEEDED TO ORDER, COORDINATE, CONSTRUCT, FABRICATE, OR INSTALL MATERIALS FOR THIS PROJECT.THIS ALSO APPLIES TO ALL CONTRACTORS AND TRADES.
THIS DRAWING IS AN INTERPERTATION OF THE PROJECT 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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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

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SUP-41298

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**

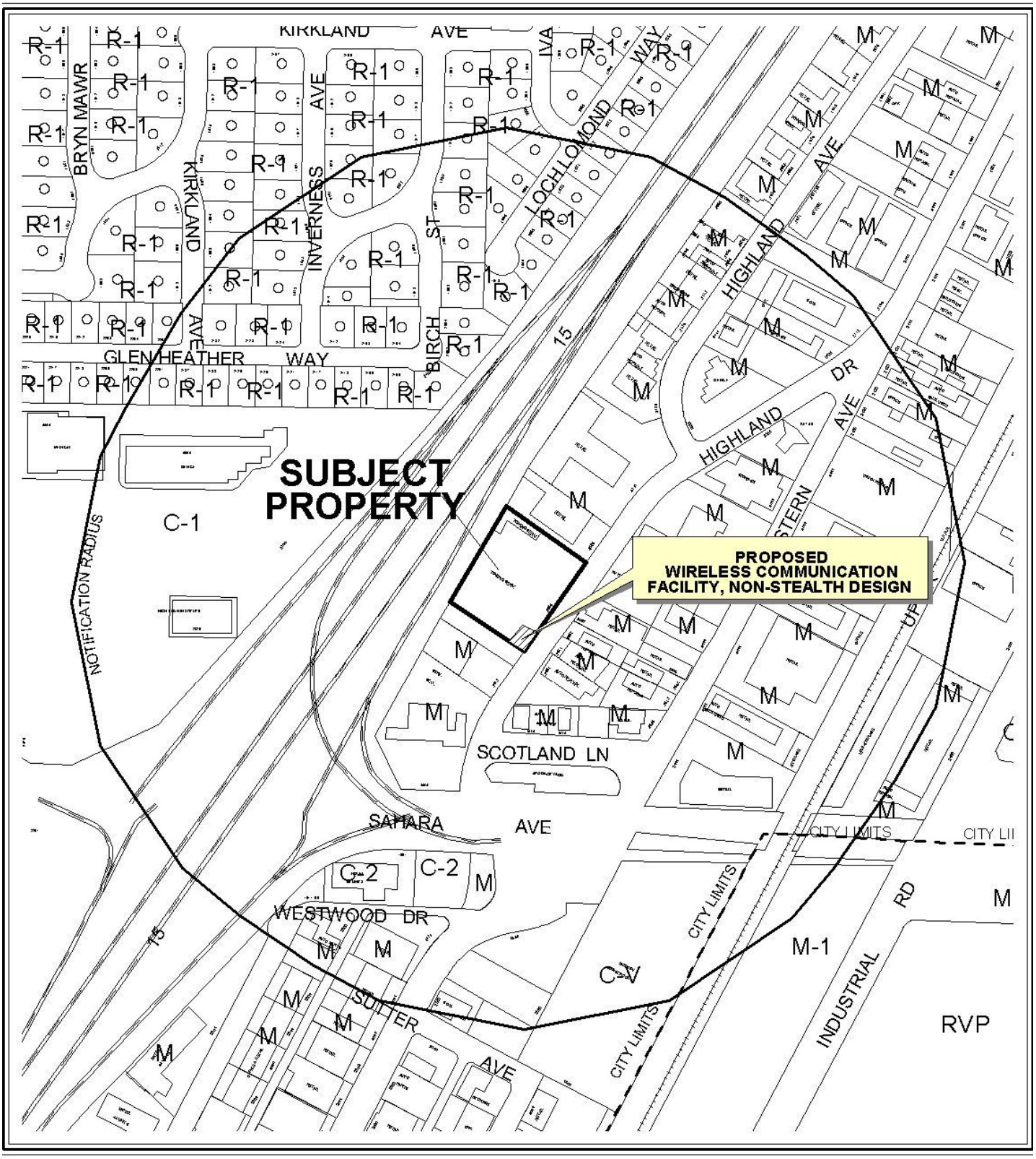
SUBJECT:
SUP-41299 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC. - Request for a Special Use Permit FOR A PROPOSED 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (MONOPOLE) at 2400 Highland Drive (APN 162-04-402-004), M (Industrial) Zone, Ward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



0 300 600 Feet

CASE: **SUP-41299**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



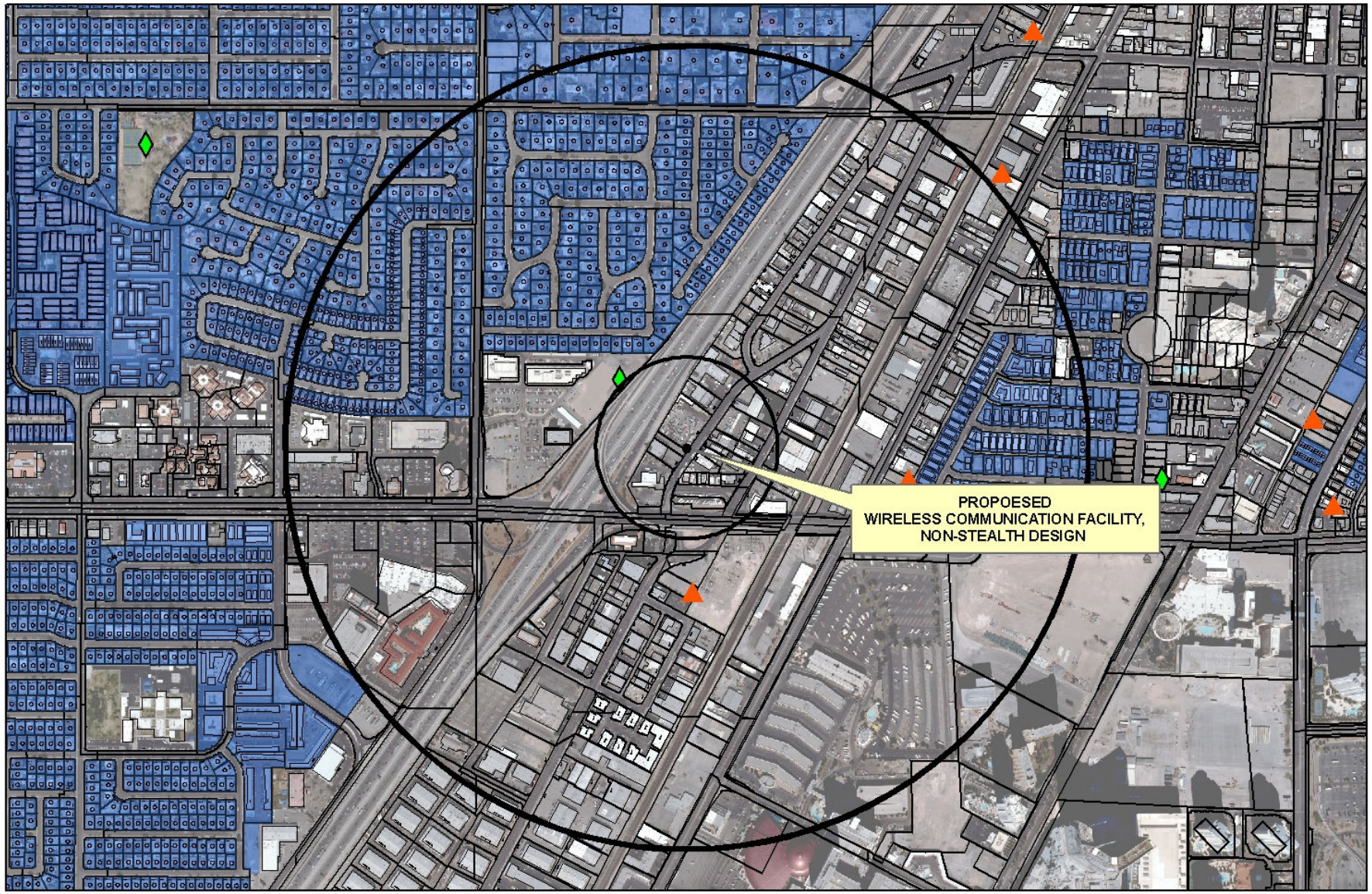
0 300 600 Feet

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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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.

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MAR 24 2011

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

OMNIPOINT DBA T-Mobile

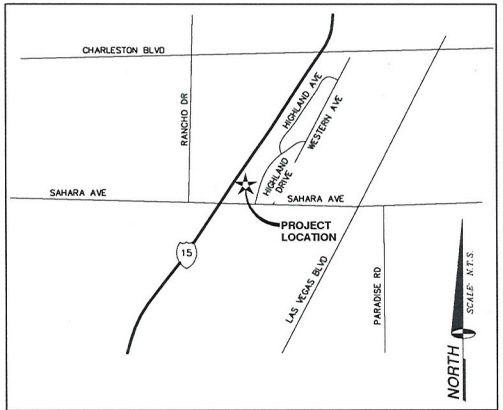
STORAGE YARD
VG08690B

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.

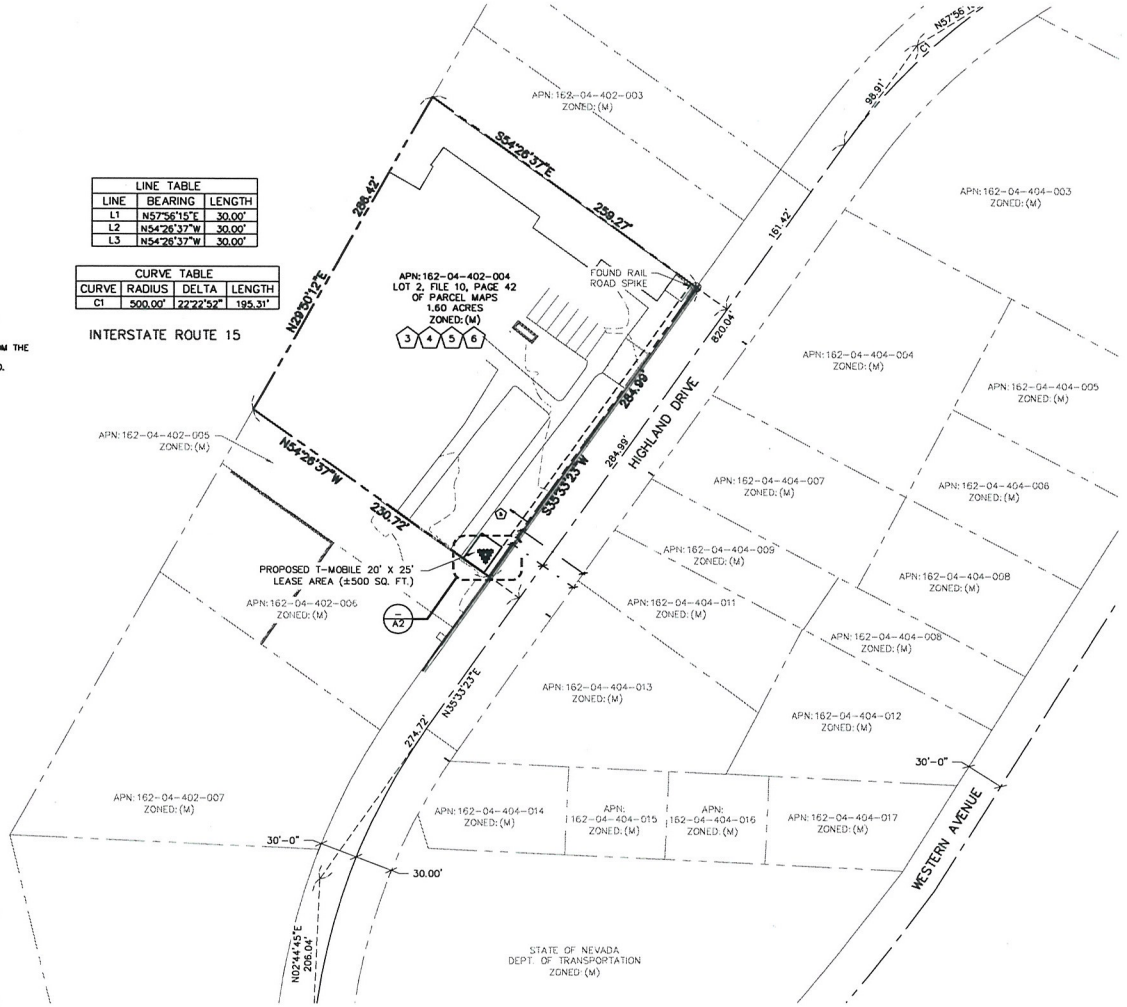
LEGENDS

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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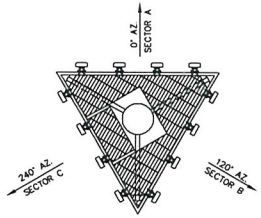
MAR 24 2011

SUP-41299



ANTENNA LAYOUT

SCALE: NONE | 3

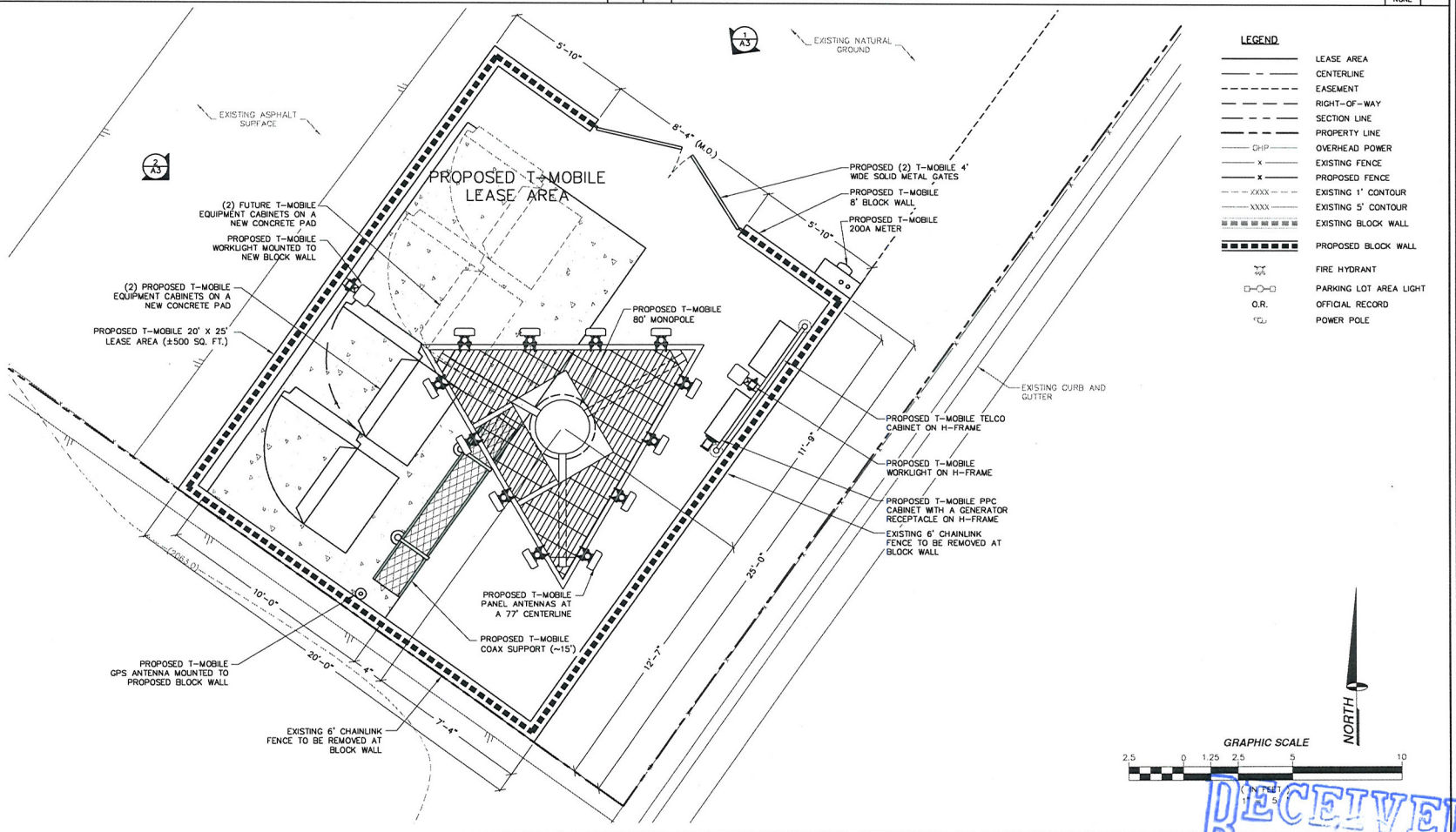
ANTENNA AND CABLE SCHEDULE

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

RECEIVED
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:

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

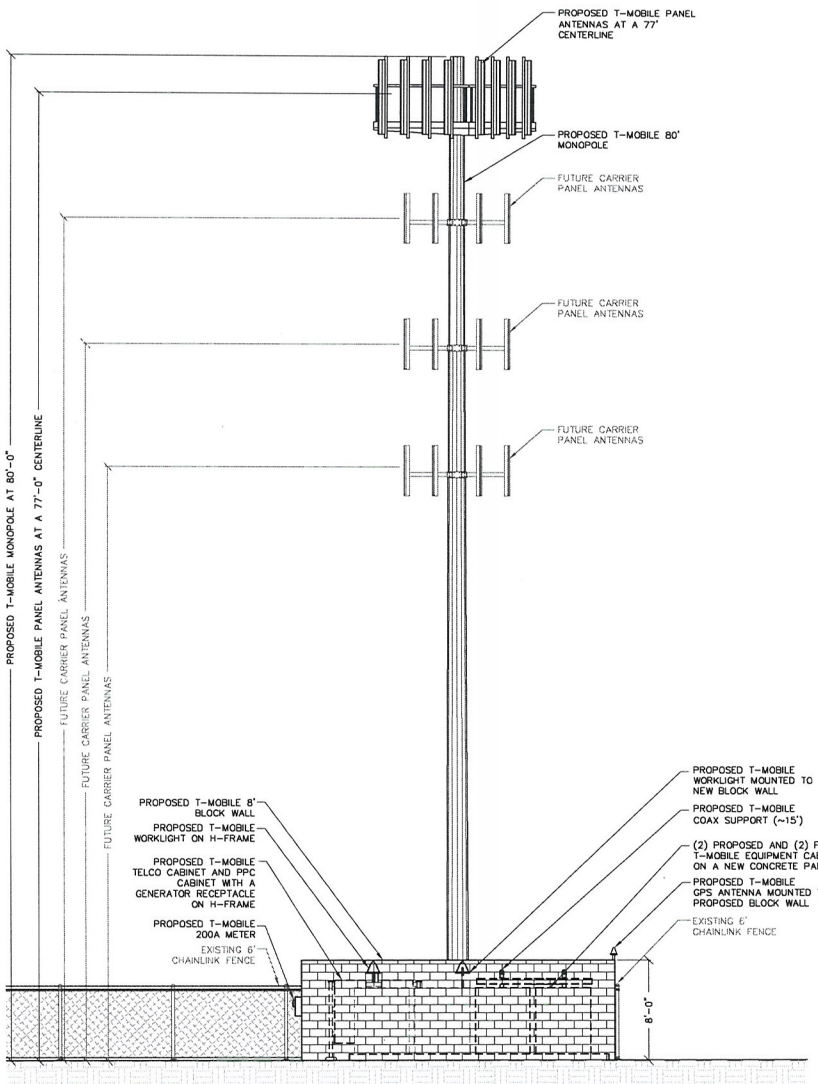
LICENSURE:

SHEET TITLE:

SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

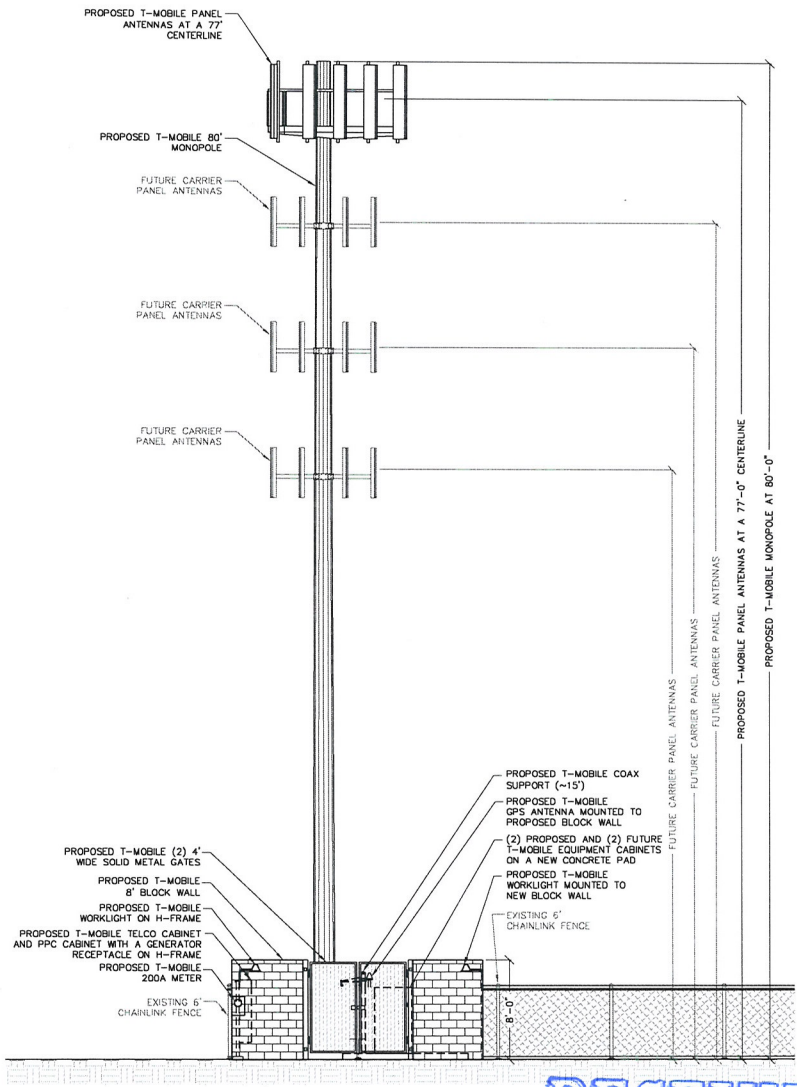
SHEET NUMBER:	REVISION:
A2	2

VG08690B



NORTHWEST ELEVATION

SCALE: 1" = 10' 2



NORTHEAST ELEVATION

SCALE: 1" = 10' 1

RECEIVED
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:

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:

