City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

Steven Evans, Chair
Richard Truesdell, Vice Chair
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Glenn E. Trowbridge
Vicki Quinn
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Todd L. Moody

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

May 10, 2011

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

suggested conditions of approval, if appropriate.

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 12, 2011

5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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

9. 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.

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

11. 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 EXISTING HOTEL AND GAMING ESTABLISHMENT, NONRESTRICTED (CASINO) at 9090 Alta Drive (APN 138-32-201-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

12. 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.

13. 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.

PUBLIC HEARING ITEMS

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

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

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

21. VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED 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.

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

23. 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.

24. 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.

25. VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND 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.

26. 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.

27. 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.

28. 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.

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

30. 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.

31. 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.

32. 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 CONVENIENCE STORE at 124 South Sixth Street, Suite 170 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

33. 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.

34. 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.

35. 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.

36. 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.

37. 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 DENIAL.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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 North Martin L King Boulevard, Suite C (APN 139-28-604-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

43. 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.

44. 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.

45. 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.

46. 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 AND A CORRESPONDING REQUEST TO ENCROACH INTO THE ADJACENT PUBLIC ALLEY 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.

47. 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.

CITIZENS PARTICIPATION:

48. 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**

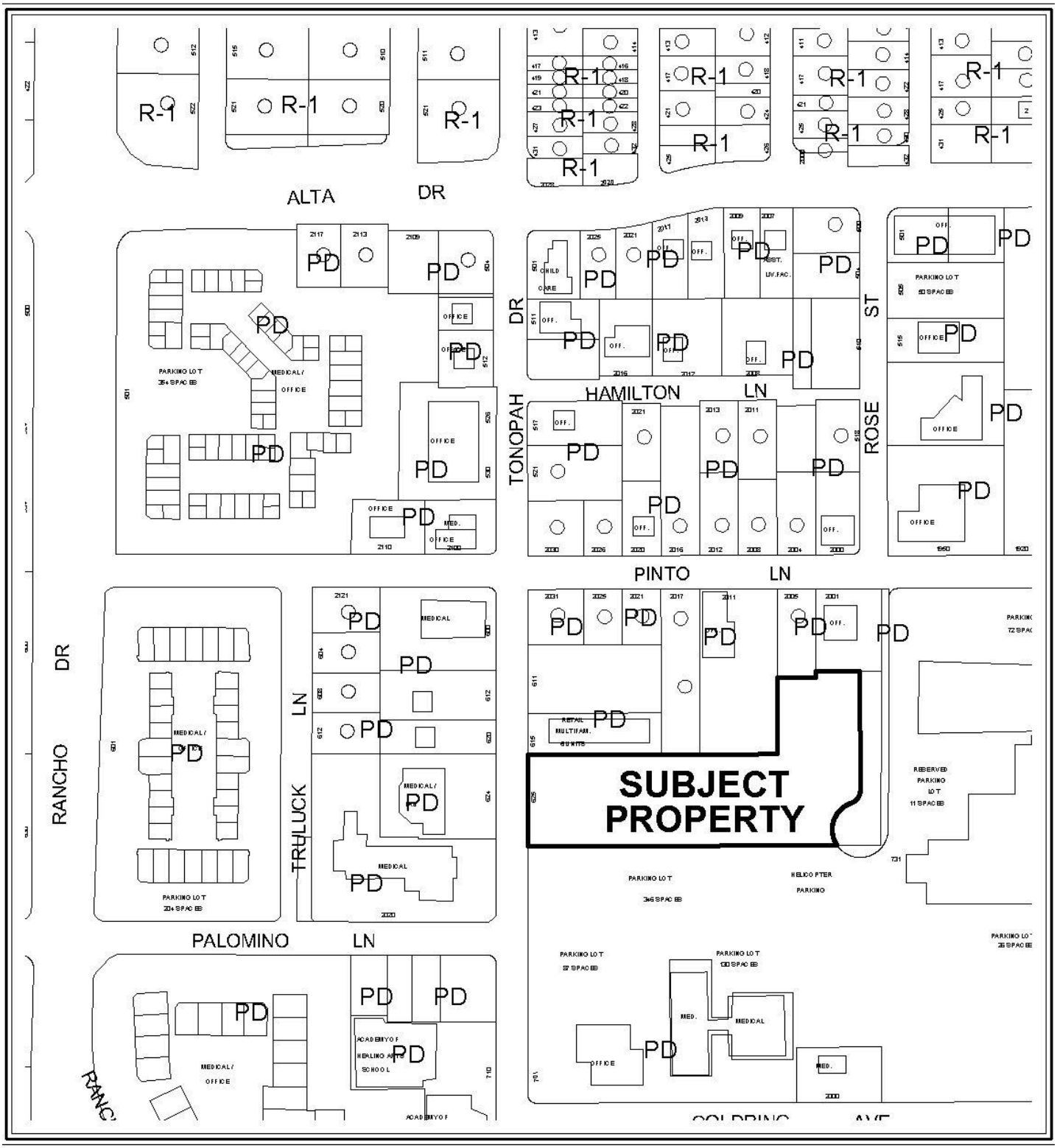
SUBJECT:
EOT-41319 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT 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. Planning Commission Approval letter for SDR-34997
5. 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-41319	Staff recommends APPROVAL.	

** CONDITIONS **

EOT-41319 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-34997) shall expire on 08/13/12 unless another Extension of Time is approved.

2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-34997) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a one-year Extension of Time of a previously approved Site Development Plan Review (SDR-34997). The applicant proposes to replace an existing Temporary Parking Lot with a permanent 248-space Parking Lot. The applicant has requested the extension of time for two years due to difficult economic conditions that persist in Las Vegas. Staff concurs, but for one year only and recommends approval contingent on proceeding with development of the site in conformance to the approved entitlements at that time. If denied, permits must be pulled for construction before August 12, 2011 or another Site Development Plan Review must be approved prior to the development or use of the site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/27/97	The City Council approved a request for a Rezoning (Z-0020-97) from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment District), R-E (Residence Estates), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres located between Alta Drive and Charleston Boulevard. The Planning Commission and staff recommended approval on 04/24/97.
06/19/02	The City Council approved a request for a Major Modification to the Las Vegas Medical District Neighborhood Plan [Z-0020-97(33)] to update and revise the plan, as a part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east, and Rancho Drive to the west. The Planning Commission and staff recommended approval on 04/11/02.
07/01/02	The Planning Commission approved a request for a Minor Site Development Plan Review [Z-0020-97(36)] to allow the reconfiguration of the parking lots within the Clark County Pinto Campus on approximately 11.6 acres generally located between Alta Drive, Shadow Lane and Desert Lane.
11/19/03	The City Council approved a request for a Site Development Plan Review (SDR-3054) and Waivers of the Medical District Standards for a proposed Temporary Parking Lot and a Waiver of internal parking lot standards on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street.
	The City Council approved a request for a Petition to Vacate (VAC-3057) Valerie Street, generally located east of Tonopah Drive. The Planning Commission and staff recommended approval of the requests on 10/23/03.

01/18/06	The City Council approved a request for a Special Use Permit (SUP-10124) for a Helipad at 620 Shadow Lane. The Planning Commission and staff recommended approval of the request.
02/04/09	The City Council approved a request for a Required Review (RQR-32084) of an approved Site Development Plan Review (SDR-3054) for a Temporary Parking Lot and a Waiver of internal parking lot standards on 2.42 acres at the northwest corner of Tonopah Drive and Valerie Street. The Planning Commission and staff recommended approval of the request.
08/13/09	The Planning Commission approved a request for a Site Development Plan Review (SDR-34997) and Waivers of the Medical District Standards for a proposed Parking Lot on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street. Staff recommended approval.

Related Building Permits/Business Licenses	
10/20/04	A Building Permit (#4020695) was issued for site electrical for the parking lot. The permit was finalized on 10/20/04.
10/20/04	A Building Permit (#4020696) was issued for on-site improvements for a parking lot, which included a block wall. The permit was finalized on 07/28/05.

Pre-Application Meeting
A Pre-application meeting was not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	Staff visited the site and found a temporary parking lot that had signage designating the parking for staff only. The majority of the parking lot was empty with cars parked on the eastern portion only.

Details of Application Request	
Site Area	
Net Acres	2.42 acres

YK

Surrounding Property	*Existing Land Use*	*Planned Land Use*	*Existing Zoning*
Subject Property	Temporary Parking Lot	MD-1 (Medical Support)	PD (Planned Development)
North	Offices	MD-1 (Medical Support)	PD (Planned Development)
South	Parking Lot	MD-2 (Major Medical)	PD (Planned Development)
East	Hospital	MD-2 (Major Medical)	PD (Planned Development)
West	Condominiums	P-O (Professional Office)	PD (Planned Development)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Las Vegas Medical District	X		N
Special Districts/Zones	***Yes***	***No***	***Compliance***
A-O Airport Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Las Vegas Medical District Plan and Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Approved per SDR-34997*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/6 Spaces	42 Trees	30 Trees	Y
Street Trees	1 Tree/30 Linear Feet	16 Trees	16 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	86 Trees	76 Trees	Y
TOTAL		144 Trees	122 Trees	Y
Min. Zone Width	6 Feet		3 Feet	Y
Wall Height	3 Feet adjacent to R.O.W.		2.5 Feet	Y

Pursuant to the Las Vegas Medical District Plan, the following standards apply:

Streetscape Standards	*Required*	*Provided*	*Compliance*
Tonopah Drive	10-foot wide public sidewalk with 24-inch box trees spaced 30 feet on center near the curb with tree grates; Landscape buffer area to contain 24-inch box trees spaced 20 feet on center; Street furniture shall be required as part of streetscape improvements	10-foot wide public sidewalk with 24-inch box trees spaced 30 feet on center near the curb with tree grates; Landscape buffer area to contain 24-inch box trees spaced 20 feet on center; Street furniture shall be required as part of streetscape improvements	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	*Required*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Parking Lot, Commercial			0	0	241	7	
TOTAL					248		N/A

ANALYSIS

This is the first request for an Extension of Time for the subject Site Development Plan Review (SDR-34997), which was approved by the Planning Commission on 08/13/09. The applicant has consolidated the original seven parcels into one as required. The site is currently being utilized as a parking lot without the full requirements being installed. The applicant is requesting the extension due to difficult economic conditions. There have been no documented objections from the public regarding the existing temporary parking lot. Staff supports the request and recommends approval.

FINDINGS

The subject site remains in a similar condition as to the original approval and continues to be used as a temporary parking lot. There have been no notable changes to the surrounding land uses since the Site Development Plan Review was originally approved. Approval of this request

will allow the applicant additional time to construct the proposed permanent parking lot. Staff has no objection to this request for an Extension of Time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

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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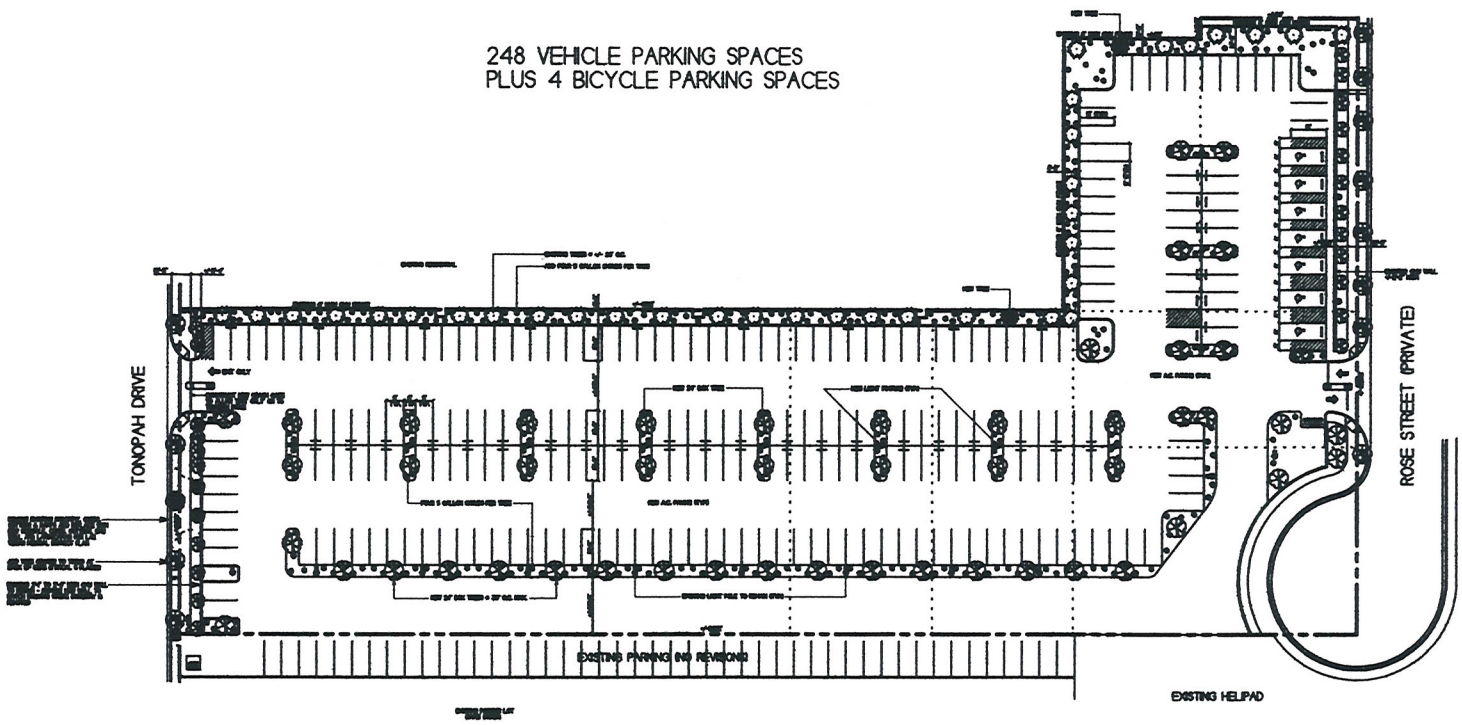
MAR 28 2011

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

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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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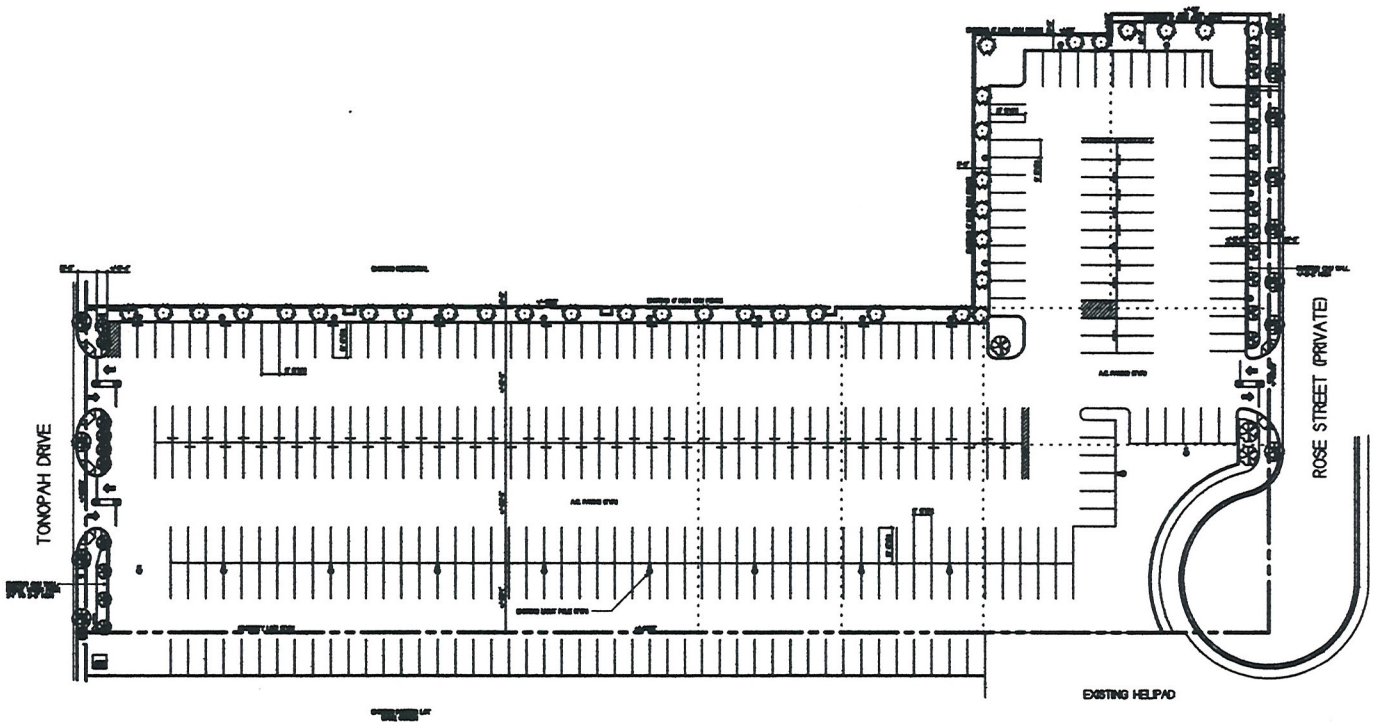
VICINITY MAP

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

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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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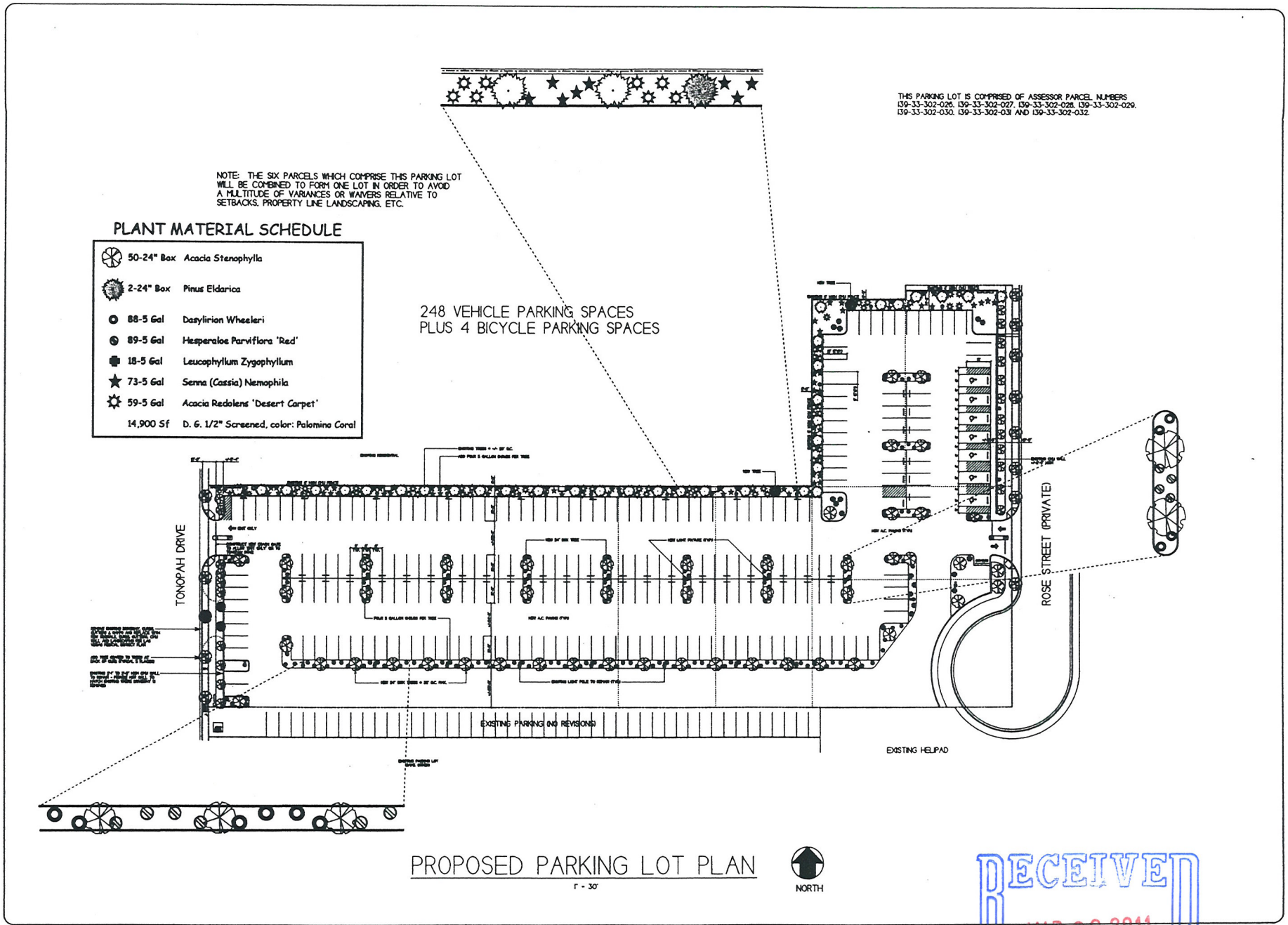

PROPOSED PARKING LOT PLAN

1" = 30'

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

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

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

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

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

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

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

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

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EOT-41319

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

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

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

Public Works

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

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

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

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

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

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

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MAR 26 2011
EOT-41319

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

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

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MAR 28 2011
EOT-41319

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

3801 Robar Street Las Vegas, Nevada 89121

March 23, 2011

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

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

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

Sincerely,

Ned Cole

Ned Cole, A.I.A.
President

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MAR 28 2011
EOT-41319

Ph. 702-735-4530

FAX 702-735-1952

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

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

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

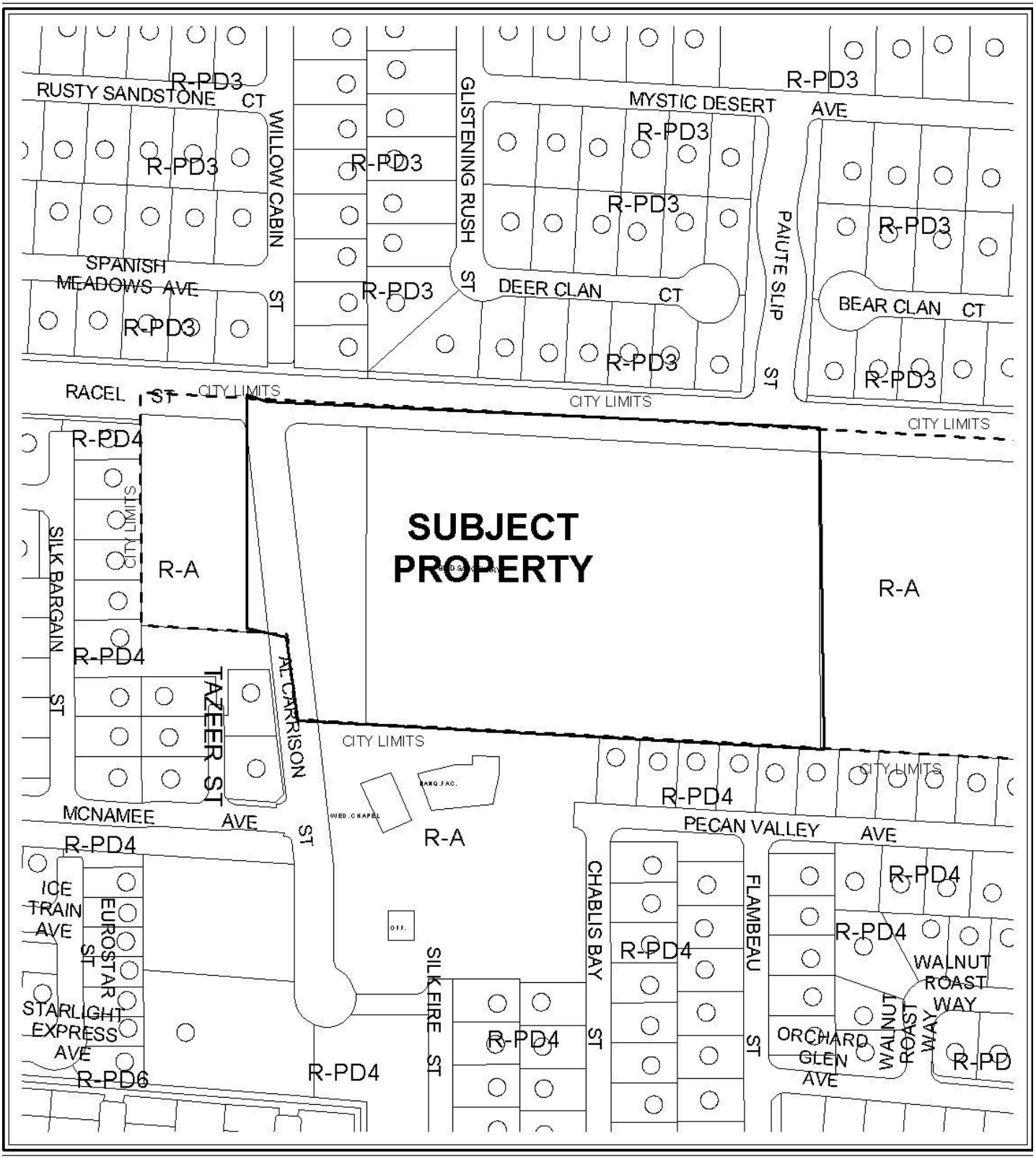
SUBJECT:
ANX-41279 - ANNEXATION - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - Petition to Annex property at 8103 Racel Street, containing 8.02 acres south of Racel Street, east and west of Al Carrison Street (APNs 125-09-401-010, 018 and 019), Ward 6 (Ross). Staff recommends APPROVAL.

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.

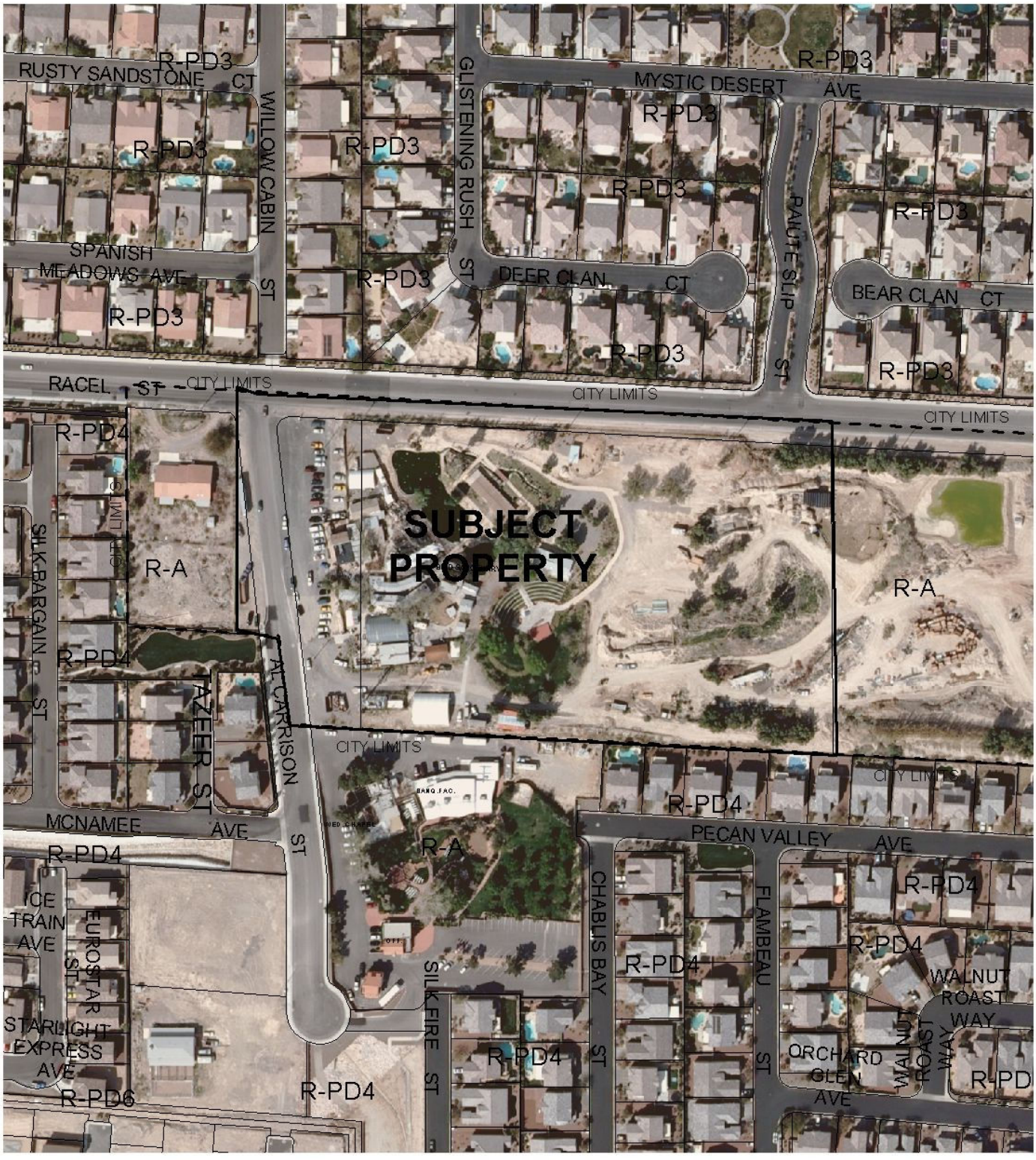
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **ANX-41279**

0 300 600 Feet

N



CASE: **ANX-41279**

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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GILCREASE NATURE SANCTUARY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ANX-41279	Staff recommends APPROVAL.	None

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This request is to annex three (3) parcels of land, generally located south of Racel Street on either side of Al Carrison Street, containing approximately 8.02 acres (APN 125-09-401-010, 018 and 019), Ward 6 (Ross). The Gilcrease Nature Sanctuary is currently located on the site. The subject property is in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request.

BACKGROUND INFORMATION

Related Relevant Clark County Actions	
07/09/79	The Clark County Commission approved a Rezoning (ZC-106-79) from R-E (Rural Estates Residential) to R-A (Residential Agricultural) for the commercial raising and sale of birds on 11.03 acres on the south side of Racel Road, one-quarter mile east of Durango Drive.
05/07/97	The Clark County Commission approved a Vacation (VS-0207-97) of Al Carrison Street between Racel Street to a point 350-feet north of Grand Teton Drive.
05/22/97	The Clark County Commission approved a Use Permit and Variances (UC-0680-97) for a 55-foot high monopole with 4 antennas on a portion of an 8.04 acre parcel generally located on the southeast corner of Racel Street and Al Carrison Street.
07/17/08	The Clark County Commission approved a Use Permit (UC-0606-08) for a Recreational Facility/Nature Sanctuary on the southeast corner of Racel Street and Al Carrison Street.
06/01/10	The Clark County Commission approved a Use Permit (UC-0153-10) to replace an existing communication tower with an 80-foot high communication tower and to reduce the separation between a communication tower and a residential use.
02/08/11	A Temporary Commercial License for an Arts and Crafts Fair on April 16 and 17, 2011 was approved for the southeast corner of Racel Street and Al Carrision Street.

Most Recent Change of Ownership	
12/27/96	A deed was recorded for a change in ownership for all three parcels.

Field Check	
03/31/11	Staff visited the site and found an active bird and animal sanctuary on 125-09-401-018 and 019. Parcel 125-09-401-010 was located on the west side of Al Carrison Street and was undeveloped.

Details of Application Request	
Site Area	
Gross Acres	8.02

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Nature Sanctuary	PCD (Planned Community Development)	R-A (Residential Agricultural - Clark County Designation)
North	Single Family Residential	L (Low Density Residential)	R-PD3 (Residential Planned Development-three units per acre)
South	Single Family Residential	PCD (Planned Community Development)	R-PD4 (Residential Planned Development-four units per acre)
	Wedding & Banquet Facility		R-A (Residential Agricultural - Clark County Designation)
East	Nature Sanctuary	PCD (Planned Community Development)	R-A (Residential Agricultural - Clark County Designation)
West	Single Family Residential	PCD (Planned Community Development)	R-A (Residential Agricultural - Clark County Designation)

ANALYSIS

The subject property is currently used as a Nature Sanctuary for birds and animals. The property is identified in the Centennial Hills Sector Plan as PCD (Planned Community Development). The current county zoning for the parcel is R-A (Residential Agricultural), which allows a density of one (1) unit per acre. The city's equivalent zoning is R-E (Residence Estates). The applicant has indicated that they are in the process of designing site improvements and expanding to the east.

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." Therefore, staff recommends approval.

FINDINGS

In the event the annexation is approved, the applicant will need to submit applications for any future development. Since the subject property meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

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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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.

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ANX-41279 - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY
8103 RACEL STREET

03/31/11



ANX-41279 - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY
8103 RACEL STREET

03/31/11



ANX-41279 - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY
8103 RACEL STREET

03/31/11



ANX-41279 - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY
8103 RACEL STREET

03/31/11



ANX-41279 - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY
8103 RACEL STREET

03/31/11

HAUNTEC
Civil Engineering Services

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

March 22, 2011

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

Attn: Flinn Fagg, AICP
Acting Director

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

Dear Mr. Fagg:

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

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

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

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ANX-41279

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

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

Sincerely,

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

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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**

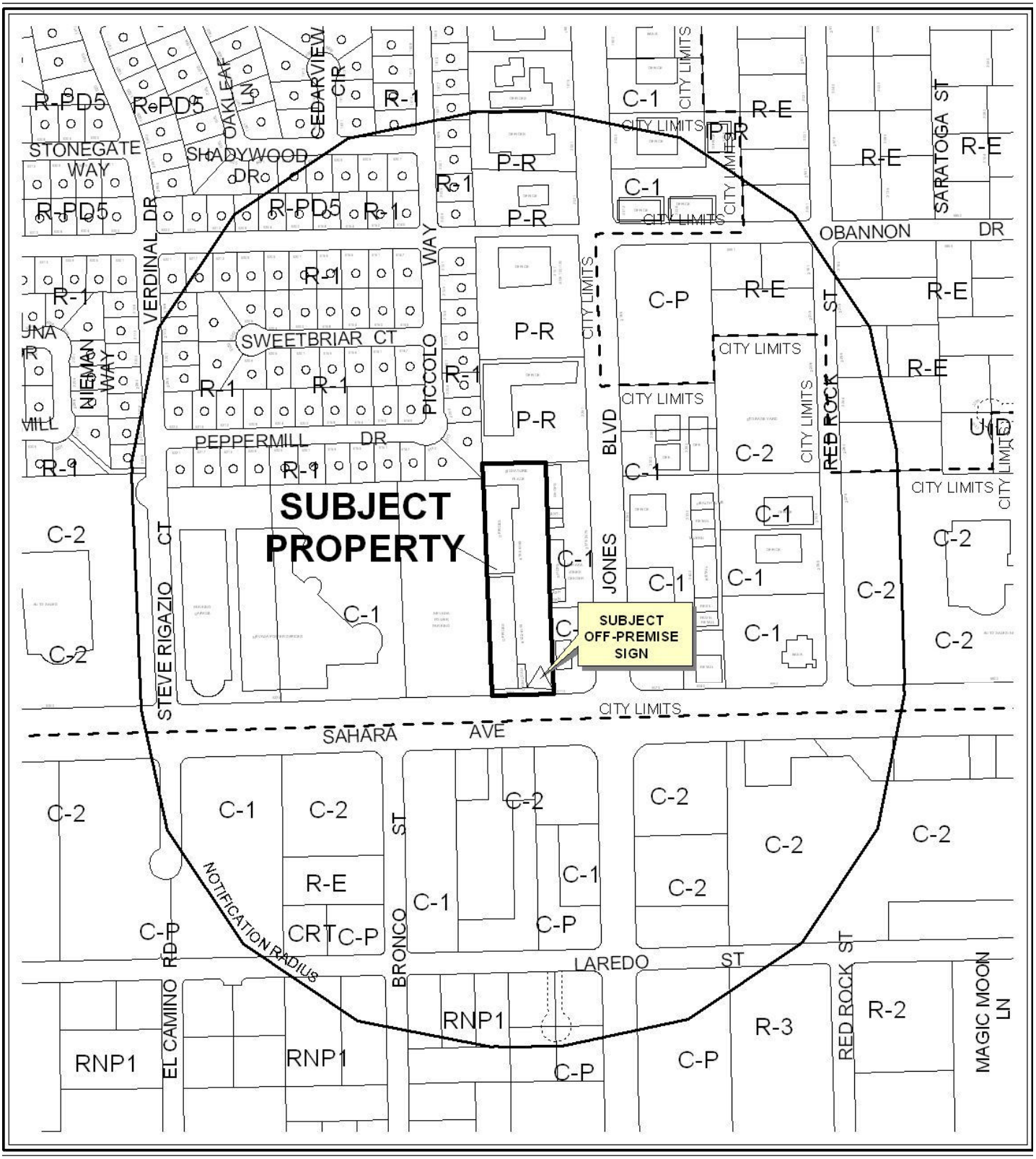
SUBJECT:
RQR-41221 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC - Required Review of a previously approved Special Use Permit (SUP-3115) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6118 West Sahara Avenue (APN 163-02-802-004),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

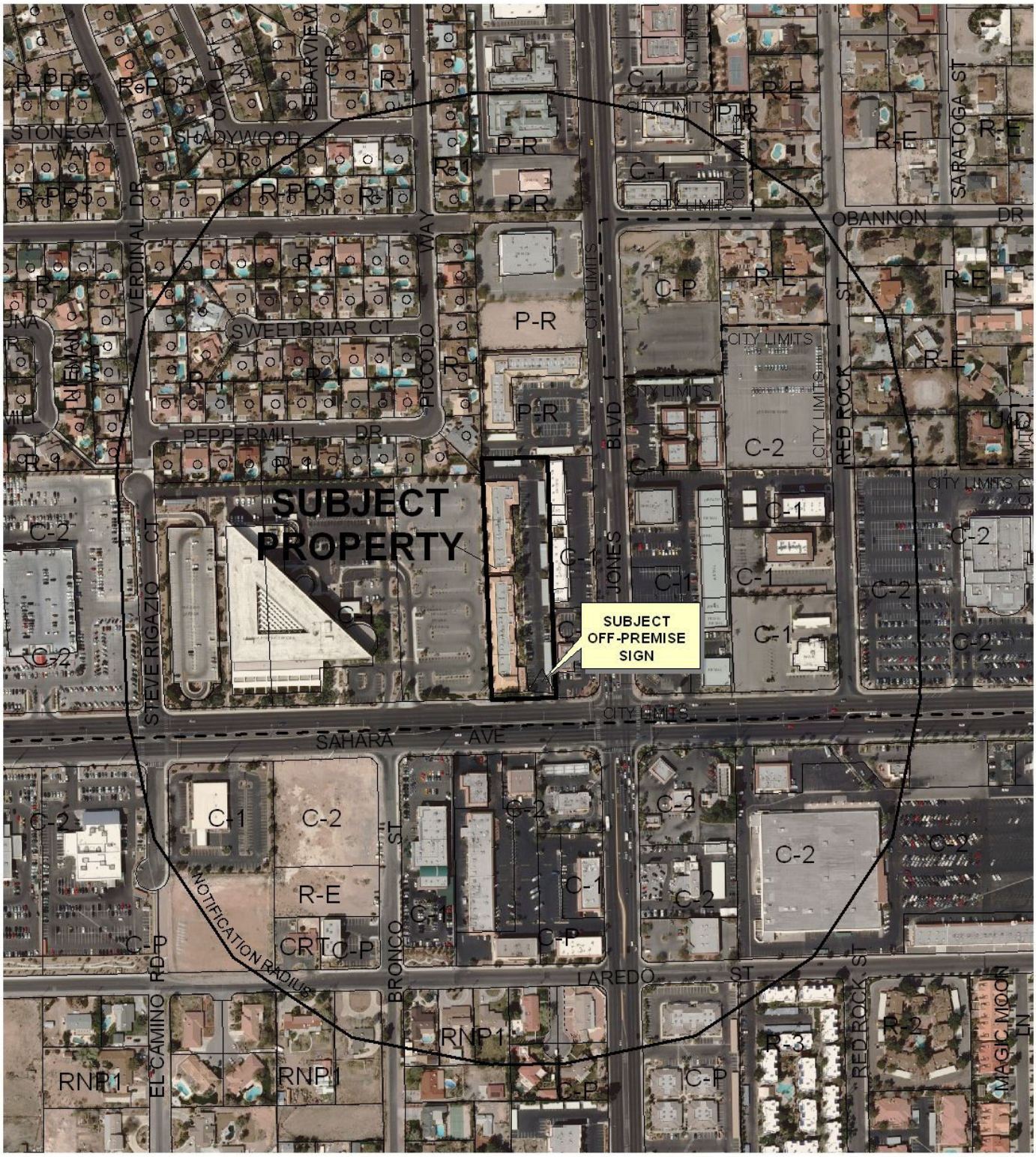
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-26970
6. City Council Approval Letter for SUP-3115



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-41221	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-41221 CONDITIONS

Planning

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

4. The paint color to be used for graffiti removal shall match the color used for the supporting structure.

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

6. 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a required Two-Year Review of an approved Special Use Permit (SUP-3115) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 6118 West Sahara Avenue. This is the third Required Review since the initial approval of the Special Use Permit (SUP-3115). The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/05/89	The City Council approved the request for a Rezoning (Z-0008-89) from N-U (Non-Urban) to C-1 (Limited Commercial) on a property located on the north side of Sahara Avenue and west of Jones Boulevard. The Planning Commission and staff recommended approval.
12/03/03	The City Council approved the request for a Special Use Permit (SUP-3115) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 6122 West Sahara Avenue. The Planning Commission recommended denial and staff recommended approval.
04/19/06	The City Council approved the Two-Year Required Review (RQR-11402) of an approved Special Use Permit (SUP-3115) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 6122 West Sahara Avenue. The Planning Commission recommended denial and staff recommended approval.
06/18/08	The City Council approved the Two-Year Required Review (RQR-26970) of an approved Special Use Permit (SUP-3115) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 6122 West Sahara Avenue. The Planning Commission recommended approval and staff recommended denial.

Most Recent Change of Ownership	
08/23/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/18/04	A building permit (#04006179) was issued for an Off-Premise Sign at 6118 West Sahara Avenue. The building permit was finalized on 05/19/08.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	A site visit by staff noted that the Off-Premise Sign contained graffiti. A different color paint was used to cover additional graffiti located on the supporting pole of the sign.

Details of Application Request	
Site Area	
Net Acres	2.63

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office	O (Office)	P-R (Professional Office and Parking)
South	Commercial	CG [(Commercial General) – Clark County Land Use]	C-2 [(General Commercial) – Clark County Zoning District]
East	Restaurant General Retail Stores	SC (Service Commercial)	C-1 (Limited Commercial)
West	Parking Lot	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A

RG

Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.14.100, the following standards apply:

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Located north of the Sahara Avenue right-of-way, outside the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	C-1 zoning district	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 square feet, with no embellishments	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 40 feet from grade	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Screened	Y
Off-Premise Sign	At least 300 feet to another Off Premise Sign oriented along the same frontage (non-highway)	Approximately 320 feet to another Off Premise Sign	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	Approximately 580 feet from "R" zoned property to the northwest.	Y

Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150*	Y

**Per Master Plan of Streets and Highways the standard arterial street width is 100 feet.*

ANALYSIS

This is the third review of the subject Off-Premise Sign located at 6118 West Sahara Avenue, which is the address assigned at the time of building permit issuance. The sign has the required building permit with final inspection completed. A site inspection was conducted by staff on March 31, 2011 and Off-Premise Sign photographs were taken. The inspection revealed graffiti on the support structure. The paint color used to cover the other graffiti did not match the existing color of the support structure. A condition of approval will require matching paint color.

FINDINGS (RQR-41221)

The subject site conforms to the requirements of Title 19, conditions of approval of Special Use Permit (SUP-3115) and conditions in the area have not changed significantly since approval of the Special Use Permit. Staff recommends approval of this review, with conditions. This Off-Premise Sign use will be subject to review in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 24

APPROVALS 0

PROTESTS 0

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

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MAR 16 2011

Revised 11-14-06

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 6118 W. SAHARA

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

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

General Plan: existing X proposed _____ **Zoning:** existing C1 proposed _____

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

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

Additional Information Required review of an approved OFF-Premise Advertising Billboard Sign located at 6118 W. SAHara

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

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

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

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

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

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

rodcarter@clearchannel.com

REPRESENTATIVE Same AS Applicant **Contact** _____

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

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

Property Owner Signature* _____

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

Print Name KENT Clifford

Subscribed and sworn before me

This 15 day of March, 20 11.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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MAR 16 2011

Revised 04/26/05

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

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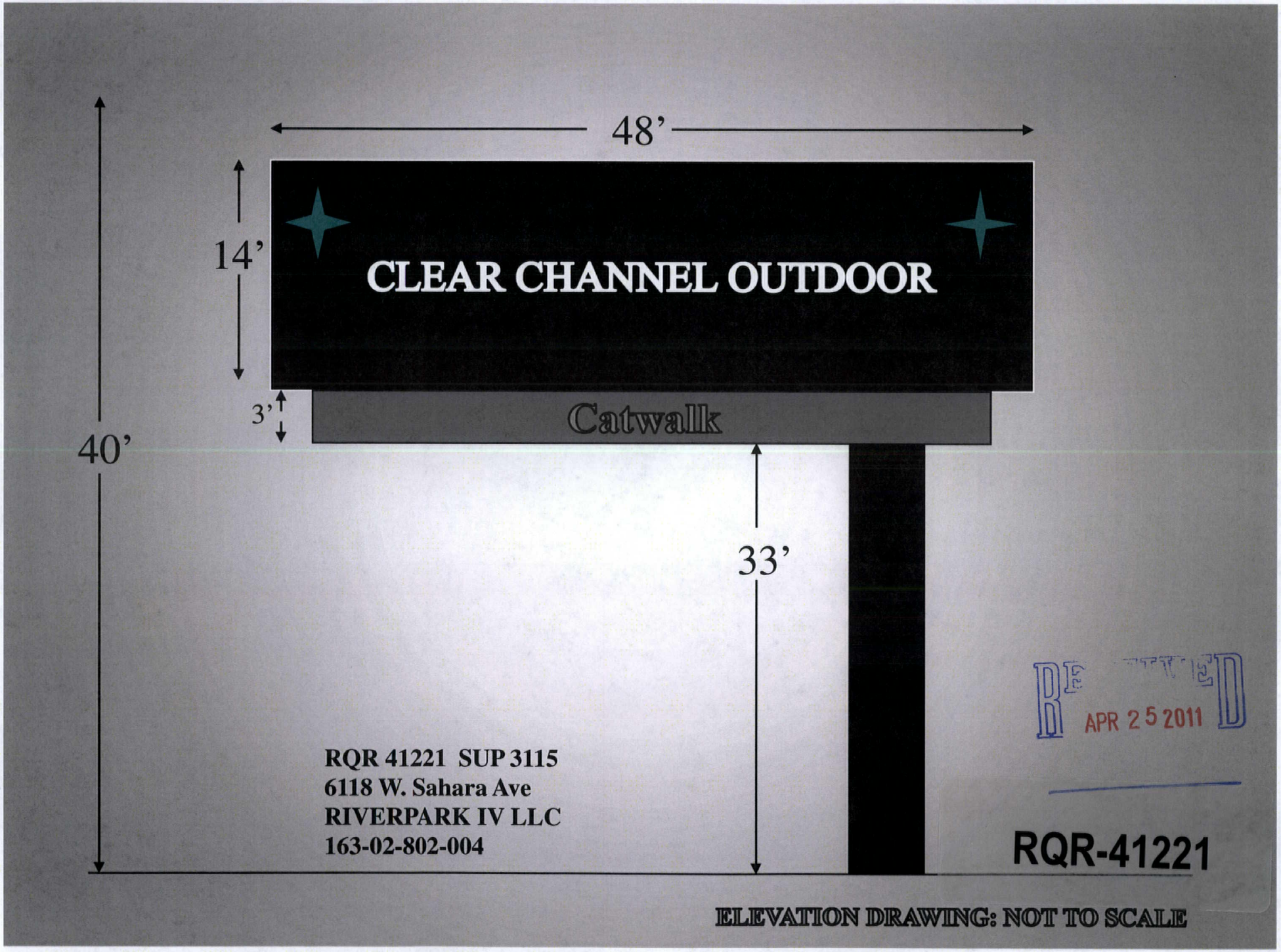
MAR 16 2011
RQR-41221


48’
14’
CLEAR CHANNEL OUTDOOR
3’
Catwalk
40’
33’
RQR 41221 SUP 3115
6118 W. Sahara Ave
RIVERPARK IV LLC
163-02-802-004
APR 25 2011
RQR-41221
ELEVATION DRAWING: NOT TO SCALE



RQR-41221 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC
6118 WEST SAHARA AVENUE

03/31/11



RQR-41221 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC
6118 WEST SAHARA AVENUE

03/31/11

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.: **9.**

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

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

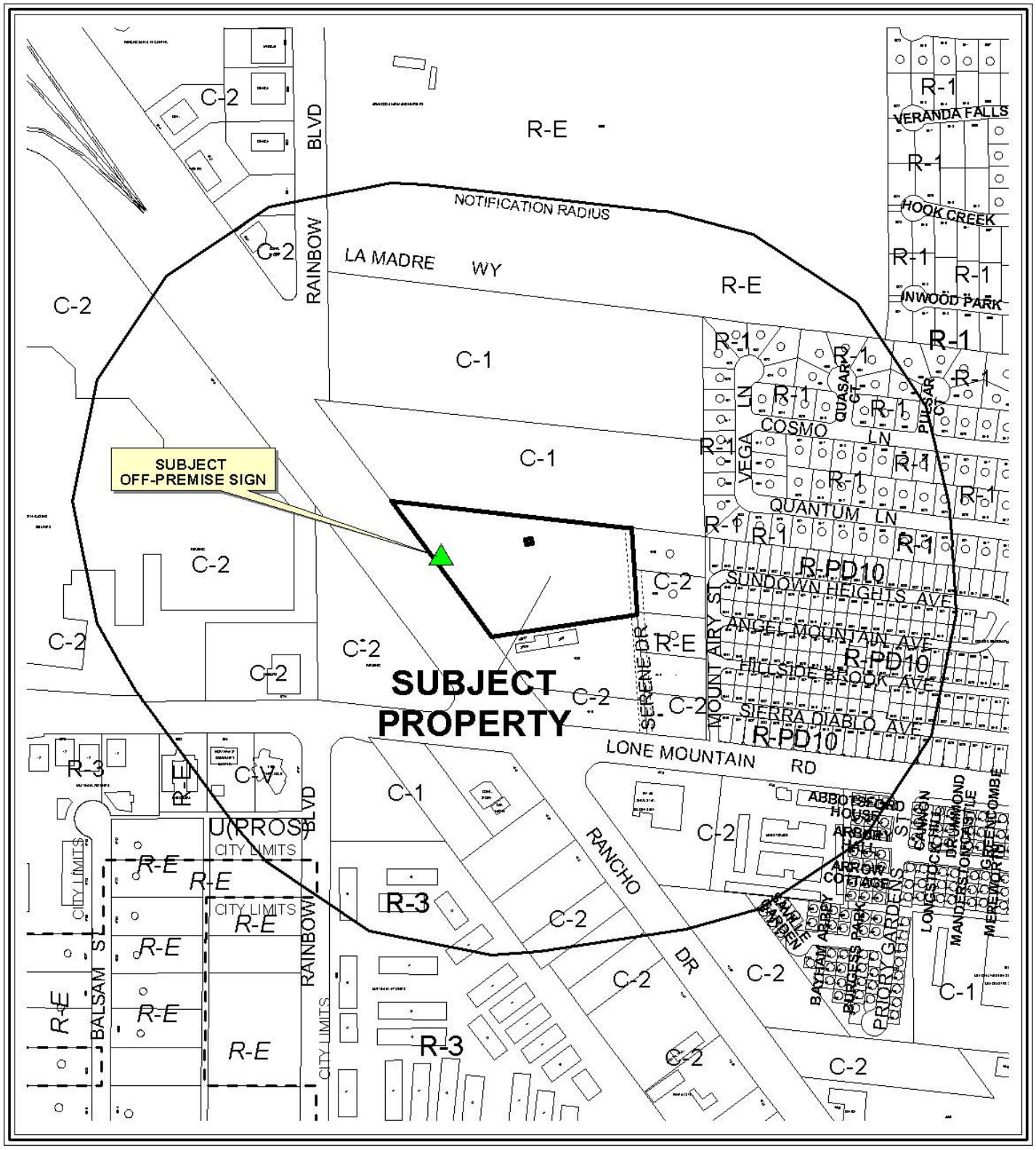
SUBJECT:
RQR-41222 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: MARTIN W. GREENWALD - Required Review of a previously approved Special Use Permit (U-0237-94) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4850 North Rancho Drive (APN 125-35-401-004),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



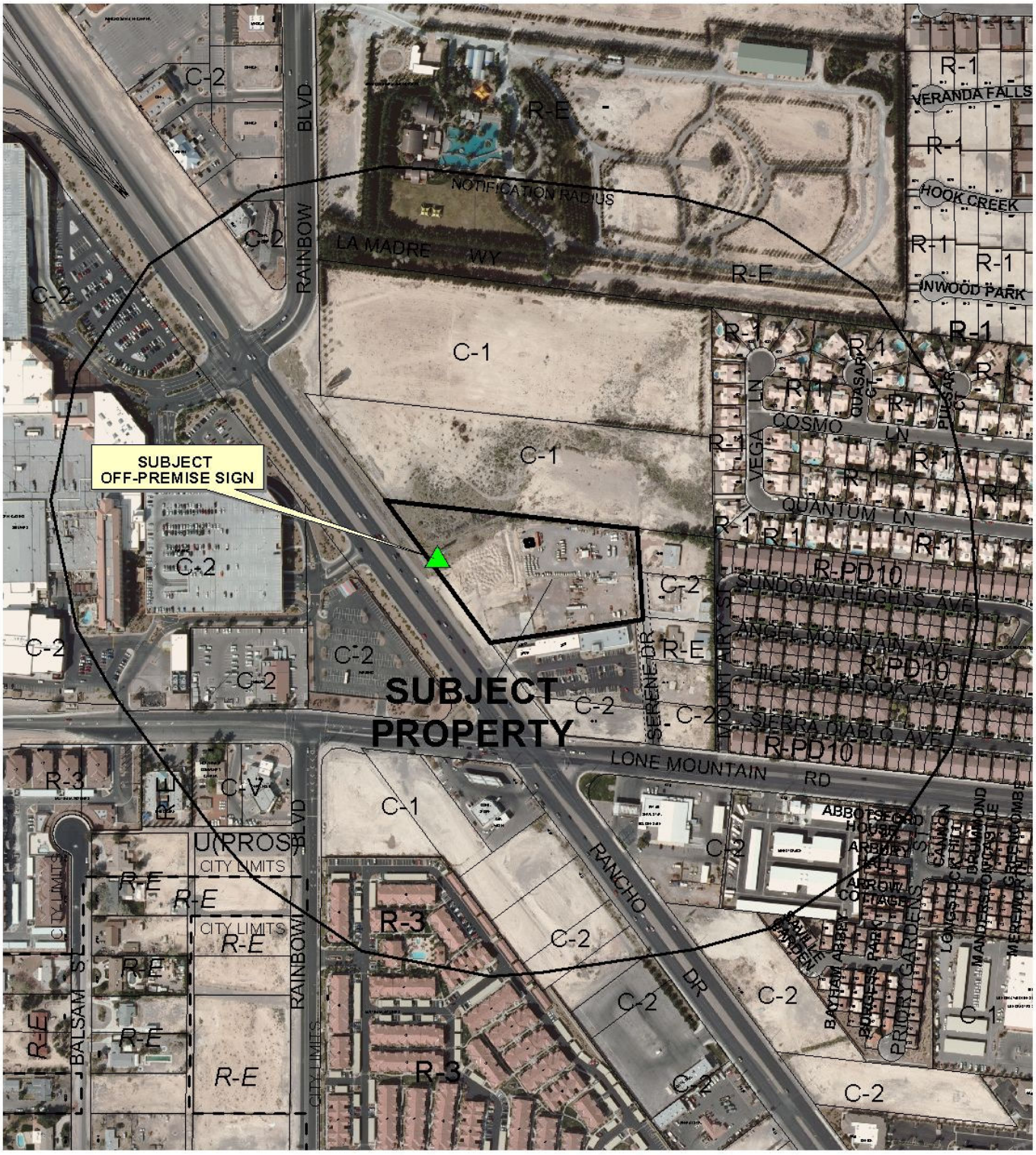
0 500 1000 Feet

CASE: **RQR-41222**

RADIUS: 1000 FT

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

N



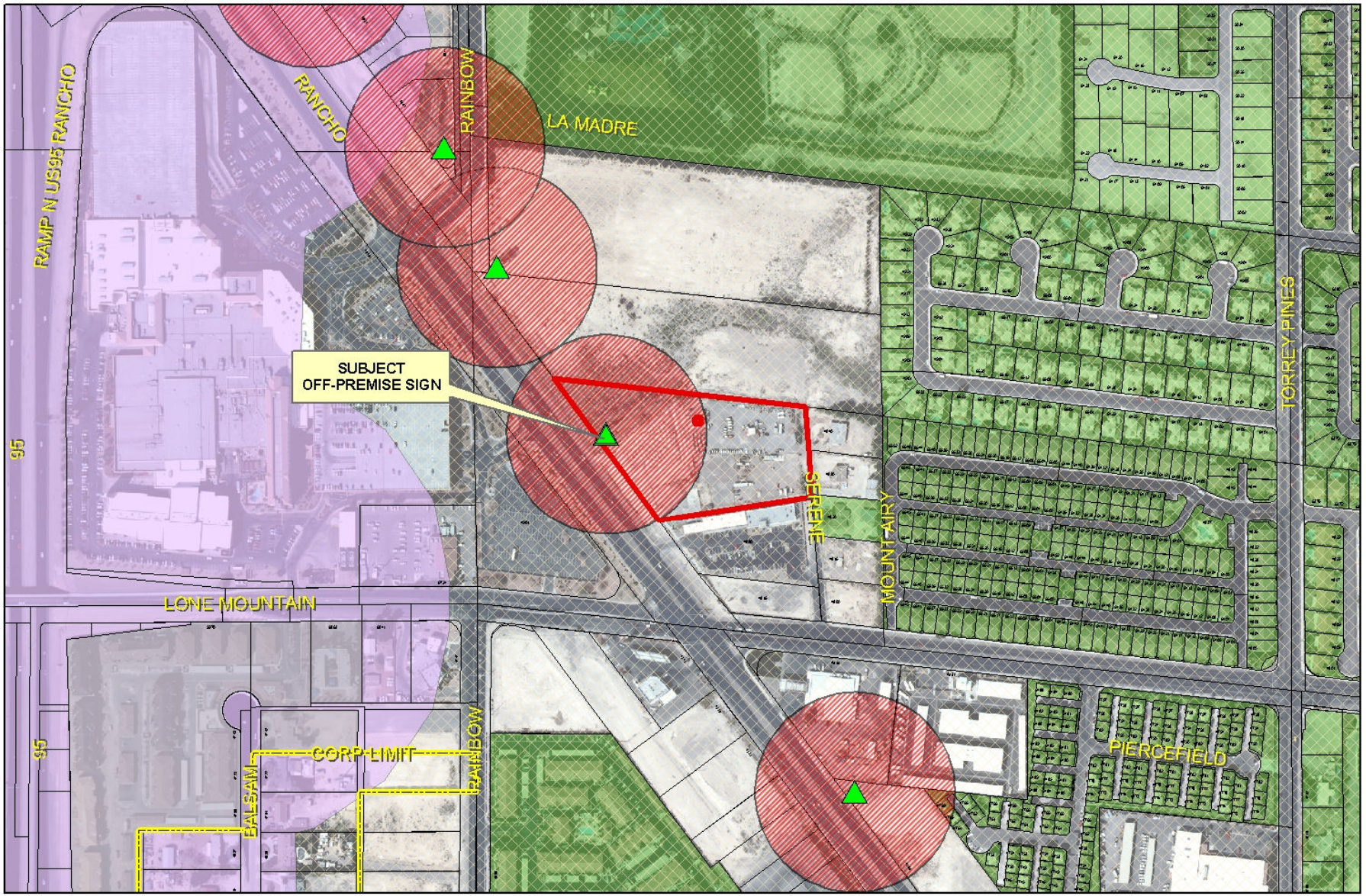
0 500 1000 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: MARTIN W. GREENWALD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-41222	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-41222 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (U-0237-94) and Site Development Plan Review (SDR-40920).

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

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

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 Sign.

5. 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Three-Year Review of an approved Special Use Permit (U-0237-94) which allowed a 40-tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. This is the fifth Required Review since the initial approval of the Special Use Permit (U-0237-94). The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/16/94	The City Council approved a request for a Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Board of Adjustment recommended denial.
01/05/00	The City Council approved a Five-Year Required Review [U-0237-94(1)] of an approved a Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Department staff had recommended denial on 11/18/99.
03/06/02	The City Council approved a Two-Year Required Review [U-0237-94(2)] of an approved Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Commission recommended approval and staff recommended denial.
04/02/03	The City Council approved a request to amend the General Plan designation (GPA-1363) of the subject site to GC (General Commercial) as a part of a larger request. The Planning Commission and staff recommended approval.
04/19/06	The City Council approved a Two-Year Required Review (RQR-11404) of an approved Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Commission and staff recommended denial.
05/21/08	The City Council approved a Two-Year Required Review (RQR-27071) of an approved Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Commission and staff recommended approval.
02/19/11	The Department of Planning administratively approved a Minor Site Development Plan Review (SDR-40920) to install a four-foot by two-foot back-to-back embellishment on an existing 14-foot by 48-foot Off-Premise Sign located at 4850 North Rancho Drive.

Most Recent Change of Ownership	
02/04/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/08/94	A building permit (#94359662) was issued for an Off-Premise Sign at 4850 North Rancho Drive. The building permit was finalized on 12/14/94.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	A site visit by staff noted that the Off-Premise Sign's immediate surroundings are currently vacant and no improvements have been made to the property. The landscaping contains natural vegetation. There are embellishments installed on the existing Off-Premise Sign on both sides as approved by Site Development Plan Review (SDR-40920).

Details of Application Request	
Site Area	
Net Acres	4.81

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	MLA (Medium-Low Attached Density Residential)	C-1 (Limited Commercial)
South	Auto Shop	GC (General Commercial)	C-2 (General Commercial)
East	Single-Family Residential	GC (General Commercial)	C-2 (General Commercial)
West	Hotel and Non-	SC (Service	C-2 (General

	Restricted Gaming Establishment	Commercial)	Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.14.100, the following standards apply:

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Located within the Exclusionary Zone	Y (Nonconforming)
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	C-2 zoning district	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 square feet, with embellishments	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum 40 feet from grade	Y

Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Screened	Y

Off-Premise Sign	At least 300 feet to another Off Premise Sign along the same frontage	Approximately 320 feet to another Off Premise Sign	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	More than 300 feet from "R" zoned property to the southeast.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Freeway - Expressway	Master Plan of Streets and Highways	200	Y

ANALYSIS

This is the fifth review of Special Use Permit (U-0237-94) for a 40-foot tall Off-Premise Sign located within the C-2 (General Commercial) zoning district, at 4850 North Rancho Road. The subject site is located within the Airport Overlay District, with a 175-foot height restriction. The site is located within the Off-Premise Sign Exclusionary Zone; however, the sign was permitted in this location prior to the enactment of the Off-Premise Sign Exclusionary Zone. Upon a site inspection on 03/31/11 staff noted the sign was in good condition, with no graffiti, no additional signs per face and no bird nuisance. There are embellishments installed on the existing Off-Premise Sign on both sides. The Department of Planning administratively approved Minor Site Development Plan Review (SDR-40920), to allow a four-foot by two-foot back-to-back embellishment on February 14, 2011.

FINDINGS (RQR-41222)

The subject sign conforms to the requirements of Title 19 and the conditions of approval of Special Use Permit (U-0237-94). Conditions in the area have not changed significantly since approval of the Special Use Permit. Staff recommends approval of this review, with conditions. This Off-Premise Sign use will be subject to review in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 234

APPROVALS 0

PROTESTS 0

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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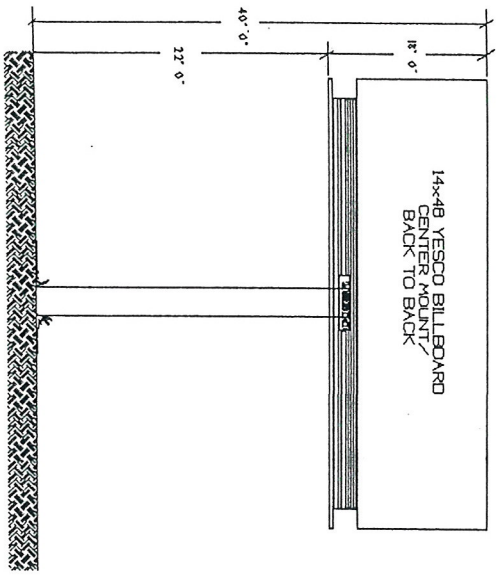
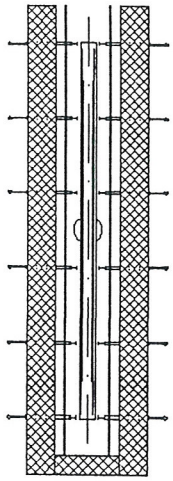
MAR 16 2011

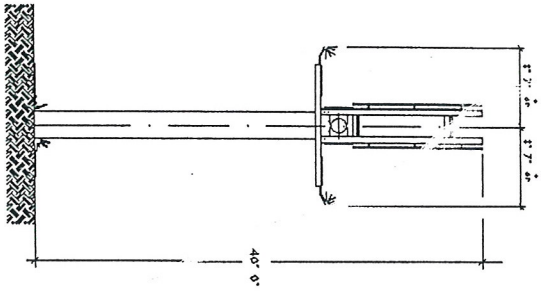


SIGN ELEVATION

SCALE 1/8"=1'-0"

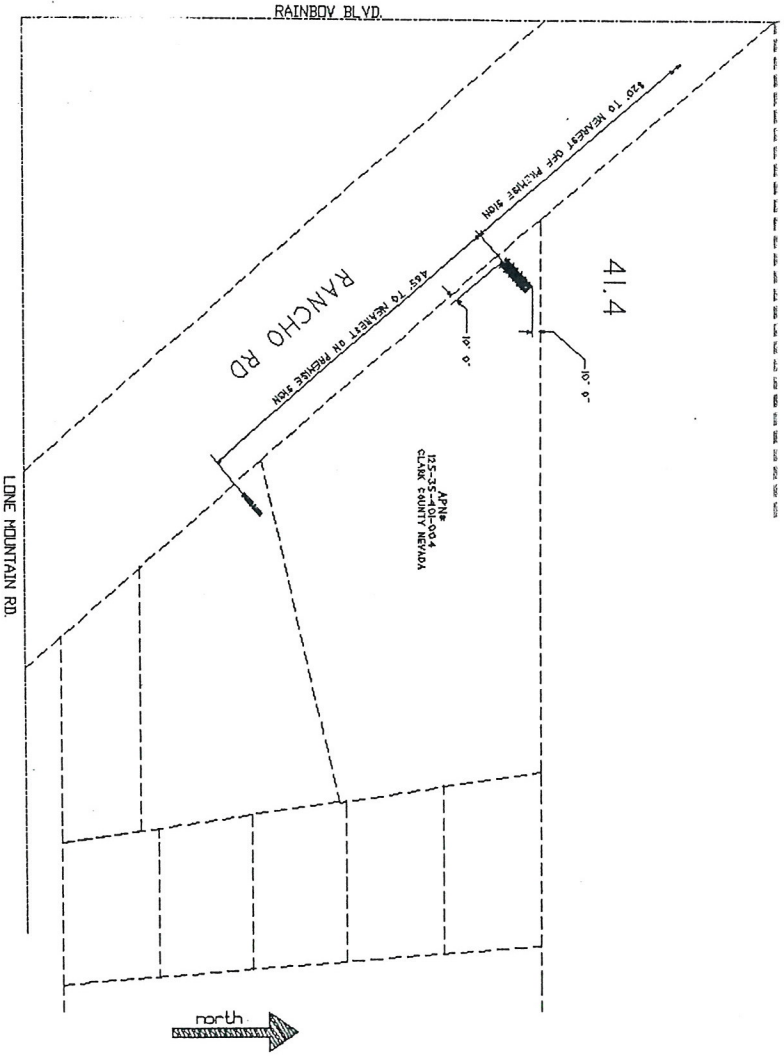


PLAN VIEW



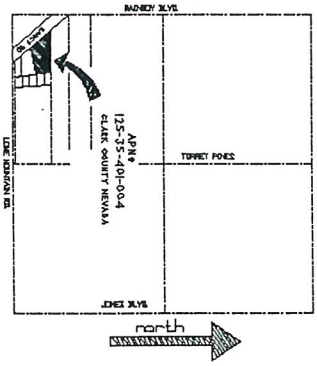
SIDE ELEVATION

SCALE 1/8"=1'-0"



SITE PLAN

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



LOCATION MAP

NO SCALE 1" = 1/4 MILE

T19S R60E SECTION 35
NW1/4 SW1/4

RQR-41222

APN# 125-35-401-004

U-237-94(1) FIVE YEAR REVIEW

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MAR 13 2011

LVC 1018

NEVADA CONTRACTOR LICENSE NO. 0060B

Las Vegas DIVISION

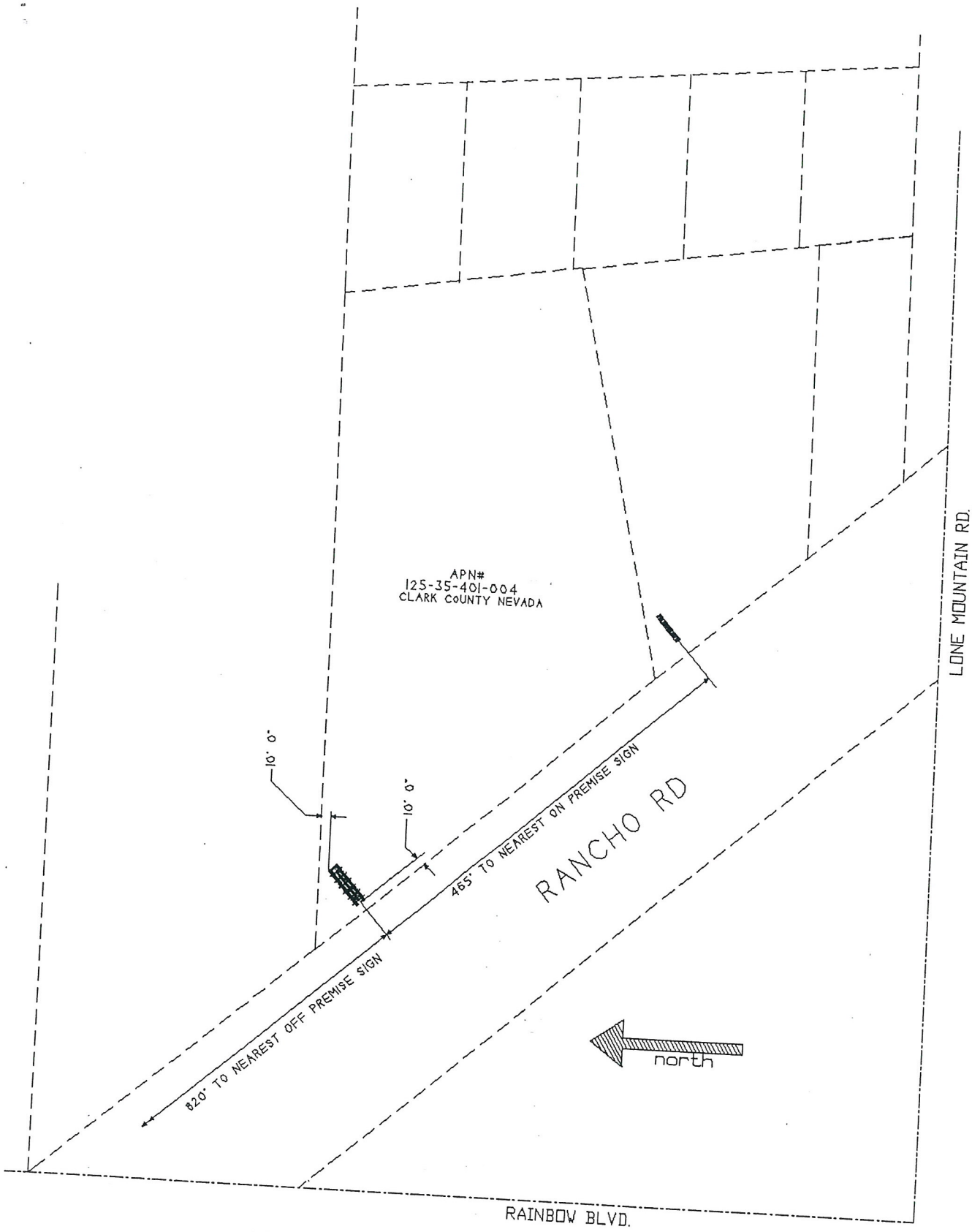
YOUNG ELECTRIC SIGN COMPANY

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

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

©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



RQR-41222 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC - OWNER: MARTIN W. GREENWALD
4850 NORTH RANCHO DRIVE

03/31/11

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

RECEIVED
MAR 1 0 2011
RQR-41222

with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

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

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

Sincerely,

Angela Crolli

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

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

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

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

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MAR 1 0 2011
RQR-41222



March 7, 2002

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

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

Dear Mr. Greenwald:

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

Planning and Development

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

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

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

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)
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8112-012-12/99

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**

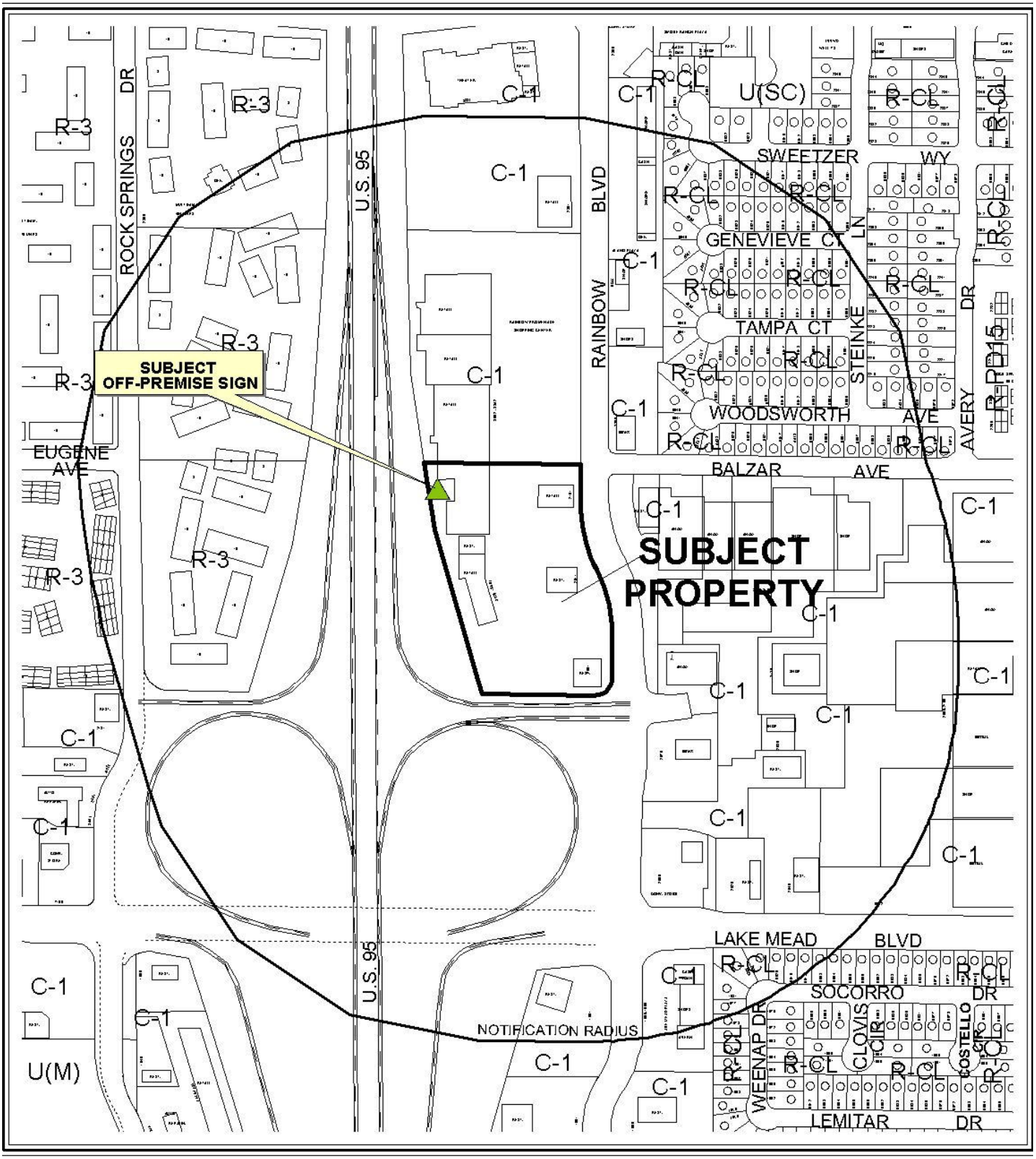
SUBJECT:
RQR-41253 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: JAMES McCALL - Required Review of a previously approved Special Use Permit (U-0137-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2201 North Rainbow Boulevard (APN 138-22-603-001),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



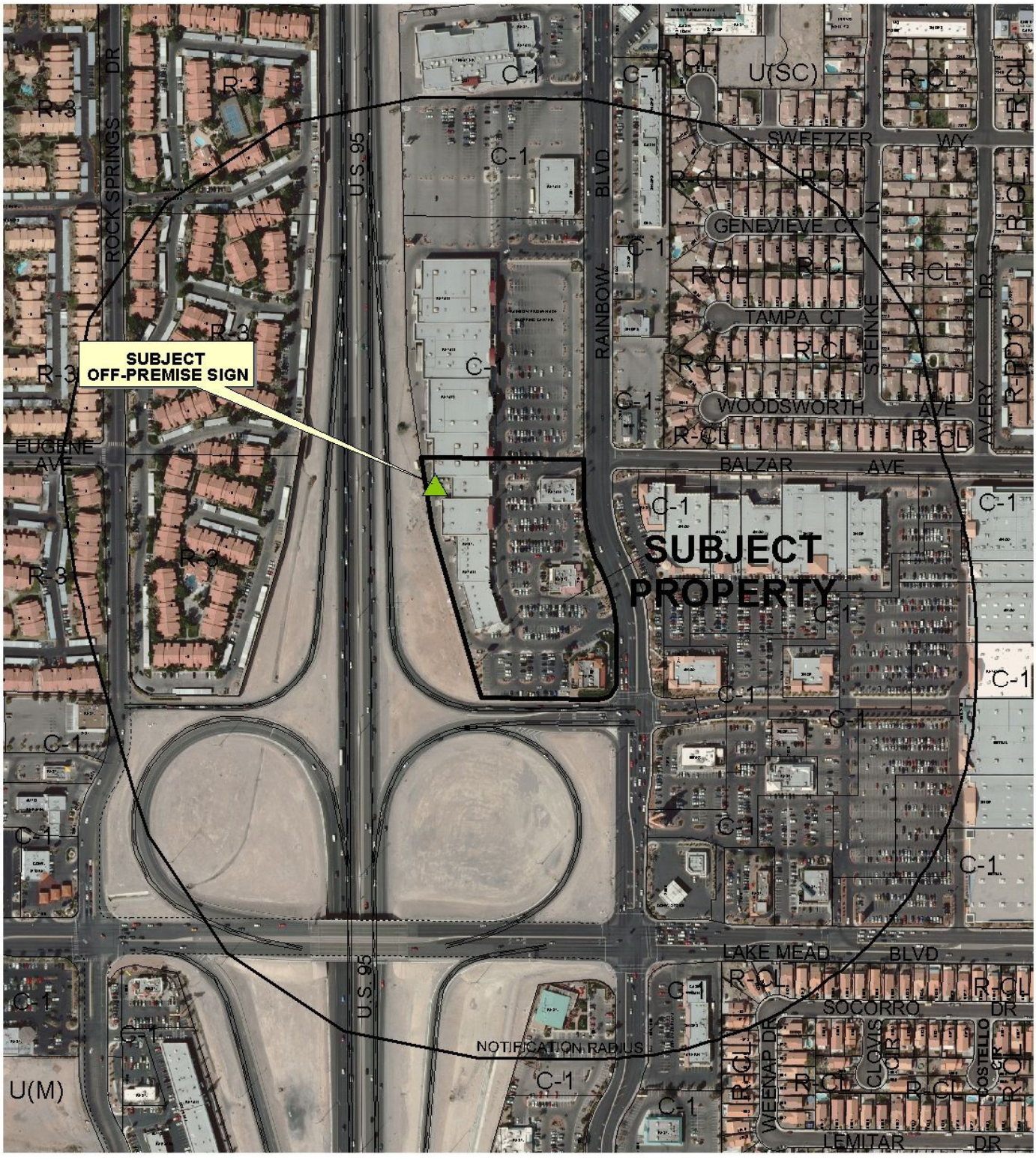
0 500 Feet

CASE: **RQR-41253**

RADIUS: 1000 FT

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

N



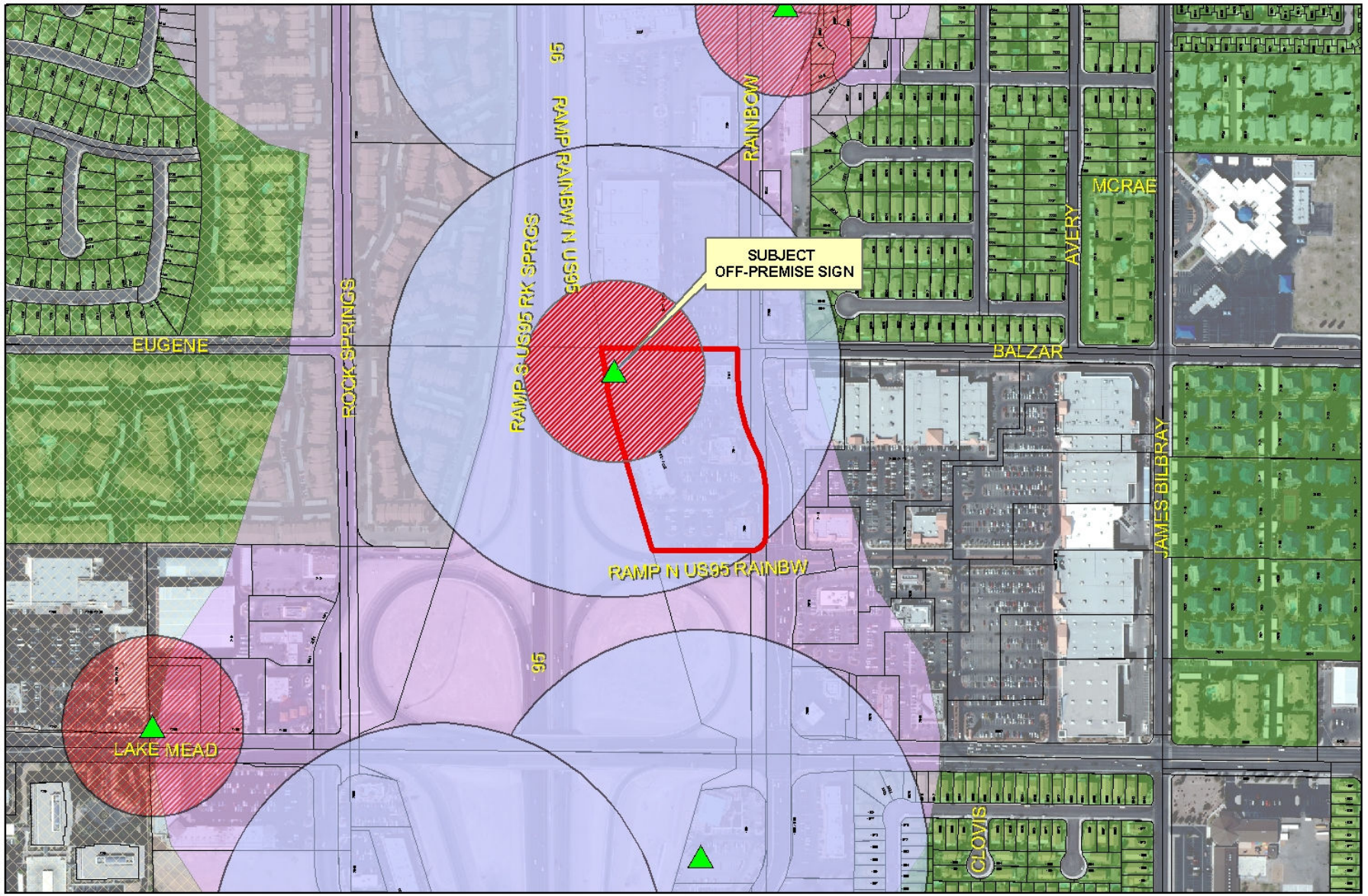
CASE: **RQR-41253**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: JAMES McCALL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-41253	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-41253 CONDITIONS

Planning

1. Conformance to the approved conditions 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 Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

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

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 Sign.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Three-Year Required Review of an approved Special Use Permit (U-0137-95) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2201 North Rainbow Boulevard. This is the fourth Required Review since the initial approval of the Special Use Permit (U-0137-95). The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/20/95	The City Council approved a Special Use Permit (U-0137-95) which allowed for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2201 North Rainbow Boulevard. The Board of Zoning Adjustment and staff recommended approval.
03/07/01	The City Council approved a Five-Year Required Review [U-0137-95(1)] of an approved Special Use Permit (U-0137-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2201 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
05/07/03	The City Council approved a Two-Year Required Review (RQR-1736) of an approved Special Use Permit (U-0137-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2201 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
06/04/08	The City Council approved a Five-Year Required Review (RQR-27423) of an approved Special Use Permit (U-0137-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2201 North Rainbow Boulevard. The Planning Commission and staff recommended approval

Most Recent Change of Ownership	
01/22/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/21/96	A building permit (#96003539) was issued for an Off-Premise Sign at 2201 North Rainbow Boulevard. The building permit was finalized on 11/27/96.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	During field check conducted by staff it was noted that all conditions of approval have been met, and the sign is maintained and in good condition.

Details of Application Request	
Site Area	
Net Acres	7.14

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	US Highway 95/Lake Mead Boulevard Interchange	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Commercial Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	US Highway 95	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

RG

DEVELOPMENT STANDARDS

Per Title 19.14.100, the following standards apply:

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Sign is not located within public right-of-way or within the Exclusionary Zone.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located on C-1 zoned property	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	672 square feet with no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction	30-foot tall sign	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Two-sided sign with screening of structural elements.	Y
Off-Premise Sign	At least 750 feet to another Off Premise Sign along the same frontage	1,300 feet from existing billboard located to the north.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	400 feet from R-3 property located to the west, across US-95.	Y

Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently attached on commercial property	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Secondary Collector	Master Plan of Streets and Highways	90*	Y

*Per Master Plan of Streets and Highways the right-of-way width is 80 feet.

ANALYSIS

This is the fourth review of the subject Off-Premise Sign located at 2201 North Rainbow Boulevard. The subject site is located within the Airport Overlay District with a 140-foot height restriction. The height of the existing Off-Premise Sign is 40 feet tall and does not affect the height pursuant to the Airport Overlay District. A site inspection was conducted by staff on March 31, 2011 and a photograph was taken. The inspection revealed that the sign is in good physical condition and free of graffiti.

FINDINGS (RQR-41253)

The subject sign conforms to the requirements of Title 19, conditions of approval of Special Use Permit (U-0137-95) and conditions in the area have not changed significantly since approval of the Special Use Permit. Staff recommends approval of this review, with conditions. This Off-Premise Sign will be subject to review in three (3) years.

NOTICES MAILED 128

APPROVALS 0

PROTESTS 0

RG

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as applicant

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James B. McCall

Print Name: JAMES B. MC CALL

Subscribed and sworn before me

This 10th day of March, 2011

Michelle McFadden

Notary Public in and for said County and State

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

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MAR 21 2011

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 2051 N. Rainbow Blvd.

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

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

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

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

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

Additional Information Required review for an existing billboard

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

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

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

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* James B. McCall

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

Print Name James B. McCall

Subscribed and sworn before me

This 10th day of March, 20 11.