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

RECEIVED
MAR 24 2011
SUP-41299

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**

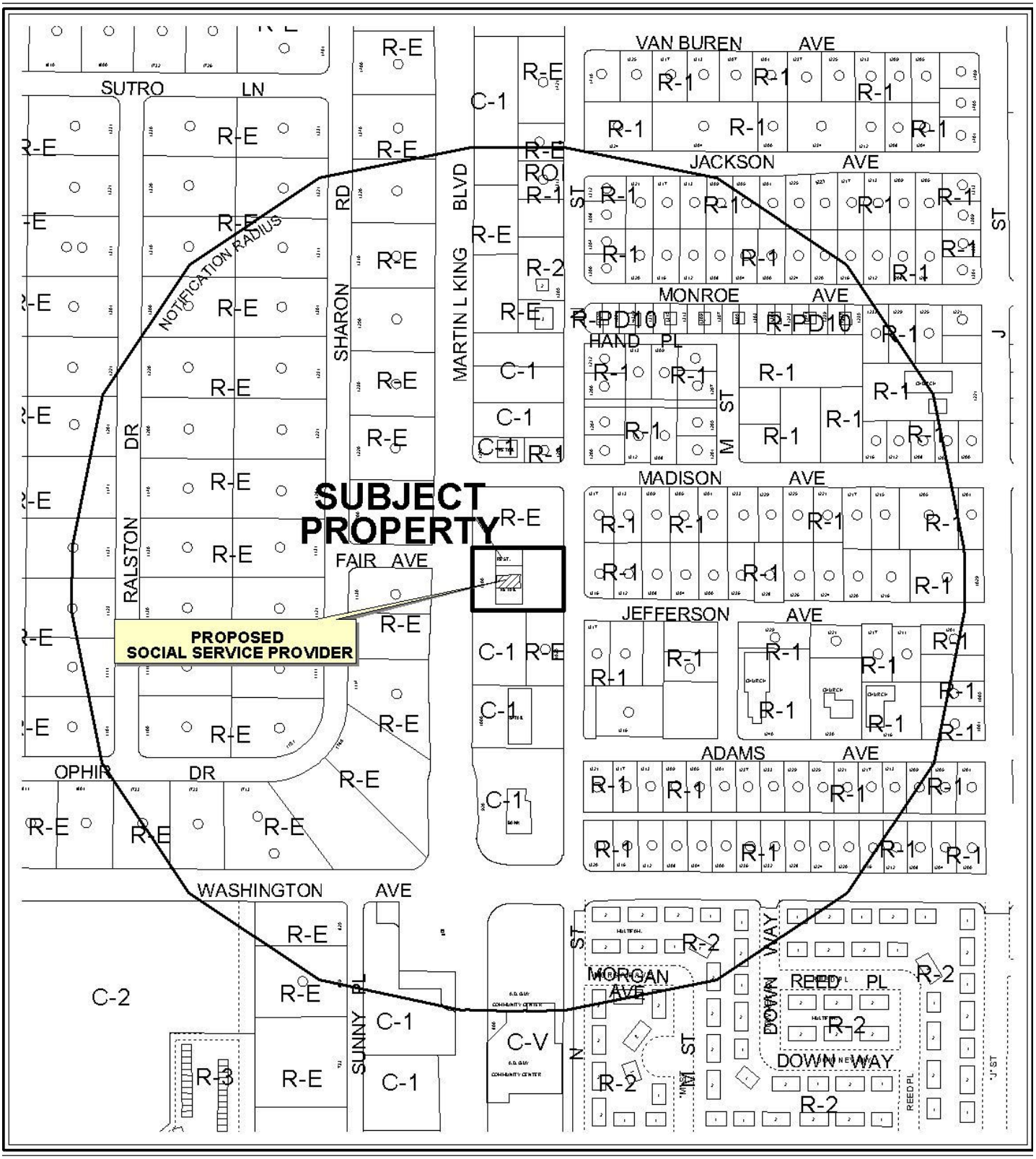
SUBJECT:
SUP-41306 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON - Request for a Special Use Permit FOR A PROPOSED 1,100 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1100 Martin L King Boulevard, Suite C (APN 139-28-604-003), C-1 (Limited Commercial)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



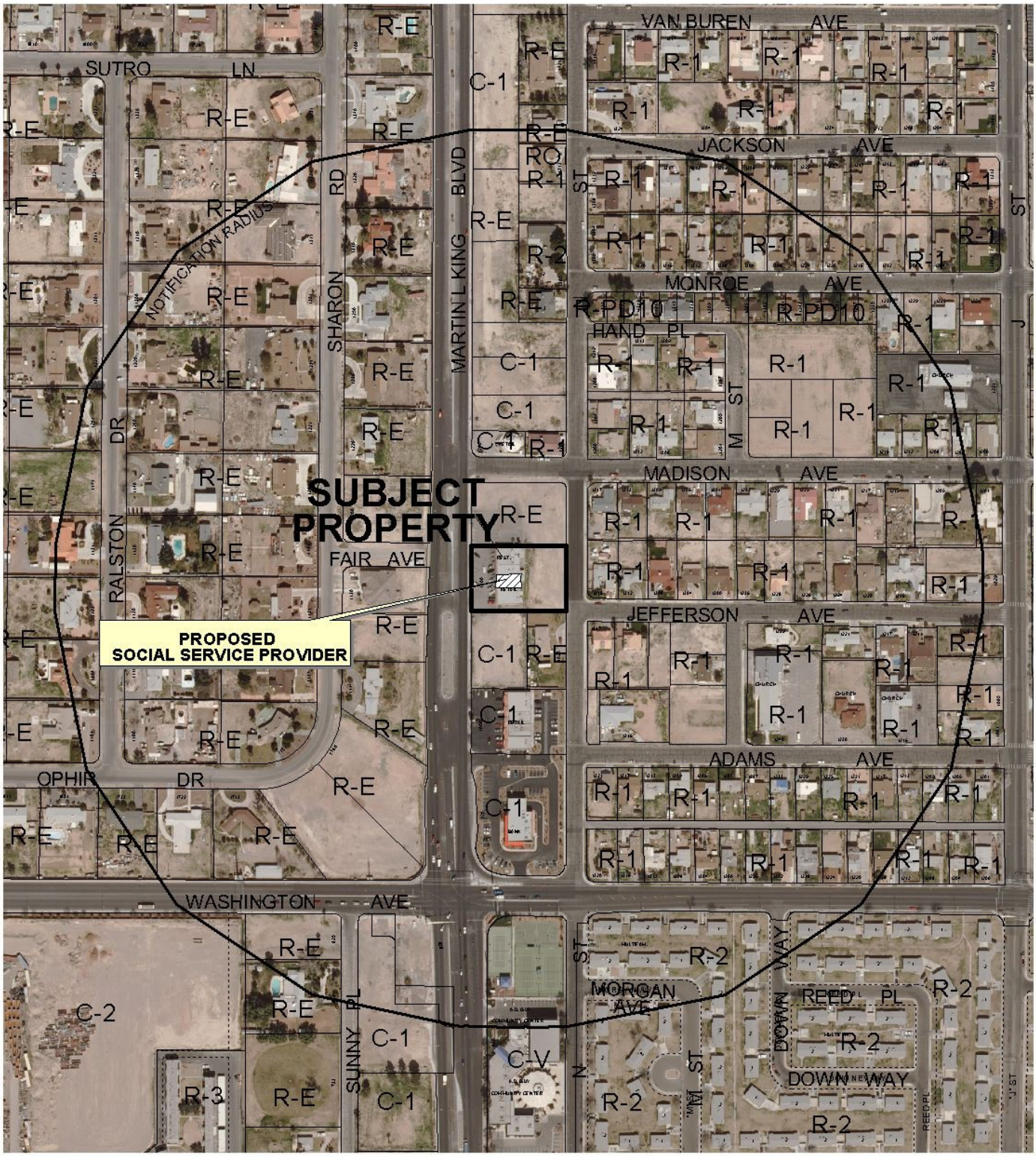
0 300 600 Feet

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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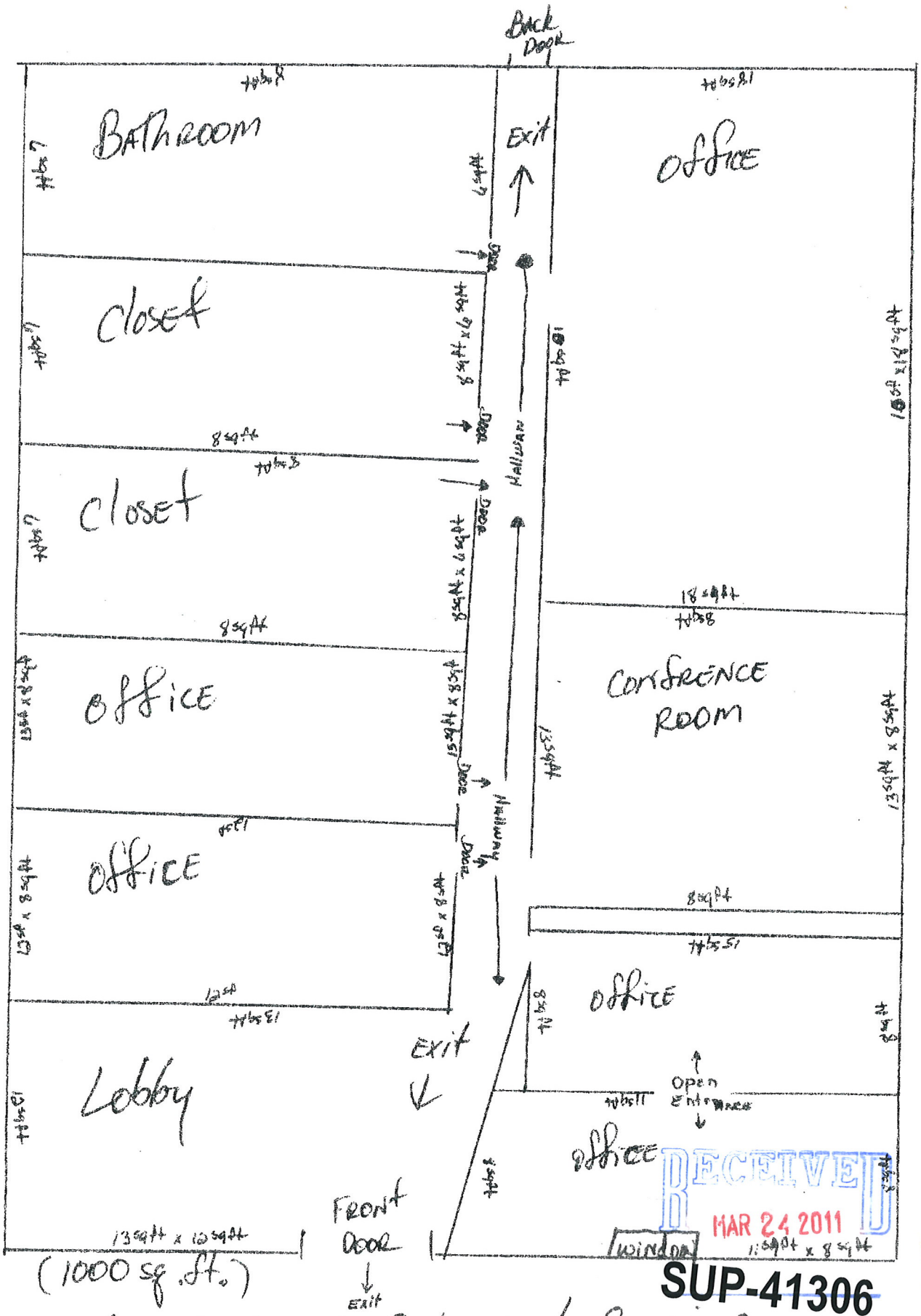
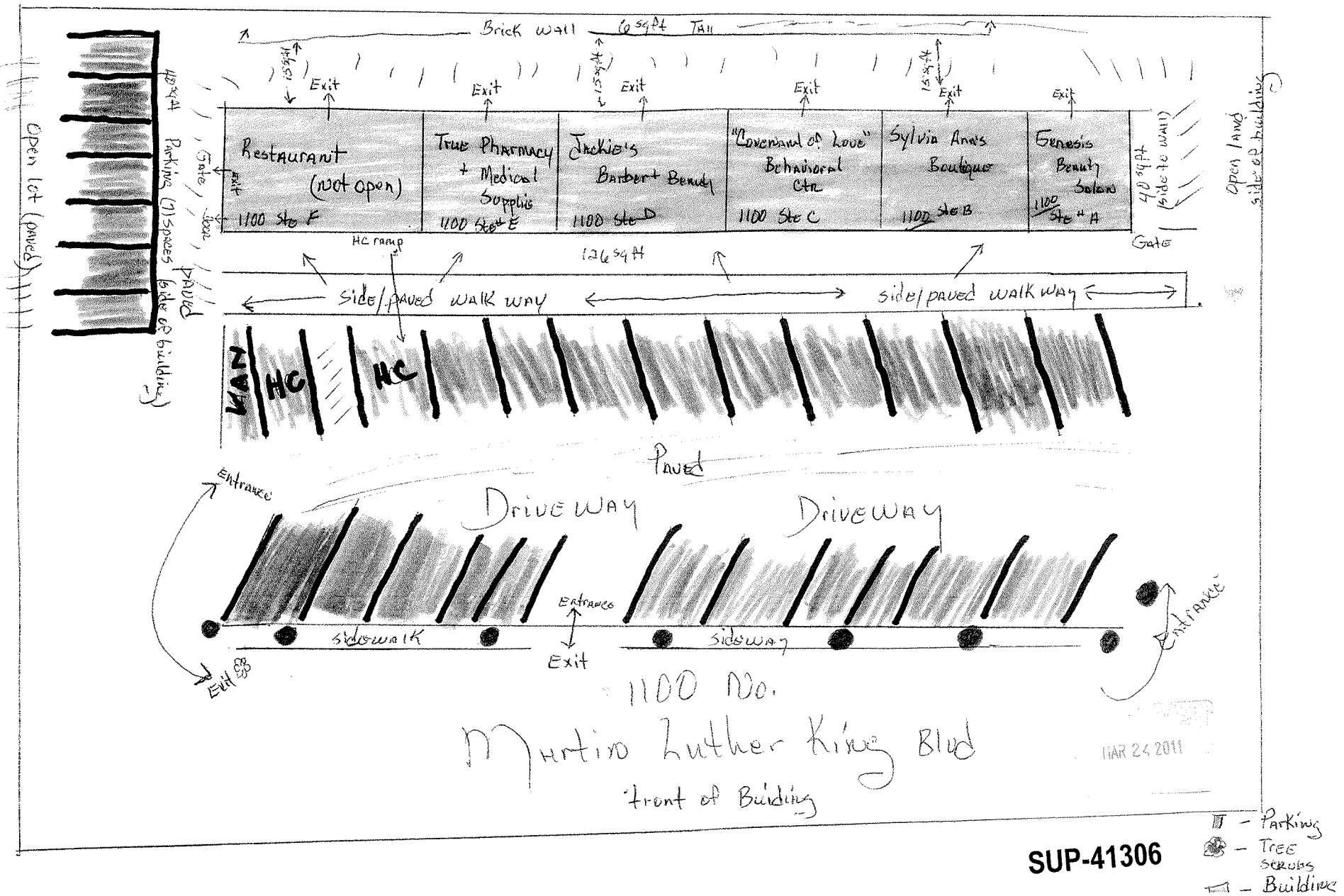


RECEIVED
MAR 24 2011

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 side of building
Paved
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.: **44.**

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

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

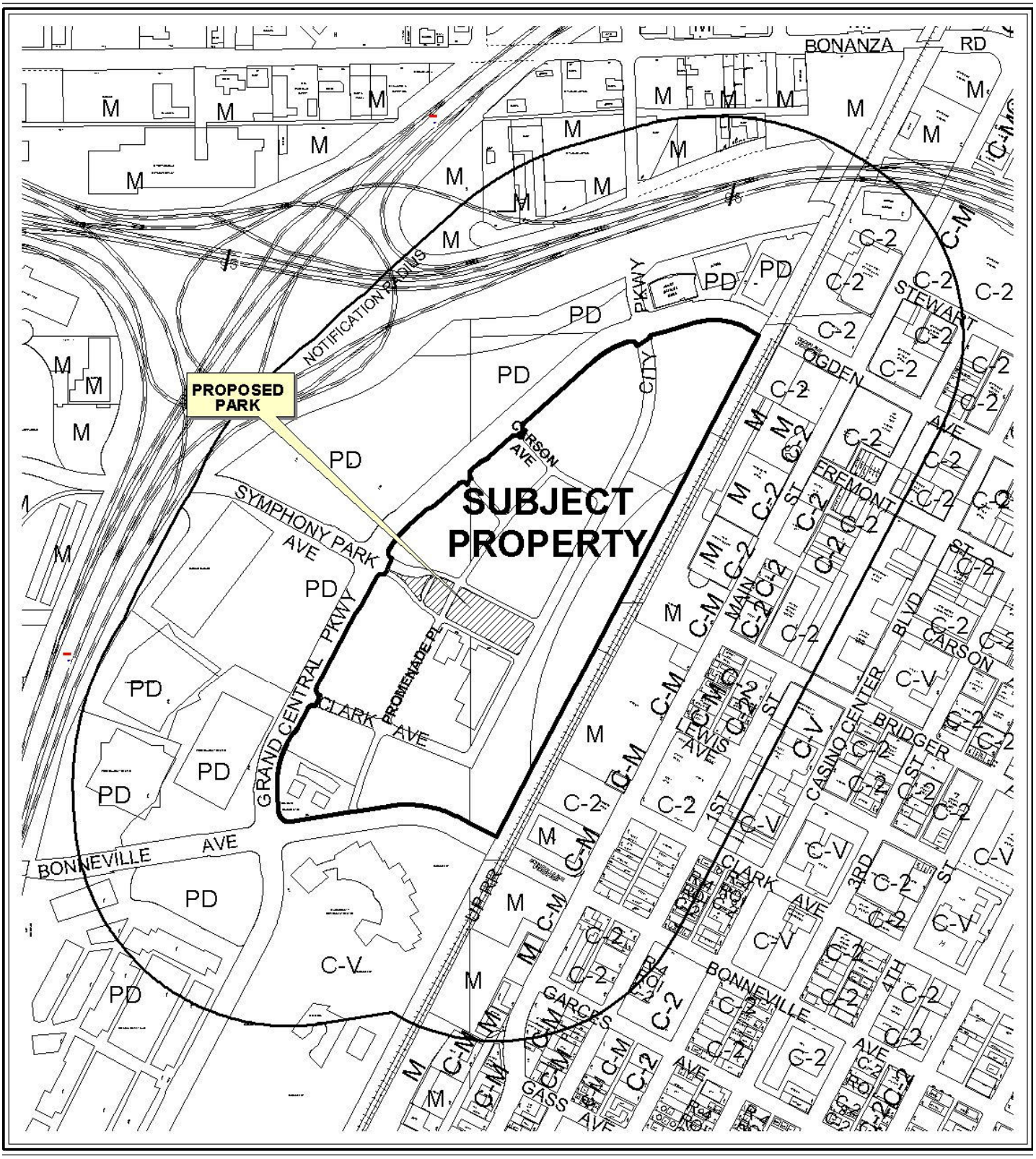
SUBJECT:
SDR-41033 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL - Request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 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: _____

RECEIVED
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: _____

RECEIVED
FEB 24 2011

Print Name: Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 20 11

Jill Kleles
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

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

Project Name Symphony Park **Proposed Use** Park

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

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

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

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

Additional Information Parcels M1 and M2

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

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

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

E-mail Address sgladstein@newlandco.com

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

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

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

E-mail Address sgladstein@newlandco.com

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

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

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

E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 20 11.

Jill Kleles

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
FEB 24 2011

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Promenade Place @ Symphony Park Avenue

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

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

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

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

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

Additional Information Parcel M3

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

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

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

E-mail Address sgladstein@newlandco.com

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

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

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

E-mail Address sgladstein@newlandco.com

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

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

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

E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 24. day of February, 20 11.

Jill Kleles

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
FEB 24 2011

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

Revised 10/27/08

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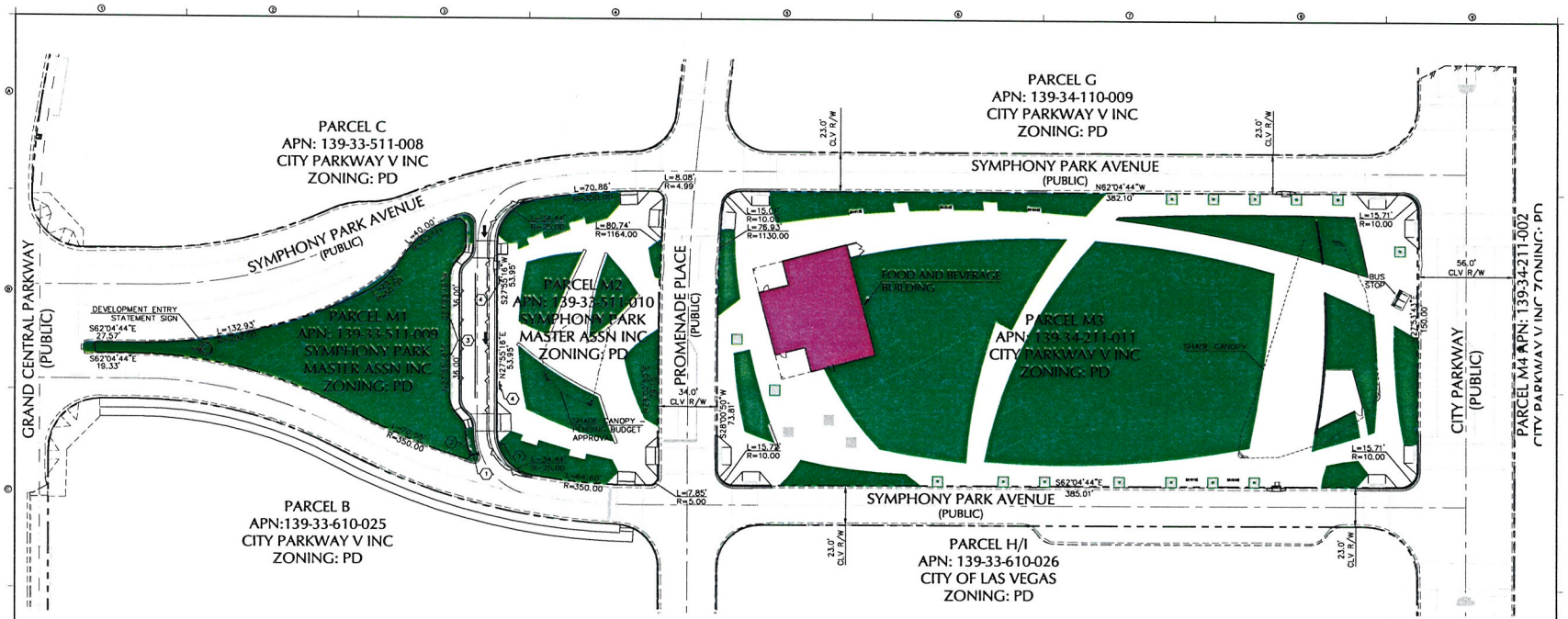


GRAPHIC SCALE

30 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: 3,500 S.F. (5.10%)

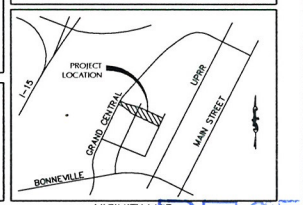
LEGEND

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

SIGN DETAILS

1 R1-1 (30"X30") STOP
2 R5-1 (30"X30") DO NOT ENTER
3 R7-6 (12"X18") NO PARKING LOADING ZONE
4 R7-1 (12"X18") NO PARKING ANY TIME

SIGN HEIGHT DETAIL
NTS



VICINITY MAP
NTS

CITY OF LAS VEGAS

THE SMITH CENTER
NEWLAND COMMUNITIES

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
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SYMPHONY PARK
DESIGN DEVELOPMENT
PARCELS M1, M2 & M3

MARTIN & MARTIN CIVIL ENGINEERS
2355 RED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 2484000
FAX (702) 2484070

ISSUE DATE: APRIL 11, 2011

REVISIONS

#	DATE	DESCRIPTION

PROJECT NUMBER: 3119

SITE PLAN

SHEET NUMBER
C1

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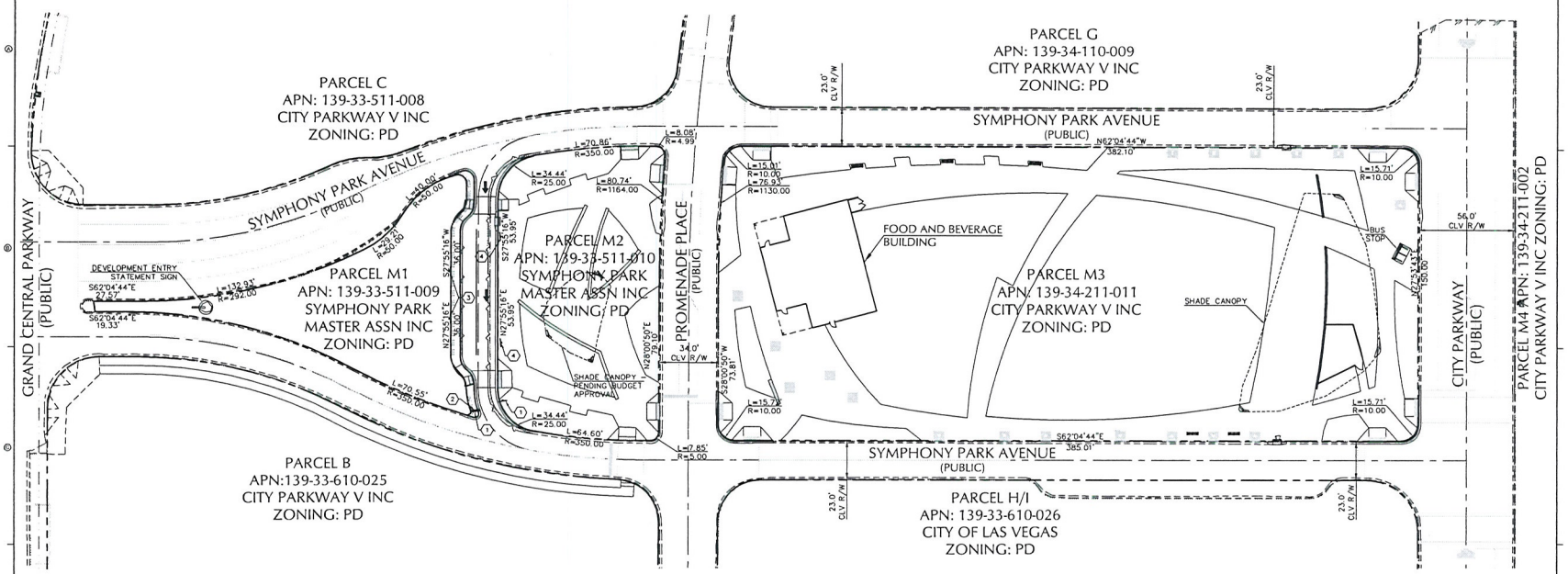


SIGN HEIGHT DETAIL
NTS

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT

LEGEND

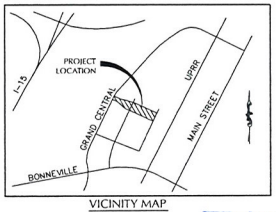
	PROPERTY LINE–ADJACENT
	PROPERTY LINE–RIGHT–OF–WAY
EXISTING / PROPOSED	24" TYPE 'L' CURB AND GUTTER
EXISTING / PROPOSED	6" TYPE 'A' CURB
	ADA ACCESSIBLE ROUTE

SIGN DETAILS

STOP	DO NOT ENTER	NO PARKING LOADING ZONE	NO PARKING ANY TIME
1 R1-1 (30"X30")	2 R5-1 (30"X30")	3 R7-6 (12"X18")	4 R7-1 (12"X18")

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: 3,500 S.F. (5.10%)



VICINITY MAP
NTS

CITY OF LAS VEGAS

THE SMITH CENTER
NEWLAND COMMUNITIES

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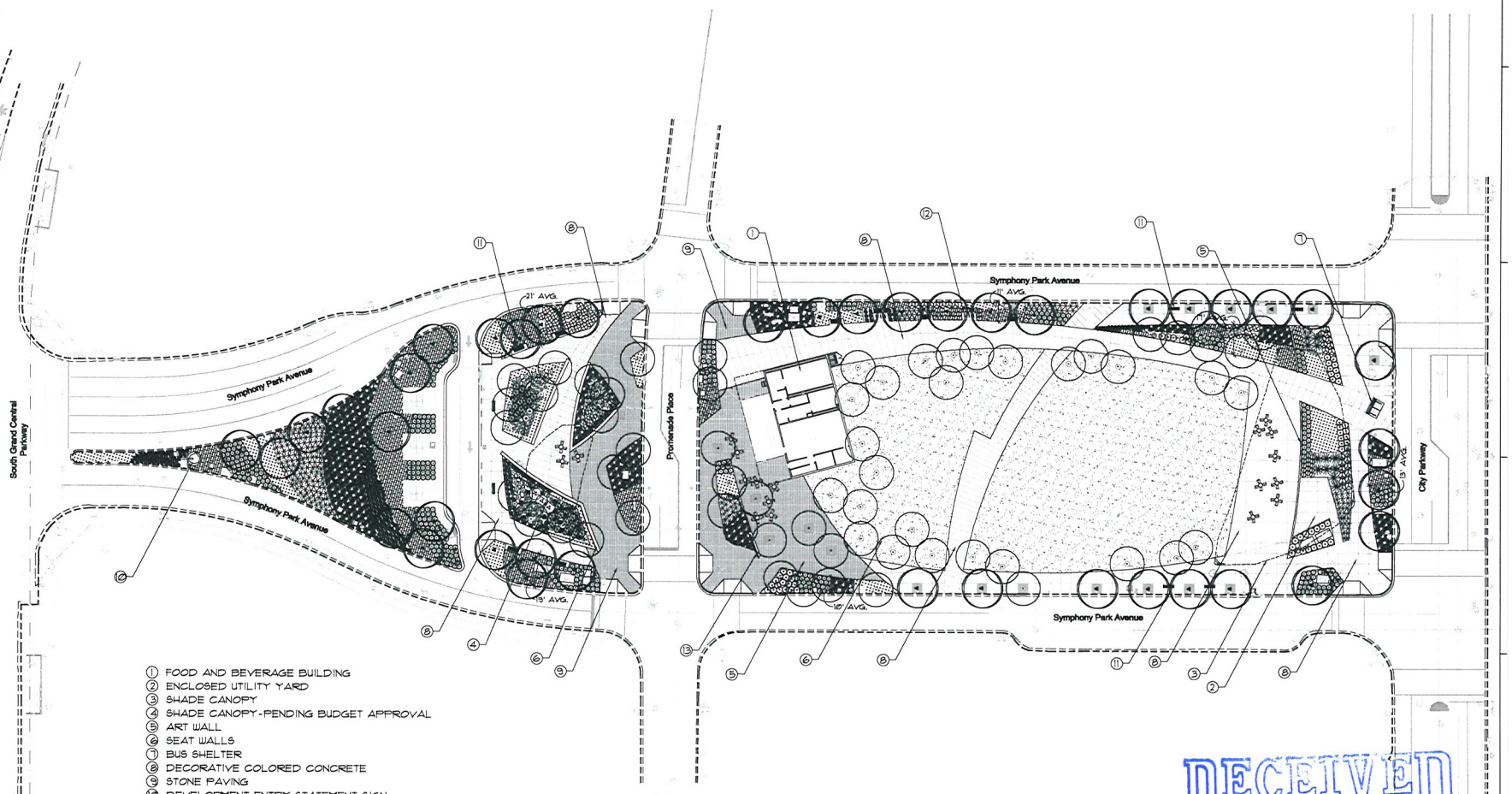

1. FOOD AND BEVERAGE BUILDING
2. ENCLOSED UTILITY YARD
3. SHADE CANOPY
4. SHADE CANOPY-PENDING BUDGET APPROVAL
5. ART WALL
6. SEAT WALLS
7. BUS SHELTER
8. DECORATIVE COLORED CONCRETE
9. STONE PAVING
10. DEVELOPMENT ENTRY STATEMENT SIGN
11. BENCH
12. BIKE RACK
13. MONUMENT SIGN

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CARLSBAD,CA 92008

ISSUE DATE: APRIL 11, 2011

REVISIONS

#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

Planting Plan

SHEET NUMBER
L-0

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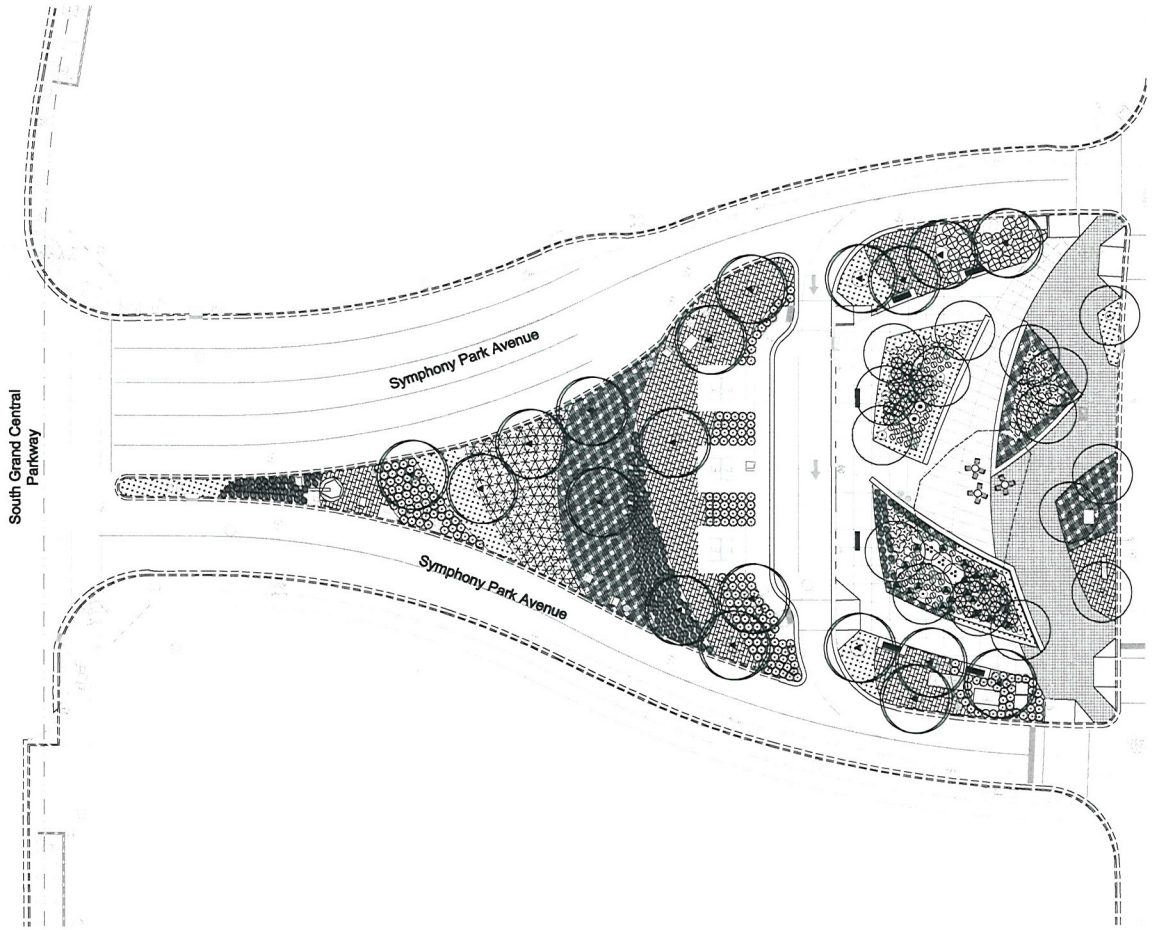

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	65	48" BOX	
	FRAXINUS VELUTINA	RIO GRANDE ASH	42	48" BOX	
	SHRUBS				
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD SAGE	41	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	422	5 GAL	
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	56	5 GAL	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	54	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	24	5 GAL	
	ACCENTS				
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	281	5 GAL	
	DASYLIRION LONGISSIMUM	DESERT SPOON	12	5 GAL	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	84	5 GAL	
	FOUQUIERIA SPLENDENS	OCOTILLO	9	BARE ROOT	10-15 HMPS
	HESPERALOE PARVIFLORA	RED YUCCA	291	5 GAL	
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED DWARF CENTURY PLANT	29	5 GAL	
	OPUNTIA BASILARIS	BEAVER TAIL PRICKLY PEAR	28	5 GAL	
	OPUNTIA VIOLACEA 'SANTA-RITA'	PURPLE PRICKLY PEAR	5	5 GAL	
	PACHYCEREUS MARGINATUS	FENCEPOST CACTUS	2	8'-10' HT.	SIZE NOTED ON PLAN
	TRICHOCEREUS MACROGA	ARGENTINE HEDGEHOG	21	5 GAL	
	GROUNDCOVERS				
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA		5 GAL	36 INCH SPACING
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY		5 GAL	36 INCH SPACING
	M1-M2 (5,750 SQ. FT. TOTAL = 47 SHRUBS)				
	M3 (1,000 SQ. FT. TOTAL = 11 SHRUBS)				
	HYPOFORUM PARVIFOLIUM	PROSTRATE HYPOFORUM		5 GAL	36 INCH SPACING
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER		5 GAL	36 INCH SPACING
	M1-M2 (1,300 SQ. FT. TOTAL = 104 SHRUBS)				
	M3 (1,525 SQ. FT. TOTAL = 184 SHRUBS)				
	CRYSACTINIA MEXICANA	DAMIANTA		5 GAL	24 INCH SPACING
	MALEPHORA CROCEA	GRAY ICE PLANT		5 GAL	24 INCH SPACING
	M1-M2 (2,225 SQ. FT. TOTAL = 65 SHRUBS)				
	M3 (1,450 SQ. FT. TOTAL = 362 SHRUBS)				
	GREAT LAWN				
	TURF				
	M3 LAWN AREAS (28,940 SQ. FT. TOTAL)	BERMUDA WITH OVERSEED OF RYE			ANNUAL OVERSEED REQ.

GENERAL NOTES:

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

   KRC ROCK
   1100 NORTH THIN OAKS VALLEY ROAD
   SAN MARCOS, CA 92069-1114
   (760)744-1036

   OR APPROVED EQUAL

7. TREE WELLS AND TREE GRATES SHALL BE PROVIDED FOR ALL TREES LOCATED WITHING 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 GOVERAGE, OPERATIONAL TESTS AND BACKFILLING/COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

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CARLSBAD CA
2266 FARADAY AVE.
CARLSBAD,CA 92008

ISSUE DATE: APRIL 11, 2011

REVISIONS

#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

Planting Plan

SHEET NUMBER
L-1

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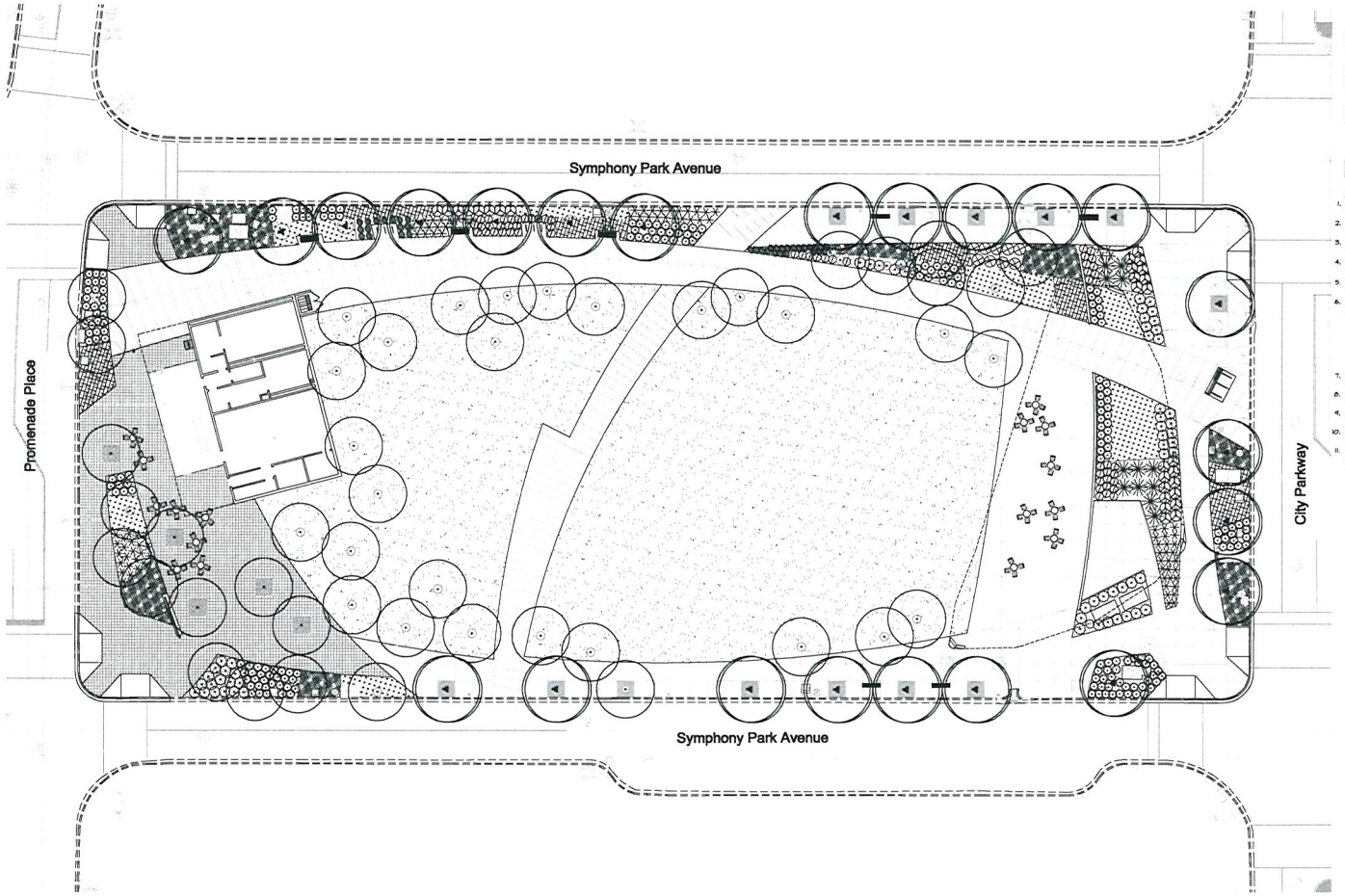

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	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	422	5 GAL
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	56	5 GAL
	ROSMARINS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	54	5 GAL
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	24	5 GAL
ACCENTS				
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	211	5 GAL
	DASYLIRION LONGISSIMUM	DESERT SPOON	12	5 GAL
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	84	5 GAL
	FOUQUIERIA SPLENDENS	OCOTILLO	5	BARE ROOT
	HESPERALOE PARVIFLORA	RED YUCCA	257	5 GAL
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED DWARF CENTURY PLANT	24	5 GAL
	OPUNTIA BASILARIS	BEAVER TAIL PRICKLY PEAR	26	5 GAL
	OPUNTIA VIOLACEA 'SANTA-RITA'	PURPLE PRICKLY PEAR	9	5 GAL
	PACHYCEREUS MARGINATUS	FENCEPOST CACTUS	2	8'-10' HT.
	TRICHOCEREUS HUASCHA	ARGENTINE HEDGEHOG	21	5 GAL
GROUNDCOVERS				
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA		5 GAL
	ROSMARINS OFFICINALIS 'PROSTRATUS' M1-M2 (5,750 SQ. FT. TOTAL = 421 SHRUBS) M3 (5,000 SQ. FT. TOTAL = 111 SHRUBS)	DWARF ROSEMARY		5 GAL
	MYOPORUM PARVIFOLIUM 'PUSCRUM CHAMAECRYS PROSTRATUM' M1-M2 (7,100 SQ. FT. TOTAL = 191 SHRUBS) M3 (3,325 SQ. FT. TOTAL = 164 SHRUBS)	PROSTRATE MYOPORUM PROSTRATE GERMANDER		5 GAL 5 GAL
	CHRYSACTINIA MEXICANA 'HALFMOON CREEK' M1-M2 (2,525 SQ. FT. TOTAL = 611 SHRUBS) M3 (1,450 SQ. FT. TOTAL = 362 SHRUBS)	DAMIANITA GRAY ICE PLANT		5 GAL 5 GAL
GRASS LAWN				
	TURF M3 LAWN AREAS (28,940 SQ. FT. TOTAL)	BERMUDA WITH OVERSEED OF RYE		

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   KRC ROCK — 7010 NORTH THIN OAKS VALLEY ROAD, SAN MARCOS, CA 92064-1114, 1(760)744-1056 — OR — APPROVED EQUAL

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PARCEL M3

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F 702.253.1010
CARLSBAD CA
2244 FARADAY AVE.
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ISSUE DATE: APRIL 11, 2011