Michelle McFadden

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

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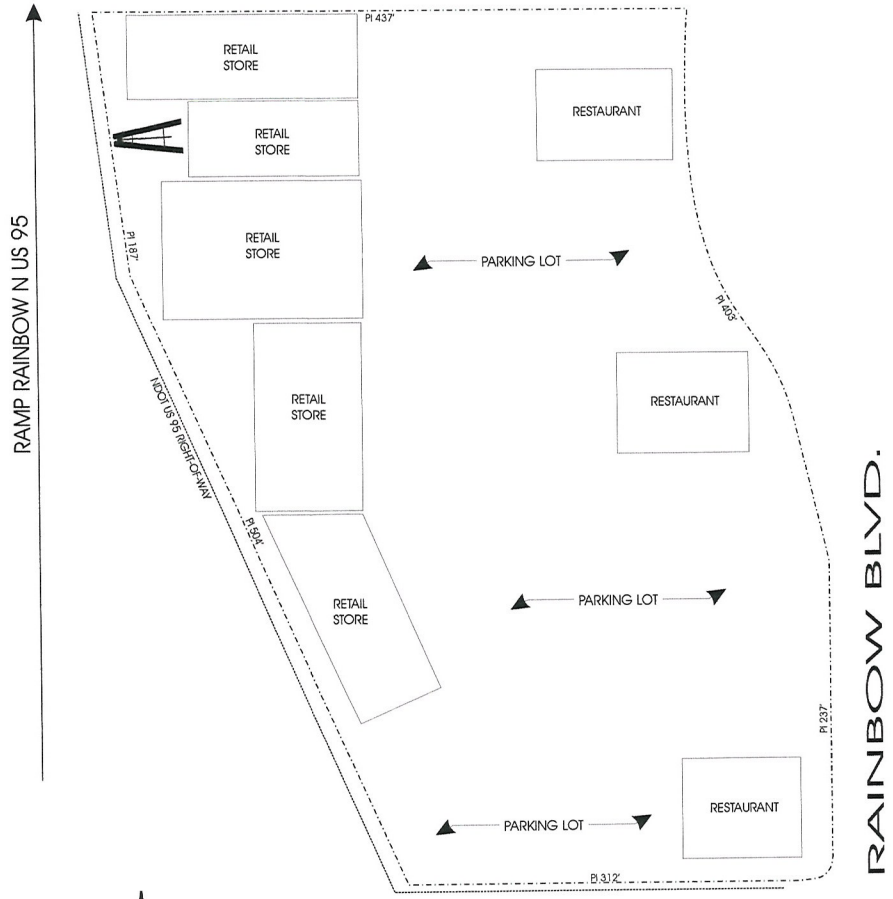
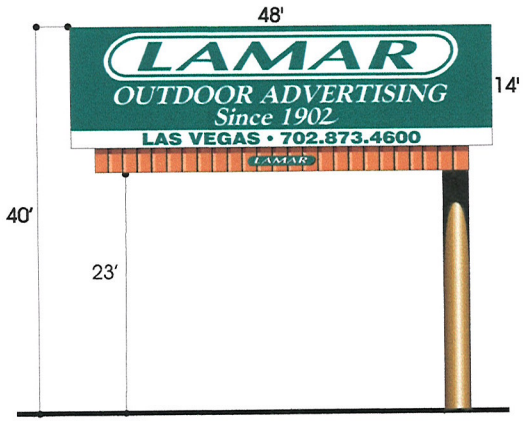
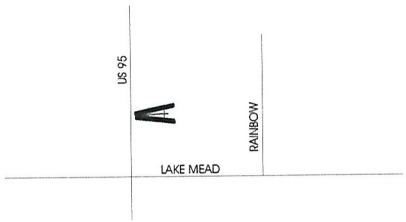




ELEVATION (NO SCALE)



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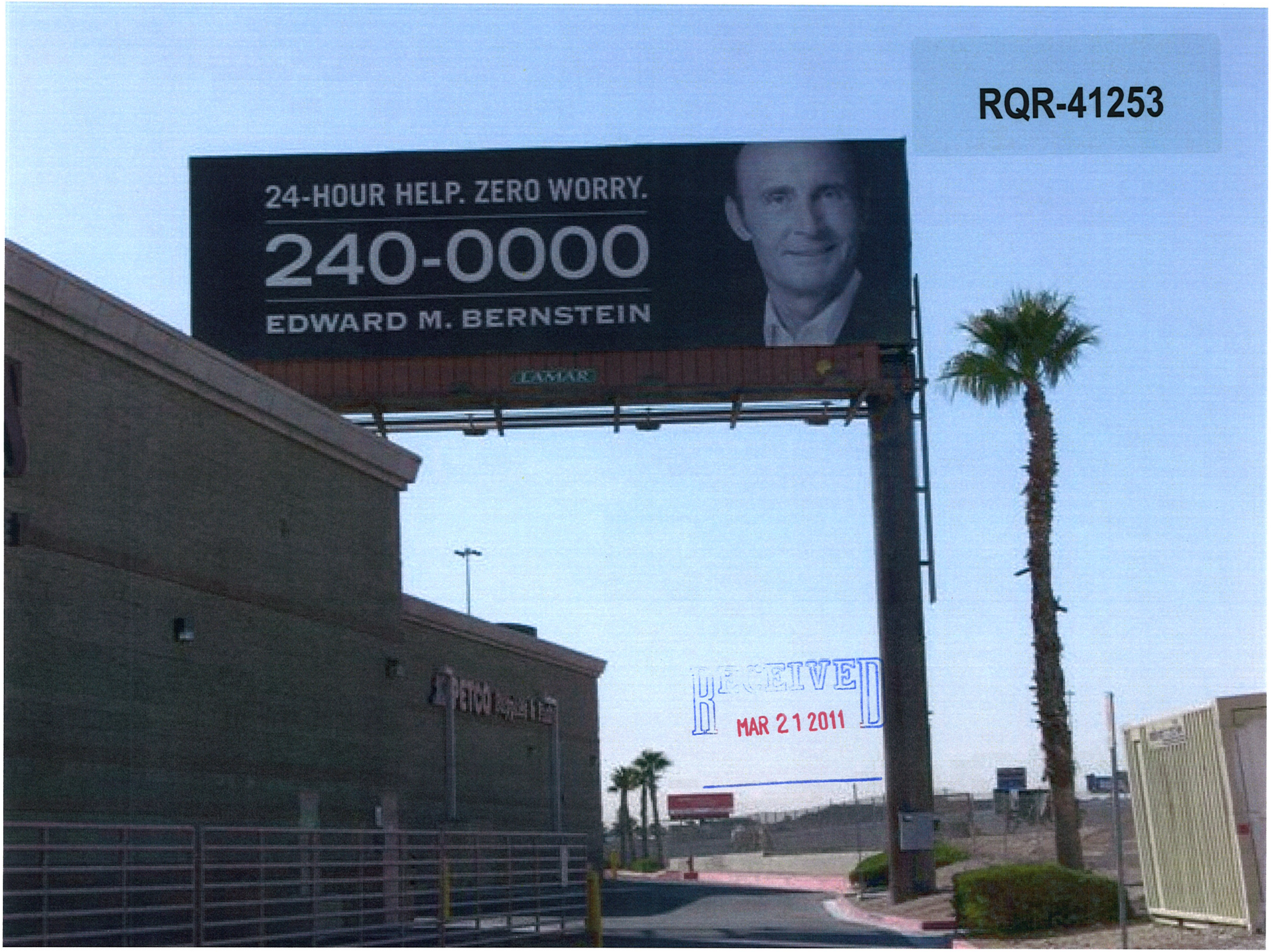
RQR-41253
24-HOUR HELP. ZERO WORRY.
240-0000
EDWARD M. BERNSTEIN
LAMAR
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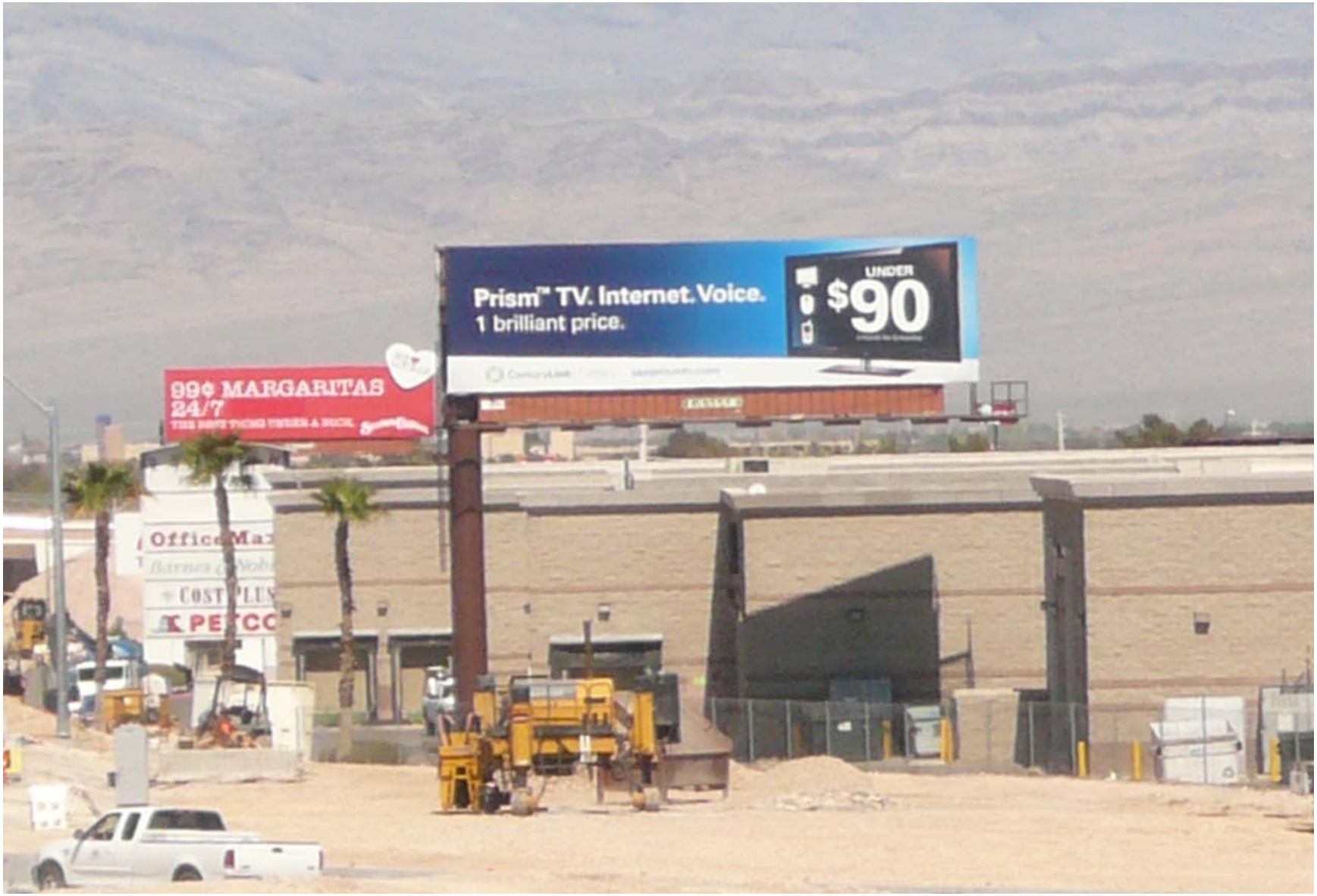
MAR 21 2011



RQR-41253 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: JAMES MCCALL
2201 NORTH RAINBOW BOULEVARD

03/31/11



RQR-41253 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: JAMES MCCALL
2201 NORTH RAINBOW BOULEVARD

03/31/11

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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

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MAR 21 2011
RQR-41253

distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

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

Sincerely,

Lean Coleman

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

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

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

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MAR 21 2011
RQR-41253



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE



March 8, 2001

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

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

Dear Applicant:

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

Planning and Development

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

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

Sincerely,

Doreen Araujo

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

cc: See Attached List

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

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

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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.: **11.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

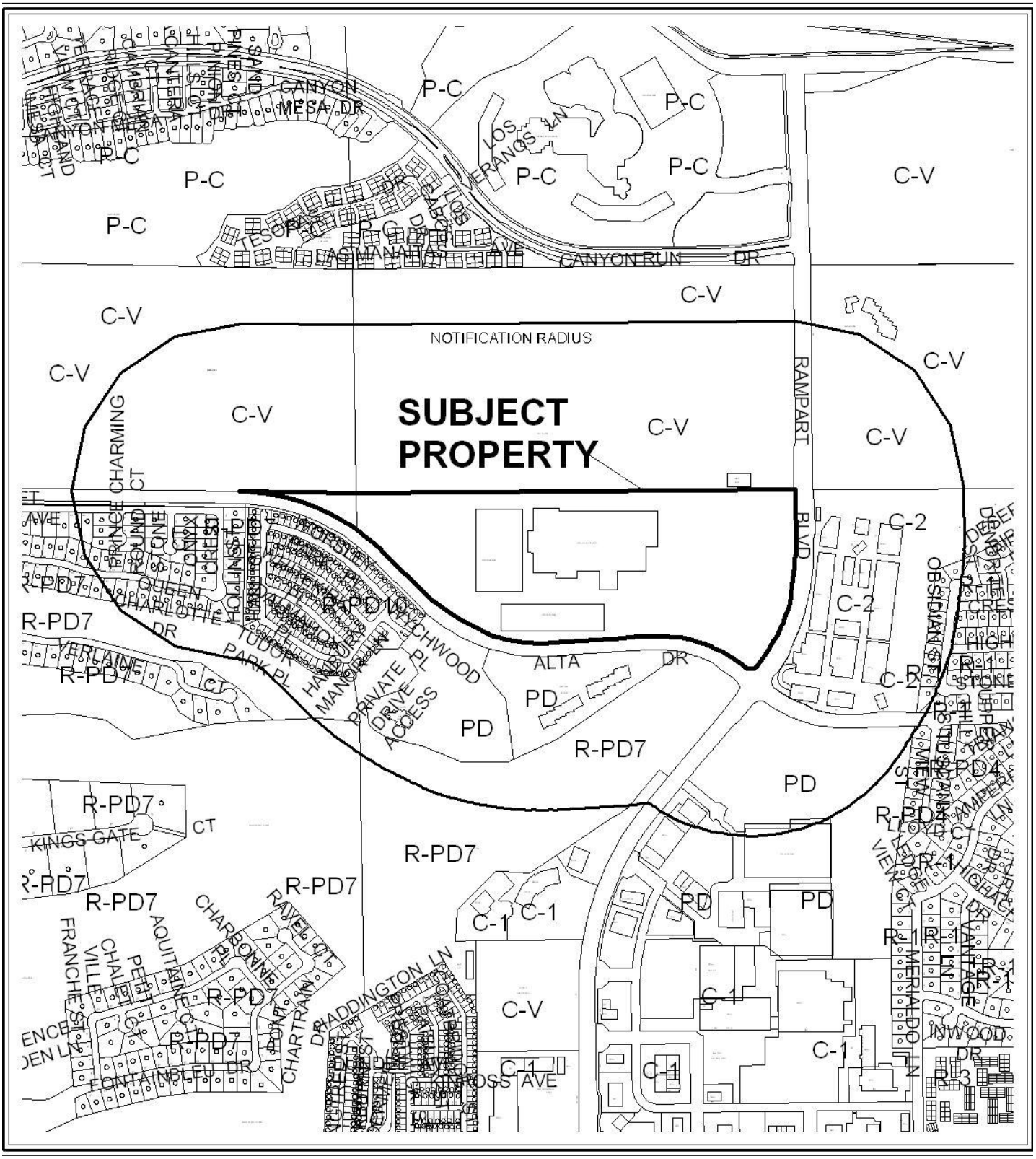
SUBJECT:
SUP-41300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADVANTAGE RENT A CAR - OWNER: 21 STARS, LTD - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL USE WITHIN AN EXISTING HOTEL AND GAMING ESTABLISHMENT, NONRESTRICTED (CASINO) at 9090 Alta Drive (APN 138-32-201-003), 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 Letters



0 300 600 Feet

CASE: **SUP-41300**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-41300**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ADVANTAGE RENT A CAR - OWNER: 21 STARS, LTD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41300	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41300 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Automobile Rental use.

2. Conformance to the approved conditions for Site Development Plan Review [Z-0017-90 (28)].

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow an Automobile Rental use within an existing Hotel and Gaming Establishment, Nonrestricted (Casino) uses at 9090 Alta Drive. Adequate parking is available and the site is capable of accommodating this use. The proposed Automobile Rental use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this request is denied, the proposed Automobile Rental use cannot be conducted within the subject site, nor can a business license be obtained.

ISSUES

- An Automobile Rental use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The proposed Automoble Rental use will be limited to no more than five vehicles located on site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/04/90	The City Council approved a request for Rezoning (Z-0017-90) from N-U (Non-Urban) to C-1 (Limited Commercial) as part of a larger request on a property located on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. The Planning Commission and staff recommended approval.
11/05/98	The Planning Commission approved a request for a Site Development Plan Review [Z-0017-90 (28)] for an 806,300 square-foot Hotel and Gaming Establishment, Non-Restricted on property located at the northwest corner of Alta Drive and Rampart Boulevard. The Planning Department staff recommended approval.

Most Recent Change of Ownership	
11/22/95	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/11/99	A building permit (#99016081) was issued for Hotel/Casino/Tower for a Certificate of Completion at 9090 Alta Drive. The building permit was finalized on 06/19/01.
08/20/99	A building permit (#99016590) was issued for Cinemas for a Certificate of Completion at 9090 Alta Drive. The building permit was finalized on 12/12/00.
02/04/00	A building permit (#00002081) was issued for Parking Structure at 9090 Alta Drive. The building permit was finalized on 12/12/00.
04/27/00	A building permit (#00007865) was issued for south Parking Structure at 9090 Alta Drive. The building permit was finalized on 12/12/00.
03/01/01	A building permit (#01003285) was issued for build out rooms for Floors 3 through 10 at 9090 Alta Drive. The building permit was finalized on 08/01/02.

Pre-Application Meeting	
03/07/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for an Automobile Rental use were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/11	A site visit by staff noted a well maintained Hotel and Gaming Establishment, Nonrestricted (Casino).

Details of Application Request	
Site Area	
Net Acres	49.13

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
North	Golf Course	PR-OS (Parks/Recreation and Open Space)	C-V (Civic)

South	Country Club Condominium	GTC (General Tourist Commercial)	PD (Planned Development)
	Golf Course	PR-OS (Parks/Recreation and Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Mixed-Use Development (under construction)	GC (General Commercial)	C-2 (General Commercial)
West	Single Family, Detached	MLA (Medium-Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
		ML (Medium Low Density Residential)	

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement – Pursuant to approved Site Development Plan Review [Z-0017-90 (28)]							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Basement:							
Administration	5,279 SF	1/300 SF	270				
Support/ Circulation	56,840 SF 19,150 SF						
Ground Floor:							
Casino	82,823 SF	1/90 SF	920				
Showroom	12,078 SF (384) seats	1 space per 4 seats	96				
Restaurants	25,450 SF (1180) seats	1/200 SF	128				
Kitchen	22,000 SF	1/200 SF	110				
Retail	992 SF	1/250 SF	4				
Support/ Circulation	6,190 SF 24,934 SF	1/200 SF	124				
Movie Theater/ Mezzanine	60,883 SF (3,178) seats 5,470 SF	1 space per four seats, plus 1 per employee	795				
Second Floor:							
Retail	1,946 SF	1/300 SF	143				
Administration	12,834 SF						
Support/ Circulation	6,534 SF 21,469 SF						
Bingo	13,343 SF	1/200 SF	67				
Bowling Alley	76,171 SF (64) lanes	3 space per lane	22				
Banquet	22,743 SF	1/100 SF	227				
Restaurant	3,684 SF	1/50 SF seating area 1/200 SF remaining area	19				
Support/ Circulation	1,850 SF 15,802 SF	1/300 SF	59				

RG

Hotel Tower:							
Hotel Tower	330,960 SF (464) Rooms	1 space per guest room	464				
TOTAL SPACES REQUIRED			3,448		3,485		Y
Regular and Handicap Spaces Required			3,403	45	3,440	45	Y

ANALYSIS

The subject property is located within a C-1 (Limited Commercial) zoning district and the proposed use is allowed in this Zoning District with an approval of a Special Use Permit. The Automobile Rental use will operate at a counter within the existing Hotel and Gaming Establishment, Nonrestricted (Casino) and will be an accessory use to the existing establishment. Ample parking spaces are available on the existing property to accommodate the proposed use. The five rental cars permitted for the use will be parked south of the main entrance to the Hotel and Gaming Establishment, Nonrestricted (Casino) in the surface parking lot. The Automobile Rental use conforms to Title 19.04 Special Use Permit requirements, and the proposed land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41300)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. The Automobile Rental use conforms to Title 19.04 requirements.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed automobile rental use will be located on a commercially developed property and will not change the physical characteristics of the site.

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.**

   Site access to the Hotel and Gaming Establishment, Nonrestricted (Casino) is provided from Rampart Boulevard and Alta Drive. These streets are sufficient in size to accommodate the needs of the Automobile Rental.

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 Automobile Rental use will be subject to license requirements and periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The use meets all Special Use Permit minimum requirements for an Automobile Rental use pursuant to Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 369

APPROVALS 0

PROTESTS 0

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

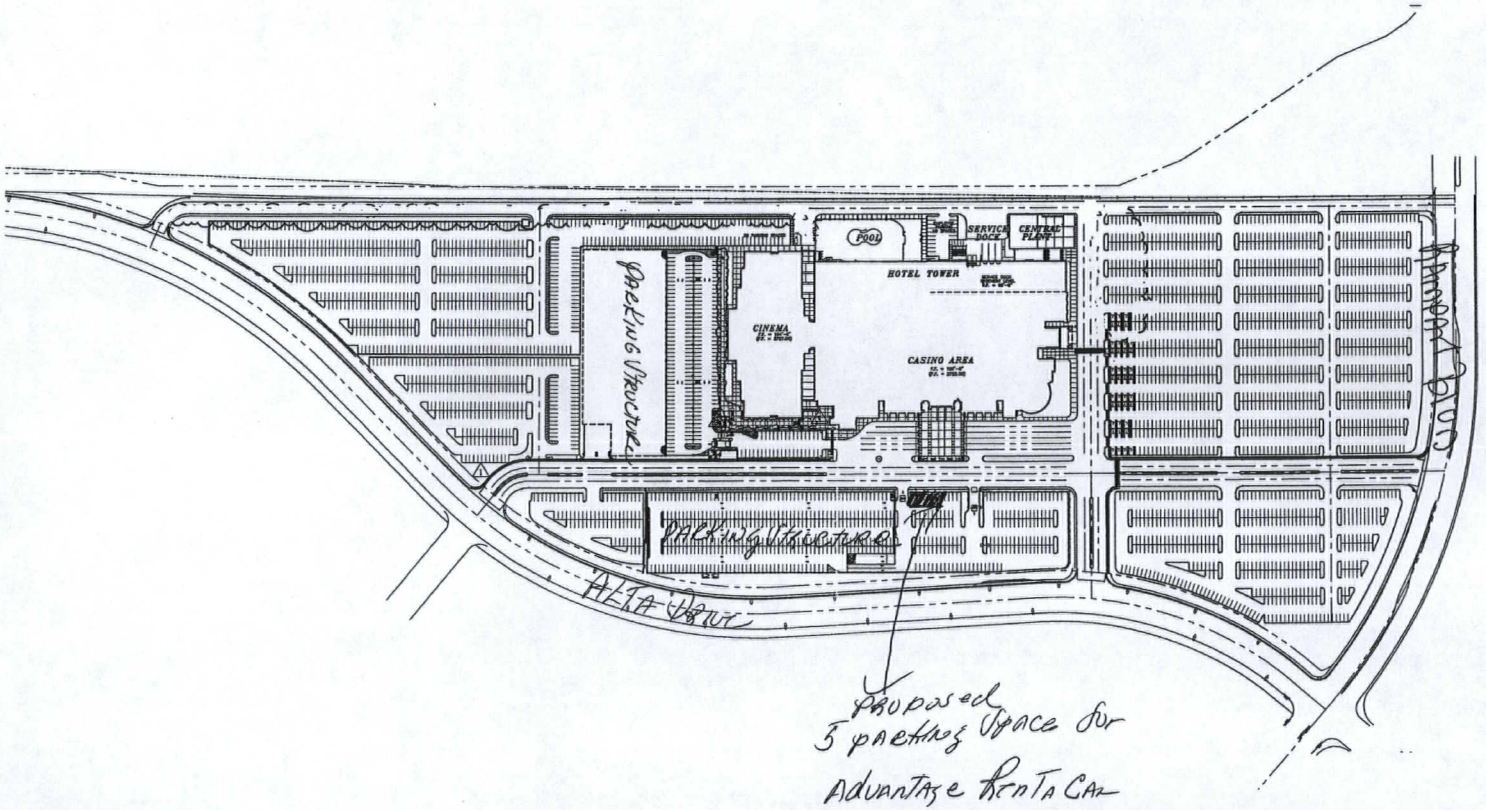
Case #	SUP-41300
Meeting Date:	5-10-11
Total Fee:	1030
Date Accepted:	3-24-11
Accepted By:	JS.

*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

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APR 06 2011

SUP-41300
REVISED

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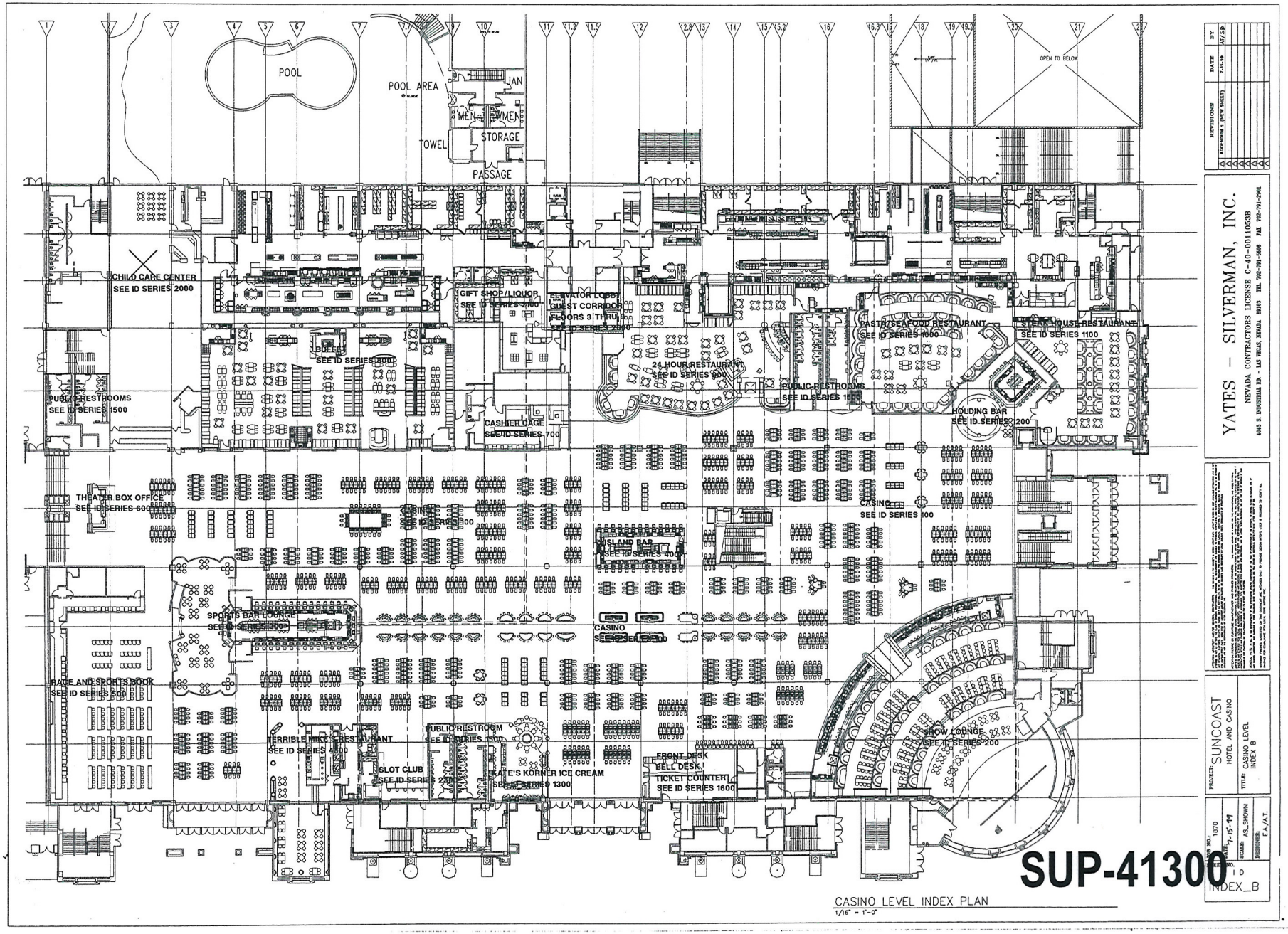
MAR 23 2011
City of Las Vegas



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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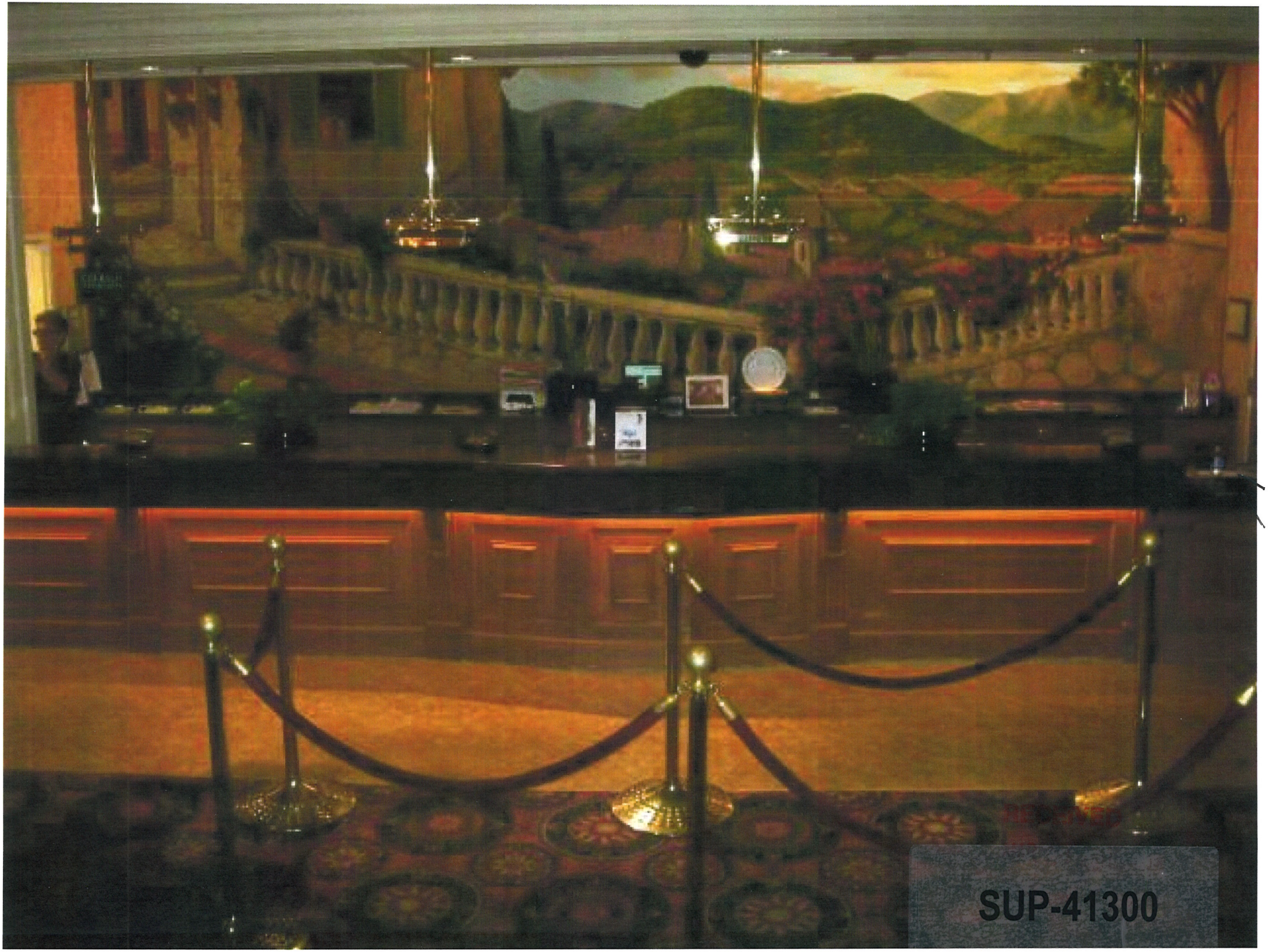
MAR 23 2011
City of Las Vegas

SUP-41300


SUP-41300



SUP-41300 - APPLICANT: ADVANTAGE RENT A CAR - OWNER: 21 STARS, LTD
9090 ALTA DRIVE

03/31/11

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.: **12.**

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

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

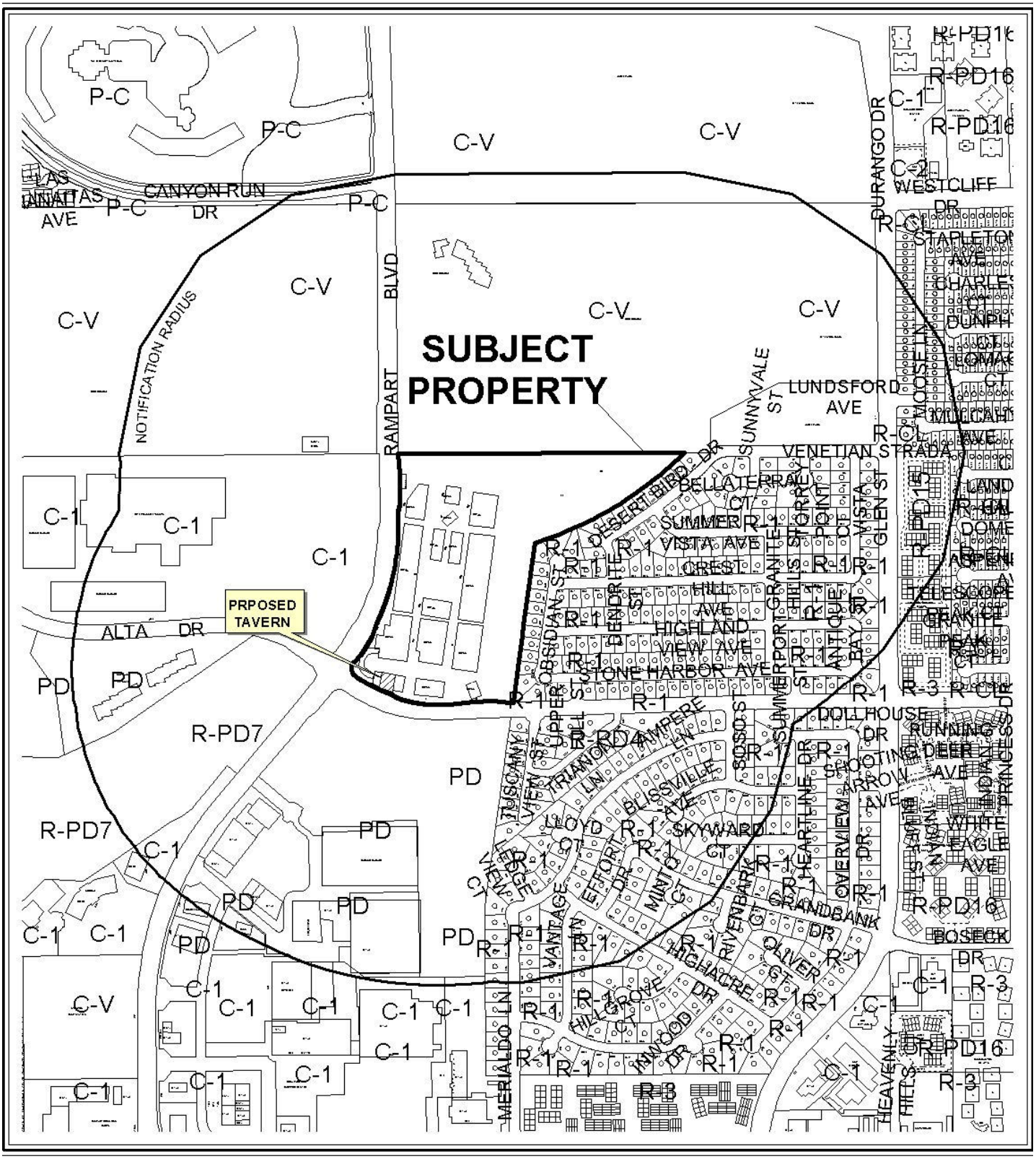
SUBJECT:
SUP-41304 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIVOLI VILLAGE AT QUEENSRIDGE - OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED 13,122 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE 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. Photo
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)

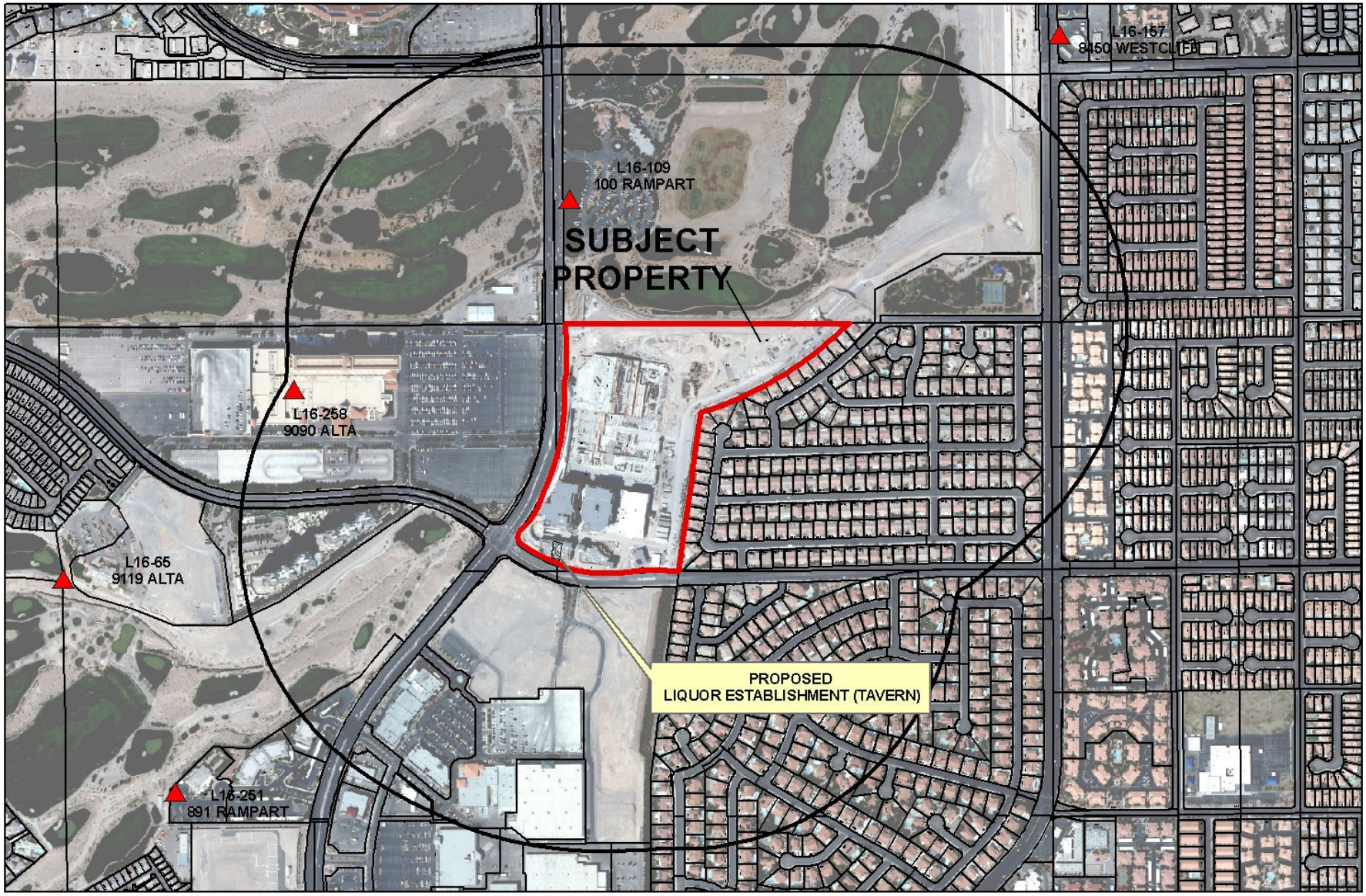


APPROVED & PENDING ALCOHOL ENTITLEMENTS FOR APN: 13832601003

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TIVOLI VILLAGE AT QUEENSRIDGE - OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41304	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41304 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquor Establishment (Tavern) use.

2. Conformance to the approved conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 13,122 square-foot Liquor Establishment (Tavern) use at 430 South Rampart Boulevard, Suites #150 and #230. The proposed use will be located within the Tivoli Village at Queensridge Mixed-Use development that is currently under construction. The Liquor Establishment (Tavern) use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Liquor Establishment (Tavern) cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Liquor Establishment (Tavern) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- Waivers are required to allow no distance separation from another Liquor Establishment (Tavern) where 1,500 feet is required and 141 feet from a City Park where 1,500 feet is required for approval of the Special Use Permit for the Liquor Establishment (Tavern) use. Waivers of these requirements are possible due to the location of the proposed use within a mixed-use development in excess of 15 acres and 250,000 square feet of nonresidential floor space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/26/98	The City Council approved a Rezoning (Z-0127-97) from U (Undeveloped) zone, M (Medium Density Residential) and SC (Service Commercial) General Plan Designation, under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre), to C-2 (General Commercial) at the northeast corner of the intersection of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5657) to allow a Mixed-Use development to include 700,000 square feet of commercial space and 375 residential condominium units in on 10-story and two five-story residential condominium buildings on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.

03/02/05	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use development consisting of 699,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
06/06/07	The City Council approved a Review of Condition (ROC-21668) to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770) which stated that all perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffers shall conform to the minimum requirements listed in Title 19.12. To allow a four-foot landscape buffer along the south property line where eight feet is the minimum required for an approved Mixed-Use development on 28.69 acres at 420 South Rampart Boulevard. Staff recommended approval of the request.
07/12/07	The Planning Commission approved a Tentative Parcel Map (TMP-20197) for a 324 unit Mixed-Use development on 28.62 acres at 302 South Rampart Boulevard. Staff recommended approval of the request.
10/01/08	The City Council approved a request for a Special Use Permit (SUP-28998) for a Supper Club and a Waiver to allow a 141-foot separation from a City Park where 400 feet is the minimum required at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission and staff recommended approval of the request.
12/17/08	The City Council approved a request for a Special Use Permit (SUP-30583) for a proposed 12,195 square-foot Supper Club and a Waiver to allow a distance separation from a City Park where 400 feet is the minimum required at 440 South Rampart Boulevard, Suite #8120. The Planning Commission and staff recommended approval of the request.
07/01/09	The City Council approved a request for a Special Use Permit (SUP-34175) for a proposed Liquor Establishment (Tavern) with a Waiver to allow no distance separation from a similar use and a 141-foot distance separation from a City Park where 1,500 feet is the allowed at 330 South Rampart Boulevard, Suite #215. The Planning Commission and staff recommended approval of the request.

09/23/10	The Planning Commission approved a request for a Special Use Permit (SUP-39146) for a Liquor Establishment (Tavern) within a 28.69-acre Mixed-Use development with waivers to allow a distance separation of 141 feet from a City Park and to allow no distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
10/21/10	The Planning Commission approved a request for a Special Use Permit (SUP-39440) for a Supper Club with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 420 South Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
12/16/10	The Planning Commission approved a request for a Special Use Permit (SUP-40087) for a Supper Club with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 400 South Boulevard, Suite #190. The Planning and Development Department staff recommended approval of the request.
	The Planning Commission approved a request for a Master Sign Plan (MSP-40230) for an approved Mixed-Use development on 28.44 acres at the northeast corner of Alta Drive and Rampart Boulevard. The Planning and Development Department staff recommended approval of the request.
04/12/11	The Planning Commission will hear a Special Use Permit (SUP-41030) for a Beer/Wine/Cooler On-Sale Establishment, located at 410 South Rampart Boulevard, Suite #120.
05/10/11	The Planning Commission will hear a Special Use Permit (SUP-40748) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suite #B160.
05/10/11	The Planning Commission will hear a Special Use Permit (SUP-40749) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suite #B130.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There is no business license history at 430 South Rampart Boulevard, Suites #150 and 230, since the building has not received its final certificate of completion.	
02/23/09	A building permit (#07002847) was issued for a renewal of a permit for a certificate of completion for Building #9 at 430 South Rampart Boulevard.

Pre-Application Meeting	
03/15/11	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for a Liquor Establishment (Tavern) use were discussed. The topics included: • A waiver is required due to the proximity of the proposed use within 1,500 feet from a City Park and no distance separation from another Liquor Establishment (Tavern), pursuant to Minimum Special Use Permit requirement Number 5d. • The proposed use is located within a Mixed-Use development.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
03/31/11	A site visit noted that the subject site for this application is currently under construction.

Details of Application Request	
Site Area	
Net Acres	28.44

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development (under construction)	GC (General Commercial)	C-2 (General Commercial)
North	Angel Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
East	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Casino	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

***Parking Requirement* - Per approved Variance (VAR-10773).**							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	794,482 SF & 340 Residential Units	Case-by case basis (when originally approved)					
TOTAL SPACES REQUIRED			4,961		3,955		
Regular and Handicap Spaces Required			4,891	70	3,895	60	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500-foot distance separation from another Liquor Establishment (Tavern).	To allow no distance separation.	Approval
1500-foot distance separation from City Park.	To allow a 141-foot distance separation.	Approval

ANALYSIS

The Liquor Establishment (Tavern) use is defined by Title 19.20 as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." The applicant is proposing a 13,122 square-foot, two-story Liquor Establishment (Tavern). The first story will offer standard table seating as well as a lounge area. The second story will offer outdoor seating, 15 gaming machines and additional seating.

Tivoli Village at Queensridge Mixed-Use development is located adjacent to a Pedestrian Path Trail along Rampart Boulevard as designated within the Transportation Trails Element of the Las Vegas 2020 Master Plan. The pedestrian sidewalk is currently under construction.

The applicant is requesting Waivers to allow no distance separation from a Liquor Establishment (Tavern) use where 1,500 feet is required and a 141-foot distance separation from a City Park where 1,500 feet is required, pursuant to Minimum Special Use Permit requirement Number 5d. The first waiver results from taverns located at the adjacent Angel Park Golf Club. The second waiver is for a City Park located to the north of the mixed-use development.

As the proposed Liquor Establishment (Tavern) will be located within a mixed-use development in excess of 15 acres and 250,000 square feet of nonresidential floor space, the distance separation requirement can be waived per Title 19.04. as the development has a net site area of 28.44 acres. The proposed Liquor Establishment (Tavern) is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development. The proposed use will be compatible and harmonious with the existing uses and future surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41304)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Liquor Establishment (Tavern) use is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Ample site access is provided and adequate parking is being provided in accordance with the approved Variance (VAR-10773) for the Mixed-Use development. The proposed Liquor Establishment (Tavern) is appropriate in these types of Mixed-Use developments.

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 subject site is accessed by Rampart Boulevard and Alta Drive. Both streets are sufficient to accommodate the number of vehicular trips associated with the proposed use.

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.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed use does not meet all Minimum Special Use Permit requirements pursuant to Title 19.04 due to the proximity to a City Park and another Liquor Establishment (Tavern). The requested Waivers of the minimum distance separation requirement are appropriate for the proposed use within a Mixed-Use development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 732

APPROVALS 0

PROTESTS 0

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

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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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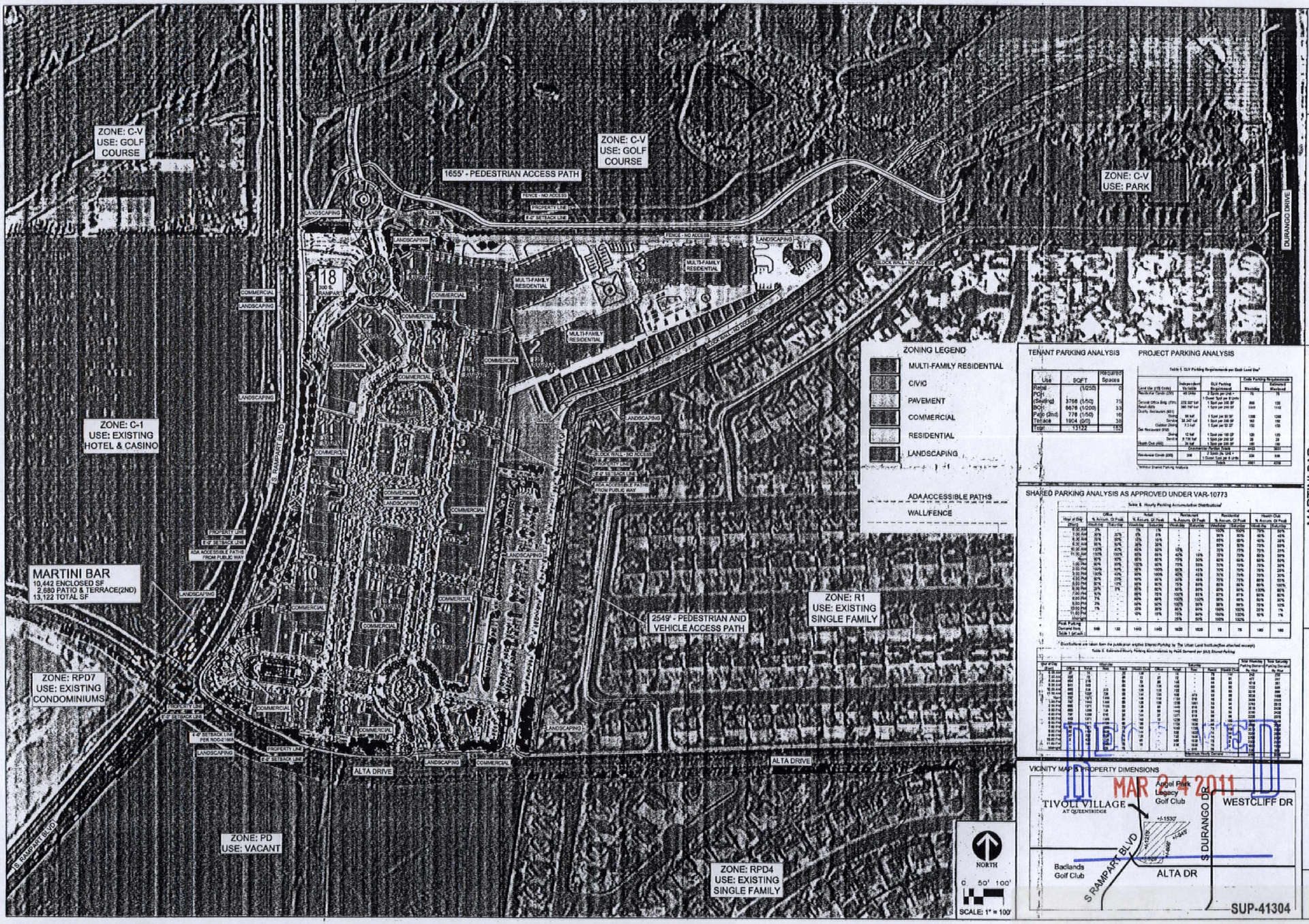
Revised 04/26/05



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail (1/250)		0
F&B (Seating)	3766 (1/50)	75
BOH	6676 (1/200)	33
Patio (2nd)	778 (1/50)	16
Terrace	1904 (0/0)	39
Total	13122	155

PROJECT PARKING ANALYSIS

Table 1: CLV Parking Requirements per Land Use*

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements	
			Weekday	Saturday/ Weekend
Residential Condo (230)	45 Units	2 Spots per Unit + 1 Guest Spot per 8 Units	75	75
Casual Office Bldg (710)	233,927 Sqft	1 Spot per 300 SF	856	780
Retail (820)	360,767 Sqft	1 Spot per 250 SF	1443	1443
Quality Restaurant (931)	Dining 90 Sqft	1 Spot per 30 SF	1388	1388
	Service 34,347 Sqft	1 Spot per 200 SF	172	172
Day Restaurant (932)	Outdoor Dining 7,3 Sqft	1 Spot per 50 SF	150	150
	Dining 12 Sqft	1 Spot per 100 SF	120	120
	Service 8,736 Sqft	1 Spot per 200 SF	44	44
Health Club (492)	24 Sqft	1 Spot per 200 SF	120	120
		Entertainment Portion Totals	4433	3833
Residential Condo (232)	308	2 Spots (In Unit) + 1 Guest Spot per 8 Units	539	508
		Totals	4981	4258

*Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 3: Hourly Parking Accumulation Distribution*

Hour of Day (Start)	Office % Amount Of Peak Weekday	Office % Amount Of Peak Saturday	Retail % Amount Of Peak Weekday	Retail % Amount Of Peak Saturday	Restaurant % Amount Of Peak Weekday	Restaurant % Amount Of Peak Saturday	Residential % Amount Of Peak Weekday	Residential % Amount Of Peak Saturday	Health Club % Amount Of Peak Weekday	Health Club % Amount Of Peak Saturday
12:00 AM	5%		0%	0%			100%	100%	95%	95%
1:00 AM	5%		0%	0%			95%	95%	95%	95%
2:00 AM	5%		0%	0%			95%	95%	95%	95%
3:00 AM	5%		0%	0%			95%	95%	95%	95%
4:00 AM	10%		0%	0%			95%	95%	95%	95%
5:00 AM	20%		0%	0%			95%	95%	95%	95%
6:00 AM	30%		0%	0%			95%	95%	95%	95%
7:00 AM	50%		0%	0%			95%	95%	95%	95%
8:00 AM	80%		0%	0%			95%	95%	95%	95%
9:00 AM	100%		0%	0%			95%	95%	95%	95%
10:00 AM	100%		0%	0%			95%	95%	95%	95%
11:00 AM	100%		0%	0%			95%	95%	95%	95%
Noon	90%		0%	0%			95%	95%	95%	95%
1:00 PM	90%		0%	0%			95%	95%	95%	95%
2:00 PM	90%		0%	0%			95%	95%	95%	95%
3:00 PM	90%		0%	0%			95%	95%	95%	95%
4:00 PM	90%		0%	0%			95%	95%	95%	95%
5:00 PM	90%		0%	0%			95%	95%	95%	95%
6:00 PM	90%		0%	0%			95%	95%	95%	95%
7:00 PM	90%		0%	0%			95%	95%	95%	95%
8:00 PM	90%		0%	0%			95%	95%	95%	95%
9:00 PM	90%		0%	0%			95%	95%	95%	95%
10:00 PM	90%		0%	0%			95%	95%	95%	95%
11:00 PM	90%		0%	0%			95%	95%	95%	95%
Midnight	5%		0%	0%			100%	100%	95%	95%
Peak Parking Demand from Table 1 (per unit)	599	133	1443	1443	1628	1628	75	75	120	120

*Distributions are taken from the public domain entitled Shared Parking by The Urban Land Institute(See attached excerpt)

Table 4: Estimated Hourly Parking Accumulation by Peak Demand per (ULI) Shared Parking

Start of the Hour	Weekday Office	Weekday Retail	Weekday Rest.	Weekday Health Club	Weekday Resid.	Saturday Office	Saturday Retail	Saturday Rest.	Saturday Health Club	Saturday Resid.	Total Weekday Parking Demand By Hour	Total Saturday Parking Demand By Hour
12:00 AM	30	0		114	75	7	0		114	75	219	196
1:00 AM	30	0		114	71	7	0		114	71	215	192
2:00 AM	30	0		114	71	7	0		114	71	215	192
3:00 AM	30	0		114	71	7	0		114	71	215	192
4:00 AM	60	0		114	71	7	0		114	71	245	192
5:00 AM	120	0		114	71	7	0		114	71	305	192
6:00 AM	180	0		114	71	7	0		114	71	365	192
7:00 AM	300	0		114	71	7	0		114	71	485	192
8:00 AM	480	0		114	71	7	0		114	71	665	192
9:00 AM	599	0		114	71	7	0		114	71	784	192
10:00 AM	599	0		114	71	7	0		114	71	784	192
11:00 AM	599	0		114	71	7	0		114	71	784	192
Noon	539	0		114	71	7	0		114	71	724	192
1:00 PM	539	0		114	71	7	0		114	71	724	192
2:00 PM	539	0		114	71	7	0		114	71	724	192
3:00 PM	539	0		114	71	7	0		114	71	724	192
4:00 PM	539	0		114	71	7	0		114	71	724	192
5:00 PM	539	0		114	71	7	0		114	71	724	192
6:00 PM	539	0		114	71	7	0		114	71	724	192
7:00 PM	539	0		114	71	7	0		114	71	724	192
8:00 PM	539	0		114	71	7	0		114	71	724	192
9:00 PM	539	0		114	71	7	0		114	71	724	192
10:00 PM	539	0		114	71	7	0		114	71	724	192
11:00 PM	539	0		114	71	7	0		114	71	724	192
Midnight	30	0		114	71	7	0		114	71	215	192

VICINITY MAP & PROPERTY DIMENSIONS

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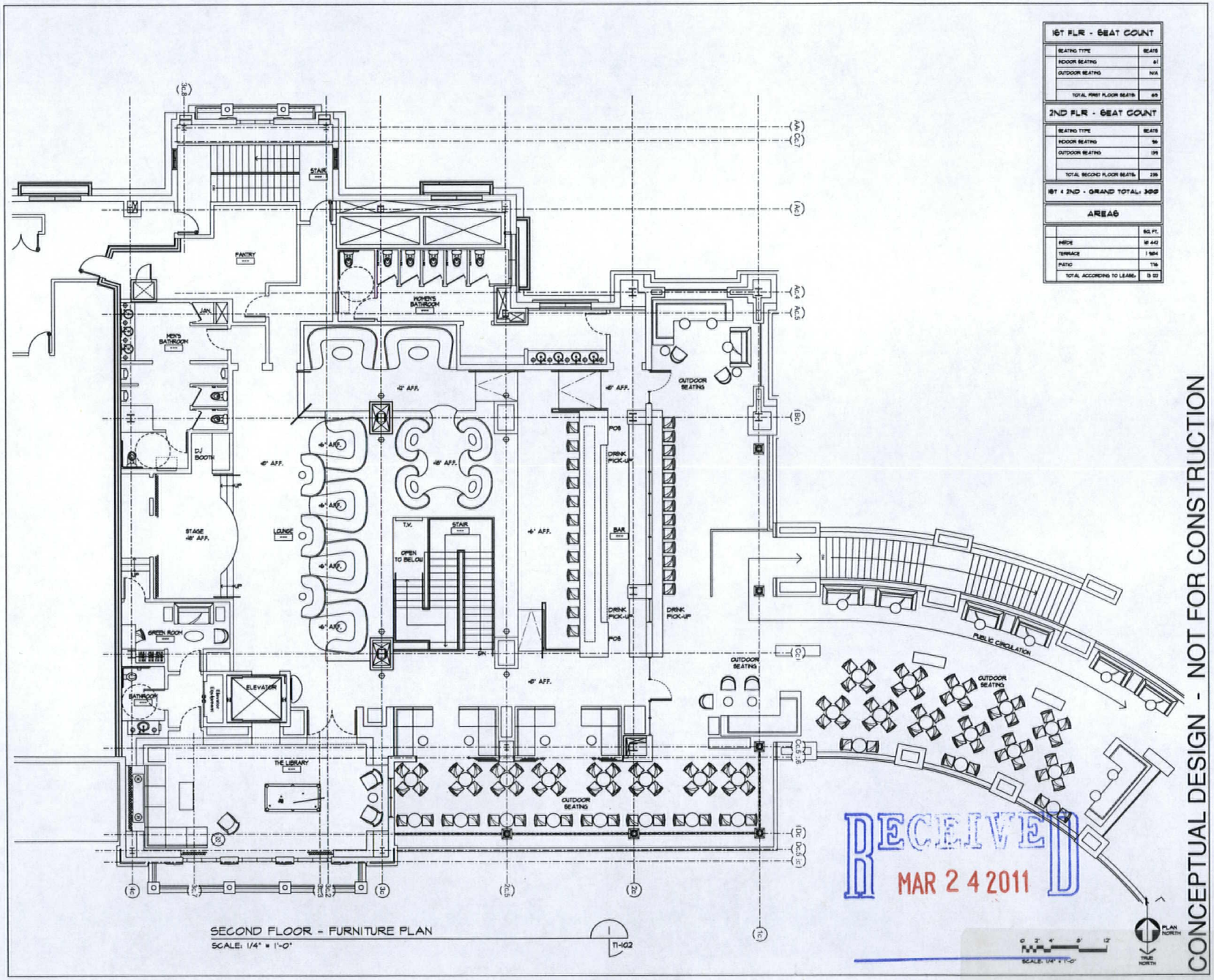
TIVOLI VILLAGE

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

SITE PLAN

01

SUP-41304


1ST FLR - SEAT COUNT
SEATING TYPE | SEATS
INDOOR SEATING | 61
OUTDOOR SEATING | N/A
TOTAL FIRST FLOOR SEATS | 69
2ND FLR - SEAT COUNT
SEATING TYPE | SEATS
INDOOR SEATING | 96
OUTDOOR SEATING | 139
TOTAL SECOND FLOOR SEATS | 235
1ST + 2ND - GRAND TOTAL: 304
AREAS
SQ. FT.
INSIDE | 10 442
TERRACE | 1 984
PATIO | 776
TOTAL ACCORDING TO LEASE | 13 202
PANTRY
STAIR
MEN'S BATHROOM
WOMEN'S BATHROOM
LAV.
DJ BOOTH
STAGE
LOUNGE
T.V.
OPEN TO BELOW
BAR
DRINK PICK-UP
POS
OUTDOOR SEATING
PUBLIC CIRCULATION
GREEN ROOM
BATHROOM
ELEVATOR
THE LIBRARY
SECOND FLOOR - FURNITURE PLAN
SCALE: 1/4" = 1'-0"
TI-102
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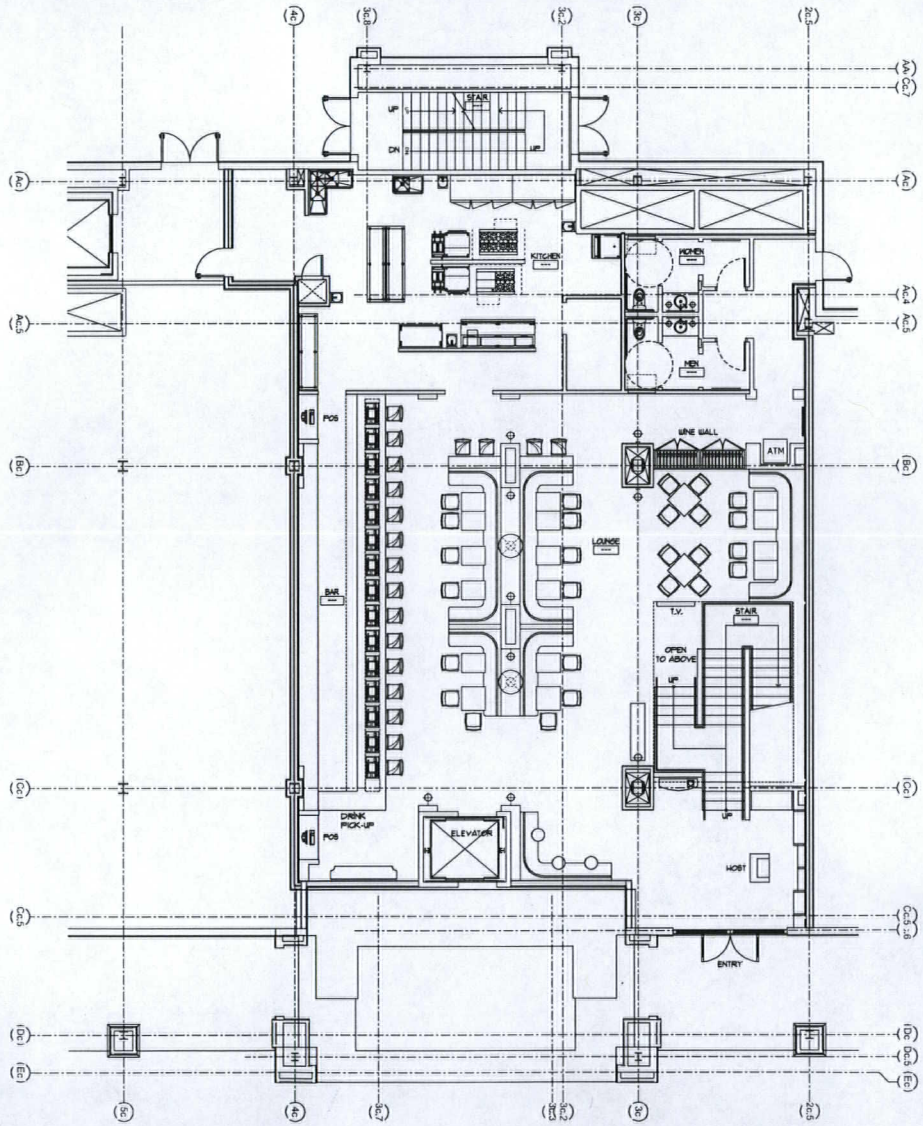
PLAN NORTH
TRUE NORTH
CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION
THE VILLAGE
TIVOLI MARTINI
FURNITURE PLAN
TENANT IMPROVEMENT
BUILDING 9
SECOND LEVEL
TI-102

SUP-41304



FIRST FLOOR - FURNITURE PLAN
SCALE: 1/4" = 1'-0"

1ST FLR - SEAT COUNT	
SEATING TYPE	SEATS
INDOOR SEATING	61
OUTDOOR SEATING	N/A
TOTAL FIRST FLOOR SEATS:	61

2ND FLR - SEAT COUNT	
SEATING TYPE	SEATS
INDOOR SEATING	96
OUTDOOR SEATING	138
TOTAL SECOND FLOOR SEATS:	234

1ST + 2ND - GRAND TOTAL: 300

AREAS	
	SQ.FT.
INSIDE	8 442
TERRACE	1 584
PATIO	776
TOTAL ACCORDING TO LEASE:	9 122

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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



SUP-41304 - APPLICANT: TIVOLI VILLAGE AT QUEENSRIDGE - OWNER: GREAT WASH PARK, LLC
430 SOUTH RAMPART BOULEVARD, SUITE #150 AND #230

03/31/11

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

March 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

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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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SUP-41304

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**

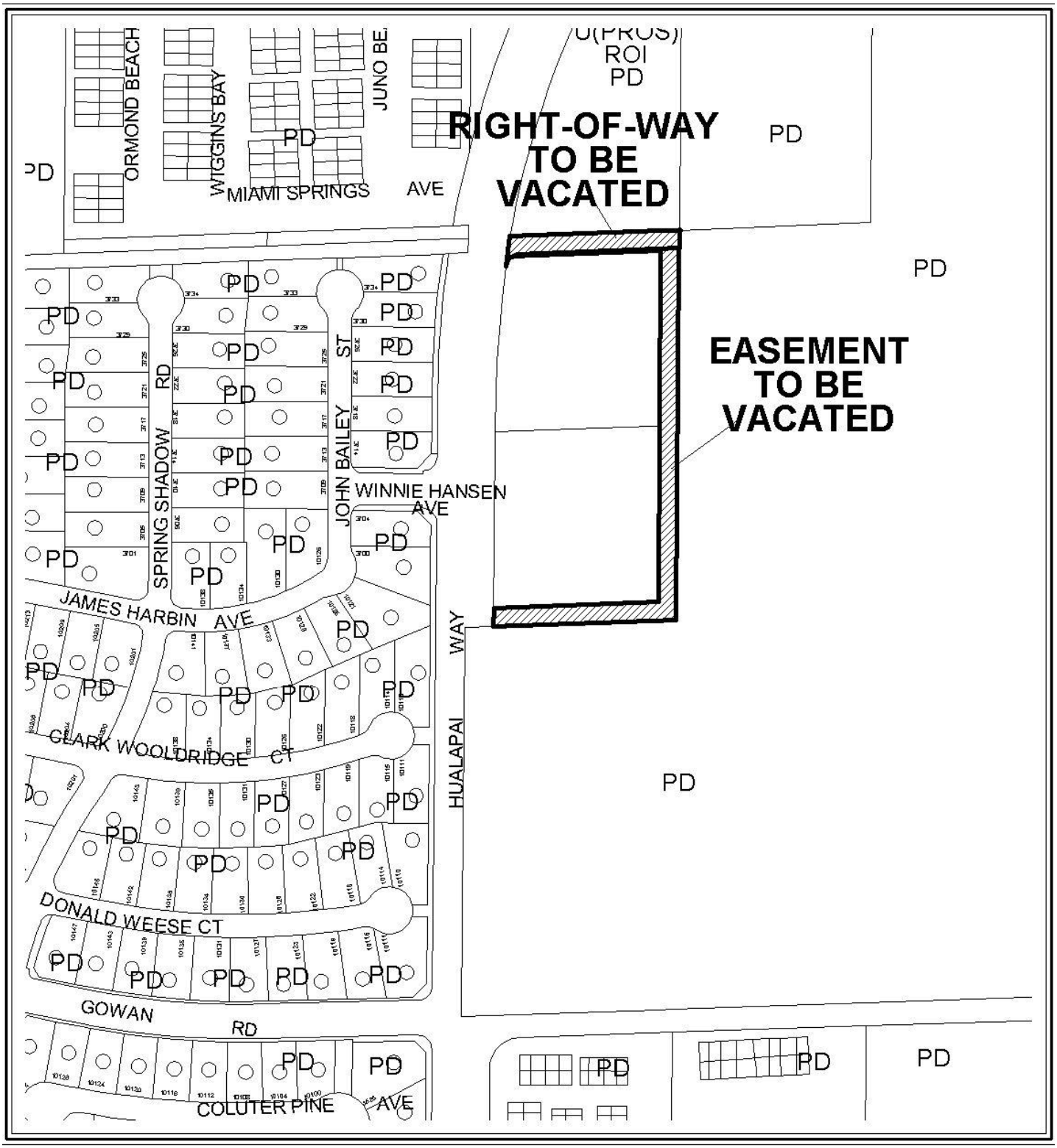
SUBJECT:
VAC-41152 - VACATION - PUBLIC HEARING - APPLICANT: 3D INVESTMENT, LLC - OWNER: NEVADA DEVELOPMENT ASSOCIATES, LP - Petition to Vacate a 30-foot wide section of Gilmore Avenue right-of-way and a 33-foot wide U.S. Government Patent Easement located on the east side of Hualapai Way, approximately 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. Justification Letter



0 100 200 Feet

CASE: **VAC-41152**

N



0 100 200 Feet

CASE: **VAC-41152**

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: 3D INVESTMENT, LLC OWNER: NEVADA DEVELOPMENT ASSOCIATES, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-41152	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

VAC-41152 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as that portion of Gilmore Avenue extending from Hualapai Way eastward to the detention basin and the U.S. Government Patent Easements along the east and south sides of Assessor Parcel Numbers #138-07-201-001 and -002.

2. This Vacation shall record in two parts. Part one shall be the U.S. Government Patent Easements along the east and south sides of Assessor Parcel Numbers #138-07-201-001 and -002 and part two shall be the Gilmore Avenue right-of-way from Hualapai Way eastward to the detention basin.

3. Concurrent with the recordation of the Order of Vacation, grant a 50-foot wide Public Drainage Easement to be privately maintained centered on the existing Gilmore Avenue centerline.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation and Order of Relinquishment of Interest.

JG

7. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

8. If the Order of Vacation and Order of Relinquishment of Interest are not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to vacate a 30-foot wide portion of Gilmore Avenue Right-of-Way east of Hualapai Way and 33-foot wide U.S. Government Patent Easements located on the east side of Hualapai Way, approximately 675 feet north of Alexander Road. Both parcels have been graded and were entitled for a 136-unit Residential Condominium project, but the entitlements expired on 04/06/07. As the existing rights-of-way and patent easement are not needed in their current configuration, staff recommends approval with conditions. If denied, the rights-of-way and patent easement will remain dedicated for public use and maintenance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/23/97	The City Council approved a request for Rezoning (Z-0033-97) from C-V (Civic) and N-U (Non Urban) under a Resolution of Intent to R-CL (Single-Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units per Acre) to PD (Planned Development) for the Lone Mountain Master Plan Area. The subject property is included in that area. The Planning Commission and staff recommended approval.
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR-5579) for a 136-unit residential condominium project on the subject sites. The Planning Commission and staff recommended approval. The Site Development Plan Review (SDR-5579) expired on 04/06/07.
04/06/05	The City Council approved a request for a Modification to the Lone Mountain Master Development Plan to change the land use designations from Neighborhood Commercial and Park/School/Recreation/Open Space to Multi-Family Medium on 8.74 acres adjacent to the east side of Hualapai Way, north and south of Gilmore Avenue. The Planning Commission and staff recommended approval.
08/11/05	The Planning Commission approved a request for a Tentative Map (TMP-7667) for a 136-unit residential condominium project on 9.32 acres adjacent to the southeast corner of Hualapai Way and Alexander Road. The Tentative Map (TMP-7667) expired on 08/11/07.

Most Recent Change of Ownership	
09/29/10	A deed was recorded for a change in ownership for Assessor's parcels 138-

	07-201-001 and 002.

Related Building Permits/Business Licenses
No business license or building permits have been issued for Assessor's parcels 138-07-201-001 and 002.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A Neighborhood Meeting is not required, nor was one held.

Field Check	
03/31/11	A field check was conducted on the subject site. Both parcels have been graded.

Details of Application Request	
Site Area	
Net Acres	4.51

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Lone Mountain	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

LEGAL DESCRIPTION

The subject property is legally described as the following:

A portion of Government Lot Sixteen (16) in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 7, Township 20 South, Range 60 East M.D.B. & M.

ANALYSIS

A drainage channel occupies the Gilmore Avenue alignment west of Hualapai Way to Cliff Shadows Parkway and east to a detention basin next to Majestic Park. The channel goes underground on the west side of Hualapai Way, continues under the subject site, and dischargers into the detention basin. The portion of Gilmore Avenue to be Vacated is located above this underground section of channel, and is not intended to be constructed. The U.S. Government Patent Easements are no longer needed, as all required street alignments and improvements for this area are in place. Additional drainage easements over the channel are required by condition for this Vacation to record. A Site Development Plan Review for any specific development on the adjacent site has not yet been submitted.

As no conflicts with any city requirements would be created by vacation, staff recommends approval of the Petition to Vacate, with conditions.

The Department of Public Works presents the following information concerning this request to vacate certain public street rights-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, as it will eliminate an unused portion of Gilmore Avenue.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, the street being vacated is not constructed and therefore not used.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, for future development.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

JG

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Nevada Development Associates, LP

Name of Applicant: 3D Investments, LLC

Name of Representative: Baughman & Turner Inc.

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: George Daneshgar

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

RECEIVED
MAR 0 9 2011

NOTARIAL ACKNOWLEDGEMENT

State of California

County of Los Angeles

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

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

WITNESS my hand and official seal.

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

Alisa L. Bishop

(Notary Seal)

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MAR 09 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation & Abandonment

Project Address (Location) Hualapai/Alexander

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

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

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

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

E-mail Address Faraz@3dinvestments.com

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

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

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

E-mail Address davidt@baughmanturner.com

FOR DEPARTMENT USE ONLY

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

Property Owner Signature* _____

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

Print Name George Daneshgar

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

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.

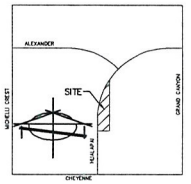
PARCEL 2:

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

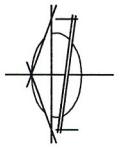
EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUALAPAI WAY AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED OCTOBER 6, 2003 IN BOOK 20031006 AS INSTRUMENT No. 00576, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGEND

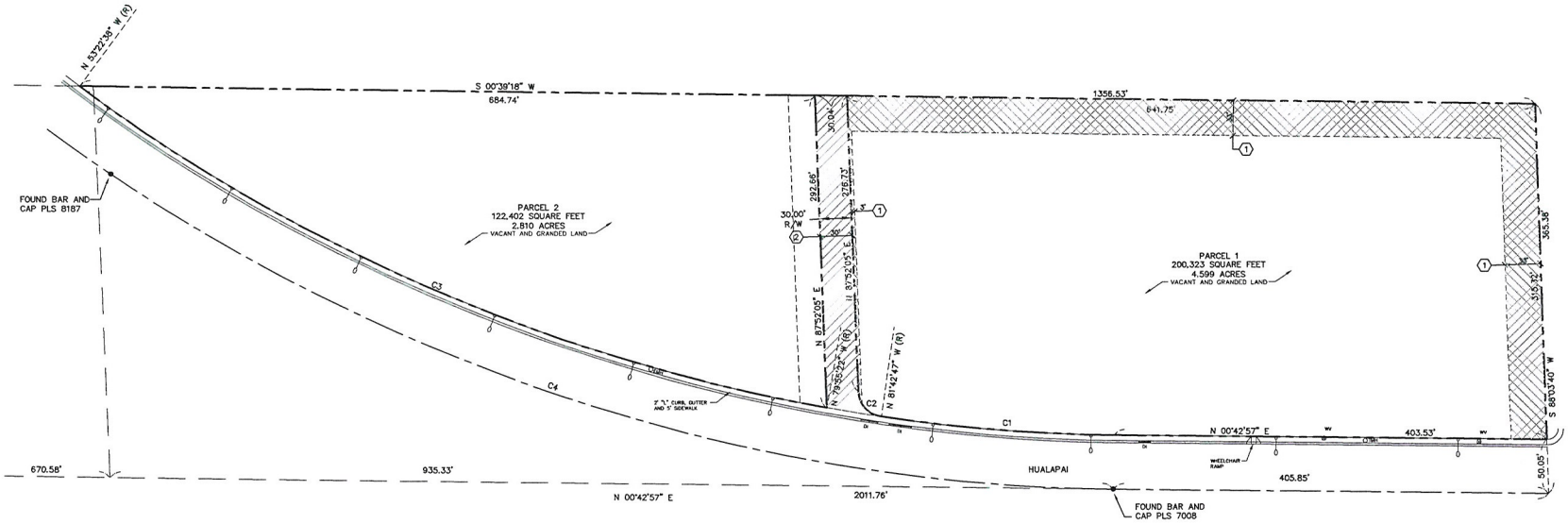
- POINT FOUND AS NOTED
- STREET CENTERLINE
- PROPERTY LINE
- ASSESSOR'S PARCEL LINE
- STREETLIGHT
- WV — WATER VALVE
- ELECTRIC HAND HOLE
- TELEPHONE MANHOLE
- DROP INLET
- RIGHT OF WAY TO BE VACATED
- PATENT EASEMENT TO BE VACATED



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"

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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.: **14.**

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

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

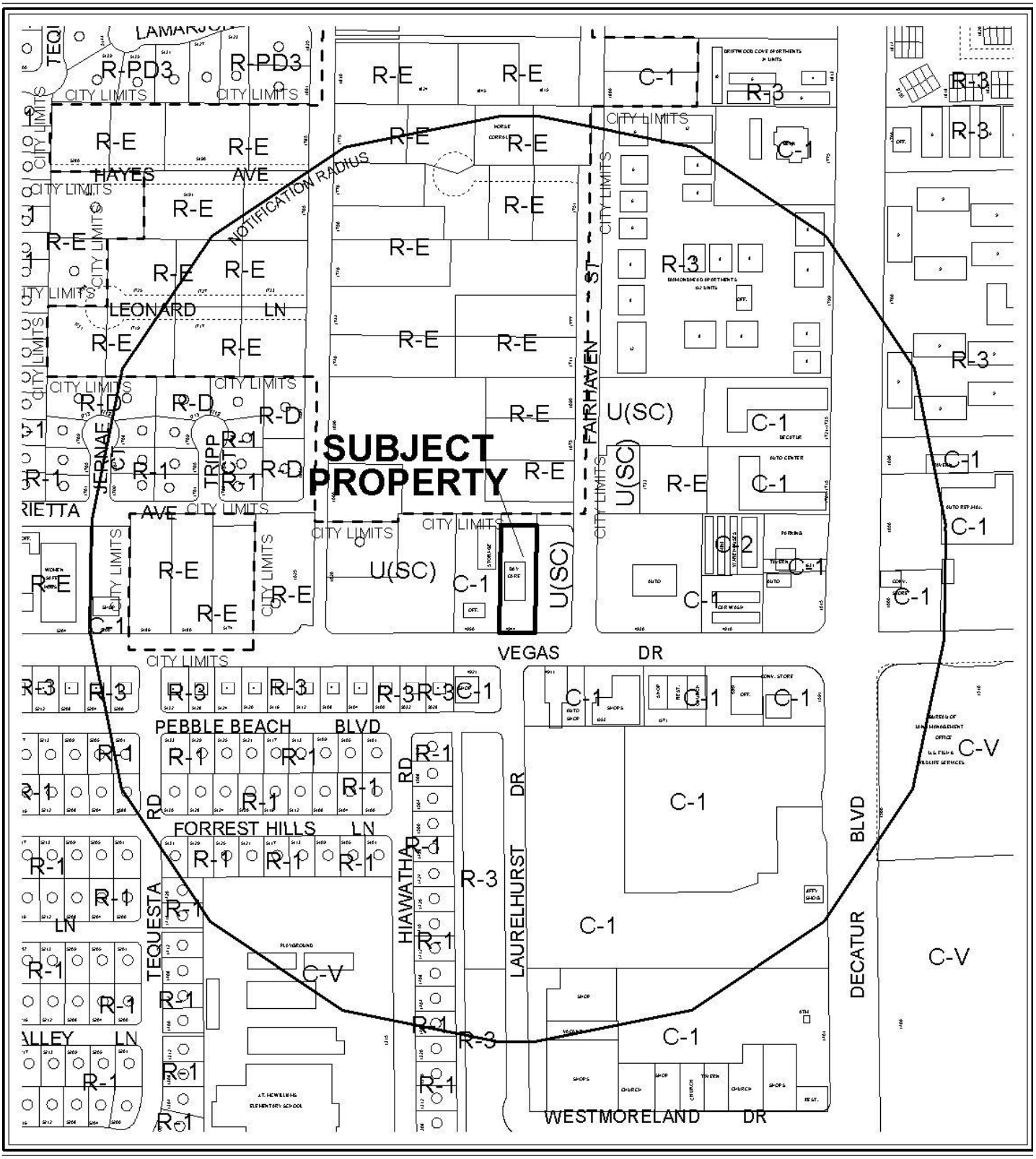
SUBJECT:
ABEYANCE - VAR-41060 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). 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.	**3**	**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 and Protest Letter – 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41060	Staff recommends DENIAL, if approved subject to conditions:	
VAR-41216	Staff recommends DENIAL, if approved subject to conditions:	
SDR-41059	Staff recommends DENIAL, if approved subject to conditions:	VAR-41060 VAR-41216

** CONDITIONS **

VAR-41060 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41216) and Site Development Plan Review (SDR-41059) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VAR-41216 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-41060 and VAR-41216) and Site Development Plan Review (SDR-41059) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-41059 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-41060 and VAR-41216) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. 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 02/28/11, except as amended by conditions herein.

4. A Waiver from Title 19.12.040 is hereby approved, to allow no landscape buffers along the north, south, east and west perimeters.

5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 02/28/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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. Installed landscaping shall not impede visibility of any traffic control device.

9. 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).

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

12. 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.

13. 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.

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

Public Works

15. Prior to the issuance of any permits for this site, provide proof of a perpetual 24-foot wide legal access across parcel #138-24-803-033 and parcel #138-24-803-032 for the proposed fire access road. Additionally, to ensure the required fire access to this site, walls or barriers shall not be allowed between assessor parcel numbers #138-24-803-033 and #138-24-803-032 for the entire width of the approved fire access route. Alternatively, the proposed building shall be sprinkled and meet the requirements of the Fire Department.

16. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. The existing "pan" style driveways may remain until they are reconstructed to align with Laurelhurst Drive.

17. The owner shall sign a Covenant Running with Land agreement for the future construction of a single driveway per Uniform Standard Drawing #222a that will be aligned with Laurelhurst Drive and will accommodate the future signalization of this driveway prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Provide traffic signal easements as required per the Traffic Engineering Section of the Department of Public Works to accommodate the future signalization of this driveway.

18. 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.

19. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Vegas Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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

Staff Report Page One
April 12, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has submitted a request to install a 2,880 square-foot modular structure at the rear of the parcel with a zero-foot rear yard setback. After conducting research of the site, staff determined that the existing use was never issued a Building & Safety Department Certificate of Occupancy for a Church and therefore is not legal. The result is that the project will be reviewed in its entirety as a proposed new use. This finding resulted in the need for two Variances and a Site Development Plan Review with two Waivers and three Exceptions.

The applicant has informed staff that they have agreements with the owners of adjacent parcels to the east and west of the site for additional parking. However, the parcel to the east is not developed for a commercial parking lot and thus cannot be utilized for parking. The parcel to the west only has four legal parking spaces and doesn't have any excess parking spaces to permit overflow parking for the church. Staff recommends denial of all three applications, as the facts clearly indicate that the site is not large enough to accommodate the proposed use. If denied, the church would not be permitted to operate at this location and the accessory structure would not be allowed to be installed.

ISSUES

- A Variance is required to allow a zero foot rear setback where 20 feet is required.
- A Variance is required to allow 11 parking spaces where 21 are required.
- Waivers are required to allow for zero perimeter landscape buffers along the north, west and east perimeters and to allow a five foot wide landscape buffer along the south perimeter where 15-feet are required.
- Exceptions are required to allow zero perimeter trees where three are required along the south perimeter landscape buffer, to allow no parking lot screening where parking lot screening from the right-of-way is required and to allow zero landscaped islands in the parking lot where four are required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/21/04	The City Council approved a Special Use Permit (SUP-4382) for a Social Service Provider at 4944 Vegas Drive. The Planning Commission and Staff recommended approval. The permit was not acted on and no Extension of Time application was made therefore the permit expired on 07/21/05.

YK

07/21/04	The City Council approved a Variance (VAR-4397) to allow 11 parking spaces where 16 are required for a Kinder Care Business at 4944 Vegas Drive. The Planning Commission and Staff recommended approval. The Variance expired on 07/21/04 when on action was taken.

Most Recent Change of Ownership	
06/01/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No relative permits are on file.

Pre-Application Meeting	
02/09/11	Staff reviewed requirements for installing a modular structure on the rear of the parcel. A Variance is required to allow a zero rear setback and Waivers of the perimeter landscape buffers on the north, west and east sides. A floor plan of the primary structure is required to evaluate the parking requirements. The modular will be required to be sprinkled per Fire Department unless the rear was paved along with an access road to the modular structure. Upon further review it was determined a Variance would be needed for parking as no Building Department Certificate of Occupancy was ever issued for a Church use on the site.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/03/11	Staff visited the site and found the church is utilizing the parcel to the east as an illegal parking and storage lot.

Details of Application Request	
Site Area	
Net Acres	0.54

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Church	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residential	R (Residential) Clark County	R-E (Residence Estates) Clark County
South	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Undeveloped	SC (Service Commercial)	U(Undeveloped)
West	Office/Storage	SC (Service Commercial)	C-1 (Limited Commercial)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
A-O (Airport Overlay) District 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	23,850 SF	N/A
Min. Lot Width	100 Feet	90 Feet	N/A
Min. Setbacks			
• Front	20 Feet	76 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	0 Feet	N
Min. Distance Between Buildings	6 Feet	44 Feet	Y
Max. Lot Coverage	50 %	28 %	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N	N
Mech. Equipment	Screened	N	N

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	14 Trees	0 Trees	N
• West	1 Tree / 30 Linear Feet	9 Trees	0 Trees	N
TOTAL PERIMETER TREES		**31 Trees**	**0 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• South	15 Feet		5 Feet	N
• East	8 Feet		19.5 Feet	Y
• West	8 Feet		12.5 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		N	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Vegas Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church	2,020 SF	1 per 100 SF non-fixed seating in gathering area	21				
TOTAL SPACES REQUIRED			21		10		N

YK

Regular and Handicap Spaces Required			20	1	10	1	N
Loading Spaces			N/A				N/A

Waivers		
Requirement	***Request***	***Staff Recommendation***
An Eight Foot wide Landscape Buffer on all interior lot lines is required.	To allow a zero-foot landscape buffer along north, east and west interior lot perimeters.	Denial
A 15 foot wide Landscape Buffer is required adjacent to rights-of-way.	To allow a five-foot landscape buffer along the south perimeter.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Parking lots shall be screened from adjacent roadways by a low wall or berm with a maximum height of thirty inches.	To allow no parking lot screening.	Denial
To install a landscape island at the end of each row of parking spaces.	To allow no landscape islands at the end of each row of parking spaces.	Denial
To install one tree for every 30 linear feet along the south perimeter landscape buffer.	To allow no trees where three are required.	Denial

ANALYSIS

The applicant states they operate a Church on the proposed site. However, no Certificate of Occupancy for a Church Use at 4944 Vegas Drive has ever been applied for by the applicant or issued by the City of Las Vegas Building and Safety Department and therefore is an illegal use. With this fact, the application is therefore being reviewed for a Site Development Plan Review for a Church with the addition of an accessory structure consisting of four modular units. The proposed Church use requires 21 parking spaces per Title 19.04. Since only 11 parking spaces are provided, a 50% Variance for parking is required. The applicant is proposing to install the modular accessory structure on the rear property line. This will require an additional Variance to allow a zero-foot rear yard setback where a minimum of 20 feet is required.

During discussions with the applicant and subsequent site visits, it was discovered that the Church has agreements with adjacent property owners on both the east and west sides for additional parking. Neither of these parcels is currently able to legally allow this parking to take place. The parcel on the west only has four parking spaces to handle the office and storage uses on that site. There are no excess spaces available for additional uses. The parcel on the east is an undeveloped vacant lot. In order for this parcel to legally be available for commercial use, a Site Development Plan Review would need to be approved for a commercial parking lot. No plans have been submitted as of this submittal and therefore the parking taking place on this site is illegal.

The existing parking lot does not meet Title 19 design standards. Specifically, there is no screening from the right-of-way and no landscaped islands for every six parking spaces. In addition to not meeting the minimum parking standards, the site does not meet the minimum perimeter landscape buffers or have the required trash enclosure. The mechanical equipment is not screened and is visible from the Vegas Drive right-of-way. If these Exceptions are not approved, the required perimeter landscape shall be installed, the trash enclosure shall be enclosed with a roof or trellis and the landscape islands shall be installed in the parking lot.

The applicant notes that they are in the process of acquiring the landlocked parcel to the north. Although this parcel is not included in this request, Public Works has the following comment:

> We note that this Site Plan incorporates parcel # 138-24-803-032 (northerly parcel) which is a land locked parcel and is not owned by River of Life Word Ministries at this time. We also note that this Site Plan proposes fire access across parcel #138-24-803-033 (northeasterly parcel) which they also do not own at this time. If perpetual legal access across parcel #138-24-803-033 and parcel #138-24-803-032 cannot be obtained, the Fire Department will require the proposed building to be sprinkled. If parcel #138-24-803-032 can be obtained, we recommend that the Planning Department impose the conditions that states "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

Condition fifteen has been added to address this concern.

The addition of the modular units would only compound the parking shortage. Instead of the modular units being added to the site, the proposed area could be used as additional parking thus alleviating the parking shortage for a Church.

The proposed Church Use is too intense for the size of the parcel. The requested Site Development Plan Review with Waivers, Exceptions and two Variances clearly illustrates that this is not an appropriate site for the use. Staff recommends denial of all three applications.