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Design Development

PROJECT NUMBER: 4674

Planting Plan

SHEET NUMBER
L-2

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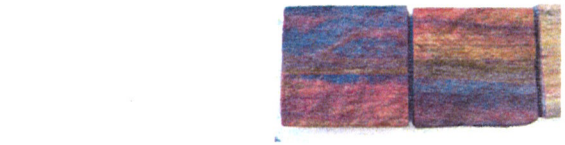
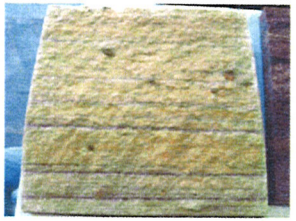
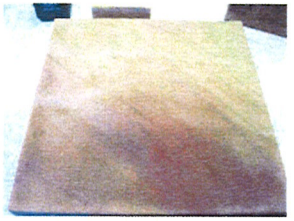
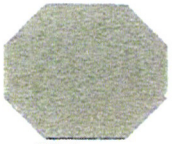
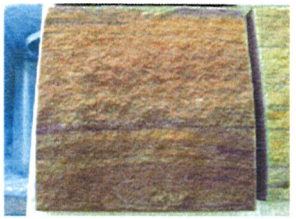


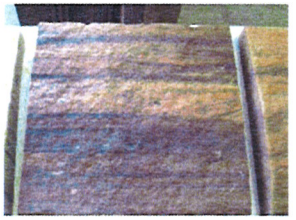


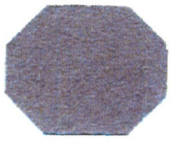




306 Canvas

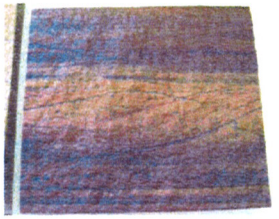






385 Taupe

Colored Concrete



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SYMPHONY PARK
DESIGN DEVELOPMENT
PARCELS M1 & M2

ISSUE DATE: February 24, 2011

REVISIONS		
#	DATE	DESCRIPTION

Site
Development
Plan Review

PROJECT NUMBER: 4674

Site
Materials Board

SHEET NUMBER

L-3

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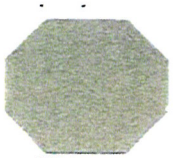
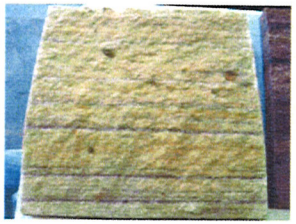
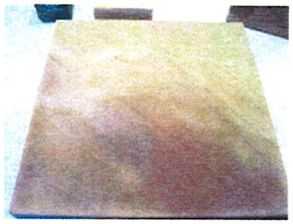
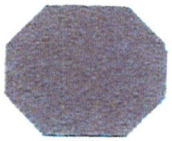
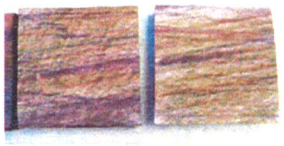




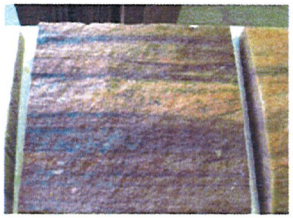


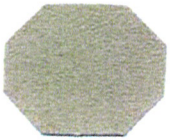






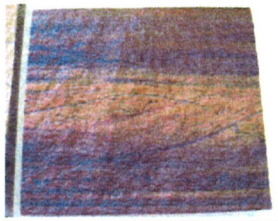


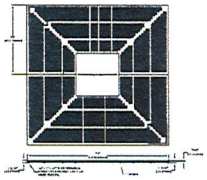


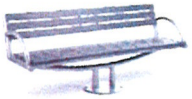


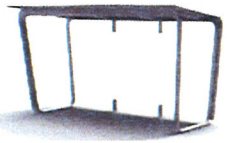


Colored Concrete

























Stone Paving

Site Furnishings

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PARCEL M3

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NO	DATE	DESCRIPTION

Site Development Plan Review

PROJECT NUMBER: 4674

Site Materials Board

SHEET NUMBER
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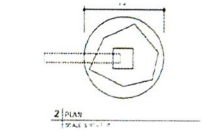
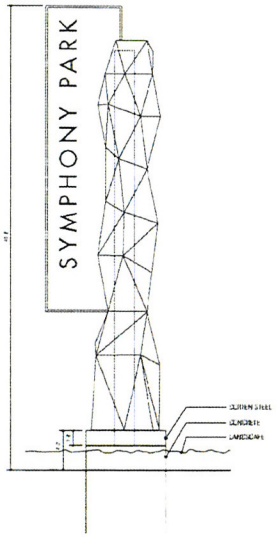
Primary Identification Sign



Primary Identification Sign



2 PLAN



1 ELEVATION

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Site Signage

SHEET NUMBER
L-5

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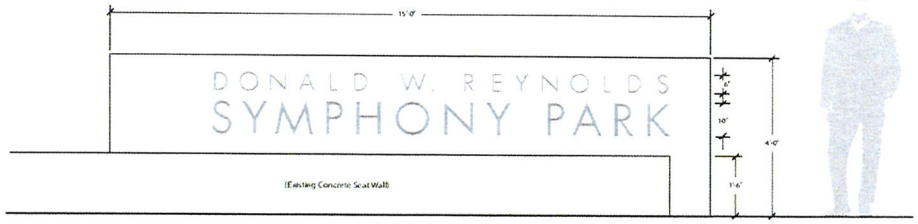
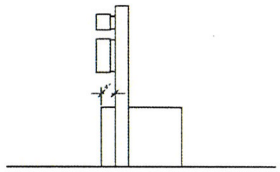
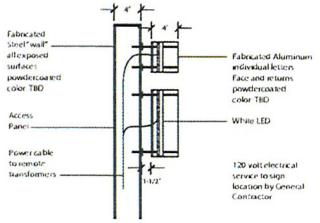




Side Elevation Sign Type A, Symphony Park Identification
Scale 3/4" = 1'-0"



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

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Plan Review

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Site
Signage

SHEET NUMBER
L-6

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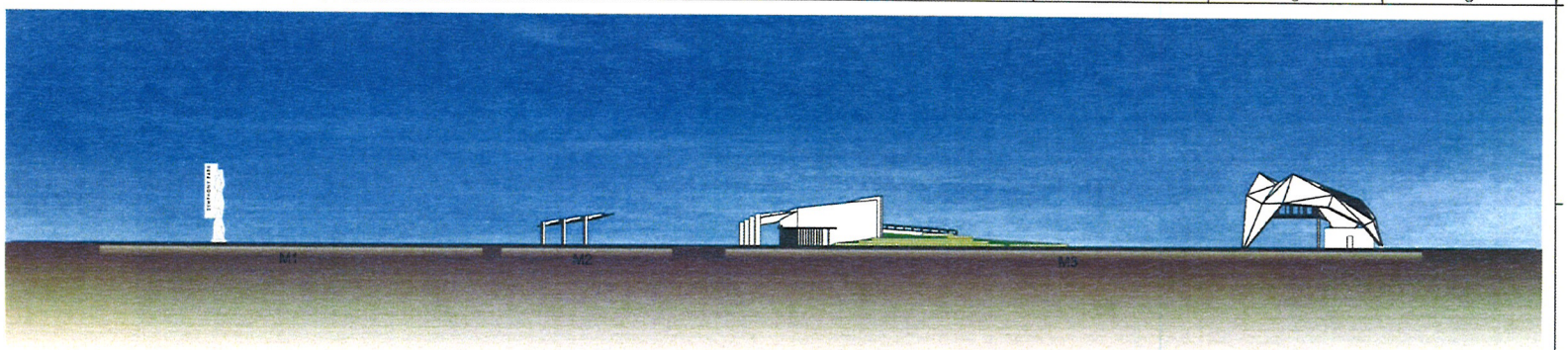
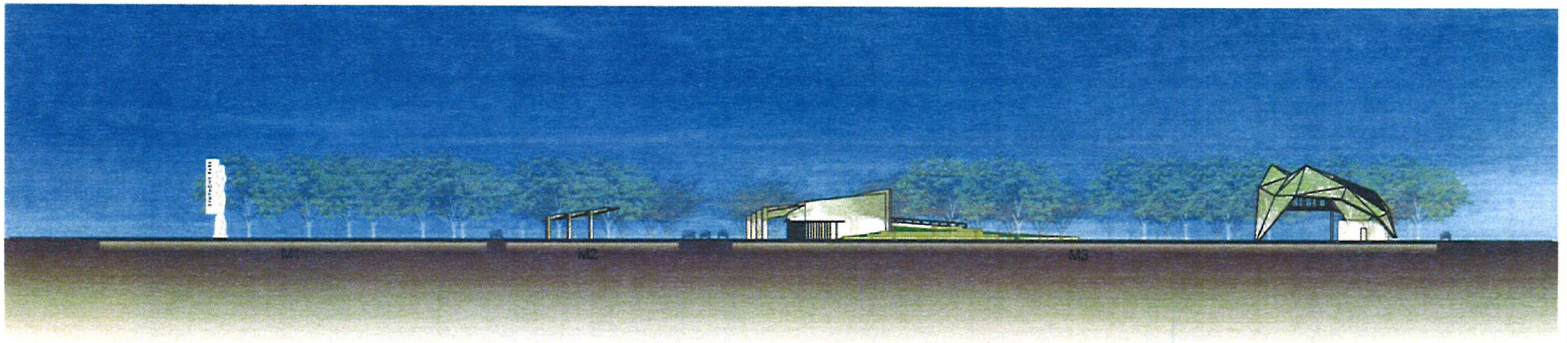
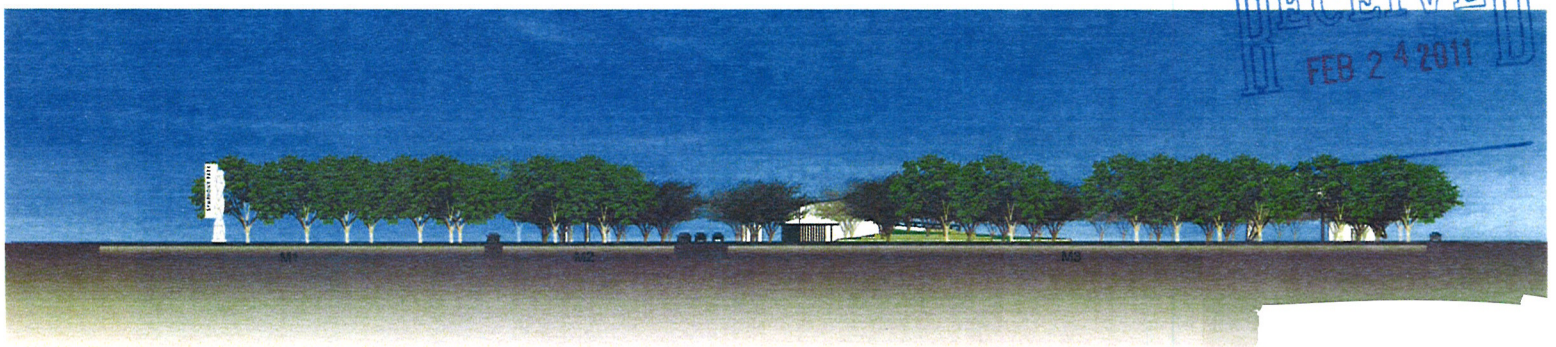


Site Elevation Facing North East: Structures Only



Site Elevation Facing North East: Structures With Faded Trees



Site Elevation Facing North East: Structures With Fully Rendered Trees

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Site Section-Elevation

SHEET NUMBER
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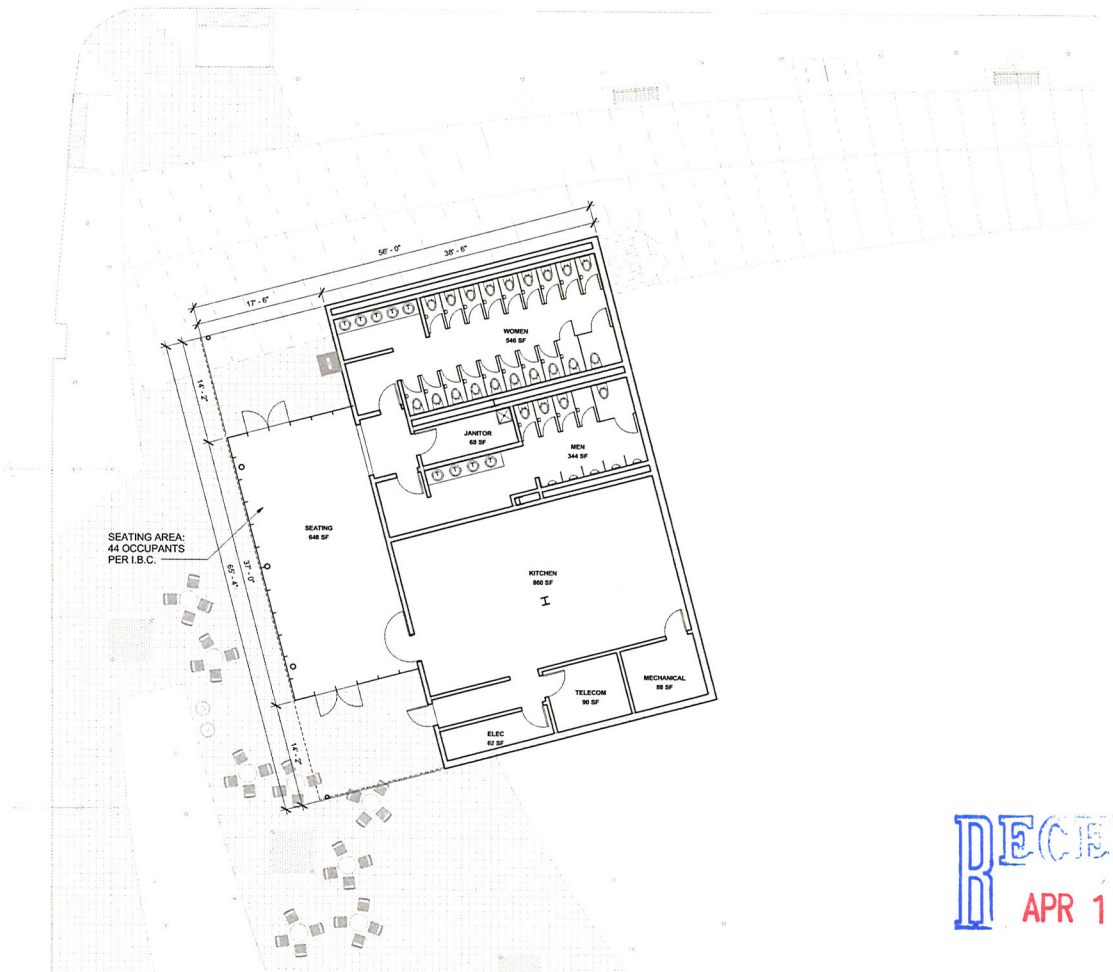

1 FOOD AND BEVERAGE FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

FOOD AND BEVERAGE AREA: 3163 SF
FOOD AND BEVERAGE TOTAL OCCUPANTS: 49

NORTH 0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING FLOOR PLAN - LEVEL 1

SHEET NUMBER
A1

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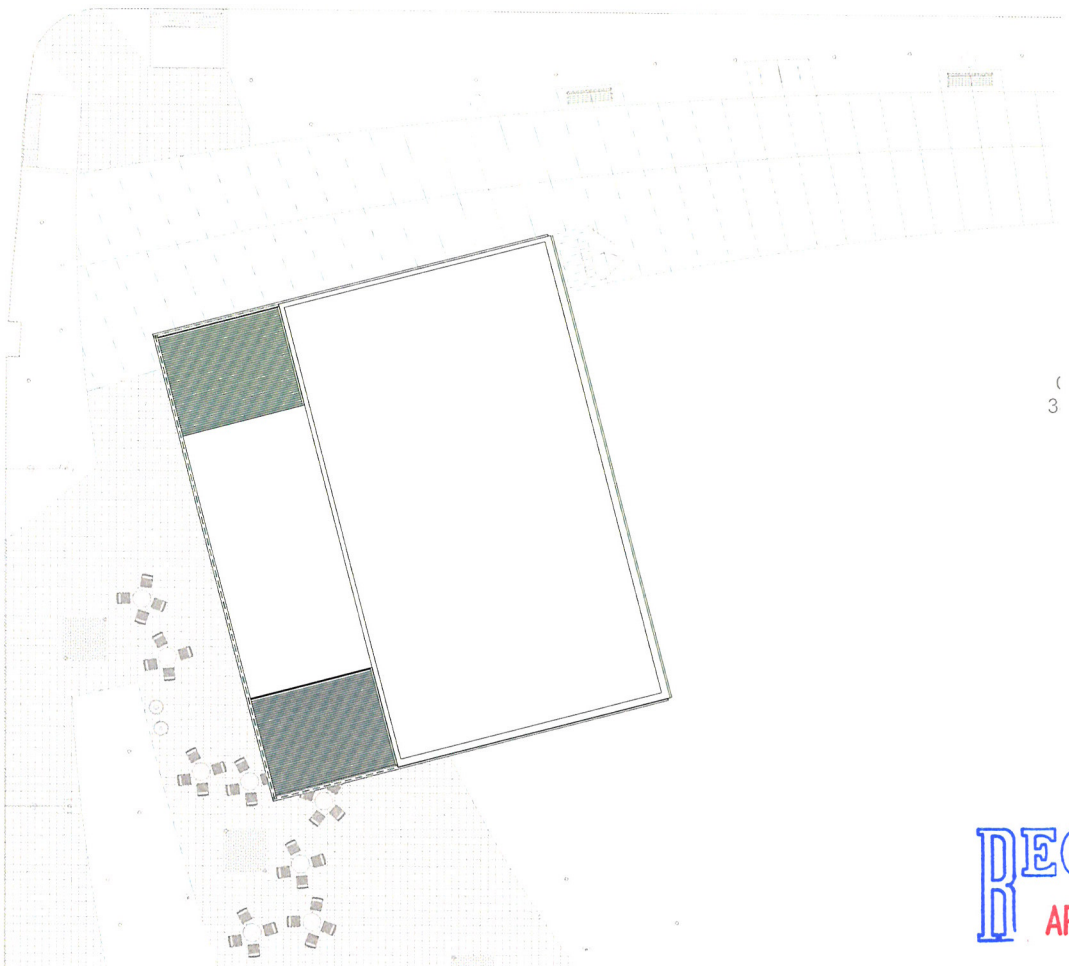

1 FOOD AND BEVERAGE ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH 0' 10' 20'

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FOOD AND BEVERAGE BUILDING ROOF PLAN

SHEET NUMBER
A2

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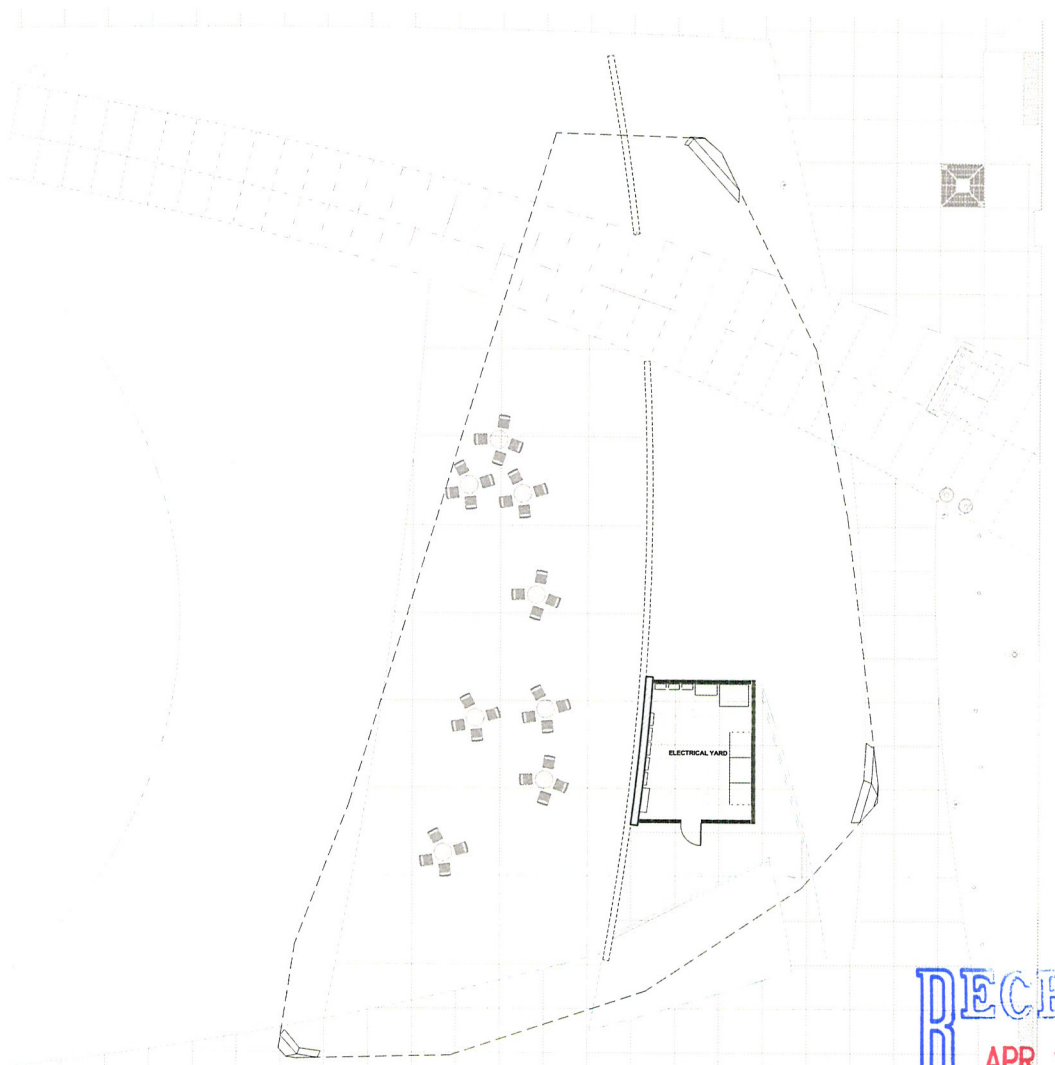

1 ELECTRICAL YARD FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

ELECTRICAL YARD AREA (OPEN TO SKY): 315 S

NORTH 0' 5' 10' 20'

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ELECTICAL YARD PLAN - LEVEL 1

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A3

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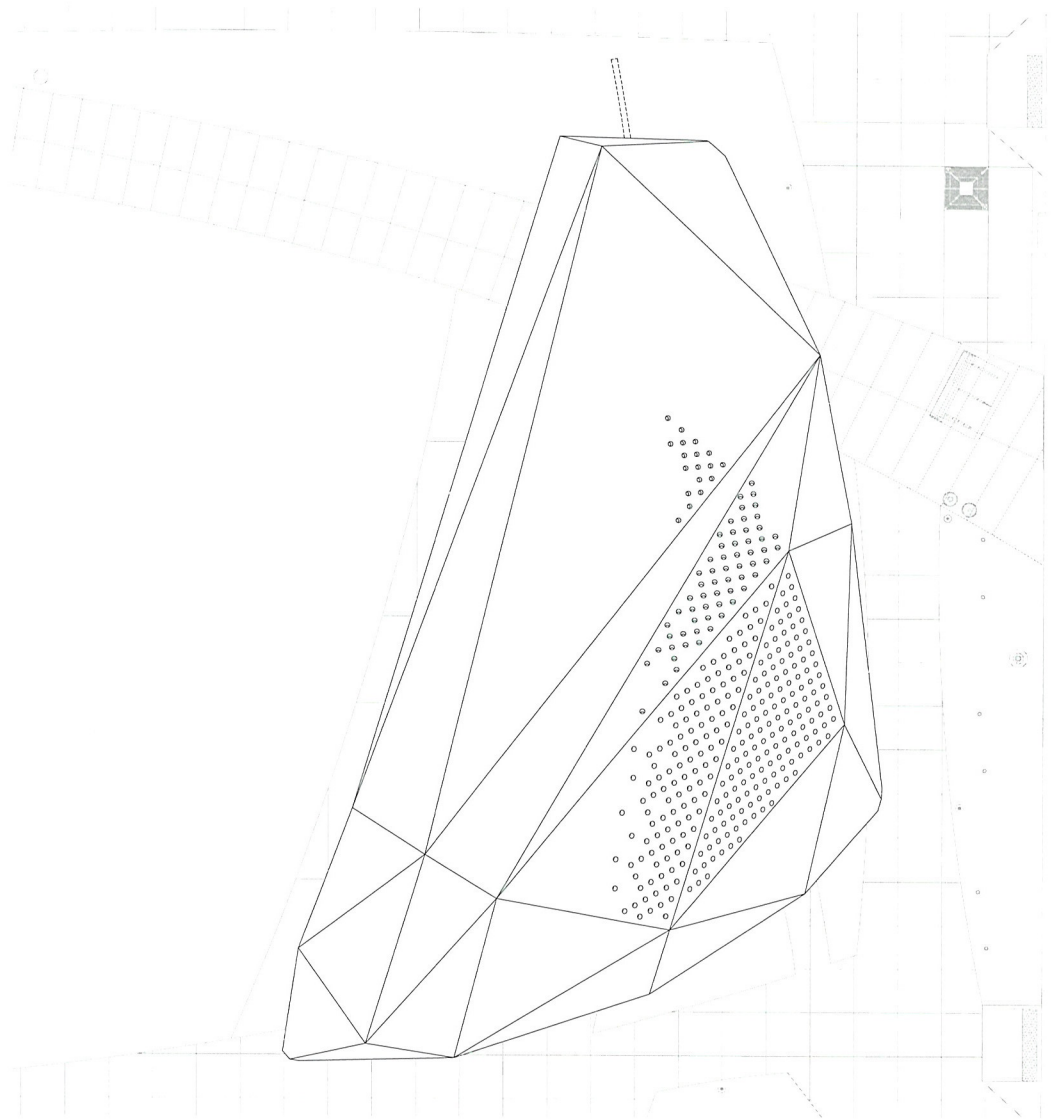

1 STAGE CANOPY ROOF PLAN
SCALE: 1/8" = 1'-0"

STAGE CANOPY AREA: 6595 SF

NORTH 0' 5' 10'

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STAGE CANOPY ROOF PLAN

SHEET NUMBER
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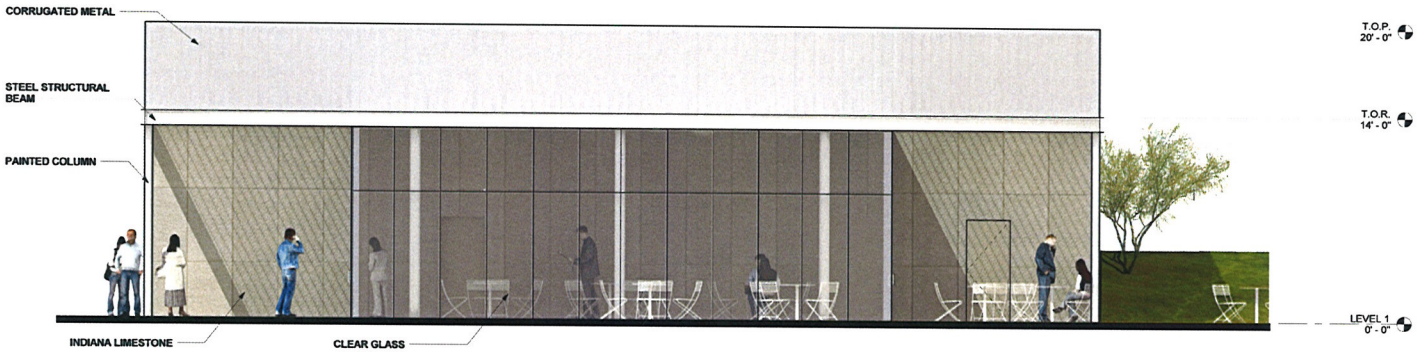

2 FOOD AND BEVERAGE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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0" 3" 6" 12"

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FOOD AND BEVERAGE BUILDING ELEVATIONS

SHEET NUMBER
A5

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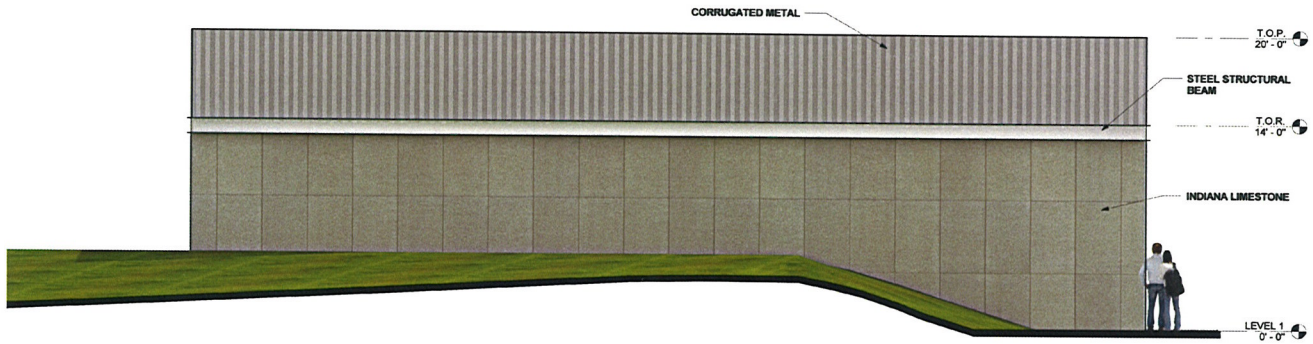
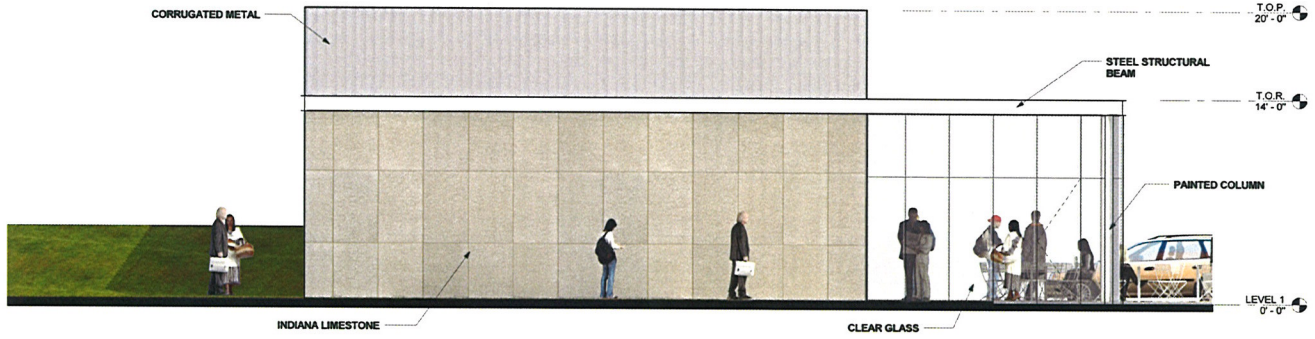


1 FOOD AND BEVERAGE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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FOOD AND BEVERAGE BUILDING ELEVATIONS

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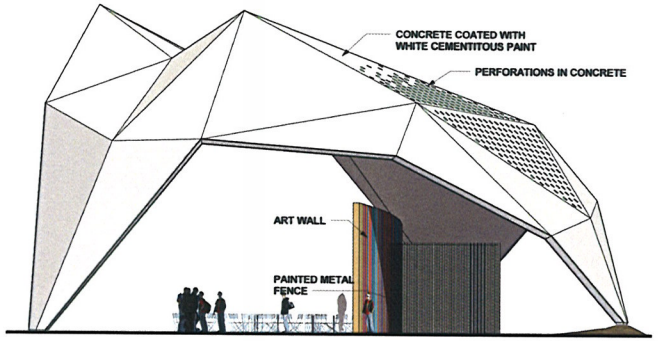
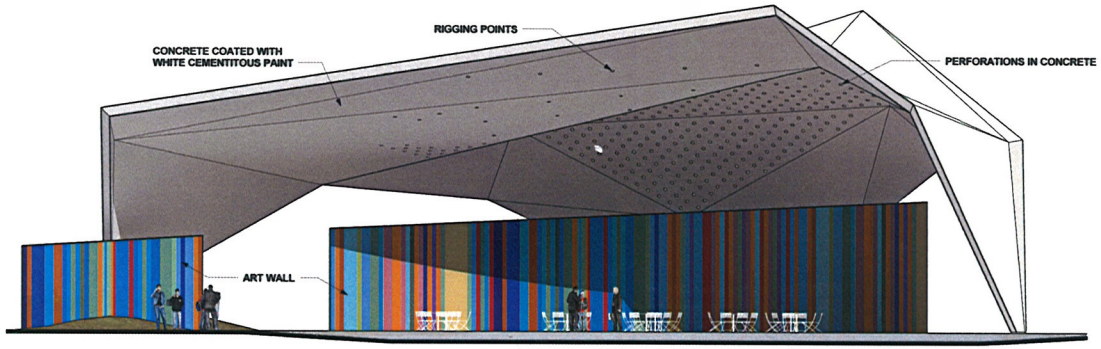


2 STAGE CANOPY - SOUTH
SCALE: 1/8" = 1'-0"



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

0' 5' 10' 20'

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STAGE CANOPY
ELEVATIONS

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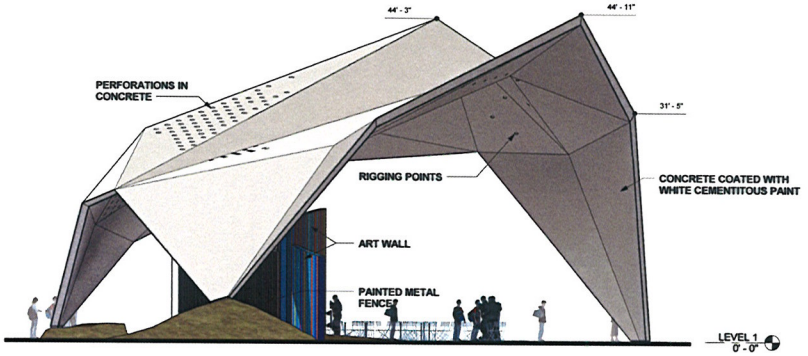
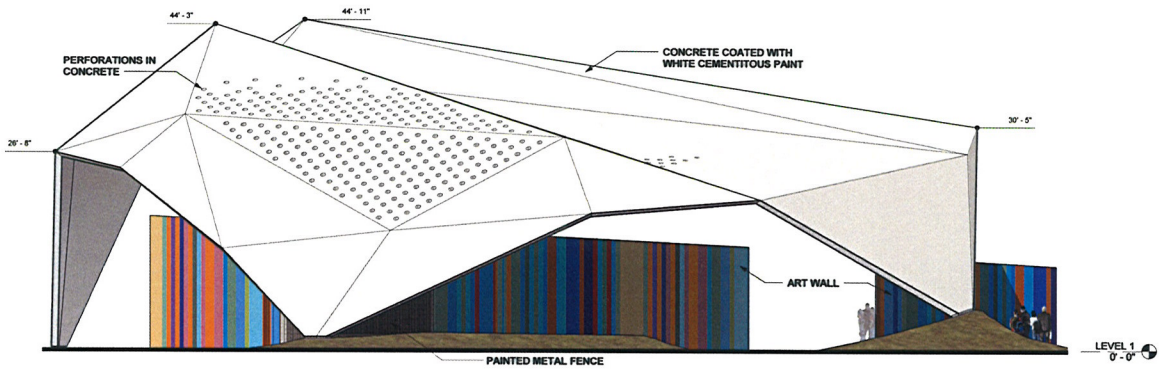


2 STAGE CANOPY - NORTH
SCALE: 1/8" = 1'-0"



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

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STAGE CANOPY ELEVATIONS

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OVERALL PARK RENDERING

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PROJECT NUMBER: 4674

STAGE CANOPY RENDERING

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ISSUE DATE: April 11, 2011

REVISIONS

#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

FOOD AND BEVERAGE BUILDING RENDERING

SHEET NUMBER
A11

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Salt Lake City, Utah 84101
(801) 359-4771
Facsimile (801) 359-4411

WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK

PLANNING + DEVELOPMENT SUBMITTAL

PARCEL M3

TATE SNYDER KIMSEY

709 Valle Verde Ct.
Henderson, NV 89014
Ph. 702.458.3000
Fax 702.898.6209

ISSUE DATE: April 2011

REVISIONS

#	DATE	DESCRIPTION

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APR 11 2011

Design Development

PROJECT NUMBER: 4674

FOOD AND BEVERAGE BUILDING RENDERING

SHEET NUMBER

A12

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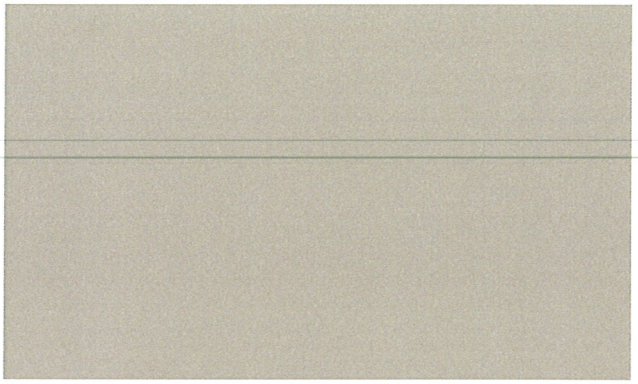
SDR-41033
REVISED



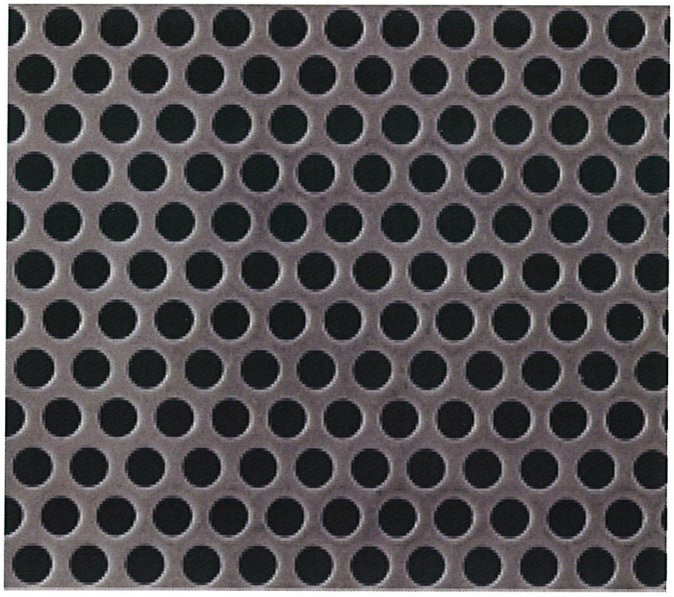
INDIANA LIMESTONE SAWN FINISH



CORRUGATED METAL PANEL
AEP SPAN - DURATECH 5000 / COOL PARCHMENT



CEMENTITIOUS WHITE PAINT
MATCH SHERWIN WILLIAMS COLOR



PERFORATED METAL DECK
1/4" ROUND 3/8" STAGGER 40% OPEN



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APR 11 2011
SDR-41033
REVISED

SHERWIN WILLIAMS EXTERIOR PAINT
SW7008 ALABASTER



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

www.jwzunino.com SUSTAINABLE DESIGN SINCE 198
3191 S. JONES BLVD. LAS VEGAS, NV 89146 | T 702.253.9390 | F 702.253.1016 | 2242 FARADAY AVE. CARLSBAD, CA 92008

SDR-41033
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MAR 16 2011

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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MAR 16 2011

SDR-41033
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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**

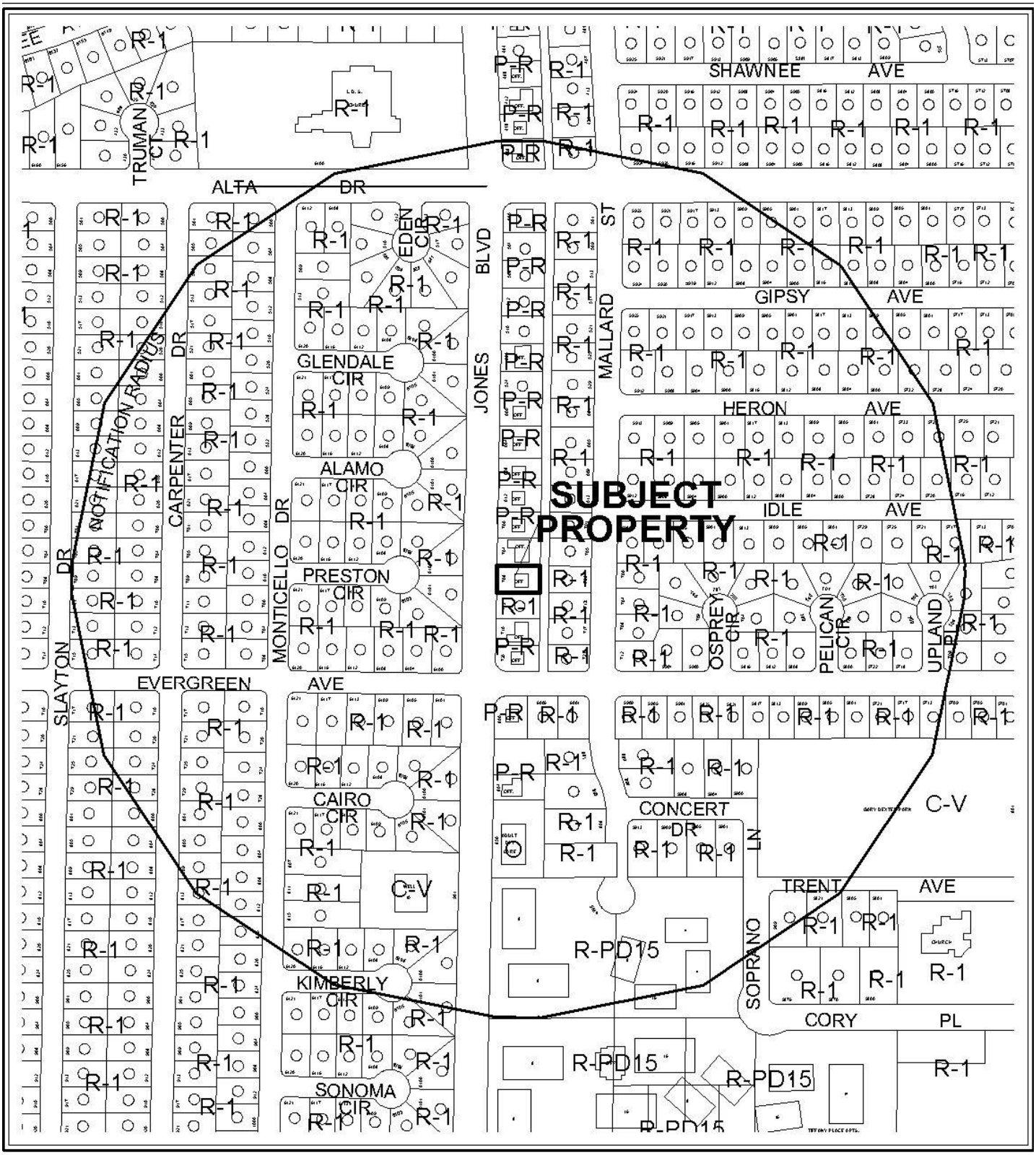
SUBJECT:
SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) 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

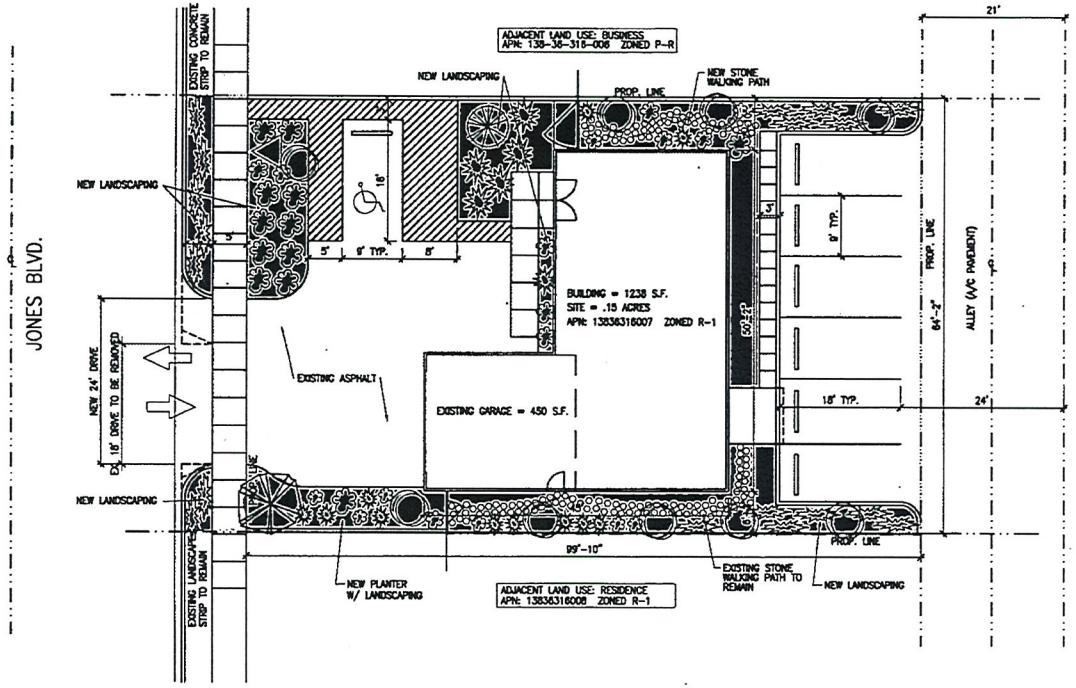
Case #	SDR-4037
Meeting Date:	4/12/11
Total Fee:	$830
Date Received:*	2/24/11
Received By:	BS