FINDINGS (VAR-41060)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install a modular structure that is too large for the parcel. A smaller modular structure that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-41216)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a Church Use that does not have adequate parking for the use on the parcel. Alternative would be to propose a smaller assembly area that would allow conformance to the Title 19 requirements or to add additional parking in the rear of the building. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-41059)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed use is not compatible with adjacent development in that it would create a demand for more parking then the site can accommodate. This could create parking pressures on adjacent parcels.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   This project is not consistent with Title 19 which is illustrated by the multiple Variance, Waiver and Exceptions being requested.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The lack of required parking could have a negative impact on adjacent roadways and neighborhood traffic during peak demand periods when Church services and events take place.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The lack of appropriate landscape plants and materials will have a negative effect on the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The modular units are not aesthetically compatible with the primary structure on the site.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed Church and accessory structure is subject to permit review and inspection. Appropriate measures must be met prior to the certification of building occupancy in order to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 127

APPROVALS 1

PROTESTS 3

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

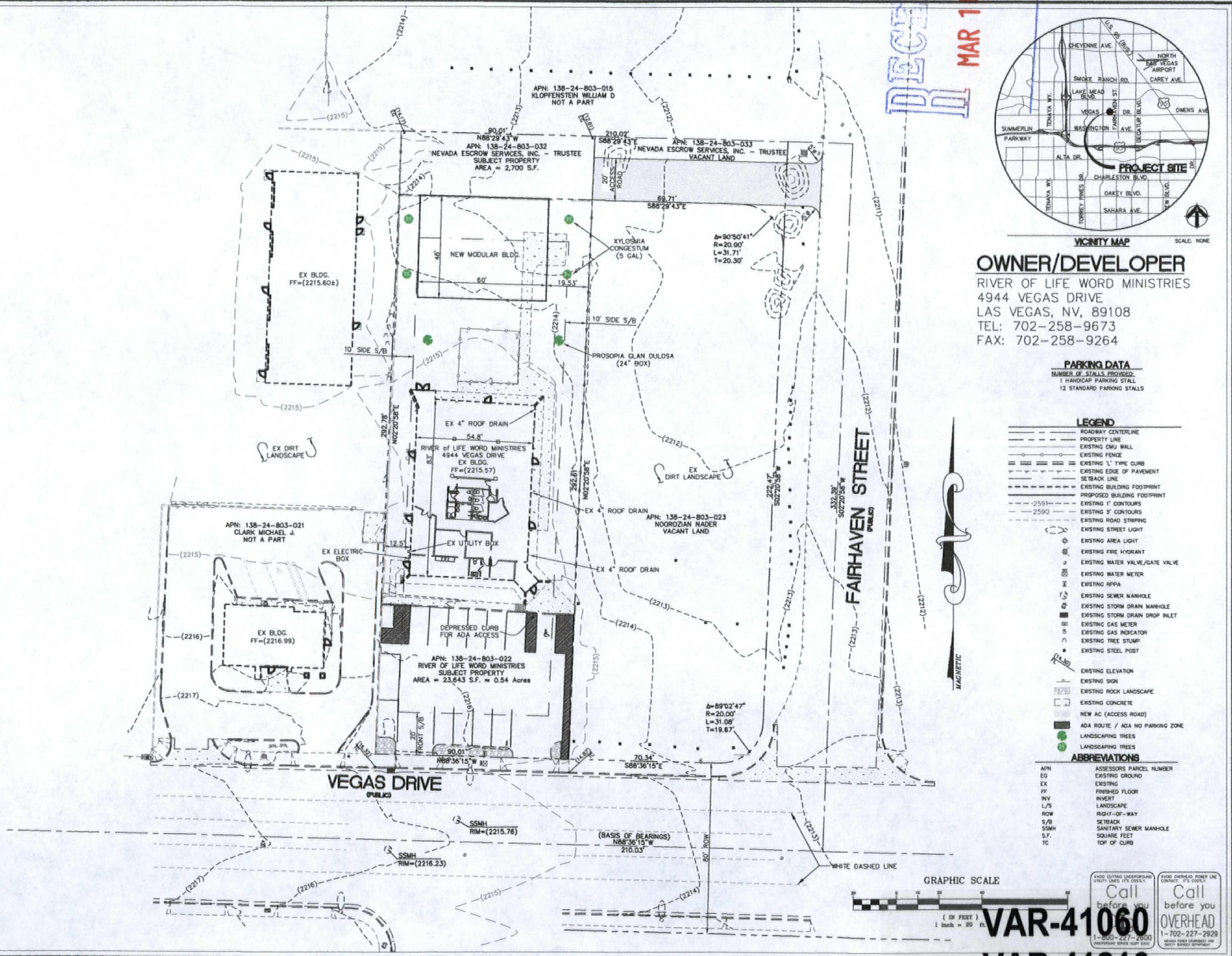
Notary Public in and for said County and State

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.



RECEIVED
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

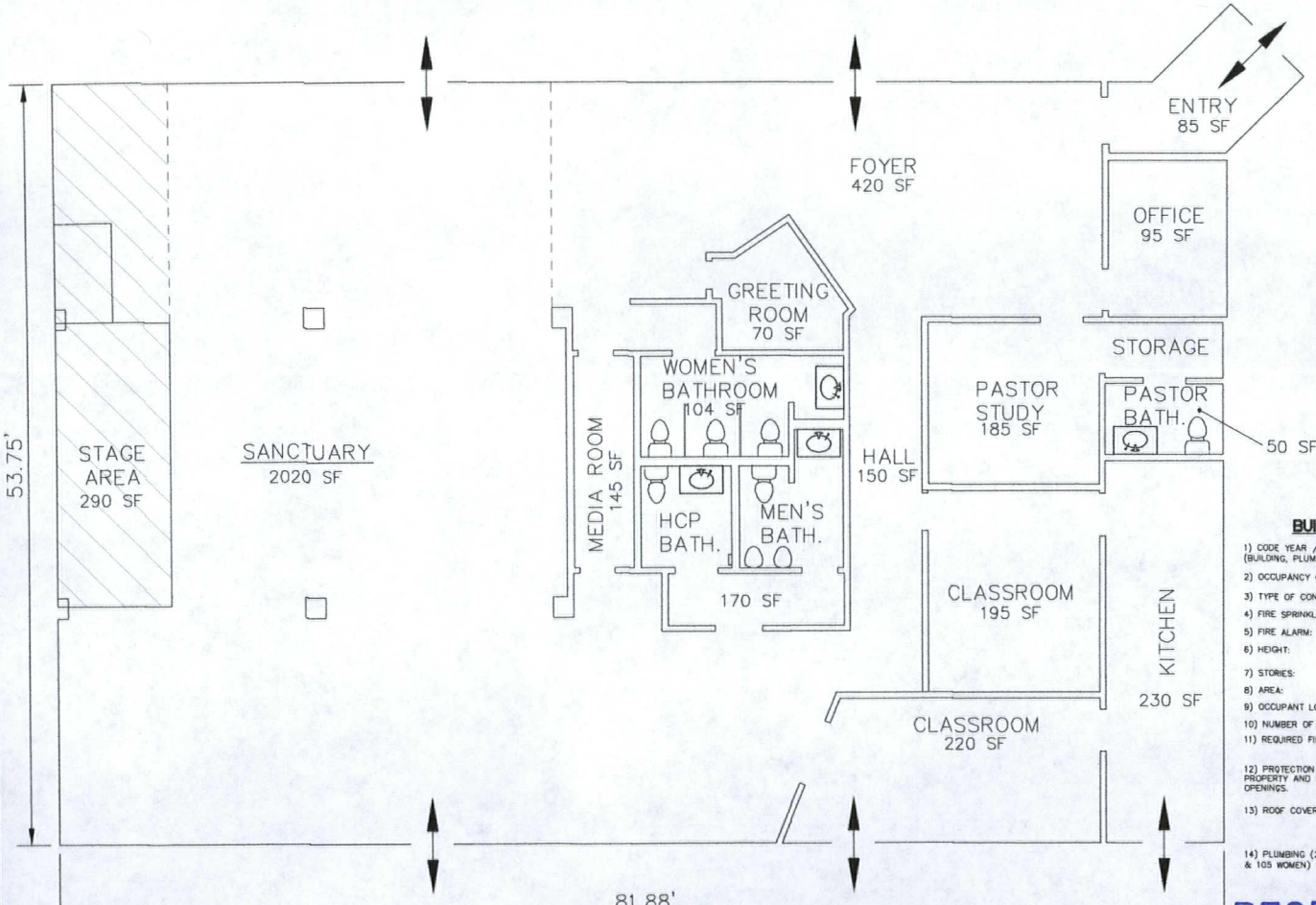
SITE PLAN WITH LANDSCAPING
RIVER OF LIFE WORD MINISTRIES
4944 VEGAS DRIVE

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

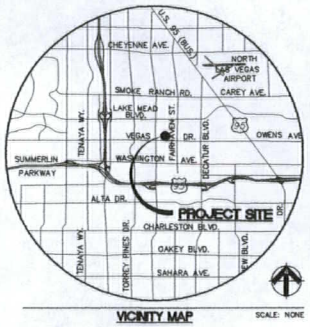
JOB No.	10035
DATE	02/23/11
VERT. SCALE	N/A
HORIZ. SCALE	1" = 20'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 1

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

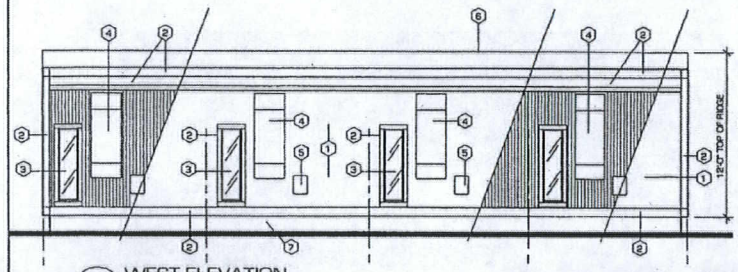
NO.	DATE	DESCRIPTION

STAMP

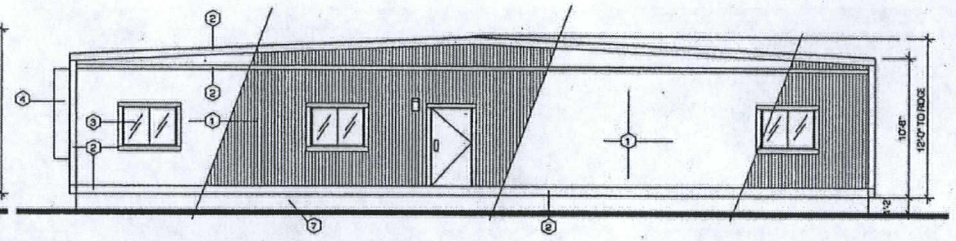
DWYER ENGINEERING INC.
CIVIL ENGINEERING LAND SURVEYORS
WATER RIGHTS LAND DEVELOPMENT
7510 SMOKE RANCH RD., SUITE E
LAS VEGAS, NEVADA 89128
(702) 254-0000
fax: (702) 254-0220

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

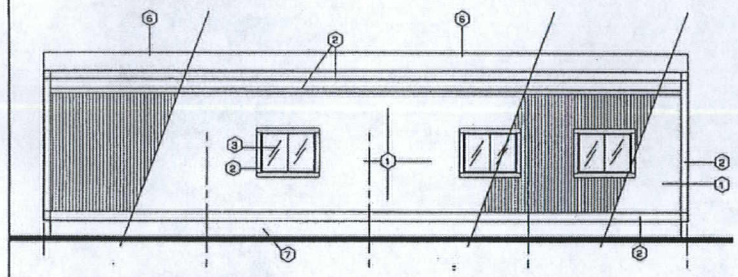
JOB No.	10035
DATE	03/16/11
VERT. SCALE	N/A
HORIZ. SCALE	1/4"= 1'
DRAWN BY:	JGR
CHECKED BY:	DAD
SHEET	1 of 1



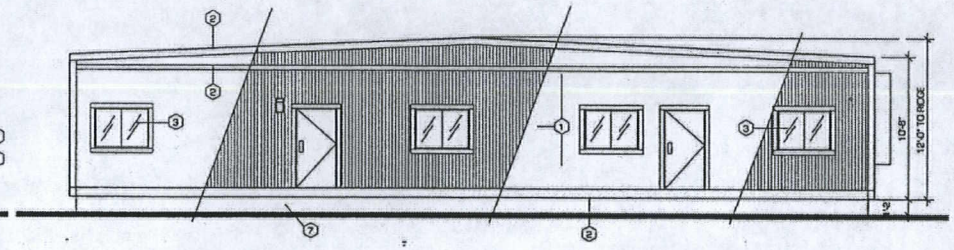
2 WEST ELEVATION
SCALE 1/4" = 1'-0"



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.
AIC 620.700

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

VAR-41216
VAR-41060
SDR-41059

RECEIVED
FEB 28 2011



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

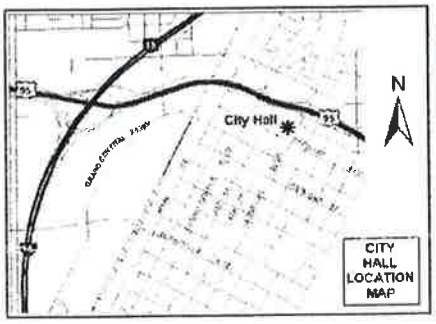
7310 SMOKE RANCH ROAD, SUITE E ▪ LAS VEGAS, NV 89128 ▪ (702) 254-2200 ▪ fax: (702) 254-2236
www.dwyerengineering.com ▪ email: dwyereng@lvcm.com

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.

RECEIVED
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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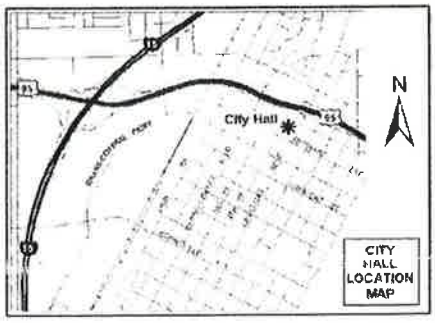
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
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

Yorgo Kagafas

From: roger parent [reachin2reachout@gmail.com]
Sent: Friday, April 15, 2011 10:24 PM
To: Yorgo Kagafas
Cc: Ricki Y. Barlow
Subject: river of life

To whom it may concern,

I live at 1695 fairhaven st. Las Vegas ,NV, 89108. My home is 2 houses down from the river of life church. I would appreciate not granting the variance's they are seeking as they are already filling the street with cars on Sundays. Their property is to small for their needs. If they need to expand they should move to a larger property rather than disregarding the codes.

Please call me with any questions

thanks,

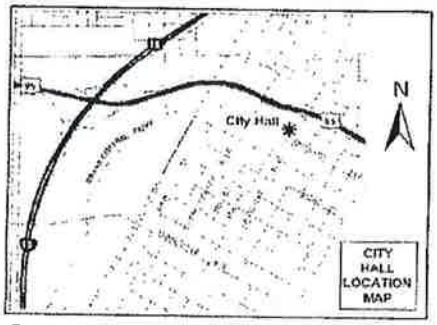
Roger Parent
702.808.9715

VAR-41060
VAR-41216

P

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



RECEIVED
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.: **15.**

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.	**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. 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.

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

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

March 16, 2011

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

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

Dear Sirs:

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

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

We request this variance be approved.

Sincerely,
DWYER ENGINEERING, INC.

David A. Dwyer, P.E.
Principal

RECEIVED
MAR 16 2011

VAR-41216

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

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

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.	**3**	**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 and Protest 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: 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

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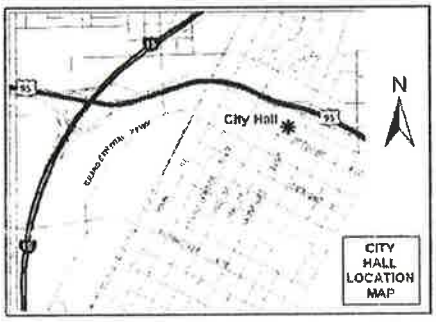
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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!

RECEIVED
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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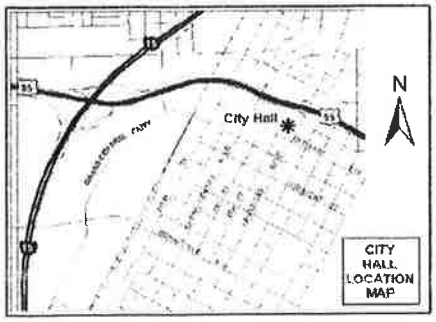

RECEIVED
APR - 7 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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☐ I SUPPORT this Request ■ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Yorgo Kagafas

From: roger parent [reachin2reachout@gmail.com]
Sent: Friday, April 15, 2011 10:24 PM
To: Yorgo Kagafas
Cc: Ricki Y. Barlow
Subject: river of life

To whom it may concern,

I live at 1695 fairhaven st. Las Vegas ,NV, 89108. My home is 2 houses down from the river of life church. I would appreciate not granting the variance's they are seeking as they are already filling the street with cars on Sundays. Their property is to small for their needs. If they need to expand they should move to a larger property rather than disregarding the codes.

Please call me with any questions

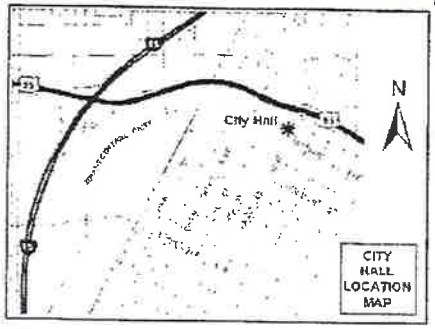
thanks,

Roger Parent
702.808.9715

SDR-41059
P

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.

SDR-41059

Planning Commission Meeting of 4/12/2011

RECEIVED
APR - 5 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SDR-41059

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

25 89044 89107

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**

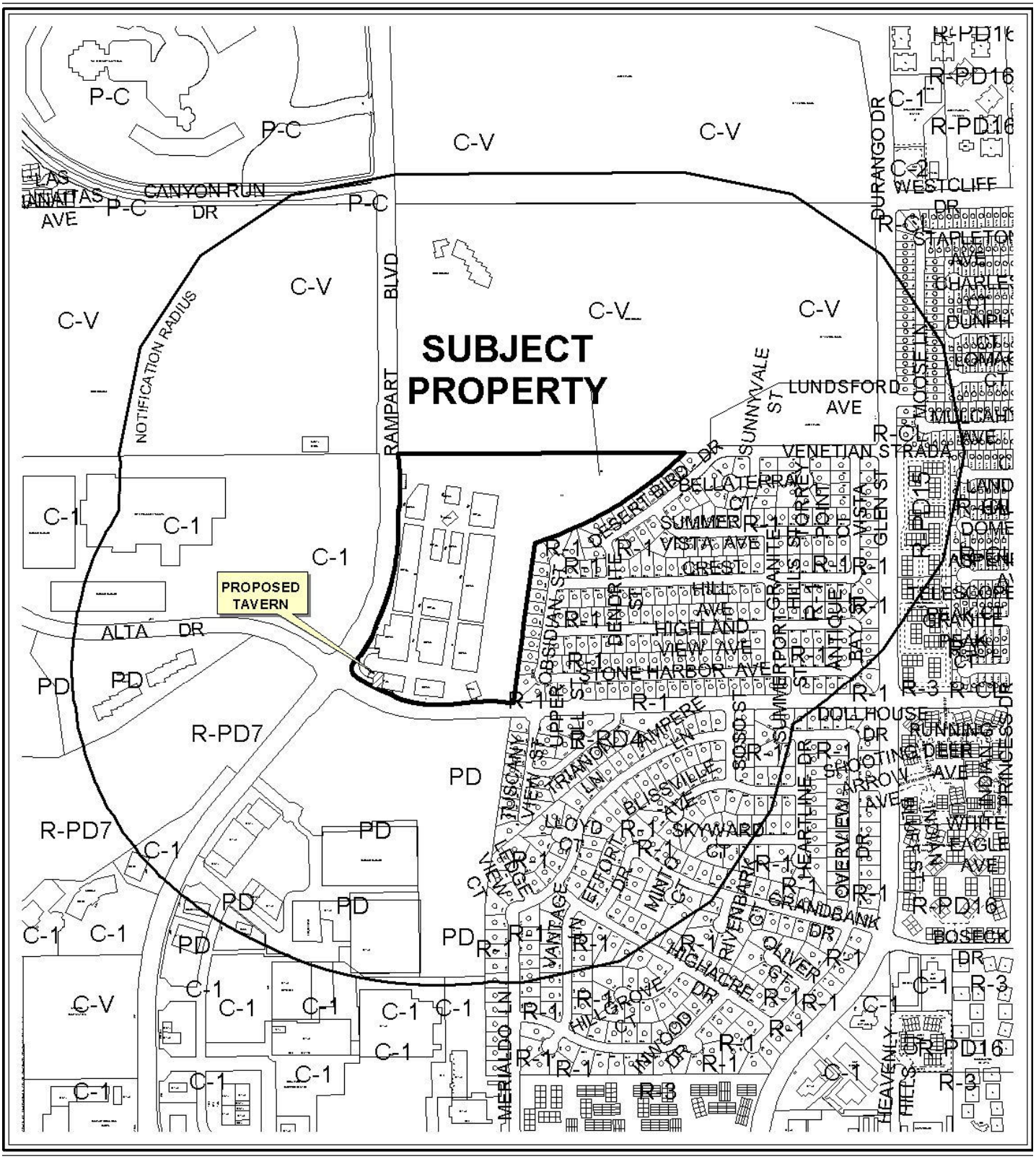
SUBJECT:
ABEYANCE - SUP-40748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET 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 06/15/2011
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 – March 8, 2011 Planning Commission
7. Protest/Support Postcards - April 12, 2011 Planning Commission



0 300 600 Feet

CASE: **SUP-40748**

RADIUS: 1500 FT

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

N



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-40748	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-40748 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquor Establishment (Tavern) use.

2. Conformance to the approved conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 9,330 square-foot Liquor Establishment (Tavern) use at 430 South Rampart Boulevard, Suite #B160, 170 and 181. The proposed use will be located within the Tivoli Village at Queensridge Mixed-Use development that is currently under construction. The Liquor Establishment (Tavern) use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Liquor Establishment (Tavern) cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Liquor Establishment (Tavern) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- Waivers are required to allow no distance separation from another Liquor Establishment (Tavern) where 1,500 feet is required and 141 feet from a City Park where 1,500 feet is required for approval of the Special Use Permit for the Liquor Establishment (Tavern) use. Waivers of these requirements are possible due to the location of the proposed use within a mixed-use development in excess of 15 acres and 250,000 square feet of nonresidential floor space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/26/98	The City Council approved a Rezoning (Z-0127-97) from U (Undeveloped) zone, M (Medium Density Residential) and SC (Service Commercial) General Plan Designation, under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre), to C-2 (General Commercial) at the northeast corner of the intersection of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5657) to allow a Mixed-Use development to include 700,000 square feet of commercial space and 375 residential condominium units in on 10-story and two five-story residential condominium buildings on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.

03/02/05	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use development consisting of 699,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
06/06/07	The City Council approved a Review of Condition (ROC-21668) to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770), which stated that all perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffers shall conform to the minimum requirements listed in Title 19.12. To allow a four-foot landscape buffer along the south property line where eight feet is the minimum required for an approved Mixed-Use development on 28.69 acres at 420 South Rampart Boulevard. Staff recommended approval of the request.
07/12/07	The Planning Commission approved a Tentative Parcel Map (TMP-20197) for a 324 unit Mixed-Use development on 28.62 acres at 302 South Rampart Boulevard. Staff recommended approval of the request.
10/01/08	The City Council approved a request for a Special Use Permit (SUP-28998) for a Supper Club and a Waiver to allow a 141-foot separation from a City Park where 400 feet is the minimum required at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission and staff recommended approval of the request.
12/17/08	The City Council approved a request for a Special Use Permit (SUP-30583) for a proposed 12,195 square-foot Supper Club and a Waiver to allow a distance separation from a City Park where 400 feet is the minimum required at 440 South Rampart Boulevard, Suite #8120. The Planning Commission and staff recommended approval of the request.
07/01/09	The City Council approved a request for a Special Use Permit (SUP-34175) for a proposed Liquor Establishment (Tavern) with a Waiver to allow no distance separation from a similar use and a 141-foot distance separation from a City Park where 1,500 feet is the allowed at 330 South Rampart Boulevard, Suite #215. The Planning Commission and staff recommended approval of the request.

09/23/10	The Planning Commission approved a request for a Special Use Permit (SUP-39146) for a Liquor Establishment (Tavern) within a 28.69-acre Mixed-Use development with waivers to allow a distance separation of 141 feet from a City Park and to allow no distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
10/21/10	The Planning Commission approved a request for a Special Use Permit (SUP-39440) for a Supper Club with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 420 South Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
10/21/10	The Planning Commission approved a request for a Special Use Permit (SUP-39441) for a Liquor Establishment (Tavern) within a 28.69-acre Mixed-Use development with waivers to allow a distance separation of 141 feet from a City Park and to allow no distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #B190. The Planning and Development Department staff recommended approval of the request.
12/16/10	The Planning Commission approved a request for a Special Use Permit (SUP-40087) for a Supper Club with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 400 South Boulevard, Suite #190. The Planning and Development Department staff recommended approval of the request.
	The Planning Commission approved a request for a Master Sign Plan (MSP-40230) for an approved Mixed-Use development on 28.44 acres at the northeast corner of Alta Drive and Rampart Boulevard. The Planning and Development Department staff recommended approval of the request.
03/08/11	The Planning Commission voted to hold Special Use Permits (SUP-40749) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suite #B130 and (SUP-40748) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suites #B160, B170 and B181 in abeyance to the April 11, 2011 Planning Commission meeting at the applicant's request.
04/12/11	The Planning Commission voted to hold Special Use Permits (SUP-40749) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suite #B130 and (SUP-40748) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suites #B160, B170 and B181 in abeyance to the May 10, 2011 Planning Commission meeting at the applicant's request.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There is no business license history at 430 South Rampart Boulevard, Suite #B160, since the building has not received its final certificate of completion.	
02/23/09	A building permit (#07002847) was issued for a renewal of a permit for a certificate of completion for Building #9 at 430 South Rampart Boulevard.

Pre-Application Meeting	
01/10/11	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for a Liquor Establishment (Tavern) use were discussed. The topics included: • A waiver is required due to the proximity of the proposed use within 1,500 feet from a City Park and zero feet from another Liquor Establishment (Tavern). This waiver is allowed pursuant to Minimum Special Use Permit requirement Number 5d. • The proposed use is located within a Mixed-Use development.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
01/26/11	A site visit noted that the subject site for this application is currently under construction.

Details of Application Request	
Site Area	
Net Acres	28.44

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development (under construction)	GC (General Commercial)	C-2 (General Commercial)
North	Angel Park	PR-OS (Parks/Recreation and Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
East	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Casino	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Rampart Boulevard	***Primary Arterial***	Master Plan of Streets and Highways	100	Y
Alta Drive	***Secondary Collector***	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

***Parking Requirement* - Per approved Variance (VAR-10773).**							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	794,482 SF & 340 Residential Units	Case-by case basis (when originally approved)					
TOTAL SPACES REQUIRED			4,961		3,955		
Regular and Handicap Spaces Required			4,891	70	3,895	60	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500-foot distance separation from another Liquor Establishment (Tavern).	To allow no distance separation.	Approval
1,500-foot distance separation from City Park.	To allow a 141-foot distance separation.	Approval

ANALYSIS

The Liquor Establishment (Tavern) use is defined by Title 19.20 as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." The applicant is proposing a 9,330 square-foot lounge/nightclub with a DJ and a stage for live entertainment.

A preliminary comprehensive addressing plan has been developed by the Department of Planning, which depicts three Suites #B160, 170 and 181. This application will combine the three suites into one as Suite #B160 at 430 South Rampart Boulevard.

Tivoli Village at Queensridge Mixed-Use development is located adjacent to a Pedestrian Path Trail along Rampart Boulevard as designated within the Transportation Trails Element of the Las Vegas 2020 Master Plan. The pedestrian sidewalk is currently under construction.

The applicant is requesting Waivers to allow no distance separation from a Liquor Establishment (Tavern) use where 1,500 feet is required and a 141-foot distance separation from a City Park where 1,500 feet is required, pursuant to Minimum Special Use Permit requirement Number 5d. The first waiver results from existing taverns located at the adjacent Angel Park Golf Club. The second Waiver is for a City Park located to the north of the mixed-use development.

As the proposed Liquor Establishment (Tavern) will be located within a mixed-use development in excess of 15 acres and 250,000 square feet of nonresidential floor space, the distance separation requirement can be waived per Title 19.04. The development has a net site area of 28.44 acres. The proposed Liquor Establishment (Tavern) is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development. The proposed use will be compatible and harmonious with the existing uses and future surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-40748)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Liquor Establishment (Tavern) use is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Ample site access is provided and adequate parking is being provided in accordance with the approved Variance (VAR-10773) for the Mixed-Use development. The proposed Liquor Establishment (Tavern) is appropriate in these types of Mixed-Use developments.

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 subject site is accessed by Rampart Boulevard and Alta Drive. Both streets are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

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.

Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use does not meet all Minimum Special Use Permit requirements pursuant to Title 19.04 due to the proximity to a City Park and another Liquor Establishment (Tavern). The requested Waivers of the minimum distance separation requirement are appropriate for the proposed use within a Mixed-Use development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 731

APPROVALS 14

PROTESTS 16

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Sofa by Santo Lounge

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11

Cynthia Callegaro

Notary Public in and for said County and State

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

RECEIVED
JAN 19 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

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

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

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

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

E-mail Address vickie@ehbinc.com

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

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

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

E-mail Address ccallegaro@ehbcompanies.com

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

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

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* [signature]

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 18th day of January, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

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

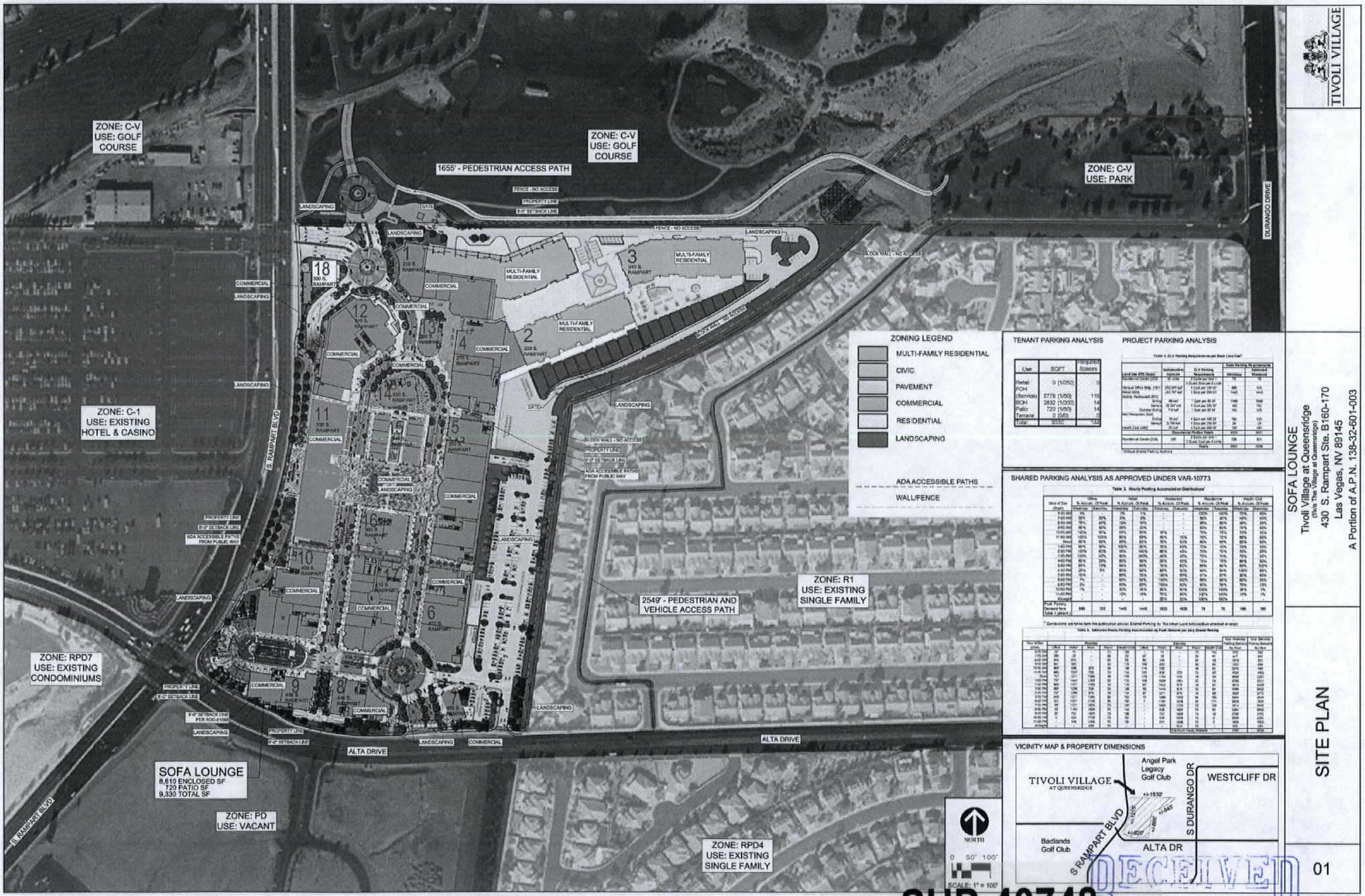
FOR DEPARTMENT USE ONLY

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

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

RECEIVED JAN 19 2011

Revised 10/27/08



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Service)	5778 (1/50)	116
BOH	2832 (1/200)	14
Patio	720 (1/50)	14
Terrace	0 (0/0)	0
Total	9330	144

PROJECT PARKING ANALYSIS

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

VICINITY MAP & PROPERTY DIMENSIONS

TIVOLI VILLAGE

SOFA LOUNGE
Tivoli Village at Queensridge
((f/k/a The Village at Queensridge)
430 S. Rampart Ste. B160-170
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

RECEIVED
APR 26 2011

SUP-40748
REVISED

SOFA LOUNGE

TIVOLI VILLAGE AT QUEENSRIDGE
430 S RAMPART BLVD
SUITES B160-170 & 181
LAS VEGAS, NV 89145

Simon Architectural Group

architects - engineers - construction managers

3331 NE 32nd Street,Fort Lauderdale,
Florida 33308
Ph: 954-566-7298 Fax: 954-566-3286

AA-C000582

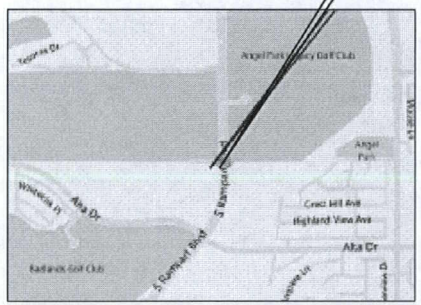
SHEET INDEX

SHEET NO.	SHEET TITLE
CS-1	COVER SHEET
A.1	BASEMENT LEVEL FLOOR PLAN
A.1.1	PODIUM LEVEL FLOOR PLAN

PROJECT DIRECTORY

LANDLORD	GREAT WASH PARK, LLC 9755 W. CHARLESTON BLVD. LAS VEGAS, NV 89117 PH: 702.940.6939 MARK PETTERSON TENANT COORDINATOR mpetterson@tvqr.com
TENANT:	CARLOS TELLEZ SOFA LOUNGE 407 LINCOLN ROAD, SUITE 11C MIAMI, FLORIDA
ARCHITECT & ENGINEER	SIMON ARCHITECTURAL GROUP 3331 NE 32ND STREET FORT LAUDERDALE, FL 33308 PH: 954.566.7298 FX: 954.566.3286
BUILDING DEPARTMENT	BUILDING & SAFETY DEVELOPMENT SERVICES 333 RANCHO DRIVE LAS VEGAS, NV
BUILDING DEPARTMENT	BUILDING & SAFETY DEVELOPMENT SERVICES 333 RANCHO DRIVE LAS VEGAS, NV
KITCHEN EQUIP. SUPPLIER WALK IN COOLER HOOD	SOUTHERN RESTAURANT SERVICE 2550 OKEECHOBEE BLVD. SUITE A WEST PALM BEACH, FL 33409 561.727.3277

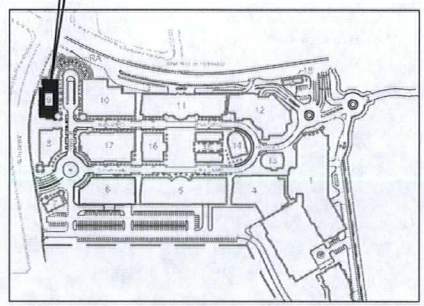
PROJECT LOCATION



VICINITY MAP

NORTH

PROJECT LOCATION



KEY PLAN

NORTH

TENANT SPACE DATA

ROOMS	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF MAX.OCCUPANTS
BACK AREA	2,832 SF	300	9
SEATING AREA CONCENTRATED	3119 SF	7 net	445
SEATING AREA STANDING SPACE	2659 SF	5 net	532
TOTAL	5810 SF		986 MAX.OCPTS
PATIO	720 SF	5 net	144

SEATING CAPACITY

DINING	111	
BAR	50	
PATIO	10	
TOTAL SEATS	171	

WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

TABLE 803.5

GROUP	SPRINKLERED i			UNSPRINKLERED k		
	VERTICAL EXITS AND EXIT PASSAGEWAYS a, b	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES c	VERTICAL EXITS AND EXIT PASSAGEWAYS a, b	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES c
A-1	B	B	C	A	A	B
A-2	B	B	C	A	B	C
A-3, A-4, A-5, B, E, F, M, R-1, R-4	B	C	C	A	B	C
F-1	B	C	C	A	B	C
H-1	B	B	C	A	A	B
H-2	B	C	C	A	A	B
H-3, H-4	B	C	C	A	B	C
H-5	B	B	B	A	A	A
I-1, I-3	B	C	C	A	B	C
I-2	B	B	C	A	A	B
I-4	B	C	C	A	B	C
R-2	C	C	C	B	B	C
R-3	C	C	C	B	B	C
S	B	C	C	A	B	C
U	NO RESTRICTIONS			NO RESTRICTIONS		

For SI: 1 inch = 25.4mm, 1 square foot = 0.0929 m.

a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and firestopped as required by Section 803.3.1.

b. In vertical exits of buildings less than three stories in height of other than Group I-3, Class B interior finish for unsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.

c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from floor to ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

d. Lobby areas in A-1, A-2 and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

f. For churches and places of worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.

g. Class B material required where building exceeds two stories.

h. Class C interior finish materials shall be permitted in administrative spaces.

i. Class C finish materials shall be permitted in rooms with a capacity of four persons or less.

j. Class B materials shall be permitted as wainscoting extending not more than 48 inches above the finished floor in exit corridors.

k. Finish materials as provided for in other sections of this code.

l. Applies when the vertical exits, exit passageways, exit access corridors or exitways, or rooms and spaces are protected by a sprinkler system installed in accordance with Section 903.3.1.1 or Section 903.3.1.2.

FIRE RESISTANCE RATINGS

TABLE 601 (FBC 2004)

CONSTRUCTION TYPE	TYPE II
BUILDING ELEMENTS	B
STRUCTURAL FRAME: INCL: COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS: EXTERIOR	0
INTERIOR	0
NONBEARING WALLS AND PARTITIONS: EXTERIOR	TABLE 602
NONBEARING WALLS AND PARTITIONS: INTERIOR	0
FLOOR CONSTRUCTION: INCL: SUPPORTING BEAMS, JOISTS	0
ROOF CONSTRUCTION: INCL: SUPPORTING BEAMS, JOISTS	0

CORRIDOR FIRE RESISTANCE RATING (HOURS)		
OCCUPANCY CLASS	WITHOUT FIRE SPRINKLER SYSTEM	WITH FIRE SPRINKLER SYSTEM
M	1	0

CODE INFORMATION

☐ UBC EDITION: ☒ NEC EDITION:2005
☒ UPC EDITION:2006 ☒ UMC EDITION:2006
☐ BOCA: ☒ IBC 2006
☐ SBC: ☒ SUPPLEMENT: SOUTHERN NEVADA AMENDMETNS

CONSTRUCTION TYPE:.....2B/ NON-COMBUSTIBLE/ FULLY SPRINKLED
OCCUPANCY USE:.....B
SEISMIC ZONE:.....N/A
AUTOMATIC SPRINKLER SYSTEM?.....YES

BUILDING DESCRIPTION

1. NUMBER OF FLOORS IN BUILDING:.....N/A
2. FLOOR(S) OF PROPOSED RENOVATION:.....1
3. EXISTING USE:.....M
4. EXISTING OCCUPANCY.....M
5. HISTORIC/ARCHITECTURALLY SIGNIFICANT BUILDING? YES ☐ NO ☒

	YES	NO
1. PROPOSED USE:SPA-OUT PATIENT CLINIC		
2. OCCUPANCY:BUSINESS (B)		
3. EXTERIOR STOREFRONT RENOVATION?	☒	☐
4. PROPOSED STRUCTURAL ALTERATIONS?	☐	☒
5. ENERGY CALCULATION ATTACHED?	☐	☒
6. TOILET FACILITIES PROVIDED?	☒	☐
7. FIRE SYSTEM MODIFICATIONS?	☒	☐
STROBES	☒	☐
ALARM	☒	☐
SPRINKLERS	☒	☐

PLUMBING FIXTURE COUNT

PER FBCTABLE 403.1 - MIN. NUMBER OF PLUMBING FACILITIES

	REQUIRED	PROVIDED
WATER FOUNTAIN 1 PER 1,000 OCCU.	1	2
MOP SINK	N/A	EXISTING

	MALES		FEMALES		UNISEX	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSETS 1 PER 500 OCCU.	1	1	1	1	0	1
LAVATORIES 1 PER 750 OCCU.	1	1	1	1	0	1
URINALS	0	1	0	0	0	0

CS-1

SUP-40748
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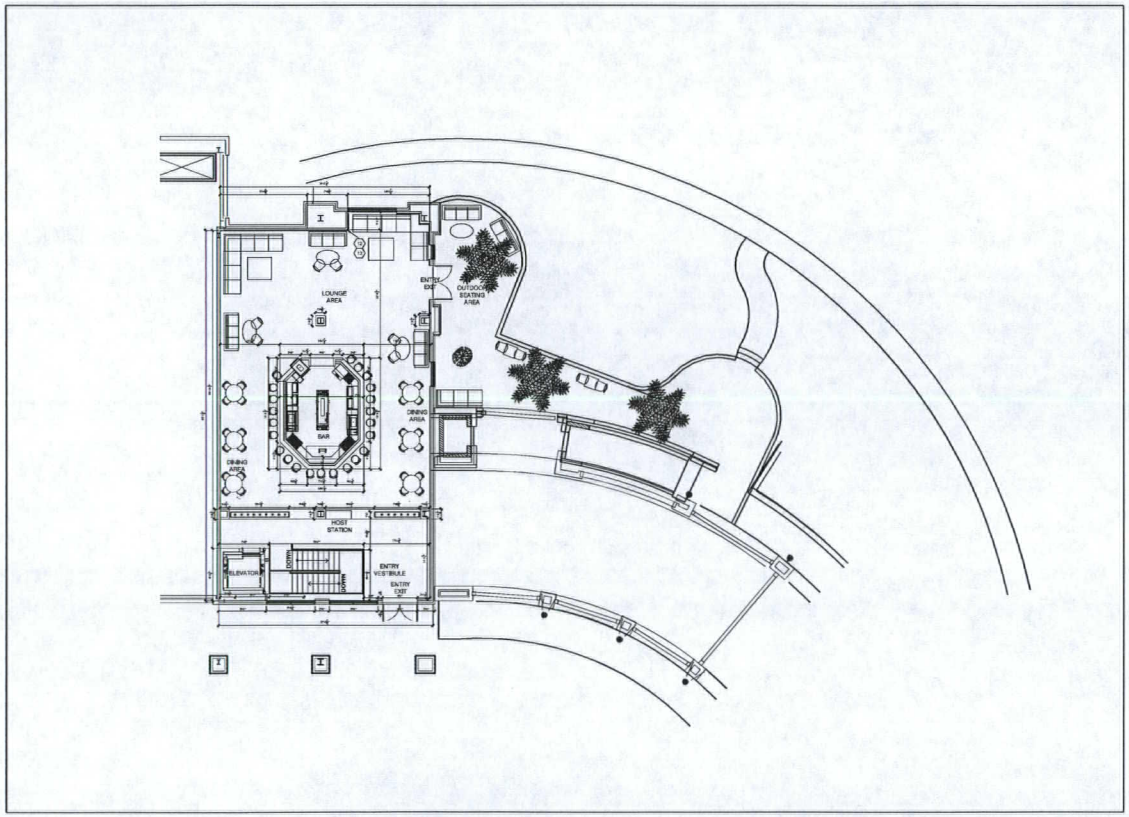

PODIUM LEVEL FLOOR PLAN

NORTH

SCALE 1/4" = 1'-0"

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Ft. Lauderdale, FL. 33308
P: 954.366.7298 F: 954.366.3286
www.simonarchitecturalgroup.com
AA-C000582
architects - engineers - construction managers
Simon Architectural Group

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PROJECT

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

REVISIONS DATES:

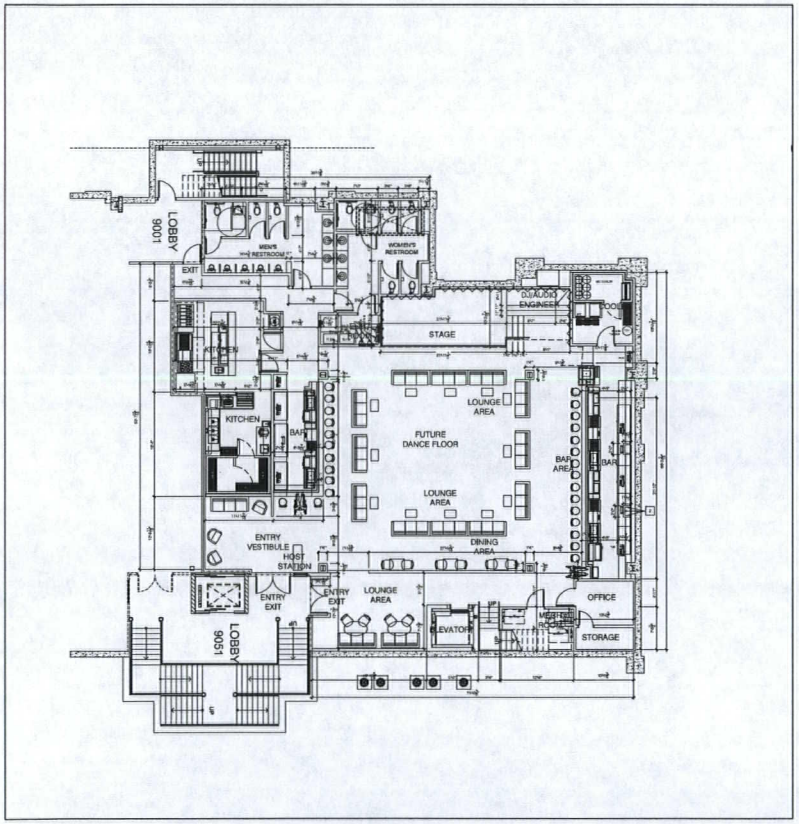
PROFESSIONAL SEAL

RICHARD HARRIS SIMON #828
REGISTERED ARCHITECT STATE OF NEVADA

ISSUE DATE: 04.20.11
PROJECT #: 134.1105C
DRAWN BY: AIP
CHECKED BY: RHS

FLOOR PLAN

A-1.1



NORTH

BASEMENT LEVEL FLOOR PLAN — SCALE 3/16" = 1'-0" — 1

SUP-40748
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APR 26 2011

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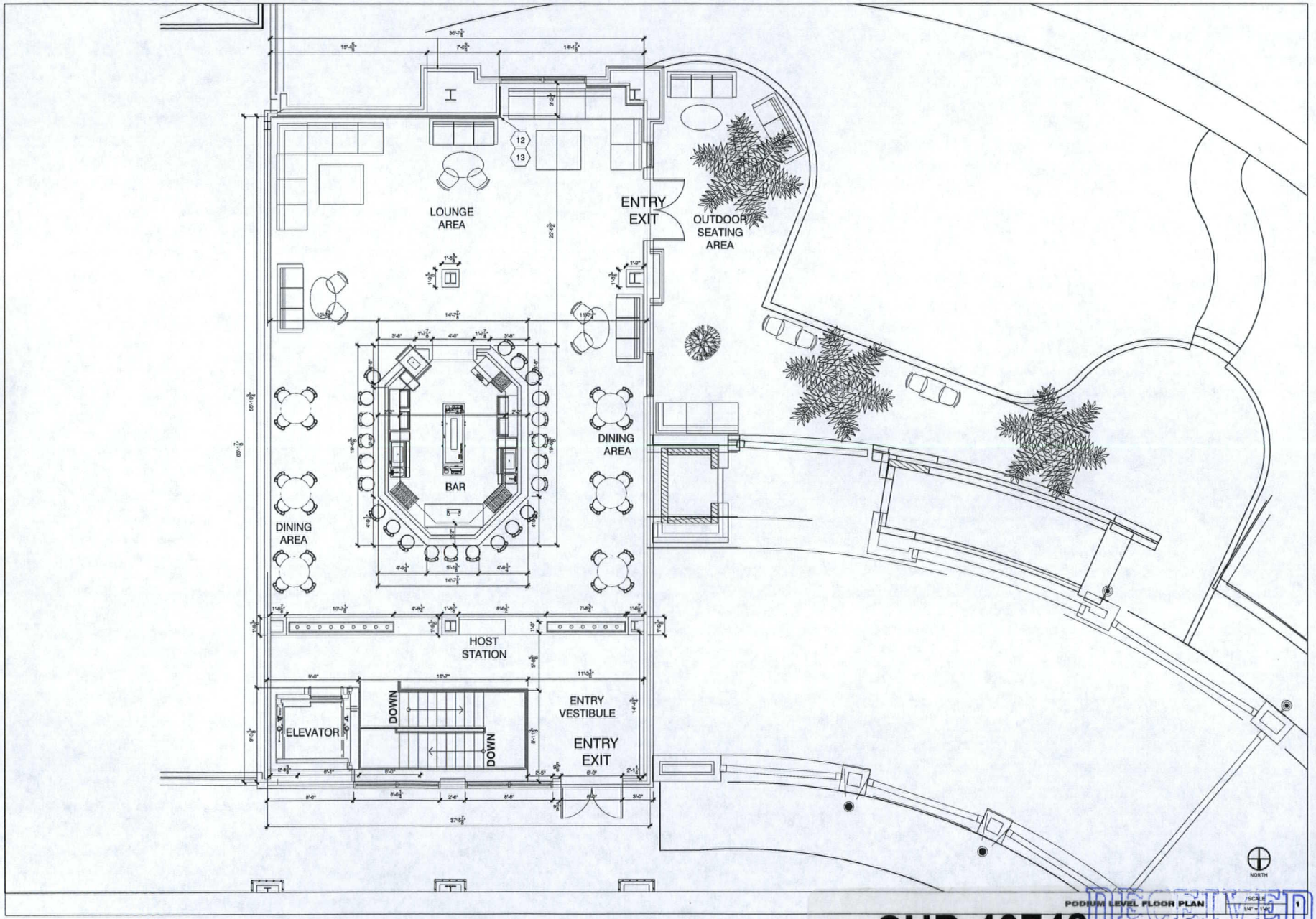
FLOOR PLAN

A-1



PODIUM LEVEL FLOOR PLAN SCALE 1/4" = 1'-0"

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PROJECT
SOFA BY SANTO - BLD 9 B160 B170 B181
TIVOLI VILLATE AT QUEENSRIDGE
ADDRESS
LAS VEGAS, NV, ZIP

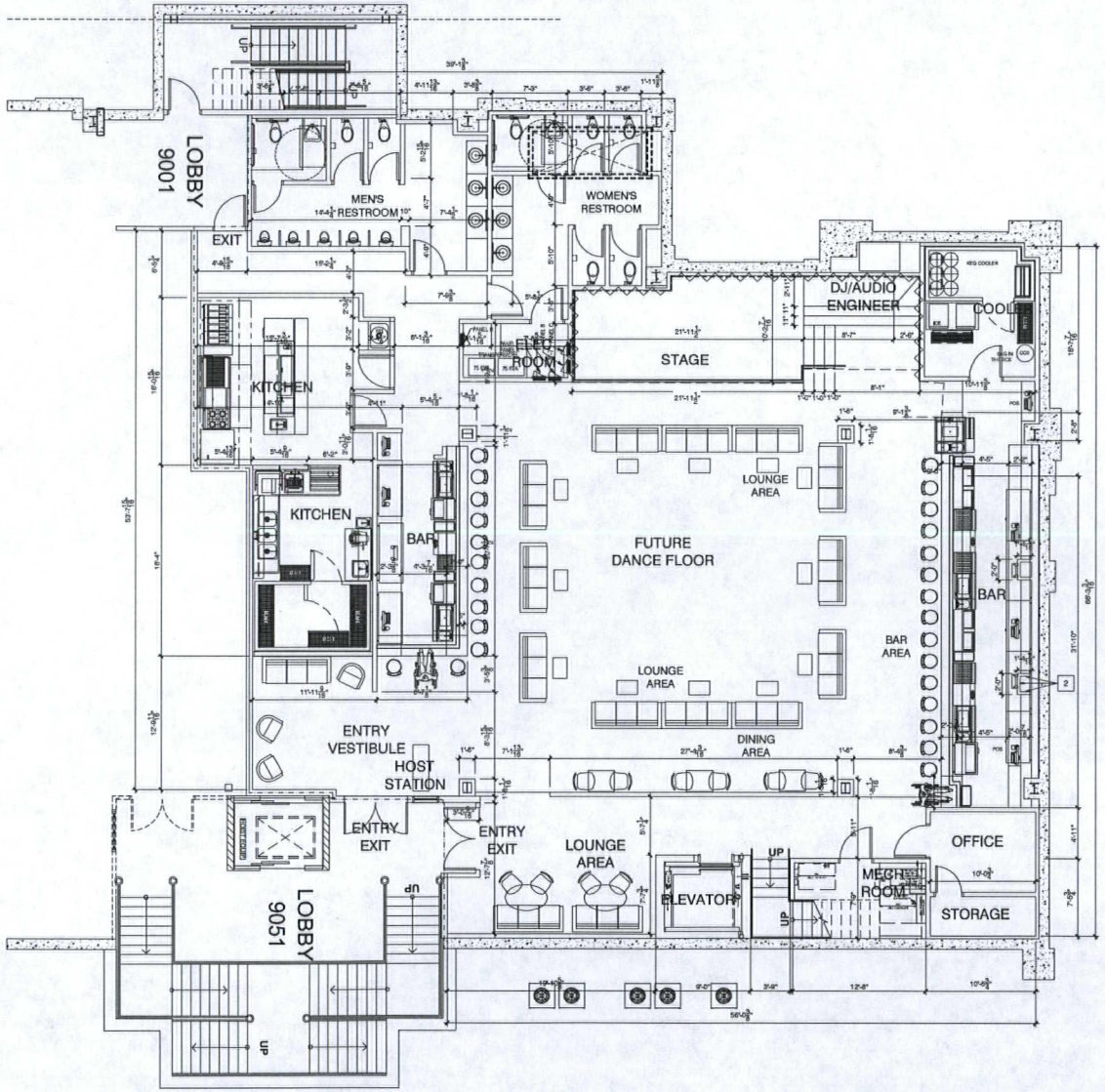
REVISIONS DATES:

PROFESSIONAL SEAL
RICHARD HARRIS SIMON #AR0014264
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: XXXXXX
PROJECT #: XXXXXXX
DRAWN BY: AIP
CHECKED BY: RHS

FLOOR PLAN

A-1.1



BASEMENT LEVEL FLOOR PLAN SCALE 1/16" = 1'-0" 1

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TIVOLI VILLATE AT QUEENSRIDGE
ADDRESS
LAS VEGAS, NV, ZIP

REVISIONS DATES:

PROFESSIONAL SEAL
RICHARD HARRIS SIMON #AR0009284
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: XX.XX.XX
PROJECT #: XXX.XXXX
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FLOOR PLAN

A-1

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APR 26 2011



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

April 27, 2011

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

Revised SUP-40748 with separation waivers for Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003, Building 9, Unit B160 (basement) 170 (streetside level) with Patio.

Dear Mr. Grider;

Please consider this request to allow a Liquor Establishment within a previously approved mixed use development (SUP-5853). Specifically, the business is located within a street level unit and a basement unit of 430 S. Rampart Boulevard. The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

Sofa by Santos Lounge has a lounge/nightclub atmosphere. The proposed lounge is located both at grade and below grade. An indoor 2,500 SF street level dining area with an approx. 720 SF outdoor patio is accessed from the Tivoli promenade while internal staircases access an approximate 6,110 SF lounge (unit B160), beneath building nine in the mixed use development.

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

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APR 27 2011
SUP-40748
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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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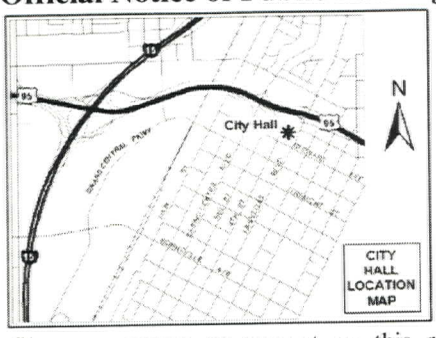

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

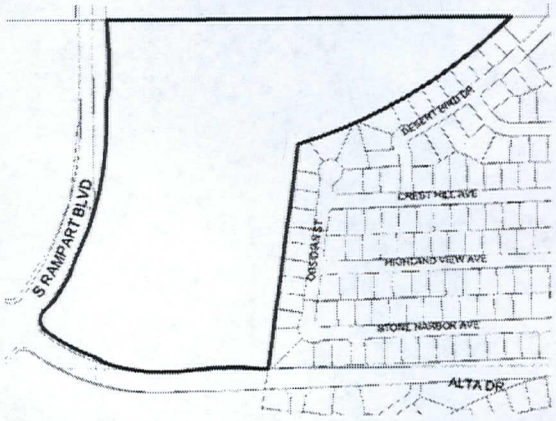
2 KRDGN11 22116

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
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Las Vegas, Nevada 89106

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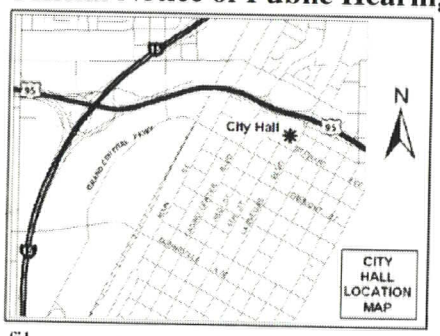

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☐ I SUPPORT this Request

☒ 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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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

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

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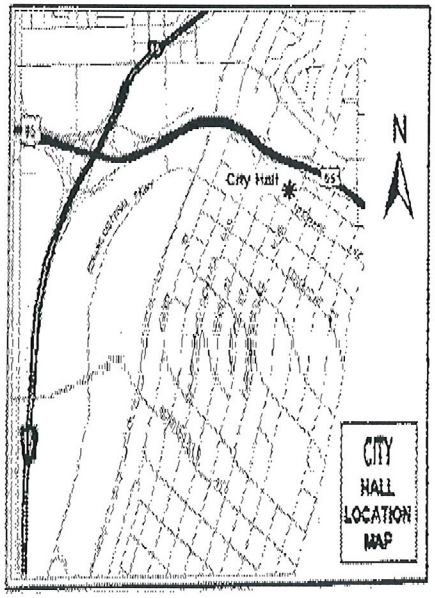

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☐ I SUPPORT this Request

☒ 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

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Las Vegas, Nevada 89106

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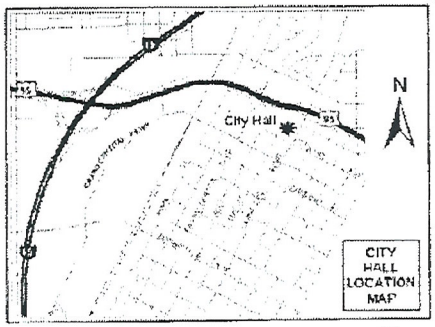

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☐ I SUPPORT this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

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

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

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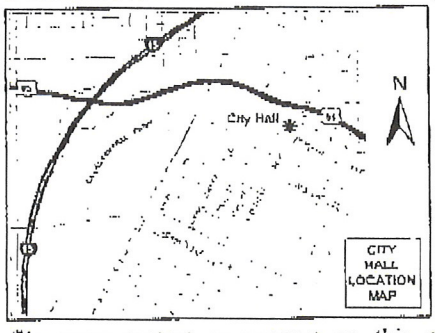

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Planning Commission Meeting of 3/8/2011

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Case: SUP-40748
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

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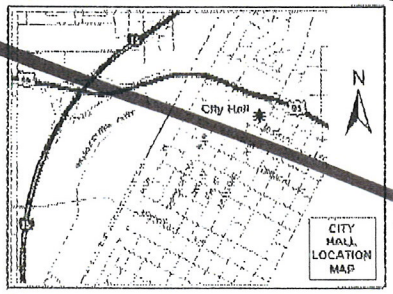

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

2 KRDGM11 91105

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Las Vegas, Nevada 89106

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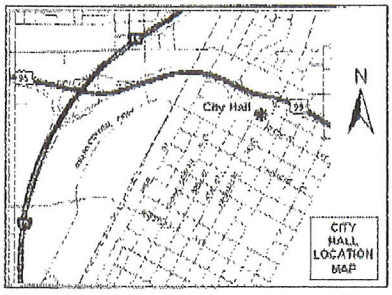

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SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

2 KRDGM11 91105

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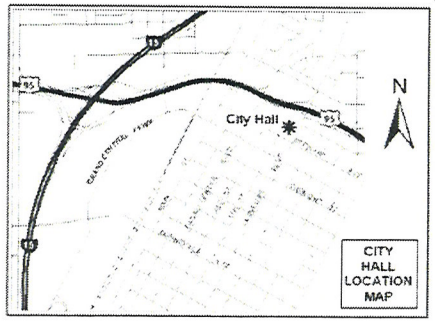

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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

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

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28 KRDGN11 89145

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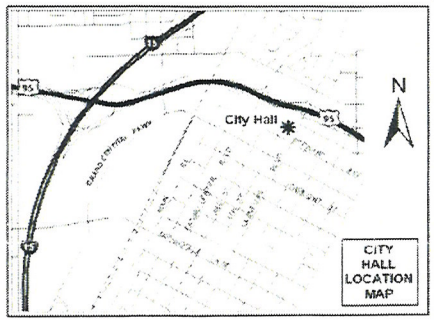

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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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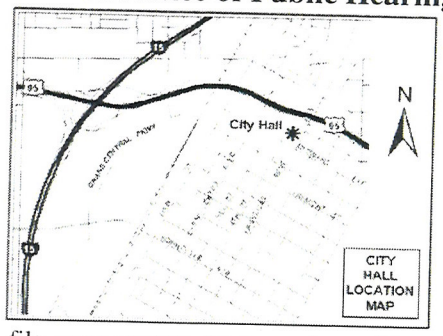

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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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

37

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

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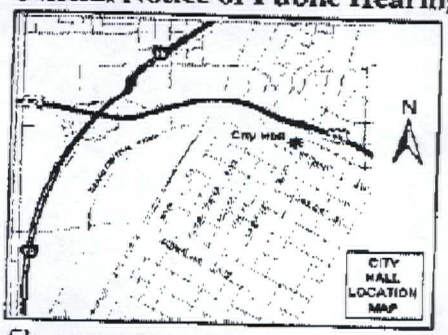

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SUP-40748

Planning Commission Meeting of 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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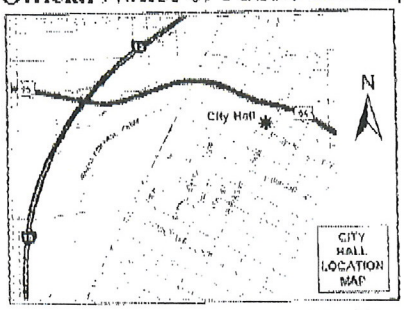

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40748

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

11B KRDCM11 90213

37

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

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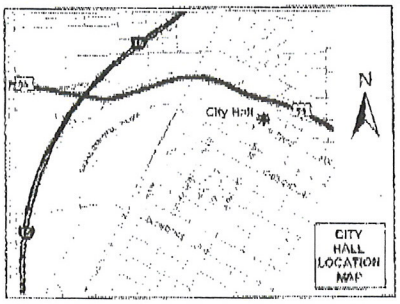

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40748

Planning Commission Meeting of 3/8/2011

Case: SUP-40748

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

118 KRDGN11 90213

37

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

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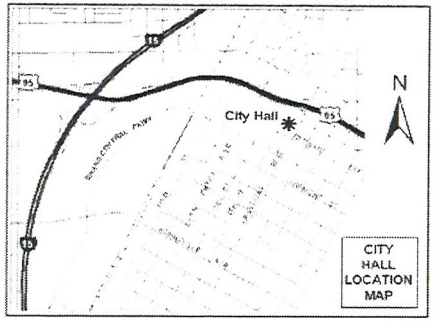

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SUP-40748

Planning Commission Meeting of 3/8/2011

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Case: SUP-40748

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

37

18 KRDGN11 89117

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

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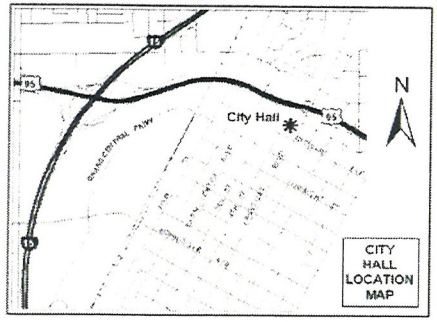

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SUP-40748

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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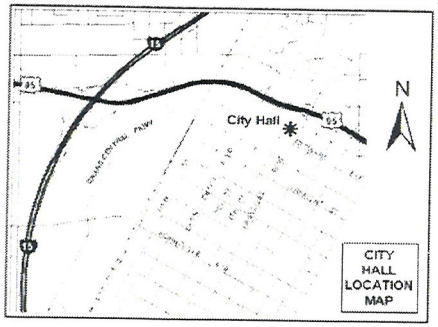

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SUP-40748

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

37

18 KRDGN11 89117

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

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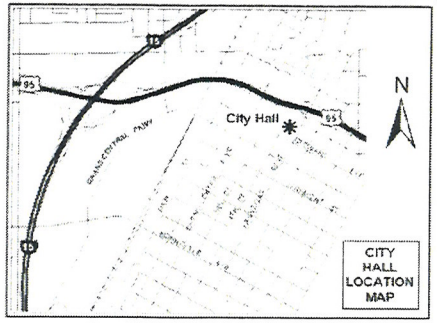

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13832213158
WEIL SHAI
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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18 KRDGN11 89117

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

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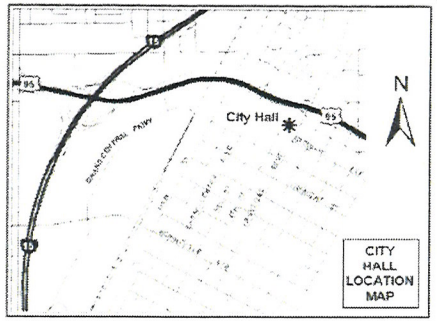

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Case: SUP-40748

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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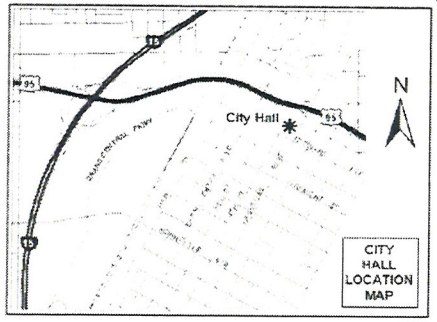

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Case: SUP-40748

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

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18 KRDCN11 89117

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

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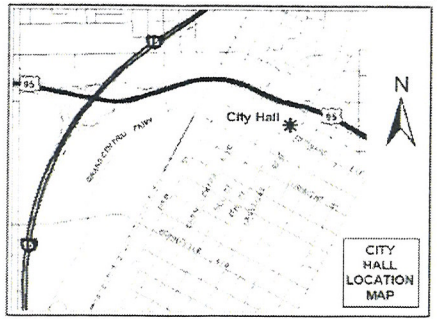

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Case: SUP-40748
13832213068
QUEENSRIDGE TOWERS L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

37

18 KRDGN11 89117

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Development Services Center
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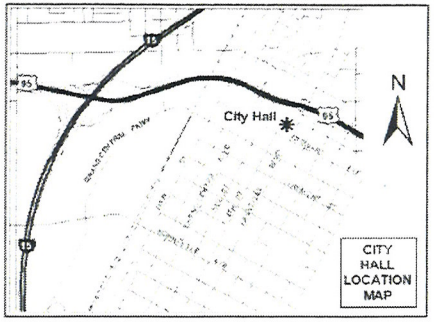

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Case: SUP-40748

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

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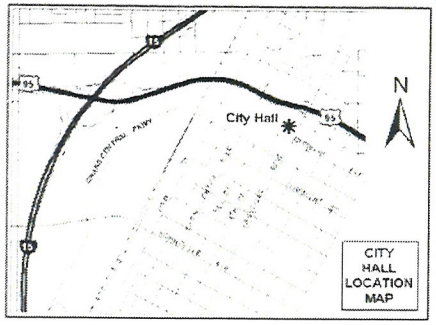

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Case: SUP-40748

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

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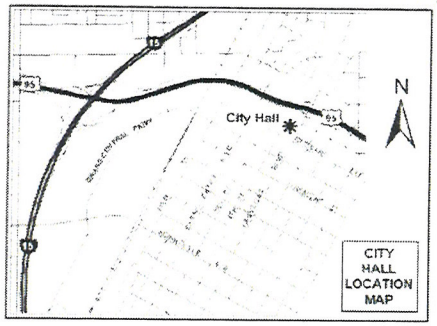

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Case: SUP-40748

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

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28 KRDGN11 89145

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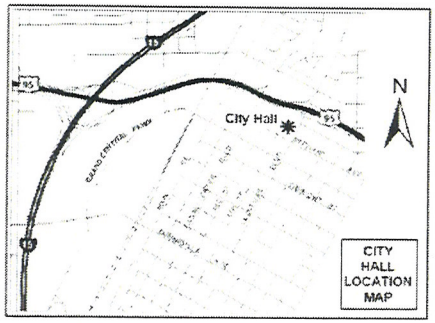

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 3/8/2011

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MAR -3 2011

Case: SUP-40748

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

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29 KRDCN11 89145

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

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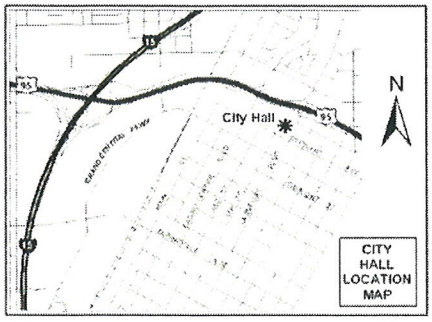

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SUP-40748
Planning Commission Meeting of 3/8/2011

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MAR - 3 2011

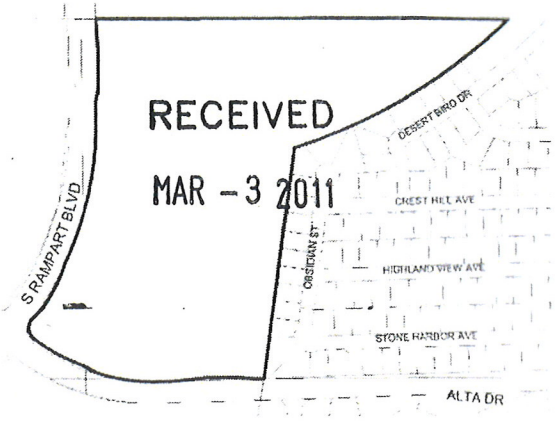
13832718015 Case: SUP-40748
THOMPSON MARGRETT & JERALYN M
8644 BLISSVILLE AVE
LAS VEGAS NV 89145-4872

37
192

28 KRDGN11 89145

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

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



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

Public Hearing Information

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

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

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

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

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

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

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MAR - 3 2011

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

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

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

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

282

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

City of Las Vegas
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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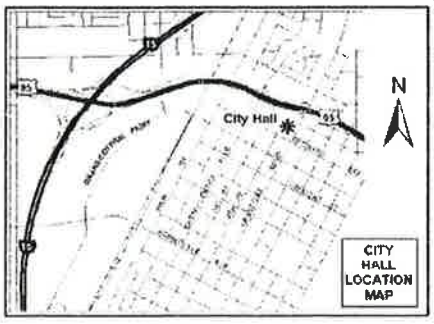

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: SUP-40748

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

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89145

City of Las Vegas
Department of Planning
Development Services Center
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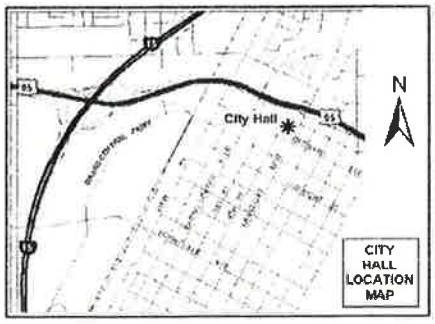

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SUP-40748
Planning Commission Meeting of 4/12/2011

Case: SUP-40748

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

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89145

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

29 BROOM 11 89145

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MAR 31 2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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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Development Services Center
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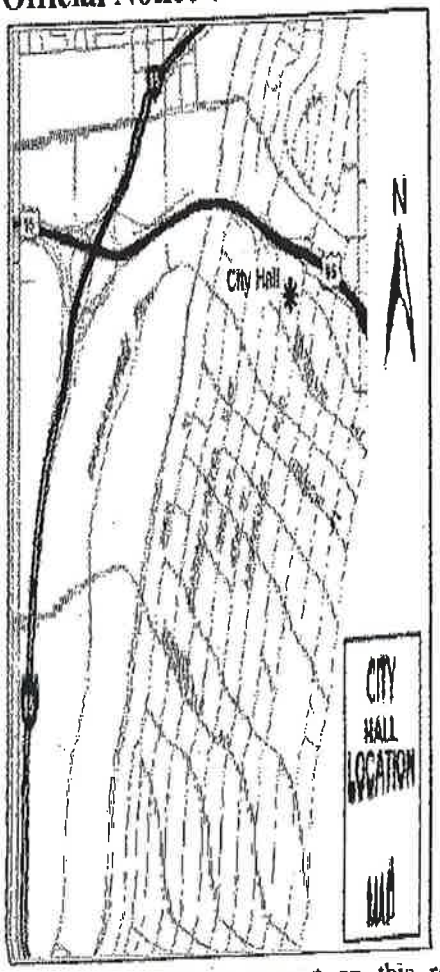

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I OPPOSE this Request

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PLANNING & DEVELOPMENT

13832613007

Case: SUP-40746

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

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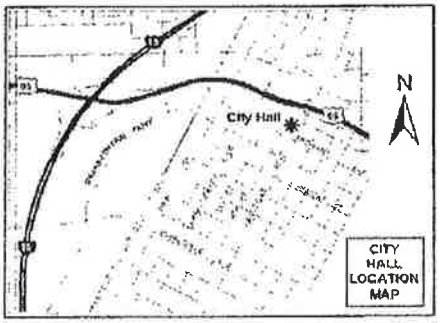

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Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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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Las Vegas, Nevada 89106

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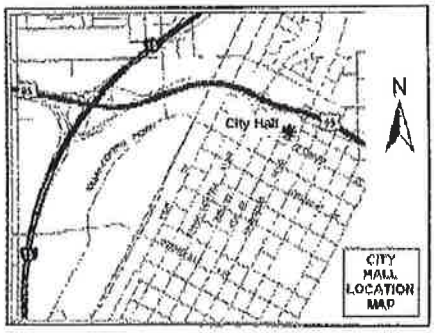

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SUP-40748

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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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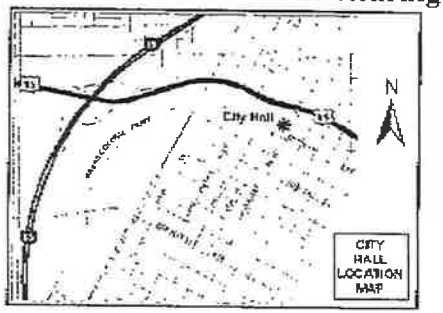

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SUP-40748

Planning Commission Meeting of 4/12/2011

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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

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

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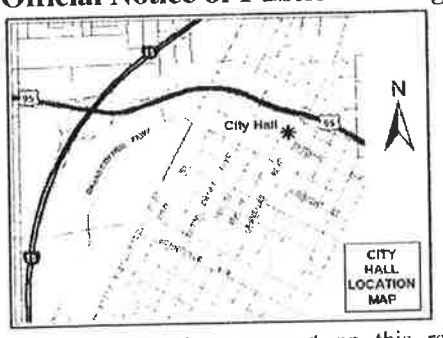

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Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 4/12/2011

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

28 APR 11 89145

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

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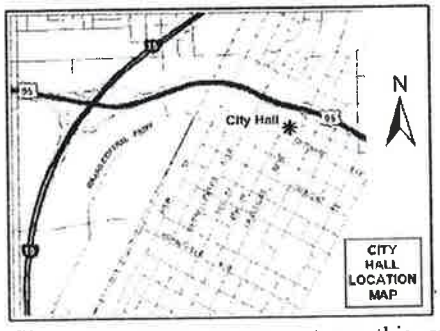

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SUP-40748
Planning Commission Meeting of 4/12/2011

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

28 8RDCH11 89145

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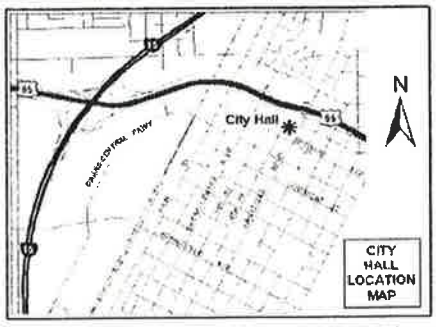

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SUP-40748
Planning Commission Meeting of 4/12/2011

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

28 8RDCH11 89145

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Las Vegas, Nevada 89106

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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

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Las Vegas, Nevada 89106

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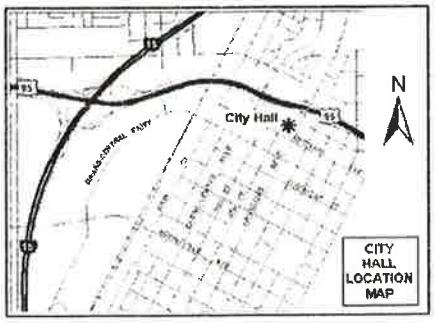

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SUP-40748

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

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Las Vegas, Nevada 89106

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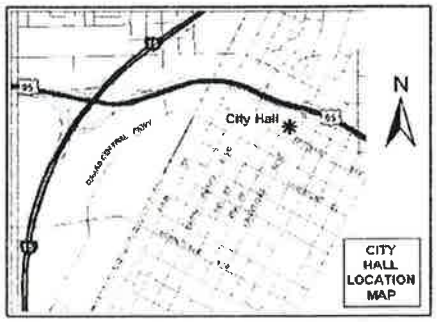

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SUP-40748
Planning Commission Meeting of 4/12/2011

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Case: SUP-40748

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

28 89145

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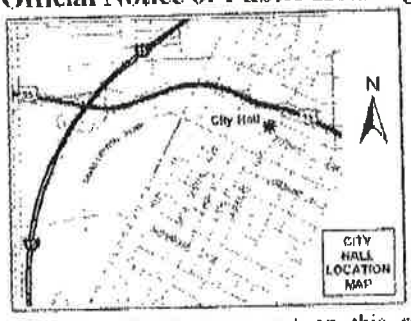

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Case: SUP-40748

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-40748

Planning Commission Meeting of 4/12/2011

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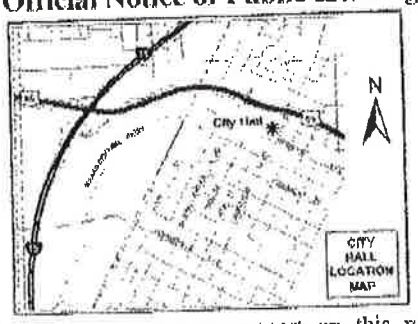

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SUP-40748
Planning Commission Meeting of 4/12/2011

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

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SUP-40748

Planning Commission Meeting of 4/12/2011

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

28 BRDGN11 89145

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Las Vegas, Nevada 89106

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SUP-40748

Planning Commission Meeting of 4/12/2011

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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

28 BRDGN11 89145

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**

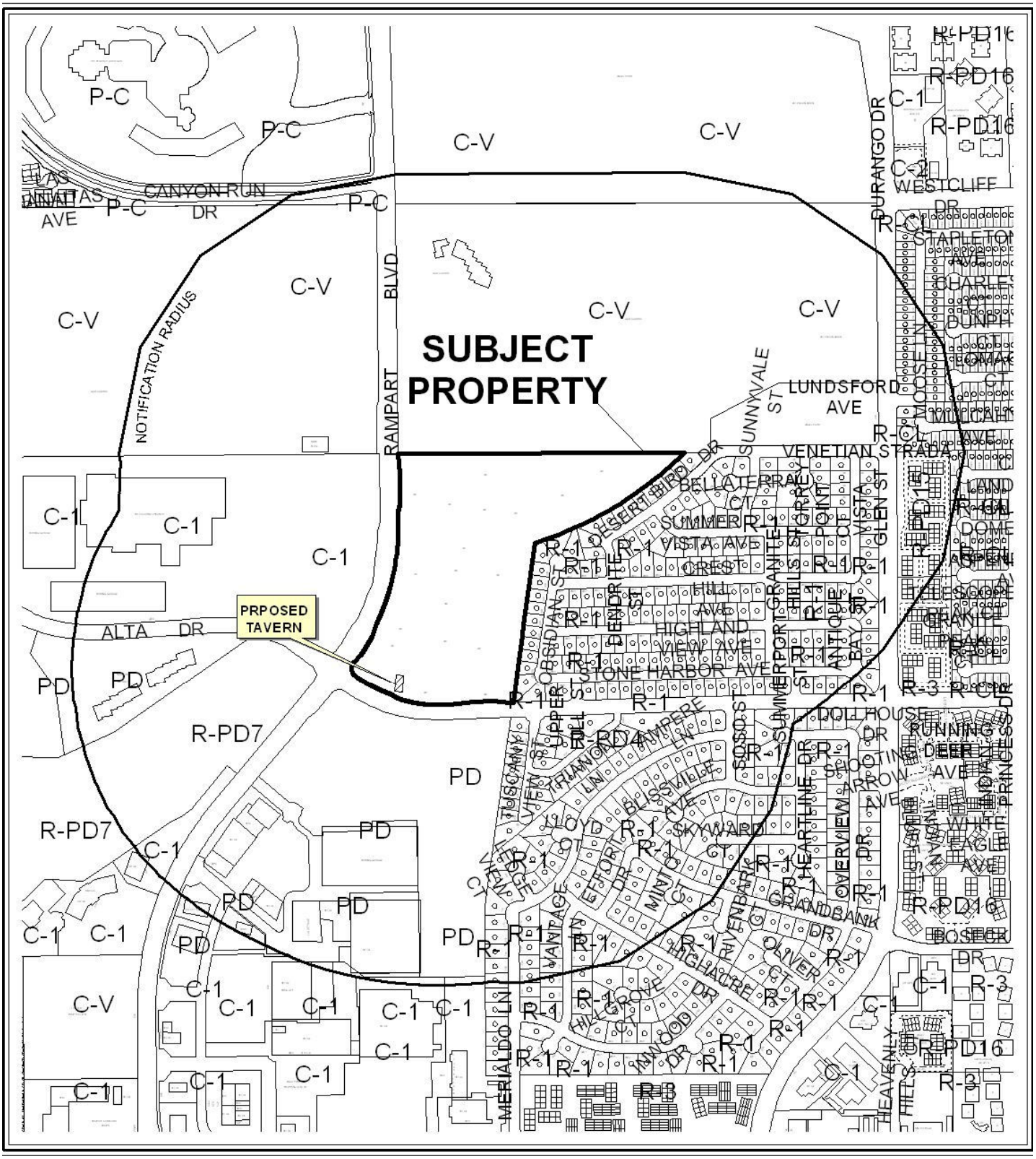
SUBJECT:
ABEYANCE - SUP-40749 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK WHERE 400 FEET 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 – March 8, 2011 Planning Commission
7. Protest/Support Postcards - April 12, 2011 Planning Commission



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-40749	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-40749 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquor Establishment (Tavern) use.

2. Conformance to the approved conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 10,398 square-foot Liquor Establishment (Tavern) use at 430 South Rampart Boulevard, Suite #B130. The proposed use will be located within the Tivoli Village at Queensridge Mixed-Use development that is currently under construction. The Liquor Establishment (Tavern) use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Liquor Establishment (Tavern) cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Liquor Establishment (Tavern) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- Waivers are required to allow no distance separation from another Liquor Establishment (Tavern) where 1500 feet is required and 141 feet from a City Park where 1,500 feet is required for approval of the Special Use Permit for the Liquor Establishment (Tavern) use. Waivers of these requirements are possible due to the location of the proposed use within a mixed-use development in excess of 15 acres and 250,000 square feet of nonresidential floor space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/26/98	The City Council approved a Rezoning (Z-0127-97) from U (Undeveloped) zone, M (Medium Density Residential) and SC (Service Commercial) General Plan Designation, under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre), to C-2 (General Commercial) at the northeast corner of the intersection of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.

03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5657) to allow a Mixed-Use development to include 700,000 square feet of commercial space and 375 residential condominium units in on 10-story and two five-story residential condominium buildings on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use development consisting of 699,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
06/06/07	The City Council approved a Review of Condition (ROC-21668) to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770), which stated that all perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffers shall conform to the minimum requirements listed in Title 19.12. To allow a four-foot landscape buffer along the south property line where eight feet is the minimum required for an approved Mixed-Use development on 28.69 acres at 420 South Rampart Boulevard. Staff recommended approval of the request.
07/12/07	The Planning Commission approved a Tentative Parcel Map (TMP-20197) for a 324 unit Mixed-Use development on 28.62 acres at 302 South Rampart Boulevard. Staff recommended approval of the request.
10/01/08	The City Council approved a request for a Special Use Permit (SUP-28998) for a Supper Club and a Waiver to allow a 141-foot separation from a City Park where 400 feet is the minimum required at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission and staff recommended approval of the request.
12/17/08	The City Council approved a request for a Special Use Permit (SUP-30583) for a proposed 12,195 square-foot Supper Club and a Waiver to allow a distance separation from a City Park where 400 feet is the minimum required at 440 South Rampart Boulevard, Suite #8120. The Planning Commission and staff recommended approval of the request.

07/01/09	The City Council approved a request for a Special Use Permit (SUP-34175) for a proposed Liquor Establishment (Tavern) with a Waiver to allow no distance separation from a similar use and a 141-foot distance separation from a City Park where 1,500 feet is the allowed at 330 South Rampart Boulevard, Suite #215. The Planning Commission and staff recommended approval of the request.
09/23/10	The Planning Commission approved a request for a Special Use Permit (SUP-39146) for a Liquor Establishment (Tavern) within a 28.69-acre Mixed-Use development with waivers to allow a distance separation of 141 feet from a City Park and to allow no distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
10/21/10	The Planning Commission approved a request for a Special Use Permit (SUP-39440) for a Supper Club with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 420 South Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
10/21/10	The Planning Commission approved a request for a Special Use Permit (SUP-39441) for a Liquor Establishment (Tavern) within a 28.69-acre Mixed-Use development with waivers to allow a distance separation of 141 feet from a City Park and to allow no distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #B190. The Planning and Development Department staff recommended approval of the request.
12/16/10	The Planning Commission approved a request for a Special Use Permit (SUP-40087) for a Supper Club with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 400 South Boulevard, Suite #190. The Planning and Development Department staff recommended approval of the request.
	The Planning Commission approved a request for a Master Sign Plan (MSP-40230) for an approved Mixed-Use development on 28.44 acres at the northeast corner of Alta Drive and Rampart Boulevard. The Planning and Development Department staff recommended approval of the request.
03/08/11	The Planning Commission voted to hold Special Use Permits (SUP-40748) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suites # B160, B170 and B181 and (SUP-40749) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suite #B130 in abeyance to the April 11, 2011 Planning Commission meeting at the applicant's request.
04/12/11	The Planning Commission voted to hold Special Use Permits (SUP-40748) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suites # B160, B170 and B181 and (SUP-40749) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suite #B130 in abeyance to the May 12, 2011 Planning Commission meeting at the applicant's request.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There is no business license history at 430 South Rampart Boulevard, Suite #B130, since the building has not received its final certificate of completion.	
02/23/09	A building permit (#07002847) was issued for a renewal of a permit for a certificate of completion for Building #9 at 430 South Rampart Boulevard.

Pre-Application Meeting	
01/10/11	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for a Liquor Establishment (Tavern) use were discussed. The topics included: • A waiver is required due to the proximity of the proposed use within 1,500 feet from a City Park and no distance seperation from another Liquor Establishment (Tavern). A waiver is allowed pursuant to Minimum Special Use Permit requirement Number 5d. • The proposed use is located within a Mixed-Use development.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
01/26/11	A site visit noted that the subject site for this application is currently under construction.

Details of Application Request	
Site Area	
Net Acres	28.44

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development (under construction)	GC (General Commercial)	C-2 (General Commercial)
North	Angel Park	PR-OS (Parks/Recreation and Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)

East	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Casino	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Rampart Boulevard	***Primary Arterial***	Master Plan of Streets and Highways	100	Y
Alta Drive	***Secondary Collector***	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement **- Per approved Variance (VAR-10773).**							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	794,482 SF & 340 Residential Units	Case-by case basis (when originally approved)					
TOTAL SPACES REQUIRED			4,961		3,955		
Regular and Handicap Spaces Required			4,891	70	3,895	60	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500-foot distance separation from another Liquor Establishment (Tavern).	To allow no distance separation.	Approval
1,500-foot distance separation from City Park.	To allow a 141-foot distance separation.	Approval

ANALYSIS

The Liquor Establishment (Tavern) use is defined by Title 19.20 as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." The applicant is proposing a 10,398 square-foot Irish Pub with dart boards, billiard tables, televisions with live sporting events and a stage for live entertainment.

A preliminary comprehensive addressing plan has been developed by the Department of Planning, which depicts two Suites #B130 and #140. This application will combine the two suites into one as Suite #B130 at 430 South Rampart Boulevard.

Tivoli Village at Queensridge Mixed-Use development is located adjacent to a Pedestrian Path Trail along Rampart Boulevard as designated within the Transportation Trails Element of the Las Vegas 2020 Master Plan. The pedestrian sidewalk is currently under construction.

The applicant is requesting Waivers to allow no distance separation from a Liquor Establishment (Tavern) use where 1,500 feet is required and a 141-foot distance separation from a City Park where 1,500 feet is required, pursuant to Minimum Special Use Permit requirement Number 5d. The first waiver results from existing taverns located at the adjacent Angel Park Golf Club. The second Waiver is for a City Park located to the north of the mixed-use development.