*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

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



LANDSCAPE PLAN | SC: 1/8"=1'-0" | 5

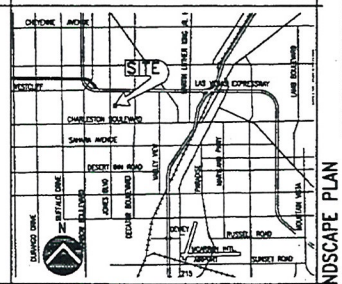
KEYNOTES: THIS SHEET ONLY

LANDSCAPE SCHEDULE

KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	#/NOTES
1		CHASTE	VITEX AGNUS CASTUS	24" BOX	8
2		PHOTINIA	PHOTINIA FRASER	5 GAL.	17
3		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.
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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

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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
SDR-41037


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Computer Sales & Service
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Laptop - Desktop
Repair
871-1881
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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.: **46.**

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

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

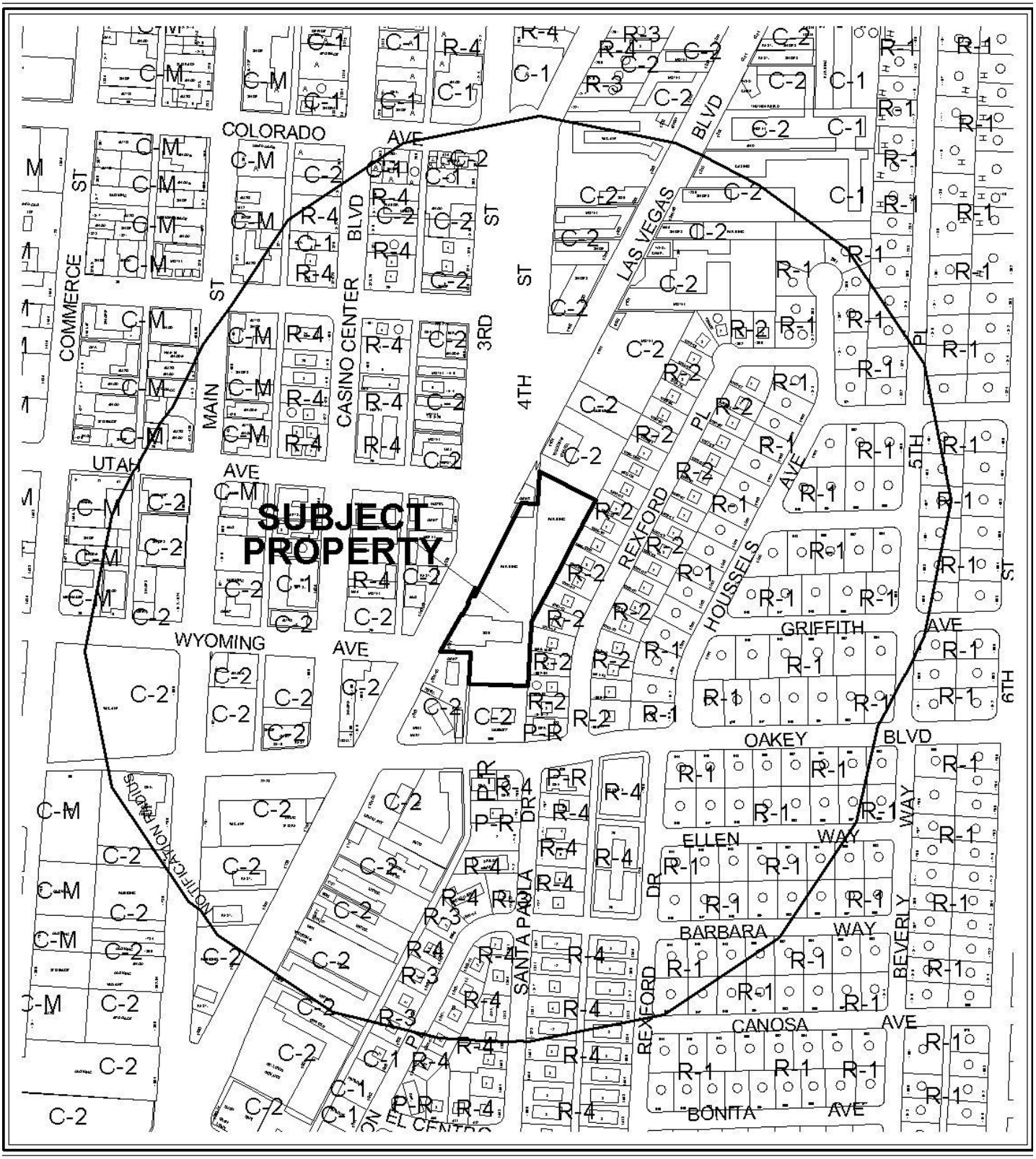
SUBJECT:
SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT ROOF DECK, 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



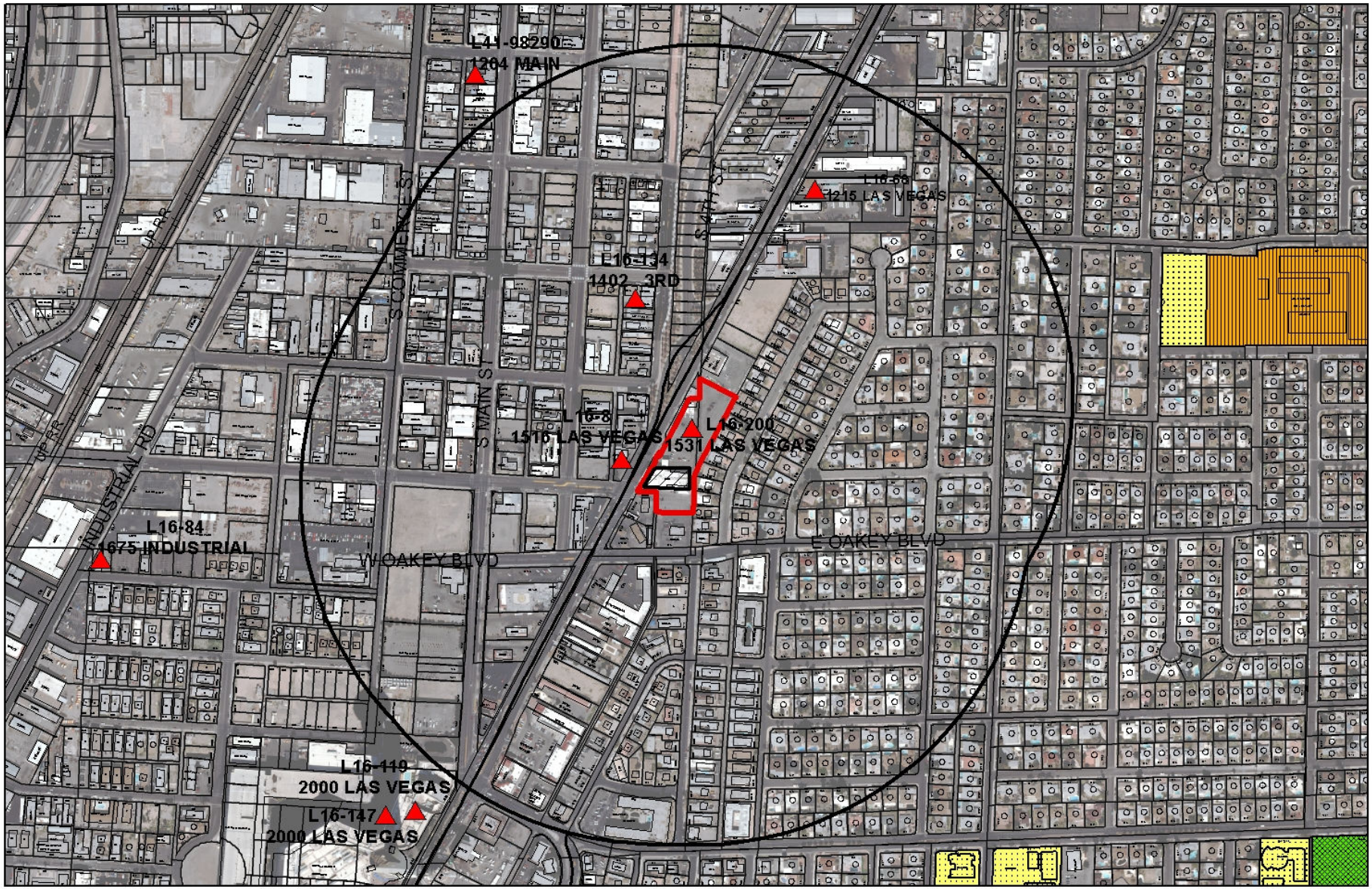
0 300 600 Feet

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

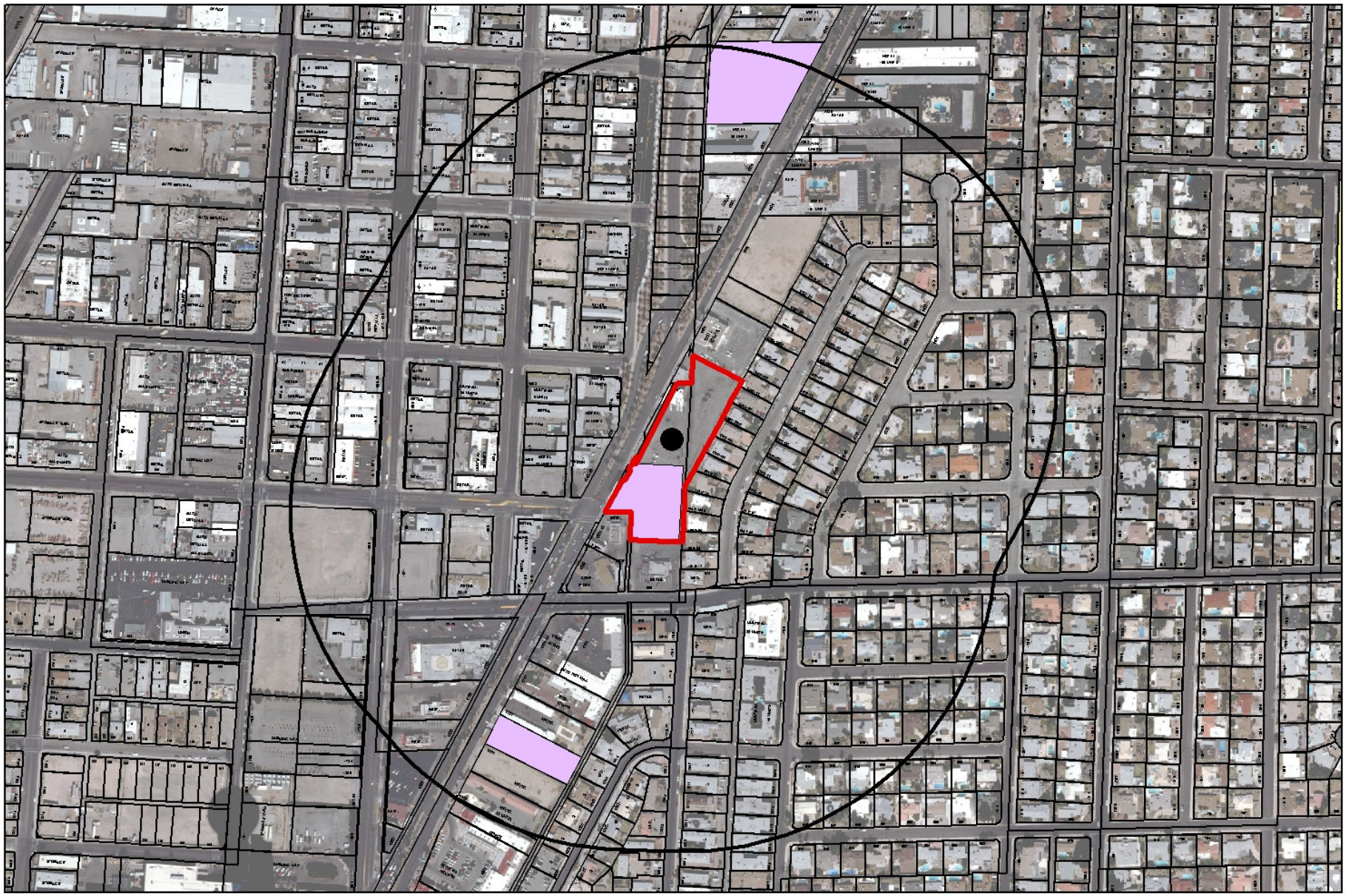
CITY PARKS

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

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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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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 1531 Las Vegas Boulevard South

Project Name Olympic Gardens **Proposed Use** Sexually oriented

Assessor's Parcel #(s) 162-03-210-090, 162-03-202-005 **Ward #** 3

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

Commercial Square Footage 69,290 **Floor Area Ratio** 0.62

Gross Acres 2.57 **Lots/Units** - **Density** -

Additional Information _____

PROPERTY OWNER Aristotle Holding LP **Contact** Pete Eliades

Address 1531 Las Vegas Boulevard South **Phone:** 504-0977 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Same as property owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Brown, Brown, & Primsrirut **Contact** Lora Dreja

Address 520 S. 4-th Street **Phone:** 598-1408 **Fax:** 385-1023

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* Pete Eliades

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

Print Name PETER ELIADES

Subscribed and sworn before me

This 23rd day of February, 20 11.

Vallee Swan

Notary Public in and for said County and State

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VALLEE SWAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-17-2013
Certificate No: 09-11469-1

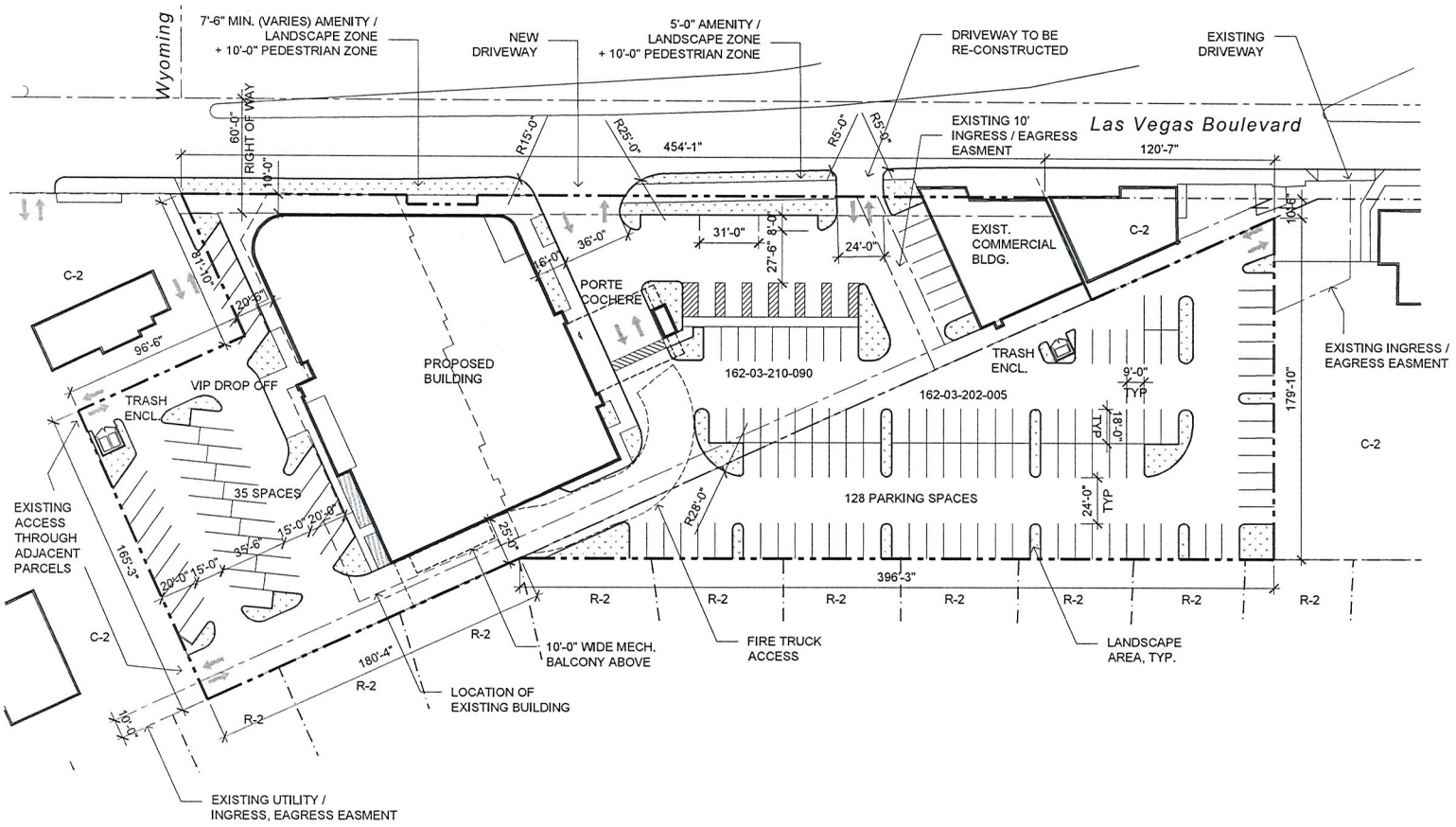
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-41038
Meeting Date:	4/12/11
Total Fee:	1030.00
Date Received:*	2-24-11
Received By:	JFM

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

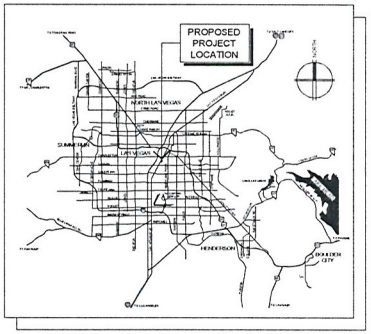
f:\depot\Application Packet\Application Form.pdf



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	9,790 SF
TOTAL BUILDING AREA:		69,680 SF
EXTERIOR ROOF DECK	LEVEL 4	8,770 SF
EXISTING COMMERCIAL BLDG. (GROSS) (SEPARATE BUILDING ON SITE):		3,035 SF
PARKING PROVIDED:		
REGULAR:	152 SPACES	
LIMO:	3 SPACES	
ACCESSIBLE:	6 SPACES (INCL. 1 VAN)	
TOTAL:	163 SPACES	

VICINITY MAP



SITE PLAN

OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY SITE PLAN
SCALE: 1"=60'-0"
APRIL 4, 2011

0 30' 60' 120'

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

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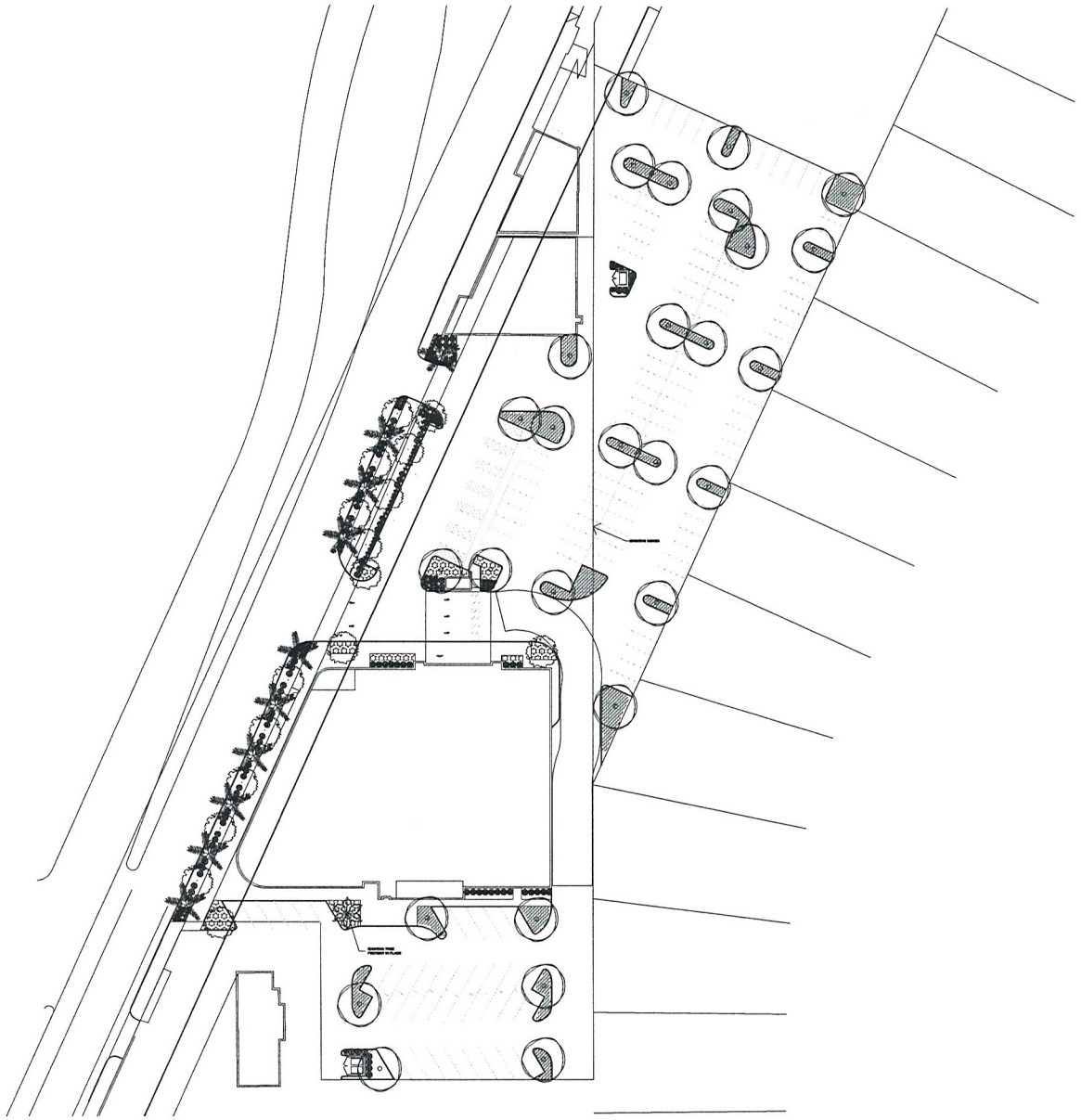