As the proposed Liquor Establishment (Tavern) will be located within a mixed-use development in excess of 15 acres and 250,000 square feet of nonresidential floor space, the distance separation requirement can be waived per Title 19.04. The development has a net site area of 28.44 acres. The proposed Liquor Establishment (Tavern) is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development. The proposed use will be compatible and harmonious with the existing uses and future surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-40749)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Liquor Establishment (Tavern) is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Ample site access is provided and adequate parking is being provided in accordance with the approved Variance (VAR-10773) for the Mixed-Use development. The proposed Liquor Establishment (Tavern) is appropriate in these types of Mixed-Use developments.

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 subject site is accessed by Rampart Boulevard and Alta Drive. Both streets are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

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.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed use does not meet all Minimum Special Use Permit requirements pursuant to Title 19.04 due to the proximity to a City Park and another Liquor Establishment (Tavern). The requested Waivers of the minimum distance separation requirement are appropriate for the proposed use within a Mixed-Use development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 731

APPROVALS 15

PROTESTS 10

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

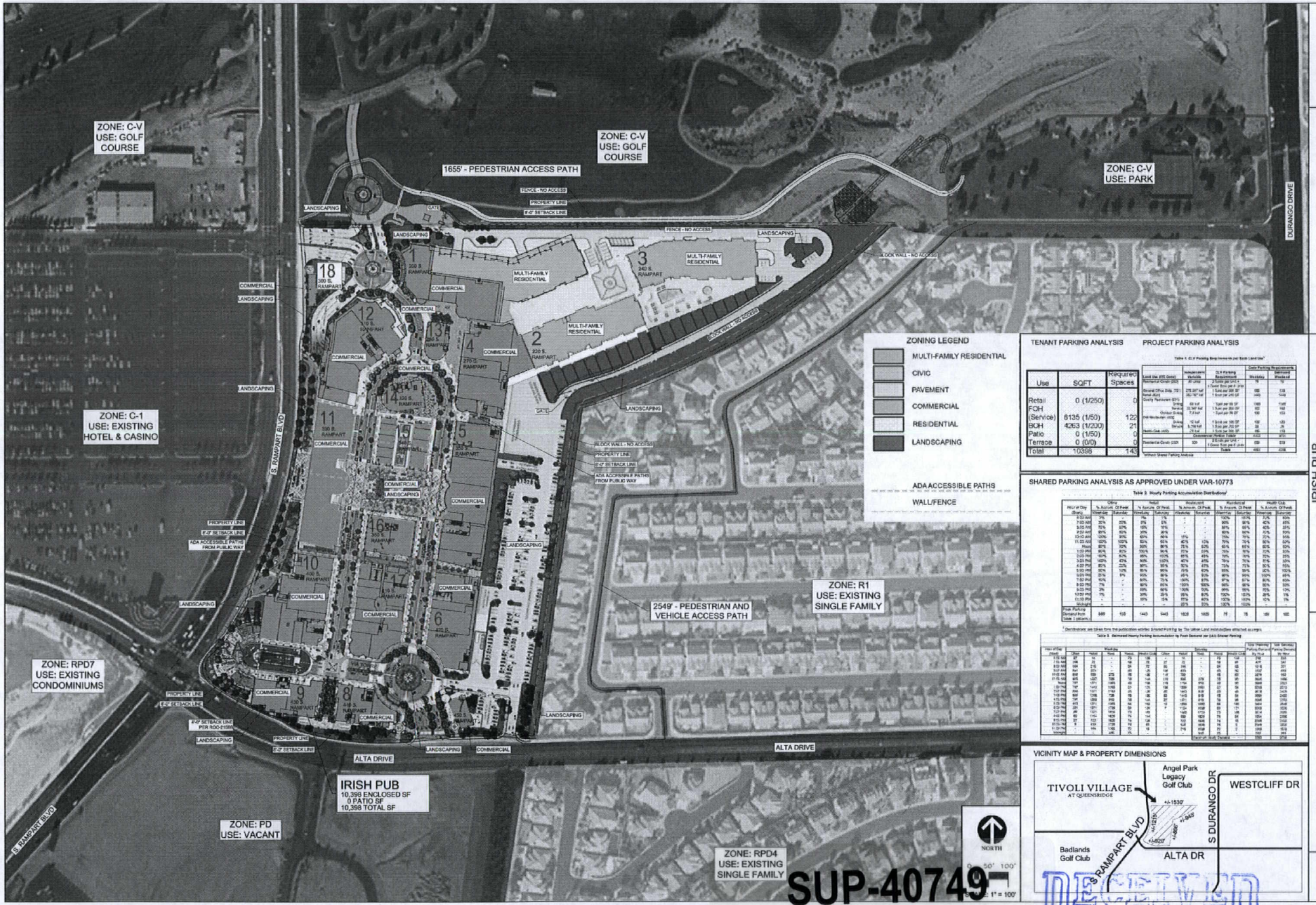
Case #	SUP - 40749
Meeting Date:	3/8/11
Total Fee:	$1280
Date Received:*	$ 1/19/11
Received By:	Romeo

*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.

RECEIVED JAN 19 2011

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

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)	8135 (1/50)	122
BOH	4263 (1/200)	21
Patio	0 (1/50)	0
Terrace	0 (0/0)	0
Total	10398	143

PROJECT PARKING ANALYSIS

Table 1: CLV Parking Requirements per Each Land Use

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements Weekday	Code Parking Requirements Weekend
Restaurant (Quality) (931)	1,000 SF GFA	1 Space per Unit x 1 Space Size per 4 Units	16	16
General Office Bldg. (701)	278,357 SF GFA	1 Space per 250 SF	695	139
Retail (820)	260.784 SF GFA	1 Space per 250 SF	1043	1043
Quality Restaurant (931)				
Dining	69 Seat	1 Space per 03 SF	1380	1035
Service	23,348 Seat	1 Space per 350 SF	802	802
Outdoor Dining	7.2 Seat	1 Space per 75 SF	100	133
Fast Food (934)				
Dining	12 Seat	1 Space per 100 SF	120	120
Service	5,784 Seat	1 Space per 350 SF	29	29
Health Club (492)	10 Seat	1 Space per 300 SF	100	133
		Commercial Portion Totals	4423	3610
Residential Condo (230)	309	2 Spaces per Unit + 1 Guest Space per 4 Units	639	639
		Totals	4982	4249

Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2: Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Residents of Multi-Family % Accum. Of Peak Weekday	Residents of Multi-Family % Accum. Of Peak Saturday	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
8:00 AM	74%	22%	74%	74%	-	-	100%	96%	74%	80%
9:00 AM	95%	52%	95%	95%	-	-	95%	95%	90%	95%
10:00 AM	100%	80%	100%	100%	-	-	95%	90%	90%	95%
11:00 AM	100%	95%	95%	95%	40%	-	95%	90%	90%	95%
Noon	95%	70%	95%	95%	75%	60%	95%	95%	90%	95%
1:00 PM	95%	80%	95%	95%	75%	60%	95%	95%	90%	95%
2:00 PM	95%	80%	95%	100%	60%	60%	95%	95%	90%	95%
3:00 PM	100%	80%	95%	100%	60%	60%	95%	95%	90%	95%
4:00 PM	95%	70%	95%	95%	60%	60%	95%	95%	90%	95%
5:00 PM	95%	70%	95%	95%	60%	60%	95%	95%	90%	95%
6:00 PM	95%	70%	95%	95%	60%	60%	95%	95%	90%	95%
7:00 PM	95%	70%	95%	95%	60%	60%	95%	95%	90%	95%
8:00 PM	95%	70%	95%	95%	60%	60%	95%	95%	90%	95%
9:00 PM	95%	70%	95%	95%	60%	60%	95%	95%	90%	95%
10:00 PM	95%	70%	95%	95%	60%	60%	95%	95%	90%	95%
11:00 PM	75%	-	95%	95%	60%	60%	95%	95%	90%	95%
Midnight	-	-	95%	95%	60%	60%	95%	95%	90%	95%
Peak Parking Demand from Data Collection	949	133	1443	1443	1826	1826	76	76	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 Unit Shared Parking

Hour of Day (Start)	Office	Retail	Restaurant	Residents of Multi-Family	Health Club	Total Weekday Parking Demand	Total Saturday Parking Demand
8:00 AM	949	1069	-	76	133	2227	1278
9:00 AM	1206	1371	-	72	120	2769	1371
10:00 AM	1267	1443	-	72	120	2902	1443
11:00 AM	1267	1371	730	72	120	3560	1443
Noon	1206	1371	1370	72	120	4139	1443
1:00 PM	1206	1371	1370	72	120	4139	1443
2:00 PM	1206	1443	1095	72	120	3936	1443
3:00 PM	1267	1443	1095	72	120	3997	1443
4:00 PM	1206	1371	1095	72	120	3864	1443
5:00 PM	1206	1371	1095	72	120	3864	1443
6:00 PM	1206	1371	1095	72	120	3864	1443
7:00 PM	1206	1371	1095	72	120	3864	1443
8:00 PM	1206	1371	1095	72	120	3864	1443
9:00 PM	1206	1371	1095	72	120	3864	1443
10:00 PM	1206	1371	1095	72	120	3864	1443
11:00 PM	949	1371	1095	72	120	3607	1443
Midnight	-	1371	1095	72	120	2658	1443

VICINITY MAP & PROPERTY DIMENSIONS

SUP-40749
REVISED

RECEIVED
APR 20 2011

TIVOLI VILLAGE

IRISH PUB
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
430 S. Rampart Ste, B130-140
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

IRISH PUB

TIVOLI VILLAGE AT QUEENSRIDGE
430 S RAMPART BLVD
SUITES B130 & 140
LAS VEGAS, NV 89145

SHEET INDEX

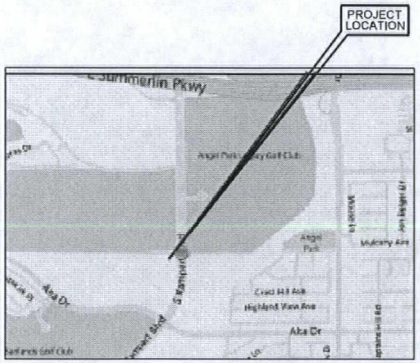
SHEET NO.	SHEET TITLE
CS-1	COVER SHEET
A.1	BASEMENT LEVEL FLOOR PLAN
A.1.1	PODIUM LEVEL FLOOR PLAN

Simon Architectural Group

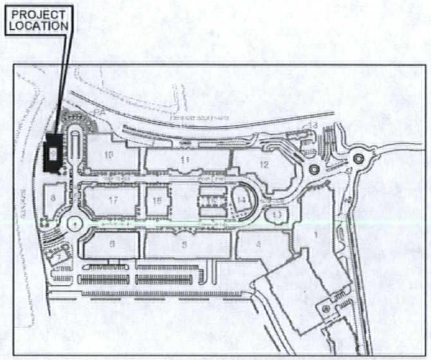
architects - engineers - construction managers

3331 NE 32nd Street,Fort Lauderdale,
Florida 33308
Ph: 954-566-7298 Fax: 954-566-3286

AA-C000582



VICINITY MAP — NORTH



KEY PLAN — NORTH

PROJECT DIRECTORY

LANDLORD	GREAT WASH PARK, LLC 9755 W. CHARLESTON BLVD. LAS VEGAS, NV 89117 PH: 702.940.6939 MARK PETTERSON TENANT COORDINATOR mpetterson@tvqr.com
TENANT:	CARLOS TELLEZ LAS VEGAS IRISH PUB 407 LINCOLN ROAD, SUITE 11C MIAMI, FLORIDA
ARCHITECT & ENGINEER	SIMON ARCHITECTURAL GROUP 3331 NE 32ND STREET FORT LAUDERDALE, FL 33308 PH: 954.566.7298 FX: 954.566.3286
BUILDING DEPARTMENT	BUILDING & SAFETY DEVELOPMENT SERVICES 333 RANCHO DRIVE LAS VEGAS, NV
BUILDING DEPARTMENT	BUILDING & SAFETY DEVELOPMENT SERVICES 333 RANCHO DRIVE LAS VEGAS, NV
KITCHEN EQUIP. SUPPLIER WALK IN COOLER HOOD	SOUTHERN RESTAURANT SERVICE 2550 OKEECHOBEE BLVD. SUITE A WEST PALM BEACH, FL 33409 561.727.3277

TENANT SPACE DATA

ROOMS	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF MAX.OCCUPANTS
BACK AREA	4,083 SF	300	15
SEATING AREA CONCENTRATED	5,373 SF	7 net	768
SEATING AREA STANDING SPACE	782 SF	5 net	153
TOTAL	10,398 SF		936 MAX.OCPTS

SEATING CAPACITY

DINING	448	
BAR	83	
TOTAL SEATS	531	

WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

TABLE 803.5

GROUP	SPRINKLERED i			UNSPRINKLERED k		
	VERTICAL EXITS AND EXIT PASSAGEWAYS[a,b]	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES[c]	VERTICAL EXITS AND EXIT PASSAGEWAYS [a,b]	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES[c]
A-1 & A-2	B	B	C	A	A[d]	B[d]
A-3[f] A-4 A-5	B	B	C	A	A[d]	C
B, E, F, H, M, S-4	B	C	C	A	B	C
F	C	C	C	B	C	C
H	B	B	C[g]	A	A	B
I-1	B	C	C	A	B	B
I-2	B	B	B[h]	A	A	B
I-3	A	A	C	A	A	C
R-1	C	C	C	B	B	C
R-3	C	C	C	C	C	C
S	C	C	C	B	B	C
U	NO RESTRICTIONS			NO RESTRICTIONS		

For SI: 1 inch = 25.4mm, 1 square foot = 0.0929 m

a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 903.3.1.

b. In vertical exits of buildings less than three stories in height of other than Group I-3, Class B interior finish for unsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.

c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from floor to ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

d. Lobby areas in A-1, A-2 and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

f. For churches and places of worship, wood used for ornamental purposes, trusses, paneling or channel furnishing shall be permitted.

g. Class B material required where building exceeds two stories.

h. Class C interior finish materials shall be permitted in administrative spaces.

i. Class C finish materials shall be permitted in rooms with a capacity of four persons or less.

j. Class B materials shall be permitted as wainscotting extending not more than 48 inches above the finished floor in exit corridors.

k. Finish materials as provided for in other portions of this code.

l. Applies when the vertical exits, exit passageways, exit access corridors or exitways, or rooms and spaces are protected by a sprinkler system installed in accordance with Section 903.3.1.1 or Section 903.3.1.2.

FIRE RESISTANCE RATINGS

TABLE 601 (FBC 2004)

CONSTRUCTION TYPE	TYPE II
BUILDING ELEMENTS	B
STRUCTURAL FRAME; INCL: COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS: EXTERIOR	0
INTERIOR	0
NONBEARING WALLS AND PARTITIONS: EXTERIOR	TABLE 602
NONBEARING WALLS AND PARTITIONS: INTERIOR	0
FLOOR CONSTRUCTION: INCL.: SUPPORTING BEAMS, JOISTS	0
ROOF CONSTRUCTION: INCL.: SUPPORTING BEAMS, JOISTS	0

CORRIDOR FIRE RESISTANCE RATING h-TABLE		
OCCUPANCY CLASS	WITHOUT FIRE SPRINKLER SYSTEM	WITH FIRE SPRINKLER SYSTEM
M	1	0

CODE INFORMATION

- ☐ UBC EDITION: ☒ NEC EDITION:2005
- ☒ UPC EDITION:2006 ☒ UMC EDITION:2006
- ☐ SOCA: ☒ IBC 2006
- ☐ SBC: ☒ SUPPLEMENT: SOUTHERN NEVADA AMENDMETNS

CONSTRUCTION TYPE:.....2B/ NON-COMBUSTIBLE/ FULLY SPRINKLED

OCCUPANCY USE:.....B

SEISMIC ZONE:.....N/A

AUTOMATIC SPRINKLER SYSTEM?.....YES

BUILDING DESCRIPTION

1. NUMBER OF FLOORS IN BUILDING:.....N/A
2. FLOOR(S) OF PROPOSED RENOVATION:.....1
3. EXISTING USE:.....M
4. EXISTING OCCUPANCY:.....M
5. HISTORIC/ARCHITECTURALLY SIGNIFICANT BUILDING? YES ☐ NO ☒

		YES	NO
1.	PROPOSED USE:SPA-OUT PATIENT CLINIC		
2.	OCCUPANCY:BUSINESS (B)		
3.	EXTERIOR STOREFRONT RENOVATION?	☒	☐
4.	PROPOSED STRUCTURAL ALTERATIONS?	☒	☐
5.	ENERGY CALCULATION ATTACHED?	☒	☐
6.	TOILET FACILITIES PROVIDED?	☒	☐
7.	FIRE SYSTEM MODIFICATIONS?	☒	☐
	STROBES	☒	☐
	ALARM	☒	☐
	SPRINKLERS	☒	☐

CS-1

SUP-40749
REVISED

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APR 20 2011

BRICKELL IRISH PUB
TIVOLI VILLAGE AT QUEENSRIDGE
(F/K/A THE VILLAGE AT QUEENSRIDGE)
430 S. RAMPART BLVD. SUITE B130
A PORTION OF APN # 138.32.601.003
REVISIONS DATES
PROJECT
PROFESSIONAL SEAL
ISSUE DATE: 04.20.11
PROJECT: 134.1105B
DRAWN BY: AIP
CHECKED BY: RHS
FLOOR PLAN
A-1
Simon Architectural Group
3331 N.E. 32nd Street
Ft. Lauderdale, FL 33308
P: 954.566.7298 F: 954.566.3286
www.simonarchitecturalgroup.com
AA-C000582
architects - engineers - construction managers
BASEMENT LEVEL FLOOR PLAN
SCALE
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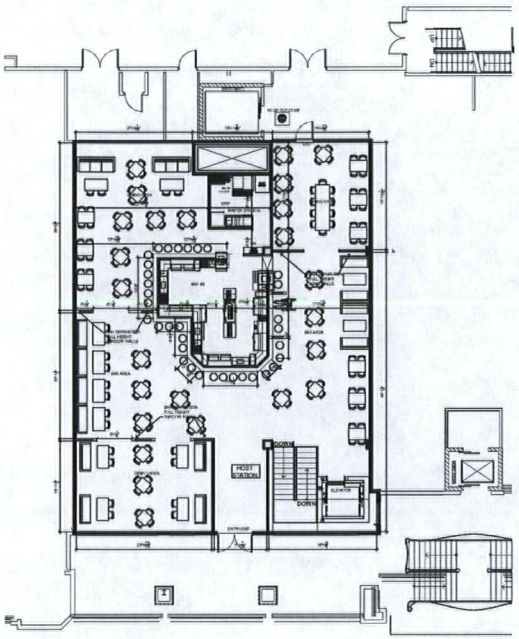
APR 26 2011
SUP-40749
REVISED



PODIUM LEVEL FLOOR PLAN | SCALE 1:10 | 1

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PROJECT

BRICKELL IRISH PUB
TIVOLI VILLAGE AT QUEENSRIDGE
(F/K/A THE VILLAGE AT QUEENSRIDGE)
430 S. RAMPART BLVD. SUITE B130
A PORTION OF APN # 138.32.601.003

REVISIONS DATES:

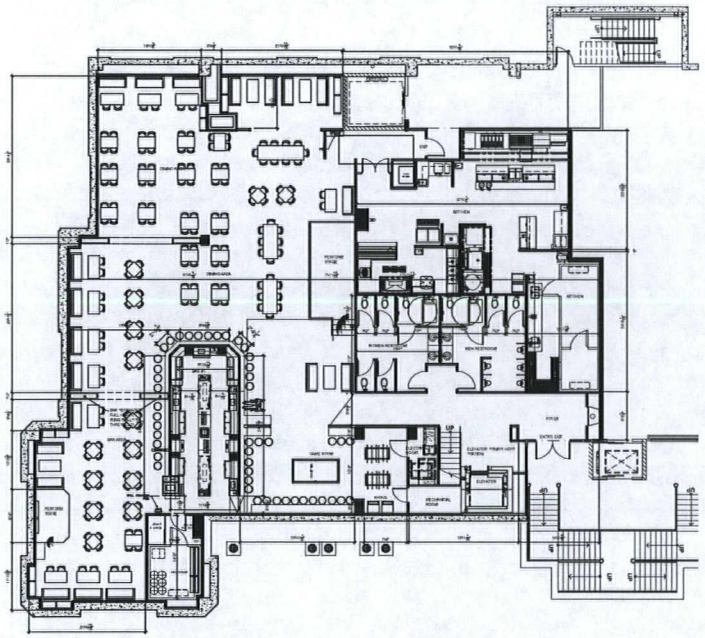
PROFESSIONAL SEAL

RICHARD HARRIS SIMON 4402
REGISTERED ARCHITECT STATE OF NEVADA

ISSUE DATE: 04.20.11
PROJECT #: 134.1105B
DRAWN BY: AIP
CHECKED BY: RHS

FLOOR PLAN

A-1.1



BASEMENT LEVEL FLOOR PLAN

SCALE 1:10

1

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Ft. Lauderdale, FL. 33308
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PROJECT

BRICKELL IRISH PUB
TIVOLI VILLAGE AT QUEENSRIDGE
(F/K/A THE VILLAGE AT QUEENSRIDGE)
430 S. RAMPART BLVD. SUITE B130
A PORTION OF APN # 138.32.601.003

REVISIONS DATES:

PROFESSIONAL SEAL

RICHARD HARRIS SIMON NSO
REGISTERED ARCHITECT STATE OF NEVADA

ISSUE DATE: 04.20.11
PROJECT #: 13-4.1105B
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FLOOR PLAN

A-1

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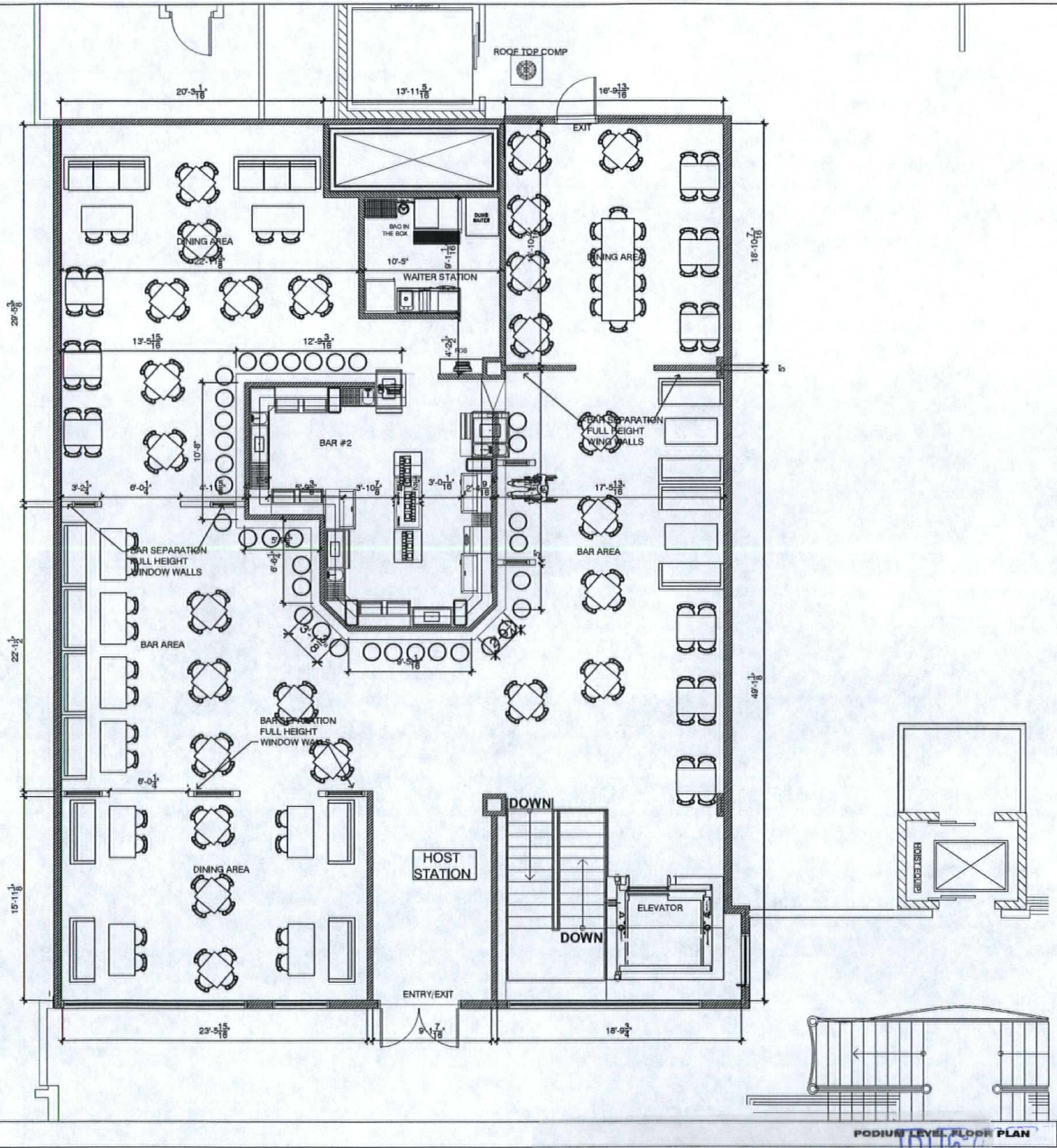

PODIUM LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

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REVISED

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PROJECT

BRICKELL IRISH PUB
TIVOLI VILLAGE AT QUEENSRIDGE
(F/K/A THE VILLAGE AT QUEENSRIDGE)
430 S. RAMPART BLVD. SUITE B130
A PORTION OF APN # 138.32.601.003

REVISIONS DATES:

PROFESSIONAL SEAL

RICHARD DEBBS SIMON #402
REGISTERED ARCHITECT STATE OF NEVADA

ISSUE DATE: 04.20.11
PROJECT #: 134.1105B
DRAWN BY: AIP
CHECKED BY: RHS

FLOOR PLAN

A-1.1



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

April 25, 2011

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

Revised: 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 (streetside)

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 at-grade area accessed by the outdoor promenade. 6898 SF is located subgrade, beneath building nine in the mixed use development.

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

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

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

Very truly yours,

Lora Dreja
Land Entitlements

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SUP-40749
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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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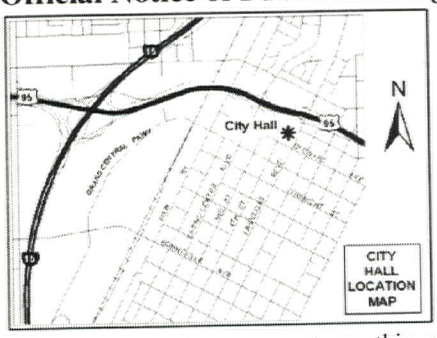

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

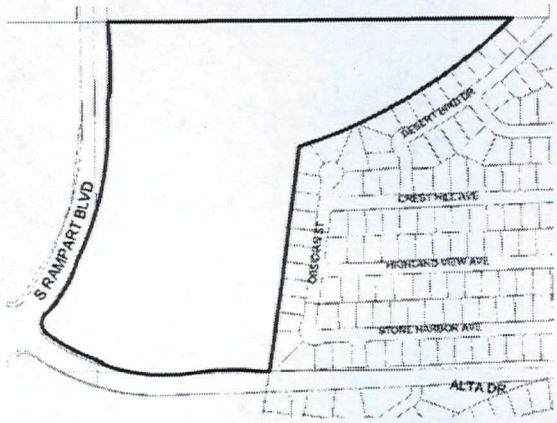
2 KRDGN11 22116

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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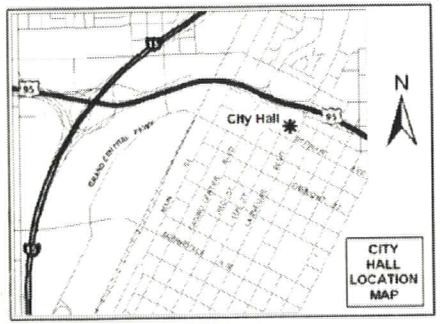

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☐ I SUPPORT this Request

☒ 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 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

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

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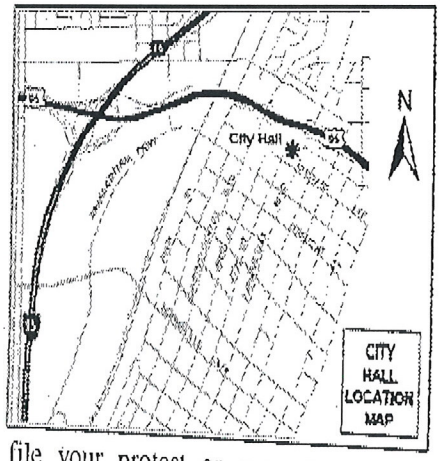

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

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

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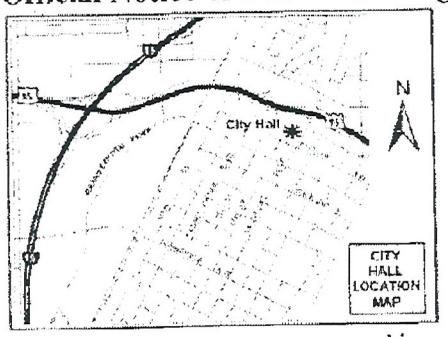

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of 3/8/2011

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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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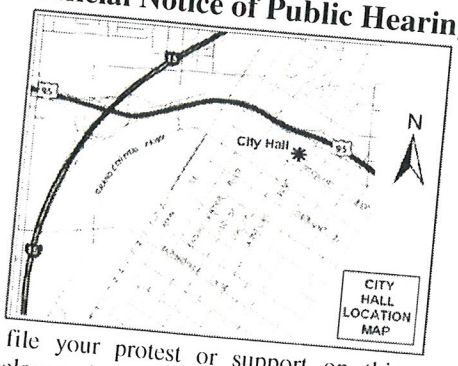

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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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

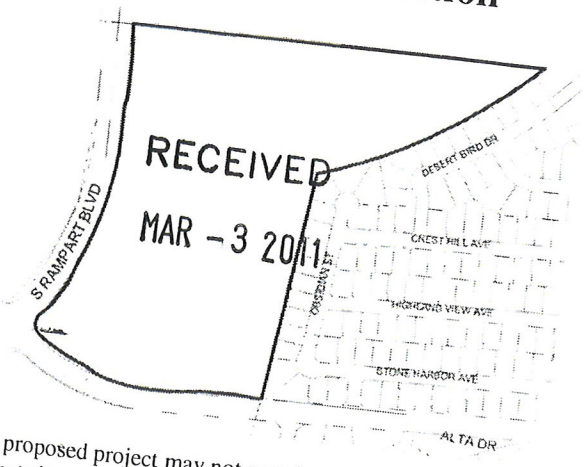
38

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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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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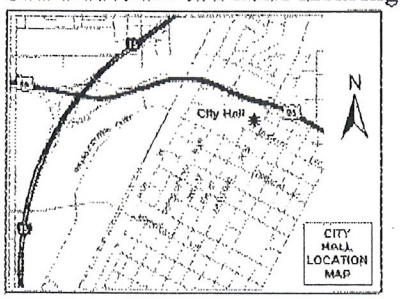

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-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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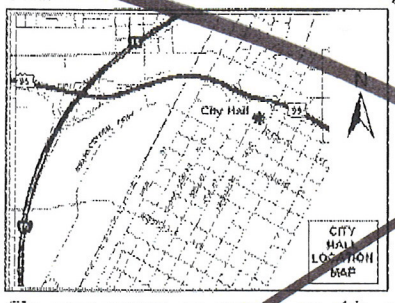

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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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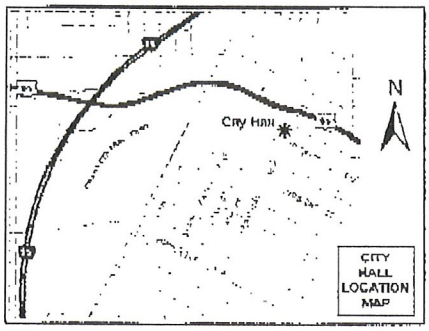

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SUP-40749
Planning Commission Meeting of 3/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

29 KRDGN11 89145

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

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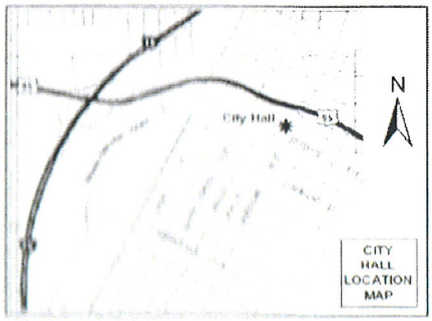
Official Notice of Public Hearing



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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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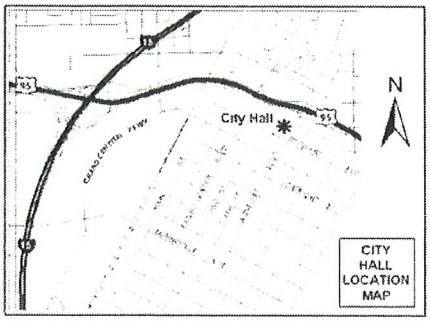

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 3/8/2011

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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

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

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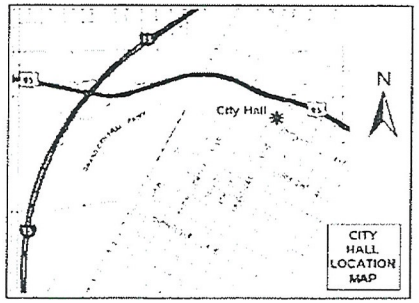

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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

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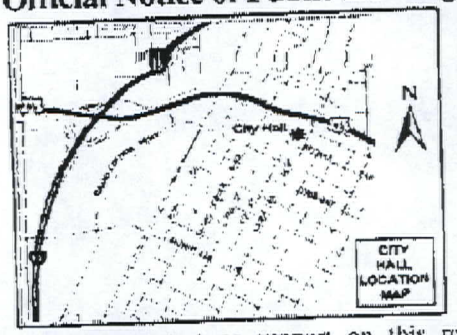

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☐ I OPPOSE this Request

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SUP-40749

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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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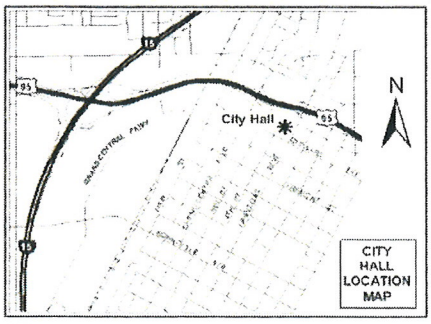

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SUP-40749
Planning Commission Meeting of 3/8/2011

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

36

28 KRDGN11 89145

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

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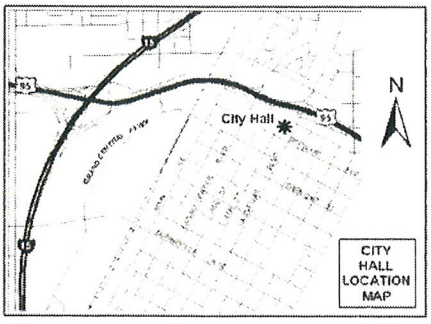

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SUP-40749
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Case: SUP-40749
13832213195
DEHART SUMMER
9103 W ALTA DR #1207
LAS VEGAS NV 89145-8501

38

28 KRDGN11 89145

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Development Services Center
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Las Vegas, Nevada 89106

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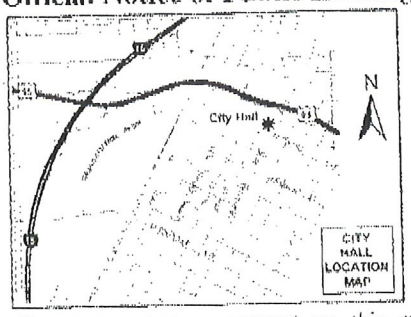

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

118 KRDGN11 90213

38

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

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02 1M $ 00.41⁴
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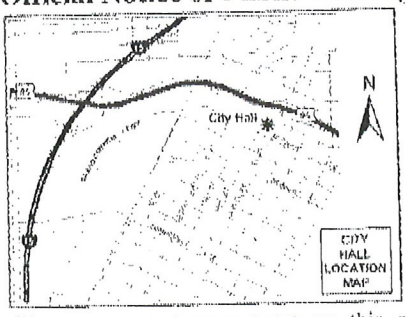

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SUP-40749
Planning Commission Meeting of 3/8/2011

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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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333 North Rancho Drive, 3rd Floor
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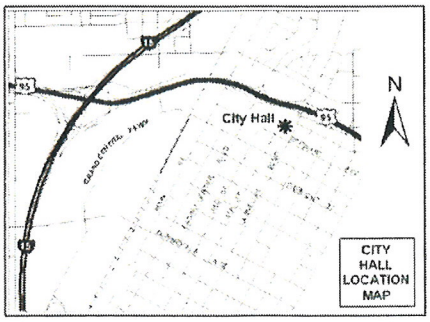

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SUP-40749

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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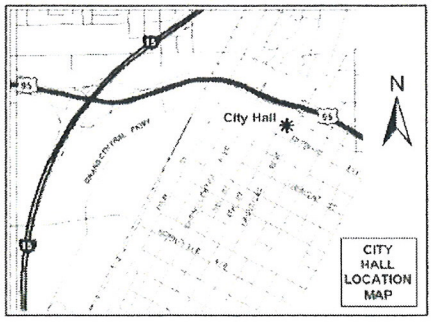

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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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

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Development Services Center
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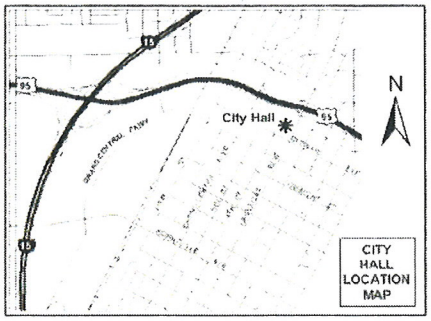

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SUP-40749

Planning Commission Meeting of 3/8/2011

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

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18 KROGN11 89117

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Development Services Center
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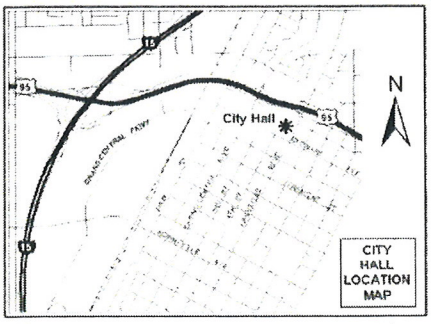

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Case: SUP-40749

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

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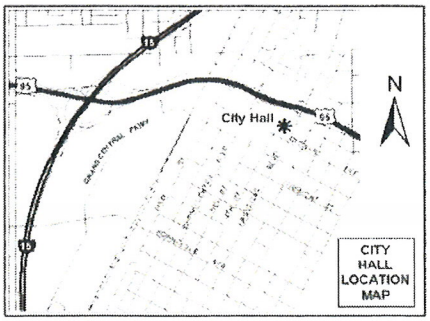

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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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

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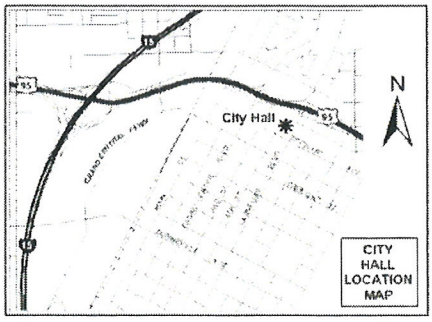

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SUP-40749

Planning Commission Meeting of 3/8/2011

Case: SUP-40749

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

38

18 KRDGM11 89117

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

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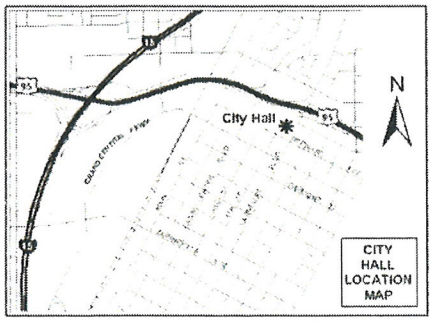

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Case: SUP-40749

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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

38

18 KRDGN11 89117

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

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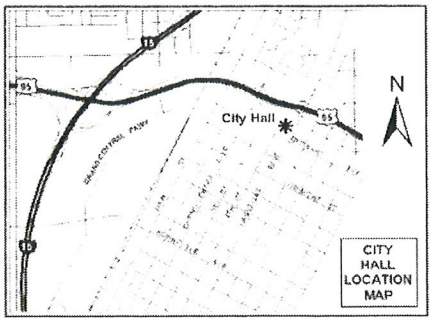

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SUP-40749
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Case: SUP-40749
13832213176
QUEENSRIDGE TOWERS L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

38

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

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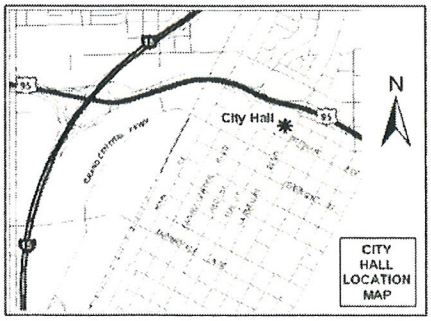

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Case: SUP-40749

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

38

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

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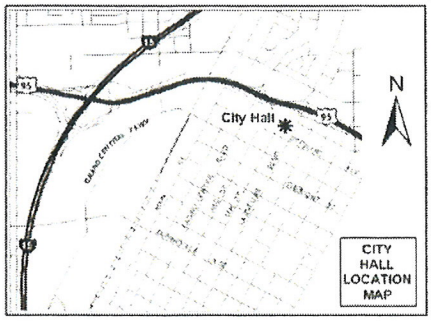

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Case: SUP-40749

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

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28 KRDGN11 89145

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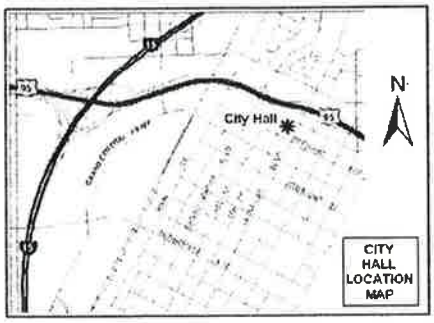

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SUP-40749

Planning Commission Meeting of 4/12/2011

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APR - 6 2011

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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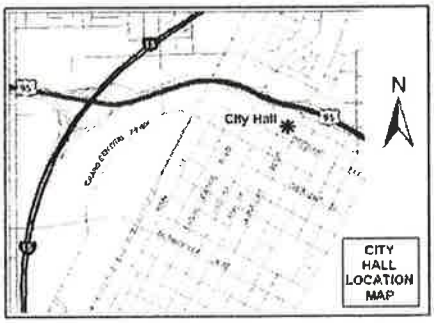

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-40749

Planning Commission Meeting of 4/12/2011

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Case: SUP-40749
13832712008
MUCHENBERGER MARKUS REVOCABLE
617 EFFORT DR
LAS VEGAS NV 89145-4818

28 BRDGN11 89145

18

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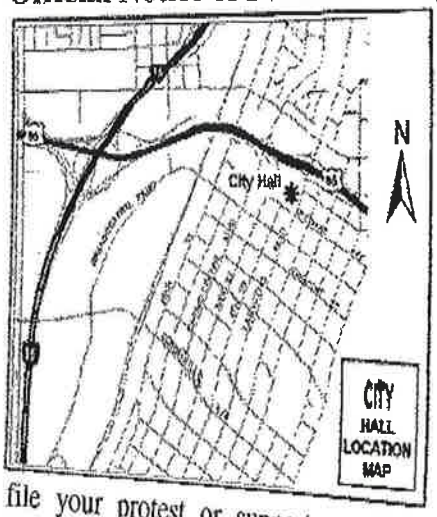

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☒ I OPPOSE this Request

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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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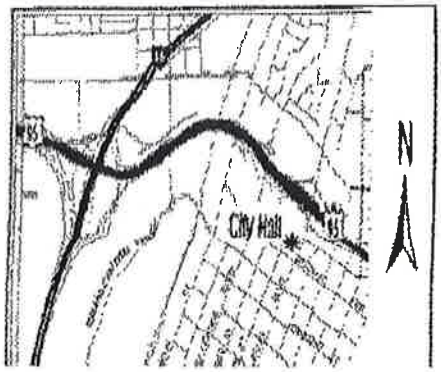

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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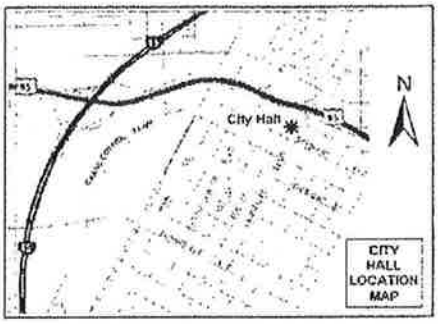
Official Notice of Public Hearing



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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
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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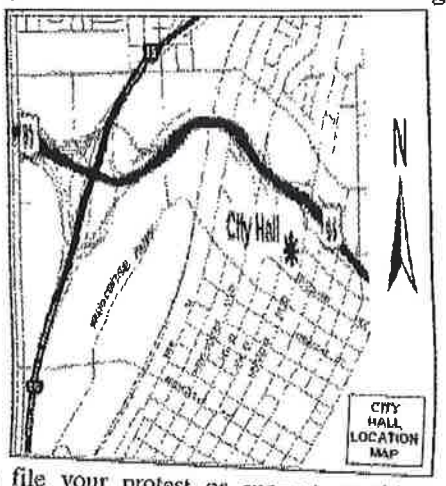

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☐ I SUPPORT this Request

☒ 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

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

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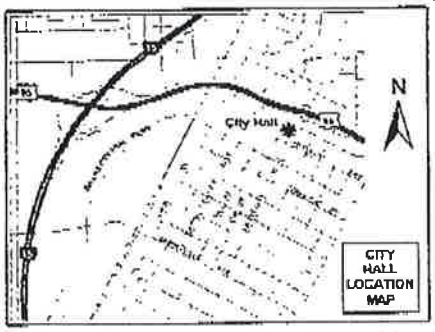

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SUP-40749
Planning Commission Meeting of 4/12/2011

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

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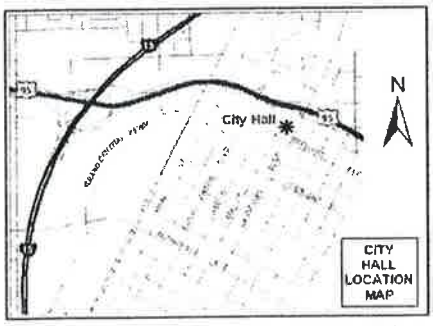

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SUP-40749

Planning Commission Meeting of 4/12/2011

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

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

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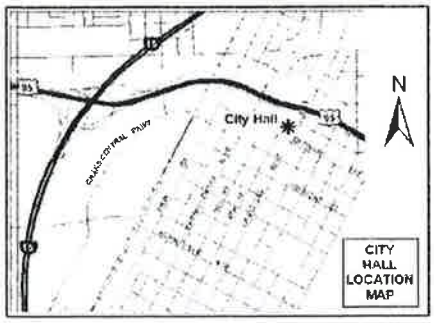

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SUP-40749

Planning Commission Meeting of 4/12/2011

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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

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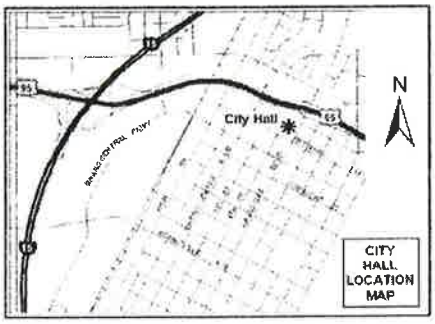

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Planning Commission Meeting of 4/12/2011

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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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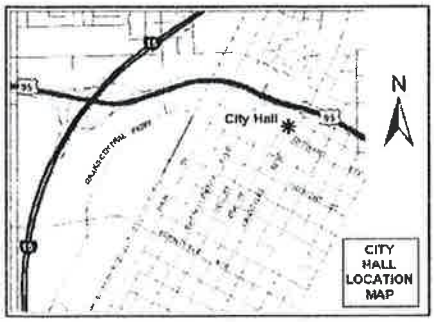

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Planning Commission Meeting of 4/12/2011

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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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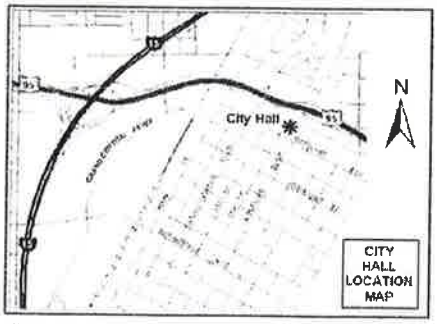

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SUP-40749
Planning Commission Meeting of 4/12/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-40749
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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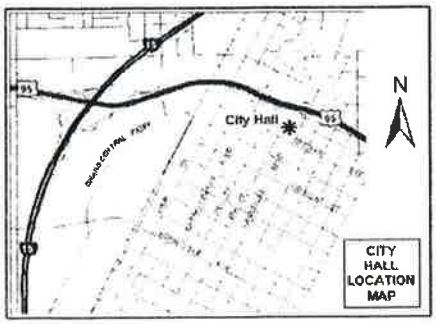

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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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

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Development Services Center
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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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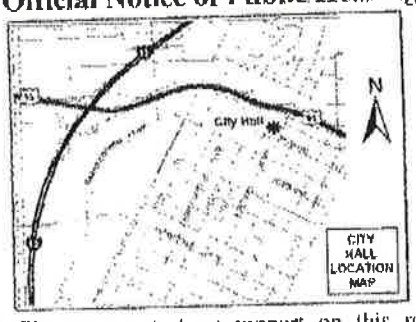

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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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

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

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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

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

28 89145

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**

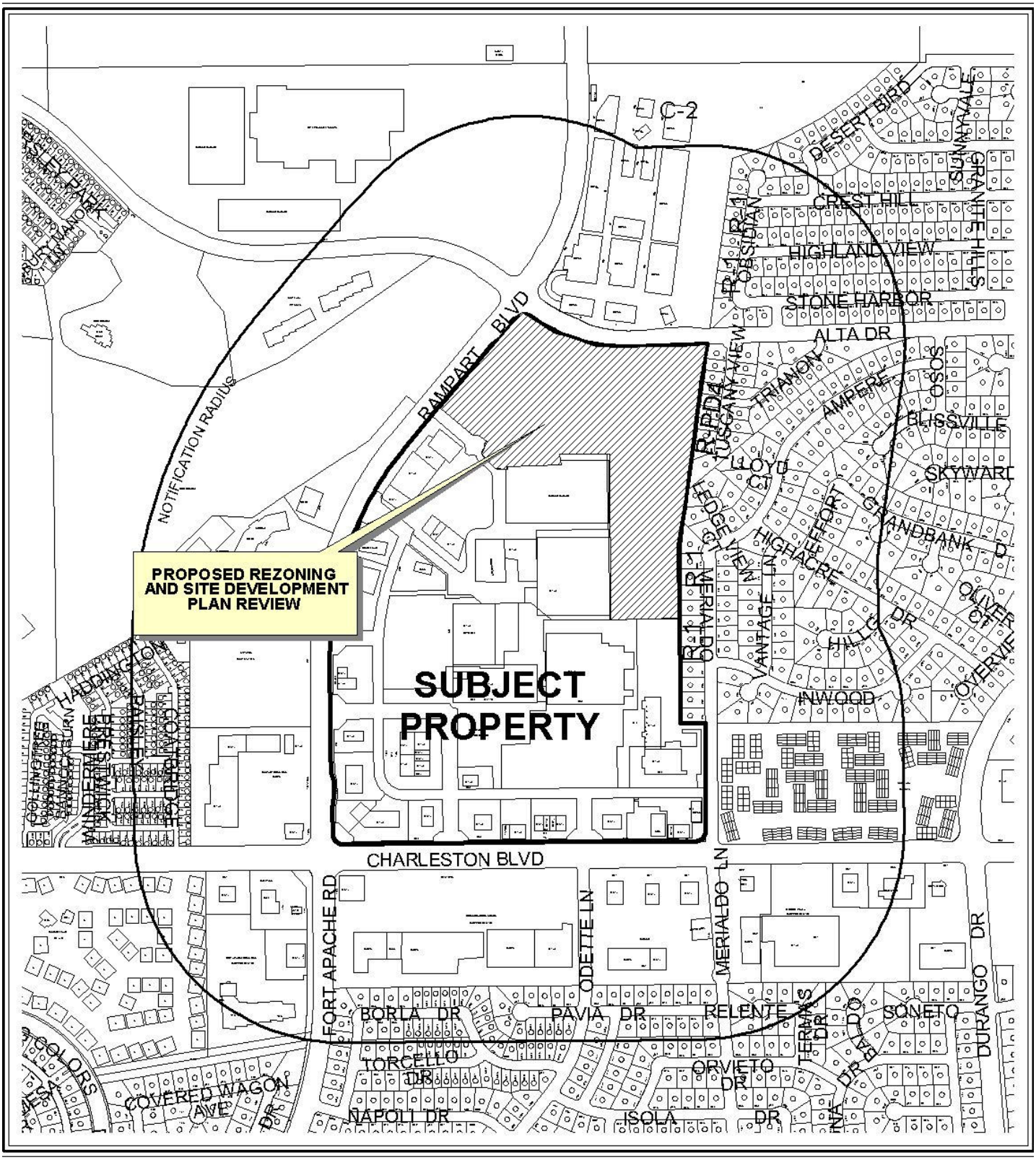
SUBJECT:
ZON-41312 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC - Request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: PD (PLANNED DEVELOPMENT) on 23.40 acres at the southeast corner of Alta Drive and Rampart Boulevard (APN 138-32-723-001), Ward 2 (Wolfson). Staff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

C.C.: 06/15/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

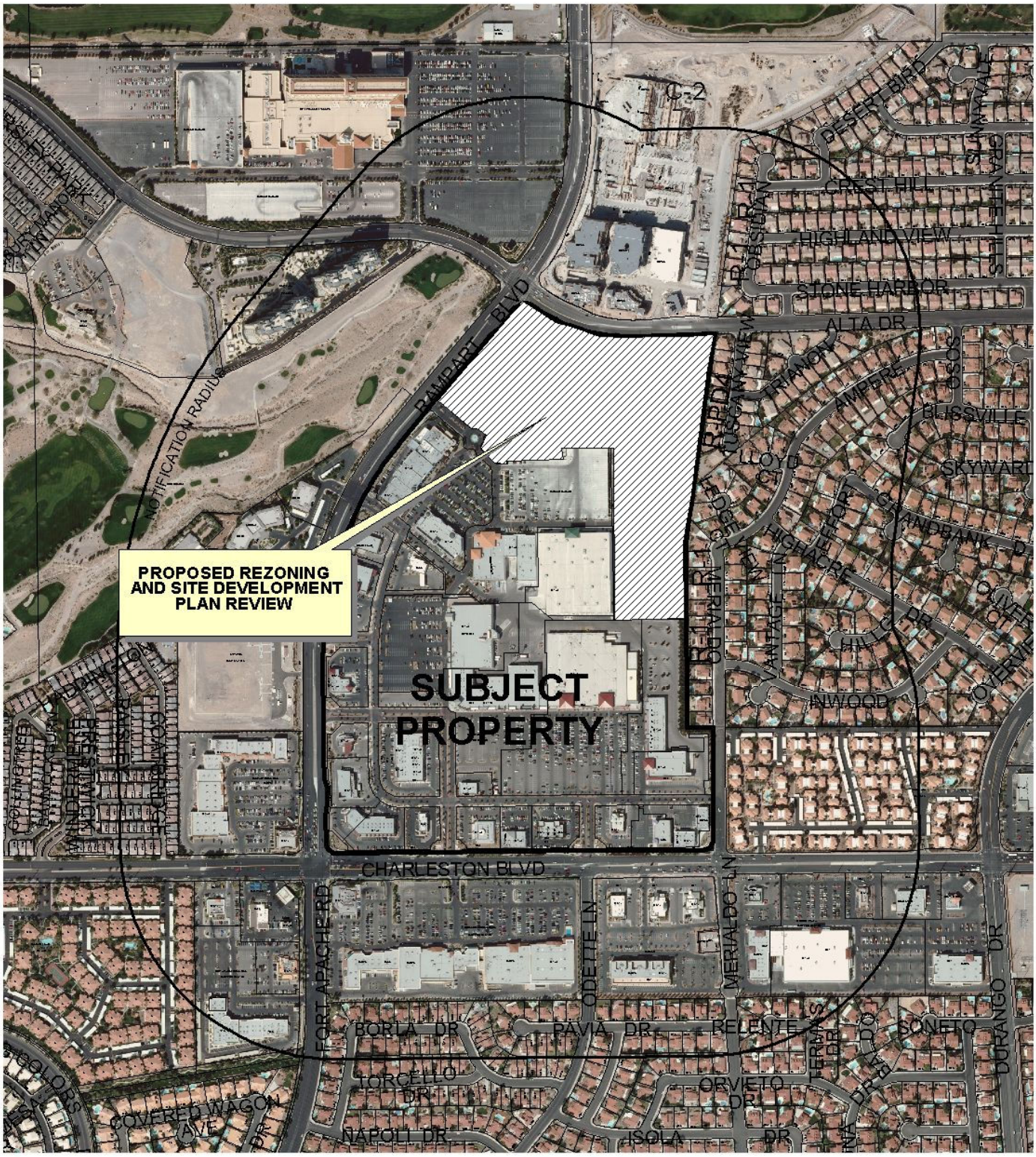


CASE: **ZON-41312 AND SDR-41313**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



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

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC LC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-41312	Staff recommends APPROVAL.	
SDR-41313	Staff recommends APPROVAL, subject to conditions:	ZON-41312

** CONDITIONS **

SDR-41313 CONDITIONS

Planning

1. Approval of Rezoning (ZON-41312) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the Master Development Plan and Development Standards date stamped 04/18/11, the site plan and landscape plan date stamped 04/18/11, and building elevations, date stamped 04/19/11, except as amended by conditions herein.

4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/18/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. 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. Installed landscaping shall not impede visibility of any traffic control device.

8. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

9. 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.

10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.

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

Public Works

13. Dedicate an additional 10 feet of right-of-way(where such does not exist) for a continuous right-turn lane on Rampart Boulevard adjacent to this site and dedicate the rights-of-way necessary for a future bus turnout/right turn (deceleration) lane on Alta Drive prior to the issuance of any permits. Also, grant appropriate traffic signal equipment easements for the proposed signalized entry drive on Alta Drive prior to construction of any signal improvements or as otherwise directed by the Traffic Engineer.

14. Construct the dedicated right-turn lane on Rampart Boulevard along the entire length of this site concurrent with on site development activities. Also, remove all substandard improvements and unused driveway cuts adjacent to this site 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.

15. 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.

16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alta Drive and Rampart Boulevard public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping and private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

17. The developer of this site shall coordinate with the Department of Public Works to determine appropriate design criteria and location for the proposed pedestrian bridge over Alta Drive. Appropriate Encroachment Agreements or other instruments acceptable to the Department of Public Works must be obtained prior to the issuance of permits for the pedestrian bridge over Alta Drive. In addition, the developer shall demonstrate to the satisfaction of the City Traffic Engineer that the proposed pedestrian bridge will not obstruct visibility to the two adjacent traffic signals on Alta Drive.

18. 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 or submittal of any construction drawings, 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.

19. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to develop 23.44 acres of land at the southeast corner of Alta Drive and Rampart Boulevard for commercial and residential uses. Currently, the site contains a parking lot with access to commercial lots to the south, dense perimeter landscaping along the east property line adjacent to developed single family residential lots and a partially landscaped access drive from Alta Drive to an existing parking garage facility on the adjacent commercial lot to the south. Specifically, approximately 773,000 square feet of enclosed Shopping Center uses are proposed along Alta Drive and a six-story, 100,000 square-foot multi-family residential building with up to 100 units is proposed at the southeast corner of the site. Parking will be provided within two subterranean facilities along Alta, a four-story structure along the east perimeter buffer and in two levels at the base of the multi-family structure. A pedestrian connection is proposed between the proposed above-ground parking structure to the proposed Shopping Center, and a vehicular bridge connecting the existing parking structure on the adjacent lot is also proposed. A pedestrian bridge is proposed that would connect this site with the existing mixed use development north of Alta Drive.

As the Rezoning request is appropriate for the area and would allow uses similar to those previously proposed for this site, staff recommends approval of the Rezoning. The proposed development is generally compatible with the adjacent land uses, including the existing Boca Park development. Staff therefore recommends approval of the Site Development Plan Review. If denied, the site will remain undeveloped with vehicular access to adjacent parcels and remain a part of the Boca Park III Master Plan.

ISSUES

- The subject site is currently zoned PD (Planned Development) and is part of the Boca Park III Planned Development. The applicant is requesting a Rezoning (ZON-41312) that will remove the site from the Boca Park III Master Plan and establish a new Planned Development with unique development standards.
- A Master Development Plan and a set of Development Standards will govern development of the site, subject to approval by the City Council.
- Remapping is required to extract the subject site from the existing Peccole Ranch Town Center commercial subdivision. This will allow for application of zoning requirements and proposed development standards independent of those established by the current subdivision, as well as removal of certain legal restrictions imposed by the existing map. A Parcel Map (PMP-41307) meeting this requirement was recorded on 04/18/11.
- Any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map and the recently recorded parcel

map (PMP-41307) are in effect unless and until such rights are relinquished by their holders via separate action.

- Recordation of a Commercial Subdivision Map pursuant to NRS 278 will be required in order to allow distance separation for certain uses to be measured as proposed.
- A Master Sign Plan will be required under separate approval and prior to the issuance of a sign permit for any signage on the subject site.
- A traffic impact analysis stamped and signed by a traffic engineer showing that access to the existing Boca Park III parking garage would not be negatively affected under the proposed development plan was submitted to the City on 04/14/11.
- Some development on the existing site has either not been previously permitted or the issued permits have expired. A condition of approval requires all necessary building permits and final inspections to be obtained and completed in compliance with Title 19 and all codes as required by the Department of Building and Safety prior to occupancy.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/02/92	The City Council approved a Rezoning (Z-0030-92) from C-1 (Limited Commercial), C-2 (General Commercial) and R-1 (Single Family Residential) to C-1 (Limited Commercial) and R-1 (Single Family Residential) on approximately 105 acres generally located on the east side of Rampart Boulevard between Charleston Boulevard and Alta Drive, which included the subject site. The item included requests for approval of a 103-acre regional mall and a two-acre single family residential development. The Planning Commission and staff recommended approval.
12/31/92	In an official Writ of Mandate from the Clark County District Court, the conditions of approval for Z-0030-92 were modified to (A) extend the Resolution of Intent from 12 months to 24 months; (B) restrict delivery access from local streets; (C) restrict special events on the exterior of the mall to no more than 10 days per year; (D) stipulate that development of each pad site would only be subject to standard city requirements and procedures; (E) stipulate that the Regional Mall shall be permitted to contain 1.1 million square feet of building area; (F) require conformance to the plot plan as amended by the court order; and (G) stipulate that the applicant shall not be required to provide land for future fire and police facilities.
04/27/98	The City Council approved a Rezoning (Z-0012-98) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development) on 47.4 acres at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial. This action established development standards for the Peccole Town Center Master Plan area as well as the shopping area to the south, designating the southern 49 acres (zoned C-1) as Phase I and the northern 47 acres (zoned PD) as Phase II. The site plan for Phase II included a five-story non-gaming hotel, 650-seat amphitheater, 592,800 square-feet of retail/office uses, 125 condominium units and two parking garages.
	The City Council approved a Site Development Plan Review [Z-0030-92(5)] for a proposed 433,240 square-foot retail Shopping Center, including 21 retail

	pad sites, on 48.7 acres at the northeast corner of Rampart Boulevard and Charleston Boulevard (Phase I). This was not a Major Amendment of the Rezoning case (Z-0030-92), but instead replaced that approved plan.
10/23/00	Planning and Development Department staff administratively approved a Site Development Plan Review [Z-0030-92(16)] for a proposed 10,386 square-foot furniture store within the Phase II portion of the Boca Park Shopping Center site.
11/01/00	The City Council approved a Site Development Plan Review [Z-0012-98(1)] for a proposed 723,150 square-foot retail and office development (Boca Park Phase II) on 41.53 acres at the southeast corner of Alta Drive and Rampart Boulevard. This plan replaced the plan approved as part of Z-0012-98. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.) The Planning Commission and staff recommended approval.
	The City Council approved a Major Modification [Z-0012-98(2)] of the Peccole Town Center Master Development Plan and Development Standards to add additional development standards pertaining to Phase II. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.)
04/18/01	The City Council approved a Master Sign Plan [Z-0012-98(3)] for the Boca Park Phase III area, located at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
06/21/01	Planning and Development Department staff administratively approved a Minor Amendment of a previously approved Site Development Plan Review [Z-0012-98(1)] for a proposed 626,005 square-foot development where 723,150 square feet was approved at the southeast corner of Alta Drive and Rampart Boulevard.
11/06/01	Planning and Development Department staff administratively approved a Site Development Plan Review [Z-0012-98(4)] for a proposed 50,750 square-foot retail shell building and a 23,047 square-foot retail shell building on a portion of 41.87 acres adjacent to the east side of Rampart Boulevard, approximately 1,200 feet south of Alta Drive.
04/18/11	A one-lot Parcel Map (PMP-41307) on 23.4 acres at the southeast corner of Alta Drive and Rampart Boulevard that constitutes the subject site was recorded.

Most Recent Change of Ownership	
10/04/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There is no relevant business license history on the subject site.	
03/12/01	A building permit (#01004042) was issued for rough grading on 42 acres at 8855 Alta Drive. A final inspection was not approved and the permit expired 10/06/01.
06/07/01	A building permit (#01010316) was issued for onsite water, sewer and fire improvements at 8855 Alta Drive. A final inspection was not approved and

	the permit expired 11/16/02.
06/22/01	A building permit (#010101358) was issued for onsite improvements and hardscapes at 680 South Rampart Boulevard. A final inspection was not approved and the permit expired 06/15/02.
06/22/01	A building permit (#01011357) was issued for a parking structure and perimeter landscaping at 680 South Rampart Boulevard. A final inspection was approved on 03/25/02.
06/21/07	A building permit (#07002034) was issued for a new ramp for an existing parking garage at 680 South Rampart Boulevard. A final inspection was approved on 09/24/07.

Pre-Application Meeting	
03/21/11	A pre-application meeting was held with the applicant, where requirements for submittal of Rezoning and Site Development Plan Review applications were discussed. Major topics discussed included the following: • A Rezoning application from the existing PD (Planned Development) to a new PD that encompasses only the subject site is required. The area to be rezoned meets the minimum requirements for a PD District. • A Master Development Plan and set of Development Standards is required pursuant to Title 19.06.050. • Access to the existing Boca Park parking structure from Alta Drive shall be preserved through this development. • A Traffic Study will be required prior to public hearing that demonstrates that the number of trips to the existing Boca Park garage will be the same or greater than the current level. • Permitted uses on the site shall be part of the Development Standards. • Mixed-use parking requirements in 19.10.010(H) may be used as a guide for determining required parking. • A Master Sign Plan is required for the proposed development. It can be submitted concurrently with the Site Development Plan Review or conditioned to be submitted for a later hearing. • A signed DINA questionnaire is required at the time of submittal, based on the trip generation threshold.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	A field check was conducted on the subject site. The entire site is undeveloped except for two partially landscaped access roads from Alta Drive leading to the existing Boca Park development on adjacent parcels. There are two existing sign structures advertising the Boca Park development located on the site, one along Rampart Boulevard, the other along Alta Drive. The northwest portion of the site, although unpaved, is being used for temporary vehicle parking for construction workers developing the adjacent Tivoli

	Shopping Center on the north side of Alta Drive. The perimeter of the full site is enclosed by temporary chain link fencing. A dense landscape buffer containing mature trees is located along the entire east property line.

Details of Application Request	
Site Area	
Net Acres	23.40

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	PD (Planned Development)
North	Mixed Use Development	GC (General Commercial)	C-2 (General Commercial)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Dwellings, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
	Single Family Dwellings, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Boca Park Phase III	X		N/A*
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment	X		N/A
Project of Regional Significance		X	N/A

*Development on the subject site must conform to the existing Covenants, Conditions, and Restrictions for the Boca Park III development as recorded on 02/12/01; however, the City has no authority to enforce the CC&Rs.

DEVELOPMENT STANDARDS

Pursuant to the proposed Master Development Plan and Development Standards, the following standards are proposed:

Standard	***Provided***
Min. Lot Size	1,019,304 SF
Min. Lot Width	625 Feet
Min. Setbacks* • Front (west) • Side (south) • Side (west) • Corner • Rear	 19 Feet 5 Feet 15 Feet 15 Feet 133 Feet
Min. Distance Between Buildings	12 Feet
Max. Lot Coverage	65 %
Max. Building Height: Shopping Center (2nd level) Shopping Center (3rd level) Entry tower Detached Parking structure Residential building	 60 Feet 85 Feet 150 Feet 50 Feet 85 Feet
Trash Enclosure	Not indicated on plans; located in service areas to conform with CLV standards per Renaissance Development Standards
Mech. Equipment	Screened as per Renaissance Development Standards

*Setbacks indicated are those shown on the site plan; however, the Development Standards allow future structures to encroach to within five feet of external property lines.

Pursuant to the proposed Master Development Plan and Development Standards, the following standards are proposed:

Landscaping and Open Space Standards	
Standards	***Provided***
Buffer Trees: • North • South • East • West	 33 Trees 31 Trees 159 Trees 22 Trees
TOTAL PERIMETER TREES	**245 Trees**
Parking Lot Trees (includes palm trees)	79 Trees
LANDSCAPE BUFFER WIDTHS	
Min. Zone Width • North • South • East • West	 0 Feet 5 Feet 15 Feet 19 Feet

Landscaping and Open Space Standards			
Standards	***Required***	***Provided***	***Compliance***
Wall Height	6 to 8 Feet Adjacent to Residential	Existing 6-foot wall	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement – Planned Development							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	635,000 SF	1 space/ 250 SF	2,540				
Multi-Family Residential: --2BR units	100 units	1.75 spaces/ unit	175				
Guest spaces	100 units	1 space/6 units	17				
TOTAL SPACES REQUIRED			**2,732**		**2,754**		Y
Regular and Handicap Spaces Required			2,696	36	2,703	51	Y
Loading Spaces	635,000 SF	3 spaces for first 50,000 SF + 1 add'l space/ 100,000 SF thereafter	9 spaces		8 spaces		N

Planned Developments are not subject to application of Title 19.10 Parking Standards. The above table is used to illustrate the requirements of an analogous project in another location in the City that is subject to Title 19.10 requirements. The City Council shall take into consideration traffic studies, type of development, hours of operation and compatibility with adjacent land uses when reviewing the Master Development Plan and Development Standards for approval.

ANALYSIS

Per Title 19.06.050, development of property within a PD (Planned Development) district is governed by a master development plan and development standards. The master development plan identifies the specific land uses, zoning designations, open space, community facilities, transportation and parking facilities and traffic impact analyses needed for development of the site. The development standards define the minimum standards for development of property within the PD District.

The site is currently located within an existing PD District, which is governed by the Boca Park III Master Development Plan and Development Standards. This proposal will rezone only that portion of the existing PD that covers the subject site as a new planned development with a development plan and set of development standards that are unique from the Boca Park III plan. The proposal meets the minimum requirements to qualify the site for a rezoning to PD. A parcel map that separated the subject site from the existing Peccole Ranch Commercial Subdivision was recorded on 04/19/11. As the Rezoning request is appropriate for the area and would allow uses similar to those previously proposed for this site, staff recommends approval of the Rezoning.

A Pedestrian Path consisting of a five-foot wide sidewalk is required along Rampart Boulevard adjacent to the site. The sidewalk exists along the east side of Rampart Boulevard in conformance with this requirement. The applicant's plans indicate that an additional path will be added to the sidewalk for a total width of 12 feet.

A Development Impact Notice and Assessment (DINA) pursuant to Title 19.18.010 and NRS Chapter 481 is required for the proposed development. The DINA was submitted and distributed to all affected agencies. No comments were received as of 04/28/11.

The applicant has submitted a traffic analysis comparing the current access through this site to the existing Boca Park III parking structure to the access of the proposed development after construction. The analysis concludes that ingress and egress to and from the existing structure will be enhanced, based on the proposed signalized intersection of Alta Drive and Tivoli Village, which will allow for left turns that are not currently allowed at the existing Boca Park intersection. It is noted that movement of the intersection further east along Alta Drive will not necessarily improve access to the structure, as its location relative to the structure is less intuitive for drivers. These results are not quantifiable.

Staff recommends several changes to the proposed Master Development Plan and Development Standards that accompany the Rezoning request:

- Section 1.4 states that, "New parcels may be created by Record of Survey." Nevada Revised Statutes require that a commercial subdivision subject to the tentative and final map processes be recorded before records of survey are filed. Staff recommends that the Master Development Plan and Development Standards state that a commercial subdivision will be recorded prior to the filing of records of survey. This is important because some proposed uses rely on record of survey parcels to determine distance separation from certain protected uses, such as Houses of Worship, Schools, Child Care Centers and City Parks.
- Section 2.4 allows future structures to encroach to within five feet of external property lines. This statement should be amended to further state that no structure may encroach within required landscape buffer areas. The only required landscape buffer areas are the two recorded easements along the east property line.

- Section 2.6.2 refers to a "full lighted intersection" at the entrance to the site at Alta Drive. Staff recommends that this intersection be "signalized," not "lighted."
- Section 3.3 should be revised to state that the applicant will negotiate with the Las Vegas Valley Water District to relocate a water pipe within the western boundary of the site and abandon the associated easement.

The permitted uses proposed for this site mirror those of the C-1 (Limited Commercial) District, with the exception that alcohol uses are allowed subject to distance separations from Houses of Worship, Schools, Child Care Centers and City Parks, with the separation to be measured from record of survey boundaries, once established. A Special Use Permit is required, and waivers are required if separations cannot be met. All alcohol uses are proposed to be permitted without separation between similar uses. The City Council, as part of the Special Use Permit process, has the authority to further restrict these uses to ensure compatibility with surrounding uses. As most of the planned alcohol-serving establishments will be located indoors, this arrangement can be managed in such a way that is harmonious and compatible with other interior uses and uses external to the site.

The Master Development Plan and Development Standards allow the applicant to make changes to the development plans if approved. Such changes would be subject to the rules governing Minor Modifications of Planned Developments as described in the Unified Development Code Subchapter 10.040.G, effective May 1, 2011. The document clarifies that some changes, such as an increase in the height of the shopping area from two stories to three stories in some areas, may be significant enough to qualify as Major Modifications. The standards primarily cited for flexibility are building heights, floor areas, and signage requirements.

An ADA-accessible pedestrian connection between the proposed parking structure and the shopping area is indicated on the site plan, as well as a vehicular and pedestrian bridge linking the proposed four-story parking structure and the existing Boca Park parking structure. The Development Standards state that except for this bridge, no structure shall encroach within 15 feet of the existing Boca Park III parking garage. A pedestrian-only bridge is proposed from the midpoint of the northern edge of this site across Alta Drive to the mixed use development north of Alta. The elevations indicate that the style, materials and colors of the pedestrian bridge will be similar to this project and the mixed use development. The bridge will contain adequate lighting. Insufficient information was provided to determine if the bridge will provide adequate clearance for vehicles traveling in either direction on Alta Drive or how the bridge will accommodate accessibility for the disabled. These will need to be specified on technical building plans for permit.

The amount of parking provided meets current Title 19 requirements for Multi-Family Residential and Shopping Center uses. Although this is not a mixed use development, the concentration of uses in one area and availability of parking on adjacent sites during peak hours of usage may allow for alternative parking requirements that would lessen the need for parking on this site. The Master Development Plan and Development Standards state that a valet operation will be offered to mitigate some of the parking demand.

Service areas will be located at various points along the south and east perimeter of the retail building. These areas will be screened by dense landscaping. Although the site plan does not indicate their exact locations, the Master Development Plan and Development Standards state

that trash enclosures will be provided within the service areas and will conform to Title 19 standards regarding the provision of roofs, gates and screening.

The Department of Public Works notes that the underlying Planned Development granted certain rights that the Department believes remain and that this Site Development Plan Review does not expunge these rights. Any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous commercial subdivision map and the recently recorded parcel map (PMP-41307) are in effect unless and until such rights are relinquished by their holders via separate action.

The proposed development, including buildings, structures and landscaping, is generally compatible with the adjacent land uses, including the existing Boca Park development. Staff therefore recommends approval of the Site Development Plan Review.

FINDINGS (ZON-41312)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The existing General Plan designation for this site is SC (Service Commercial). As the site is proposed to contain uses that most closely align with the purpose of the Service Commercial category, the proposed PD (Planned Development) zoning district conforms to the existing General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   Uses within the proposed PD (Planned Development) District are determined and regulated by the Master Development Plan and Design/Development Standards. The uses proposed therein are compatible with the existing Shopping Center uses to the north and south. The height of structures on the site will be mitigated by continued implementation of previous landscape requirements along the east property line and will therefore be compatible with adjacent residential uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site is proposed to be rezoned in order to establish a new set of development standards for the subject site. The proposed rezoning is consistent with previously approved rezoning requests along Rampart Boulevard.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Rampart Boulevard and Alta Drive are fully improved and are adequate in size to meet the demand of proposed retail and residential uses within the proposed zoning district.

The intersection of Alta Drive and the access road will be improved to align with the Shopping Center to the north and will be signalized.

FINDINGS (SDR-41313)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Shopping Center and Multi-Family Residential development is of a comparable scale and design to existing projects to the south, west and north of this site. Adequate buffering is provided from existing residential development to the east.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed Shopping Center and Multi-Family Residential development is consistent with the General Plan, which currently allows these uses on this site. The applicant has submitted a Master Development Plan and Development Standards pursuant to the requirements of Title 19.06 that is generally consistent with standards contained within the Unified Development Code, as adopted March 16, 2011 and effective May 1, 2011.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The proposed access to the site from Alta Drive will be relocated to align with the access to the shopping center to the north of this site and will be signalized to regulate traffic flow. A traffic study submitted by the applicant indicates that access to the existing Boca Park parking garage will not be compromised by the proposed Shopping Center and Multi-Family Development. Circulation around the site is logical and adequate and will not have a negative impact on traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials are appropriate for this area of the city and reflect those used in construction of the shopping center to the north of this site. Landscape materials are acceptable for this area and complement the architectural style of the proposed buildings.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   Building elevations complement those of the shopping center development to the north of this site and are compatible with the large-scale projects to the north, south and west.

Sufficient buffering is provided from single-family detached developments to the east to mitigate the effects of taller buildings.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Development will be subject to compliance with the Master Development Plan and Development Standards, as well as other applicable codes for building and licensing; therefore the public health, safety and welfare is safeguarded.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 957

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RA Southeast Land Company LLC

Name of Applicant: Frank Pankratz

Name of Representative: Greg Borgel

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Frank Pankratz, President

Subscribed and sworn before me

This 28 day of March, 2011

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

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

RECEIVED
MAR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Renaissance

Project Address (Location) SEC Alta / Rampart

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

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

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

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

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

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

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

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

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

E-mail Address frank@ehbinc.com

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

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

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

E-mail Address _____

REPRESENTATIVE Greg Borgel **Contact** Greg Borgel

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

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

E-mail Address None

Property Owner Signature* _____

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 28 day of March, 2011.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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MAR 28 2011

Revised 10/27/08

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

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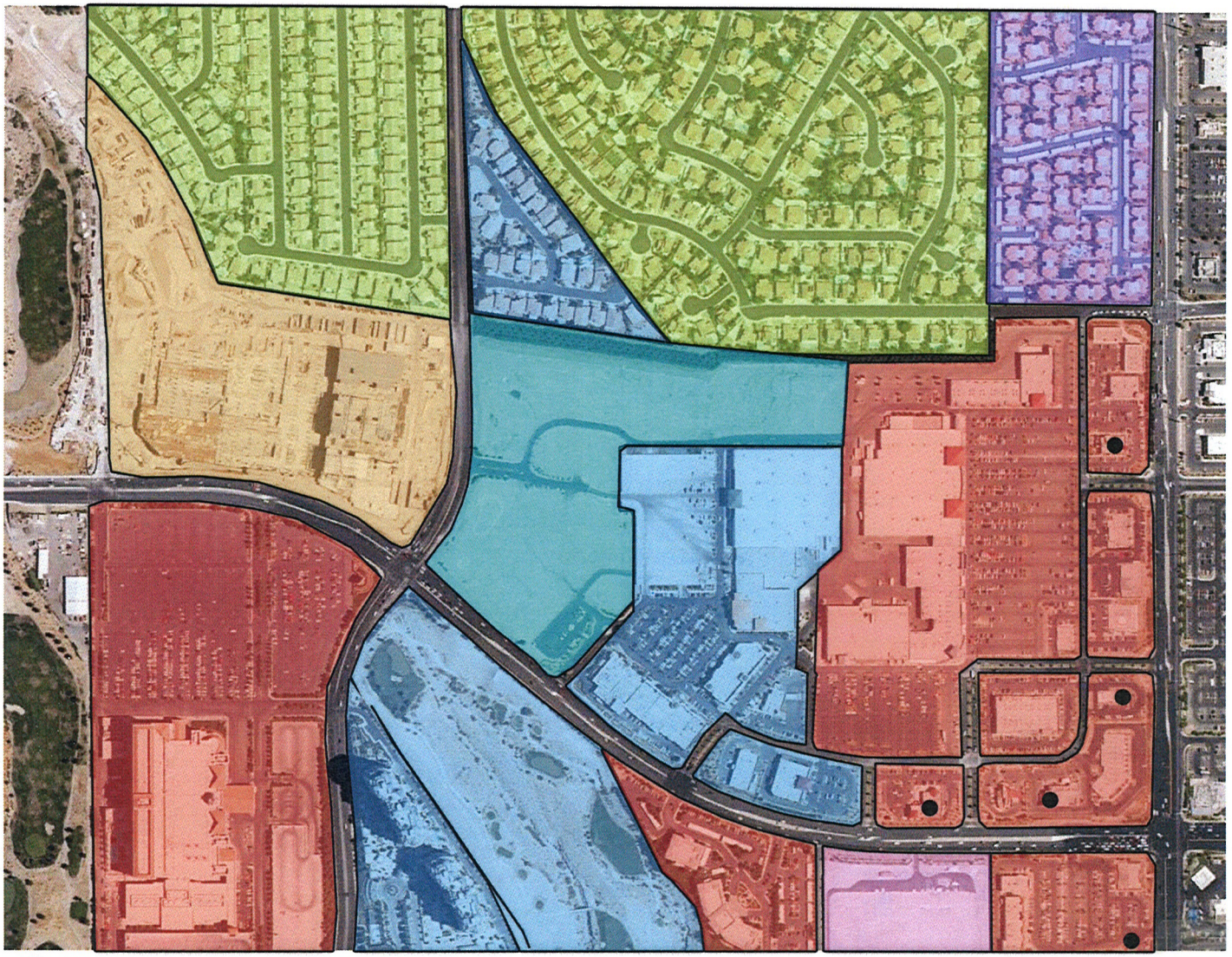
MAR 28 2011



PROPOSED REGIONAL MALL, MULTI FAMILY RESIDENTIAL*

LIMITED MULTIPLE RESIDENCE DISTRICT (R-3)

SINGLE FAMILY RESIDENT DISTRICT (R-1)

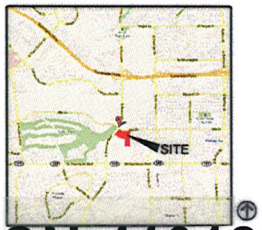
PLANNED DEVELOPMENT DISTRICT (PD)

CIVIC DISTRICT (CV)

COMMERCIAL RESTAURANT LOUNGES (C1)

LIMITED COMMERCIAL DISTRICT (C1)

GENERAL COMMERCIAL DISTRICT (C2)



1000 FEET

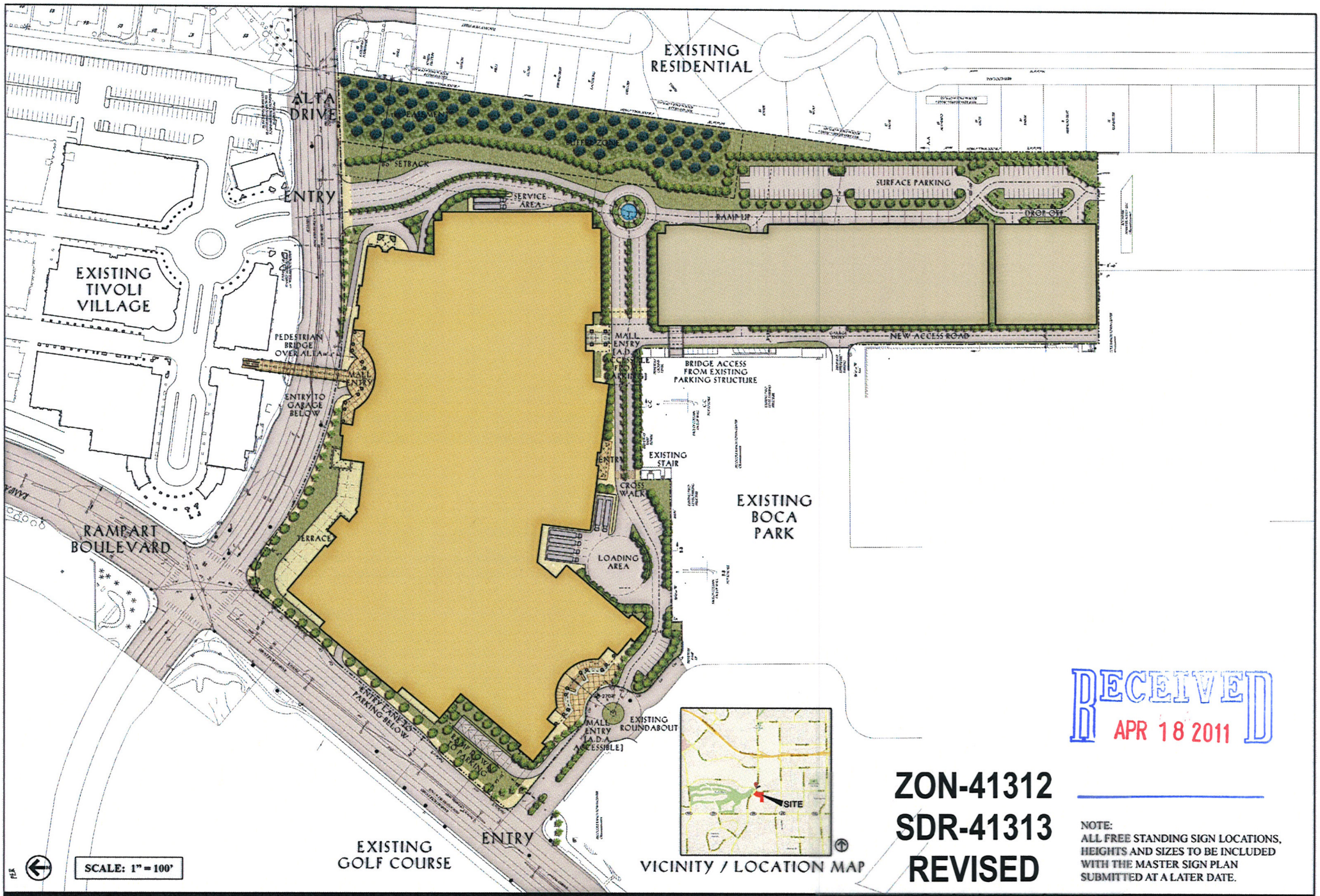
*EXISTING: MIXED-USE COMMERCIAL/RESIDENTIAL DEVELOPMENT (UNDEVELOPED)
PROPOSED: REGIONAL MALL, MULTI-FAMILY RESIDENTIAL

ZON-41312
SDR-41313

LAS VEGAS
RENAISSANCE

LOCATION MAP

25 MARCH 2011



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ZON-41312
SDR-41313
REVISED

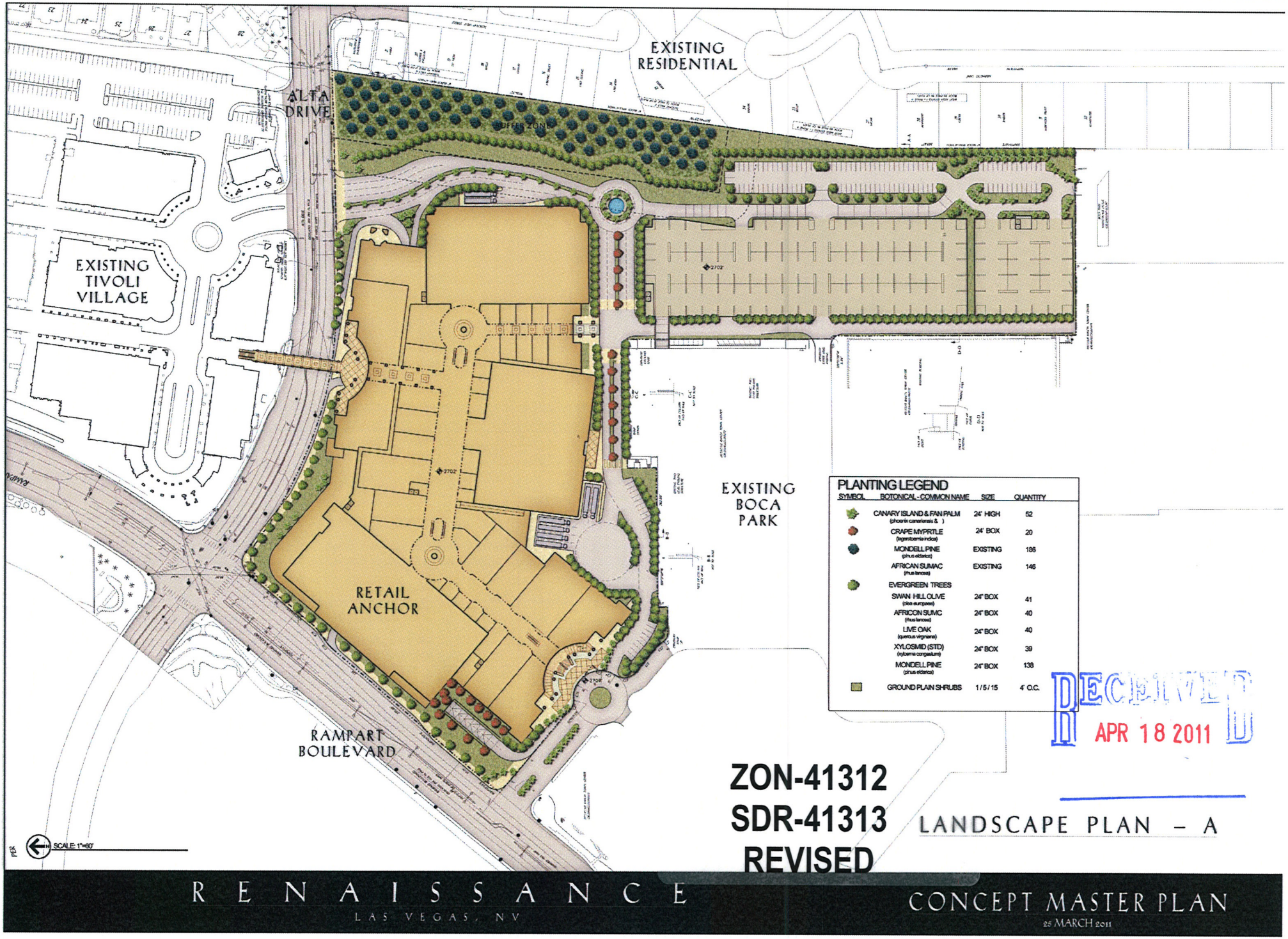
NOTE:
ALL FREE STANDING SIGN LOCATIONS, HEIGHTS AND SIZES TO BE INCLUDED WITH THE MASTER SIGN PLAN SUBMITTED AT A LATER DATE.