PLANT LEGEND

TREES

KEY	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	Callistemon viminalis Weeping Bottlebrush	24" Box	17
	Fraxinus o. "Raywood" Raywood Ash	24" Box	28
	Phoenix dactylifera Date Palm	20' BTH	10

SHRUBS

KEY	BOTANICAL/ COMMON NAME	SIZE	
	Leucophyllum zygophyllum "Cimarron" Texas Sage	5 GAL.	26
	Hesperaloe parviflora "Yellow" Yellow Yucca	5 GAL.	101
	Eremophila "Valentine" Valentine	5 GAL.	65

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

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
1557 GREEN FOREST WAY
Las Vegas, Nevada 89118
Phone: 702-425-0221

NUMBER - DATE - DESCRIPTION

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REGISTERED LANDSCAPE ARCHITECT
THOMAS DELLACROCE
517
STATE OF NEVADA

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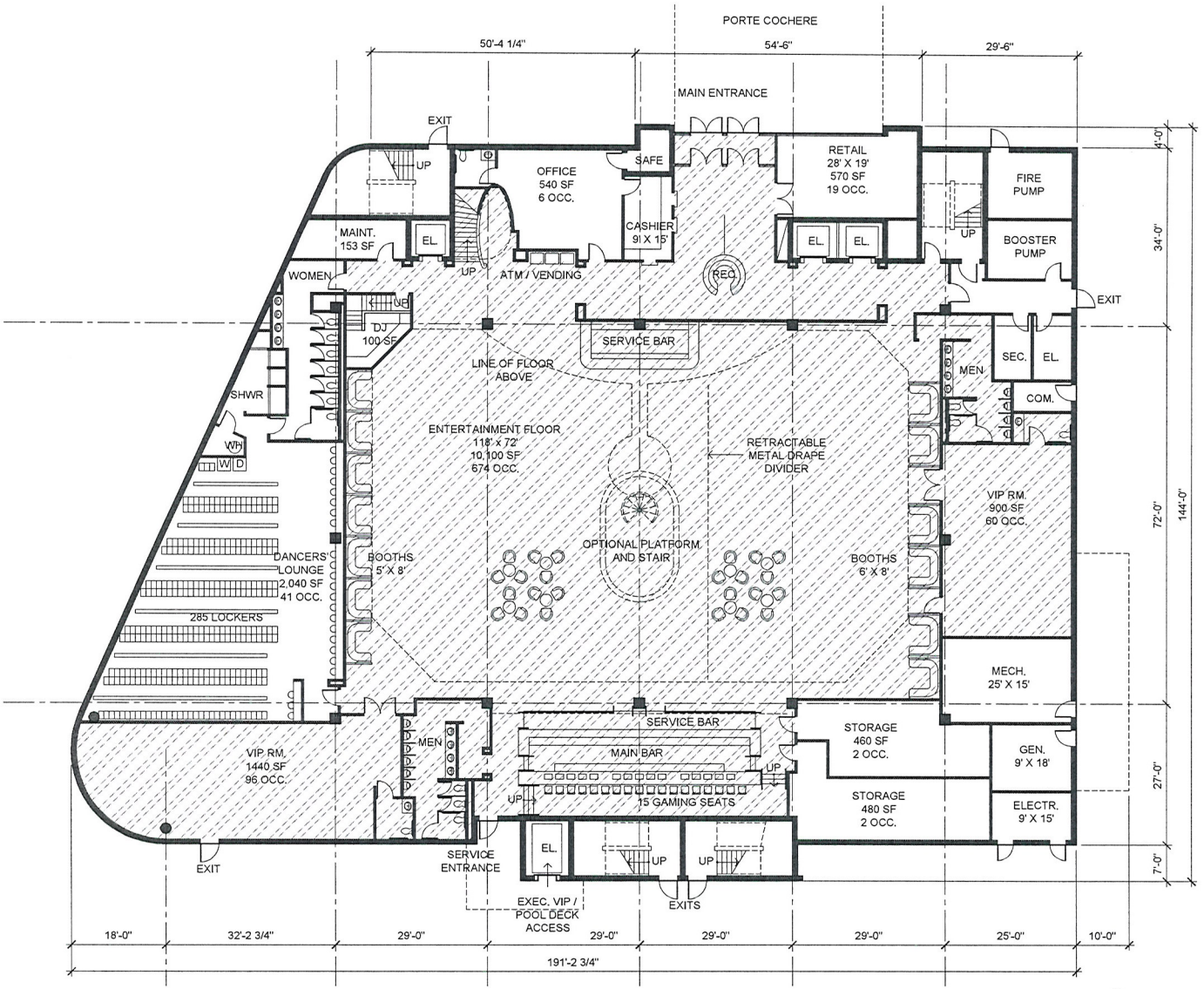

1 LEVEL

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

OG GENTELMENS CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
APRIL 4, 2011

0 10' 20' 40'

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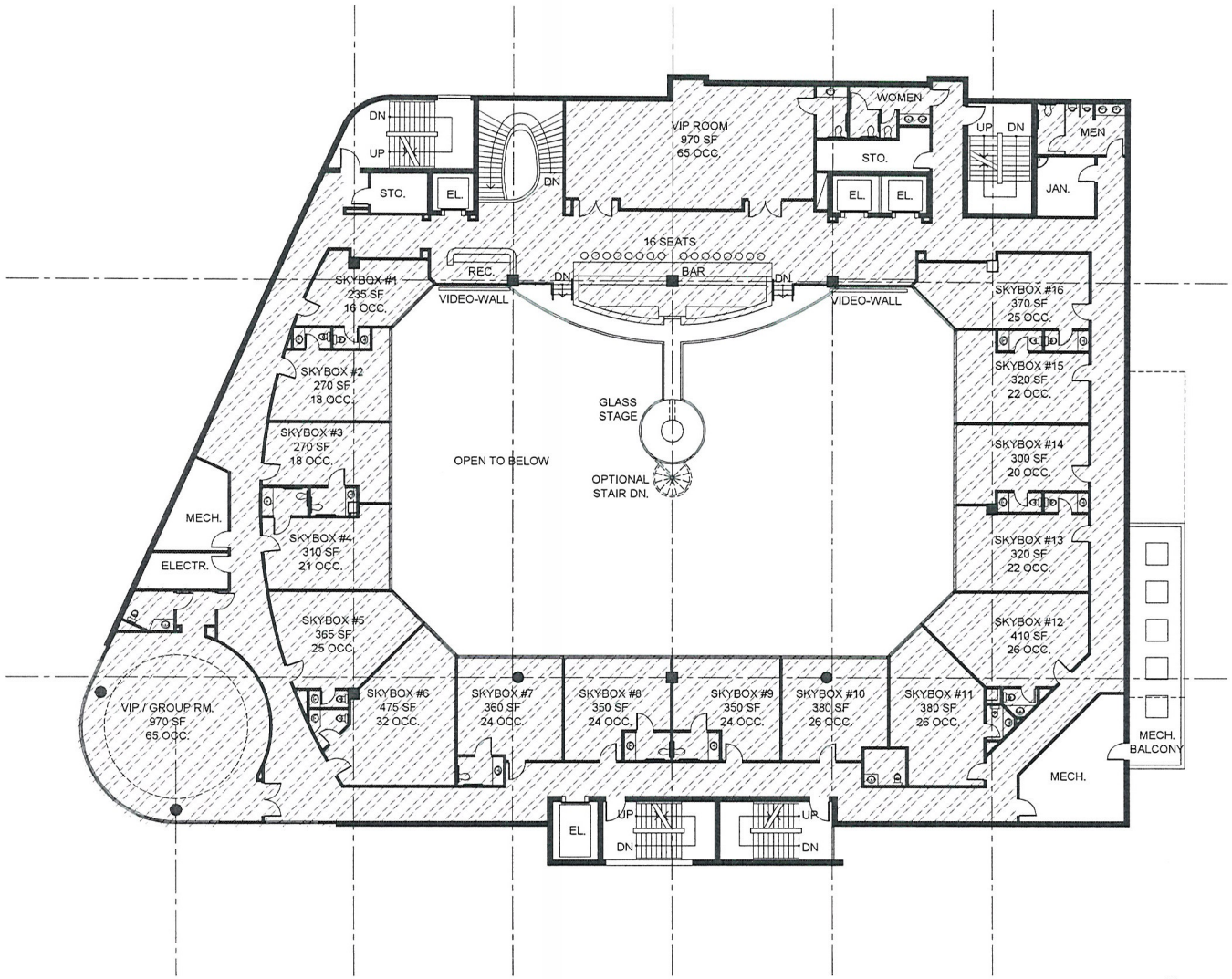
2 LEVEL



OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011

0 10' 20' 40'

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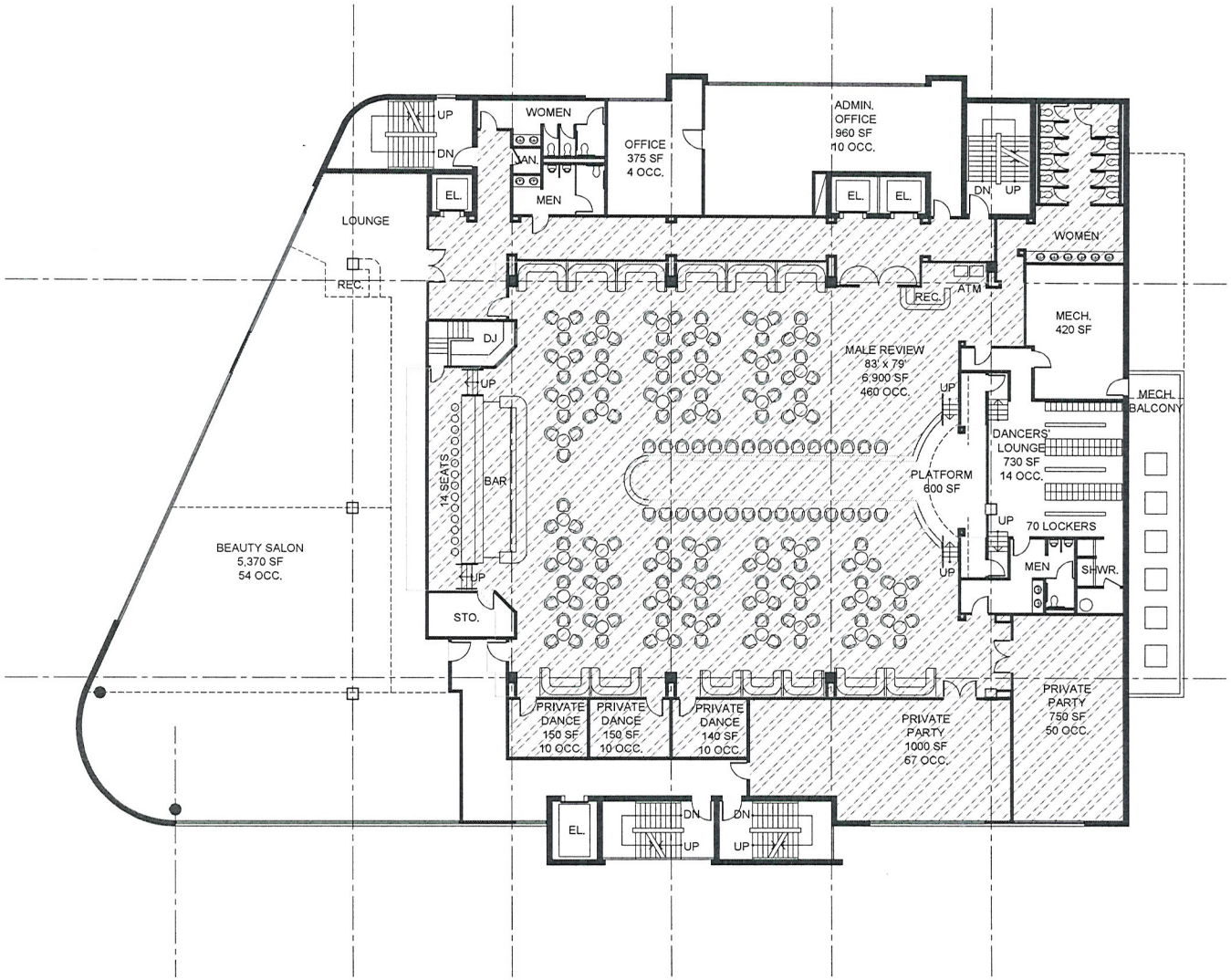
3 LEVEL



OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011

0 10' 20' 40'

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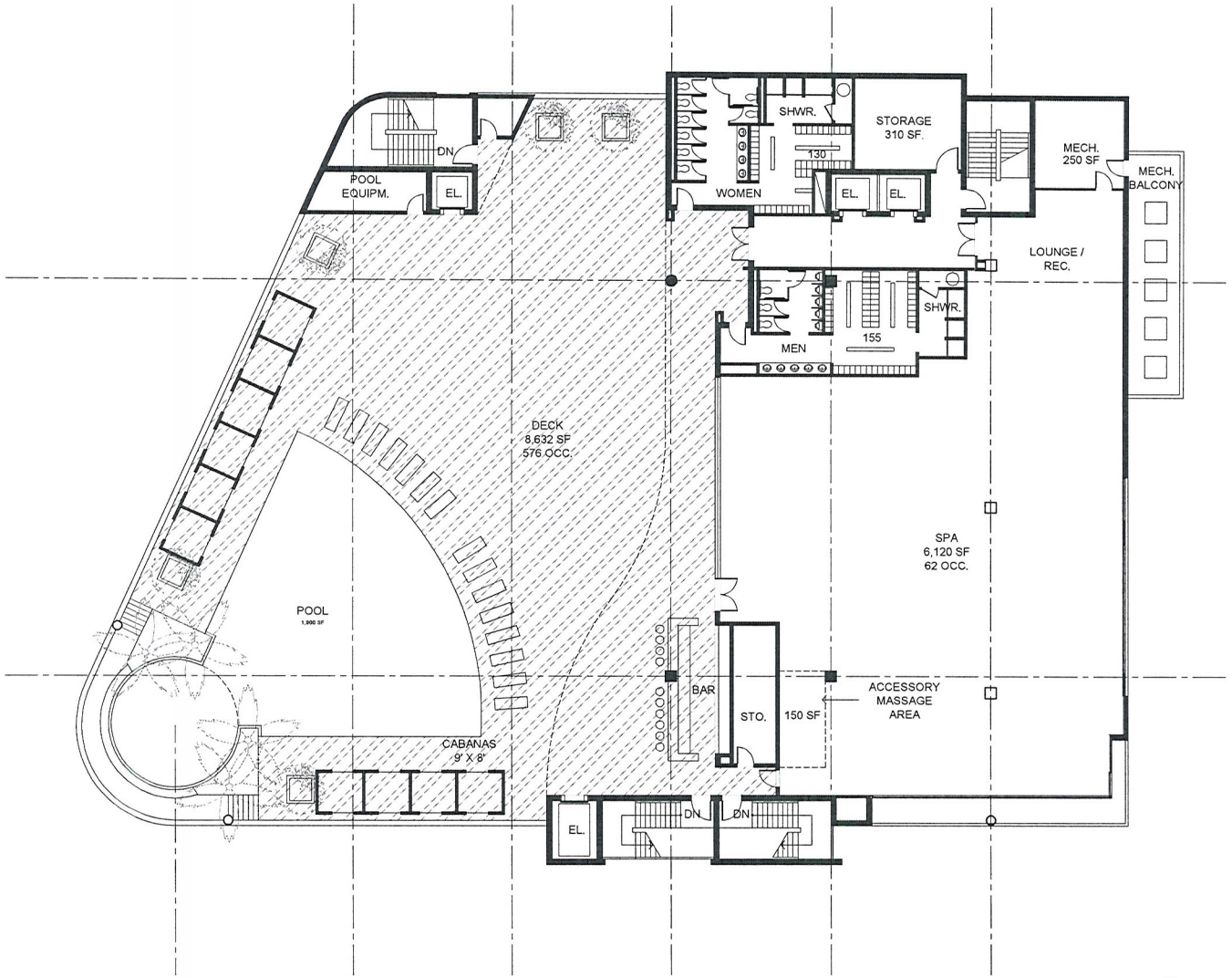
4 LEVEL



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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011

0 10' 20' 40'

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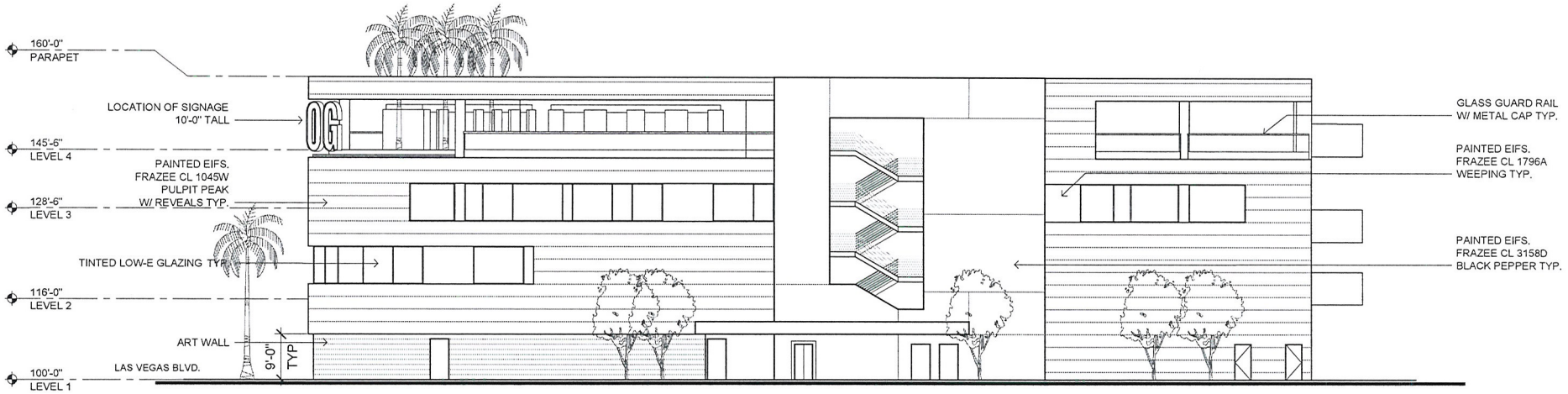

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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

SOUTH ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

0 10' 20' 40'

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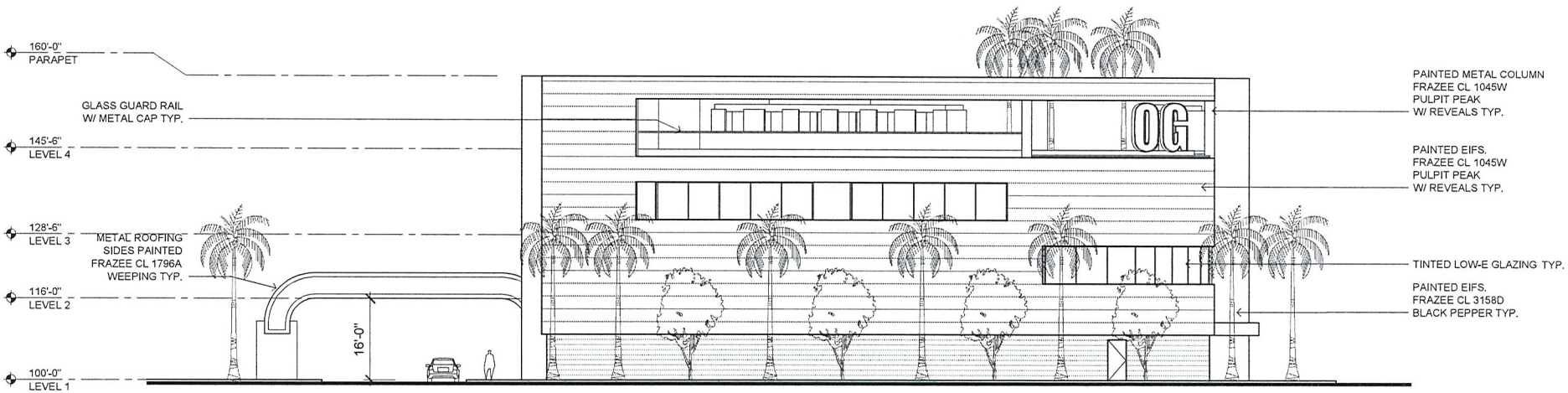

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

WEST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

0 10' 20' 40'

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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

NORTH ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

0 10' 20' 40'

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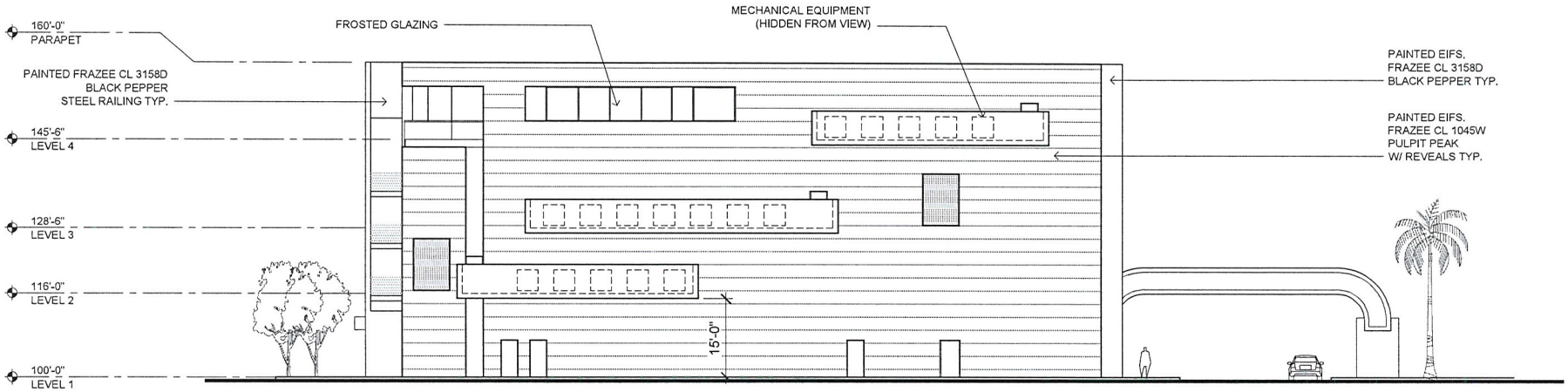

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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

EAST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

0 10' 20' 40'

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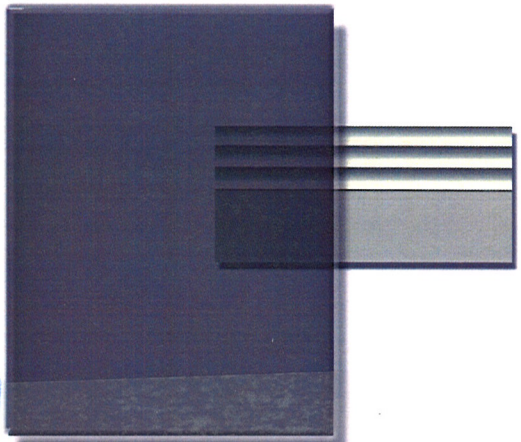
MATERIAL FINISHES

EIFS & Metal Railing
Frazee
ColorLife
CL 3185D
BLACK
PEPPER

Accent
Frazee ColorLife
CL 1796A
WEEPING

EIFS & Metal
Columns
Frazee ColorLife
CL 1045W
PULPIT PEAK

Glazing: Tinted/Solarcool Gray, Low-E
Frames: Clear Anodized Aluminum



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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH LAS VEGAS, NEVADA

SDR-41038 esigncell ARCHITECTURE

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

April 12, 2011

City of Las Vegas
Planning & Development
333 North Rancho Drive
Las Vegas, Nevada 89106

Revised: 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 69,680 SF building with an additional outdoor roof deck (8770 SF).

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 . The fourth story has a 9,700 SF indoor day spa paired with the outdoor patio that includes a swimming pool and bar area. The fourth floor was designed to separate the outdoor recreational use from the existing residential to the east. This separation was done to mitigate noise and ensure privacy to residents of the John Park neighborhood. Accordingly, a 72 foot wide 14.5 foot high enclosed conditioned spa area is situated between the outdoor recreation area and the eastern wall of the building. The mass of this building will mitigate any sound originating from the outdoor recreational patio. Additionally, sound systems providing ambient music will be positioned to face Las Vegas Blvd to avoid disruption to the adjacent neighborhood. In addition to a solid eastern wall, the recreation areas is bound by 15 foot parapets to further moderate noise. Most important, the establishment shall comply with City of Las Vegas Health and Safety code 9.16.030 that outlines acceptable noise levels as measured 50 feet from the subject outdoor recreational facility.

Further consideration to the neighboring residential was integrated into the design. For example, although C-2 design guidelines and mixed use code allow for a minimum 70 foot building height. The design maximized the building height at 60 feet to maintain compatibility with the forms of the existing community. The 60 height guideline was established by the John S. Park Neighborhood Historic Commission. Also, creative approaches were integrated on the eastern elevation to avoid an unattractive monolithic wall while still providing privacy to abutting properties. Variations of color, combined with architectural pop-outs and the provision of frosted glass in lieu of transparent windows are applied to create visual interest while also protecting the privacy of adjacent property owners.

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The expansion of the tavern use shall be recognized in this review. 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 163 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

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 apply a step-back design feature that also 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. While the proposed techniques represent a different genre than the use of ornate cornice stones, the visual interest is equally attractive. Also, the understated features are better matched with the illuminated signage that is encouraged along the scenic by-way. Because this site is located on Las Vegas Blvd and represents the entrance to the downtown district, this distinct architectural style better represents the intent of the scenic corridor which is designed to celebrate Las Vegas' unique atmosphere and history. The proposed design that utilizes roof-top trees and rails is functional, matches the modern character of the building and can easily integrate attractive digital signage which is encouraged by the Byway guidelines. This style of architecture is therefore lends itself to the vision of this unique intersection as compared to a more common and classical form of architecture.

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.

SDR-41038
REVISED

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Brown, Brown & Premsrirut
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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,

L Dreja

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

SDR-41038
REVISED

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**

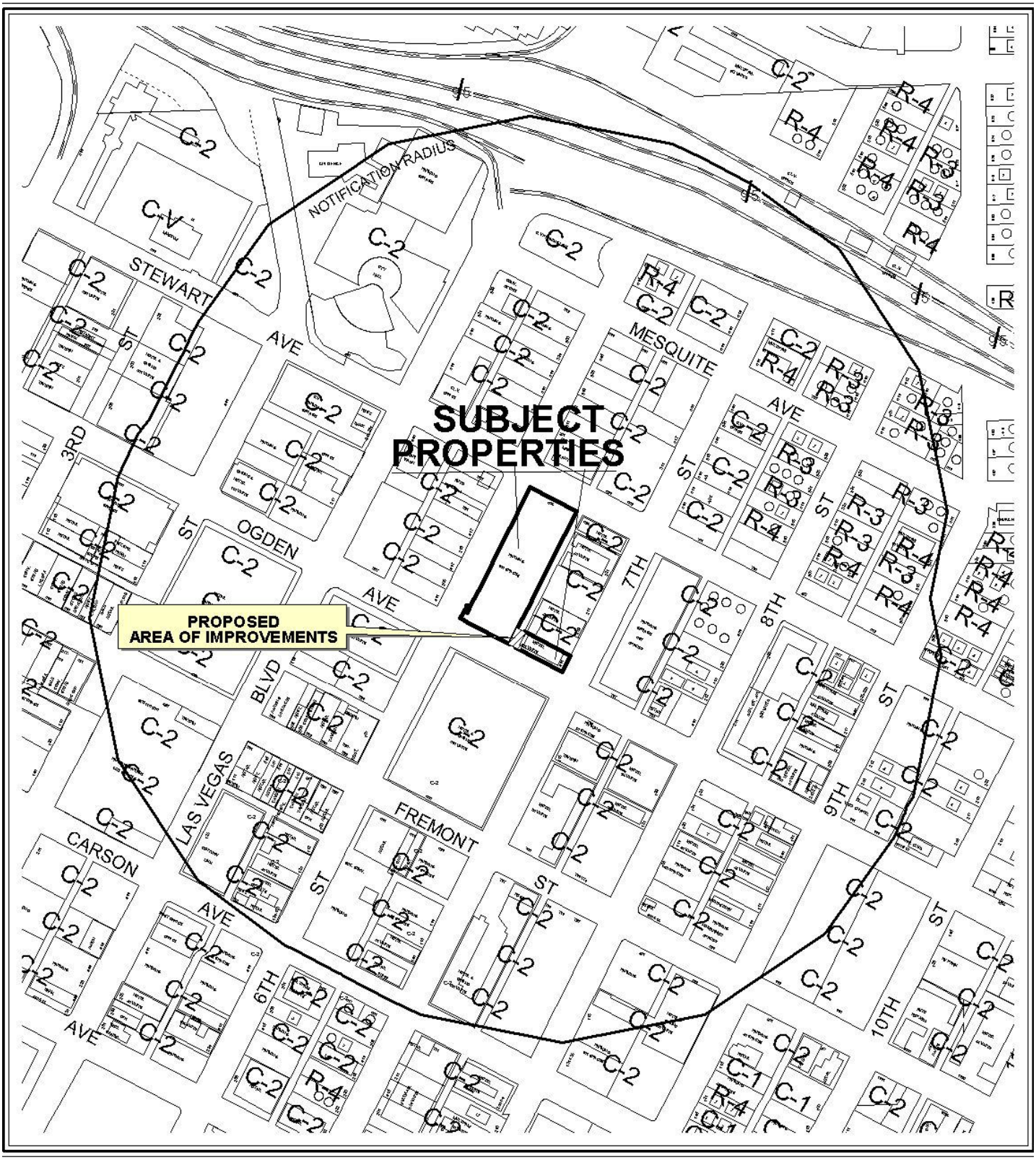
SUBJECT:
SDR-41257 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: IKE GAMING, INC. - Request for a Site Development Plan Review FOR THE ADDITION OF LANDSCAPING WITH ALLEY MODIFICATIONS on 1.46 acres at 201 North 7th Street and 608 Stewart Avenue (APNs 139-34-612-003 and 139-34-512-027),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

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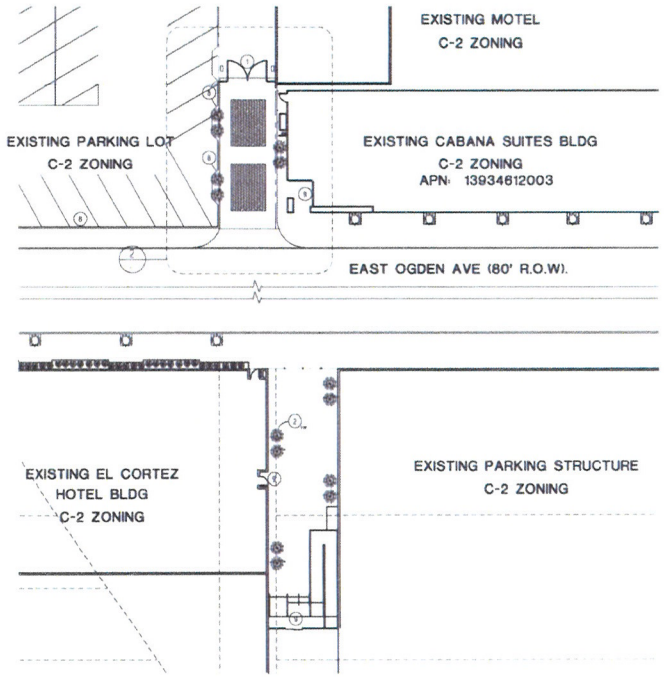
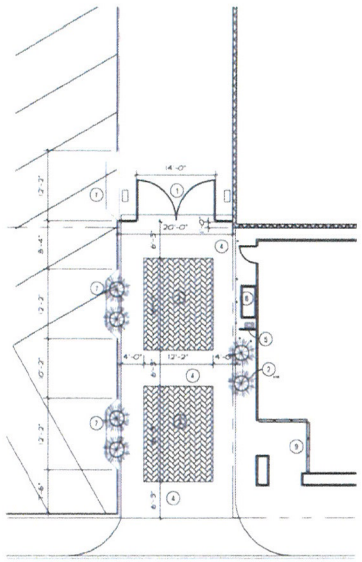
MAR 22 2011



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

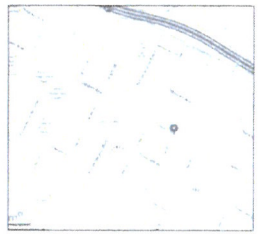
NOTES

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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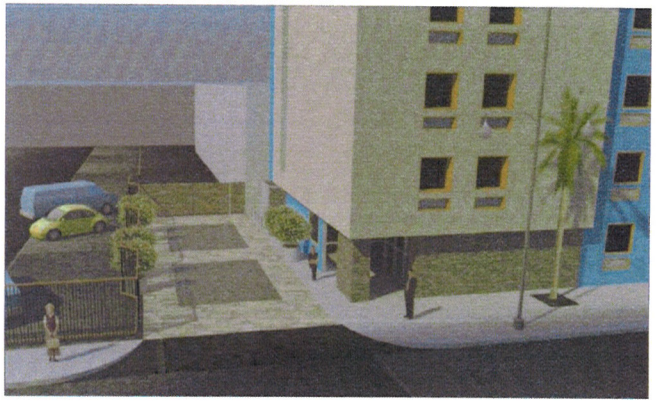
SDR-41257



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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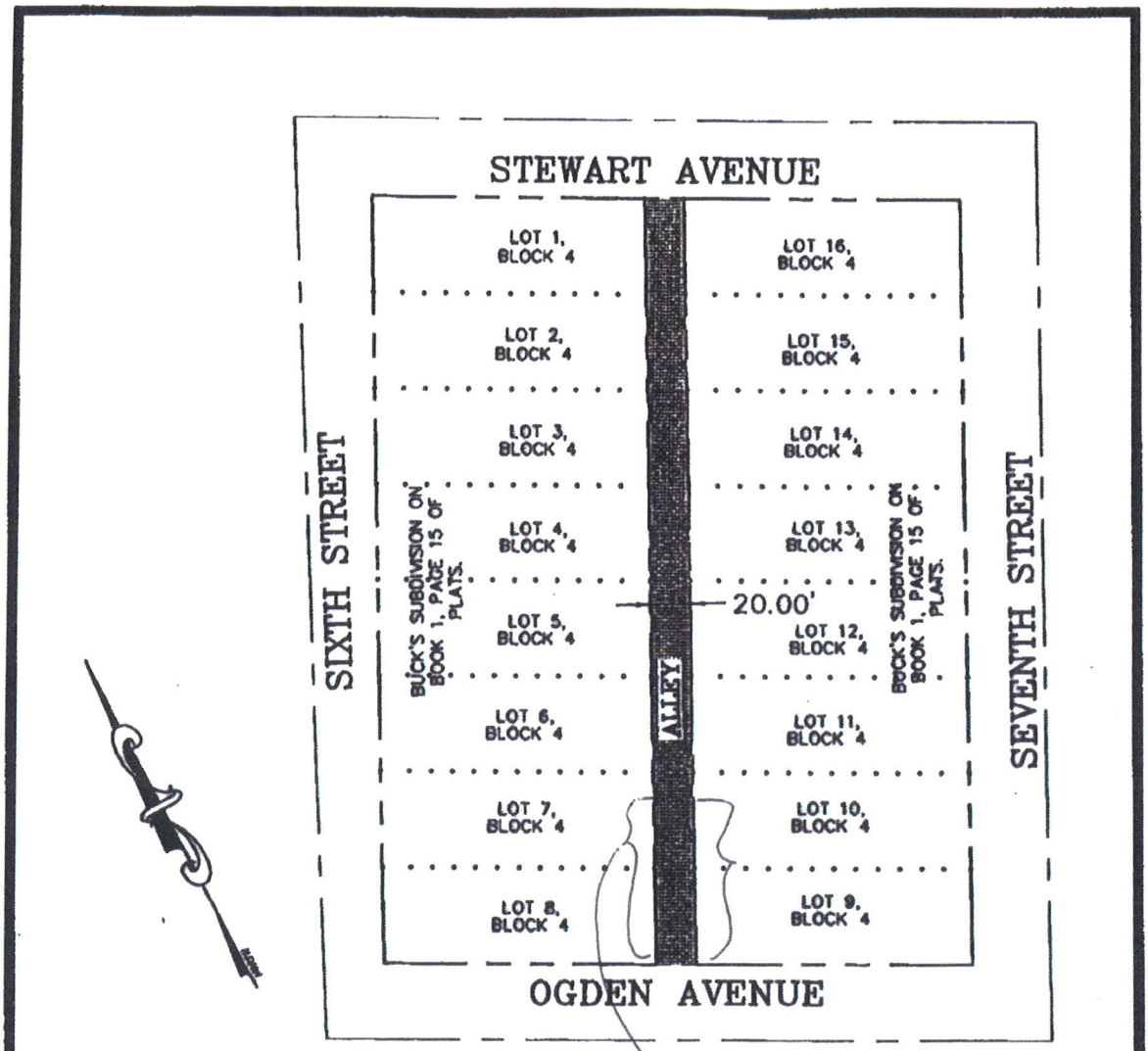
MAR 22 2011

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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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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SDR-41257

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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SDR-41257

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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MAR 22 2011

SDR-41257

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**

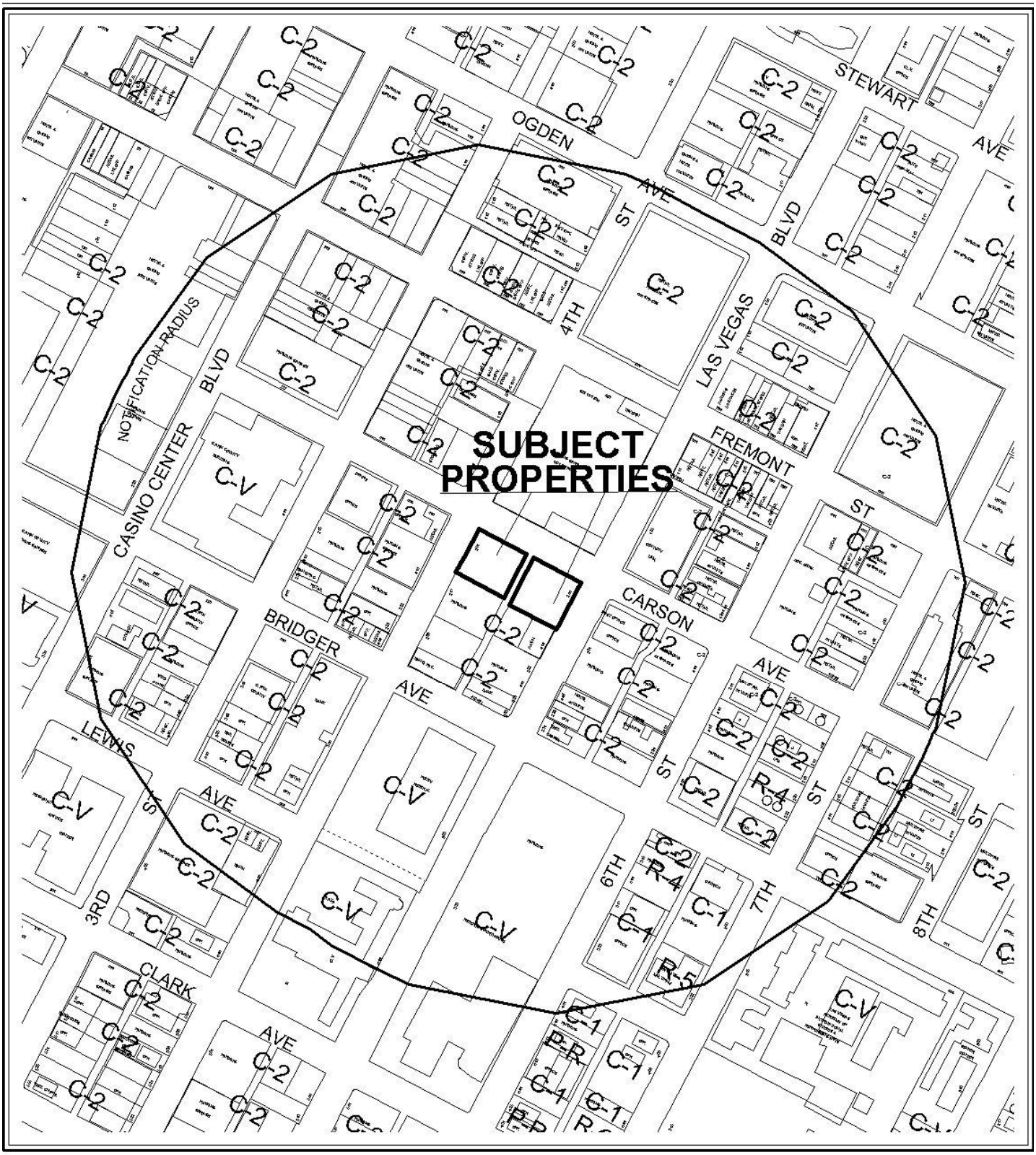
SUBJECT:
SDR-41271 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STATE BANK - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND PARKING LOT LANDSCAPE REQUIREMENTS on 0.85 acres at 201 South 4th 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). 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. 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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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.

RECEIVED
MAR 23 2011

Revised 10/27/08

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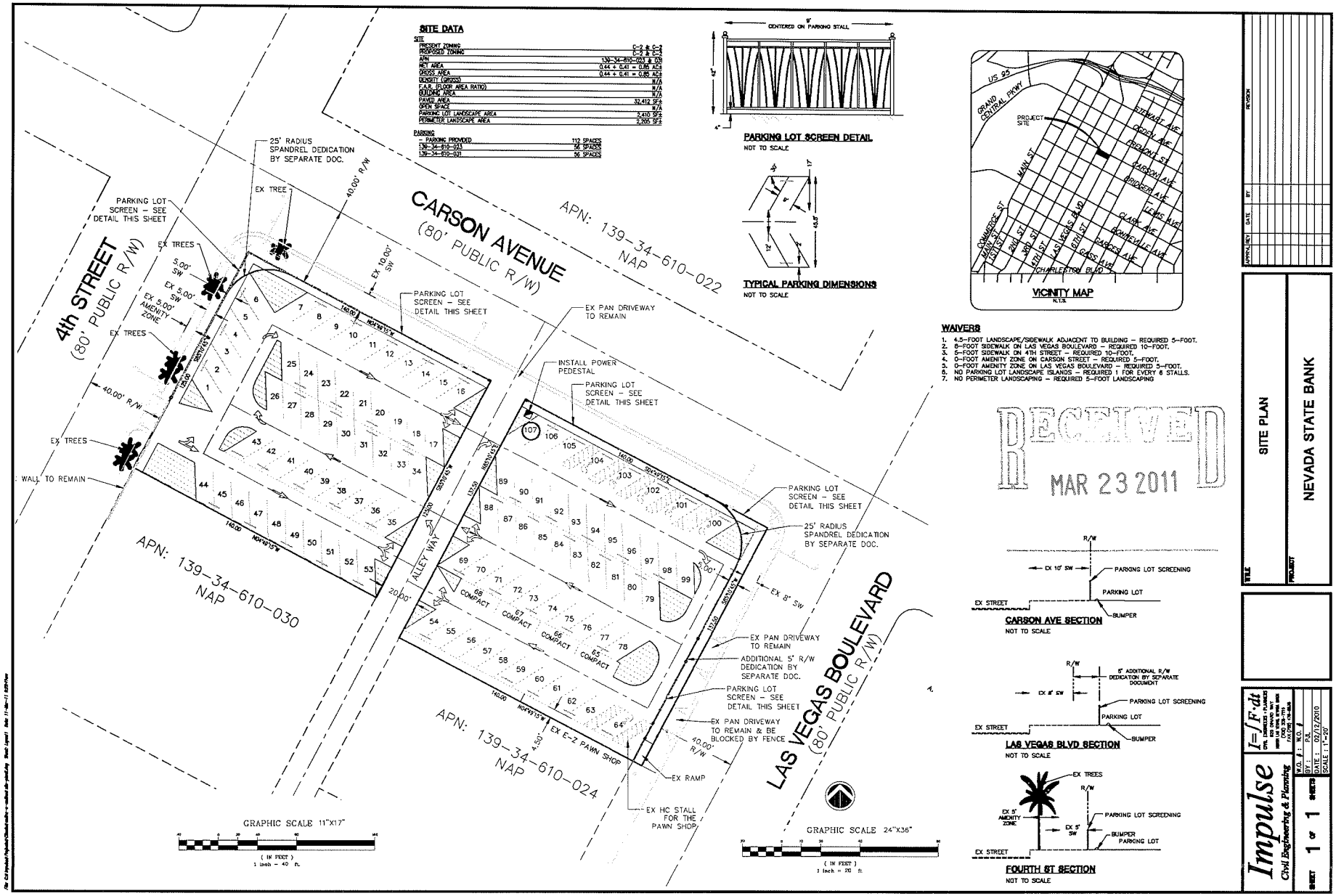
979089.1 AMP 16230.1


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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MAR 23 2011
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

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Carson City, NV 89703
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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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MAR 23 2011
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

RECEIVED
MAR 23 2011

SDR-41271

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **50.**

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