RENAISSANCE

LAS VEGAS, NV

SITE PLAN

18 April 2011



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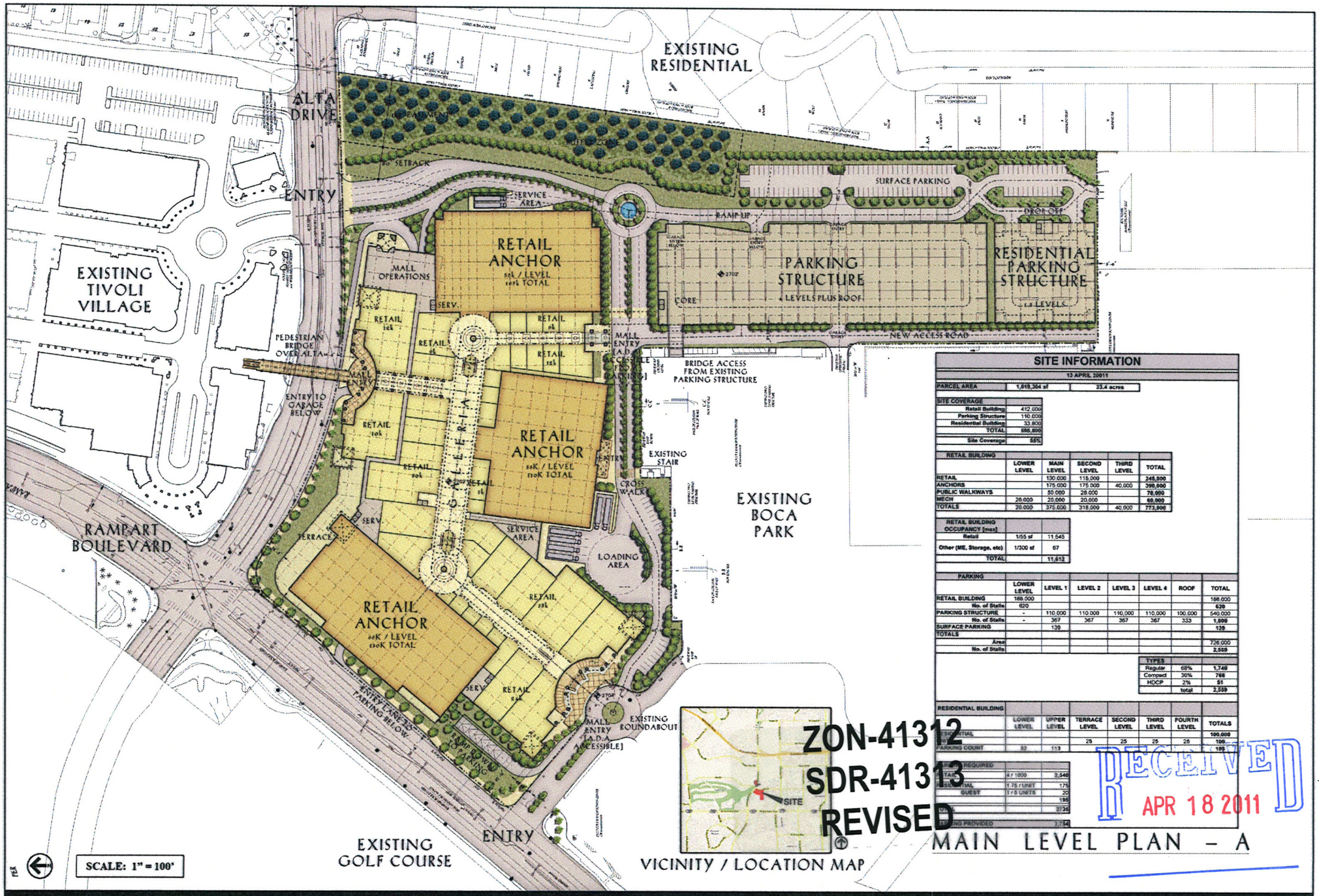
LANDSCAPE PLAN – A

RENAISSANCE
LAS VEGAS, NV

CONCEPT MASTER PLAN
25 MARCH 2011



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SITE INFORMATION

13 APRIL 20011

PARCEL AREA	1,019,304 sf	23.4 acres

SITE COVERAGE	
Retail Building	412,000
Parking Structure	110,000
Residential Building	33,800
TOTAL	555,800
Site Coverage	55%

RETAIL BUILDING	LOWER LEVEL	MAIN LEVEL	SECOND LEVEL	THIRD LEVEL	TOTAL
RETAIL		130,000	115,000		245,000
ANCHORS		175,000	175,000	40,000	390,000
PUBLIC WALKWAYS		50,000	28,000		78,000
MECH	20,000	20,000	20,000		60,000
TOTALS	20,000	375,000	318,000	40,000	773,000

RETAIL BUILDING OCCUPANCY [max]		
Retail	1/55 sf	11,545
Other (ME, Storage, etc)	1/300 sf	67
TOTAL		11,612

PARKING	LOWER LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	ROOF	TOTAL
RETAIL BUILDING	166,000						166,000
No. of Stalls	620						620
PARKING STRUCTURE	-	110,000	110,000	110,000	110,000	100,000	540,000
No. of Stalls	-	367	367	367	367	333	1,800
SURFACE PARKING		129					129
TOTALS							
Area							726,000
No. of Stalls							2,569

TYPES		
Regular	68%	1,746
Compact	30%	768
HDCP	2%	51
	total	2,569

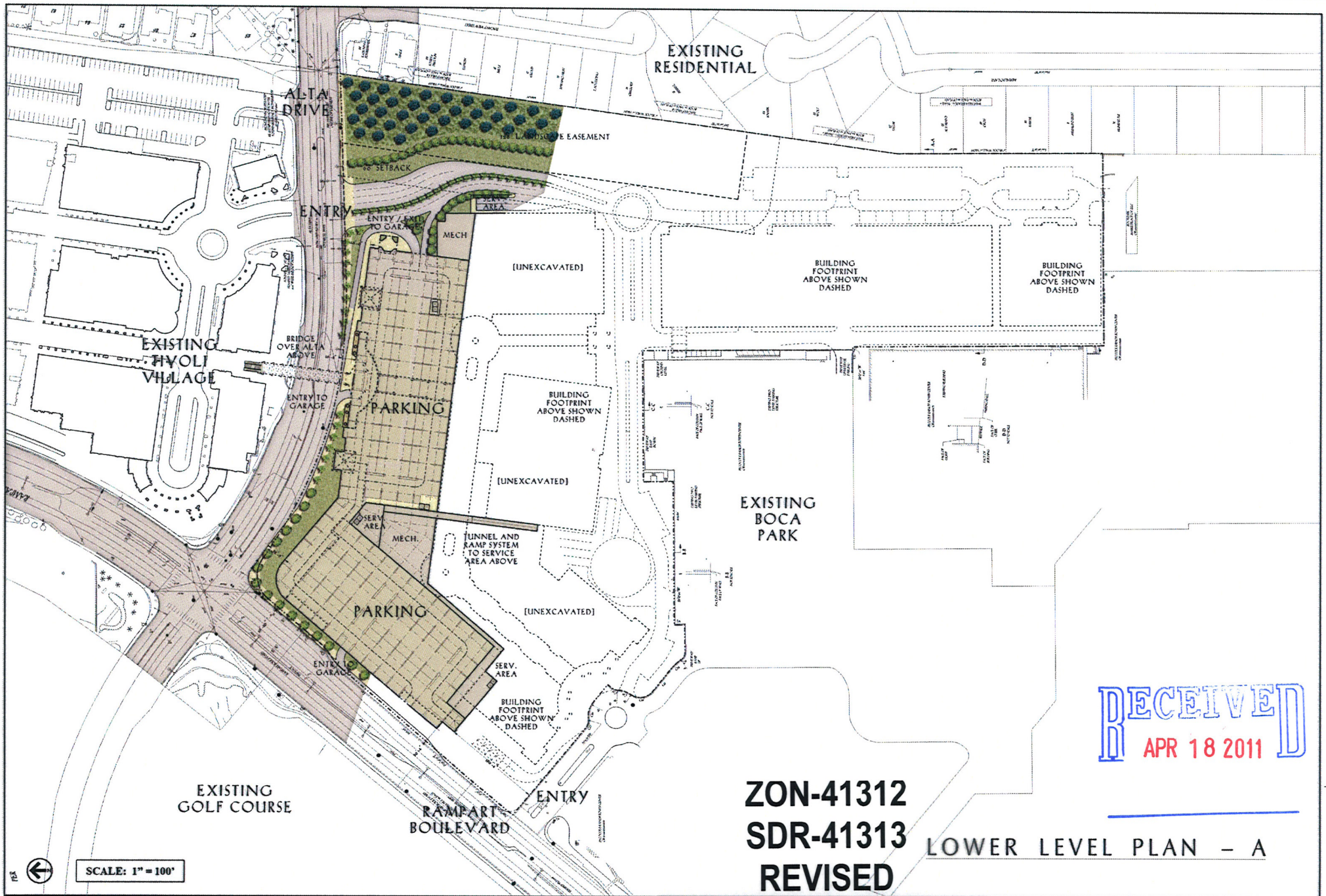
RESIDENTIAL BUILDING	LOWER LEVEL	UPPER LEVEL	TERRACE LEVEL	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL	TOTALS
RESIDENTIAL							100,000
UNITS			25	25	25	25	100
PARKING COUNT	82	113					195

PARKING REQUIRED		
TOTAL	4 / 1000	2,540
RESIDENTIAL	1.75 / UNIT	175
GUEST	1 / 5 UNITS	20
		195
		2736
PARKING PROVIDED		2,754

MAIN LEVEL PLAN - A

RENAISSANCE
LAS VEGAS, NV

CONCEPT MASTER PLAN
18 April 2011



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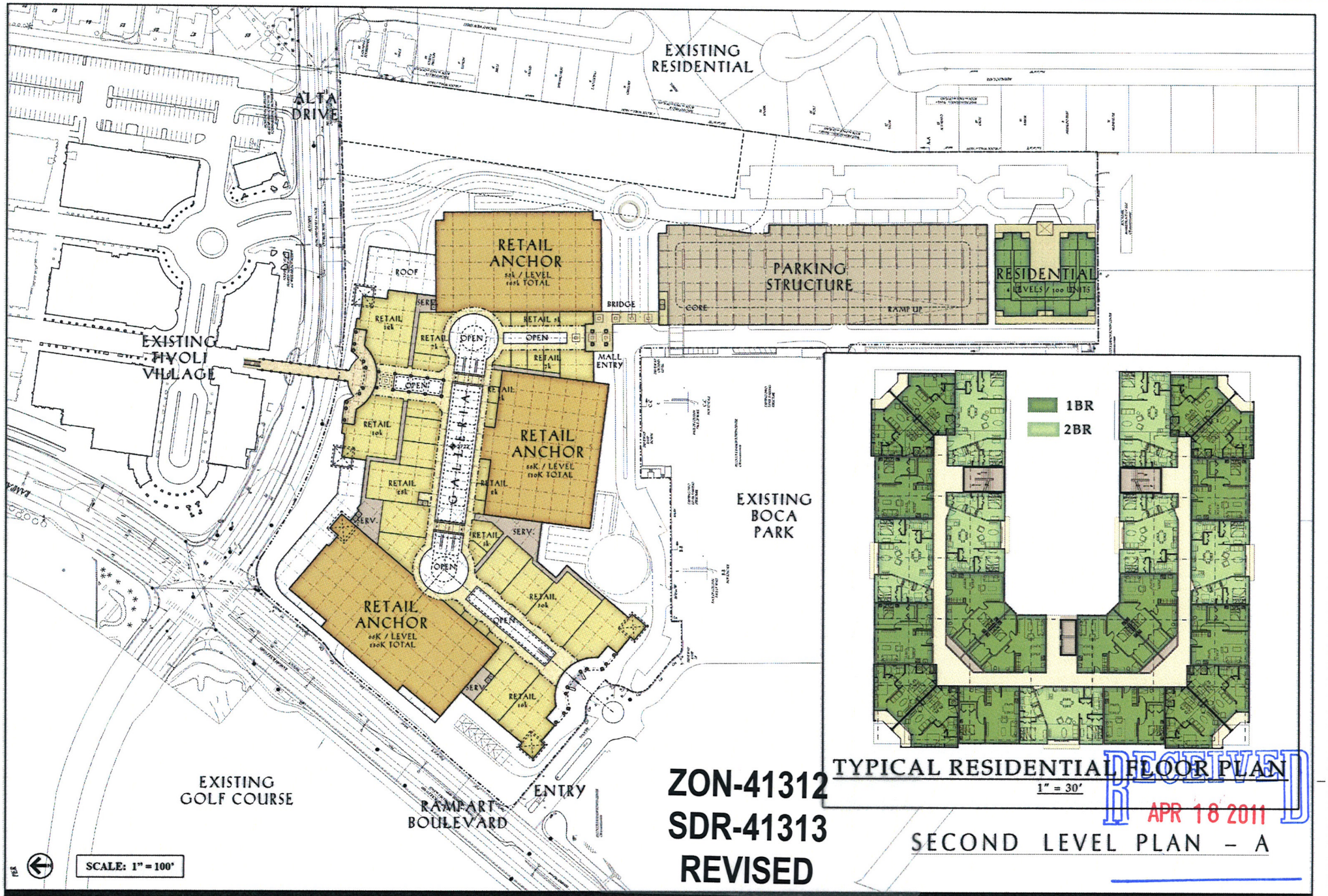
LOWER LEVEL PLAN – A

R E N A I S S A N C E
LAS VEGAS, NV

CONCEPT MASTER PLAN
18 April 2011


EXISTING RESIDENTIAL
ALTA DRIVE
RETAIL ANCHOR
PARKING STRUCTURE
RESIDENTIAL
ROOF
BRIDGE
CORE
RAMP UP
MALL ENTRY
EXISTING TIVOLI VILLAGE
GALLERIA
OPEN
SERV.
RETAIL ANCHOR
EXISTING BOCA PARK
RETAIL ANCHOR
EXISTING GOLF COURSE
RAMPART BOULEVARD
ENTRY
1BR
2BR
TYPICAL RESIDENTIAL FLOOR PLAN
1" = 30'
SCALE: 1" = 100'
ZON-41312
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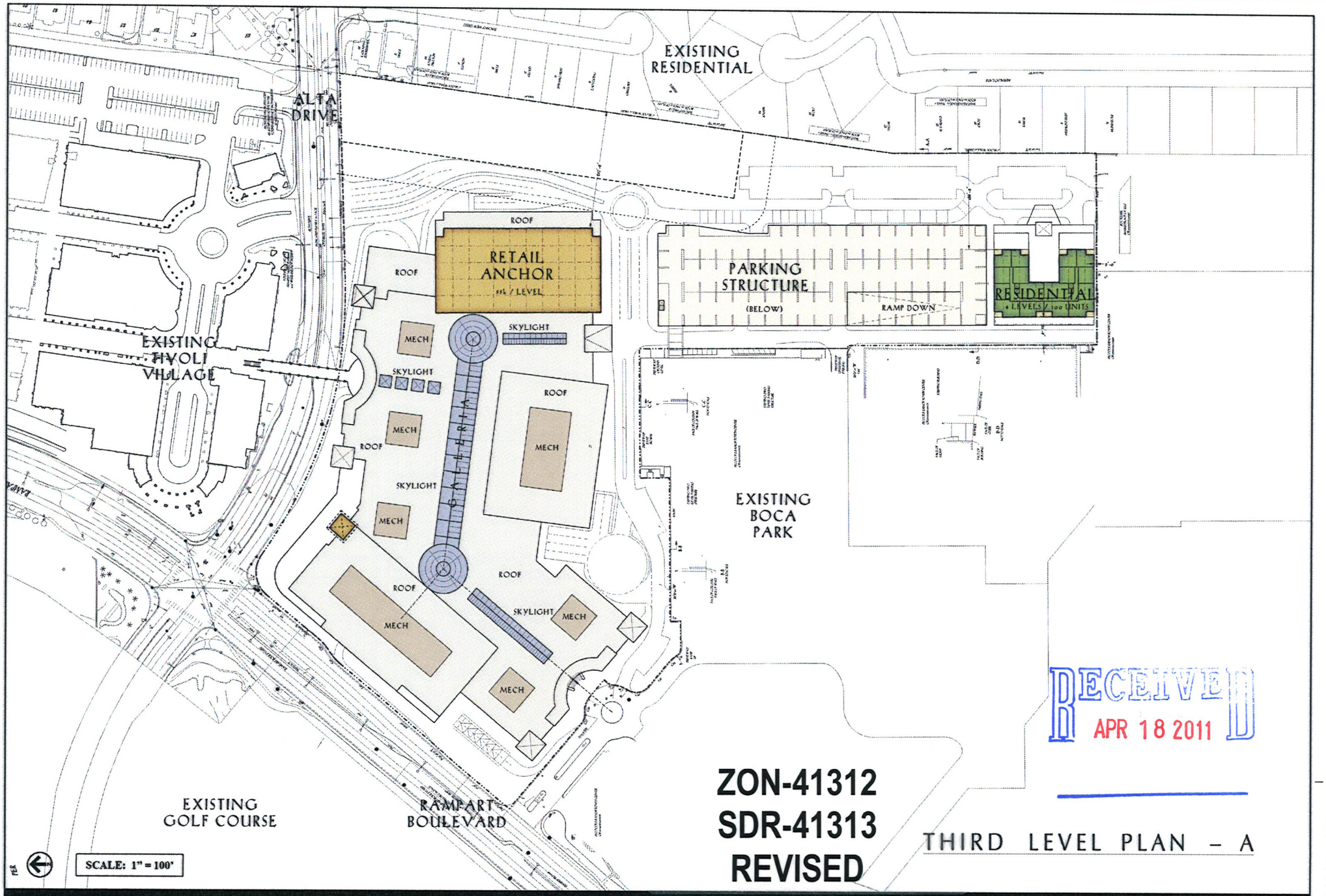
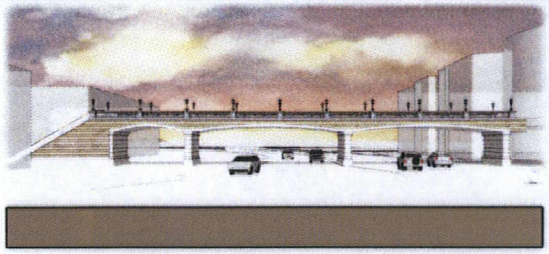
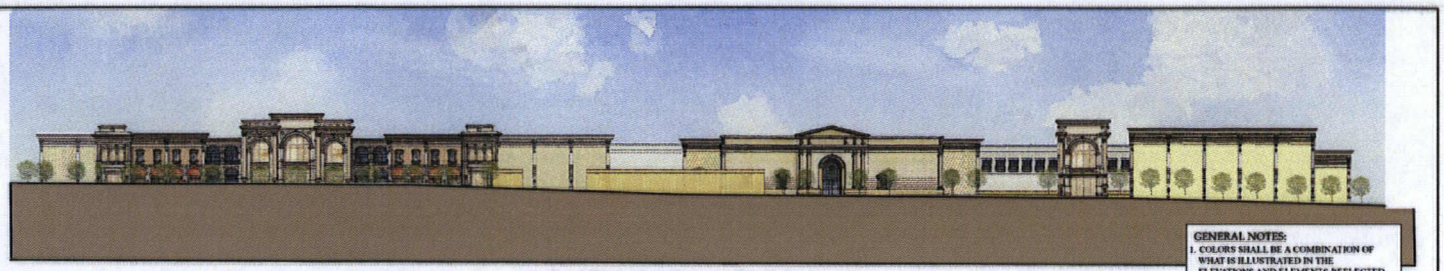
SECOND LEVEL PLAN - A
RENAISSANCE
LAS VEGAS, NV
CONCEPT MASTER PLAN
18 April 2011


EXISTING RESIDENTIAL
ALTA DRIVE
ROOF
RETAIL ANCHOR
85k / LEVEL
PARKING STRUCTURE
(BELOW)
RAMP DOWN
RESIDENTIAL
4 LEVELS / 100 UNITS
EXISTING TIVOLI VILLAGE
SKYLIGHT
MECH
GALLERIA
EXISTING BOCA PARK
EXISTING GOLF COURSE
RAMPART BOULEVARD
SCALE: 1" = 100'
ZON-41312
SDR-41313
REVISED
RECEIVED
APR 18 2011
THIRD LEVEL PLAN – A
RENAISSANCE
LAS VEGAS, NV
CONCEPT MASTER PLAN
18 April 2011



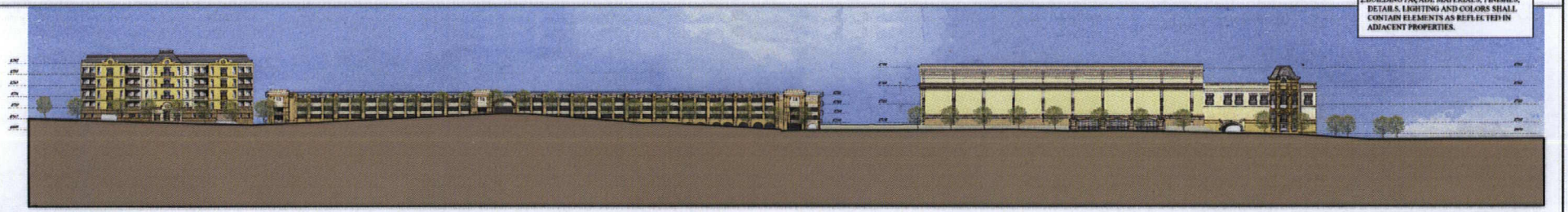
ALTA BRIDGE IMAGE ELEVATION



SOUTH ELEVATION

GENERAL NOTES:

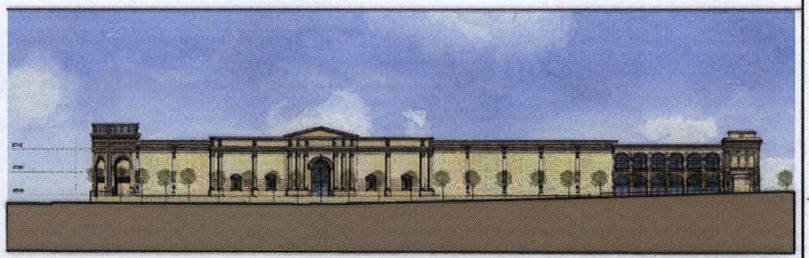
1. COLORS SHALL BE A COMBINATION OF WHAT IS ILLUSTRATED IN THE ELEVATIONS AND ELEMENTS REFLECTED AT ADJACENT PROPERTIES.
2. BUILDING FAÇADE MATERIALS, FINISHES, DETAILS, LIGHTING AND COLORS SHALL CONTAIN ELEMENTS AS REFLECTED IN ADJACENT PROPERTIES.



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SCALE: 1" = 40'

R E N A I S S A N C E

LAS VEGAS, NV

CONCEPT MASTER PLAN

18 April 2011

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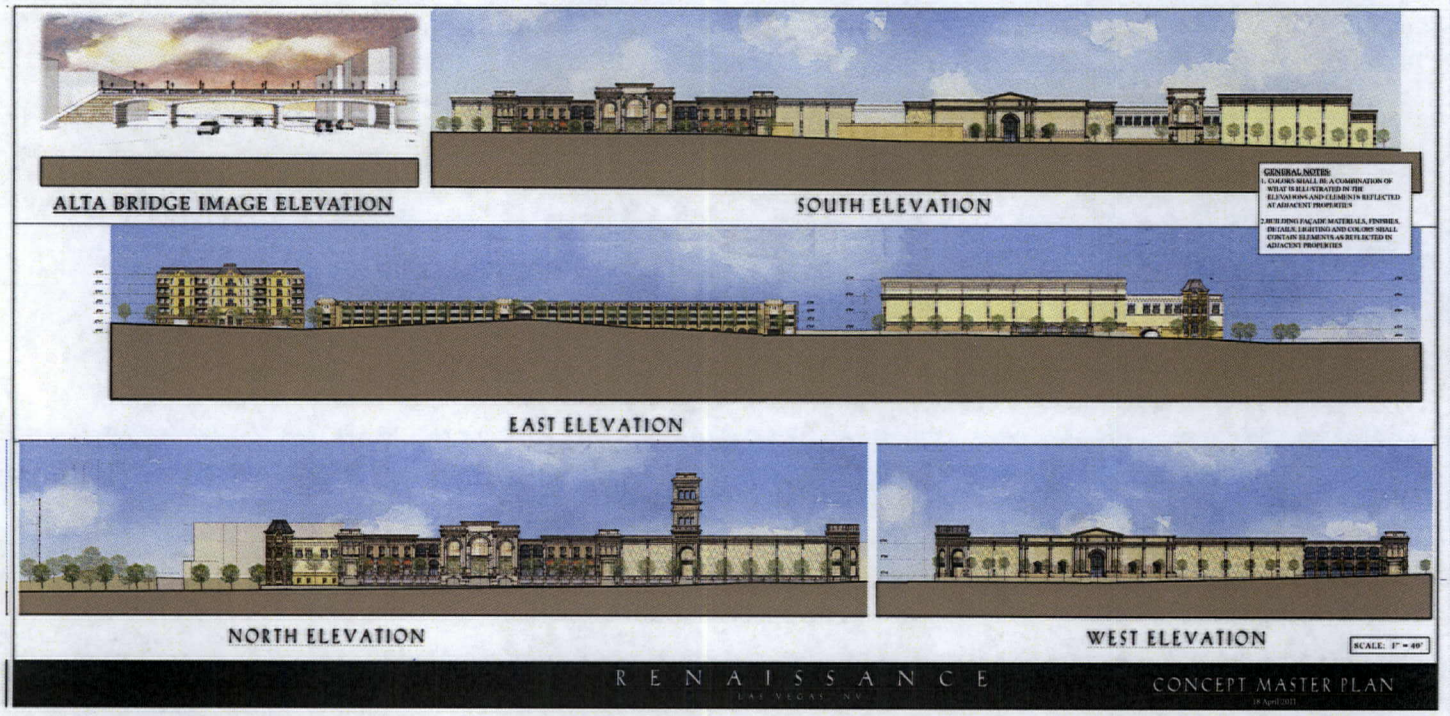
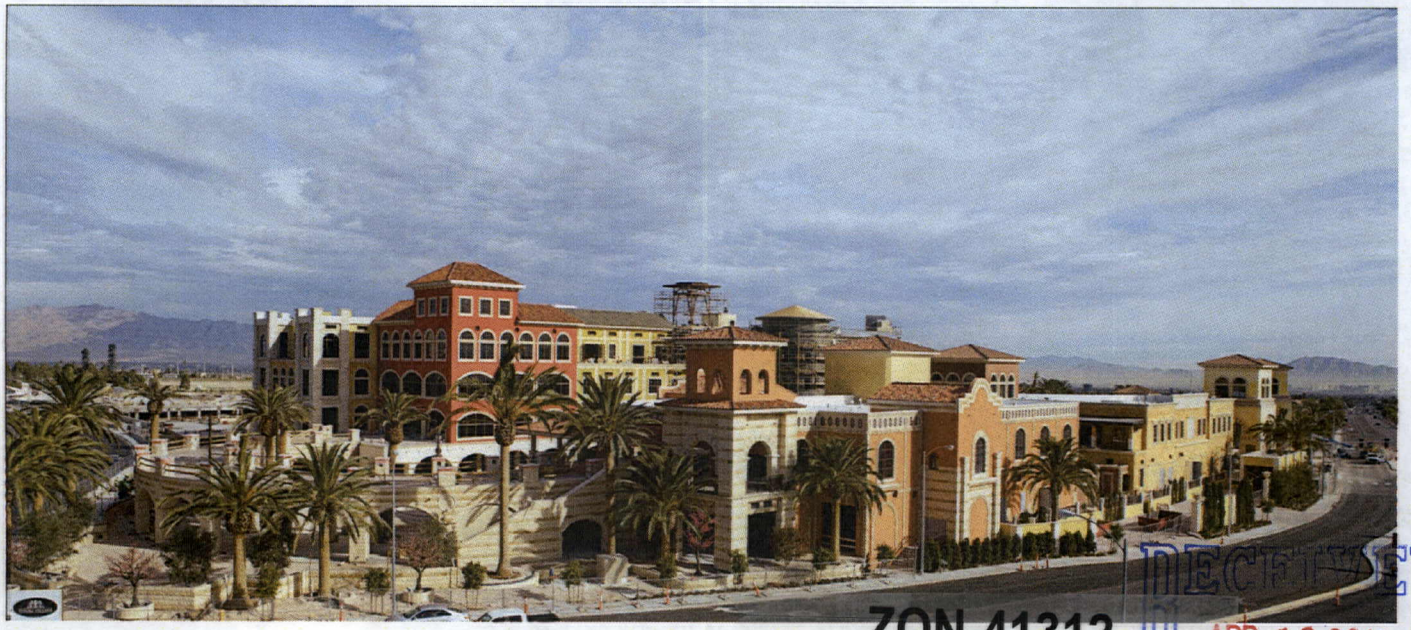
LAS VEGAS

RENAISSANCE

Color and Materials

The colors and materials shall be a combination of what is shown in the Elevations plans, what is stated in the Master Development Plan and Development Standards and what is reflected at adjacent properties.





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SDR-41313
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ZON-41312 & SDR-41313 - APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/31/11



ZON-41312 & SDR-41313 - APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

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SOUTHEAST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/31/11

Las Vegas Renaissance
Master Development Plan
And
Development Standards

Las Vegas, Nevada

March 24, 2011
(Revised April 15, 2011)

Prepared for:

Planning and Development
City of Las Vegas

By:

RA Southeast Land Company, LLC
9755 W. Charleston Blvd.
Las Vegas, NV 89117

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1.0 INTRODUCTION
- 1.1 Overview
- 1.2 Objective
- 1.3 City of Las Vegas Requirements
- 1.4 Parcel Map

2.0 SITE PLAN
- 2.1 Intent
- 2.2 Component Overview
- 2.3 Land Use
  - 2.3.2 Permitted Uses
- 2.4 Building Setbacks
- 2.5 Connectivity
  - 2.5.1 Design:
  - 2.5.2 Pedestrian:
  - 2.5.3 Vehicular:
- 2.6 Traffic
  - 2.6.1 The Traffic Study will address traffic flows.
  - 2.6.2
  - 2.6.3
- 2.7 Site Plan flexibility
  - 2.7.1 Site Plan Modifications:
  - 2.7.2 Retail Anchor Relocation and Related Square Footage Increase:
  - 2.7.3 Buildings' Heights
  - 2.7.4 Parking: Buffer Zone
- 2.8 Landscape Setback
- 2.9 Site Coverage

3.0 SITE ELEMENTS
- 3.1 Grading
- 3.2 Drainage
- 3.3 Las Vegas Valley Water District 50' Easement Inside The Property's Westerly Boundary:
- 3.4 Landscaping
- 3.5 Mechanical
- 3.6 Trash Enclosures

4.0 ARCHITECTURE
- 4.1 Objective
- 4.2 Architectural Character
- 4.3 Building Form and Mass
- 4.4 Building Heights
- 4.5 Materials
- 4.6 Roof Form

4.7 Color
4.8 Exterior Spaces

5.0 LIGHTING
5.1 Purpose
5.2 Illumination Criteria
5.3 Parking Lot Lighting

6.0 LANDSCAPING
6.1 Landscape Concept and Design
6.2 Buffer Zone and Landscape Setback
6.3 Plant Material
6.4 City of Las Vegas Requirements

7.0 SIGN CRITERIA
7.1 Purpose
7.2 Signage Elements
7.3 City of Las Vegas Requirements

8.0 CC&R'S

9.0 DEFINITIONS
9.1 Definitions

Appendix

1) CC&R's
2) Site Plan (includes vicinity map) **
3) Landscape Plan
4) Building Elevations
5) Floor Plans
    i) Lower
    ii) Main **
    iii) Second
    iv) Third
6) Location Map

** Same

1.0 INTRODUCTION

1.1 Overview

Located at the southeast corner of Rampart Boulevard and Alta Drive, Las Vegas Renaissance ("Renaissance"), a 23.40 acre parcel, was previously a portion of a larger Boca Park Phase III parcel, which was approximately 41.53 acres. The current built out portion of Boca Park Phase III is approximately 18.13 acres.

Renaissance is an enclosed structure that will be developed and operated in conjunction with the adjacent portions of Boca Park together as integral shopping center parts and connect to the adjacent Tivoli Village's outdoor mixed use development via a pedestrian bridge across Alta Drive.

Renaissance will have three large box retail anchors with numerous in-line smaller retailers, some service providers and some food and beverage outlets. Its "renaissance" architecture will be complemented and highlighted by the expansive glass longitudinal and domed atriums that will adorn pedestrian corridors and central juncture points, respectively.

The intent of the enclosed structure concept is to integrate with and complement the existing Boca Park and Tivoli stores and connect all adjacent venues in the area as a synergistic "center of trade".

1.2 Objective

The following Site Plan and Development Standards have been established as the general guideline for Renaissance's development and design.

1.3 City of Las Vegas Requirements

Compliance with City of Las Vegas requirements will be reflected in the conditions of approval prepared by City Staff and approved by City Planning Commission and City Council.

1.4 Parcel Map

The subject property is a legal parcel and is being separated out of the Peccole Town Center commercial subdivision map by virtue of a Parcel Map that has been submitted to the City of Las Vegas March 24, 2011.

New parcels may be created by Record of Survey.

2.0 SITE PLAN

2.1 Intent

To provide an enclosed commercial environment that compliments the existing adjacent Boca Park and Tivoli outdoor commercial centers and a residential

component all in a site configuration that accommodates strong vehicular and pedestrian connectivity.

2.2 Component Overview

The Site Plan shows three major structures:

- An enclosed structure of approximately 775,000 square feet on 2-levels, with one of the retail anchors being 3 levels. Below approximately one-half of this enclosed structure, along its west and north portions, lies an underground parking complex.
- A 5-level parking structure between the existing former Great Indoors building and the subject property's easterly boundary.
- A 4-level multi-family residential structure over two levels of parking that lies between the south end of the 5-level parking structure and the subject property's southerly property line. This component will comprise of 100 dwelling units. The exact number will be determined based on a mix of unit types which will be determined through the final construction drawings and final market analysis phases which will also determine whether this offering will be a for sale or rental offering. This residential component will offer its residents, many of whom are anticipated will be either employed at or want the convenience of residing in close proximity to a multitude of Boca Park, Renaissance or Tivoli and thus be able to conveniently walk next door to work and to the offerings of these commercial centers.

2.3 Land Use

2.3.1 Renaissance, a planned development (PD), will allow all C1 zoned uses per the Unified Development Code (UDC) 19.12.010 Table 2 (Effective May 1, 2011 and as amended from time to time) subject to all minimum use requirements, except as listed below and subject to Developer's approval, and the aforementioned small residential component. Furthermore, this PD will allow taverns which may include tavern applications which require exceptions to normal tavern separations.

2.3.2 Permitted Uses:

2.3.2.1 Multi-Family at 4.27 units per gross acre/62.1 units per net acre or a total number of 100 units

2.3.2.2 Commercial Uses per the C-1 (Limited Commercial) Zoning District as found in the City of Las Vegas Zoning Code except as amended below. Movie and live theaters this will be a permitted use. Also an event center to host catered events will be a permitted use.

2.3.2.2.i Taverns shall be permitted by means of a Special Use Permit. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and

general welfare of the City of Las Vegas are best promoted and protected by requiring that:

a. No tavern shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or city park. A waiver of this distance separation maybe sought as part of a Special Use Permit application.

b. Uses licensed as taverns or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

c. The distances referred to in paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility or from the nearest property line of a city park to the property line of the proposed liquor premises, and in a straight line from the property line upon which of the proposed tavern resides to the property line of any existing tavern or comparable establishment, disregarding all intervening obstacles. Our property lines are defined by parcel map, and while there is no present intention to subdivide, in the event that such occurs the respective property line(s) will be defined by the filing of record(s) of survey.

d. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC 6.50.

2.4 Building Setbacks

Building setbacks will be as reflected in the Site Plan. Presently no additional structures are contemplated; however, to the extent that any are none shall be within 5' of external property lines.

2.5 Connectivity

2.5.1 Design: As a result of both controlling the three corners of this intersection and working with Boyd Gaming, owner of the Suncoast property located at this intersection's northwest corner, it is planned that these combined properties will incorporate some visual consistencies in terms of landscaping, art, walls, and signage making the "whole greater than the sum of its parts".

2.5.2 Pedestrian: The connectivity between Renaissance and the adjacent center Tivoli, with a pedestrian bridge across Alta, will provide convenient pedestrian access all the way from Angel Park Golf Course and Tivoli's north end to and

through Renaissance into the existing Boca Park restaurants and shops area. Further, the Suncoast is planning to provide a more pedestrian friendly corridor from its building through its parking lot so as to make it more comfortable for pedestrians to access between the properties. All this pedestrian connectivity will significantly reduce vehicular impacts on adjacent roadways. This pedestrian connectivity will also occur from/to some of the nearby neighborhoods as a result of the new city trail at the north end of Tivoli.

2.5.3 Vehicular: The on-site vehicular connectivity between Boca Park and Renaissance and Tivoli will further serve to reduce the traffic impact on adjacent streets and on the farther removed roadways as patrons will be able to do much more "one stop shopping" between these three properties thereby eliminating the need to drive to numerous locations to accomplish their shopping, dining, service, office and entertainment related needs. This area will become a major destination and destinations are known to produce significantly reduced traffic generation than the more "singular" point of service strip/neighborhood centers and general commercial centers.

2.6 Traffic

2.6.1 Traffic Study: The Traffic Study will address traffic flows. The Traffic Study will be stamped and signed by a Traffic Engineer.

2.6.2 Existing Alta right-in/right-out: The parcel currently has access from Alta via a right-in/right-out entry/exit only. This access will move approximately 100 yards to the east to a full lighted intersection thereby enjoying not only right-in/right-out but left-in/left-out as well substantially increasing the number of vehicles that will have access from Alta to the existing Boca Park shops, restaurants, and parking structure. The additional turning movements provided by the relocated entry/exit will enhance accessibility for the existing Boca Park property and the existing Boca Park parking structure; a report stamped by a Traffic Engineer attesting hereto will be provided. Furthermore, the new parking garage to be located east of the existing Boca Park parking structure will provide additional parking opportunities for the existing Boca Park businesses.

2.6.3 CC&R's The Boca Park III CC&R's provide for cross easements for parking and access. A copy of the CC&R's are provided as Exhibit #1 in the Appendix.

2.6.4 Project Accesses: Will be from and through Boca Park, from the Alta lighted intersection, a right entry from Alta and a right entry from Rampart into the parking structure as well as from Rampart at the existing driveway located at the property's northwest corner.

2.7 Site Plan flexibility

2.7.1 Site Plan Modifications: The approval of this site plan needs to recognize and define that during the further design development, construction drawings and leasing phases some minor modifications to this conceptual site plan will be required to accommodate various architectural and operational aspects and tenant's requirements. Such changes will be subject to UDC 19.10.040.G.1 Minor Modifications. Changes outside the scope of a Minor Modification will require a Major Modification in accordance with UDC 19.10.040.G.2.

2.7.2 Retail Anchor Relocation and Related Square Footage Increase: The site plan's approval will allow the flexibility of the southerly retail anchor building to increase from 2 to 3 levels and the easterly retail anchor building to decrease from 3 to 2 levels. If this occurs, the total square footage will increase by approximately 15,000 square feet due to the difference in the third level floor plate size at these two locations. Such changes will be subject to UDC 19.10.040.G.1 Minor Modifications. Changes outside the scope of a Minor Modification will require a Major Modification in accordance with UDC 19.10.040.G.2.

2.7.3 Building Heights: As the elevations and construction drawings are further developed and as pre-leasing of tenants progresses, the site plan's approval of building heights, because of tenant's floor-to-floor requirements, will need to reflect the flexibility to be able to increase building heights by up to approximately 10'._Such changes will be subject to UDC 19.10.040.G.1 Minor Modifications. Changes outside the scope of a Minor Modification will require a Major Modification in accordance with UDC 19.10.040.G.2.

2.7.4 Parking: While the statistical Site Information reflects parking provided/required numbers the Developer will work with the City to come up with an appropriate lower parking count, recognizing that:

- A structure with large anchors will have a lower parking need than a shopping center without large anchors.
- Valet will be provided; its stacking mitigates the need for a large percentage of parking.
- The synergies between Boca, Tivoli, Suncoast and Renaissance.
- The Boca Park III CC&R's provide for parking cross easements allowing the convenience of shared parking within the shopping center.
- Alternative parking requirements will be pursuant to Unified Development Code (UDC 19.18.030.D.4c) and will be used to determine parking, or as appropriate by variance therefrom as may be requested and approved by the City of Las Vegas.

2.7.5 Parking Structure: Development reserves the right to expand the width of the garage by an additional 60' to the east. Such expansion shall be sought through an amendment (major or minor) of the approved Site Development Plan Review for the overall site, pursuant to UDC 19.16.100.H.

Add language similar to the following: "Such expansion shall be sought through an amendment (major or minor) of the approved Site Development Plan Review for the overall site, pursuant to UDC 19.16.100.H."

2.8 Buffer Zone

The northeast portion of the subject property, where it backs up to Tuscany Hills II subdivision, is subject to a 125' Buffer Zone; and, a 60' setback therefrom for any building structure. The 125' Buffer Zone shall be landscaped pursuant to the approved landscape plan.

No building shall encroach within 15' of the existing parking structure (garage) and retail building on Boca Park III except for pedestrian and vehicular bridges.

2.9 Landscape Setback

The easterly property line that backs up to West Mesa Estates I subdivision will have a 15' landscape setback. The 15' landscape setback shall be landscaped pursuant to the approved landscape plan.

2.10 Site Coverage

Maximum 70%.

3.0 SITE ELEMENTS

3.1 Grading

Site grading shall be pursuant to City of Las Vegas approved Civil Engineering drawings.

3.2 Drainage

Site drainage shall be pursuant to City of Las Vegas approved drainage study.

3.3 Las Vegas Valley Water District 50' Easement Inside The Property's Westerly Boundary:

Las Vegas Valley Water District will need to relocate their pipe that is located within this easement and abandon this easement.

3.4 Mechanical

Due to the higher height of surrounding buildings, namely One Queensridge Place, Suncoast and some Tivoli buildings, they will look down on to Renaissance

roofs and thus roof mechanical will be visible therefrom. However all mechanical equipment shall be screened from other surrounding properties as viewed from ground level.

3.5 Trash Enclosures

Trash enclosure locations will be located in conjunction with the loading dock areas and service areas both of which are reflected on the site plan and unto themselves these areas will be generally screened with walls and/or landscaping. Trash enclosures will comply with the CLV requirements.

4.0 ARCHITECTURE

4.1 Objective

The objective is to develop an enclosed retail center with value-apparent design that is unique and distinctive and yet complimentary to adjacent properties. Its distinctive finishes will incorporate art and architecture in an "old world meets new world" style.

4.2 Architectural Character

The detail of exterior elevations – articulations, colors, textures and reliefs, as can be seen in the conceptual elevations, will predominantly reflect "renaissance" style architecture with special attention to massing, particularly those facing the streets.

The enclosed structure's pedestrian corridors will be canopied with expansive longitudinal glass atriums and at the corridors' junctures these canopies will be large domed glass atriums.

4.3 Building Form and Mass

The exterior elevations of the large retail anchors will be predominant with the one located at the Rampart and Alta corner taking on the look and feel of the front of a large civic building/structure. The other two large retail anchors' exterior elevations will be flat with some relief elements to break up their massing as reflected in the elevations. The exterior elevations of the structure's in-line stores will provide more intricate detail and elements than the large retail anchor facades with some horizontal reliefs and shadow-lines.

The elevations of the multi-family structure will have a residential look and feel with balconies and smaller scale of windows and reliefs in comparison to the commercial structure.

The development will be a renaissance architecture style, accordingly the exteriors will be a combination of stone and stucco finishes with a combination of earth-tone, pastel and bright colors. A large tower element, not to exceed 150' that will contain signage, will be the "beacon" for the development; roof lines will

be typically flat with parapets with a possibility of some raised roof sections to provide some visual relief. Large wall expanses for visual relief will contain columnar and arch plant-ons to provide relief as will the variation of color and the shadow lines.

Certain aspects of the perceived height and bulk of buildings shall be reduced by dividing the building mass into smaller scale components by incorporate jogs, offsets or other architectural features to reduce the visual length of long walls.

Service and loading areas will be integrated into the architecture as reflected in the site plan.

4.4 Building Heights

The 2-story portions of the structure will not exceed 60 feet tall with the 3-story retail anchor not exceeding 85 feet tall. Rising from the roof line will be the glass atriums as well as other roof line reveals and reliefs not to exceed 50', and parapets not to exceed 20' and other structures to help access roof top mechanical.

Near the Rampart and Alta intersection, as part of the buildings structure will be a large tower that will serve as a focal point from a distance and serve as a "point of arrival". This tower will be similar to that found in European villages at or near their village center. This tower will not exceed 150'.

Building heights will be as reflected in the site plan and the PD is to allow the flexibility of up to 10' of increased height so as to accommodate higher floor to floor requirements of tenants as Developer goes through the leasing process and/or to accommodate design as the design development process and construction drawings are developed and completed. Such changes will be subject to UDC 19.10.040.G.1 Minor Modifications. Changes outside the scope of a Minor Modification will require a Major Modification in accordance with UDC 19.10.040.G.2.

The parking structure height will be maximum 50 feet, a portion of this structure will be slightly subterranean and its easterly elevation partially relieved with landscaping.

The multi-family residential building's height will be maximum 85 feet.

The not to exceed heights of the parking structure and multi-family, as stated above, will need to provide approximately 10' of flexibility as their exact height cannot be determined until civil engineering, design development and construction drawings are finalized. Such changes will be subject UDC 19.10.040.G.1 Minor Modifications. Changes outside the scope of a Minor

Modification will require a Major Modification in accordance with UDC 19.10.040.G.2.

4.5 Materials

Materials are illustrated in the elevations. They shall include a combination of various stone finishes and painted stucco applied in a manner which conforms to the intended architectural and design style.

4.6 Roof Form

The structure's roof will be flat with arched and domed atriums and other roof adornments projecting therefrom. The multi-family building's roof will be either flat with parapets and some roof reliefs or pitched. The parking structure's roof will be its 5th level utilized for parking.

4.7 Color

Colors will be of similar palette found in "renaissance" and "baroque" architecture, typically a combination of brighter colors, pastels and earth tones found in the stone, all similar to what can be seen at Tivoli Village.

4.8 Exterior Spaces

Because of the nature of an enclosed structure which is inwardly oriented, the exterior spaces are largely confined to perimeter landscaping, vehicular circulation, and the 125' Buffer Zone along a portion of the property's easterly boundary, all addressed elsewhere herein. The prominence of the building elevations from the perimeter exterior roadways and on-site interior roadways will be the significant visual element and will therefore unify the architecture and architectural details together complimented with the landscaping.

The loading dock areas provide a vital role in the structure's operations, so the dock locations have been optimized for the operations functions with due consideration of the site's constraints.

5.0 LIGHTING

5.1 Purpose

Lighting will be installed that provides functionality; sufficient lighting for safety purposes and that accentuates the architectural aspects of the buildings' and landscaping.

5.2 Illumination Criteria

The City of Las Vegas requirements shall be followed.

5.3 Parking Lot Lighting

All fixtures shall be glare shielded.

6.0 LANDSCAPING

6.1 Landscape Concept and Design

For purposes of symmetry and continuity, the landscape theme will be similar to adjacent north and south properties. It will provide a wide range and variety of plantings that will provide a varying color palette and vertical compliment and relief to the building exteriors. This landscaping will be provided along all external and internal streets.

6.2 Buffer Zone and Landscape Setback

As discussed in Site Plan, 2.8 and 2.9 above.

6.3 Plant Material:

Will be a combination of trees and shrubs to provide both a variety of vertical complement to the architecture and a variety of color as the seasons change. Selections will be those that reinforce the "renaissance" architecture.

The plant material existing in the on the property's south-easterly Buffer Zone is a combination of mature Alleppo and Mondale pines, Rhuslantia (African Sumac), and Acacia Redlands groundcover.

6.4 City of Las Vegas Requirements

The landscaping will exceed the City's minimum requirements in both terms of size and quantity. For visual interest, color and variation of both height and plant variety, it will include a combination of flowers, ground cover, shrubs and trees. Plant material will predominantly be from the undernoted list:

Trees:

Canary Island Palms – for their elegant and mature landscape impact and to compliment with a vertical height organic element the beautiful architecture of our buildings.

Olive Trees – a traditional and timeless Mediterranean / European tree used to reinforce the European ambiance and the Renaissance architecture period. Only Wilson or Swan Hill Olive trees are acceptable species except specimen Mission Olives will also be allowed to the extent they are grandfathered in.

Magnolia – a stately majestic evergreen tree chosen for its multi leaf color and magnificent flower display.

African Sumac – installed along the easterly property's Buffer Zone to provide an attractive visual evergreen separation from the single family detached neighborhood.

Evergreen Oak – installed along the easterly property's Buffer Zone to provide an attractive visual evergreen separation from the single family detached neighborhood

Crape Myrtle – a deciduous tree with attractive bark texture and a dramatic summer floral color show

Fruit trees – selected for their spring floral display and edible fruit production.

Nut trees – selected for their edible fruit production

Dwarf citrus – used primarily as a large background shrub to enhance the landscape area with fragrant flowers in the spring and edible citrus fruit

Xylosma standard – in tree form, this patio style tree is installed back of sidewalk around the perimeter of the site and will be maintained in a small round ball shape to offer a formal topiary element to the landscape.

Tivoli Trees – LED trees to create color and light together with a sense of fun, excitement and energy

Shrubs:

Pyracantha – used primarily as a low growing hedge that offers attractive spring and summer foliage and red berry winter color

Rosemary – a strong low growing ground cover and cascading shrub with attractive blue spring / summer flowers

Pomegranate – shrub variety used as a background shrub / hedge and selected for its coral floral show and edible fruit

Sago Palms – a powerful ornamental palm selected for its texture and to compliment the Canary Island Palms.

Vinca Minor – an attractive ground cover with bright blue spring / summer flowers

Xylosma – selected as a large background shrub and primarily used along our easterly property's Buffer Zone wall

Dwarf Oleander – also used as a large background shrub and primarily used along our easterly property's Buffer Zone wall.

Raphiolepis – a strong foundation shrub selected for its rich leaf color and spring color show

Liriopi – selected for its leaf texture and summer color.

Lantana – a great accent foreground low growing shrub with outstanding summer color.

Annual color – installed selectively in high visibility areas to offer seasonal color to the landscape.

7.0 SIGN CRITERIA

7.1 Purpose

The purpose shall be for merchandising as well as to add additional color, design and architectural aspects to the site and building structures.

7.2 Signage Elements

Some signage will be applied to the actual building structures; other signage will be located on freestanding signage panels and signage towers. Signage towers, with the exception of the Renaissance signature tower element, which will be taller as discussed in 4.4, will not exceed the height of maximum 70'. Perimeter signage will be a combination of fixed signage, reader-boards, and large display screens.

Commensurate with the size of the development and the need to communicate and merchandise activities, events and venues, building wraps will be allowed. It is contemplated that these wraps would be periodic to help make the public aware of special events/offerings.

Fixed signage together with LED / animated signage will be used.

Building wraps and LED signage will be able to be used at property owner's discretion to advertise adjacent properties including One Queensridge Place, Tivoli Village, Boca Park and Suncoast Hotel and Casino.

7.3 City of Las Vegas Requirements

The Site Plan's approval will be subject to the future City's approval of Master Sign Plan. The Master Sign Plan will be prepared and submitted to the City prior to the application/installation of any signage. It is believed that with the exception of the potential periodic building wraps all signage will conform to the City's standards and if not, the Development will be allowed flexibility pursuant

to Minor Modification will require a Major Modification in accordance with UDC 19.10.040.G.2 or Variance.

8.0 CC&R'S

The site is subject to CC&R's dated January 31, 2001, recorded February 12, 2001, attached as Exhibit #1.

9.0 DEFINITIONS

9.1 Developer: RA Southeast Land Company LLC or its successors.

9.2 Land Uses – Shall be those listed in UDC Title 19.18.020 and as amended from time to time.

APN 138-32-412-013

Recording Requested and
when recorded return to:

Charleston Associates, LLC
9510 W. Sahara Avenue, Suite 200
Las Vegas, Nevada 89117
Attn: Legal Department

LV - 881125 CD

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF
02-12-2001 14:25 JYB 36
BOOK 20010212 INST: 01340
FEE: 42.00 RPTT: .00
EASEMENT
CONFORMED COPY: HAS NOT BEEN COMPARED TO THE ORIGINAL

GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS

THIS GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS ("Declaration") is made to be effective as of January 31, 2001, by Charleston Associates, LLC, a Delaware limited liability company ("Declarant").

RECITALS

A. Declarant is the Owner (as defined below) of all that real property located in the City of Las Vegas, County of Clark, State of Nevada, described in Exhibit A attached hereto and incorporated herein.

B. Declarant intends that the Parcels (as defined below) and buildings be developed and operated in conjunction with each other as integral parts of a shopping center under a general plan and scheme of improvement for the benefit of all of the property and the future owners thereof.

NOW, THEREFORE, Declarant hereby declares that all of the property described in Exhibit A shall be held, sold, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the above described real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each Owner thereof.

SECTION 1
DEFINITIONS

Each reference in this Declaration to any of the following terms shall mean:

1.1 ADJACENT CENTER

Those parcels of real property described on Exhibit C attached hereto and incorporated herein.

1.2 ANCHOR USER

Any retail Occupant in the Shopping Center occupying more than Twenty Five Thousand (25,000) square feet of leasable area or as otherwise specifically designated by Declarant from time to time.

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1.3 BUILDING AREA

Those areas shown on the Site Plan to be utilized for construction of buildings and related drive-thru facilities and improvements intended for use by Occupants; provided, however, that the areas for buildings and improvements may change from the building areas shown on the Site Plan, so long as such change is approved in advance by Declarant and the parking and access between Parcels, the Common Area, the Adjacent Center and Shopping Center are not materially and adversely affected. Once the buildings to be constructed on each Parcel are complete, the Building Area shall be the areas of the Parcel on which the respective buildings and related drive-thru facilities actually sit.

1.4 COMMON AREA

All portions of the Shopping Center other than the Building Areas. Without limiting the generality of the foregoing, the Common Area shall include all parking fields and multi-level parking facilities ("Parking Structures"). The designation of any portion of a Parcel as Common Area shall not prohibit the subsequent development thereon of a building so long as all requirements of this Declaration are complied with in connection with such development.

1.5 DECLARANT

Charleston Associates, LLC, a Delaware limited liability company, its successors and assigns, if such successors and assigns should acquire all or substantially all of the then Declarant's property in the Shopping Center and such successors or assigns assume the obligations of Declarant hereunder.

1.6 OCCUPANT

Any Person or Persons from time to time entitled to the use and occupancy of any portion of the Shopping Center through ownership, lease or exclusive license thereof.

1.7 OWNER

Each of the Persons owning the fee interest in a Parcel, or any portion thereof. Declarant shall be deemed an Owner with respect to each Parcel it owns, if any.

1.8 PARCEL

Any separate lot within the Shopping Center created in accordance with Nevada law. Initially, the Shopping Center will consist of one (1) Parcel, owned by Declarant.

1.9 PERSON OR PERSONS

Individuals, partnerships, firms, associations, corporations, trusts, governmental agencies, administrative tribunals, or any other forms of business or legal entity.

1.10 SHOPPING CENTER

All of the real property described on Exhibit A attached hereto and incorporated herein.

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1.11 SITE PLAN

The site plan attached hereto as Exhibit B and incorporated herein, provided, however, that the areas for buildings and improvements as shown on the Site Plan may change, and upon completion of the Shopping Center Declarant may record a new site plan as an amendment hereto.

1.12 THE GREAT INDOORS

Sears, Roebuck and Co., a New York corporation, doing business as "The Great Indoors".

SECTION 2
GRANT OF RECIPROCAL EASEMENTS

2.1 COMMON AREA EASEMENTS

The Common Area on each Parcel shall be used only for the following purposes related to the businesses and activities conducted in the Shopping Center:

(a) *Ingress and Egress.* Ingress and egress by vehicles and pedestrians.

(b) *Parking.* Parking of motor vehicles in designated parking places within the Shopping Center; provided, however, that Declarant may require that employee's of Occupants park in designated areas and Declarant may restrict portions of the parking areas for use for valet parking for the buildings designated on the Site Plan as "Retail 1", "Retail 2" and "Retail 3".

(c) *Public Utilities.* Installation, maintenance and operation of public utilities and services for the Shopping Center, the Adjacent Center, Common Area and/or Building Areas, including, without limitation, vaults, manholes, meters, pipelines, valves, hydrants, sprinkler controls, conduits, sewage facilities and all other utility-related facilities, all of which shall whenever and wherever reasonably feasible be located below the surface of the Common Area, or the surface of any other above ground improvements located thereon; provided, however, that in any event, (i) all of the foregoing permitted public utilities and installations which are located above the surface of the Common Area shall be placed so as not to interfere with, restrict, or impede other uses of Common Area or Building Area provided for herein, and (ii) no such public utilities and installations which must be located above the surface of the Common Area shall be placed upon any Parcel without the prior written consent of the Declarant.

(d) *Comfort and Convenience.* Subject to the requirements of the Architectural Guidelines (as defined in Section 3.8 below), comfort and convenience of Occupants by installation of those minor convenience facilities, such as lighting, landscaping, mailboxes, public telephones and benches, which Declarant may from time to time deem appropriate to construct or permit to be constructed; provided, however, that no such minor convenience facilities shall interfere with, restrict or impede other uses of the Shopping Center, the Adjacent Center, Common Area or the Building Area provided for herein and such facilities shall be maintained in a first class manner by the Owner of the Parcel on which they were installed.

(e) *Temporary Construction Activities.* Construction, maintenance, repair, replacement, rearrangement and remodeling of buildings and improvements within Building Areas and of landscaping, pedestrian walkways and other improvements in the Common Area not substantially affecting or changing the Common Area except as permitted or required herein. All such work shall be conducted in the most expeditious manner reasonably possible to minimize the interference with the use of the Common Area and

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the business operations of the Owners and Occupants within the Shopping Center. All such work shall be diligently prosecuted to completion. The Common Area may be utilized for ingress and egress of vehicles transporting construction materials and equipment and persons employed in connection with any work provided for herein and temporary storage of materials being utilized in connection with such construction, subject to all of the other terms of this Section 2.1(e) and this Declaration, provided no material, equipment or temporary storage facilities may be located upon the Common Area of any Parcel without the express written consent of such Parcel's Owner and Declarant.

(f) *Service and Delivery Vehicles.* Ingress, egress, and temporary parking of delivery and service vehicles for the delivery of goods, wares, merchandise, furniture, fixtures, supplies and equipment, and the rendition of services to any Occupant in the loading areas at the rear of each Building Area; provided, however, that deliveries may be made at the front of Building Areas for security purposes (such as deliveries or pick-ups made by armored vehicles) and for those buildings without service access in the rear of the building, as depicted on the Site Plan.

(g) *Pylon and Monument Signs.* The construction, repair, maintenance and replacement of (i) pylon signs identifying Occupants in the Shopping Center, and (ii) monument signs either identifying Occupants in the Shopping Center or providing directions, or both, which signs Declarant may, in its sole discretion, construct and operate within the Common Area.

2.2 CREATION OF EASEMENTS AND EQUITABLE SERVITUDES

Subject to the restrictions provided for elsewhere in this Declaration, there are hereby created non-exclusive easements and equitable servitudes, appurtenant to and for the benefit of each Parcel and the Shopping Center, over, across, in, under and through the Common Area for the uses and purposes set forth in Section 2.1. There are hereby also further created non-exclusive easements and equitable servitudes for the benefit of each Parcel and the Shopping Center for ingress, egress and access to the Common Area located over, along and under the Common Area for the purpose of effectuating any necessary repairs, maintenance and replacement of the Common Area located on the Parcels as provided herein.

2.3 NO WALLS, FENCES OR BARRIERS

No walls, fences or barriers of any sort or kind shall be constructed or erected in the Shopping Center, or any portion thereof, which shall prevent or impair the use or exercise of any of the easements granted herein, or the free access and movement of Occupants, including without limitation, pedestrians and vehicular traffic between the various Parcels and between, within and throughout the Shopping Center, the Parcels and the Adjacent Center; provided, however, curb stops and other reasonable traffic controls, including, without limitation, stop signs, directional barriers and parking stops, as may be necessary to guide and control the orderly flow of traffic consistent with the Site Plan, may be installed by an Owner on its Parcel with the prior written consent of Declarant to the extent such controls do not materially adversely affect any other Parcel or Owner, or any Occupant of the Shopping Center. Notwithstanding the foregoing, an Owner or Occupant may install temporary traffic controls in the event of an emergency condition.

2.4 CREATION OF EASEMENTS FOR THE ADJACENT CENTER

Subject to the restrictions provided elsewhere in this Declaration, there are hereby created, for the benefit of the Adjacent Center and the occupants thereof, and such occupants' Permittees (as defined below), a non-exclusive easement for the passage of vehicles over and across the driveway areas of the Shopping Center, as the same may from time to time be constructed and maintained for such use, and for the passage and

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accommodation of pedestrians over and across the parking, driveways and sidewalk areas of the Shopping Center, as the same may from time to time be constructed and maintained for such use.

2.5 RESTRICTIONS AND RESERVATIONS

All easement rights granted in this Declaration shall be subject to the following reservations as well as any other provisions contained in this Declaration:

(a) Each Owner further reserves the right to close off the portion of the Common Area owned by such Owner for a reasonable period of time as may be legally necessary, in the opinion of such Owner's counsel, to prevent the acquisition of prescriptive rights by anyone; provided, however, that prior to closing off any portion of the Common Area, as herein provided, such Owner shall give written notice to Declarant and the other Owners of its intention to do so, and shall attempt to coordinate such closing with the other Owners so that no unreasonable interference in the passage of pedestrians or vehicles shall occur; and

(b) Each Owner reserves the right at any time and from time to time to exclude and restrain any Person who is not a Permittee from using the Common Area owned by such Owner. As used herein, a "Permittee" shall mean all Occupants of the Shopping Center and Adjacent Center and the officers, directors, employees, agents, contractors, vendors, suppliers, visitors, invitees, licensees, subtenants, and concessionaires of such Occupants insofar as their activities relate to the intended development, use and occupancy of the Shopping Center and Adjacent Center. Persons engaged in civic, public or political activities within the Shopping Center (including without limitation, (i) distributing handbills, booklets or circulars, (ii) exhibiting any signs, placards or notices, (iii) picketing, parading or demonstrating, and (iv) failing to follow the regulations established by the Declarant for use of the Common Area) shall not be considered Permittees.

SECTION 3
CONSTRUCTION AND DEVELOPMENT

3.1. UTILITIES

(a) Any work performed by a Person to connect to, repair, relocate, maintain or install any storm drain, utility-line, sewer, water-line, gas-line, telephone conduits or any other public utility service shall be subject to all conditions of this Declaration and in addition shall be performed without interference with the provision of such services to any other Occupant or Person. Any work of installation, alteration, replacement or repair of utility installations which requires interference with the paving in the parking lots or driveways in the Common Area shall be undertaken with particular care so as to minimize the impact upon traffic circulation within the Common Area and access to the various business establishments in the Shopping Center.

(b) The Shopping Center contains master water meters and it is from these master water meters only that the local water district conducts its readings for the basis of its periodic billing for water consumption. As of the date hereof, the master water meters are maintained in the name of Declarant, who shall be billed directly by the local water district for the Shopping Center's consumption. Therefore, each Parcel Owner, and upon request by Declarant, any Occupant, shall install a separate sub-meter (or check meter) from the applicable master water meter, at such Parcel Owner's or Occupant's expense. Declarant, or its designated successor in interest, may bill each Parcel Owner or, in Declarant's sole discretion, each Occupant, for its actual water consumption during such period, plus an administrative fee of ten percent (10%). The owner of each Parcel agrees to pay or cause to be paid the water bills attributable to its use upon

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demand. Such charges shall be in addition to, and not a part of, the Common Area Maintenance Cost (as defined below).

3.2 EMINENT DOMAIN

Should any portion of the Shopping Center be taken for any public or quasi-public use by any lawful power or authority by the right of condemnation or of eminent domain or by agreement between any Owner and those having the authority to exercise such right ("Taking"), then after such Taking the Owner of the Parcel that is the subject of the Taking shall restore the Parcel as completely as reasonably possible to its condition before the Taking. After and as a result of such restoration, such Owner or party shall use reasonable efforts to ensure that reasonable access exists between Parcels, the Adjacent Center and the Shopping Center and that driveways, entryways and parking areas are configured to allow the free flow of pedestrian and vehicular traffic into, out of and through the Parcels, the Adjacent Center and Shopping Center.

3.3 MAINTENANCE OF PARCELS BY OWNERS AND OCCUPANTS

Each Owner shall maintain the Building Area on its Parcel, and all improvements on such Building Area, in a first-class manner so that such Building Area shall be in a good and clean condition and repair.

3.4 INTENTIONALLY OMITTED

3.5 SELF-HELP

Should any Owner fail to take any action as required by Sections 3.3, 3.10 or 5.3(i or ii) hereof to be taken by it, then such party shall be in default and Declarant or any non-defaulting Owner may take such reasonable action on behalf of the defaulting Owner after giving the Owner of such Parcel and Declarant thirty (30) days initial written notice of the non-defaulting party's intent to do so and a second written notice of such intent no less than five (5) days prior to taking said action. At any time within such notice periods, Declarant may, but shall have no obligation to, notify such non-defaulting Owner that Declarant will take such reasonable action as to cure the default of the defaulting Owner, in which case the non-defaulting Owner shall take no action. Any such work shall be in a first-class and good and workmanlike manner. The defaulting Owner shall reimburse the Declarant or non-defaulting Owner for all reasonable sums so paid and for all reasonable costs and expenses incurred by Declarant or the non-defaulting Owner in connection with the performance of any such act, plus a fee equal to ten percent (10%) of all such costs and expenses incurred. If the defaulting Owner begins to undertake the required action within such thirty (30) day period and diligently pursues such action to completion, then the default shall be cured and Declarant or the non-defaulting Owner shall take no action.

3.6 REPAYMENT

Any reasonable sums actually paid and all reasonable costs and expenses actually incurred by Declarant or a non-defaulting Owner pursuant to Section 3.5 above on behalf of the defaulting Owner shall be due and payable by and upon written demand given to the Owner of such Parcel, together with invoices for work performed in connection therewith and reasonable evidence of the payment of the same, and unconditional lien releases from all Persons who performed such work. All sums due shall not bear interest if paid within thirty (30) days of the date such demand is made, but all sums not paid on or before thirty (30) days from such demand shall bear interest at ten percent (10%) per annum in excess of the Prime Rate from the date when due until paid. The term "Prime Rate" shall mean the rate (or the average of rates, if more

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than one rate appears) from time to time inserted in the blank of the "Money Rate" section of the Wall Street Journal (National Edition) in the section reading "Prime Rate". All payments on account shall be applied first to interest then to principal first due.

3.7 LIEN

All sums owed pursuant to the terms of this Declaration and not paid within the time periods as required hereby shall be a lien on the Parcel of the defaulting Owner. The Declarant or Owner that completed work on the defaulting Owner's Parcel may bring an action at law or in equity against such defaulting Owner obligated to pay the same, or foreclose the lien against the Parcel owned by such defaulting Owner. The provisions of Sections 116.3116 to 116.31168 of the Nevada Revised Statutes or any successor statute or statutes are hereby adopted and incorporated herein for the purpose, among other things, of establishing the manner in which any charges referred to herein shall become a lien against the Parcel possessed by the defaulting Owner owning or possessing the same, the priority of such liens, and the manner in which they are enforced. Any reference in such statute to a planned unit development shall be deemed for the purposes hereof to be a reference to the applicable Parcel and any reference therein to an organization shall be deemed a reference to the Declarant or non-defaulting Owner. Any lien so created shall also secure reasonable attorneys' fees incurred by the Declarant or non-defaulting Owner incident to the collection of such charges or the enforcement of such lien. Such lien may also be enforced in any manner permitted by law. No lien created pursuant to this Section 3.7 shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value.

3.8 INITIAL CONSTRUCTION

Each building in the Shopping Center shall be of first-class quality construction and architecturally designed so that its exterior elevations (including, without limitation, signs and color) will be architecturally and aesthetically compatible and harmonious with all other buildings in the Shopping Center and will not be materially inconsistent with the architectural scheme of the Shopping Center established by Declarant. Such requirements shall be conclusively presumed satisfied for improvements approved or built by or for Declarant. All initial construction of improvements within the Shopping Center shall be subject to the prior approval of Declarant. Such approval shall not be required for any improvement constructed by or for Declarant. Each Owner other than Declarant shall submit to Declarant all plans, drawings and specifications of the planned improvements for the Parcel for review and approval by Declarant before their submission to the City of Las Vegas or any political subdivision thereof. All such plans, drawings and specifications shall comply with the sign plan, landscape plan and architectural plan for the Shopping Center (collectively, the "Architectural Guidelines"), which shall be created, implemented and revised by Declarant, in its sole discretion, and which Architectural Guidelines shall be as provided to each Owner by Declarant from time to time upon request. Changes in the Architectural Guidelines shall not apply to completed work or work to be completed pursuant to plans previously approved by Declarant (provided that such work otherwise complies with the terms of this Declaration), but shall apply to subsequent modifications as provided in Section 3.9 below. Once approved by Declarant, there shall be no material changes to an Owner's plans, drawings or specifications. Neither Declarant nor any agent or employee thereof shall be liable to any Owner or any other party for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings or specifications, or (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications. Notwithstanding anything to the contrary contained herein, this Section 3.8 shall not be applicable to The Great Indoors.

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3.9 MODIFICATION OF BUILDINGS

The exterior of any building shall not be modified in any material way (including, without limitation, signs and color) without the prior approval of Declarant. Further, any modification or remodeling of a building or structure shall comply with the then-current Architectural Guidelines and all plans, drawings and specifications for such modifications shall be approved by Declarant before their submission to the City of Las Vegas or any political subdivision thereof. Before the modification or remodeling of any building is commenced, sufficient information shall be sent to Declarant to enable Declarant to make a reasonable determination as to the architectural and aesthetic compatibility of the proposed modification with all other buildings in the Shopping Center. Declarant must approve or disapprove the proposal within thirty (30) days after receipt of the proposal, and, if Declarant disapproves the proposal, it shall provide a written explanation of its general reasons for disapproval. If Declarant fails to respond to a proposal within the thirty (30) day period, or rejects or disapproves the proposal but fails to provide the required explanation within the thirty (30) day period, Declarant shall be deemed to have approved same; provided, however, that under no circumstances shall such plans and specifications be deemed approved if they contain a violation of any applicable law, rule or regulation, including, without limitation, applicable building codes. If the proposal is not approved by Declarant as provided herein, then an alternate proposal may be submitted, which alternate proposal shall be handled in the same manner as the initial proposal. The approvals and submittals required hereby shall not apply to any work undertaken by or at the direction of Declarant. Neither Declarant nor any agent or employee thereof shall be liable to any Owner or any other party for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings or specifications, or (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications. Notwithstanding anything to the contrary contained herein, this Section 3.9 shall not be applicable to The Great Indoors.

3.10 CONSTRUCTION RULES

The following rules shall apply to all construction on a Parcel, whether the initial construction on the Parcel or otherwise:

(a) After initial construction on a Parcel is complete, any additional construction shall be commenced within six (6) months after obtaining a building permit for the improvements to be made.

(b) All construction shall be carried out in an orderly and timely manner and once construction has commenced shall be diligently pursued to completion within one (1) year. Any construction envisioned to require more than one (1) year for completion shall require the prior written approval of the Declarant before commencement of construction and all other construction in progress actually requiring more than one (1) year for completion shall require the written approval of the Declarant before continuation beyond the one-year period is permitted (which approval, in the case of extensions, shall not be unreasonably withheld or delayed if the Owner can demonstrate that completion within the one-year period was not accomplished due to causes over which it had no reasonable control and to which it did not contribute, financial inability, imprudent management and negligence excepted).

(c) All construction sites shall be enclosed with a lockable chain link fence, kept in a neat and good condition at all times and locked whenever construction is not actually being performed. Stored building materials shall be appropriately hidden from view, to the extent deemed reasonably necessary by the Declarant.

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(d) All portable toilets shall be located a minimum of twenty-five feet (25') from areas to which the general public has access and shall be emptied as often as required to ensure the containment of any noxious odors.

(e) Dust from all construction sites shall be controlled at all times by watering down the construction site. Any sandblasting activities shall be restricted to the water-type application. The Owner of the Parcel on which or for whose benefit construction is being performed shall be responsible for maintaining the Common Area and adjacent public streets (or causing the same to be maintained) in a clean, dust-free and mud-free condition on a daily basis, and shall be responsible for complying with or causing compliance with dust and pollution laws and regulations.

(f) All Common Areas or utilities that are damaged due to the construction process on a Parcel shall be repaired, to the reasonable satisfaction of the Declarant, at the sole expense of such Parcel's Owner or the Occupant undertaking such construction activity. The damaged Common Area shall be repaired within seven (7) days after the damage occurs; damaged utilities shall be repaired within twenty-four (24) hours after the damage occurs.

(g) Any landscaping materials or sprinkler systems in the Shopping Center damaged in the course of construction on a Parcel shall be replaced or repaired within two (2) days after damage is detected, to the reasonable satisfaction of the Declarant, at the sole expense of such Parcel's Owner or the Occupant undertaking such construction activity.

(h) Construction, delivery and other vehicles operated or utilized in connection with construction activities upon a Parcel shall be parked only upon such Parcel or, with the prior written consent of the Owner of another Parcel, upon such other Parcel.

(i) If any damage required to be repaired by a Parcel's Owner pursuant to this Section 3.10 is not repaired to the reasonable satisfaction of the Declarant or applicable public or private utility within the time periods specified, the Declarant may, at its option, cause the damage to be repaired in accordance with the provisions of Section 3.5.

(j) Compliance with all applicable laws, rules, regulations and building codes.

SECTION 4
COMMON AREA MAINTENANCE

4.1 MAINTENANCE OF COMMON AREA

Declarant shall operate, maintain and keep in good condition and repair the Common Area, including, but not limited to parking fields and Parking Structures, entryways, roads, sidewalks, landscaping, drainage, public utilities and lighting facilities so that all areas of the Common Area shall be in a good and clean condition and repair as determined in Declarant's reasonable discretion. Such maintenance shall include, without limitation, maintaining, repairing, restriping and resurfacing, as necessary, all paved surfaces and maintaining all landscaping and plant material in a healthy and first class manner.

4.2 COMMON AREA MAINTENANCE COST

(a) "Common Area Maintenance Cost" shall mean the cost of managing, operating, insuring, equipping, lighting, repairing, replacing and maintaining the Common Area in accordance with

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Section 4.1 above, along with the cost of all expenses incurred for the benefit of the Shopping Center, including, without limitation, insurance costs, taxes, security and utility costs, all as determined by Declarant in its reasonable discretion. Common Area Maintenance Cost shall be reduced by the amount contributed by (an) Anchor User(s) for such services and maintenance. Each Owner's "Proportionate Share" shall mean the ratio that the total square feet of gross area of floor space of all buildings on the Parcel owned by such Owner bears to the total square feet of gross area of floor space of all buildings in the Shopping Center from time to time, less the gross area of the floor space of any Anchor User, all as determined in Declarant's reasonable discretion. For the purposes of this Section 4.2(a), "buildings" shall not include any Parking Structures. Floor space shall be measured from the exterior line of the exterior walls and from the center line of any party or common interior walls without deduction for columns, walls or other structural or non-structural components, as determined in Declarant's reasonable discretion.

(b) As compensation for the operation and maintenance of the Common Area as specified in this Section 4, Declarant shall receive an administrative fee equal to fifteen percent (15%) of the total of all other Common Area Maintenance Costs, exclusive of insurance, real property taxes and costs of onsite management, if any. The Owner of each Parcel shall each pay its Proportionate Share of the fee in accordance with the provisions of this Section 4.2.

(c) All costs incurred in the operation and maintenance of the Common Area shall be promptly paid timely by Declarant when incurred.

(d) Commencing with the first day of each calendar month during the term of this Declaration, and on the first day of each month thereafter, each Owner shall pay to Declarant an amount estimated by Declarant to be such Owner's Proportionate Share of Common Area Maintenance Cost. Each Anchor User or the Owner of the Parcel occupied by such Anchor User shall pay Common Area Maintenance Cost directly to Declarant in such amounts and on such terms as is mutually agreeable to such Anchor Tenant, the Owner of such Parcel and Declarant.

(e) Such estimated charge may be adjusted by the Declarant from time to time on the basis of its experience and anticipated costs of maintaining the Common Area hereunder. After the end of each quarter of the calendar year, or at the option of the Declarant, the end of each calendar year, the Declarant shall submit a statement to each Owner for its respective Proportionate Share of the actual costs and expenses paid or incurred by the Declarant for the previous quarter or year. Such statement shall set forth the total Common Area Maintenance Cost for the previous quarter or year, the amount of such Owner's Proportionate Share of Common Area Maintenance Cost for such calendar quarter or year, and the total estimated payments made by such Owner with respect to such period under this subsection (e). If an Owner's Proportionate Share of Common Area Maintenance Cost exceeds that Owner's estimated payments, that Owner shall pay to the Declarant the deficiency within fifteen (15) days after receipt of such statement. If such estimated payments exceed that Owner's Proportionate Share of Common Area Maintenance Cost, that Owner shall be entitled to offset the excess against payments next thereafter due the Declarant under this subsection (e) until such overpayment is exhausted.

(f) Any Owner may require any tenant or Occupant of such Owner's Parcel to pay Common Area Maintenance Costs directly to the Declarant. Such arrangement shall not relieve Owner of any obligation hereunder and shall not reduce the total amount of Common Area Cost otherwise due from Owner. Owner shall continue to be primarily liable for the payment of such Owner's Proportionate Share of Common Area Maintenance Cost hereunder.

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4.3 ALTERNATIVE MAINTENANCE CHARGES

Declarant may, in its discretion, incorporate the Common Area maintenance obligations of the Shopping Center into contractual arrangements covering all or any portion of the Adjacent Center; provided that all such costs are allocated between the Shopping Center and Adjacent Center based upon the benefit received, in Declarant's reasonable discretion.

4.4. OPERATING AGREEMENT

Notwithstanding any other provision to the contrary contained in this Section 4, Declarant may enter in to an agreement at reasonable market rates and terms with a third party operating entity for the operation and maintenance of the Common Area as provided in this Section 4, which third party may be affiliated with the Declarant.

SECTION 5
INSURANCE AND INDEMNIFICATION

5.1. INDEMNITY

Each Owner shall indemnify, defend and hold the other Owners and Declarant harmless from and against all claims, expenses, liabilities, loss, damage and costs, including any actions or proceedings in connection therewith and including reasonable attorneys' fees, incurred in connection with, arising from, due to or as a result of (i) the death of, or any accident, injury, loss or damage, howsoever caused, to any Person or loss of or damage to the property of any Person as shall occur in or about any portion of such Owner's Parcel, (ii) the death of, or any accident, injury, loss or damage to any Person or damage to the property of any Person resulting from the negligence or willful act or omission of an Owner or its Occupants, wherever the same may occur, or (iii) by reason of injury to or death of persons, damage to property or claims of lien for work or labor performed, materials or supplies furnished arising out of or in connection with use by an Owner or its Occupants of the easements granted hereunder or exercise of the rights granted herein, except claims resulting from the negligence or willful act or omission of the indemnified Owner or any Occupant of such Owner's Parcel, wherever the same may occur.

5.2. PUBLIC LIABILITY INSURANCE

Each Owner shall at all times during the term hereof maintain or cause to be maintained comprehensive public liability and property damage insurance covering all buildings on its Parcel to protect against any liability to the public arising out of or related to the use of or resulting from any accident occurring in or upon such Owner's Parcel, with limits of liability of not less than the following in Constant Dollars: (i) Five Million Dollars ($5,000,000.00) combined single limit for injury or death of one or more persons, and (ii) Two Million Dollars ($2,000,000.00) for property damage. For the purposes of this Section 5.2, "Constant Dollars" means the present value of dollars. An adjustment shall occur on January 1 of the sixth (6th) calendar year following the date of this Declaration, and thereafter at five (5) year intervals. Constant Dollars shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the month during which this Declaration is dated; the "Current Index Number" shall be the level of the Index for the month of September of the year preceding the adjustment year; the "Index" shall be the Consumer Price Index for All Urban Consumers, U.S. City Average, All Items published by the Bureau of Labor Statistics of the United States Department of Labor (base year 1982-84=100), or any successor index thereto. If the Index ceases to be published, then

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the Declarant shall select a substitute index and method of measuring Constant Dollars in its reasonable discretion.

5.3. PROPERTY INSURANCE

Each Owner shall at all times carry, or cause to be carried, comprehensive all risk property insurance upon all buildings and improvements located upon its Parcel in an amount not less than the full replacement cost thereof (excluding foundations or excavations). The loss, if any, covered by such insurance shall be paid to the respective Owner, provided that if the mortgagee or beneficiary under any mortgage or deed of trust has agreed in writing that insurance proceeds shall be available for use for the purpose of compliance with this Section 5.3, such insurance may name such mortgagee or beneficiary as an additional insured as its interest may appear. Each Owner shall have the power to adjust and settle any loss with its insurer. In the event of any damage to or destruction of any buildings on a Parcel, the affected Owner shall (i) repair (or cause to be repaired) any such damage or destruction and reconstruct the building or (ii) demolish and dispose of the damaged or destroyed improvements and clear away the rubble, either of the foregoing (i) or (ii) must be accomplished in accordance with the concept of an integrated shopping center and the provisions of Sections 3.9 and 3.10 of this Declaration. The proceeds of all insurance and condemnation awards shall be used by the affected Owner in payment for such restoration and reconstruction or demolition. The affected Owner shall commence (or cause to be commenced) restoration, reconstruction or demolition as herein provided as soon as reasonably possible after the damage or destruction, regardless of receiving insurance or condemnation proceeds, and shall use all due diligence to repair or reconstruct within a reasonable period of time thereafter not exceeding one hundred eighty (180) days.

5.4. MUTUAL RELEASE

Each Owner for itself, and, to the extent it is legally possible for it to do so, on behalf of its insurer and without affecting the coverage provided by insurance required to be maintained by any other Owner hereunder, hereby releases and waives any right to recover against Declarant, the other Owners and Occupants for any liability for (a) damages for injury to or death of persons, (b) any loss or damage to property, including, without limitation, the property of any Owner or Occupant located upon or in the Shopping Center, (c) any loss or damage to buildings or other improvements in the Shopping Center or the contents thereof, or (d) claims arising by reason of any of the foregoing, to the extent that such damages and/or claims are covered by insurance carried or required to be carried by or on behalf of each Owner. The provisions of this Section 5.4 are intended to restrict each Owner (to the extent permitted by law) to recovery against insurance carriers to the extent of such coverage, and waive fully, and for the benefit of each, any rights and/or claims that might give rise to a right of subrogation in any insurance carrier.

5.5. GENERAL PROVISIONS

All policies required to be maintained pursuant to the terms of this Declaration shall be written on an occurrence basis and issued by companies having a A.M. Best's rating of not less than A-VII, and which are authorized to do business in Nevada. Each Owner shall deliver (or cause to be delivered) to the Declarant copies of policies or certificates of insurance required hereunder showing that said policies are in effect. All policies providing for self-insurance or "deductibles" may permit one or more of the named insureds to assume the right to defend or adjust claims that reasonably appear to be susceptible of settlement or final resolution within the limits of the self-insurance. All policies shall provide primary insurance. The coverage provided by policies shall not be limited, reduced or diminished by virtue of the subrogation waiver contained in Section 5.4. Should any Owner fail to acquire, maintain or renew any insurance required to be maintained by it under this Declaration, or to pay the premium therefor (or cause the foregoing to be done),

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then and in any of said events, the Declarant, upon written notice, may procure such insurance if such failure is not cured within ten (10) days of receipt of such notice, and any sums expended by it to procure any such insurance shall be forthwith repaid upon demand plus fifteen percent (15%) of the sums paid. Each Owner shall obtain (or cause to be obtained) written undertakings from each insurer under policies required to be maintained by it to notify all insureds thereunder at least thirty (30) days prior to cancellation or modification. Any policy required to be maintained hereunder by any Owner may be maintained under a so-called "blanket policy" insuring other parties and other locations so long as the amount of insurance and the scope of coverage required to be provided hereunder are not thereby diminished and in any event, any blanket commercial liability insurance policies shall not contain a general policy aggregate of less than Twenty Million Dollars ($20,000,000) in Constant Dollars. An Owner may self insure its insurance obligations under this Declaration; provided, however, that (i) at all times during such periods of self insurance, such Owner maintains a net worth of no less than One Hundred Million Dollars ($100,000,000) in Constant Dollars (exclusive of such Owner's interest in the Shopping Center or improvements thereon), and (ii) such Owner shall provide Declarant a copy of an annual financial statement audited by an independent certified public accountant within thirty (30) days after such statement has been prepared, and such other financial statements as may be reasonably requested by Declarant from time to time.

SECTION 6
EFFECT OF BREACH UPON PURCHASERS AND MORTGAGEES

The breach of this Declaration shall not entitle Declarant or any Owner, Occupant or other Person to cancel, rescind or otherwise terminate its obligations hereunder. No breach hereof shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value, but the covenants and restrictions, easements and conditions herein contained shall be binding upon and effective against the Owner of any Parcel, or any portion thereof, whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

SECTION 7
COVENANTS AND RECORDATION

All of the provisions, agreements, rights, powers, covenants, conditions and obligations contained in this Declaration shall be perpetual and shall be binding upon and shall inure to the benefit of the Owners and Occupants. All of the provisions of this Declaration shall be covenants running with the land and equitable servitudes pursuant to applicable law. This Declaration shall become effective and binding upon recordation of this Declaration in the Office of the Recorder of Clark County, Nevada.

SECTION 8
AMENDMENTS

8.1 AMENDMENTS

Except as otherwise herein expressly provided, this Declaration may be amended by an instrument signed by Declarant, with the written consent of The Great Indoors, as long as The Great Indoors is an Occupant of the Shopping Center, which consent shall not be unreasonably withheld, conditioned or delayed as long as the amendment shall not: (i) abrogate any easement unless consented to by the Owners of all affected Parcels, (ii) permit any Parcel to be used in a manner prohibited under Section 9.3 or (iii) materially and adversely affect The Great Indoors. Notwithstanding anything contained in the foregoing sentence to the contrary, Declarant may amend this Declaration without the written consent of The Great Indoors, in the

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event that such amendment to this Declaration shall only impose a Permitted Use restriction, pursuant to Section 9.1 below, and/or grant an Exclusive Use, pursuant to Section 9.2 below, so long as The Great Indoors shall not be bound by such Exclusive Use. Any amendment must be recorded in the Office of the Recorder of Clark County, Nevada. No amendment to this Declaration shall be valid that would tend to defeat the priority position of a first mortgagee, deed of trust beneficiary or sale-leaseback lessor with respect to its lien or interest or which would make such mortgage, deed of trust, or lease illegal under then applicable governmental regulation unless consent is obtained in writing from such mortgagee, beneficiary or lessor. No amendment shall impose a materially greater obligation on or materially impair a right of an Owner without the consent of such Owner, except as otherwise set forth in Section 9.2 below.

8.2 SUPPLEMENTS

Declarant may, without the approval of any other Owner, from time to time cause to be recorded supplements hereto affecting only that portion of the Shopping Center then owned by Declarant. Such supplements may, among other things, allocate assessments imposed pursuant hereto among the different Parcels then owned by Declarant, further restrict the use thereof, and impose such other burdens and give such other rights as Declarant may elect with respect to the Parcels then owned by Declarant, provided that no such supplement shall (i) abrogate any easement unless consented to by the Owners of all affected Parcels, (ii) permit any Parcel to be used in a manner prohibited hereunder, or (iii) materially and adversely affect any Occupant. Notwithstanding the foregoing and Section 9, Declarant may amend this Declaration to allow gaming on a Parcel; so long as such gaming (a) shall be ancillary to the primary use of such Parcel as a food store, drug store, restaurant, bar or tavern; and (b) shall not exceed fifteen (15) gaming devices per establishment.

SECTION 9
USE

9.1 Permitted Use.

In conjunction with the sale of Parcels or the leasing of portions thereof by Declarant, Declarant may require an Owner or Occupant to use its Parcel or the portion thereof that it occupies for a specific use and no other ("Permitted Use"). Such Permitted Uses may be recorded as amendments to this Declaration in the sole discretion of the Declarant if authorized by written agreement between Declarant and such affected Owner or prospective Owner, and may not be amended without the consent of Declarant and the Owner to which the Permitted Use applies. When a Parcel is subject to a Permitted Use, it shall be used for such Permitted Use and no other without the consent of the Declarant, which consent may be granted or denied in Declarant's sole and absolute discretion. When a Parcel is not subject to a Permitted Use, then it may be used for any purpose not otherwise prohibited by this Declaration.

9.2 Exclusive Uses.

In conjunction with the sale of Parcels or the leasing of portions thereof by Declarant, Declarant may grant an Owner or Occupant the exclusive right within all or a portion of the Shopping Center to use its Parcel or the portion thereof that it occupies (the "Benefited Parcel") for a specific purpose ("Exclusive Use"). Such Exclusive Uses may be recorded as amendments to this Declaration in the sole discretion of the Declarant. Notwithstanding anything in Section 8 to the contrary, no Exclusive Use may be amended without the consent of the Owner or Occupant (or its successor or assign) for whose benefit the Exclusive Use was granted. No Parcel or portion thereof within the Shopping Center shall be used for any Exclusive Use (other than the Benefited Parcel) so long as the Benefited Parcel is used for that Exclusive Use. Should

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such Benefited Parcel cease to be used for such Exclusive Use, then such Exclusive Use shall terminate and be of no further force or effect. By purchasing or leasing property within the Shopping Center, each Owner and Occupant agrees to be bound by each Exclusive Use added from time to time by Declarant as amendments to this Declaration, but only to the extent that such Exclusive Use does not violate such Owner's or Occupant's Exclusive Use or primary use of its Parcel or materially interferes with such Owner's or Occupant's actual use of its Parcel, as such use exists at the times of recordation of such amendments. Notwithstanding anything to the contrary contained herein, this Section 9.2 shall not be applicable to The Great Indoors and The Great Indoors will not be bound by any Exclusive Use granted.

9.3 Prohibited Uses.

No portion of the Shopping Center shall be occupied or used, directly or indirectly, for any of the following: (1) the sale of paraphernalia for use with illicit drugs; (2) a massage parlor (but not including massage services provided in connection with the operation of a first class day spa, beauty salon or medical office); (3) an adult bookstore or any other purposes which includes the display or sale of pornographic or obscene material or entertainment, or any other form of sexually oriented business; (4) a flea market; (5) a second-hand store (but not including a first class establishment selling art, antiques and collectibles, estate jewelry, the incidental sale of used audio or visual media at a video or music store, or used "play it again" type sports equipment); (6) a blood/plasma donor facility; (7) an auction house; (8) outside storage of materials or goods (except that Declarant may grant to an Owner or Occupant the right to operate an outdoor sales area in Declarant's sole and absolute discretion); (9) the emission of smoke, fumes, odors, gases, vapors, steam, dust, dirt, cinders and other particles or substances into the atmosphere that are detectable outside of the boundaries of the Building Area where located (except for fumes and odors normally incident to the normal operation of a restaurant), or which may be detrimental to the health, safety, welfare or comfort of any Occupant or Owner, or any other person; (10) a tattoo parlor; (11) gaming ; (12) the violation of any applicable statute, ordinance, rule, regulation, permit or other validly imposed requirement of any governmental body or agency; (13) emission of noise or sounds that are objectionable due to intermittence, beat, frequency, shrillness or loudness; (14) use, in whole or in part, for the warehousing, dumping or disposing of garbage or refuse (except as is ancillary to the operation of a business otherwise permitted hereby); (15) operation for gasoline refining or twenty-four (24) hour manufacturing operations; (16) a public or private nuisance; (17) automotive or R.V. repair or sales facility; (18) a warehouse or "club" store (by way of example only, and not as a limitation, a "Sam's Club", "Costco", or "Super Wal-Mart"); (19) so long as The Great Indoors operates a "The Great Indoors" store in retail building number 4 as shown on the Site Plan (except that such use shall be permitted in such building), a home furnishings and décor superstore or an appliance superstore; (20) before October 22, 2008, and so long as a Target store is operated in the Adjacent Center, operation of a discount retail store containing a floor area in excess of 100,000 square feet, provided that the foregoing shall not prohibit the operation of a home supply retailer such as a Home Depot type operation, (21) before June 1, 2009, and so long as a Vons store is operated in the Adjacent Center, operation of a full-line supermarket such as Smith's, Albertson's or Lucky's; or (22) before March 22, 2020, and only so long as a McDonald's is operated in the Adjacent Center along Rampart Boulevard, for all buildings with frontage on Rampart Boulevard as shown on the Site Plan, a "Fast Food Restaurant", which shall mean any type of food service establishment that serves any amount of hamburgers, cheeseburgers or any other type of beef products served in sandwich form; or ground meat or meat substitute, or a combination of ground meat and meat substitute, or any other type of meat products, any of which are served in sandwich form; provided that the definition of Fast Food Restaurant shall not include any food service establishment that offers as the primary method of service, for all meal times, food and drink orders taken by and served by a waiter or waitress at the customer's table. In addition, and not by way of example, the following restaurants operating under the listed trade names, Arby's, Burger King, Carl's Junior, Del Taco, Hardee's, In N' Out Burger, Jack-in-the-Box, Rally's and Wendy's or operating under any successor trade names, are prohibited from operating at such buildings.

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SECTION 10
NOTICES

10.1 Notice

Any and all notices and demands required or desired to be given hereunder shall be in writing and shall be validly given only if personally delivered, deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, or if made by Federal Express or similar delivery service which keeps records of deliveries and attempted deliveries, or if made by facsimile machine (receipt of which is acknowledged or if a copy thereof is delivered by one of the other delivery methods permitted by this Section 10.1). Service shall be conclusively deemed made on the first business day delivery is attempted or upon receipt, whichever is sooner, and addressed to each Owner or Occupant at the building on its respective Parcel, and as follows:

To Declarant: Charleston Associates, LLC
9510 W. Sahara Avenue, Suite 200
Las Vegas, Nevada 89117
Attn: Legal Department
Telephone: (702) 242-6937
Facsimile: (702) 242-6941

10.2 CHANGES

Any of the above addresses may be changed by the addressee for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the other addressees, which notice of change of address shall not become effective, however, until the actual receipt thereof by such addressee.

SECTION 11
MISCELLANEOUS

11.1. NOT A PUBLIC DEDICATION

Nothing herein contained shall be deemed a gift or dedication of any portion of the Shopping Center or of any Parcel or portion thereof to the general public or for any public use or purpose whatsoever, it being the intention and understanding that this Declaration shall be strictly limited to and for the purposes herein expressed solely for the benefit of the Declarant, Owners and Occupants. Declarant or any Owner may take such action as may be necessary to prevent any such public dedication or appropriation, including, without limitation, temporary closure of the Shopping Center by barriers at entrance-ways on non-business holidays or other appropriate times not disruptive to the businesses of the Occupants. In no event shall such closure exceed the minimum reasonable time required to prevent such dedication or appropriation and such closures shall be carried out so as to minimize any adverse impact on the operation of the business of any Occupant.

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11.2. SEVERABILITY

If any term, provision, covenant or condition of this Declaration, or any application thereof, should be held by a court of competent jurisdiction to be invalid, void or unenforceable, all provisions, covenants and conditions of this Declaration and all applications thereof not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

11.3. CAPTIONS

The captions preceding the text of each section hereof are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Declaration.

11.4. LITIGATION EXPENSES

This Declaration may be enforced by action by Declarant or any Owner or Occupant. If Declarant or any Owner or Occupant shall bring an action against Declarant or any other Owner or Occupant by reason of the breach of any covenant, term or obligation hereof, or otherwise arising out of this Declaration, the prevailing Declarant, Owner or Occupant in such suit shall be entitled to its costs of suit and reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgment.

11.5. PRONOUNS

In this Declaration, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

11.6. GOVERNING LAW; VENUE

The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Declaration. Any action regarding this Declaration shall be brought in the State or Federal courts located in Clark County, Nevada.

11.7 ENVIRONMENTAL HAZARDS INDEMNIFICATION

Each Owner ("Indemnitor") shall defend, indemnify and hold harmless each other Owner and Declarant regarding government or third party claims and awards against any such indemnified party for any environmental contamination occurring, or hazardous materials existing, on the Parcel owned or occupied by Indemnitor, which were generated (i) by such Indemnitor or its agents, successors or assigns, (ii) in connection with the operation of Indemnitor's business, or (iii) as a result of or arising from the use of the Indemnitor's Parcel.

11.8 ASSIGNMENT OF DECLARANT'S RIGHTS AND OBLIGATIONS

Upon sale or transfer by the Declarant of its interest in the Shopping Center with a concurrent or subsequent transfer of its obligations as Declarant to the purchaser or transferee and the purchaser's or transferee's assumption of such obligations, Declarant shall be released from the obligations as the Declarant under this Declaration arising after purchaser's or transferee's assumption of such obligations (while remaining liable for its obligations arising before such time), and such transferee or purchaser shall then become the Declarant hereunder as if originally named as the Declarant hereunder.

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MAR 28 2011

IN WITNESS WHEREOF, Declarant has executed this Declaration to be effective as of the day and year first set forth above.

Charleston Associates, LLC, a Delaware limited liability company

By: _____

Name: Stacy M. Rush

Title: Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on February 8, 2001, by Stacy M. Rush as Manager of Charleston Associates, LLC, a Delaware limited liability company.

_____
Notary Public

SUSAN J. AZUSE
Notary Public - Nevada
No. 99-50718-1
My appt. exp. Jan. 8, 2003

Exhibits

Exhibit A	Description of Shopping Center
Exhibit B	Site Plan
Exhibit C	Description of Adjacent Center

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EXHIBIT A

DESCRIPTION OF SHOPPING CENTER

See Attached

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CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
ANTHONY ZICARI
NO. 11448

7-21-2000

W.O. 5334-2
JULY 20, 2000
BY: KAK
P.R. BY: TZ
PAGE 1 OF 3

EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHEASTERLY OF RAMPART BOULEVARD AND CHARLESTON BOULEVARD.

LEGAL DESCRIPTION
BOCA PARK NORTH

BEING A PORTION OF LOT 1, BLOCK 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS " PECCOLE RANCH TOWN CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS, AT PAGE 23, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH SECTION CORNER OF SAID SECTION 32, BEING THE CENTERLINE INTERSECTION OF RAMPART BOULEVARD AND CHARLESTON BOULEVARD; THENCE NORTH 00°33'39" WEST, ALONG THE CENTERLINE OF SAID RAMPART BOULEVARD, 1000.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1700.00 FEET; THENCE NORTHEASTERLY, 923.51 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'31; THENCE SOUTH 59°26'08" EAST, DEPARTING SAID CENTERLINE, AND ALONG A RADIAL LINE, 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING A POINT ON CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1650.00 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING CURVES AND COURSES: NORTHEASTERLY, 267.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°17'23" ; THENCE NORTH 39°51'15" EAST, 359.32 FEET; THENCE NORTH 41°07'38" EAST, 225.06 FEET;

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2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

LEGAL DESCRIPTION CONTINUED
W.O.5334-2
JULY 20, 2000
PAGE 2 OF 3

THENCE NORTH 39°51'15" EAST, 87.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 95.00 FEET; THENCE NORTHEASTERLY, 30.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 31°57'03" EAST; THENCE NORTHEASTERLY, 33.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" ; THENCE NORTH 39°51'15" EAST, 122.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 54.00 FEET; THENCE EASTERLY, 80.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°33'30" TO THE SOUTHERLY RIGHT-OF-WAY OF ALTA DRIVE, SAME BEING THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 845.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 35°24'45" WEST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING CURVES AND COURSES: THENCE SOUTHEASTERLY, 276.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°43'55" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 655.61 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 16°40'51" WEST; THENCE SOUTHEASTERLY, 107.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'10" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1034.80 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 07°17'41" WEST; THENCE EASTERLY, 164.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°07'24" ; THENCE NORTH 88°10'17" EAST, 370.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE SOUTH 07°46'20" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 1026.35 FEET; THENCE SOUTH 00°19'57" EAST, ALONG SAID BOUNDARY, 369.90 FEET; THENCE SOUTH 89°26'21" WEST, DEPARTING SAID BOUNDARY, 648.23 FEET; THENCE NORTH 50°44'54" WEST, 135.87 FEET; THENCE SOUTH 89°26'21" WEST, 30.03 FEET; THENCE NORTH 00°24'22" WEST, 44.38 FEET; THENCE SOUTH 89°26'21" WEST, 389.77 FEET; THENCE NORTH 00°33'39" WEST, 104.87 FEET; THENCE NORTH 50°55'34" WEST, 247.14 FEET; THENCE NORTH 19°22'11" EAST, 61.61 FEET; THENCE NORTH 39°04'26" EAST, 13.00 FEET; THENCE NORTH 50°55'34" WEST, 189.20 FEET; THENCE NORTH 39°04'26" WEST, 7.20 FEET; THENCE NORTH 15°19'34" WEST, 52.15 FEET; THENCE NORTH 59°26'08" WEST, 50.96 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE " EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

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MAR 28 2011

LEGAL DESCRIPTION CONTINUED
W.O.5334-2
JULY 20, 2000
PAGE 3 OF 3

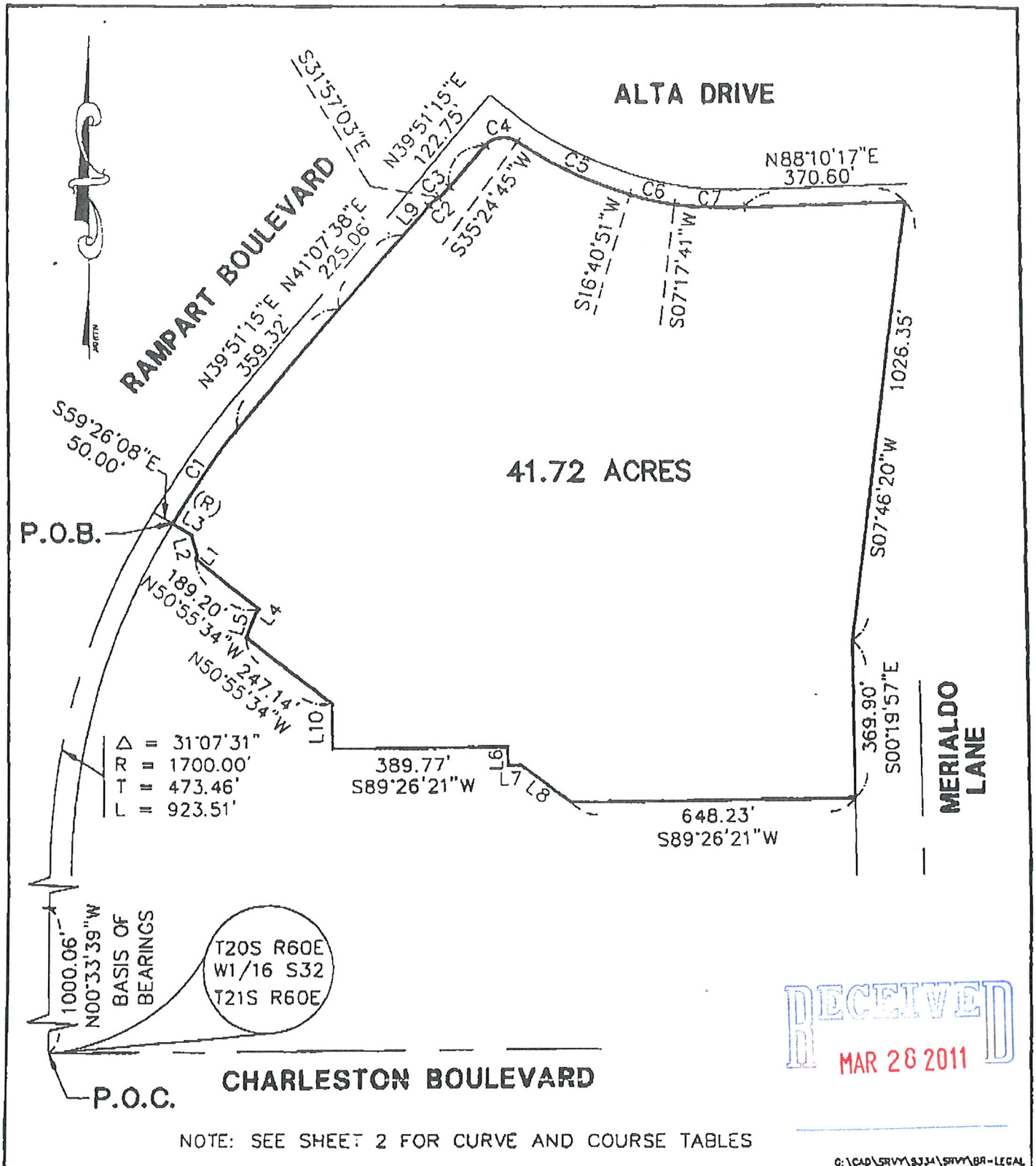
CONTAINING 41.72 ACRES, NET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:
NORTH 00°33'39" WEST, BEING THE BEARING ON THE CENTERLINE OF RAMPART BOULEVARD, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 82 OF PARCEL MAPS, AT PAGE 11.

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

END OF DESCRIPTION.
G:\C\S\5334\LEGAL\5334NORTH.DOC

RECEIVED
MAR 28 2011



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MAR 28 2011

NOTE: SEE SHEET 2 FOR CURVE AND COURSE TABLES

G:\CAD\SRVY\5334\SRVY\BR-LEGAL

vtn nevada 2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148	PROJECT: EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1"=300' VERT.
		W.O. NO.	5334-2
		DRAWN BY:	KAK
	FOR: BOCA NORTH	DATE:	7/20/00
		SHEET	1 OF 2

LINE TABLE

NO.	BEARING	DISTANCE
L1	N39°04'26"E	7.20'
L2	N15°19'34"W	52.15'
L3	N59°26'08"W	50.96'
L4	N39°04'26"E	13.00'
L5	N19°22'11"E	61.61'
L6	N00°24'22"W	44.38'
L7	S89°26'21"W	30.03'
L8	N50°44'54"W	135.87'
L9	N39°51'15"E	87.55'
L10	N00°33'39"W	104.87'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	1650.00'	09°17'23"	267.52'	134.05'
C2	95.00'	18°11'42"	30.17'	15.21'
C3	105.00'	18°11'42"	33.34'	16.81'
C4	54.00'	85°33'30"	80.64'	49.97'
C5	845.00'	18°43'55"	276.26'	139.37'
C6	655.61'	09°23'10"	107.40'	53.82'
C7	1034.80'	09°07'24"	164.77'	82.56'

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MAR 28 2011

C:\CAD\SRVY\5334\SRVY\BR-LEGAL

vtn nevada
2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148

PROJECT: EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

FOR: BOCA NORTH

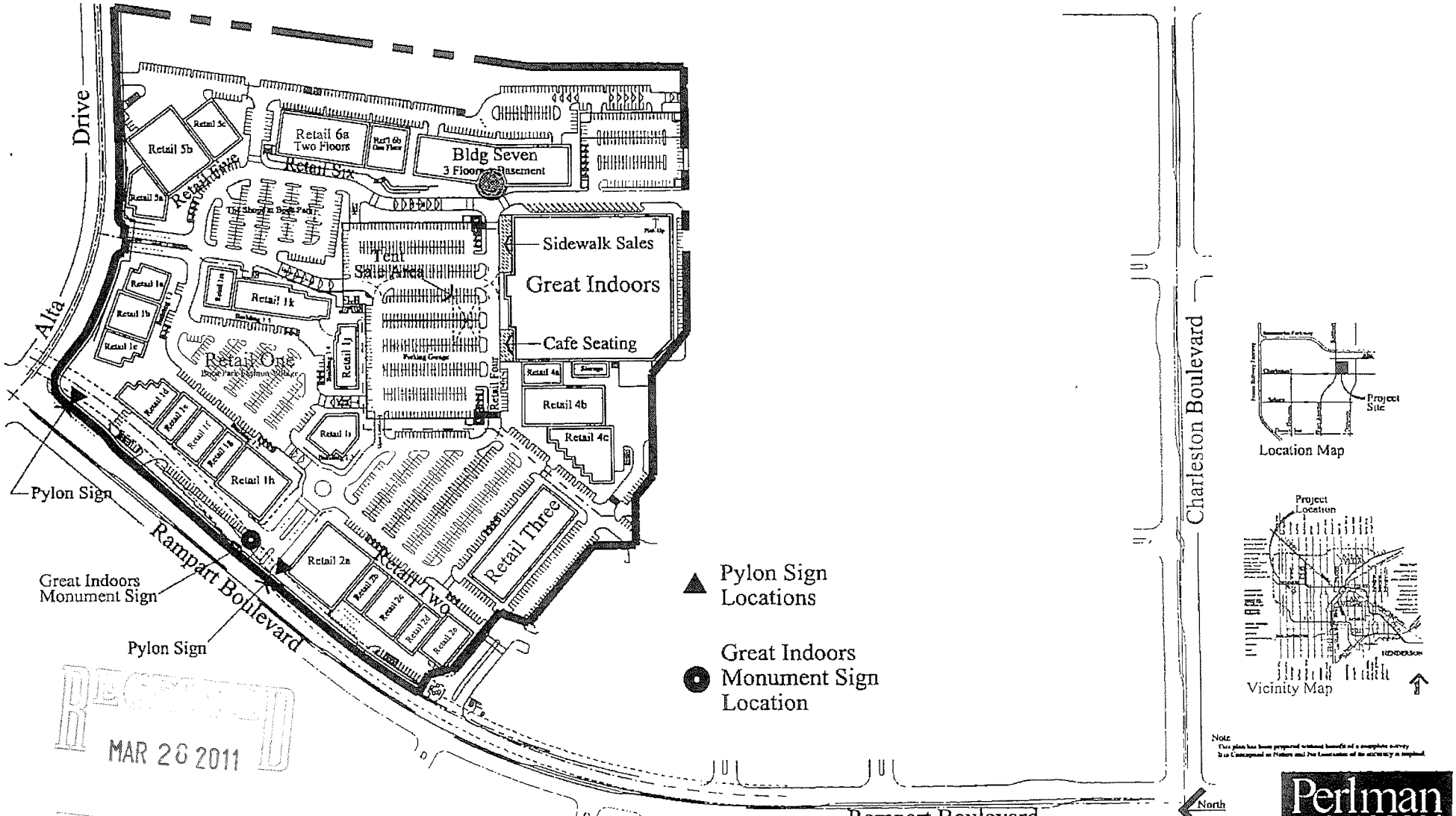
SCALE	HORZ. 1"=300'
	VERT.
W.O. NO.	5334-2
DRAWN BY:	KAK
DATE:	7/20/00
SHEET	2 OF 2

EXHIBIT B

SITE PLAN

See Attached

RECEIVED
MAR 28 2011



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MAR 28 2011

Boca Park - Phase III

Triple Five Nevada Development Corporation
Las Vegas, Nevada 702-242-6937

Scale 1" = 100'

Perlman ARCHITECTS

PERLMAN ARCHITECTS, INC
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON NEVADA 89014
702 990 9900 702 932 0222 fax

Rampart Boulevard and Alta Drive, Las Vegas, Nevada

Site Plan Exhibit

Date January 5, 2001
Project Number 100035

EXHIBIT C

DESCRIPTION OF ADJACENT CENTER

See Attached

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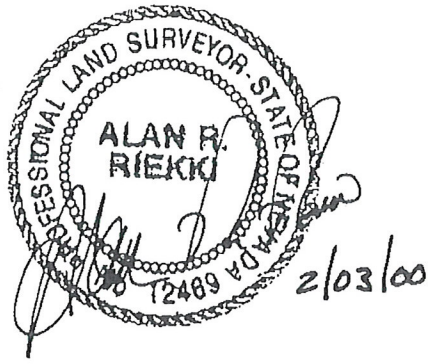
MAR 28 2011

Exhibit C
Part I

CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960



W.O. 5334-1
OCTOBER 15, 1998
BY: TZ / ARR
P.R. BY: ARR
PAGE 1 OF 2
REVISED: 5/27/99
REVISED: 2/03/00

EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHEASTERLY OF RAMPART BOULEVARD AND CHARLESTON BOULEVARD.

LEGAL DESCRIPTION
PHASE 1

BEING A PORTION OF LOT 1, BLOCK 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PECCOLE RANCH TOWN CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS, AT PAGE 23, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH SECTION CORNER OF SAID SECTION 32, BEING ON THE CENTERLINE OF RAMPART BOULEVARD; THENCE NORTH 00°33'39" WEST, ALONG THE CENTERLINE OF SAID RAMPART BOULEVARD, 119.00 FEET; THENCE NORTH 89°26'21" EAST, DEPARTING SAID CENTERLINE, 56.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING COURSES: NORTH 00°33'39" WEST, 124.06 FEET; THENCE NORTH 07°45'20" EAST, 60.83 FEET; THENCE NORTH 01°42'24" WEST, 81.44 FEET; THENCE NORTH 15°44'35" WEST, 41.23 FEET; THENCE NORTH 01°42'24" WEST, 118.57 FEET; THENCE NORTH 00°33'39" WEST, 457.05 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1650.00 FEET; THENCE NORTHEASTERLY, 547.45 FEET ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'36"; THENCE SOUTH 71°33'03" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 15.00 FEET; THENCE 72°37'30" EAST, 200.04 FEET; THENCE SOUTH 04°29'51" EAST, 151.87 FEET; THENCE NORTH 89°26'21" EAST, 681.46 FEET; THENCE SOUTH 00°24'22" EAST, 131.38 FEET; THENCE NORTH 89°26'21" EAST, 782.86 FEET; THENCE SOUTH 00°19'57" EAST, 530.10 FEET; THENCE NORTH 89°40'03" EAST, 125.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF MERIALDO LANE; THENCE SOUTH 00°19'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 541.00 FEET TO

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX. 362-2597

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THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY, 84.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE NORTHERLY RIGHT-OF-WAY OF CHARLESTON BOULEVARD; THENCE SOUTH 89°40'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 559.98 FEET; THENCE SOUTH 89°26'21" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, 1215.42 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 54.00 FEET; THENCE NORTHWESTERLY, 84.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING **51.11 ACRES**, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:

NORTH 00°33'39" WEST, BEING THE BEARING ON THE CENTERLINE OF RAMPART BOULEVARD, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 82 OF PARCEL MAPS, AT PAGE 11.

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

END OF DESCRIPTION.

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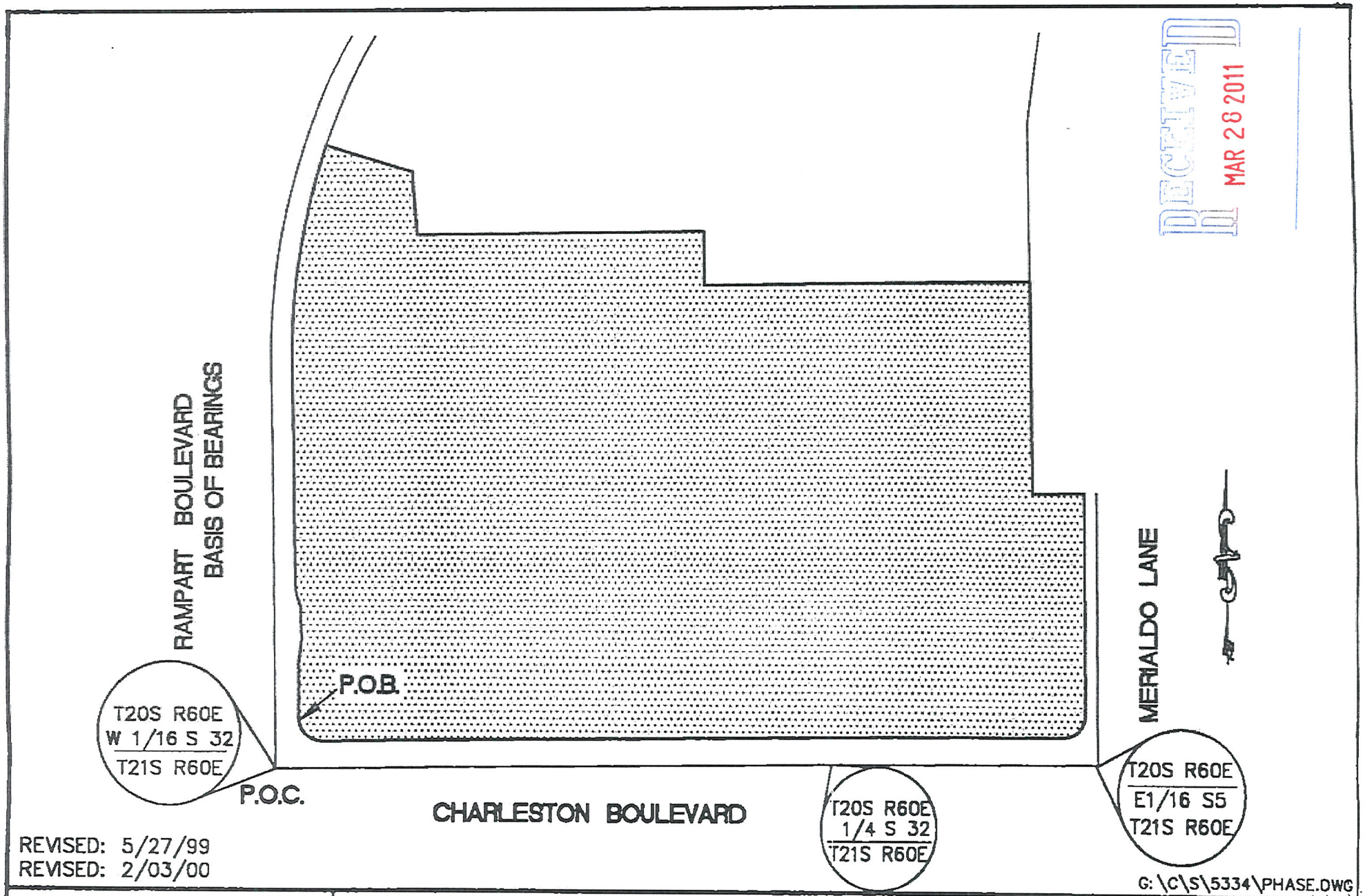

REVISED: 5/27/99
REVISED: 2/03/00

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vtn nevada

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
PHASE 1

W.O.#: 5334-1
DATE: 10/15/98
BY: TZ / ARR
SCALE: 1"=300'
SHEET 1 OF 1

Project: 5334srvy Thu Feb 03 10:58:52 2000
Lot Map Check

Lot name: PHASE1NEW

North: 16123.28		East: 17690.35	
Line	Course: N 00-33-39 W	Length: 124.06	
	North: 16247.33		East: 17689.14
Line	Course: N 07-45-20 E	Length: 60.83	
	North: 16307.60		East: 17697.34
Line	Course: N 01-42-24 W	Length: 81.44	
	North: 16389.01		East: 17694.92
Line	Course: N 15-44-35 W	Length: 41.23	
	North: 16428.69		East: 17683.73
Line	Course: N 01-42-24 W	Length: 118.57	
	North: 16547.21		East: 17680.20
Line	Course: N 00-33-39 W	Length: 457.05	
	North: 17004.24		East: 17675.73
Curve	Length: 547.45	Radius: 1650.00	
	Delta: 19-00-36	Tangent: 276.26	
	Chord: 544.94	Course: N 08-56-39 E	
	Course In: N 89-26-21 E	Course Out: N 71-33-03 W	
	RP North: 17020.39		East: 19325.65
	End North: 17542.55		East: 17760.45
Line	Course: S 71-33-03 E	Length: 15.00	
	North: 17537.81		East: 17774.68
Line	Course: S 72-37-30 E	Length: 200.04	
	North: 17478.07		East: 17965.59
Line	Course: S 04-29-51 E	Length: 151.87	
	North: 17326.67		East: 17977.50
Line	Course: N 89-26-21 E	Length: 681.46	
	North: 17333.34		East: 18658.93
Line	Course: S 00-24-22 E	Length: 131.38	
	North: 17201.96		East: 18659.86
Line	Course: N 89-26-21 E	Length: 782.86	
	North: 17209.62		East: 19442.68
Line	Course: S 00-19-57 E	Length: 530.10	
	North: 16679.53		East: 19445.76
Line	Course: N 89-40-03 E	Length: 125.00	
	North: 16680.26		East: 19570.76
Line	Course: S 00-19-57 E	Length: 541.00	
	North: 16139.27		East: 19573.90
Curve	Length: 84.82	Radius: 54.00	
	Delta: 90-00-00	Tangent: 54.00	
	Chord: 76.37	Course: S 44-40-03 W	
	Course In: S 89-40-03 W	Course Out: S 00-19-57 E	
	RP North: 16138.95		East: 19519.90
	End North: 16084.95		East: 19520.21
Line	Course: S 89-40-03 W	Length: 559.98	
	North: 16081.70		East: 18960.24
Line	Course: S 89-26-21 W	Length: 1215.42	
	North: 16069.81		East: 17744.88
Curve	Length: 84.82	Radius: 54.00	

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MAR 28 2011

Project: 5334srvy Thu Feb 03 10:58:52 2000

Lot Map Check

Delta:	90-00-00	Tangent:	54.00
Chord:	76.37	Course:	N 45-33-39 W
Course In:	N 00-33-39 W	Course Out:	S 89-26-21 W
RP North:	16123.80	East:	17744.35
End North:	16123.28	East:	17690.35

Perimeter: 6534.39 Area: 2,226,298.754 sq.ft. 51.109 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure:	0.00	Course:	S 50-22-28 E
Error North:	-0.001	East:	0.001

Precision 1: 3,557,022.19

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Exhibit C
Part II

CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
ALAN R. RIEKKI
No. 12469
6/16/2000

W.O. 5334-1-D
NOVEMBER 12, 1999
BY: ARR
P.R. BY: TZ
(PAGE 1 OF 2)
REVISED 6/16/00

PHASE II - SHOPS AT BOCCA PARK
LEGAL DESCRIPTION

BEING A PORTION OF LOT 1, BLOCK 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PECCOLE RANCH TOWN CENTER" ON FILE AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS, AT PAGE 23, LOCATED WITHIN SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 32, BEING ON THE CENTERLINE INTERSECTION OF CHARLESTON BOULEVARD AND RAMPART BOULEVARD, SAID POINT BEING MARKED BY A CITY OF LAS VEGAS BRASS CAP IN CONCRETE STAMPED "PLS 5094"; THENCE NORTH 00°33'39" WEST, ALONG THE CENTERLINE OF SAID RAMPART BOULEVARD, 1000.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1700.00 FEET; THENCE NORTHEASTERLY, 923.51 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'31"; THENCE SOUTH 59°26'08" EAST, DEPARTING SAID CENTERLINE, 50.00 FEET TO THE CURVING EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 59°26'08" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 50.96 FEET; THENCE SOUTH 15°19'34" EAST, 52.15 FEET; THENCE SOUTH 39°04'26" WEST, 7.20 FEET; THENCE SOUTH 50°55'34" EAST, 189.20 FEET; THENCE SOUTH 39°04'26" WEST, 13.00 FEET; THENCE SOUTH 19°22'11" WEST, 61.61 FEET; THENCE SOUTH 50°55'34" EAST, 247.14 FEET; THENCE SOUTH 00°33'39" EAST, 104.87 FEET; THENCE SOUTH 89°26'21" WEST, 345.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1435.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 77°41'52" WEST; THENCE NORTHEASTERLY, 157.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°17'49";

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MAR 28 2011

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7580 FAX: 362-2597

THENCE NORTH 72°37'30" WEST, 200.04 FEET; THENCE NORTH 71°33'03" WEST, RADIALLY, 15.00 FEET TO THE CURVING EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1650.00 FEET; THENCE NORTHEASTERLY, 348.90 FEET ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 12°06'55" TO THE **POINT OF BEGINNING;**

CONTAINING 3.06 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:
SOUTH 89°26'21" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 60 OF PARCEL MAPS, AT PAGE 16.

END OF DESCRIPTION.

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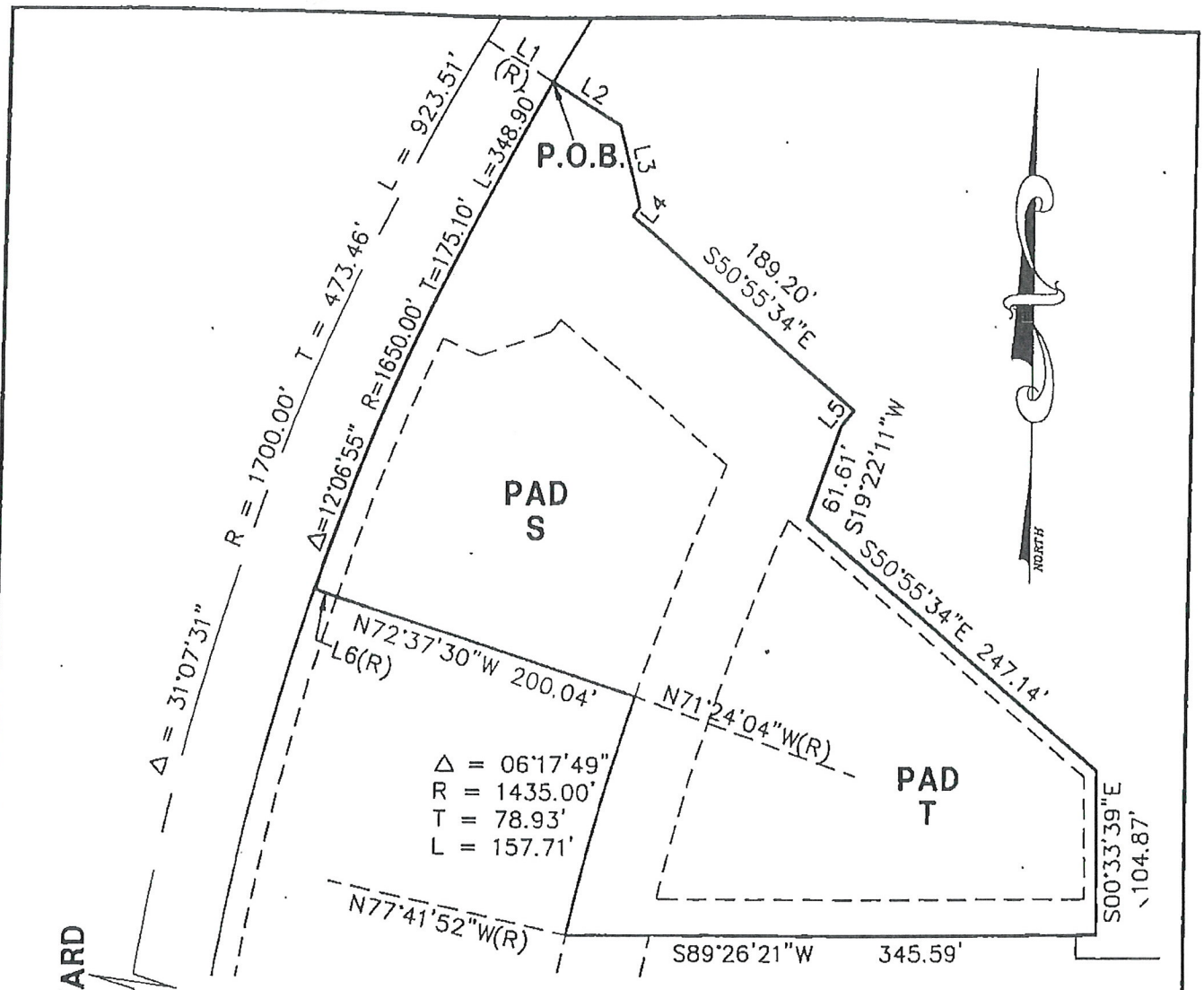

LINE TABLE

NO.	BEARING	DISTANCE
L1	S59°26'08"E	50.00'
L2	S59°26'08"E	50.96'
L3	S15°19'34"E	52.15'
L4	S39°04'26"W	7.20'
L5	S39°04'26"W	13.00'
L6	N71°33'03"W	15.00'

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G:\CAD\SURVEY\5334\5334SRVY.DWG(BR-ST-CONST))

vtm nevada
2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148

PROJECT: EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

FOR: PHASE II - SHOPS AT BOCCA PARK

SCALE HORZ. 1"=100'
VERT.
W.O. NO. 5334-1-D
DRAWN BY: ARR
DATE: 11/12/99
SHEET 1 OF 1

Plotted by :

Project: 5334srvy
Lot Map Check

Fri Nov 12 08:18:50 1999

Lot name: st-const

North: 17198.42 East: 17353.12
Line Course: S 59-26-08 E Length: 50.96
North: 17172.51 East: 17397.00
Line Course: S 15-19-34 E Length: 52.15
North: 17122.21 East: 17410.78
Line Course: S 39-04-26 W Length: 7.20
North: 17116.62 East: 17406.24
Line Course: S 50-55-34 E Length: 189.20
North: 16997.37 East: 17553.12
Line Course: S 39-04-26 W Length: 13.00
North: 16987.27 East: 17544.93
Line Course: S 19-22-11 W Length: 61.61
North: 16929.15 East: 17524.50
Line Course: S 50-55-34 E Length: 247.14
North: 16773.37 East: 17716.36
Line Course: S 00-33-39 E Length: 104.87
North: 16668.51 East: 17717.38
Line Course: S 89-26-21 W Length: 345.59
North: 16665.13 East: 17371.81
Curve Length: 157.70 Radius: 1435.00
Delta: 6-17-48 Tangent: 78.93
Chord: 157.63 Course: N 15-27-02 E
Course In: S 77-41-52 E Course Out: N 71-24-04 W
RP North: 16359.37 East: 18773.86
End North: 16817.05 East: 17413.80
Line Course: N 72-37-30 W Length: 200.04
North: 16876.79 East: 17222.89
Line Course: N 71-33-03 W Length: 15.00
North: 16881.54 East: 17208.66
Curve Length: 348.89 Radius: 1650.00
Delta: 12-06-55 Tangent: 175.10
Chord: 348.25 Course: N 24-30-25 E
Course In: S 71-33-03 E Course Out: N 59-26-08 W
RP North: 16359.37 East: 18773.86
End North: 17198.41 East: 17353.11

Perimeter: 1793.36 Area: 133,444 S.F. 3.0635 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.01 Course: S 05-02-05 W
Error North: -0.012 East: -0.001
Precision 1: 143,934.01

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RA Southeast Land Company LLC
9755 W. Charleston Blvd.
Las Vegas, NV 89128

April 18, 2011

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

RE: Justification Letter for Renaissance (23 Acres SEC Rampart / Alta)
APN: 138-327-23-001

To Whom It May Concern:

Request:
To rezone from PD and current approved site plan to PD with new site plan, copy attached.

The Property:
The referenced vacant property was purchased in late 2010 by an EHB Companies affiliate, RA Southeast Land Company LLC. This purchase was made so as to continue to add significant value to the properties at the Rampart/Alta intersection and to bring additional commercial offerings/services and some residential and their related conveniences to the immediate neighborhood and greater market area. This property will be developed with the same unique, distinctive and quality design and architecture that other EHB Companies' affiliates did when developing One Queensridge Place at this intersection's SWC and is doing with its development of Tivoli Village at this intersection's NEC.

This development is named Las Vegas Renaissance. The property will be developed as an enclosed mall, consisting of approximately 773,000sf with three major retail anchors and numerous in-line retail stores, some restaurants, and some service providers. It will be accompanied by the appropriate parking and a small multi-family residential component.

Some tenants' business philosophy does not lend itself to being in an outdoor center such as the adjacent Tivoli Village and therefore Renaissance's enclosed mall environment will very substantially complement Tivoli's offering thereby significantly expanding the dynamic of these combined developments. Further, with their adjacency and connectivity to the added offerings at Suncoast and Boca Park, these properties will, combined, anchor the "trade area" of the west valley. This area's offerings - size, distinctiveness and diversity will draw from the entire valley including being extremely attractive to the Las Vegas tourist as well – it will be an amazing attraction and destination – a must see!

There will be a multi-family residential component of 100 units. The exact number will be determined based on a mix of unit types which will be determined through the construction

ZON-41312
SDR-41313
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drawing and final market analysis phases. This residential component will offer its residents, many of whom we anticipate will be employed at Tivoli, Renaissance, Suncoast or Boca, to be able to conveniently walk next door to work.

Connectivity:

- Design: As a result of the applicant and its affiliates, both controlling the three corners of this intersection and working with Boyd Gaming, owner of the Suncoast property located at this intersection's NWC, it is planned that these combined properties will incorporate some visual consistencies in terms of landscaping, art, walls, and signage making the "whole greater than its parts". Also these properties will plan and coordinate certain merchandising, marketing and events to help maximize synergies.
- Pedestrian: The connectivity between Tivoli and Renaissance, with a pedestrian bridge across Alta, will provide convenient pedestrian access all the way from Angel Park Golf Course and Tivoli's north end to and through Renaissance into Boca Park. Further, the Suncoast is planning to provide a more pedestrian friendly corridor from its buildings through its parking lot so as to make it more comfortable for pedestrians to access between the properties. This connectivity will significantly reduce vehicular impacts on adjacent roadways.
- Vehicular: The on-site vehicular connectivity between Boca Park and Renaissance will further serve to reduce the traffic impact on adjacent streets and on the farther removed roadways as patrons will be able to do much more "one stop shopping" then having to drive to numerous locations to accomplish their shopping, dining and office related needs. This area will become a major destination and destinations are known to produce significantly reduced traffic generation than strip centers and general commercial centers.

Design and Architecture:
Renaissance's design, architecture and landscaping will compliment Tivoli's. Renaissance's walkways will be canopied with expansive longitudinal glass atriums and at the walkways' junctures these canopies will be large domed glass atriums. These glass atriums will be reminiscent of those at the spectacular Galleria Vittorio Emanuele II in Milan (photo enclosed) and will arch above the indicated roof lines.

The detail of exterior elevations – articulations, colors, textures and reliefs, as can be seen in the conceptual elevations will predominantly reflect Baroque style architecture with special attention to massing, particularly facing the streets, to create the pinnacle of architecture and art in this trade area to compliment, enhance and beautify the entire complex of adjacent properties.

The applicant's principals have demonstrated their ability to construct distinctive and unique elevations respectful of surroundings and that enhance the trade area. This can be seen at both their adjacent Tivoli Village and One Queensridge Place developments. The elevations in this application are conceptual; the applicant requests the right to field modify the elevations to

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SDR-41313
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respect masses, colors, mediums, architecture, reflectivity, and both impact and compatibility with the entire environment.

This development is LAS VEGAS RENAISSANCE – its time is now! It will resonate a sign of new life - resurgence, renewal and optimism. It will generate millions of man-hours of work. It will be the first enclosed new non-casino, non-strip mall in Las Vegas in approximately 20 years.

Site Pan:

- History: The entitlement history of this property reflects the most recent site plan submitted by the previous property owner, which was withdrawn by the applicant as the economic recession was commencing. That site plan comprised 1,616,281 square feet made up of:
  - Office – 113,714 sf (on 3rd story over 2 levels of retail)
  - Retail – 948,141sf (2 and 3 stories)
  - Residential – 555,016sf (320 units in two 16 story towers above 2 levels of retail)
  - Parking – 4,784 spaces in multi-level(5+) parking structures and 2-levels below grade
- This Application: This submittal's very significantly reduced square footage is by far more suitable to this site and the surrounding neighborhood than that submitted previously by the prior owner. This application contemplates approximate 773,000sf commercial in 2 and 3-story structures, approximately 2,650 parking spaces (in a combination of underground, partially recessed 5-level parking structure and some at grade) and a 4-story multi-family residential component containing 100 units.
- Site plan flexibility:
  - The approval of this site plan needs to incorporate that during the construction drawings and leasing phases some minor modifications to this conceptual site plan will be required to accommodate various architectural and operational aspects.
  - In respect of the neighbors to the east, we are attempting to relocate the Anchor, who we are in negotiations with, from the easterly Retail Anchor location; they require 3-levels, to the southerly Retail Anchor location. Accordingly, the site plan's approval needs to allow the flexibility of the southerly Retail Anchor building to increase from 2 to 3-levels and the easterly Retail Anchor building to decrease from 3 to 2-levels. If this occurs, the square footage will increase by approximately 15,000 square feet.
  - As the elevations and construction drawings are further developed and as pre-leasing of tenants occurs, the site plan's building heights, because of tenant's requirements, will need to reflect the flexibility to be able to increase heights by up to approximately 5'.
  - While the statistical Site Information reflects parking provided of 2,652, the developer wishes to work with the City to come up with an appropriate lower amount, recognizing that a mall with large Anchors will have a lower parking need then a shopping center without large Anchors. Further, the need for the required parking at Renaissance will be lower because of the synergy between Tivoli, Renaissance, Suncoast and Boca.

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Hours of operation:
Will be commensurate with typical mall operations.

Employees:
During an estimated 2-year construction period, an approximate 500 workers will be employed. Upon opening, approximately 500+ employees will be required for on-going operations.

We look forward to working with the City of Las Vegas on this application. Please do not hesitate to contact us regarding any questions or comments regarding this project. Thank you for your consideration and we look forward to collaborating with the City to make another another EHB Companies' development.

Yours truly,

RA Southeast Land Company LLC

By: _____, Its: Agent
Frank Pankratz

Cc: Greg Borgel (via facsimile 383-8845)

Encl.

FP:kab

ZON-41312
SDR-41313
REVISED

City of Las Vegas Agenda Item No.: **20.**

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

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

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

C.C.: 06/15/2011

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41313** APN: 138-327-23-001

Name of Property Owner: RA Southeast Land Company LLC

Name of Applicant: Frank Pankratz

Name of Representative: Greg Borgel

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Frank Pankratz

Subscribed and sworn before me

This 24th day of March, 2011 By Frank Pankratz

Janet McKeon

Notary Public in and for said County and State

JANET McKEON
Notary Public State of Nevada
No. 10-3226-1
My appt. exp. Sept. 30, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Renaissance

Project Address (Location) SEC Alta / Rampart

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

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

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

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

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

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

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

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

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

E-mail Address frank@ehbinc.com

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

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

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

E-mail Address _____

REPRESENTATIVE Greg Borgel **Contact** Greg Borgel

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

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

E-mail Address None

Property Owner Signature* _____

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 24th day of March, 2011.

by Frank Pankratz
Janet McKeon

Notary Public in and for said County and State

JANET McKEON
Notary Public State of Nevada
No. 10-3226-1
My appt. exp. Sept. 30, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-41313
Meeting Date:	5-10-11
Total Fee:	1030.00
Date Received:*	3-29-11
Received By:	JFnu

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

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Revised 10/27/08

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

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

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

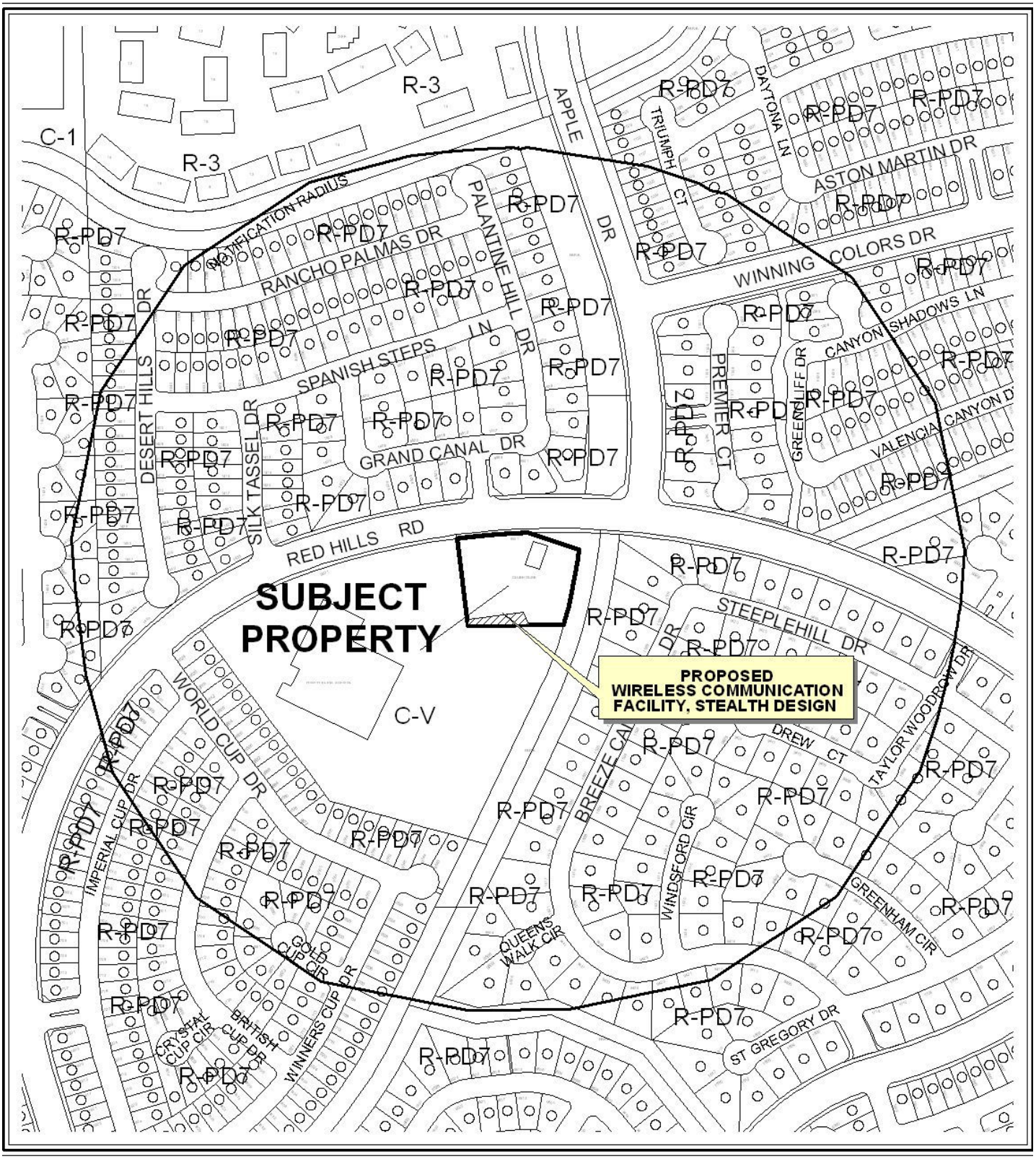
SUBJECT:
VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41297	Staff recommends DENIAL, if approved subject to conditions:	SUP-41296
SUP-41296	Staff recommends DENIAL, if approved subject to conditions:	VAR-41297

** CONDITIONS **

VAR-41297 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-41296) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18.070. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The applicant shall ensure proper maintenance is conducted on the fabric screening to repair any and all damage, or to replace the screening if necessary.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-41296 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Wireless Communication Facility, Stealth Design use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18.060. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The Wireless Communication Facility and its associated equipment and facility 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 communications monopole and its associated equipment and facility.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 85-foot tall (top of branches) Wireless Communication Facility, Stealth Design (Monopine) on a site that has an existing clubhouse and associated recreational amenities for a residential planned development located at 9501 Red Hills Road. The proposed facility will accommodate up to four carriers. The initial installation will provide 12 antennas at the 77-foot centerline. In addition, the placement of the facility will require the removal of two (2) existing pine trees from the southern perimeter of the site. An associated Variance request will also be considered, as the applicant is requesting a 12-foot tall chain link fence with fabric screening, where Title 19.12.075 limits the height to eight feet and does not consider the use of chain link fencing as an acceptable screen or perimeter wall for commercial uses, unless approved as part of an overall development plan. As proposed, the use cannot be conducted in a harmonious manner; therefore staff is recommending denial of the Special Use Permit and Variance. If the application is denied, the Wireless Communication Facility will have to be designed or relocated to comply with Title 19 requirements.

ISSUES

- The subject site is within a residentially planned development surrounded by single family residential homes with an elementary school located to the west of the property. The facility is not aesthetically compatible with the surrounding development and would exceed the height of any buildings or trees within the community.

- Although the fencing surrounding the existing tennis court is chain link with fabric screening, extending the same fencing to the perimeter of the site is not appropriate, and will not be compatible with the surrounding adjacent uses. The requested Variance is not due to a unique or extraordinary circumstance, but is instead a self-imposed hardship that an alternative design would allow conformance to Title 19.18 requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/09	The Planning and Development Department denied a request for a Minor Site Development Plan Review (SDR-34366) for a proposed 60-foot tall Wireless Communication Facility, Stealth Design (Light Pole) at 9501 Red Hills Road.
03/15/11	The Planning and Development Department denied a request for a Minor Site Development Plan Review (SDR-41097) for a proposed 85-foot tall (top of the branches) Wireless Communication Facility, Stealth Design (Monopine) at 9501 Red Hills Road.

Most Recent Change of Ownership	
01/26/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There have not been any recent building permits or business licenses issued for the subject site.

Pre-Application Meeting	
03/16/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit and Variance for a proposed Wireless Communication Facility, Stealth Design (Monopine) at 9501 Red Hills Road.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/06/11	A field check of the subject site was conducted by staff and found no trash/debris with the amenities and landscape areas being well maintained. No discrepancies were noted.

Details of Application Request	
Site Area	
Gross Acres	1.49

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Community Center, Private (Accessory)	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development- 7 Units per Acre)
North	Single Family Residences	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development- 7 Units per Acre)
South	Elementary School	PF (Public Facility)	C-V (Civic)
	Single Family Residences	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development- 7 Units per Acre)
East	Single Family Residences	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development- 7 Units per Acre)

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
West	Elementary School	PF (Public Facility)	C-V (Civic)
	Single Family Residences	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development- 7 Units per Acre)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Peccole Ranch	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District			Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject property is located in a residentially planned zoning district with an existing club house and associated recreational amenities on site. The initial installation will provide 12 antennas at the 77-foot centerline. In addition, the placement of the facility will require the removal of two (2) existing pine trees from the southern perimeter of the site. An associated Variance request will also be considered, as the applicant is requesting a 12-foot tall chain link fence with fabric screening, where Title 19.12.075 limits the height to eight feet and does not consider the use of chain link fencing as an acceptable screen or perimeter wall for commercial uses.

As the proposed Wireless Communication Facility would be located within a residential community, it exceeds the height of existing buildings and trees in the surrounding area. Additionally, the arid climate in Las Vegas may necessitate regular maintenance of the proposed fabric screening to repair/replace damaged areas. As the facility is not aesthetically compatible with the surrounding development, and the Variance is a self imposed hardship, staff is recommending denial.

FINDINGS (VAR-41297)

In accordance with the provisions of Title 19.18.070, the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing 12-foot tall chain link fencing with fabric screening. Alternative wall design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-41296)

In order to approve a Special Use Permit application, per Title 19.18.060, the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site is within a residentially planned development surrounded by single family residential homes with an elementary school located to the west of the property. The proposed facility (and future carriers) will result in a negative visual impact upon the surrounding community. As such, the use cannot be conducted in a harmonious manner and is not compatible with existing neighboring land uses; therefore staff is recommending denial of this application.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is not physically suitable for the intensity of the proposed use, as the facility will be greater in height than surrounding trees and structures. In addition, as new antennas/carriers co-locate on the facility, the Wireless Communication Facility would create a visual intrusion to the residential properties neighboring the property.

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.

Site access is provided from Red Hills Road, an 80-foot right-of-way. This street provides adequate access to and from the subject site.

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.

Approval of this Special Use Permit will not compromise public health, safety, or welfare as the proposed Wireless Communication Facility, Stealth Design use will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.04

The use does not meet all conditional use regulations per Title 19.04, making this request for a Special Use Permit necessary.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 393

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41297** APN: 163-06-610-002

Name of Property Owner: Peccole Ranch Community Assn.

Name of Applicant: Tower Consulting, Inc.

Name of Representative: Chris Wener

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAR 28 2011

Signature of Property Owner: Richard D Layton

Print Name: Richard D. Layton

Subscribed and sworn before me

This 24 day of March, 2011

Janet M Porter
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET M. PORTER
Appt. No. 02-77952-1
My Appt. Expires Dec. 21, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 9501 Red Hills Rd., Las Vegas, NV 89117

Project Name Peccole Ranch **Proposed Use** Wireless Site

Assessor's Parcel #(s) 163-06-610-002 **Ward #** 2

General Plan: existing OS proposed n/a **Zoning:** existing R-PD7 proposed n/a

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

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

Additional Information 80' Wireless Communications Facility, Stealth Design. Variance for 12' chain link fence to match existing where 8' is permitted.

PROPERTY OWNER Peccole Ranch Community Assn **Contact** Jan Porter

Address 9501 Red Hills Rd. **Phone:** (702) 255-3551 **Fax:** (702) 243-5819

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

E-mail Address jan@peccoleran.com

APPLICANT Tower Consulting, Inc. **Contact** Chris Wener

Address 8905 W. Post Rd., Suite 100 **Phone:** (702) 339-9112 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address cwener@spectrumse.com

REPRESENTATIVE Chris Wener **Contact** Chris Wener

Address 8905 W. Post Rd., Suite 100 **Phone:** (702) 339-9112 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address cwener@spectrumse.com

Peccole Ranch Community Association

Property Owner Signature* Richard D. Layton

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

Print Name Richard Layton

Subscribed and sworn before me

This 24 day of March, 2011.

Janet M Porter

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET M. PORTER
Appt. No. 02-77862-1
My Appt. Expires Dec. 21, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VA R-41297
Meeting Date:	5/10/11 PC
Total Fee:	$830.00
Date Received:*	3/24/11
Received By:	RECEIVED MAR 28 2011

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

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

TOWER CONSULTING, INC.

8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPOINT DBA T-Mobile

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

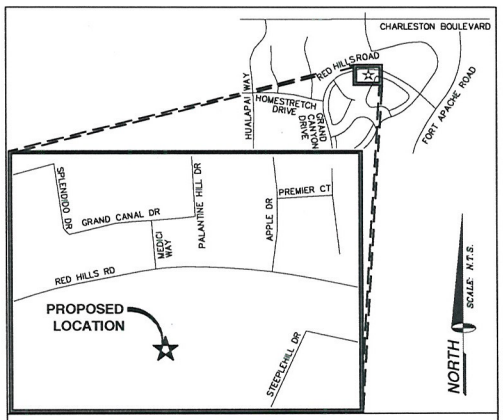
THE PROPOSED TOWER CONSULTING, INC. PROJECT INCLUDES:

- INSTALLATION OF AN 80' MONOPINE WITH BRANCHES NOT TO EXCEED 85'
- INSTALLATION OF 12' CHAINLINK FENCE WITH FABRIC SCREENING TO MATCH EXISTING
- INSTALLATION OF (2) 5' WIDE X 7' HIGH CHAINLINK GATES WITH FABRIC SCREENING TO MATCH EXISTING

THE PROPOSED T-MOBILE PROJECT INCLUDES:

- INSTALLATION OF (12) T-MOBILE ANTENNAS AT A 77' CENTERLINE
- INSTALLATION OF T-MOBILE OUTDOOR EQUIPMENT ON A 10' X 20' CONCRETE PAD

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
TOWER CONSULTING, INC.
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148

CONTACT: CHRIS WENER
PHONE: (702) 339-9112

T-MOBILE
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

CONTACT:
BOB VORLICEK
PHONE: (702) 822-2802

PROPERTY INFORMATION

OWNER:	PECCOLE RANCH COMMUNITY ASSOCIATION 9501 RED HILLS ROAD LAS VEGAS, NEVADA 89117
CONTACT: PHONE:	JAN PORTER (702) 255-3351
AREA OF CONSTRUCTION:	2240± SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (R-PD7)
JURISDICTION:	CITY OF LAS VEGAS
APN:	163-06-610-002
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION:	☐ OUTDOOR ☐ INDOOR ■ N/A
EQUIPMENT SHELTER:	☐ YES ■ NO
ANTENNA LOCATION:	☐ NEW MONOPINE ☐ SELF SUPPORT TOWER ☐ EXISTING MONOPINE ☐ ROOF TOP ☐ EXISTING TOWER ■ OTHER: NO ANTENNAS, TOWER ONLY

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2006
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2006
5. NATIONAL ELECTRIC CODE 2005
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2003

CODE COMPLIANCE

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	SITE DETAIL	2
A3	EAST & WEST ELEVATIONS	2

ISSUED FOR: ZONING

SHEET INDEX

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

VAR-41297
SUP-41296

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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.

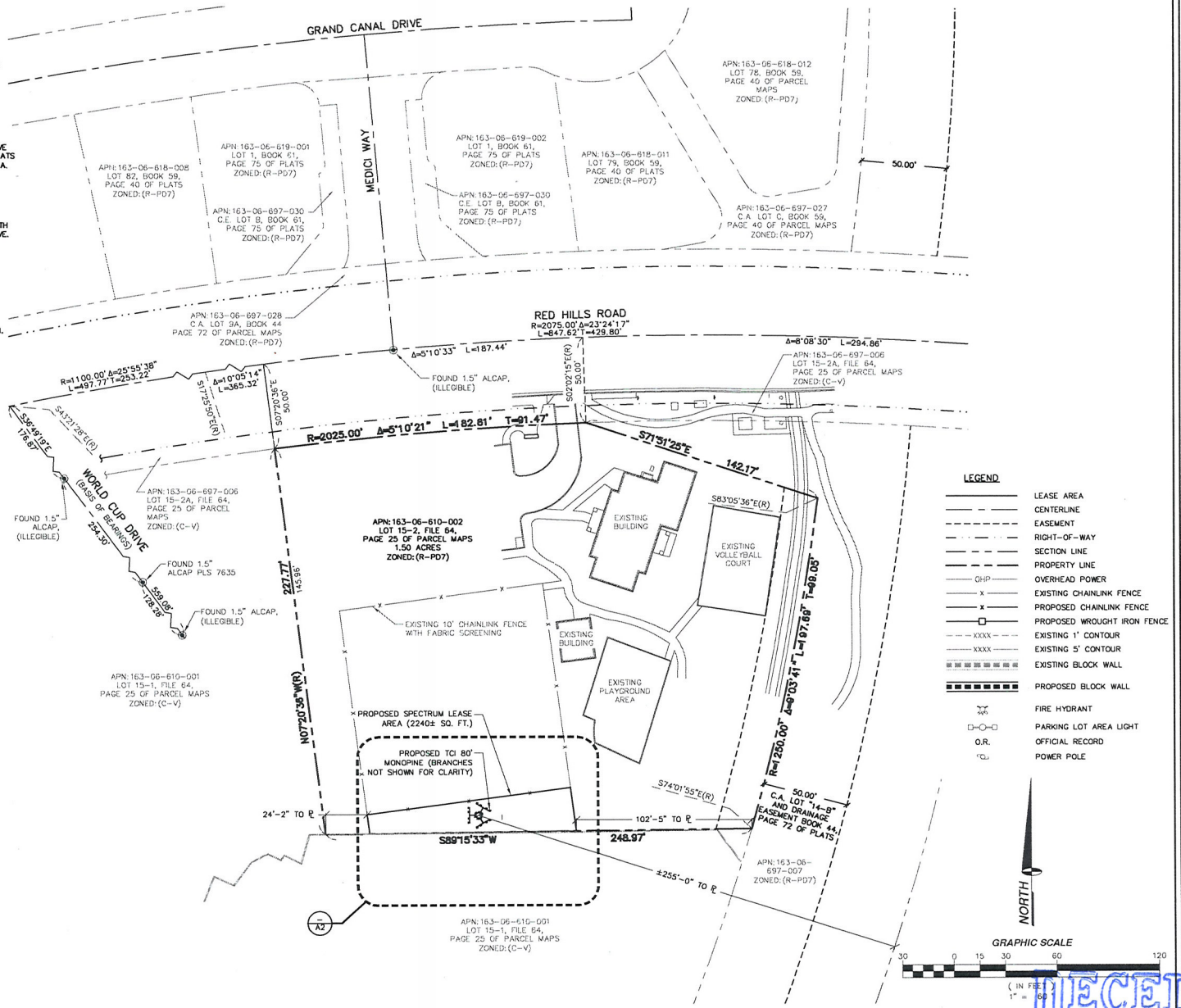
ELEVATION: 3004.34 FEET (NAVD 1988)
915.724 METERS (NAVD 1988)

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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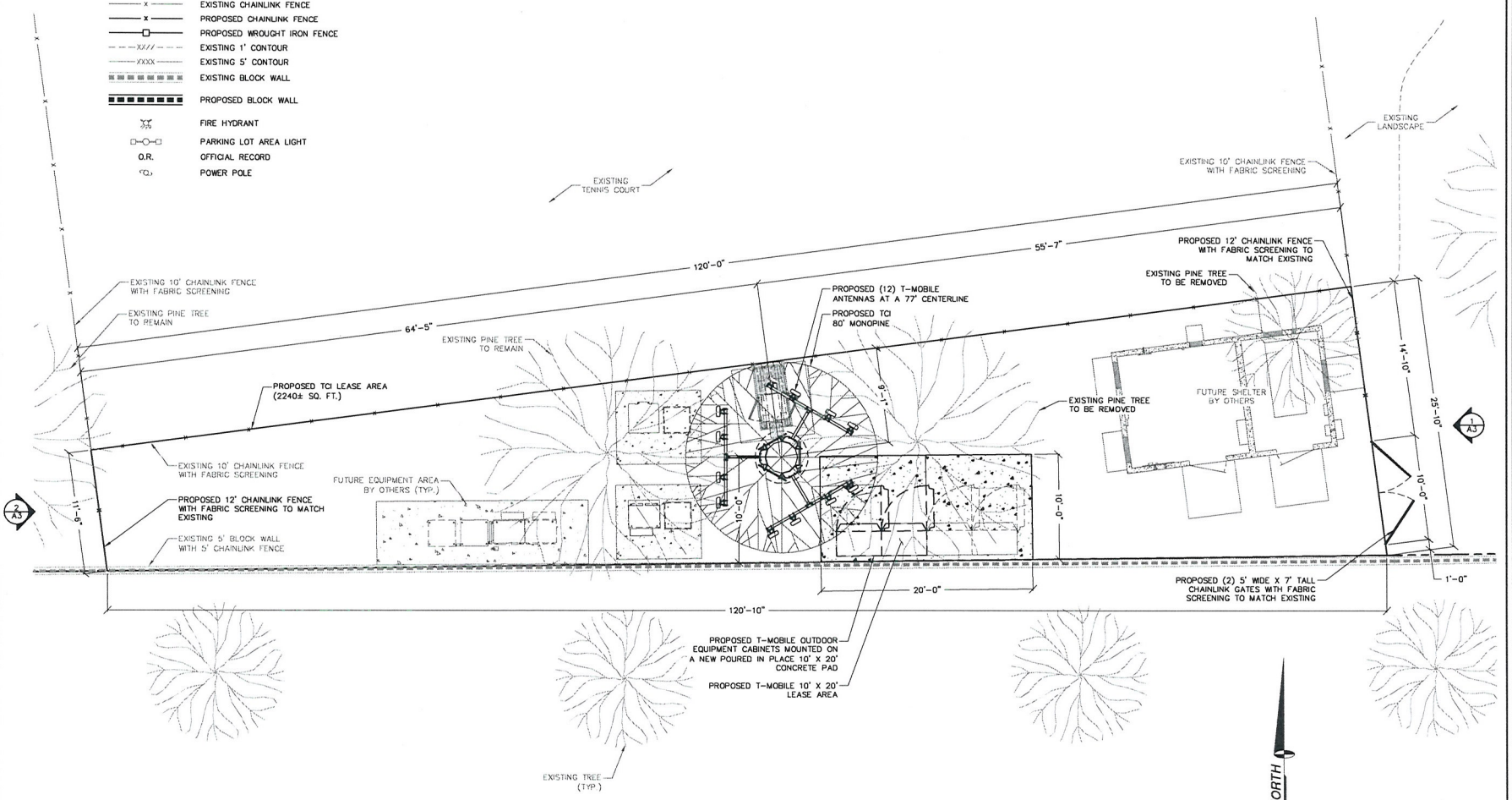
MAR 24 2011



SITE DETAIL

SCALE: 1" = 10'

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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:
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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

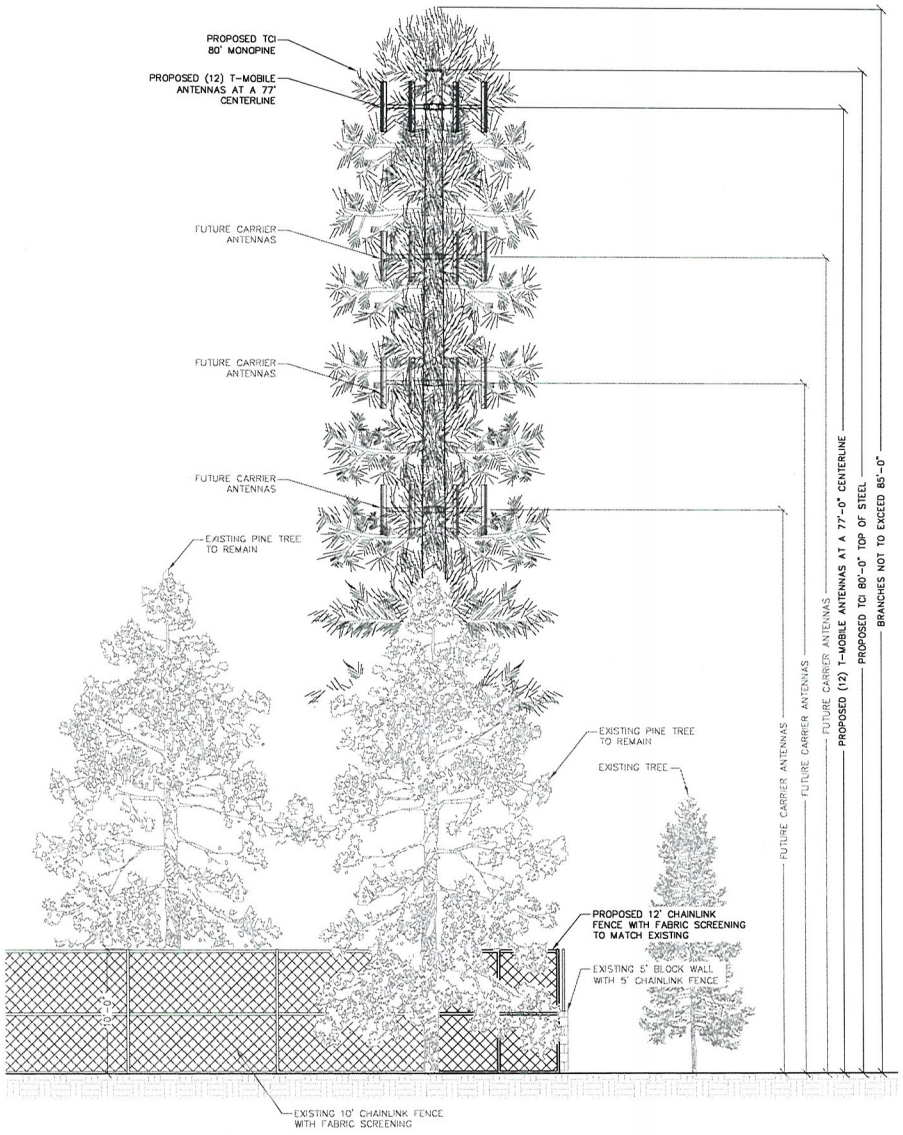
LICENSURE:

SHEET TITLE:
SITE DETAIL

SHEET NUMBER: A2

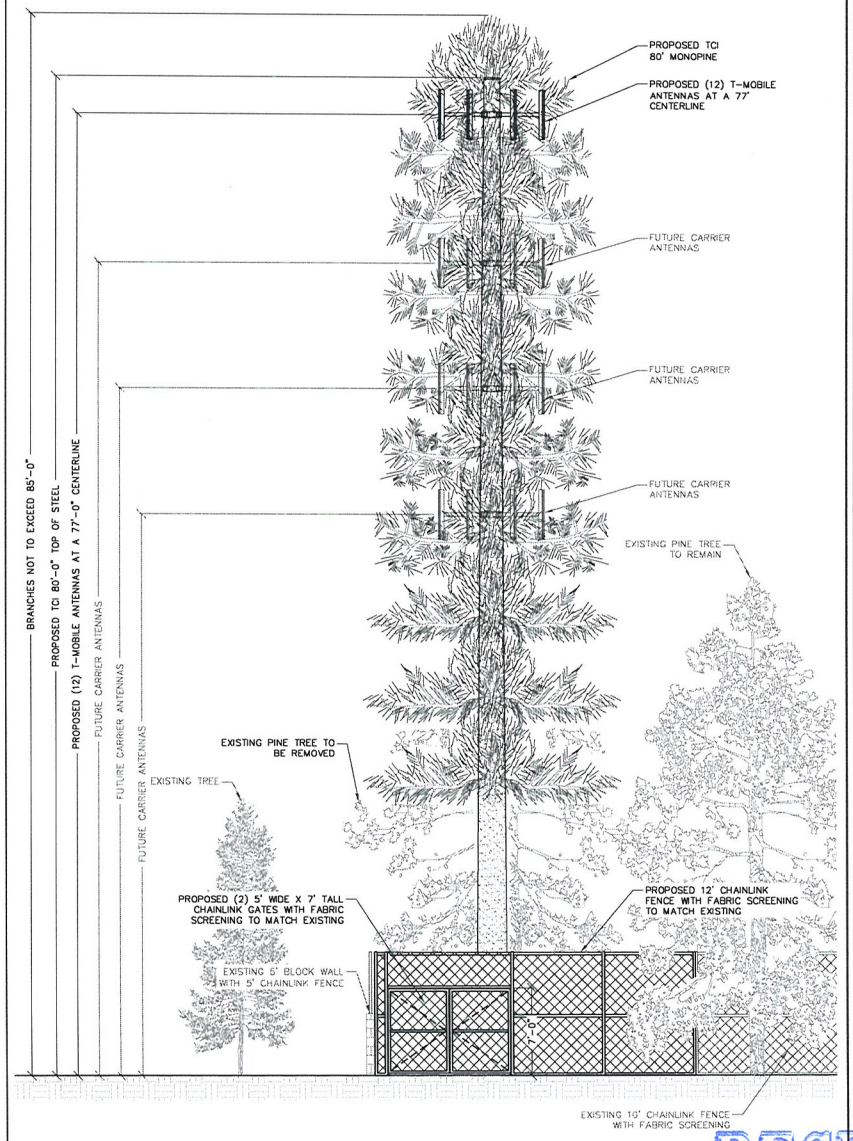
REVISION: 2

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:

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LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:

EAST & WEST
ELEVATIONS

SHEET NUMBER: A3 REVISION: 2

TCI-028

RECEIVED
MAR 24 2011

VAR-41297

SUP-41296



VAR-41297 & SUP-41296 - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION
9501 RED HILLS ROAD

03/31/11



VAR-41297 & SUP-41296 - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION
9501 RED HILLS ROAD

03/31/11



VAR-41297 & SUP-41296 - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION
9501 RED HILLS ROAD

03/31/11



VAR-41297 & SUP-41296 - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION
9501 RED HILLS ROAD

03/31/11

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

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MAR 24 2011

VAR-41297
SUP-41296

City of Las Vegas Agenda Item No.: **22.**

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

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

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

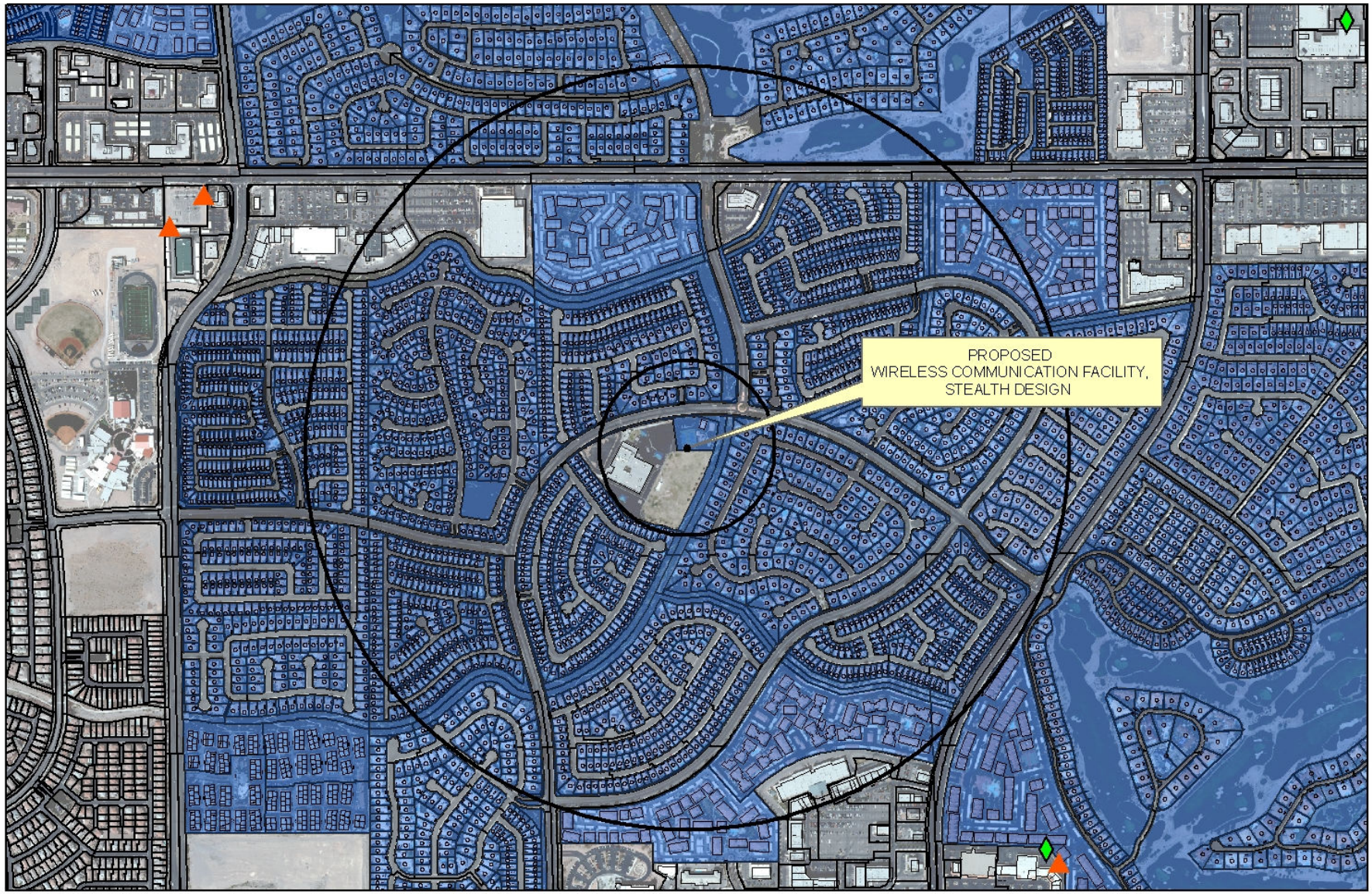
MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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 Map
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-41296
Wireless Facility

Wireless Facility Locations

Non-Stealth

Stealth

Subject Cell Tower

Residential Property

600ft &
1/2 mile Buffer

0 600 1,200 2,400 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41296** APN: 163-06-610-002

Name of Property Owner: Peccole Ranch Community Assn.

Name of Applicant: Tower Consulting, Inc.

Name of Representative: Chris Wener

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Richard D. Layton

Print Name: Richard D. Layton

Subscribed and sworn before me

This 22 day of February, 2011

Janet M Porter

Notary Public in and for said County and State

Clark Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET M. PORTER
Appt. No. 02-77952-1
My Appt. Expires Dec. 21, 2013

RECEIVED
MAR 24 2011

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9501 Red Hills Rd., Las Vegas, NV 89117

Project Name Peccole Ranch **Proposed Use** Wireless Site

Assessor's Parcel #(s) 163-06-610-002 **Ward #** 2

General Plan: existing OS proposed n/a **Zoning:** existing R-PD7 proposed n/a

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

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

Additional Information 80' Wireless Communications Facility, Stealth Design

PROPERTY OWNER Peccole Ranch Community Assn. **Contact** Jan Porter

Address 9501 Red Hills Rd **Phone:** (702) 255-3551 **Fax:** (702) 243-5819

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

E-mail Address jan@peccoleran.com

APPLICANT Tower Consulting, Inc. **Contact** Chris Wener

Address 8905 W. Post Rd., Suite 100 **Phone:** (702) 339-9112 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address cwener@spectrumse.com

REPRESENTATIVE Chris Wener **Contact** Chris Wener

Address 8905 W. Post Rd., Suite 100 **Phone:** (702) 339-9112 **Fax:** (702) 367-8733

City Las Vegas **State** NV **Zip** 89148

E-mail Address cwener@spectrumse.com

Property Owner Signature* Richard D Layton

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

Print Name Richard D. Layton

Subscribed and sworn before me

This 22 day of February, 2011.

Janet M Porter

Notary Public in and for said County and State Clark NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET M. PORTER
Appt. No. 02-77952-1
My Appt. Expires Dec. 21, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-41296
Meeting Date:	5/10/11 PC
Total Fee:	~~$1030~~ 530
Date Received:*	3/24/11
Received By:	

RECEIVED
MAR 24 2011

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

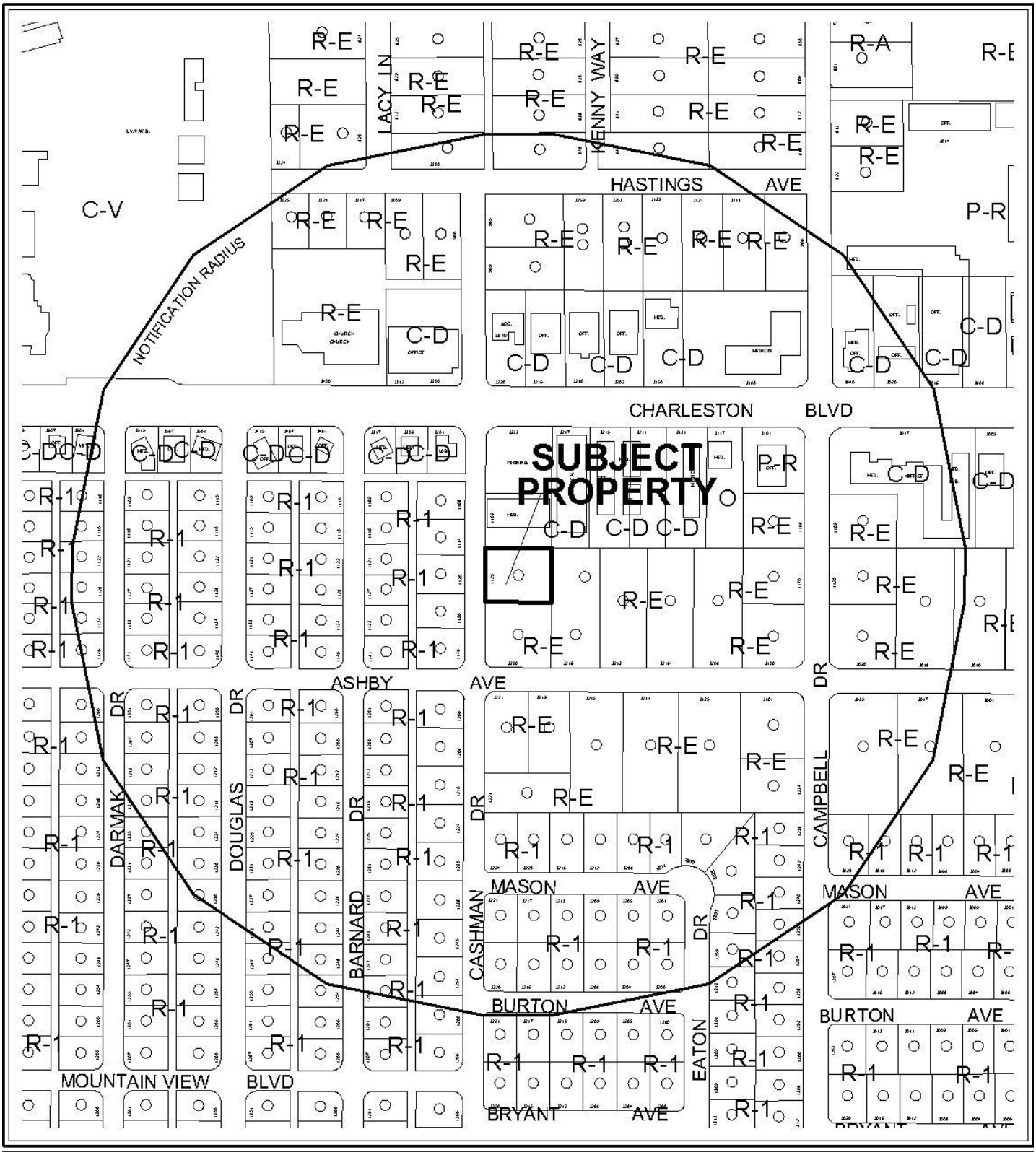
SUBJECT:
VAR-41321 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNY PAPPAS - Request for a Variance TO ALLOW AN EXISTING 595 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WITH A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, ZERO FEET OF SEPARATION FROM THE PRIMARY STRUCTURE WHERE SIX FEET 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JOHNNY PAPPAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41321	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-41321 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to install a carport adjacent to the north side of the residence at 1125 Cashman Drive. This is a single-family residence in an R-E (Residence Estates) zoning district. The property has a previously approved Variance for reduced side yard setbacks on the south side of the property for the expansion of a garage. The applicant states that he has a large collection of classic automobiles and requires the structure to protect them from the elements. He also states that this request would improve the appearance of his residence by removing automobiles from the semi-circular front driveway.

No evidence of a hardship has been presented to justify the requested variance. A variance has already been approved for a similar reason on the south side of the property. For these reasons, staff recommends denial. If denied, the existing structure would need to be removed.

ISSUES

- A Variance is required to permit a zero-foot side yard setback where three feet is the minimum required and to allow zero feet between buildings where a minimum of six feet is required.
- A side yard setback Variance has previously been approved for a garage expansion on the south side of the property.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). The Planning Commission and staff recommended approval.
10/27/92	The Board of Adjustments approved Variance (V-0144-92) for the addition of a garage with a four-foot side yard setback where 10 feet was the minimum permitted at 1125 Cashman Drive. Staff recommended denial.
01/04/11	The City of Las Vegas Code Enforcement issued a notice of violation (#97078) for building a carport without a building permit. The case is currently open and pending the results of a Variance request.

YK

Most Recent Change of Ownership	
04/08/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No relevant activity on file.

Pre-Application Meeting	
03/04/11	Staff reviewed the requirements for a Variance application with the applicant for an Accessory Structure (Class II) with reduced side yard setbacks.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
03/31/11	Staff visited the site and found several vehicles parked in the driveway with one on jacks being repaired. A steel framed structure has been installed without permits where the setback Variance is needed.

Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Medical Office	O (Office)	C-D (Designed Commercial)
South	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
A-O (Airport Overlay) District-175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		N
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060 , the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	20,800 SF	Y
Min. Lot Width	100 Feet	130 Feet	Y
Min. Setbacks (Accessory Structures)			
• Front	N/A	N/A	N/A
• Side	3 Feet	0 Feet	N
• Corner	N/A	N/A	N/A
• Rear	3 Feet	70 Feet	Y
Min. Distance Between Buildings	6 Feet	0 Feet	N
Max. Building Height	35 Feet or two stories but no higher than primary structure	12 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Cashman Drive	N/A	N/A	50	N/A

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Residential	One Unit	Two unimpeded spaces	2				
TOTAL SPACES REQUIRED			2		3		Y

YK

ANALYSIS

The proposed project will not impact the Airport Overlay that exists. The property is also in the Rural Preservation Overlay District where the intent is to maintain less intense residential uses then normally found in urban areas. Reducing the side yard setback does not foster this goal as reduced setbacks will provide an appearance of greater density in the area.

This property has already been granted a Variance to reduce the side yard setback to expand the garage on the south side of the property. That Variance was to allow a three-foot setback where 10 feet was the minimum permitted. The reason given at the time was to house the applicant's collection of classic cars. Ownership has since changed to the current applicant who is applying for a similar Variance for the north side of the property for the same reason.

The steel frame of the proposed structure has already been installed without a building permit. The applicant was cited for installing a structure without the proper permits. When the applicant applied for the permits, he was denied due to not providing the minimum side yard setback of three feet nor the minimum six-foot distance separation from the primary dwelling. The applicant is requesting a Variance for both.

If the request were to be granted, it would leave only a three-foot wide path to the rear of the property. This could become problematic in case of an emergency. The proposed structure will also have an industrial aesthetic that does not match the primary dwellings architectural style and will be visible from the public right-of-way.

An alternative would be to extend the driveway along the north side of the property to the rear yard and install the structure where all setbacks could be maintained and would not be visible from the right-of-way. Therefore, staff recommends denial, since an alternative is available and no evidence of hardship has been provided.

FINDINGS (VAR-41321)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an accessory structure that does not meet the minimum side yard setback and is not aesthetically compatible with the primary structure. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 199

APPROVALS 0

PROTESTS 0

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

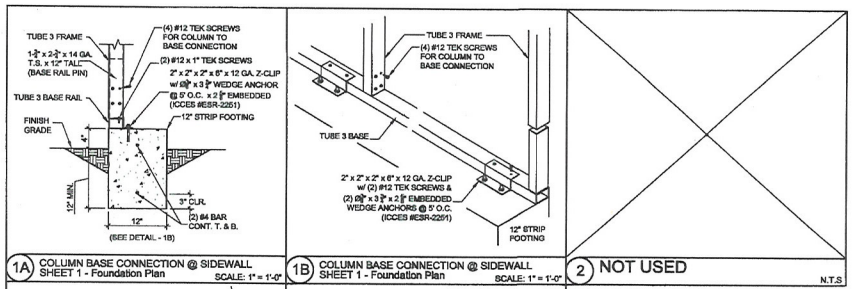
Notary Public in and for said County and State

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

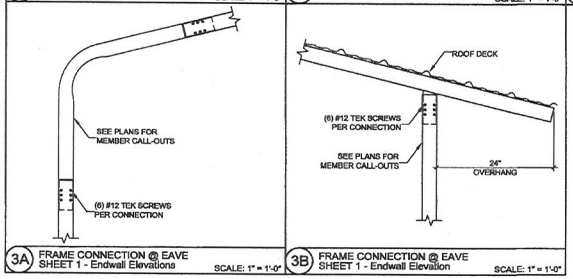
The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.



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"

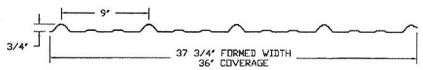
2 NOT USED



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.

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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

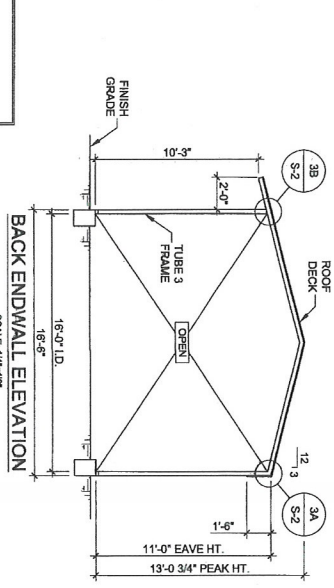
PROFILES, & DETAILS

DESIGN: FSJR
DRAWN: MD
CHECK: KM
DATE: 11/16/10

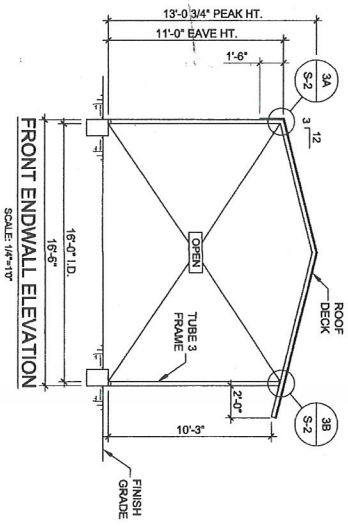
SHEET 2 OF 2
JOB 1-7444

VAR-41321

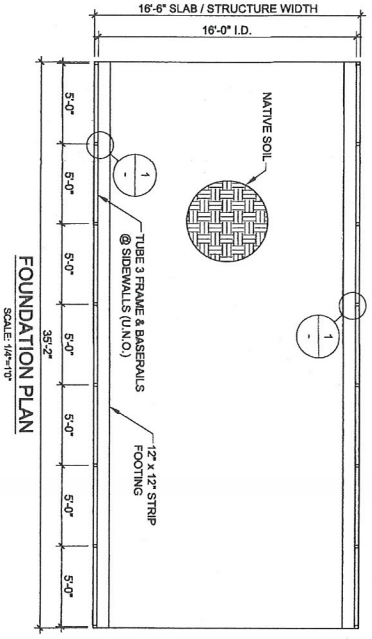
SCHEDULE:		
ROOF	29 GA. GRANDRIB 3	GRADE 80
TUBE 3	2" X 2" X 14 GA. TUBE	Fy = 85 ksi.
TUBE 3	2" X 3" X 16 GA. TUBE	Fy = 65 ksi.
FOUNDATIONS:		
STRIP FOOTINGS	WIDTH 12"	DEPTH 12"



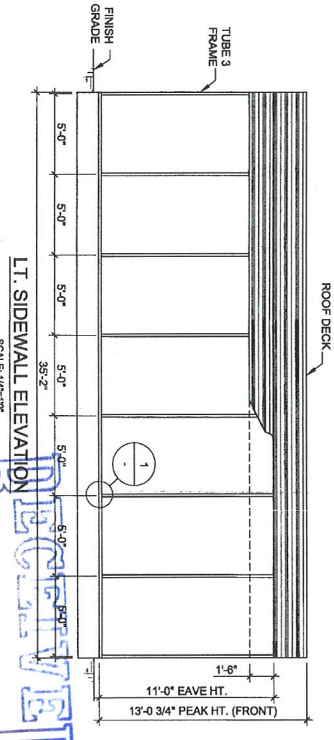
BACK ENDWALL ELEVATION
SCALE: 1/4"=1'0"



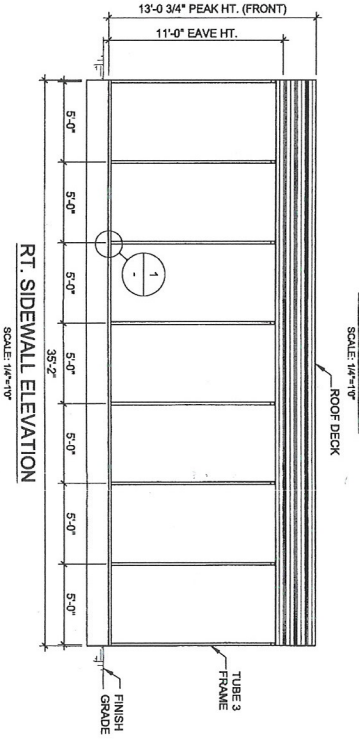
FRONT ENDWALL ELEVATION
SCALE: 1/4"=1'0"



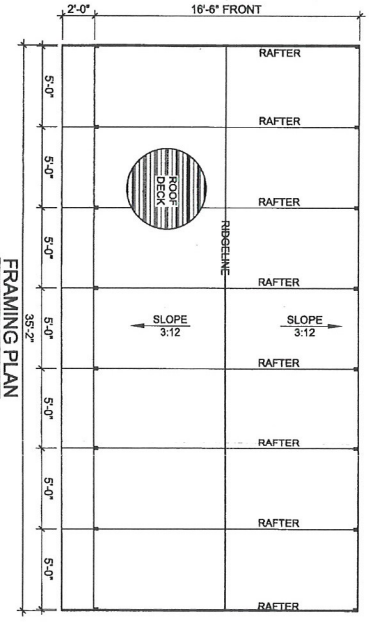
FOUNDATION PLAN
SCALE: 1/4"=1'0"



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

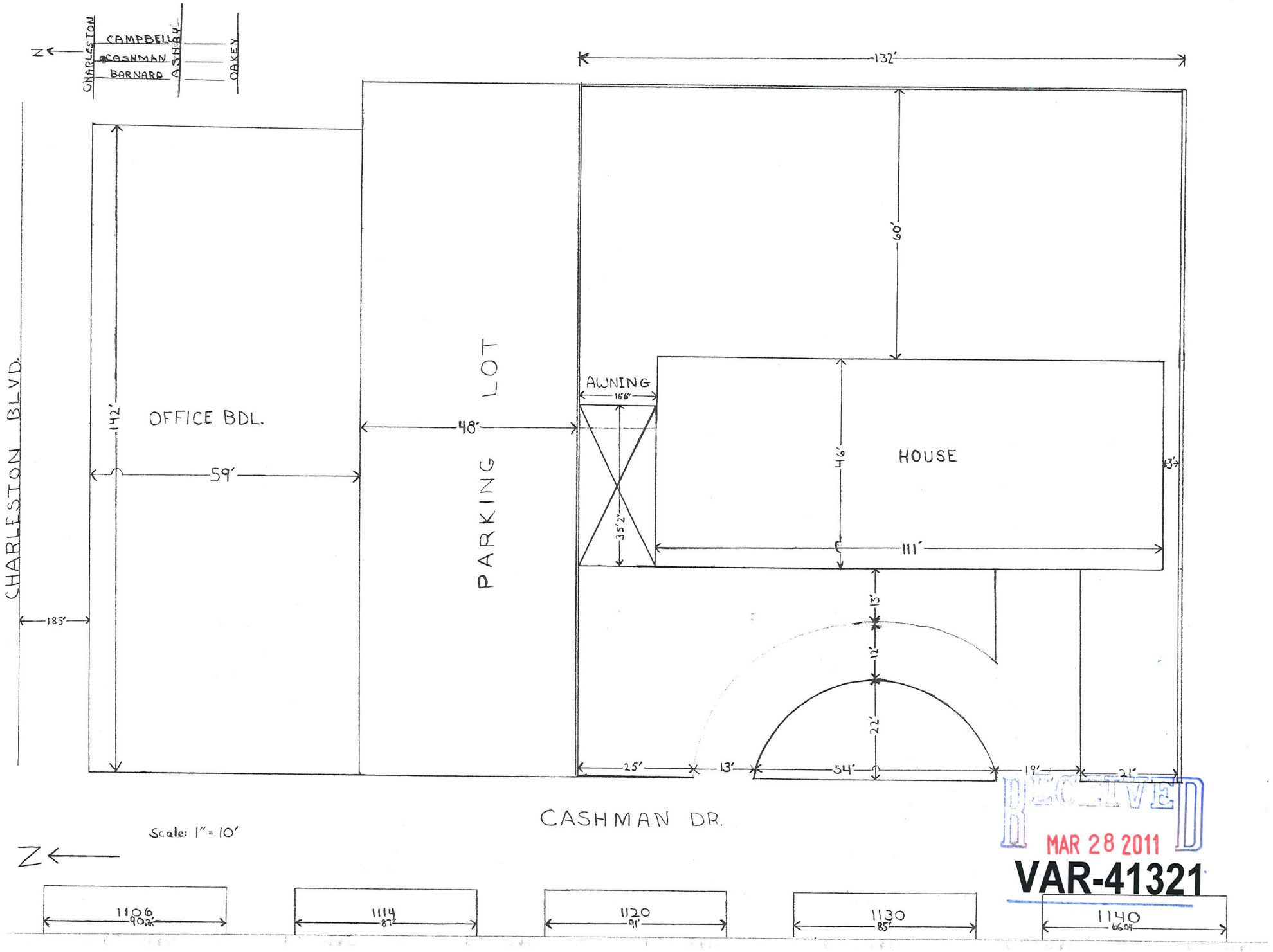


SHEET	DESIGN:	FSJR
1	DRAWN:	MD
OF 2	CHECK:	KM
JOB I-7444	DATE:	11/16/10

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



VAR-41321 - APPLICANT/OWNER: JOHNNY PAPPAS
1125 CASHMAN DRIVE

03/31/11



VAR-41321 - APPLICANT/OWNER: JOHNNY PAPPAS
1125 CASHMAN DRIVE

03/31/11



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1125 CASHMAN DRIVE

03/31/11

TO City Las Vegas Planning & Development
333 N. Rancho
Las Vegas, Nevada

February 15, 2011

RE: Justification letter
Property location: 1125 Cashman Drive
Las Vegas, Nv 89102

To Whom It May Concern:

This letter is to serve as the justification for the non attached steel shade building on the North side of my house.

This structure is for shade of my vehicles and to take them from the driveway thereby making the front of my house look nicer without the clutter of vehicles.

Should you have any questions please do not hesitate to contact me at 702-327-3953.

Sincerely,

Johnny J Pappas

RECEIVED
MAR 28 2011

VAR-41321

City of Las Vegas Agenda Item No.: **24.**

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

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

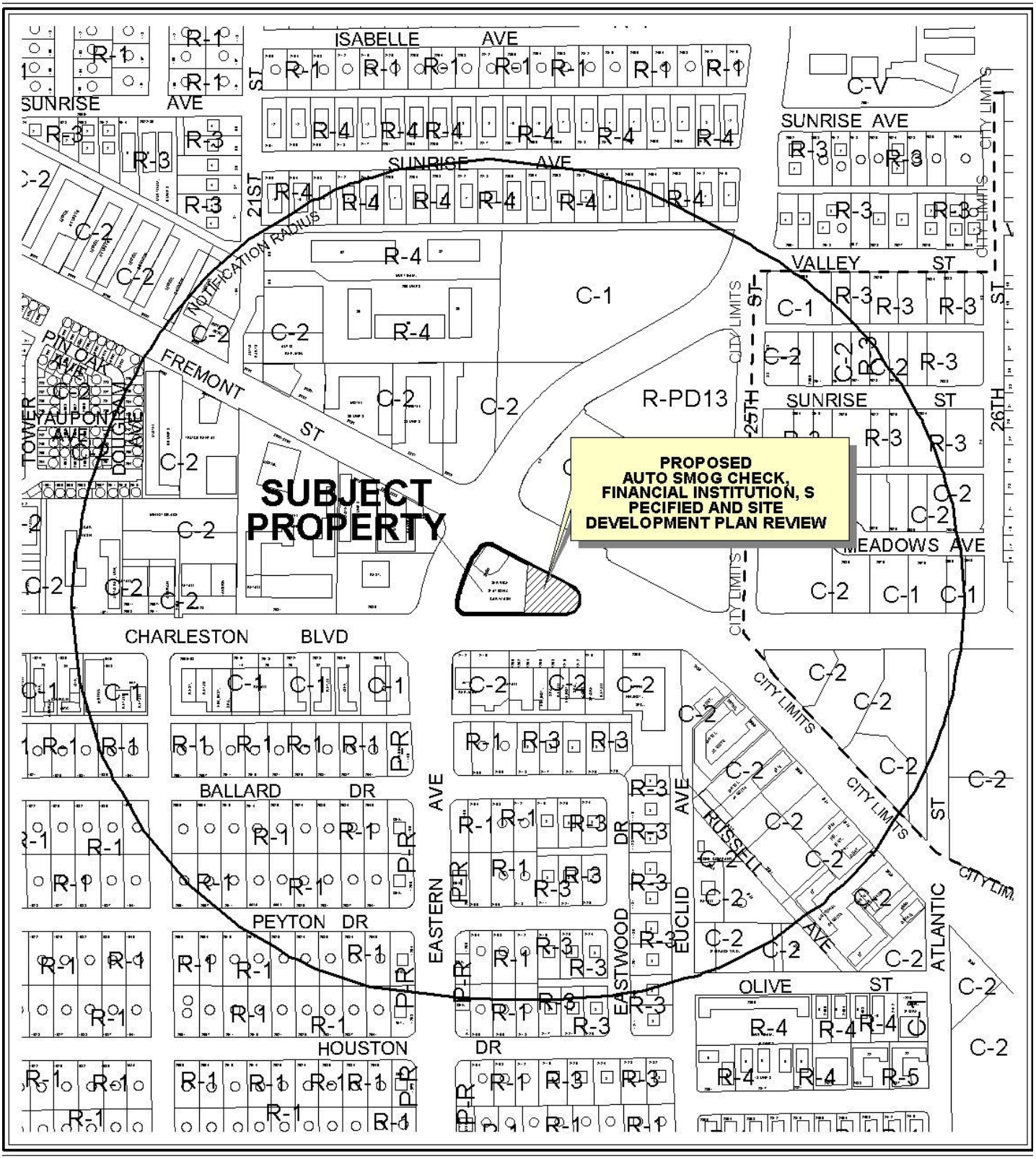
SUBJECT:
VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL BUILDING at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41385	Staff recommends DENIAL, if approved subject to conditions:	VAR-41386 SUP-41236 SUP-41384
VAR-41386	Staff recommends DENIAL, if approved subject to conditions:	VAR-41385 SUP-41236 SUP-41384
SUP-41236	Staff recommends DENIAL, if approved subject to conditions:	VAR-41385 VAR-41386 SUP-41384
SUP-41384	Staff recommends DENIAL, if approved subject to conditions:	VAR-41385 VAR-41386 SUP-41236
SDR-41235	Staff recommends DENIAL, if approved subject to conditions:	VAR-41385 VAR-41386 SUP-41236 SUP-41384

** CONDITIONS **

VAR-41385 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41236); Special Use Permit (SUP-41384); and Site Development Plan Review (SDR-41235) shall be required, if approved.

MH

2. Conformance to the approved conditions for Site Development Plan Review (SD-0039-02), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VAR-41386 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41236); Special Use Permit (SUP-41384); and Site Development Plan Review (SDR-41235) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SD-0039-02), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-41236 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41385); Variance (VAR-41386); Special Use Permit (SUP-41384); and Site Development Plan Review (SDR-41235) shall be required, if approved.

2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Financial Institution, Specified use.

3. A Waiver from Title 19.04 is hereby approved, to allow a 94-foot separation from another Financial Institution, Specified use where 1,000 feet are required.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-41384 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41385); Variance (VAR-41386); Special Use Permit (SUP-41236); and Site Development Plan Review (SDR-41235) shall be required, if approved.

2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Smog Check use.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-41235 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41385); Variance (VAR-41386); Special Use Permit (SUP-41384); and Special Use Permit (SUP-41236) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SD-0039-02), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/13/11, except as amended by conditions herein.

5. A Waiver is approved with the Site Development Plan Review to allow no landscape buffers along a 75-foot portion of the north perimeter and a 30-foot portion of the south perimeter and a two-foot wide landscape buffer along a 70-foot portion of the east perimeter where a fifteen-foot wide landscape buffer is required.

6. An Exception to Title 19.08.05(E)(4) is approved to allow a Trash Receptacle to be placed adjacent to the public right-of-way.

7. An Exception to Title 19.10.010(J)(11) is approved to allow no trees where two 24-inch box sized trees are required within the proposed parking lot.

8. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/13/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

9. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. 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. Installed landscaping shall not impede visibility of any traffic control device.

12. 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).

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

15. 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.

16. 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.

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

Public Works

18. Remove all substandard sidewalk improvements 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. The existing driveways accessing this site may remain.

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. The finished floor elevations of proposed new structures and drainage patterns shall comply with the recommendations made at the meeting held with the Flood Control Section on 3/14/12011.

21. Site development to comply with all previous conditions of approval for SD-39-02 and all other site-related actions.

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This proposal seeks to modify an existing site containing a Convenience Store with a fuel canopy and an Automated Car Wash Facility located at the northwest corner of Fremont Street and Charleston Boulevard. The applicant is proposing to remove the 1,400 square-foot Car Wash and replace it with a 2,600 square-foot commercial building. The new construction consists of a 1,500 square-foot Financial Institution, Specified, a 900 square-foot Office, and a 200-square-foot Auto Smog Check Facility. In addition to the proposed building, a 2,320 square-foot fuel canopy will be placed in line with the existing fuel canopy, running east-to-west. Staff recommends denial of this proposal, as it is substantially out of compliance with multiple sections of Title 19 and will result in a site that is overbuilt, as evidenced by the requested Variances, Waivers, and Exceptions. If denied, the site will remain as it is.

ISSUES

- A Special Use Permit is required for a Financial Institution, Specified use in the C-1 (Limited Commercial) zoning District. This proposal includes a request for Waiver from the Title 19.04 requirement to allow a 94-foot separation from an existing Financial Institution, Specified use where 1,000 feet is required.
- A Special Use Permit is required to allow a proposed Auto Smog Check use that does not meet the Conditional Use requirements for facility size and vehicle queuing.
- A Variance to Title 19.04 is requested to allow 16 parking spaces where 25 spaces are required.
- A Variance to Title 19.08.050 is requested to allow a seven-foot rear yard setback where 20 feet is required and an eight-foot corner side yard setback where 15 feet is required.
- A Waiver is requested with the Site Development Plan Review to allow no landscape buffers along a 75-foot portion of the north perimeter and a 30-foot portion of the south perimeter and a two-foot wide landscape buffer along a 70-foot portion of the east perimeter where a 15-foot wide landscape buffer is required.
- An Exception to Title 19.08.050(E)(4) is requested to allow a Trash Receptacle to be placed adjacent to the public right-of-way.
- An Exception to Title 19.10.010(J)(11) is requested to allow no trees where two 24-inch box sized trees are required within the proposed parking lot.
- This proposal is deemed a Project of Regional Significance (PRS), based upon the requested Special Use Permit requests being within the 500-foot proximity of unincorporated Clark County. No comments have been provided regarding the proposed uses.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/15/01	The City Council approved requests for a Site Development Plan Review (SD-0029-01) for a proposed 2,800 square-foot Convenience Store with a reduction of required perimeter landscaping and a Special Use Permit (U-0088-01) for the sale of Beer and Wine for Off-Premise consumption. The Planning Commission recommended approval of both requests on July 12, 2001. Staff recommended approval of these requests.
01/24/02	The Planning Commission approved a request for a Site Development Plan Review [SD-0029-01(1)] for an approximately 800 square-foot addition to an approved Service Station and Full-Service Car Wash on the subject site. Staff recommended approval.
10/24/02	The City Council approved a request for a Site Development Plan Review (SD-0039-02) and a reduction in required perimeter landscaping for a proposed 3,285 square foot Convenience Store and fuel canopy on the subject site. The Planning Commission recommended denial. Staff recommended approval.
01/21/04	The City Council approved a Required Six Month Review (RQR-3541) of an approved Special Use Permit (U-0088-01) that allowed the sale of Beer and Wine for Off-Premise consumption in conjunction with an existing Convenience Store on the subject site. Staff recommended approval with no further reviews scheduled.
04/07/04	The City Council approved a Review Of Condition (ROC-3797) Number 4 of an approved Special Use Permit (U-0088-01) which prohibited the sale of individual containers of any size beer, wine coolers, or screw cap wine, which thereby allowed individual sales. This approval was subject to a Six-Month Review. Staff recommended denial of this request.
10/24/04	The City Council approved a Required Six Month Review (RQR-5115) of an approved Review of Condition (ROC-3797) of an approved Special Use Permit (U-0088-01) which allowed the individual sales of any size beer, wine coolers, and screw cap wine in conjunction with a convenience store at 2320 Fremont Street.

Most Recent Change of Ownership	
07/31/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/04/98	Business License #C02-00176 issued for a Car Wash Facility at 2320 Fremont Street.
08/29/03	Business License #L10-00241 issued for a Beer/Wine/Cooler Off-Sale at 2320 Fremont Street.
09/02/03	Business License #C05-02280 issued for a Retail Tobacco at 2320 Fremont Street.

02/19/04	Business License #G01-00176 issued for a Restricted Gaming and #C20-02156 for Convention Hall Tax at 2320 Fremont Street.
12/19/08	Business License #C15-00305 issued for a Gas Sales/Car Wash at 2320 Fremont Street.

Pre-Application Meeting	
02/28/11	A pre-application meeting was held with the applicant and the representative to discuss the proposed modifications of the existing site. The applicant was informed of the required Special Use Permit for the proposed Financial Institution, Specified use and the minimum requirements related to such use. The applicant was also informed of the requirements for the Site Development Plan Review. It was determined that a Variance would be required to allow 16 parking spaces where 25 spaces would be required.
03/30/11	A second pre-application meeting was held with the applicant and the representative to discuss the moderate changes to the proposed Site Development Plan Review and Special Use Permit request from the previous meeting. The applicant was informed that an additional Special Use Permit is required for the proposed Auto Smog Check, as it does not meet the minimum conditional use requirements. The applicant was also informed of the required Variance to allow a 10-foot setback where 20 feet is required and all of the related Waiver and Exception requests stemming from the proposed site design.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one heard.

Field Check	
03/31/11	A field check of the subject site was conducted, in which the following items were noted: • The site consists of a Convenience Store with a fuel canopy. The Automated Car Wash Facility appears to be operable. • The entire front and side yards are paved. • There are curb cuts/entrances from Eastern Avenue, Charleston Boulevard, and Fremont Street; • There are narrow landscape planters surrounding the property, with minimal landscaping along the curve of the east side adjacent to the Car Wash queuing lane. • The east side of the property, and portions of the north side, are enclosed by a 42-inch tall iron fence.

Details of Application Request	
Site Area	
Net Acres	0.92

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Convenience Store	C (Commercial)	C-2 (General Commercial)
North	Grocery Store	C (Commercial)	C-2 (General Commercial)
	Undeveloped		
South	Pawn Shop	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	MXU (Mixed Use)	R-PD13 (Residential Planned Development – 13 Units per Acre)
	Tavern	Clark County	Clark County
West	Restaurant, less than 2000 SF (w/ drive through)	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Trails		X	N/A
Rural Preservation Overlay District	X		N
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to 19.18.050, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	160 Feet	Y
Min. Setbacks			
• Front	20 Feet	242 Feet	Y
• Corner Side (Fremont Street)	15 Feet	10 Feet	N
• Corner Side (Charleston Boulevard)	15 Feet	8 Feet	N
• Rear	20 Feet	7 Feet	N
Max. Lot Coverage	50 %	32 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Gated, w/ a Roof	Y
Trash Enclosure	Located away from ROW	Adjacent to ROW	N
Mech. Equipment	Screened	Not shown	By condition

Pursuant to Titles 19.10 and 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	1 Trees	N
• South	1 Tree / 20 Linear Feet	4 Trees	2 Trees	N
• East	1 Tree / 20 Linear Feet	4 Trees	1 Trees	N
TOTAL PERIMETER TREES		**15 Trees**	**4 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N
• South	15 Feet		0 Feet	N
• East	15 Feet		2 Feet	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial.	Master Plan of Streets and Highways	100	Y
Fremont Street	Primary Arterial.	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store (w/ Car Wash removed)	3,600 SF	1:175 SF	15*				Y*
Financial Institution, Specified	1,500 SF	1:250 SF	6				
Office	900 SF	1:300 SF	3				
Auto Smog Check	-	-	1				
TOTAL SPACES REQUIRED			25		16		N
Regular and Handicap Spaces Required			24	1	14	2	N
Percent Deviation			36%				

MH

*The portion of the site occupied by the Convenience Store and Car Wash is parking impaired stemming from the original Site Design approval SD-0039-02; 15 parking spaces were dedicated towards the Convenience Store and four spaces were dedicated to the Automated Car Wash facility at a parking ratio of 1:250 square feet of gross floor area.

Waivers		
Requirement	***Request***	***Staff Recommendation***
No Financial Institution, Specified within 1,000 feet of another Financial Institution, Specified.	To allow a 94-foot separation from another Financial Institution, Specified.	Denial
A 15-foot wide Landscape Buffer is required adjacent to all rights-of-way.	To allow no landscape buffer for portions of the north, south, and east perimeter.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Trash receptacles are to be placed away from the public right-of-way.	To place the trash receptacle adjacent to Charleston Boulevard.	Denial
Two 24-inch box sized trees are required for every six uncovered parking spaces.	To allow no trees within the parking lot.	Denial

ANALYSIS

Any proposal within 500 feet of the City's border with unincorporated Clark County that requires a Special Use Permit is deemed to be a "Project of Regional Significance". A questionnaire detailing the impacts of the Financial Institution, Specified use and Auto Smog Check use on the surrounding area was submitted at the time of application. Staff has reviewed the questionnaire for completion and has found no additional issues concerning the requested Special Use Permits being requested within close proximity to Clark County limits; it is important to note that staff is recommending denial of both Special Use Permits, as they are determined to not be suitable for the immediate area. No comments have been received from Clark County regarding the proposed uses.

The subject site is included in the Las Vegas Redevelopment Plan Area. One of the stated purposes of this plan is to redevelop underutilized properties by using methods of planning, and strengthen the economic base of this part of the City of Las Vegas. The proposal seeks to increase the economic performance of the site by removing the existing Automated Car Wash use and replacing it with a 2,600 square-foot building that will contain a 1,500 square-foot Financial Institution, Specified use, 900 square-feet of office space ancillary to the Convenience Store, and a 200 square-foot Auto Smog Check facility. Although the applicant's intent to redevelop the underutilized portion of his property meets the intent of the Redevelopment Plan,

the design and the proposed uses do not contribute to the immediate area. The Redevelopment Plan encourages development that is in conformance with Title 19 requirements.

In regards to the proposed uses, the requested Special Use Permit to allow the proposed Financial Institution, Specified use in the C-1 (Limited Commercial) zoning district is accompanied with a Waiver. The applicant is requesting that the proposed use be allowed to maintain a 94-foot separation from another Financial Institution, Specified Use. It is important to note that there are three existing Financial Institution, Specified uses and two Auto Title Loan uses located within 1,000 feet of this proposal. The Special Use Permit is required for the proposed Auto Smog Check use because it does not meet the Conditional Use requirements for adequate size or vehicle stacking. There are concerns that the proposed Smog Check Use will negatively impact site circulation due to the location and lack of vehicle queuing for customers. There are also anticipated negative impacts from the close proximity of the service space to the public sidewalk to the south, creating a potential public nuisance for pedestrians passing by or utilizing the Fremont Bus Rapid Transit (BRT) stop located to the north. There are also safety concerns for the service personnel regarding the close proximity of the trash enclosure in conjunction with restricted site circulation which may create pedestrian-vehicle conflict points.

The proposed site plan shows an additional 2,320 square-foot fuel canopy that will be placed in line with the existing fuel canopy. Currently, the site features eight fuel pumps that simultaneously service two cars for a total capacity of 16 vehicles. The proposed canopy features four more fuel pumps, with the ability to service eight vehicles, placed to the east of the existing canopy and slightly askew. The proposed canopies create multiple site access choke points and effectively divide the site from each of three ingress/egress points. In addition to the concerns with site circulation, the proposed 2,600 square-foot building is placed at a high-visibility commercial corner with the backside of the building oriented towards traffic. There is no pedestrian connection provided from the street corner, a severely deficient provision of landscaping, and little architectural interest created at the proposed development's most visible street front. In addition to the visual unattractiveness of the proposal, the applicant is requesting an Exception to Title 19.08.050(E)(4) to locate the trash receptacle adjacent to the sidewalk along Charleston Boulevard. There is concern that the location of the trash receptacle will create visual and odor nuisance, and could become a potential graffiti target that will be highly visible from both Charleston Boulevard and Fremont Street.

The applicant is requesting a Variance to allow 16 parking spaces where 25 spaces are required. Typically, the total required parking would be 30 spaces; however, the previous Site Development Plan Review (SD-0039-02) approved a Service Station (without Automotive Repair) Use with the Automated Car Wash use with 17 spaces. This site was located in the Downtown Centennial Plan area at the time of approval, and the full requirement of 19 parking spaces, based on a rate of 1 space per 250 square feet of gross floor area, was not applied. Since this approval, the Convenience Store Use was established and requires one parking space per 175 square feet of gross floor area, thus making this a parking-impaired property. With the removal of the Car Wash use, the existing parking requirement for the existing Convenience Store is 15 spaces with the additional parking for the proposed construction bringing the total required parking to 25 spaces. The applicant has made a provision of 16 spaces with the anticipation that the fuel canopy will accommodate customers without providing for parking spaces that meet City standards. Staff recommends denial based on the deficiency of adequate parking caused by

additional uses and that the pumping stations under the fuel canopy do not function as an alternative to safe and unimpeded parking spaces.

The proposed landscape plan is deficient in adequate landscape buffer width and plant material. There is not adequate reason to support the requested waiver and exceptions, as these are again caused by the overdevelopment of the site. Being that this site has such high visibility from three highly-travelled roadways and sidewalks, the proposed reduction of landscaping cannot be supported.

Approval of this proposal would create more adverse issues than what the applicant seeks to address with the redevelopment of the under-utilized car wash. This proposal, as presented, is contrary to what is sought after in the Downtown Redevelopment Plan. This property is uniquely located to provide multiple points of street visibility, has close access to the developing Fremont Bus Rapid Transit (BRT) line, and is a visual gateway to Downtown Las Vegas. The proposed development, in both its design execution and proposed uses, does not create a vibrant redevelopment of this street corner and will result in an overbuilt site; therefore, staff recommends denial.

FINDINGS (VAR-41385)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented as the site is oddly shaped; however, the applicant has created a self-imposed hardship by proposing to overbuild the site. An alternative design with a reduced floor area and site arrangement would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-41386)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented as the site is oddly shaped; however, the applicant has created a self-imposed hardship by proposing an overbuilt site. The alternative placement of a smaller structure, along with a re-working of the site circulation, would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-41236)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use does not meet the Minimum Special Use Permit Requirements for distance separation and is not compatible with the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   As evidenced by the requested Waiver, and accompanying Variances, this site is not physically suitable for the proposed Financial Institution, Specified use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   This site is primarily accessed by Charleston Boulevard to the south, with secondary access provided by Fremont Street to the north and Eastern Avenue to the west. In consideration of the requested Variance to allow 16 parking spaces where 25 are required and the additional fuel pumps, the site will not adequately serve this use.

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.**

   Approval of this requested Special Use Permit would be inconsistent with the overall objectives of the General Plan and the Redevelopment Plan, as there are already five such uses within 1,000 feet of this proposal.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The requested Waiver to allow a 94-foot separation from another Financial Institution, Specified demonstrates that this proposal does not meet all of the applicable conditions required of such use. There are five such similar uses within 1,000-feet of this proposal.

FINDINGS (SUP-41384)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Auto Smog Check use does not meet the Conditional Use Regulations for size or vehicle stacking, hence the need for the Special Use Permit. The location of the use, combined with inadequate space for vehicle stacking, parking, and servicing indicates that it cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses. As this proposal is within the Redevelopment Plan Area, it is expected that uses with more commercial appeal would be placed at the forefront of the property.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is not physically suitable for the proposed fuel canopy or the additional Financial Institution, Specified building and adjoining Auto Smog Check. The proposed layout will severely limit onsite circulation as the existing and proposed fuel canopies will bisect the property. The lack of sufficient space on site to provide for the required 400 square feet of

space, in addition to the poor site placement in proximity to a public sidewalk, demonstrates that this proposal is inappropriate for this location.

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.**

   This site is primarily accessed by Charleston Boulevard to the south, with secondary access provided by Fremont Street to the north and Eastern Avenue to the west. In consideration of the requested Variance to allow 16 parking spaces where 25 are required, the additional fuel pumps, and the lack of adequate vehicle stacking, the site has a significant potential onsite congestion that will spill onto these three roadways.

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.**

   Approval of this requested Special Use Permit would be inconsistent with the overall objectives of the General Plan and the Redevelopment Plan. There are additional concerns regarding the public health and safety of this use being placed alongside Charleston Boulevard.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The requested Auto Smog Check does not meet applicable Conditional Use Regulations for facility size and for vehicle stacking. This proposed use would be conditionally allowed for this location had the applicant provided a 400 square-foot facility (of which 200 square feet are enclosed) and vehicle stacking for three cars.

FINDINGS (SDR-41235)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the existing Convenience Store and the surrounding area. There are concerns regarding the potential impact regarding the placement of an Auto Smog Check facility and a trash receptacle at the edge of Charleston Boulevard. In addition, there are concerns regarding site circulation and building placement that will have an undesirable appearance for such a prominent business location.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

Waivers are needed from perimeter landscape requirements on all affected sides of the proposed development, an exception from parking lot landscaping requirements is required, and variances for parking and setbacks are needed to allow the project to proceed. The waiver requests reduce or eliminate the intended purpose of the required buffers and do not allow for an adequate provision of a pedestrian-friendly sidewalk.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access is currently adequate for the existing Convenience Store with fuel sales. There are three points of access to the site that all come in from separate directions. With the inclusion of the second fuel canopy, the site will be divided by a series of 12 fuel pumps that will service up to 24 vehicles at one time. The proposed construction is located at the east end of the site and will have limited access from two of the site entry points: Fremont Street and Eastern Avenue. The primary access to the site, Charleston Boulevard, can only provide access to the Convenience Store by driving under the fuel canopies. The confusing site circulation will be exacerbated by the companion Variance request to allow 16 parking spaces where 25 spaces are required, as well as the location of the service space for the proposed Auto Smog Check use.

4. Building and landscape materials are appropriate for the area and for the City;

Building and landscaping materials are to remain generally consistent with those utilized for the existing Convenience Store and fuel canopy. There is little additional landscaping provided, as seen in the requested Waiver to the landscape buffer requirements; therefore, the lack of landscape materials is inappropriate for the area and the City.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The elevations and features of the proposed 2,600 square-foot building are compatible with the existing structures on site; however the proposed structures are oriented away from the corner and street fronts, and do not establish ties to the street as recommended by Title 19.08.050(D)(2)(e). The proposed locations of the Auto Smog Check and Trash Receptacle place service functions closest to the public, along Charleston Boulevard.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed 2,600 square-foot Commercial Building will require all necessary permits and inspections prior to occupancy, in order to protect the public's health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 172

APPROVALS 0

PROTESTS 0

MH

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

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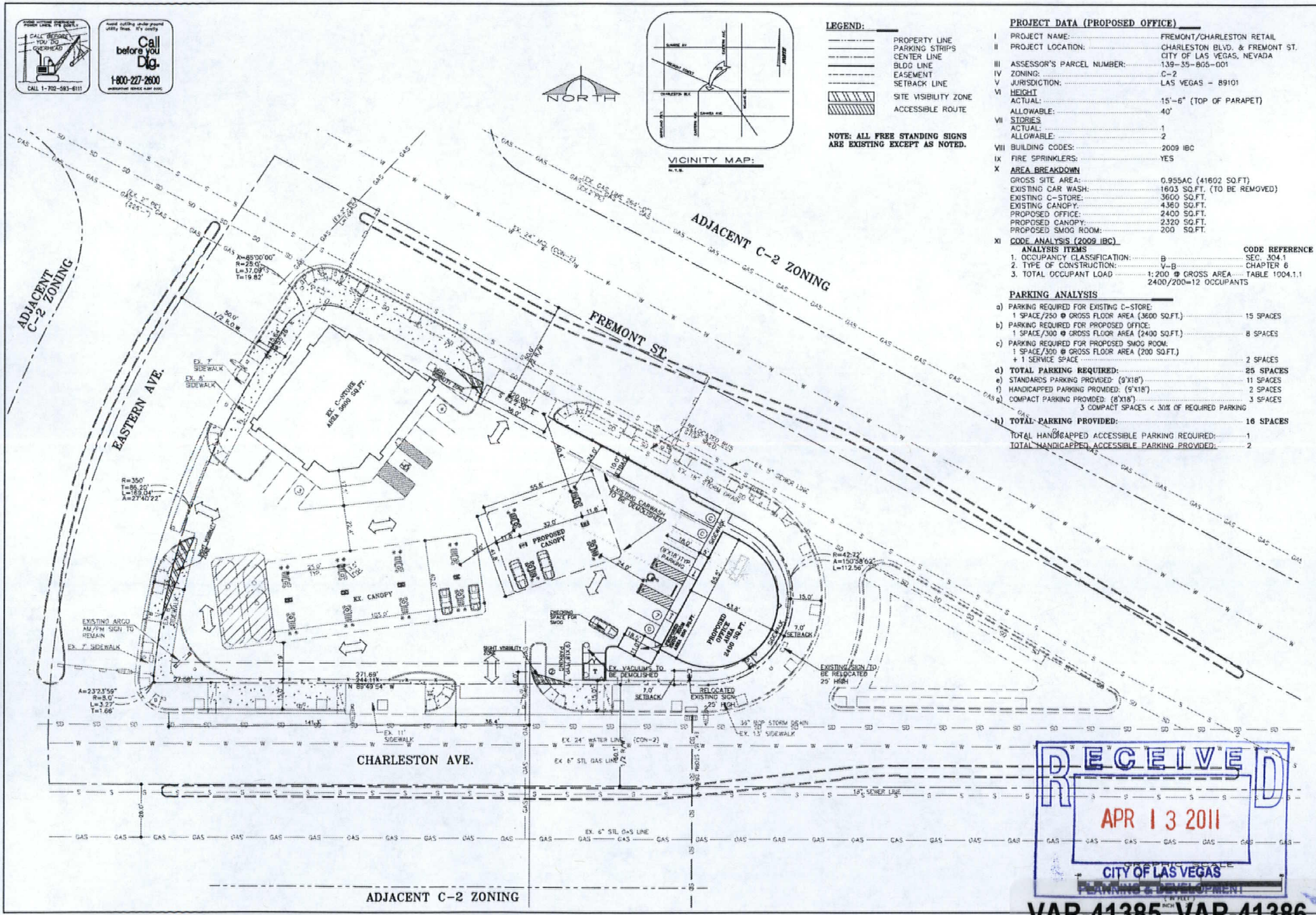
APR 05 2011



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.

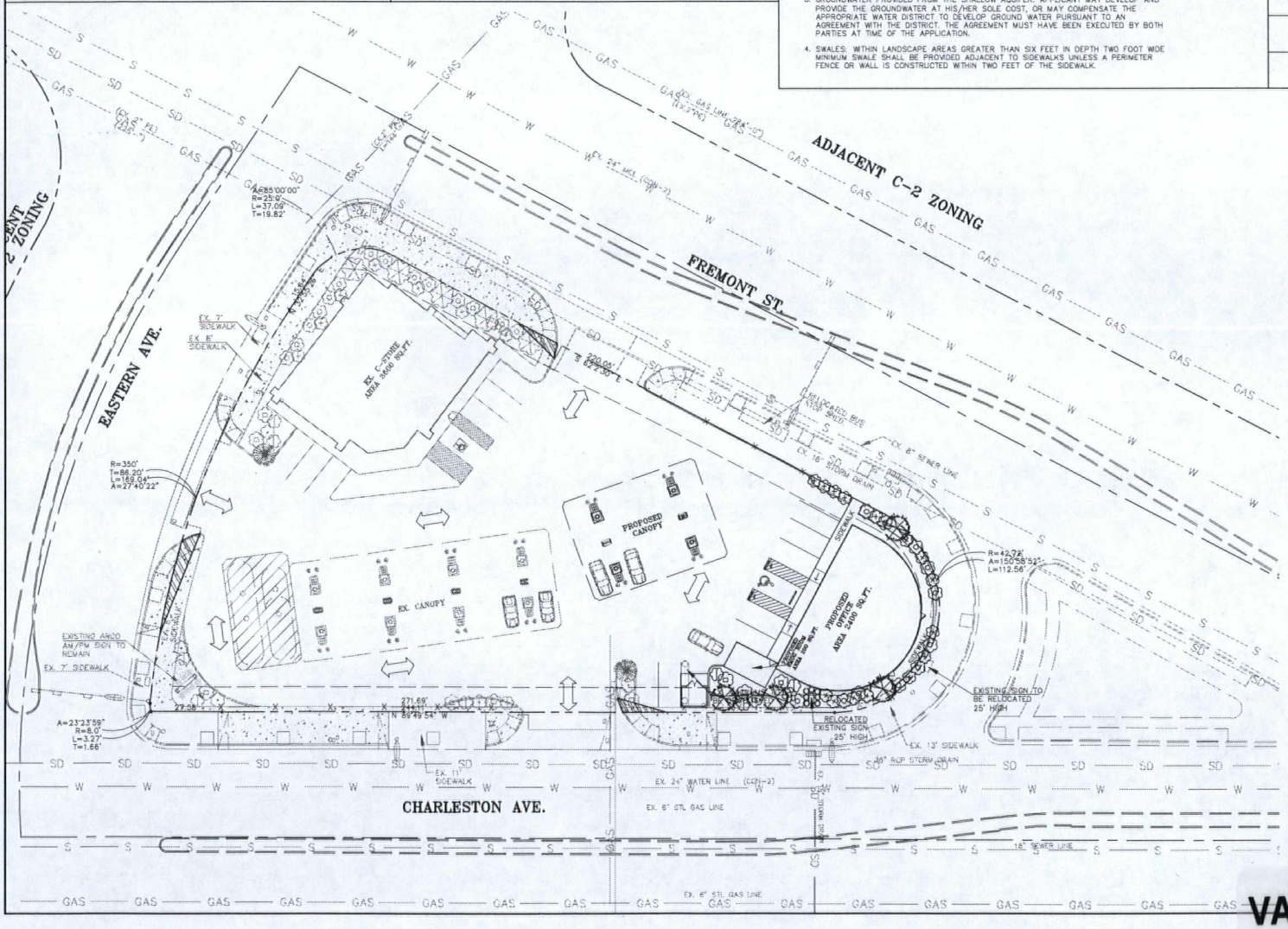
IRRIGATION:

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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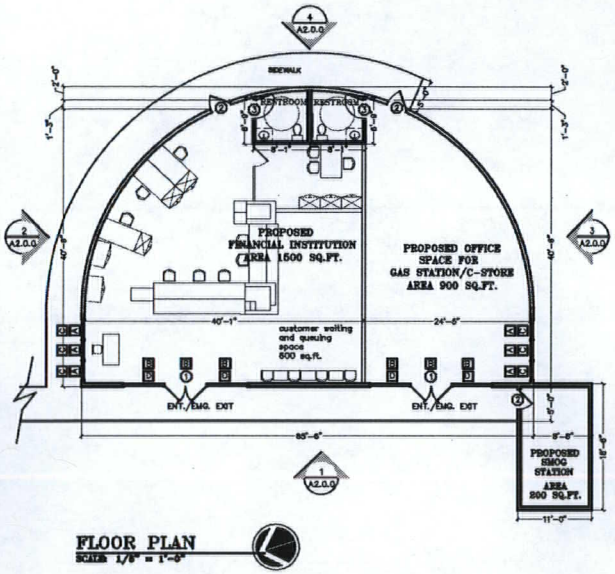
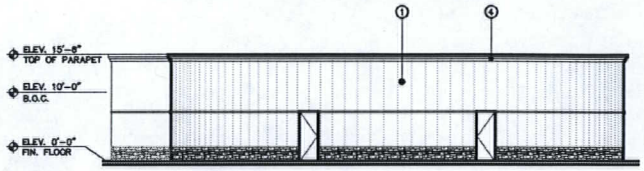
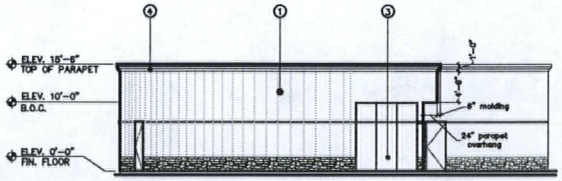
SHEET 1 OF 1



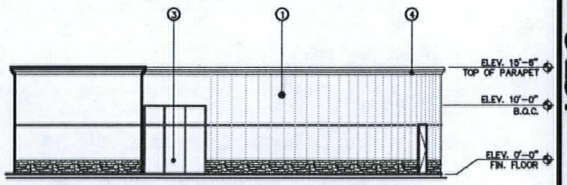
FLOOR PLAN
SCALE: 1/8" = 1'-0"



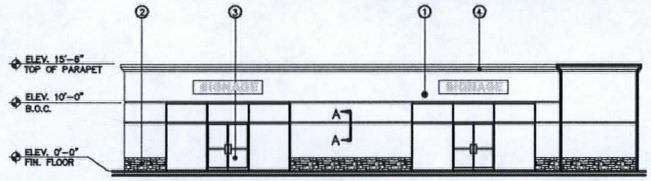
④ REAR ELEVATION
SCALE: 1/8" = 1'-0"



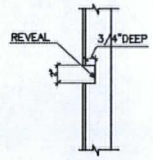
② LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

03/31/11



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

03/31/11



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

03/31/11



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

03/31/11



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
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03/31/11



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
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03/31/11



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

03/31/11



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
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03/31/11



VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
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VAR-41385, VAR-41386, SUP-41384, SUP-41236 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

03/31/11

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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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-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

RECEIVED
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APR-24-2011 14:13 From:1ADG
APR-4-2011 13:29 FROM:

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-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND 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

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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.

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APR 05 2011

Revised 10/27/08

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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:
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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City of Las Vegas Agenda Item No.: **27.**

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

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

SUBJECT:
SUP-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.

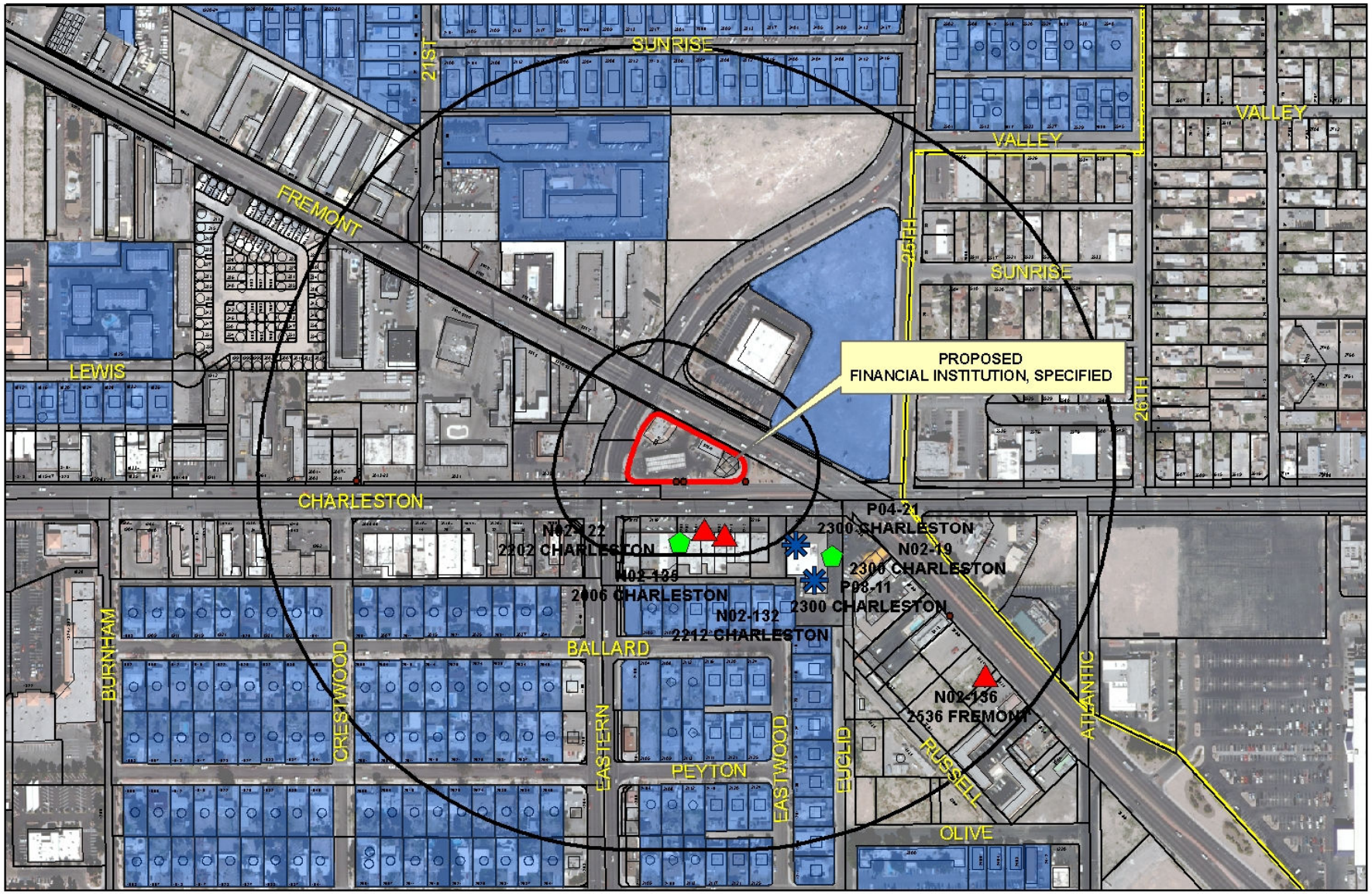
MAY GO TO CITY COUNCIL ON 06/15/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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 Map
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.: **28.**

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.: **29.**

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

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

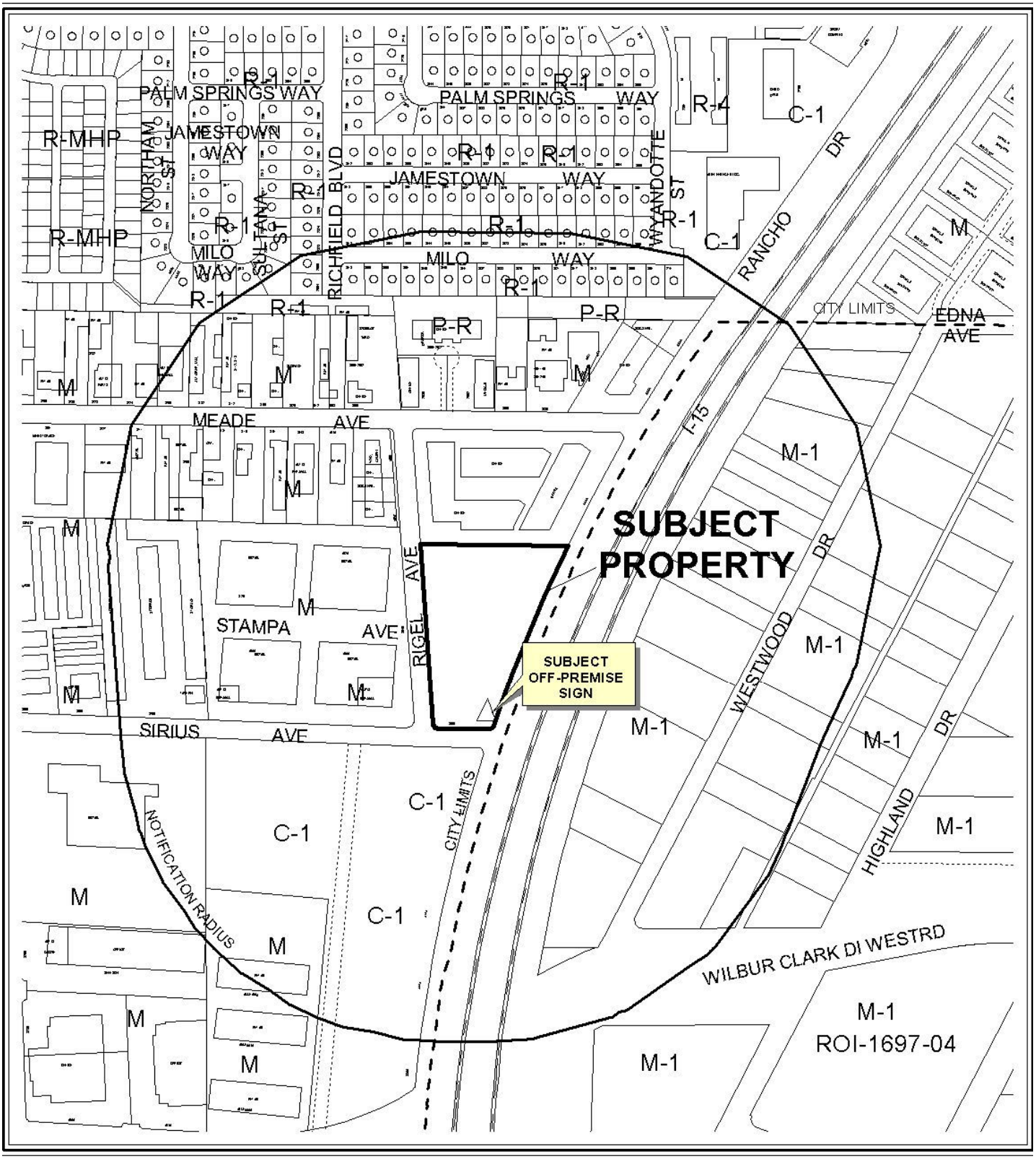
SUBJECT:
RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial)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



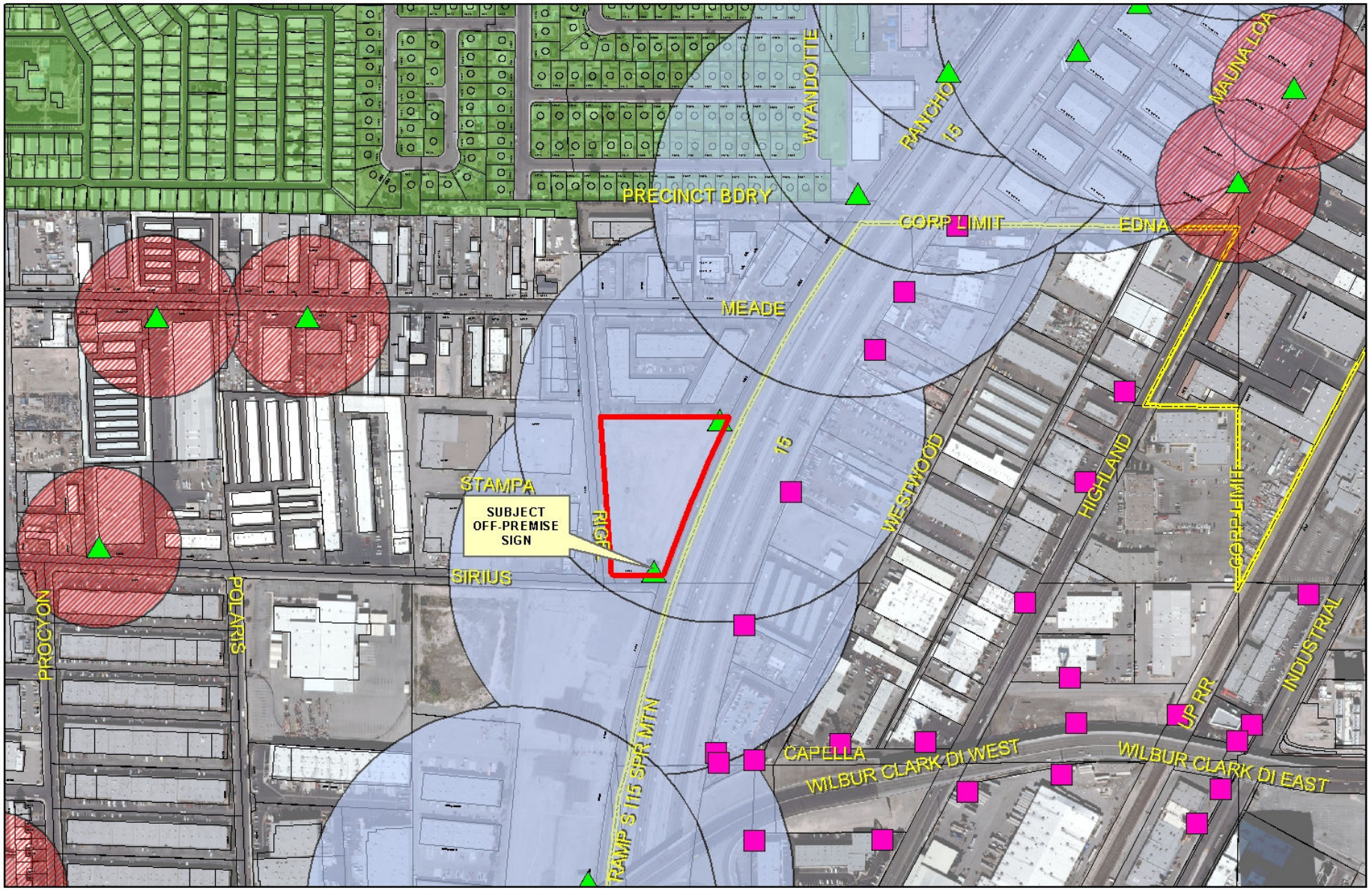
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-41171	Staff recommends DENIAL, subject to conditions:	N/A

** CONDITIONS **

RQR-41171 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (U-0168-92).

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

3. The sign faces shall be reduced within 30 days of final approval to comply with the 14-foot by 48-foot size approved by Special Use Permit (U-0168-92)

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

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

6. 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.

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

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Three-Year Review of an approved Special Use Permit (U-0168-92), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue. This is the fourth Required Review since the initial approval of the Special Use Permit (U-0168-92). The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval. However, one sign face has been enlarged without the required entitlements or permits and exceeds the approved dimensions of 14 feet by 48 feet. Therefore, staff is recommended denial.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/18/74	The Board of City Commissioners approved a Rezoning (Z-0056-74) from R-E (Residence Estates) to M (Industrial) on a property located north of Sirius Avenue between Interstate 15 and Rigel Avenue. The Planning Commission recommended approval.
11/22/83	The Planning Commission approved a Plot Plan Review [Z-0056-74(1)] to allow construction of a family entertainment complex to consist of two 18-hole miniature golf courses, a 50-game video arcade, a four flumed tubular water side, a two-flumed speed water slide, a nine-cage soft and hardball batting tent, a two-man and four-man "hi-ball' game, assorted kiddie rides including a "ball-crawl" and a central fast-food eatery on nine acres of land on property generally located on Rancho Road, between Sirius Avenue and Meade Avenue.
09/12/92	The City Council approved the Special Use Permit (U-0168-92) to allow a 40-foot tall, 14-foot by 48-foot Off Premise Sign on a property located at 2900 Sirius Avenue. The Board of Zoning Adjustment and staff recommended approval.
06/15/94	The City Council approved a Variance (V-0058-94) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign to be located 600 feet from another Off-Premise Sign where 750 feet is required at 2900 Sirius Avenue. The Board of Zoning Adjustment recommended approval, whereas the Planning Department staff recommended denial.
11/10/97	The City Council approved a Required Five Year Review [U-0168-92 (1)] of an approved Special Use Permit (U-0168-92), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue. The Planning Commission and staff recommended approval.

02/19/03	The City Council approved a Required Five Year Review (RQR-1143) of an approved Special Use Permit (U-0168-92), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue. The Planning Commission and staff recommended approval.
11/03/04	The City Council approved a General Plan Amendment (GPA-5097) to amend a portion of the Southeast Sector Plan of the General Plan from LI/R (Light Industrial/Research) to SC (Service Commercial) at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval.
	The City Council approved related Rezoning (ZON-5103) from M (Industrial) to C-1 (Limited Commercial) on a property to the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval. The entitlement has expired as of 11/03/07.
	The City Council approved related Special Use Permit (SUP-5107) and Site Development Plan Review (SDR-5104) for a 50-story Mixed-Use Condominium project with 20,000 square feet of Retail uses adjacent to the northwest corner of Rancho Road and Sirius Avenue. The Planning Commission and staff recommended approval. This entitlement has expired as of 11/03/07.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial; Mixed Use, Industrial, or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan Area and within the proposed Redevelopment Plan Expansion Area, which included the subject sites. The Planning Commission and staff recommended approval.
10/04/06	The City Council approved a request for an Extension of Time (EOT-16028) of an approved Rezoning (ZON-5103) from M (Industrial) to C-1 (Limited Commercial) on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue. The Planning Department staff recommended approval. This entitlement has expired as of 11/03/07.
	The City Council approved a request for an Extension of Time (EOT-16026) of an approved Special Use Permit (SUP-5107) that allowed a 50-story, 560-foot tall Mixed-Use development on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue. Planning Department staff recommended approval. This entitlement has expired as of 11/03/07.
	The City Council approved a request for an Extension of Time (EOT-16027) of an approved Site Development Plan Review (SDR-5104) that allowed a 50-story, 560-foot tall Mixed-Use Development containing 700 residential units and 20,000 square feet of Retail use on 5.25 acres adjacent to the northwest corner of Rancho Drive and Sirius Avenue. The Planning Department staff recommended approval. This entitlement has expired as of 11/03/07.

05/07/08	The City Council approved a Required Review (RQR-26324) of an approved Special Use Permit (U-0168-92) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue. The Planning Commission and staff recommended approval.
01/07/09	The City Council approved a Required Review (RQR-30584) of a previously approved Variance (V-0058-94) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 600 feet from another Off-Premise Sign where 750 feet is the minimum separation required at 2900 Sirius Avenue. The Planning Commission and staff recommended approval.
01/25/11	The Planning Commission approved the request for a Site Development Plan Review (SDR-40437) for a Commercial Recreation/Amusement (Outdoor) Facility with waivers of all development and landscape requirements on 9.27 acres at 3012 South Rancho Drive and 2900 Sirius Avenue. The Planning Development staff recommended approval.

Most Recent Change of Ownership	
09/07/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/04/94	A building permit (#94342863) was issued to relocate an existing sign to the northeast corner on the property located at 2900 Sirius Avenue (U-0168-92). The permit was finalized on 03/06/95.
08/11/94	A building permit (#94343626) was issued for an Off-Premise Sign located at the southeast corner on the property located at 2900 Sirius Avenue (V-0058-94). The permit was finalized on 09/21/94.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	A field check was conducted by staff, where it was noted one sign face has been enlarged.

Details of Application Request	
Site Area	
Net Acres	4.39

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	SC (Service Commercial)	M (Industrial)
North	Office/Retail	C (Commercial)	M (Industrial)
South	Vacant	C (Commercial)	C-1 (Limited Commercial)
East	I-15	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Retail Auto Repair Garage, Major	LI/R (Light Industry/Research)	M (Industrial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per sign standards contained in Title 19.14:

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Not within Exclusionary Zone or Public Right-of-Way.	Yes

Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Zoned M (Industrial)	Yes
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	One sign face has been enlarged and exceeds 672 square feet.	No
Height	No higher than 40 feet from grade at the point of construction	40 feet	Yes
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	No additional screening is necessary.	Yes
Off-Premise Sign	At least 750 feet to another Off Premise Sign	There is another billboard on the subject site, approximately 575 feet to the North.	Yes*
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	Nearest residential is over 1350 feet away	Yes
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is a free standing sign on a presently undeveloped parcel.	Yes

**Per approved Variance (V-0058-94), allowed for an Off Premise Sign to be located within 600 feet from another Off Premise sign where a 750 distance separation was required.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Rancho Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y
Sirius Avenue	N/A	N/A	60	N/A
Rigel Avenue	N/A	N/A	60	N/A
Meade Avenue	N/A	N/A	60	N/A

ANALYSIS

This is the fourth review of the subject Off-Premise Sign located at 2900 Sirius Avenue. The subject site is located within the Airport Overlay District, with a 175-foot height restriction. The existing Off-Premise Sign was approved for a height of 40 feet. The Off-Premise Sign is located within the vacant property. A field check was conducted by staff on March 31, 2011 and has observed one sign face has been enlarged.

FINDINGS (RQR-41171)

The subject sign conforms to the requirements of Title 19, conditions of approved of Special Use Permit (U-0168-92) and conditions in the area have not changed significantly since approval of the Special Use Permit. However, one sign face has been enlarged without the required entitlements or permits and exceeds the approved dimensions of 14 feet by 48 feet; therefore, staff recommends denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 67

APPROVALS 0

PROTESTS 0

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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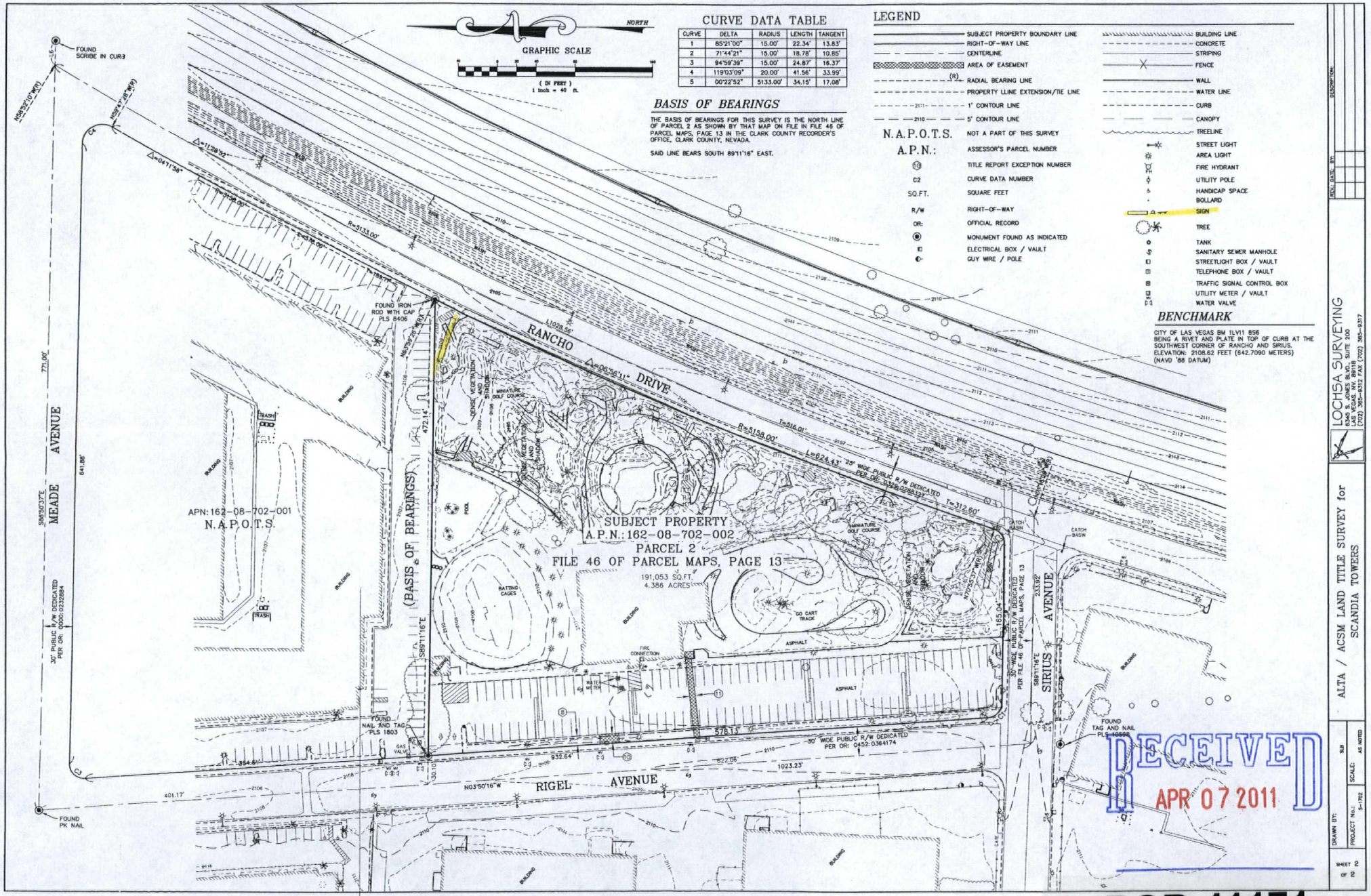
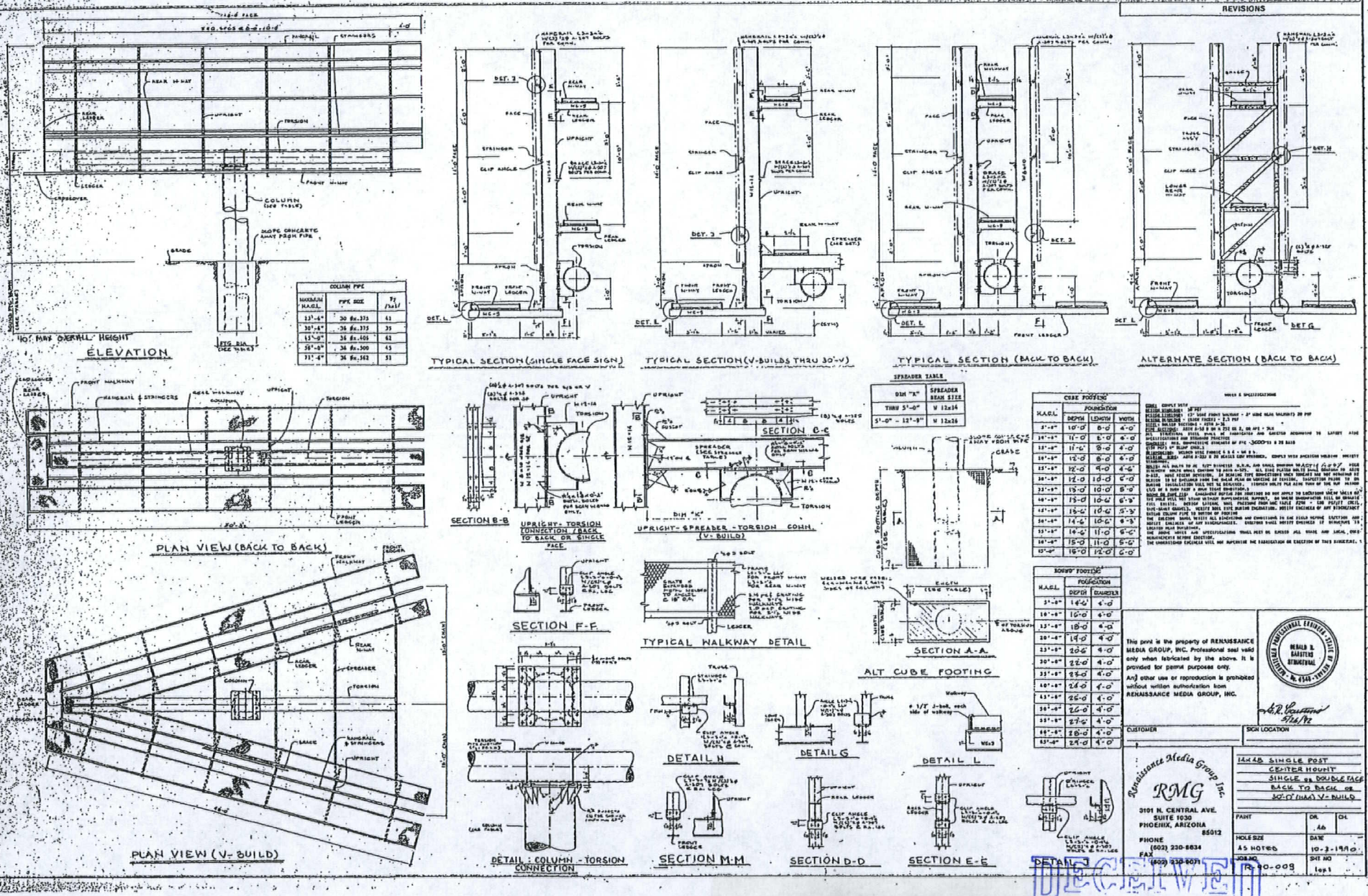


RQR-41171
REVISED



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MAR 10 2011

RQR-41171



RQR-41171 - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC
2900 SIRIUS AVENUE

03/31/11



RQR-41171 - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC
2900 SIRIUS AVENUE

03/31/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702 386.9108
www.lasvegasnevada.gov

June 5, 2008

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

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

Dear Mr. Bilbar:

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

Planning & Development

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

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

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

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

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MAR 15 2011

RQR-41171

5. Deleted at City Council.

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

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

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

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MAR 15 2011

City of Las Vegas Agenda Item No.: **30.**

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

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

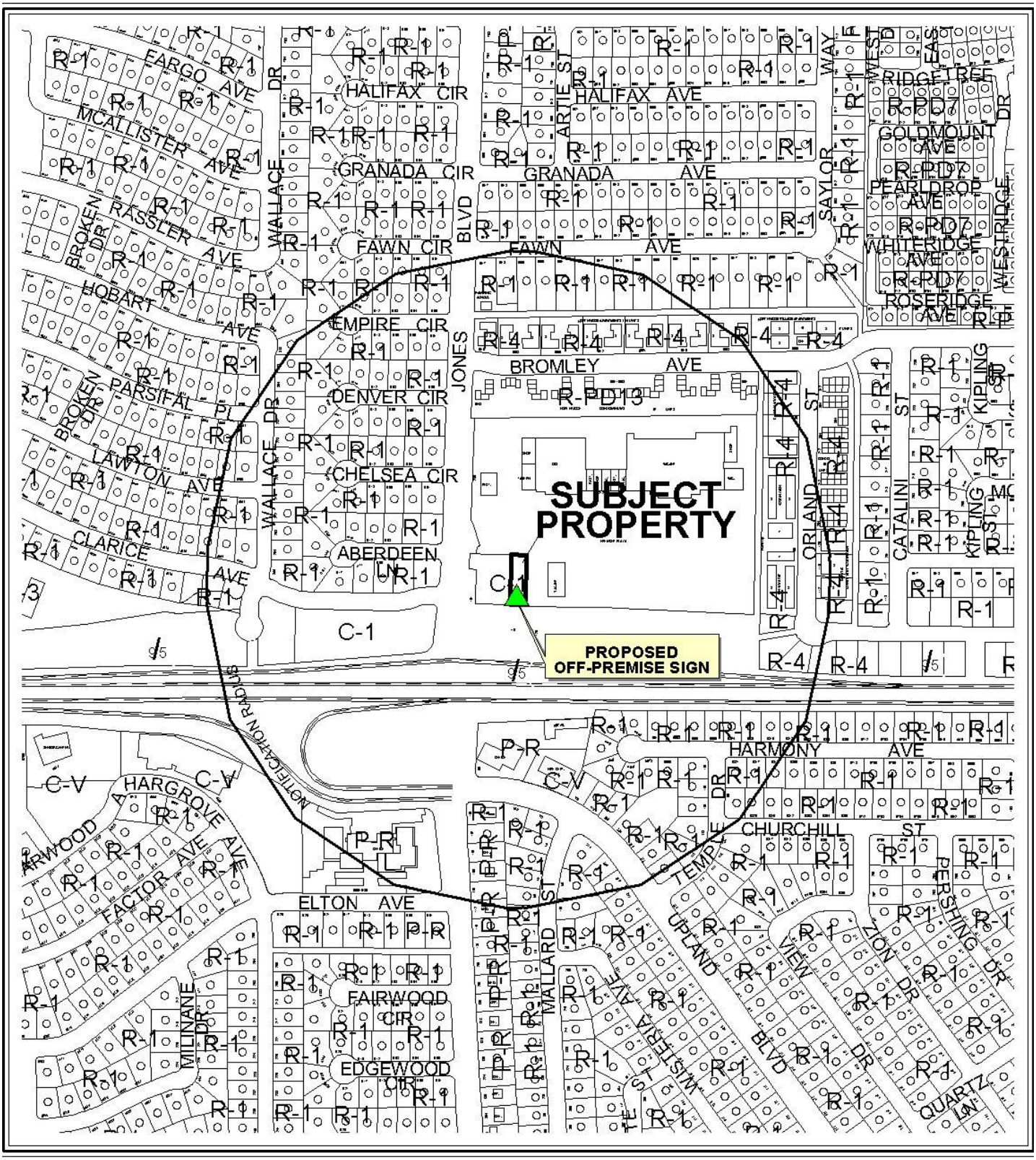
SUBJECT:
SUP-41200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OASIS LAS VEGAS, LLC - Request for a Special Use Permit FOR A 50-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 110 North Jones Boulevard (APN 138-25-404-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends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



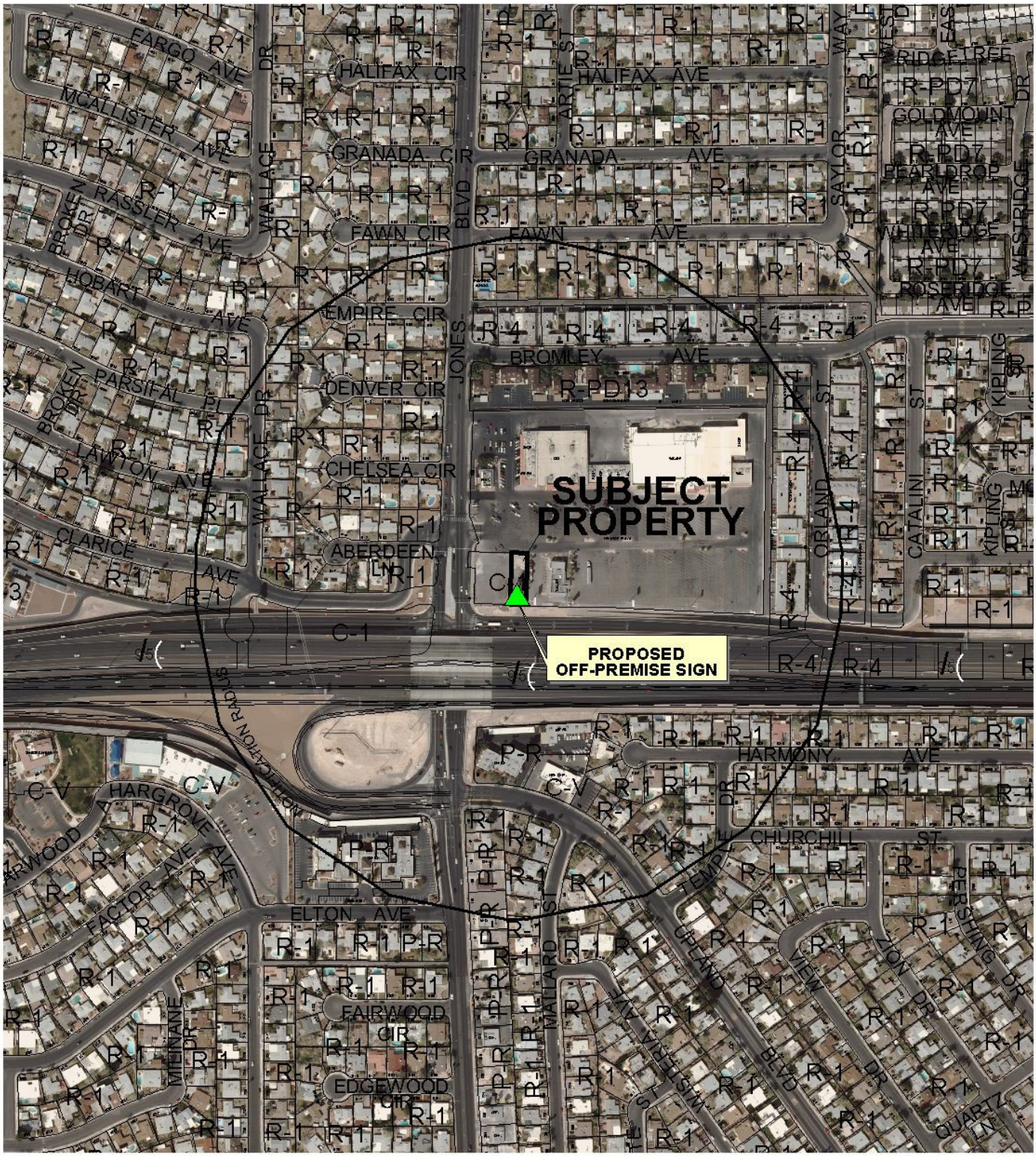
0 300 600 Feet

CASE: **SUP-41200**

RADIUS: 1000 FT

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

N



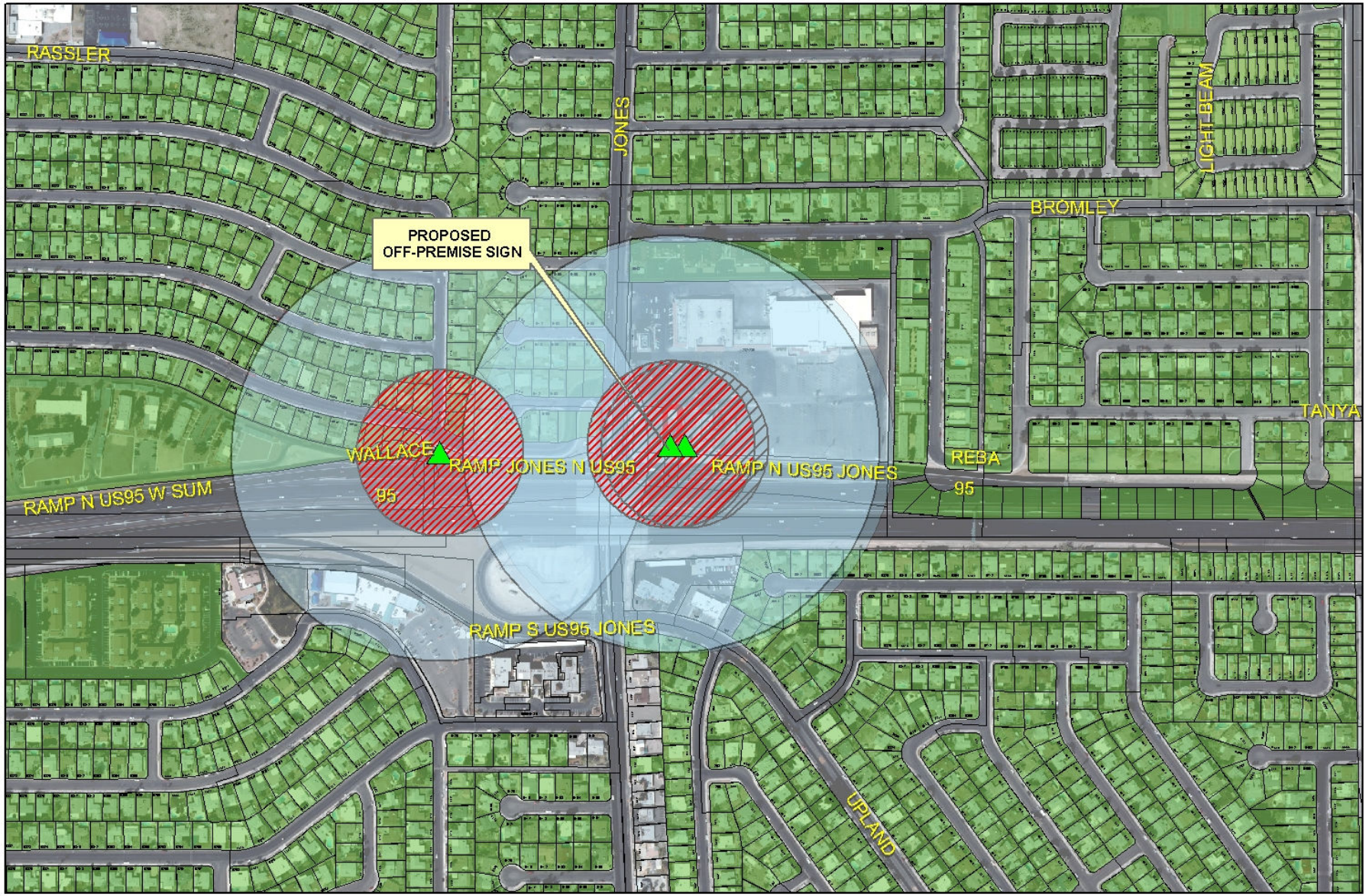
0 300 600 Feet

CASE: **SUP-41200**

RADIUS: 1000 FT

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

N



SUP-41200

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

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: OASIS LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*
SUP-41200	Staff recommends DENIAL, if approved subject to conditions:

** CONDITIONS **

SUP-41200 CONDITIONS

This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

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

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

Only one advertising sign is permitted per sign face.

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.

Bird deterrent devices shall be installed on the sign.

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

** STAFF REPORT **

PROJECT DESCRIPTION

- The applicant is requesting to reestablish an Off-Premise Sign which was removed on 02/16/11. In order to reestablish the Off-Premise Sign a new Special Use Permit is required. The subject Off-Premise Sign is proposed to be constructed 50 feet from an entitled Off-Premise Sign (120 N. Jones) and approximately 260 feet from a property line of a lot which is zoned R-1 (parcel number 138-26-815-007). The minimum spacing requirements cannot be varied per Title 19.18.070.B.1. As such the requested Special Use Permit for an Off-Premise Sign cannot be approved.

ISSUES

- Per Title 19.14.C.5 and 19.14.C.11 no Off-Premise Signs may be closer than 750 Feet from the nearest Off- Premise sign readable from Oran K. Gragson Highway and no Off-Premise Sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district. The subject Off-Premise Sign cannot be established at the proposed location.
- The minimum spacing requirements cannot be varied per Title 19.18.070.B.1. As such the requested Special Use Permit for an Off-Premise Sign cannot be approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/22/97	The City Council approved a Special Use Permit (U-0107-96) to allow a 50-foot tall, 14-foot by 48-foot (672 square feet each side) Off-Premise Sign at 110 North Jones Boulevard, subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval.
02/20/02	The City Council approved a Required Two-Year Review [U-0107-96(1)] of an approved Special Use Permit (U-0107-96), which allowed an Off-Premise Sign at 110 North Jones Boulevard. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Required Two-Year Review (RQR-3686) of an approved Special Use Permit (U-0107-96), which allowed an Off-Premise Sign at 110 North Jones Boulevard. The Planning Commission and staff recommended approval.
09/06/06	The City Council approved a Required Two-Year Review (RQR-13987) of an approved Special Use Permit (U-0107-96), which allowed an Off-Premise

	Sign at 110 North Jones Boulevard. The Planning Commission and staff recommended approval.
10/01/08	The City Council approved a Required Two-Year Review (RQR-28940) of an Approved Special Use Permit (U-0107-96), which allowed an Off-Premise Sign at 110 North Jones Boulevard. The Planning Commission and staff recommended approval.
02/16/11	Demolition permit #181582 issued for Off-Premise Sign located at 110 North Jones Boulevard. Permit received final inspection on 02/24/11.
03/01/11	Building Permit #182465 Denied by the Planning Department for an Off-Premise sign.

Most Recent Change of Ownership	
08/25/06	A deed was recorded for a change in ownership to Oasis Las Vegas LLC.

Pre-Application Meeting	
03/15/11	A Pre-application meeting was held with the owner of the property, the sign company and a representative of the owner. All present were informed of the distance separation requirements for an Off-Premise Sign from a Parcel Zoned "R" residential.

Neighborhood Meeting	
	A meeting was not held nor was one required.

Field Check	
3/31/11	The site is a paved parcel.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant parcel	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	ROW (Right of Way)	None	None
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Residential	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*
Master Plan Area		X
Special Purpose and Overlay Districts	*Yes*	*No*
Special Purpose and Overlay Districts	X	
Airport Overlay District (max height 175 feet)	X	
Trails		X
Rural Preservation Overlay District		X
Las Vegas Redevelopment Plan Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

DEVELOPMENT STANDARDS

Off-Premise Sign		
Standards	***Allowed***	***Provided***
Maximum Area	672 SF.	672 SF.
Maximum Height	55 Feet	50 Feet
Minimum Setback	10 Feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present rights-of way of any two public roads, streets or highways.	30 feet from right-of-way and 135 feet from the intersection of Jones and US-95 west bound off ramp
Distance from nearest property line of a lot in the "U" zoning district or any "R" zoning district	300 Feet	Approximately 260 Feet
Distance from nearest Off-Premise sign readable from Oran K. Gragson Highway	750 Feet	50 Feet (Sign approved at 120 N. Jones SUP-39432- Building Permit #84961)

ANALYSIS

Per title 19.14.100.A Off-premise signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. A Special Use Permit is required.

The subject Off-Premise Sign is proposed to be constructed 50 feet from an entitled Off-Premise Sign (120 N. Jones) and approximately 260 feet from a property line of a lot which is zoned R-1 (Assessor's parcel number 138-26-815-007). Per Title 19.14.C.5 and 19.14.C.11, no Off-Premise Signs maybe closer than 750 Feet from the nearest Off-Premise sing readable from Oran K. Gragson Highway and no Off-Premise Sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district. The subject Off-Premise Sign cannot be established at the proposed location.

The minimum spacing requirements cannot be varied per Title 19.18.070.B.1. As such the requested Special Use Permit for an Off-Premise Sign cannot be approved.

FINDINGS (SUP-41200)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Off-Premise Sign fails to meet the distance separation requirements of Title 19.14.100.C.5 and Title 19.14.100.11. As such the use is not harmonious nor is it compatible with existing surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not suitable for the intensity of land use as the proposed Off-Premise Sign fails to meet the distance separation requirements of Title 19.14.100.C.5 and Title 19.14.100.11.

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 site has internal access through an adjacent existing shopping center which is served by Jones Boulevard, a 100 foot right of way. Access is adequate for the proposed use.

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.**

   Title 19.14.100.C.5 requires Off-Premise Signs along Oran K. Gragson Highway to be located 750 feet from another Off-Premise Signs. The Proposed sign is 50 feet from an approved Off-Premise Sign. In addition Title 19.14.100.11 requires that no off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district. The Proposed sign is located 271 feet from an "R" zoning district. As such an approval of the proposed Off-Premise Sign would not be a consistent application of the City's Sign Code and would fail to meet Policy 2.4.8 of the Las Vegas 2020 Master plan. Policy 2.4.8 requires the City improve the quality and appearance of signage through consistent application of its Sign Code.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Off-Premise Sign fails to meet the separation requirements from another Off-Premise Sign and the separation requirements from a property in the R zoning district.

As such the proposed Off-Premise Sign does not meet the minimum Special Use requirements of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 271

APPROVALS 0

PROTESTS 0

DR

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

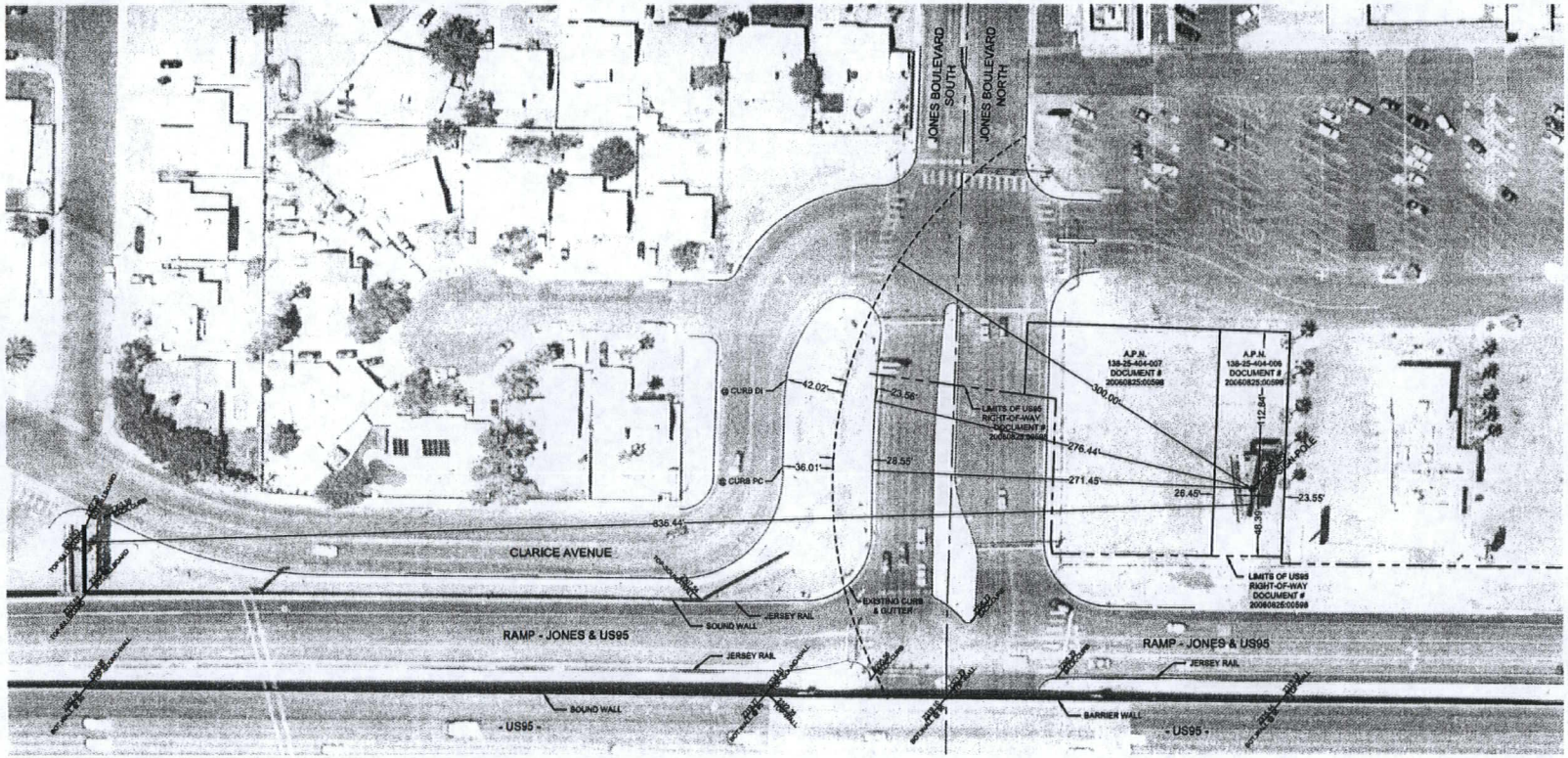
FOR DEPARTMENT USE ONLY

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

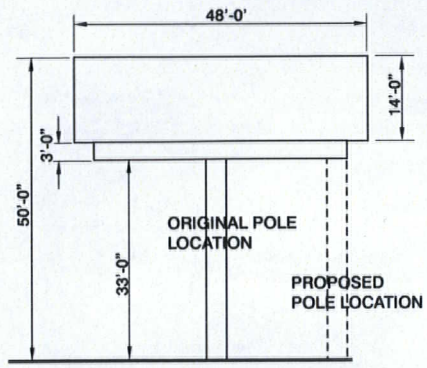
RECEIVED
APR - 6 2011

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

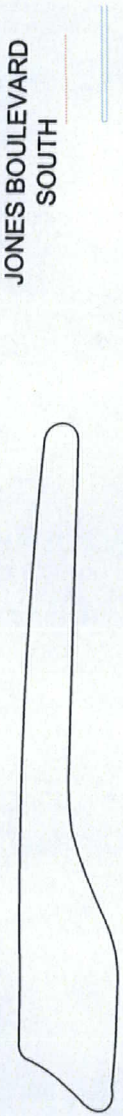
SUP-41200

SUP-41200
REVISED



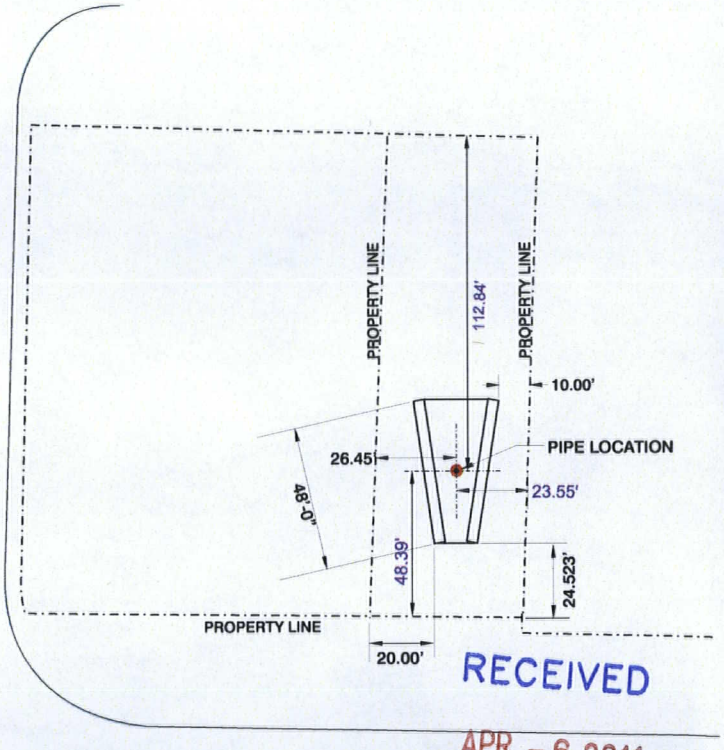
A ELEV. REBUILD EXISTING BILLBOARD
N.T.S.

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

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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



SUP-41200 - APPLICANT/OWNER: OASIS LAS VEGAS, LLC
110 NORTH JONES BOULEVARD

03/31/11



SUP-41200 - APPLICANT/OWNER: OASIS LAS VEGAS, LLC
110 NORTH JONES BOULEVARD

03/31/11



SUP-41200 - APPLICANT/OWNER: OASIS LAS VEGAS, LLC
110 NORTH JONES BOULEVARD

03/31/11



SUP-41200 - APPLICANT/OWNER: OASIS LAS VEGAS, LLC
110 NORTH JONES BOULEVARD

03/31/11



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110 NORTH JONES BOULEVARD

03/31/11



SUP-41200 - APPLICANT/OWNER: OASIS LAS VEGAS, LLC
110 NORTH JONES BOULEVARD

03/31/11

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.: **31.**

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

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

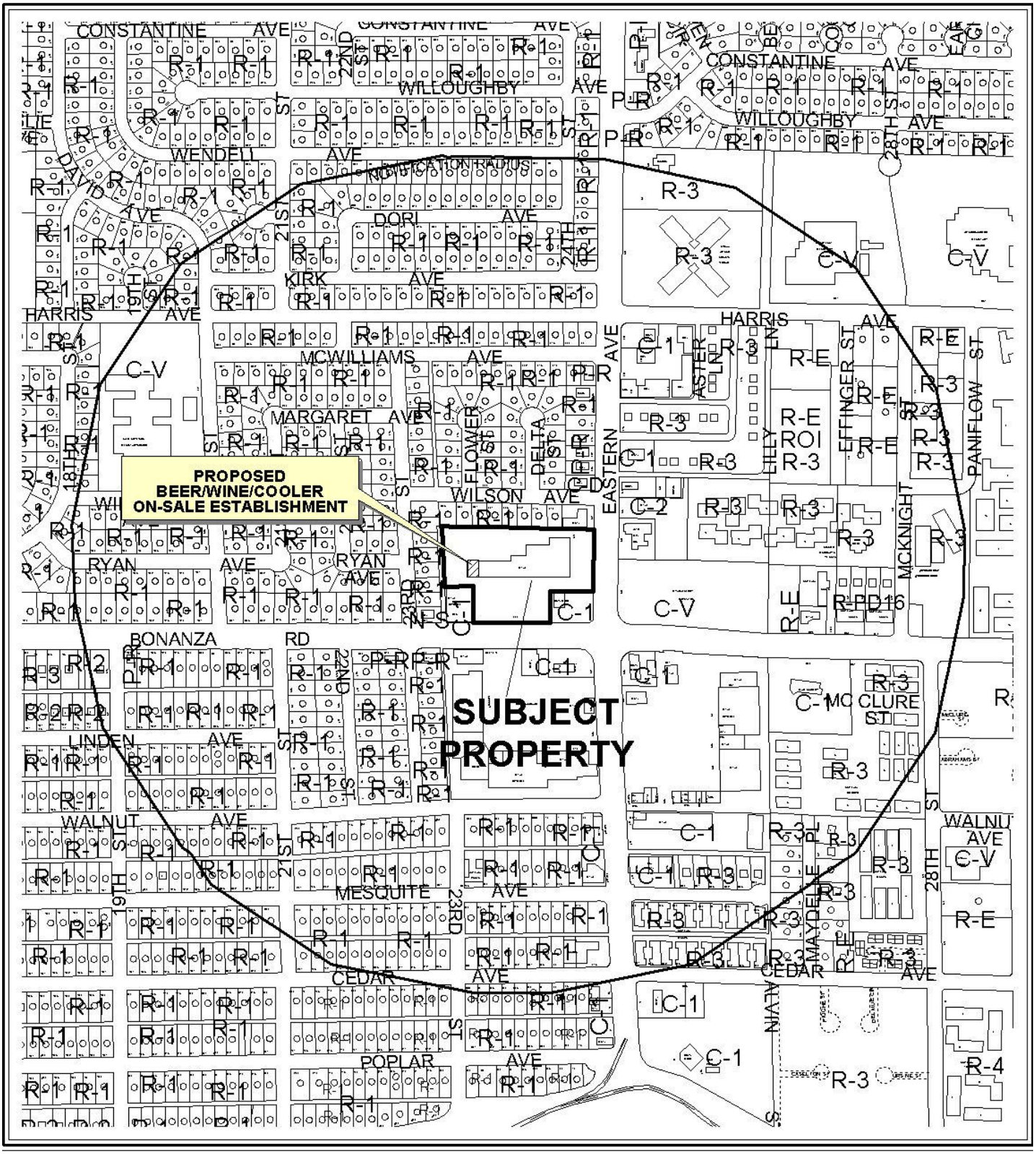
SUBJECT:
SUP-41225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALLARTA TAQUERIA - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,615 SQUARE-FOOT RESTAURANT at 2333 East Bonanza Road (APN 139-26-801-001), C-1 (Limited 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



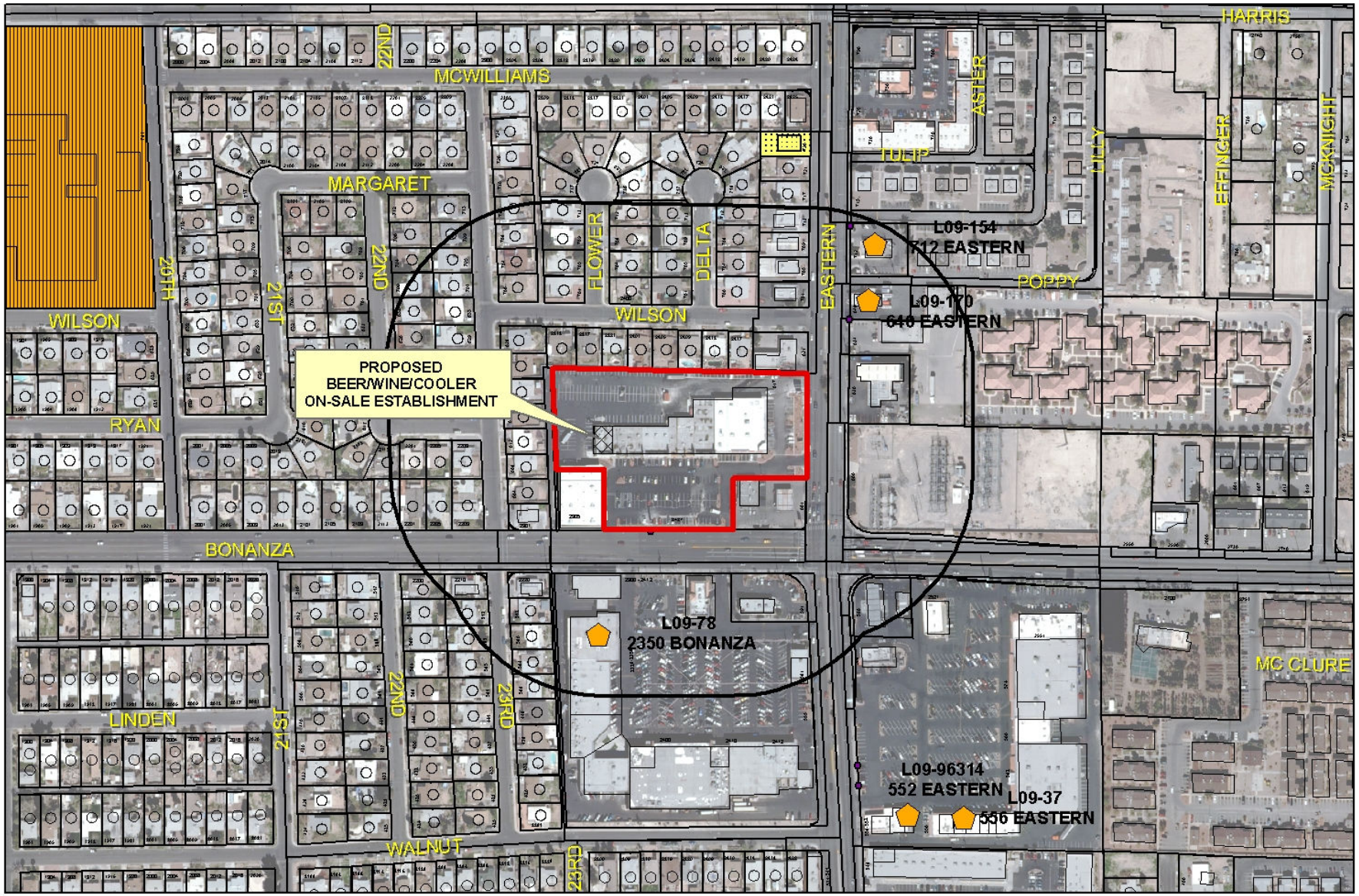
0 400 800 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: VALLARTA TAQUERIA - OWNER:STRATA VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41225	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41225 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler On-Sale Establishment use.

2. Conformance to the approved conditions for Rezoning (Z-0019-66) and Site Development Plan Review (Z-0019-66).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Beer/Wine/Cooler On-Sale Establishment use within an existing restaurant at 2333 East Bonanza Road. The restaurant is 2,615 square feet in size with seating for 90 people. The Beer/Wine/Cooler On-Sale use will be ancillary to the existing restaurant. The proposed use will not require additional parking beyond that which is required for the principal use on the site. This project is located within a 38,981 square-foot shopping center, which is able to accommodate a variety of uses. For these reasons, the proposed use can be conducted in a manner that is compatible with surrounding land uses and existing uses on the site. Staff recommends approval of this request with conditions. If this application is denied, the restaurant would not be allowed to sell alcoholic beverages.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- No waivers are required for approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/14/66	The Planning Commission approved a Rezoning (Z-0019-66) from C-C (Neighborhood Commercial Center) to C-1 (Limited Commercial) on property generally located on the northwest corner of Bonanza Road and 25th Street, which is now Eastern Avenue.
01/09/92	The Planning Commission approved a Plot Plan and Building Elevation Review (Z-0019-66) for the proposed expansion and remodel of an existing shopping center generally located on the northwest corner of Bonanza Road and Eastern Avenue.
09/17/03	The City Council approved a Special Use Permit (SUP-2595) for a Restaurant with Service Bar at 2371 East Bonanza Road. The Planning Commission and staff recommended approval.
04/26/07	Staff administratively approved a Site Development Plan Review (SDR-20445) for a canopy remodel of the existing shopping center at 2303-2427 East Bonanza Road.

Most Recent Change of Ownership	
11/05/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1957	The shopping center at 2427 East Bonanza Road was constructed.
06/27/08	A building permit (113759) was issued for a 2,615 square-foot Tenant Improvement for a Certificate of Occupancy at 2333 East Bonanza Road. The permit was finaled on 12/24/08.
07/22/10	A building permit (167971) was issued for a wall sign at 2333 East Bonanza Road. The permit was never finaled.
08/17/10	A building permit (169873) was issued for a 2,615 square-foot Tenant Improvement for a Certificate of Occupancy at 2333 East Bonanza Road. The permit was finaled on 09/03/10.
09/03/10	A business license (R09-01574) was issued for a Restaurant with seating for more than 30 patrons at 2333 East Bonanza Road. The license is currently active.

Pre-Application Meeting	
02/15/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for Beer/Wine/Cooler On-Sale Establishment use were discussed.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
03/31/11	During a site visit, staff noted a Shopping Center to be clean and free of debris.

Details of Application Request	
Site Area	
Net Acres	4.46

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Vacant Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Auto Repair Garage, Minor	SC (Service Commercial)	C-2 (General Commercial)
	Electric Utility Substation	PF (Public Facilities)	C-V (Civic)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Eastern Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	38,981 SF	1/250 SF	156				
TOTAL SPACES REQUIRED					298		Y
Regular and Handicap Spaces Required			150	6	292	6	Y

ANALYSIS

A Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19.20.020 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which thirty or more people may be served with meals at any one time at tables or stools." The existing restaurant has seating in excess of 30 people, and no additional waivers are required for the proposed use. No additional parking is required for the proposed use. Staff recommends approval of this request, as the proposed use will be operated in conjunction with an existing restaurant, and can be conducted in a manner that is compatible with the surrounding uses.

FINDINGS (SUP-41225)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Beer/Wine/Cooler On-Sale Establishment use will be located within a 2,615 square-foot restaurant and will be ancillary to the existing restaurant. The proposed use can be conducted in a manner that is harmonious and compatible with the uses on the existing site and with the commercial uses on the adjacent properties.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is located within a commercial shopping center, and is suitable for the type and intensity of land use proposed. The proposed use will not require additional parking beyond that which is required for the principal use on the site.

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 site access is provided from Bonanza Road and Eastern Avenue which are 100-foot primary arterial streets that are adequate to meet the demands of the proposed use.

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.**

Approval of a Special Use Permit for this use at this location will not compromise the public health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed Beer/Wine/Cooler On-Sale Establishment use meets the applicable conditions per Title 19.04. Staff supports the request as the restaurant is located within a shopping center and will be operated in conjunction with an existing restaurant.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 623

APPROVALS 0

PROTESTS 0

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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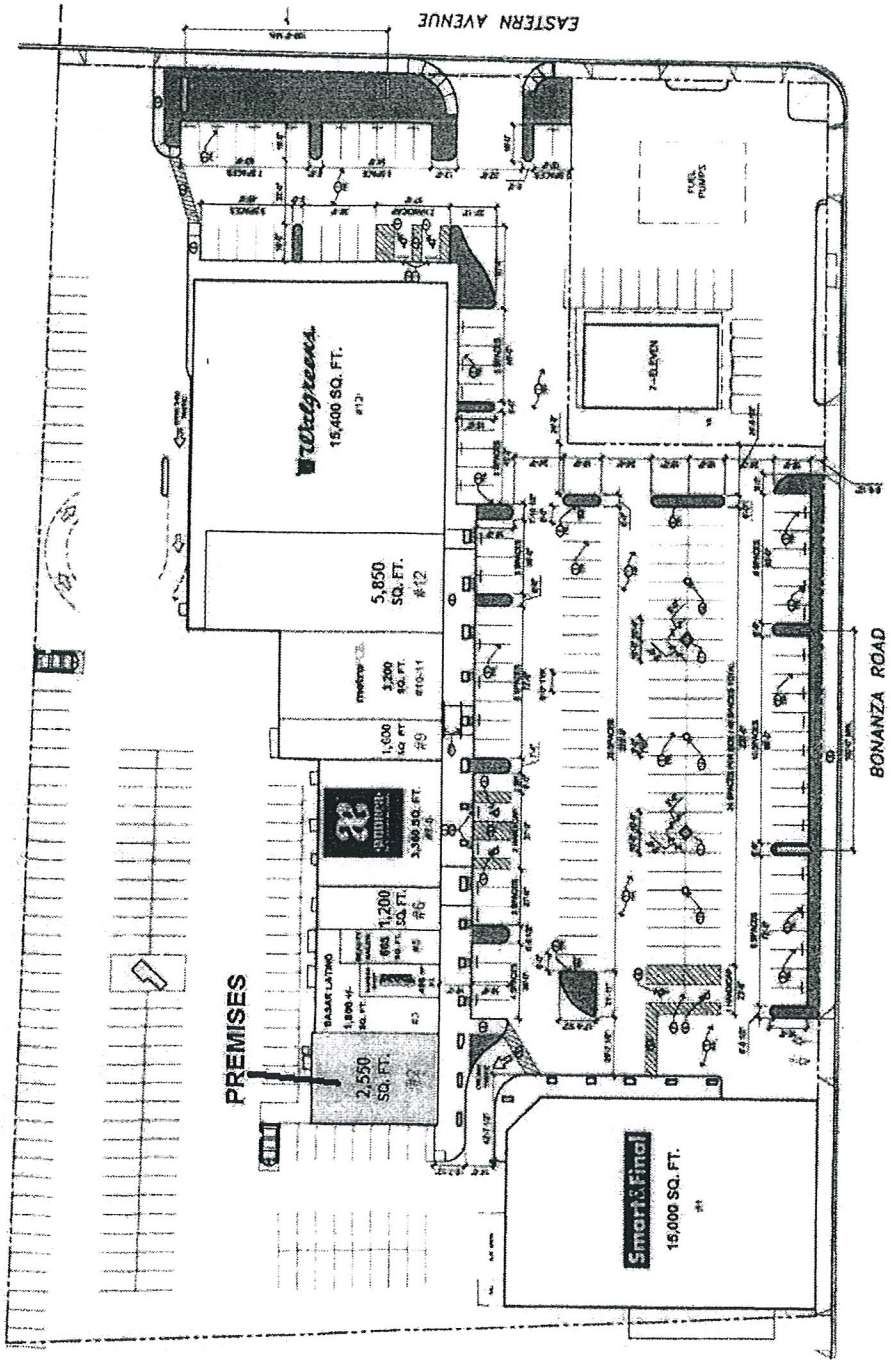
Site plan

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.

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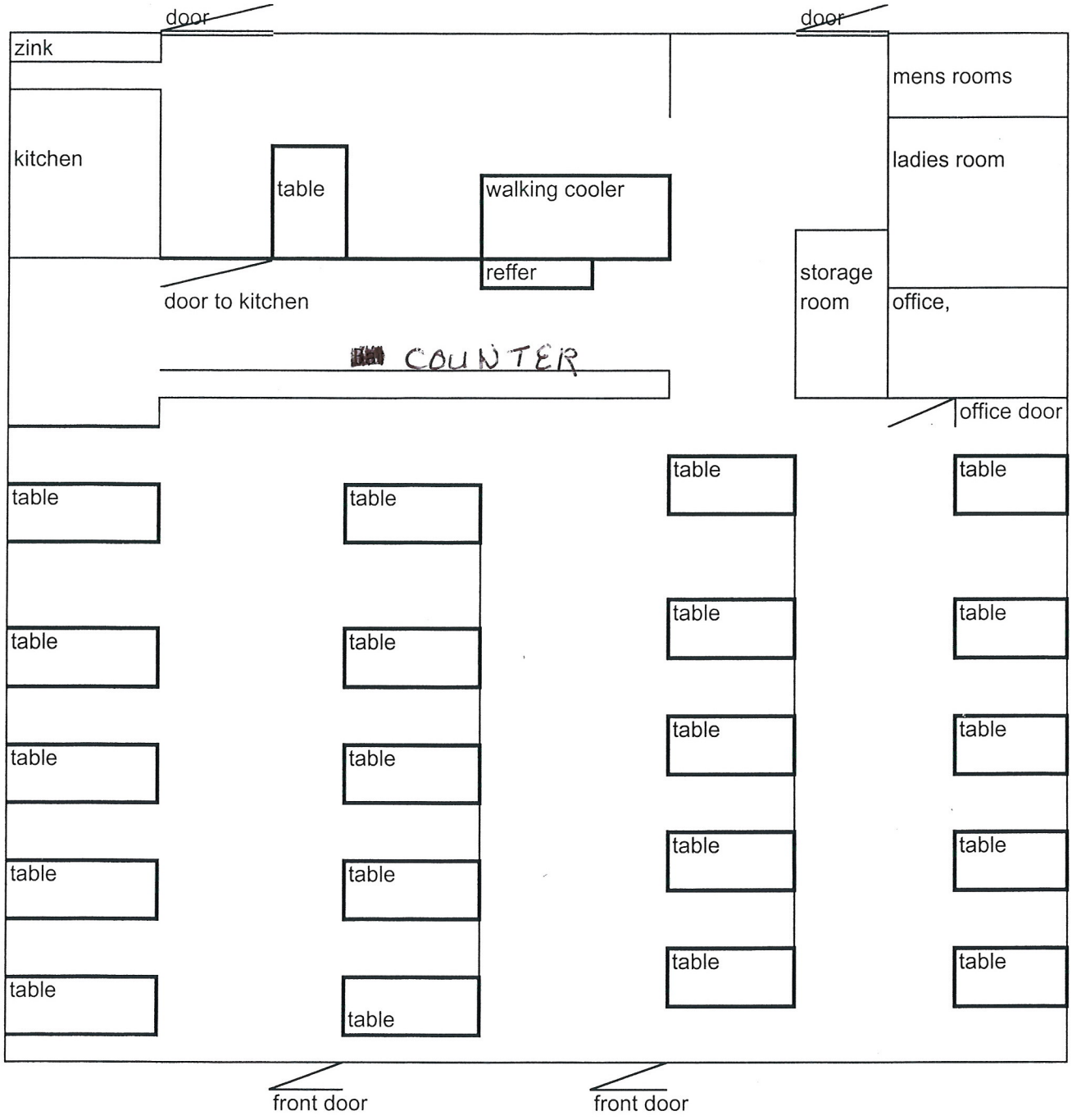
MAR 16 2011

SUP-41225

Taqueria Vallarta,
2333 E Bonanza RD.
Las Vegas NV. 89101.

tel: 702-888-3560



******** each table with 4 chairs

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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



SUP-41225 - APPLICANT: VALLARTA TAQUERIA - OWNER: STRATA VEGAS, LLC
2333 EAST BONANZA ROAD

03/31/11

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.: **32.**

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

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

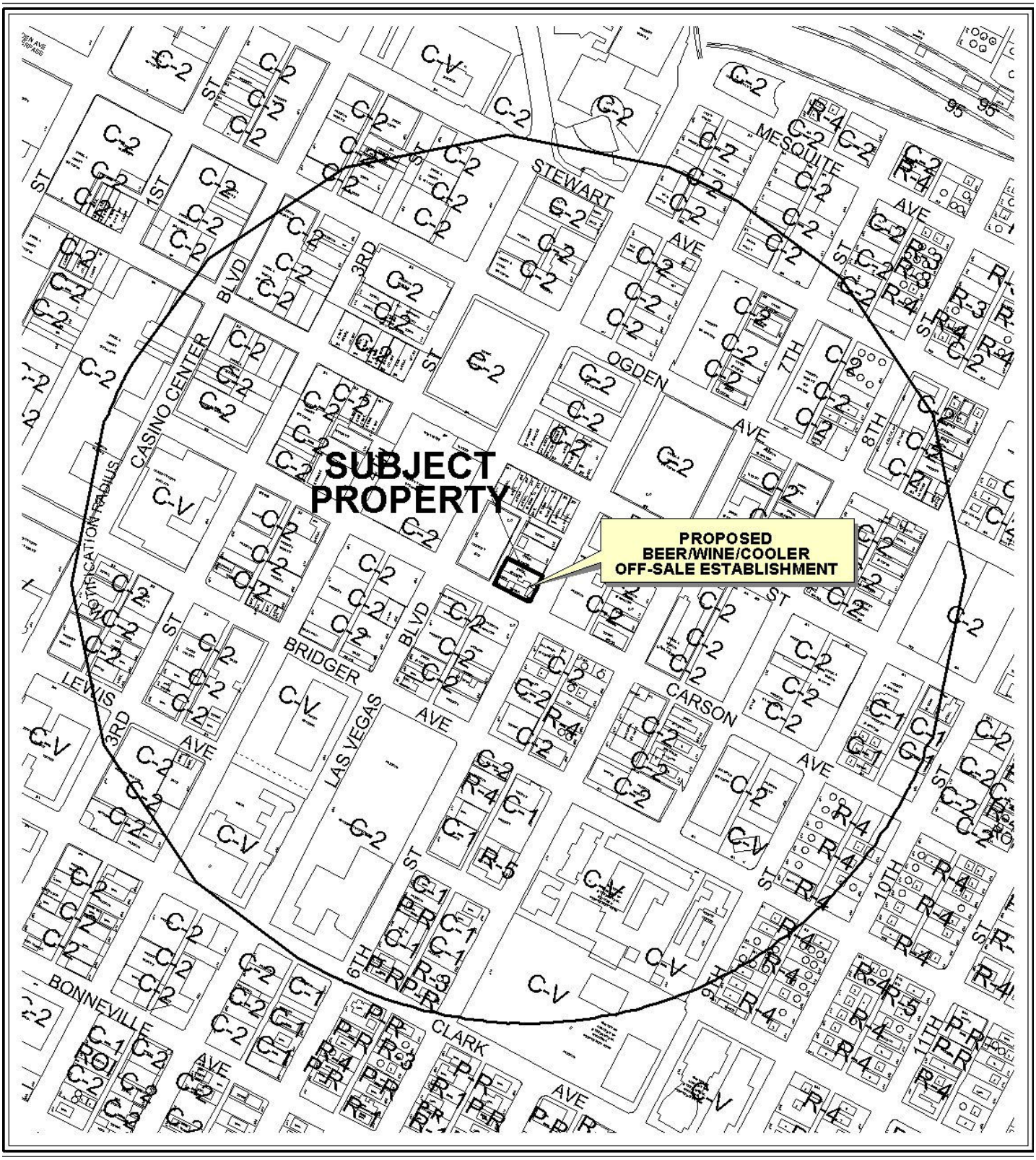
SUBJECT:
SUP-41261 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOOD TIMES SMOKE & CHEW - OWNER: MELE PONO HOLDING CO. - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT TO AN EXISTING 1,250 SQUARE-FOOT CONVENIENCE STORE at 124 South Sixth Street, Suite 170 (APN 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



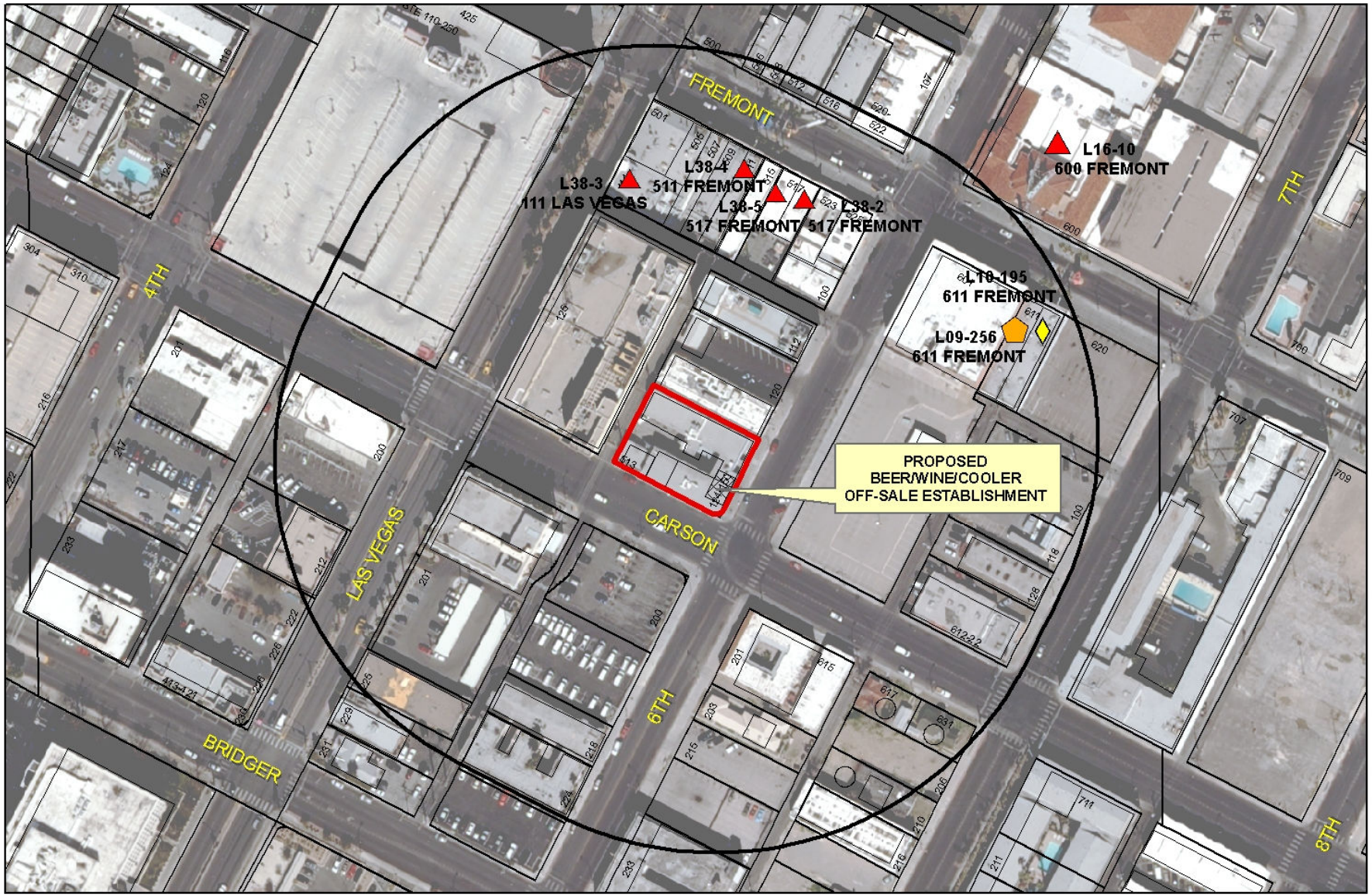
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GOOD TIMES SMOKE & CHEW - OWNER: MELE PONO HOLDING CO.

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41261	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

SUP-41261 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Beer/Wine/Cooler Off-Sale Establishment use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

YK

7. All beer and wine coolers shall remain in the original manufacturer's configuration intended for resale.

8. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment in conjunction with an existing 626 square-foot market on property located at 124 South Sixth Street, Suite 170 (north side of Carson Avenue, west of Sixth Street). The market will be expanding into Suite 160 for an additional 614 square-feet at which time it will exceed the minimum requirement of 1,200 square feet for a convenience store. The parcel also has a hotel, insurance office and art retail store on it. The applicant's justification letter states that the use is compatible with the surrounding uses and would be an additional service he could offer to the walk-in patrons. The project is located in the Fremont East District (aka Entertainment District) of the Downtown Centennial Plan. The district has become an entertainment hub of downtown. The proposed use is not a compatible use within this evolving district; therefore, staff is recommending denial. If the application is denied, no Beer/Wine/Cooler Off-Sale Establishment license would be permitted.

ISSUES

- A Special Use Permit is required to allow a Beer/Wine/Cooler Off-Sale Establishment in a C-2 (General Commercial) zoned district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/04/01	The City Council approved a Special Use Permit (U-0003-01) for the Sale of Beer and Wine Off Premise Consumption in conjunction with an existing market at 124 South Sixth Street. The Planning Commission and staff recommended approval. This approval expired before being exercised.
10/16/02	The City Council approved the Withdrawal Without Prejudice of a Special Use Permit (U-0089-02) for the Sale of Beer and Wine for Off Premise Consumption in conjunction with an existing market at 124 South Sixth Street. The Planning Commission and staff recommended denial.
05/07/03	The City Council approved a Special Use Permit (SUP-1841) for a Bailbond Service use at 126 South Sixth Street, Suite 150. The Planning Commission had no recommendation and staff recommended denial.
05/05/04	The City Council approved a Required Review (RQR-4177) of a previously approved Special Use Permit (SUP-1841) at 124 South Sixth Street, Suite 150. Staff recommended approval.
06/01/05	The City Council approved a Required Review (RQR-6542) of a previously approved Special Use Permit (SUP-1841) at 124 South Sixth Street, Suite 150. Staff recommended approval.

07/10/08	The Downtown Entertainment Overlay District Design Review Committee approved exterior façade improvements and the addition of an awning at 124 South Sixth Street. Staff recommended approval.

Most Recent Change of Ownership	
08/19/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/31/03	A Business License (G04-04447-3-096706) for Retail Gift Sales was issued at 124 South 6th Street, Suite 170. The business closed 03/03/09.
03/11/05	A Business License (L33-00703-B-121293) for Lawn Maintenance was issued at 124 South 6th Street, Suite 170. The business closed 03/03/09.
03/11/05	A Business License (R01-00654-2-121293) for Household Maintenance was issued at 124 South 6th Street, Suite 170. The business closed 03/03/09.
12/13/10	A Business License (G04-06600-3-137408) for Retail Gift Sales was issued at 124 South 6th Street, Suite 170. This license is still active.
12/13/10	A Business License (C05-02573-I-137408) for Tobacco Sales was issued at 124 South 6th Street, Suite 170. This license is still active.
12/13/10	A Business License (S15-00014-5-137408) for a Smoke Shop was issued at 124 South 6th Street, Suite 170. This license is still active.

Pre-Application Meeting	
09/14/10	Staff reviewed the requirements for a Special Use Permit with the applicant.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/11	Staff visited the site and found an open market in business in the proposed suite.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Market Motel Retail Office	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Offices	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
A-O (Airport Overlay) District 200 Feet	X		Y
Downtown Entertainment Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Sixth Street	N/A	N/A	80	Y
Carson Street	Secondary Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Market	1,670 Sq. Ft.	1 space per 175 Sq. Ft.	10				
Office	620 Sq. Ft.	1 space per 300 Sq. Ft.	3				
Retail	2,272 Sq. Ft.	1 space per 175 Sq. Ft.	13				
Hotel	67 rooms	1 space per guest room	67				
TOTAL SPACES REQUIRED			93		6		Y
Regular and Handicap Spaces Required			89	4	6	0	Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

This site is located a block south of Fremont Street and the Neonopolis mall, within the Fremont East Overlay District of the Downtown Centennial Plan. This area is commonly referred to as "The Entertainment District." The project is also located within the City of Las Vegas Redevelopment Overlay. Redevelopment efforts in this area are not limited to physical improvements such as streetscape, water fountains and the promotion of new private-sector construction. Redevelopment efforts also include evaluation of existing and proposed uses to ensure these do not preclude, prevent, detract from or conflict with redevelopment efforts or with each other.

Parking standards are not automatically applied to projects within the Downtown Centennial Plan. This is an existing development that provides only six on-site parking spaces. None of these parking spaces meet the Americans with Disability Act (ADA) standards. There is ample parking available within two blocks of the project including two public parking garages and on-street parking. A primary north/south public transportation route is also located one block away. For

these reasons, the project is considered parking impaired but with acceptable parking alternatives available.

The sale of beer and wine in a pedestrian area may contribute to loitering, intrusive panhandling, petty crimes, and public indecency. These types of activities often are not reported and as a result can be difficult to monitor and correct. The proposed use could compromise public safety as well as the Downtown Centennial Plan/ Redevelopment objectives of the General Plan.

Goal III(A)4 of the Downtown Centennial Plan (p.31) encourages diversity of land uses within a guiding framework to achieve long-term vitality and economic growth. Alcohol is readily available within the area, and approval of this request could lead to a saturation of this particular use. Therefore, staff recommends denial.

FINDINGS (SUP-41261)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The approval of this request will contribute to a saturation of this type of alcohol use which is already available within the area. This use would not be harmonious or compatible with the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The sale of beer and wine for off-premise consumption would not alter the physical characteristics of the existing building and finds the proposed use would be physically suitable on this site if taken alone. At this time, the intensity of alcohol-related uses is elevated in this area.

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 abutting downtown street network is currently underutilized and will be adequate to meet the access requirements of the proposed use. Additionally, the downtown area is well served by public transportation and pedestrian facilities.

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 sale of beer, wine and coolers in a pedestrian area may contribute to loitering, intrusive panhandling, petty crimes, and public indecency could compromise public safety.

5. **The use meets all of the applicable conditions per Title 19.12 of the Unified Development Code.**

   The proposed use meets all minimum standards per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 216

APPROVALS 0

PROTESTS 0

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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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

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MAR 22 2011



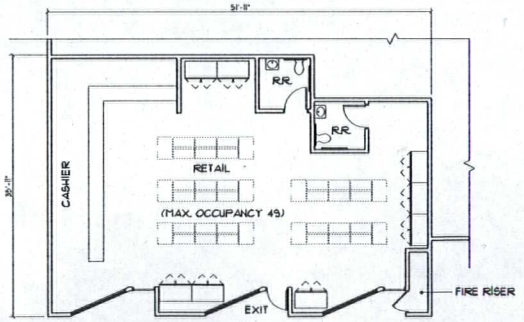
1 VICINITY MAP N.T.S. NORTH

SITE DATA

TOTAL SITE: APN #: 139 34 611 051
SITE AREA: 0.33 ACRES

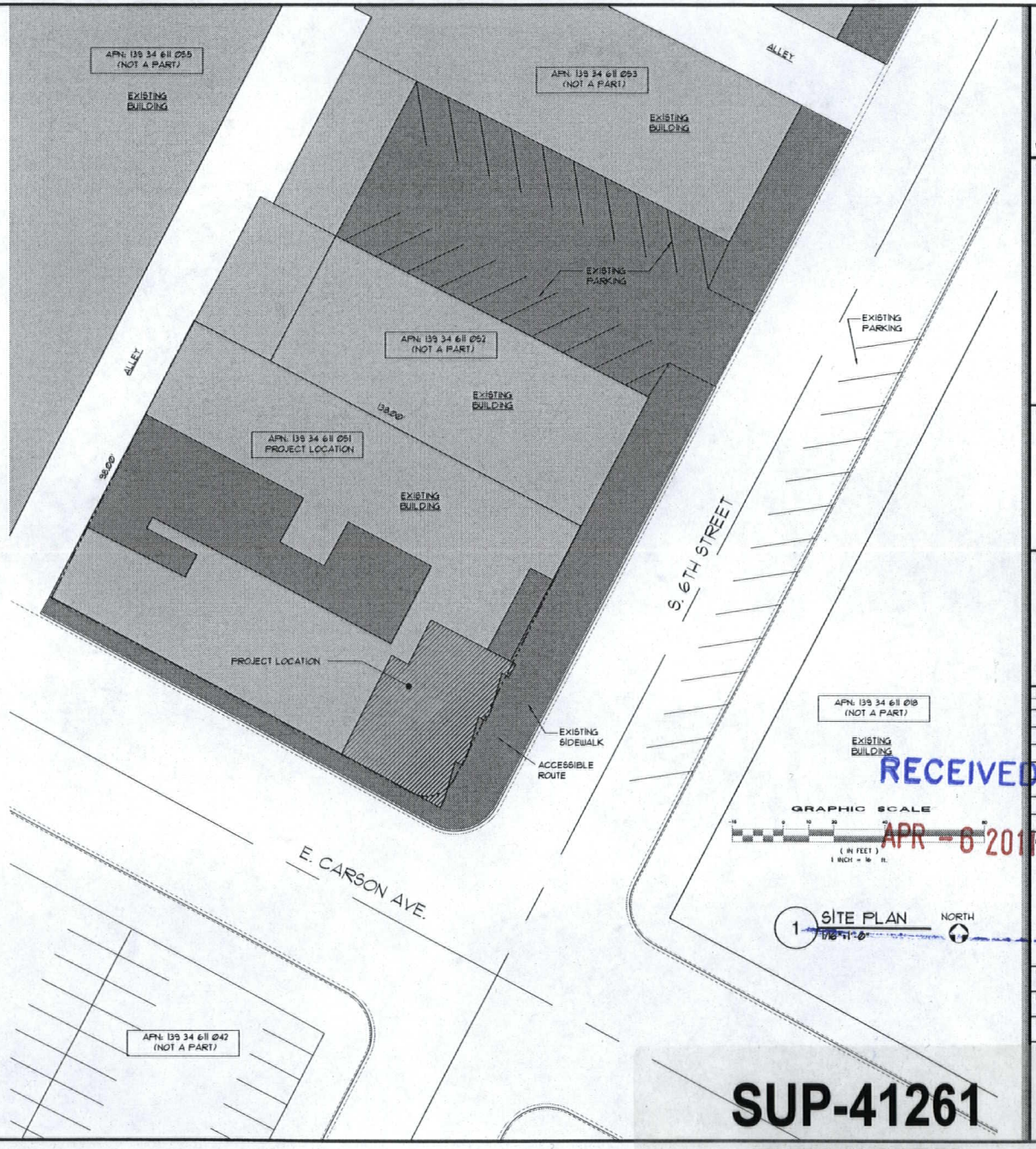
PARKING REQUIREMENTS FOR PROJECT:
THIS PROJECT IS LOCATED IN THE DOWN TOWN CENTENNIAL PLAN OVERLAY DISTRICT: FREEMONT EAST DISTRICT
STANDARD PARKING REQUIREMENTS (1,175 SF) PER TITLE 19-
NOT APPLICABLE

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



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MAR 22 2011

SUP-41261



SUP-41261 - APPLICANT: GOOD TIMES SMOKE & CHEW - OWNER: MELE PONO HOLDING CO.
124 SOUTH SIXTH STREET, SUITE 170

03/31/11



SUP-41261 - APPLICANT: GOOD TIMES SMOKE & CHEW - OWNER: MELE PONO HOLDING CO.
124 SOUTH SIXTH STREET, SUITE 170

03/31/11



SUP-41261 - APPLICANT: GOOD TIMES SMOKE & CHEW - OWNER: MELE PONO HOLDING CO.
124 SOUTH SIXTH STREET, SUITE 170

03/31/11

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.: **33.**

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

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

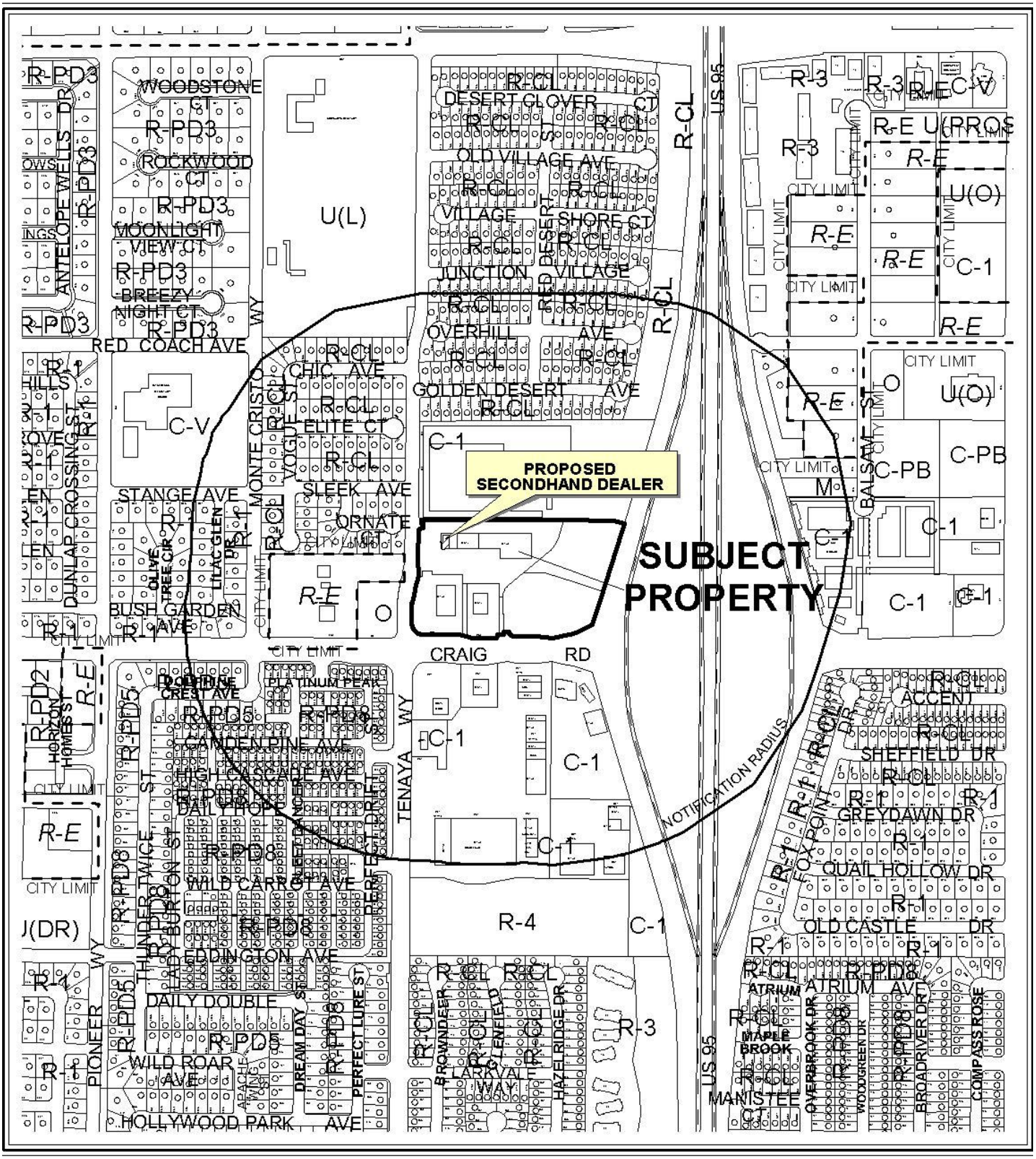
SUBJECT:
SUP-41263 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NORTHWEST ARMS - OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (FIREARMS) IN CONJUNCTION WITH A RETAIL ESTABLISHMENT at 4450 North Tenaya Way, Suite #100 (APN 138-03-611-011), C-1 (Limited 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. Photo
5. Justification Letter



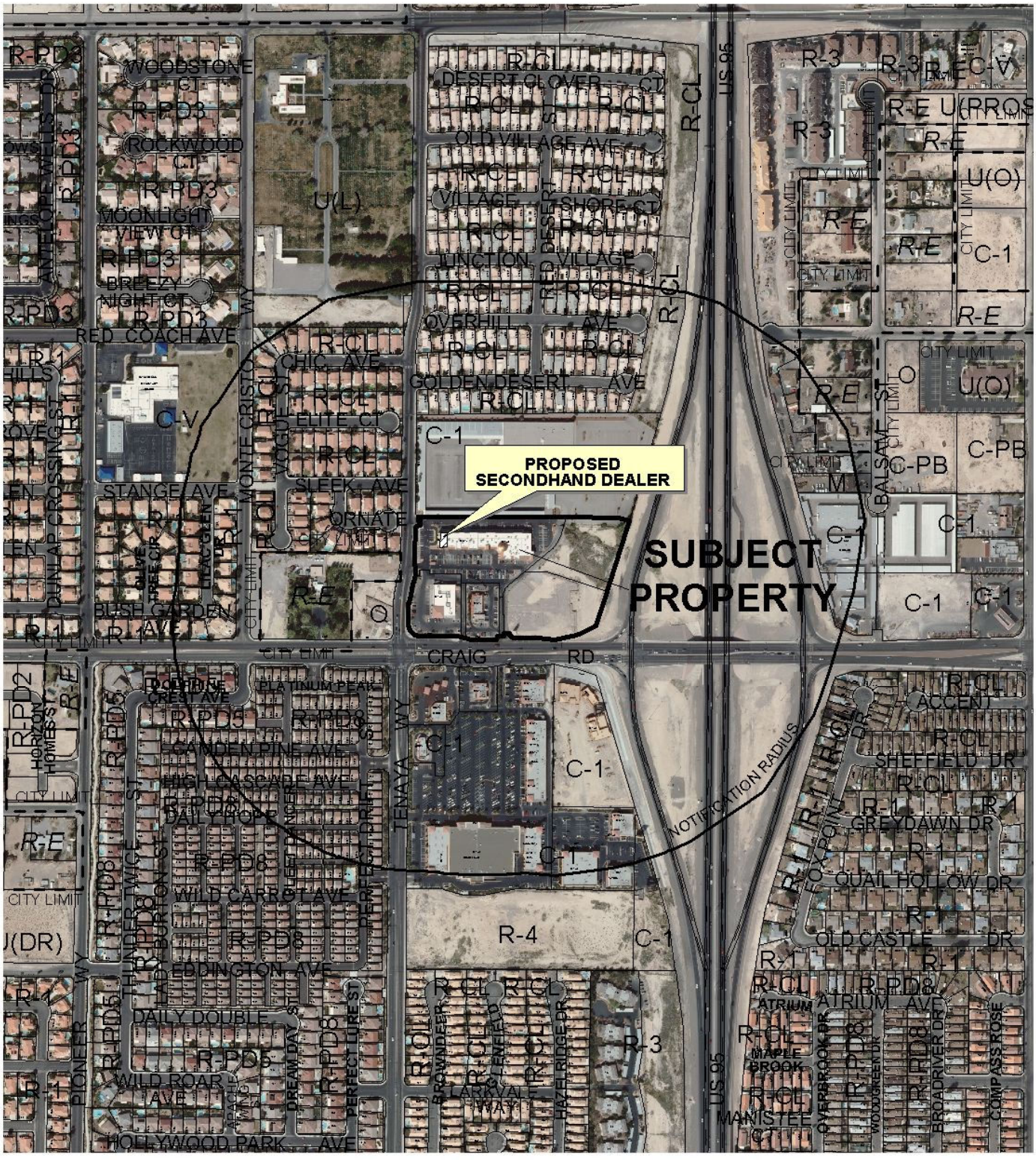
0 500 1000 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NORTHWEST ARMS - OWNER: SHREE GANESHA, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41263	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41263 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Secondhand Dealer use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Secondhand Dealer use (Firearms) at 4450 North Tenaya Way, Suite #100. The suite for the proposed Secondhand Dealer use (Firearms) is currently vacant. The proposed use would allow the sale of used firearms in conjunction with the sales of sporting goods. The proposed use complies with the requirements of Title 19.04 and can be conducted in a manner that is compatible with the surrounding uses. Therefore, staff recommends approval. If this application is denied, the Secondhand Dealer use (Firearms) will not be permitted at this location.

ISSUES

- A Secondhand Dealer use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- This application has been deemed a Project of Regional Significance and there were no comments from other entities.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/15/06	The City Council approved the request for a Site Development Plan Review (SDR-10259) for a 53,531 square-foot Commercial Development and a waiver of the parking lot landscape requirements on the northwest corner of Craig Road and U.S. 95. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
10/27/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/01/07	A building permit (#07002795) was issued for an Office/Retail shell building #2 at 4450 North Tenaya Way. The building permit was finalized on 03/06/09.
	A building permit (#07002796) was issued for an Office/Retail shell building #1 at 4450 North Tenaya Way. The building permit was finalized on 03/06/09.

Pre-Application Meeting	
03/16/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for Secondhand Dealer use (Firearms) were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	A field check was conducted by staff, which noted a Shopping Center to be clean and free of debris.

Details of Application Request	
Site Area	
Net Acres	3.42

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	U.S. 95	Right-of-Way	Right-of-Way
West	Single Family, Detached	L (Low Density Residential	R-CL (Single Family Compact-Lot)
		O (Office)	O (Office)
	Clark County-Cemetery	L (Low Density Residential)	R-E (Rural Estates Residential) (Clark County Designation)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Craig Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Tenaya Way	N/A	N/A	60	N/A

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	68,838 SF	1/250 SF	276				
TOTAL SPACES REQUIRED			276		299		Y
Regular and Handicap Spaces Required			269	7	292	7	Y

ANALYSIS

The Shopping Center is located within the Airport Overlay District with a 175-foot height restriction. The proposed use would not have a negative impact relating to the above overlay. The applicant is proposing a Secondhand Dealer use (Firearms) within an existing Shopping Center. A Secondhand Dealer use is defined by Title 19.20.020 as "a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For

purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns. The term includes the sale of jewelry (Class III type) and scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale junk as defined in that Chapter, the sale of used cars or the sales of other items which the City Council determines do not fit within the intent of this term. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes or used books, which shall be allowed where retail sales of new merchandise, is permitted. The term also does not include a thriftshop or nonprofit thriftshop."

The proposed Secondhand Dealer use (Firearms) is for the sale of used firearms in conjunction with the sale of sporting goods and requires approval of a Special Use Permit in the C-1 District prior to issuance of a business license. The Department of Finance has no issues regarding this request. The license is subject to Federal Firearms License (FFL) approval prior to issuance. The selling of firearms is considered a General Retail Store use and is a permitted use in a C-1 (Limited Commercial) zoning district. The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41263)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Secondhand Dealer use (Firearms) is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. It will be conducted in conjunction with a General Retail Store, and can be conducted in a manner that is harmonious and compatible with the surrounding land uses, and with the future surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is a Shopping Center and is physically suitable for the type and intensity of the land use proposed.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site is provided by Craig Road, and Tenaya Way. Both of these streets are adequate in size to meet the requirements of the proposed use.

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 use is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The use meets all applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 366

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41263** APN: 138-03-611-011

Name of Property Owner: SHREE GANESHA, INC.

Name of Applicant: Kymtec, LLC dba Northwest Arms

Name of Representative: Michelle GORDON

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Rajesh Patel

Print Name: Rajesh Patel

Subscribed and sworn before me

This 22 day of MARCH, 2011

Notary Public in and for said County and State

LYN HEINICKE
Notary Public State of Nevada
No. 05-94472-1
My appt. exp. July 8, 2013

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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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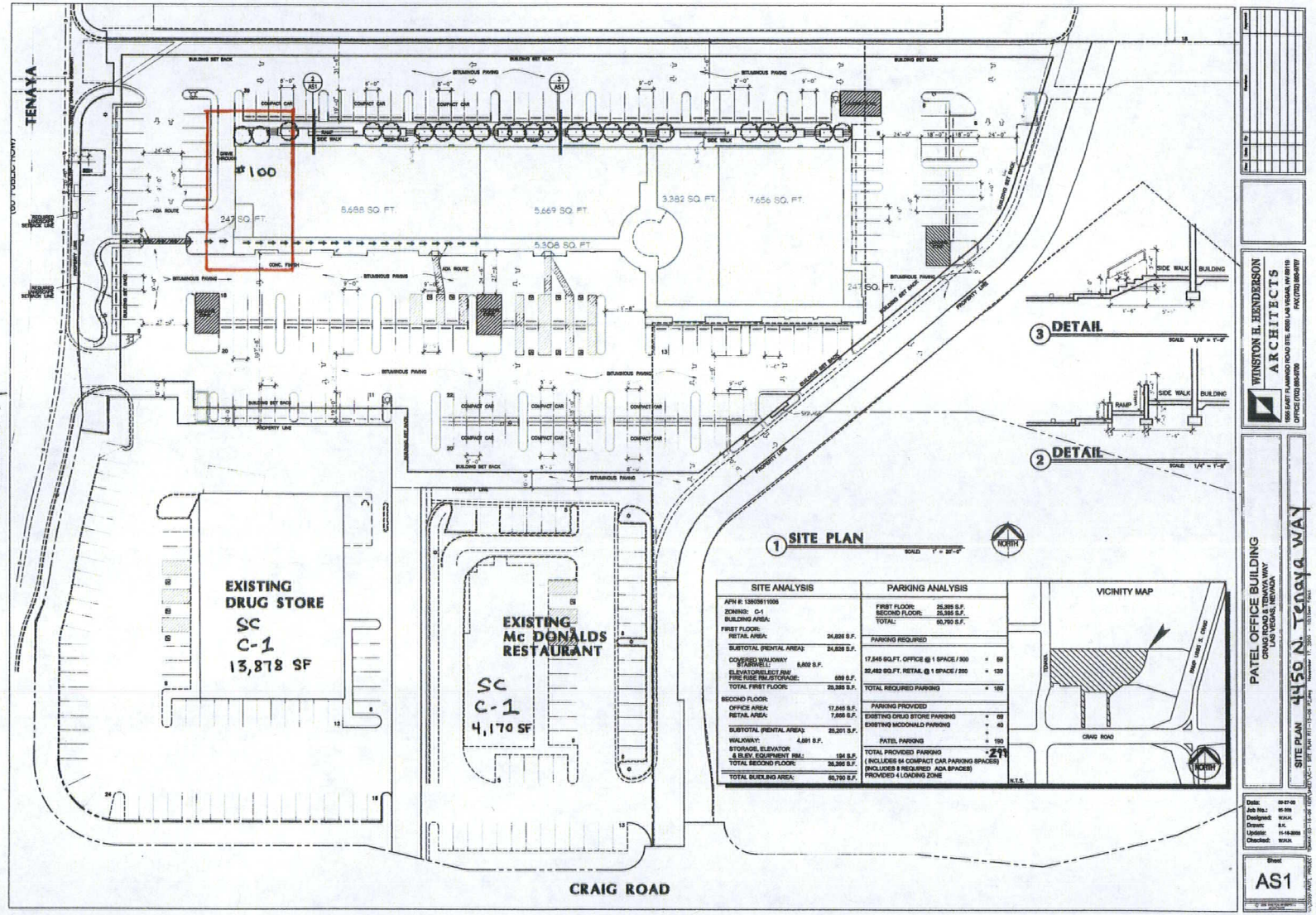
VACANT SC/C-1

Pet Cemetery
PR/R-E

VACANT L Rezoned to Commercial



shopping Center SC C-1

VACANT SC/C-1

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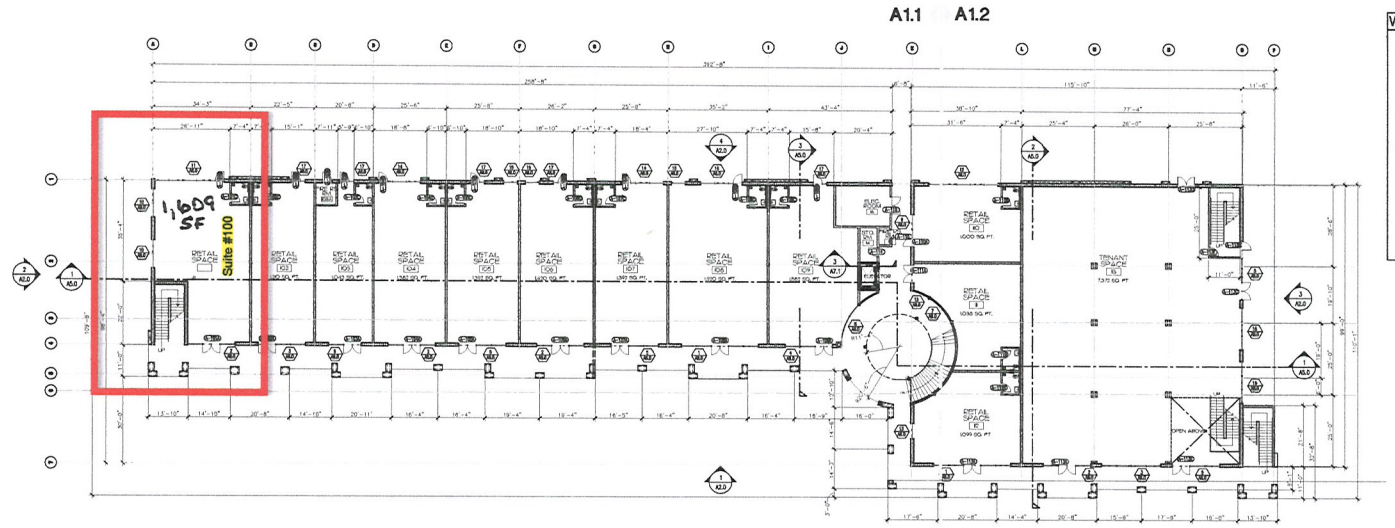
APR 11 2011

SUP-41263
REVISED

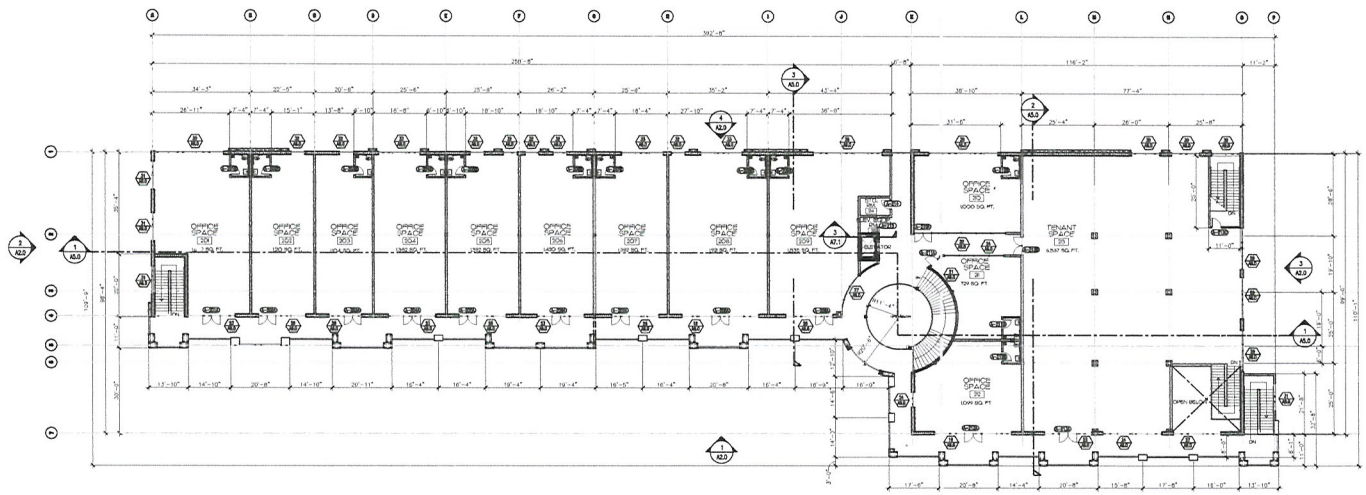
Exhibit A



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



SUP-41263 - APPLICANT: NORTHWEST ARMS - OWNER: SHREE GANESHA, INC.
4450 NORTH TENAYA WAY, SUITE #100

03/31/11

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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MAR 22 2011
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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MAR 22 2011
SUP-41263

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**

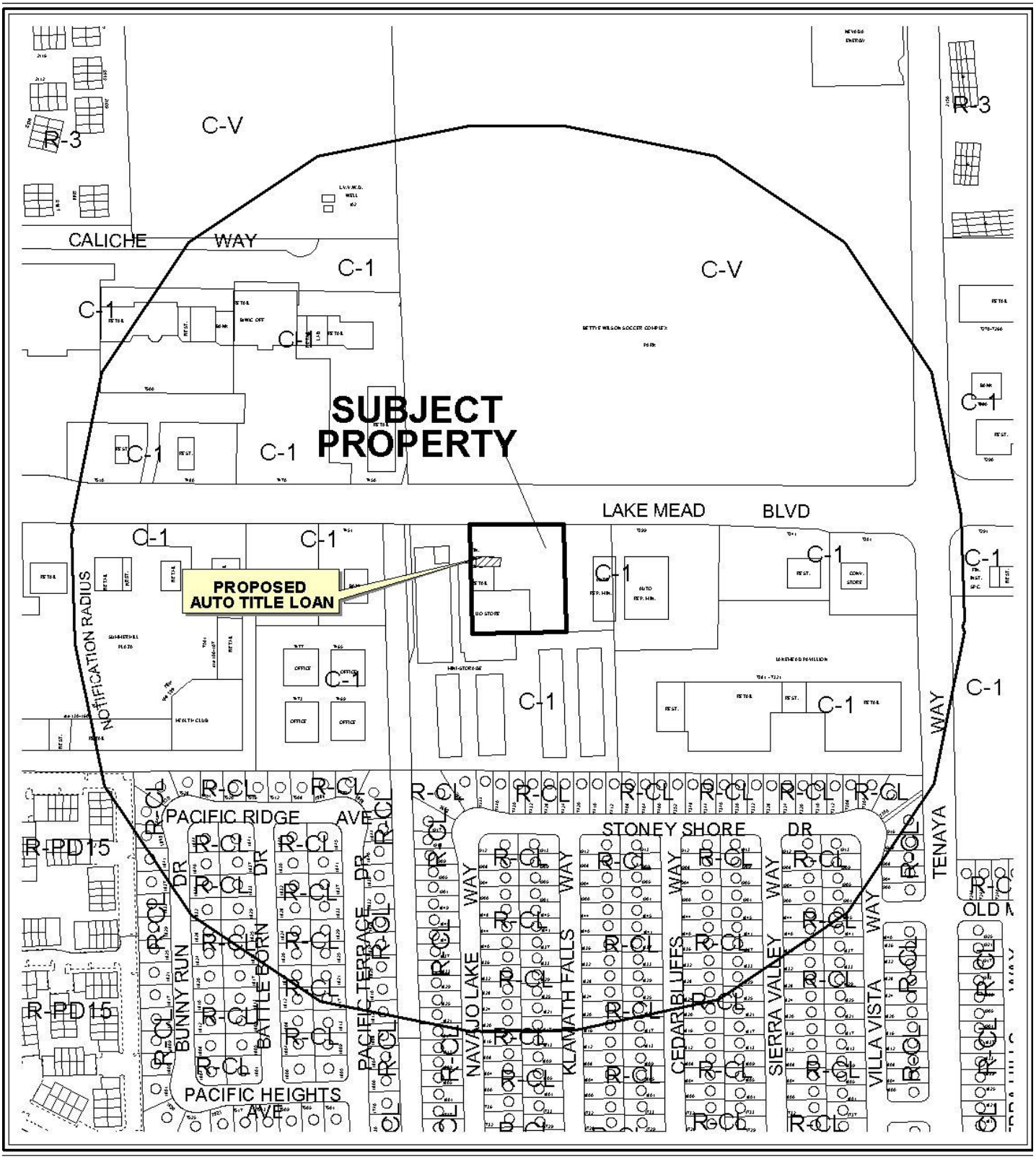
SUBJECT:
SUP-41266 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: BUFFALO & LAKE MEAD BLVD, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING NONCONFORMING 1,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 970-FOOT 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. Photo
5. Justification Letter



0 300 600 Feet

CASE: **SUP-41266**

RADIUS: 1000 FT

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

N



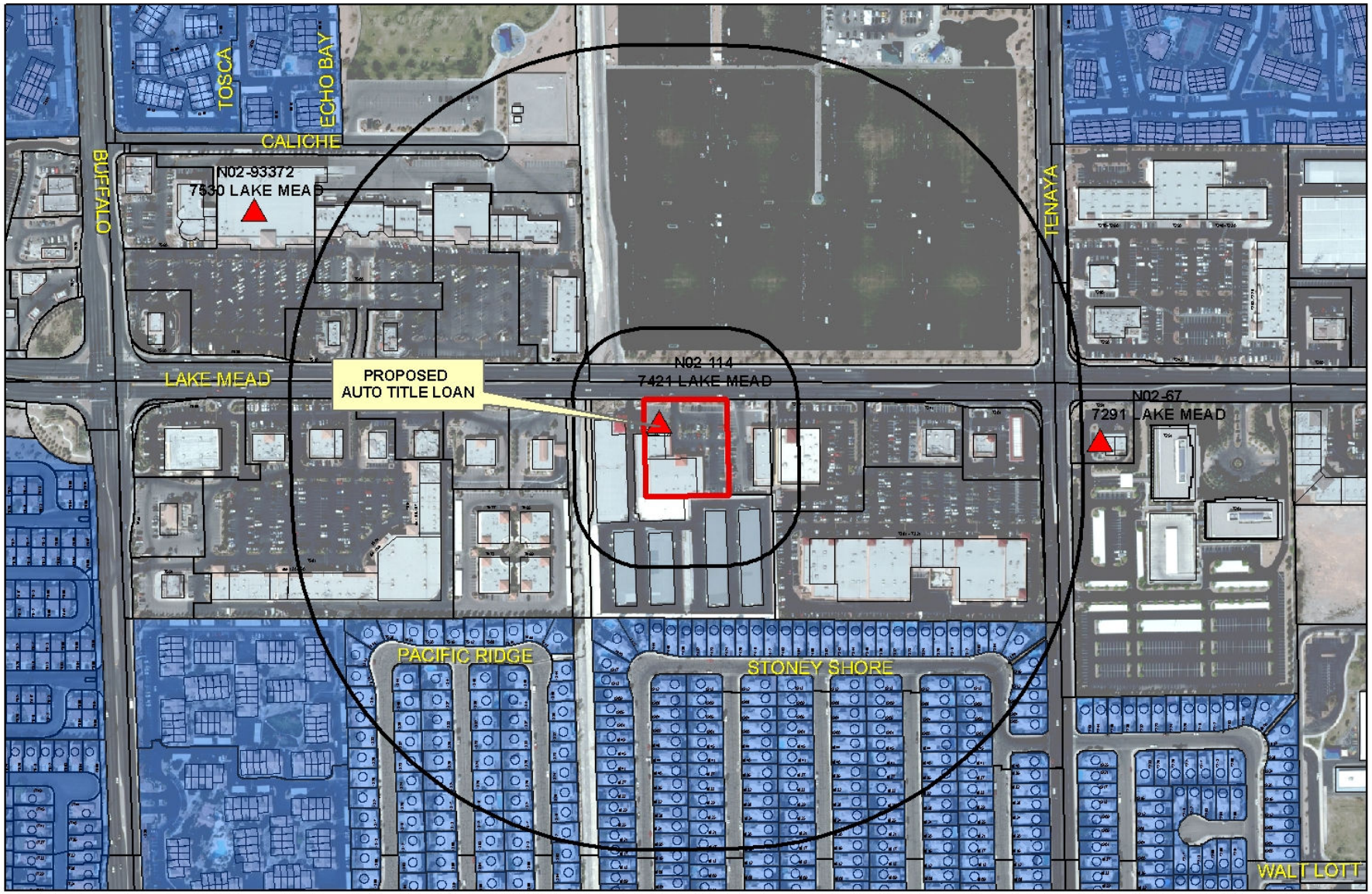
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KOSTER FINANCE, LLC - OWNER: BUFFALO & LAKE MEAD BLVD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41266	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-41266 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Title Loan use.

2. Conformance to the approved conditions for Rezoning (U-0078-98), Special Use Permit (U-0078-98) and Site Development Plan Review [Z-0053-95(3)].

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Auto Title Loan use within an existing nonconforming 1,400 square-foot Financial Institution, Specified at 7421 West Lake Mead Boulevard, Suite #4. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as evidenced by the required waivers of distance separation requirement and minimum floor area requirement. If this request is denied, the Auto Title Loan cannot be permitted on this site.

ISSUES

- An Auto Title Loan use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver to allow 1,400 square feet of floor area, where 1,500 square feet is required and a 970-foot distance separation from an existing Financial Institution, Specified use, where 1,000 feet is required is needed for approval of the Special Use Permit.
- No vehicular storage is allowed at the site in conjunction with this use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/04/98	The Board of Zoning Adjustment approved a Variance (V-0041-98) to allow a proposed 21,500 square-foot retail center on the side and rear property lines, where a 10-foot side yard setback and a 20-foot rear yard setback are required.
09/28/98	The City Council approved a request for a Special Use Permit (U-0078-98) for a 16,500 square-foot Package Liquor Store and Rezoning (U-0078-98) from U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial) on property generally located on the south side of Lake Mead Boulevard and west of Tenaya Way. The Planning Commission recommended approval.
09/28/98	The City Council approved a request for a Site Development Plan Review [Z-0053-95(3)] for a 23,000 square-foot commercial center on property generally located on the south side of Lake Mead Boulevard and west of Tenaya Way. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
01/07/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/30/99	A building permit (99012865) was issued for the Certificate of Completion for a 5,000 square-foot shell building at 7421 West Lake Mead Boulevard. The permit was finaled on 04/20/00.
04/04/00	A building permit (00006174) was issued for a 1,400 square-foot Non-Work Certificate of Occupancy at 7421 West Lake Mead Boulevard, Suite #4. The permit was finaled on 04/24/00.
07/05/00	A business license (N02-00114) was issued for a Financial Institution, Specified use at 7421 West Lake Mead Boulevard, Suite #4. The license is active.

Pre-Application Meeting	
02/15/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for an Auto Title Loan use were discussed.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
03/31/11	During a site visit, staff noted a Financial Institution, Specified to be clean and free of debris.

Details of Application Request	
Site Area	
Net Acres	1.46

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	City Park	PF (Public Facilities)	C-V (Civic)

South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office / Financial Institution, General (with Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement (Per approved Site Development Plan Review [Z-0053-95(3)]							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Package Liquor Off-Sale Establishment	16,500 SF	1/175 SF	95				

JG

General Retail Store, Other Than Listed (Less than 3,500 square feet)	2,400 SF	1/175 SF	14				
General Personal Service (Nail Salon)	6 Stations	2/station	12				
Auto Title Loan (within an existing Financial Institution, Specified)	1,400 SF	1/250 SF	6				
TOTAL SPACES REQUIRED			127		73*		N
Regular and Handicap Spaces Required			122	5	70	3	N

*Pursuant to Title 19.10.010(C), the subject site is a Parking Impaired Development.

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500 square feet of floor area	1,400 square feet	Denial
A 1,000-Foot minimum distance separation from another Financial Institution, Specified use.	970 feet	Denial

ANALYSIS

The proposed Auto Title Loan use will allow a business whose primary function is to lend money on the security of the title to a motor vehicle rather than the security of the vehicle itself. A nonconforming Financial Institution, Specified use currently exists within the building where the proposed Auto Title Loan is to be located. The existing use is nonconforming as a business license was issued 07/05/00, which was prior to the requirement for a Special Use Permit, and distance separation and minimum floor area requirements did not apply. The required parking for the proposed use is the same as the existing Financial Institution, Specified, and no additional spaces are required. No vehicular storage is allowed at the site in conjunction with this use. The subject property is located within the Airport Overlay District with a 175-foot height restriction. The application for an Auto Title Loan use proposes no change to the height of the building.

The applicant has requested waivers to allow a 970-foot distance separation from another Financial Institution, Specified and to allow 1,400 square-foot of floor area. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is compatible with the surrounding land use, as is evidenced by the requested waiver of distance separation and gross floor area. The applicant has not provided sufficient evidence that would warrant the granting of waivers to allow reduced distance separation and lack of minimum gross floor area requirement.

FINDINGS (SUP-41266)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties, due to waiver of the distance separation from another Financial Institution, Specified.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not physically suitable for the type and intensity of the proposed Auto Title Loan use, as the suite where the proposed Auto Title Loan use is to be located is 1,400 square feet, which is less than the minimum Special Use Permit requirement of 1,500 square feet dedicated to the use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site is accessed by Lake Mead Boulevard. This is sufficient to accommodate the amount of vehicular trips associated with the proposed use.

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.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use does not meet all Minimum Special Use Permit Requirements pursuant to Title 19.04. Waivers are required to allow a 990-foot distance separation from another Financial Institution, Specified where 1,000 feet is required, and to allow 1,400 square feet of gross floor area, where 1,500 square feet is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 306

APPROVALS 0

PROTESTS 0

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

RECEIVED
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:	

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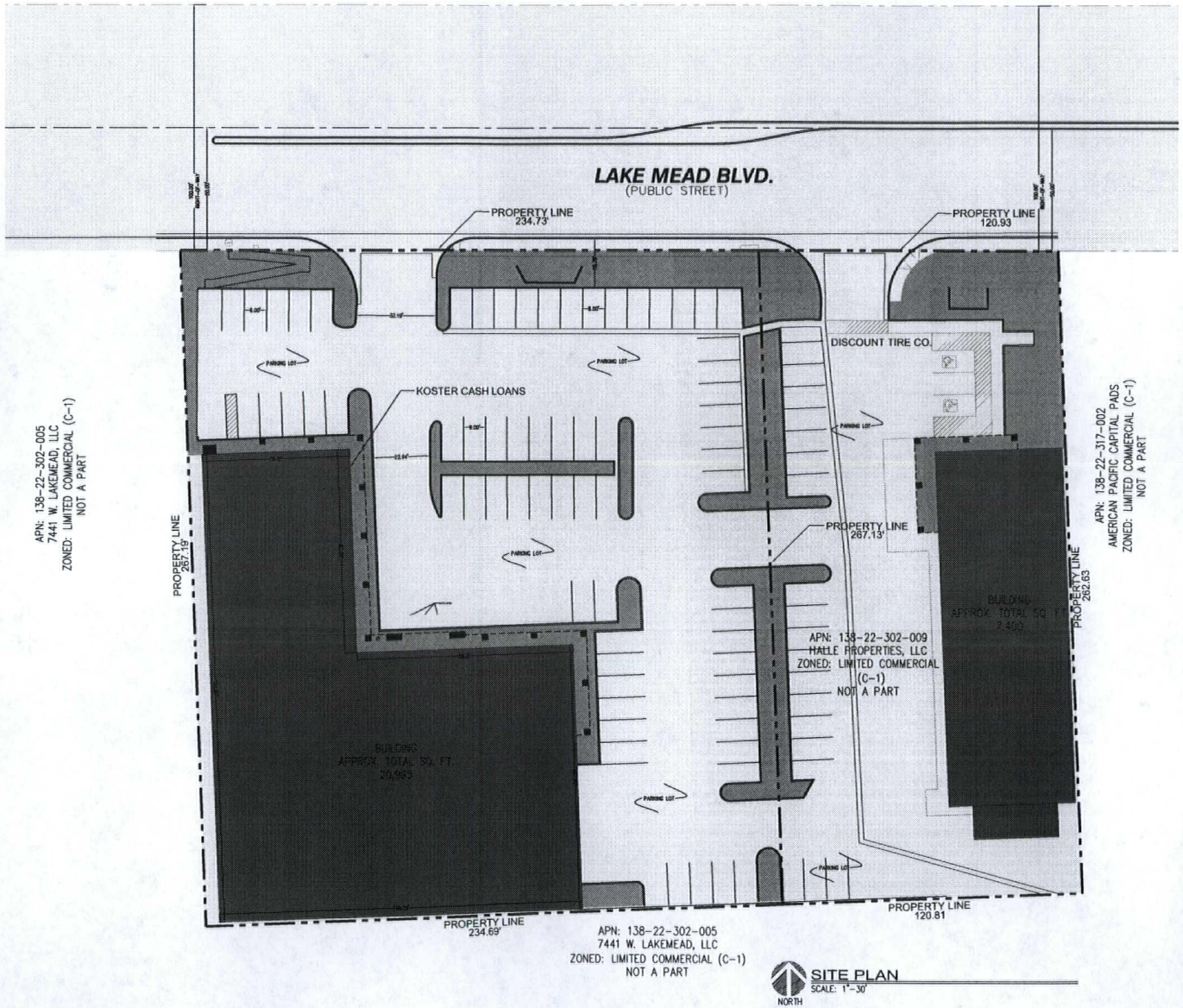
MAR 22 2011

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



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:

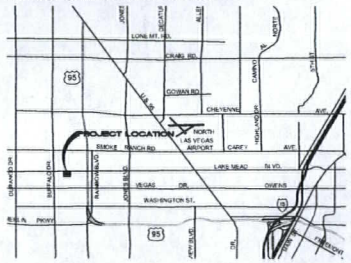
PROPERTY SIZE	63,740 SQ. FT.
OVERALL BUILDING SIZE	20,995 SQ. FT.
KOSTER'S RETAIL	1,296.51 SQ. FT.

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

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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

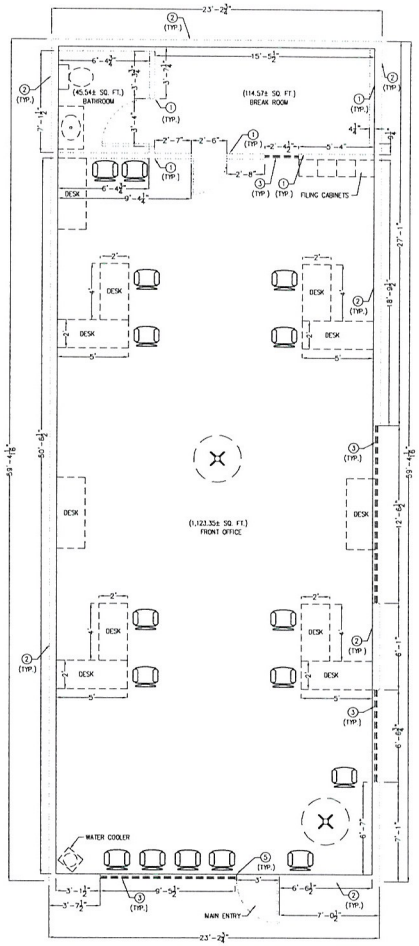
Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 222-3623 FAX: (702) 222-3623 IDEALSOLUTIONSDRAFTING@COX.NET
WWW.IDEALSOLUTIONSDRAFTING.COM

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.

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MAR 22 2011

PROPERTY INFORMATION

PARCEL NUMBER: 138223020O8
OWNER NAME: BUFFALO & LAKE MEAD BLVD. LLC
SITE ADDRESS: 7421 W. LAKE MEAD #4 LAS VEGAS, NV 89128
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT
ESTIMATED INTERIOR SQUARE FOOTAGE: 1,294.46 SQ.FT.

NO.	REVISION	BY	DATE APP.	DATE
6				
5				
4				
3				
2				
1				

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA

SHEET: EXISTING FLOOR PLAN LAYOUT
7421 W. LAKE MEAD #4
LAS VEGAS, NV 89128

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD, SUITE D-1000, LAS VEGAS, NEVADA 89103
TEL: (702) 256-2583 EMAIL: INFO@IDEALSOLUTIONSDRAFTING.COM
WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4170 S. DECATUR BLVD.
SUITE 1
LAS VEGAS, NV 89103
PH. 702.256.5234
FAX. 702.247.9687

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/4" = 1'
PROJECT DATE: MARCH, 2011

SHEET
S-2
2 OF 2

SUP-41266



SUP-41266 - APPLICANT: KOSTER FINANCE, LLC - OWNER: BUFFALO & LAKE MEAD BLVD, LLC
7421 WEST LAKE MEAD BOULEVARD, SUITE #4

03/31/11

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.: **35.**

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

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

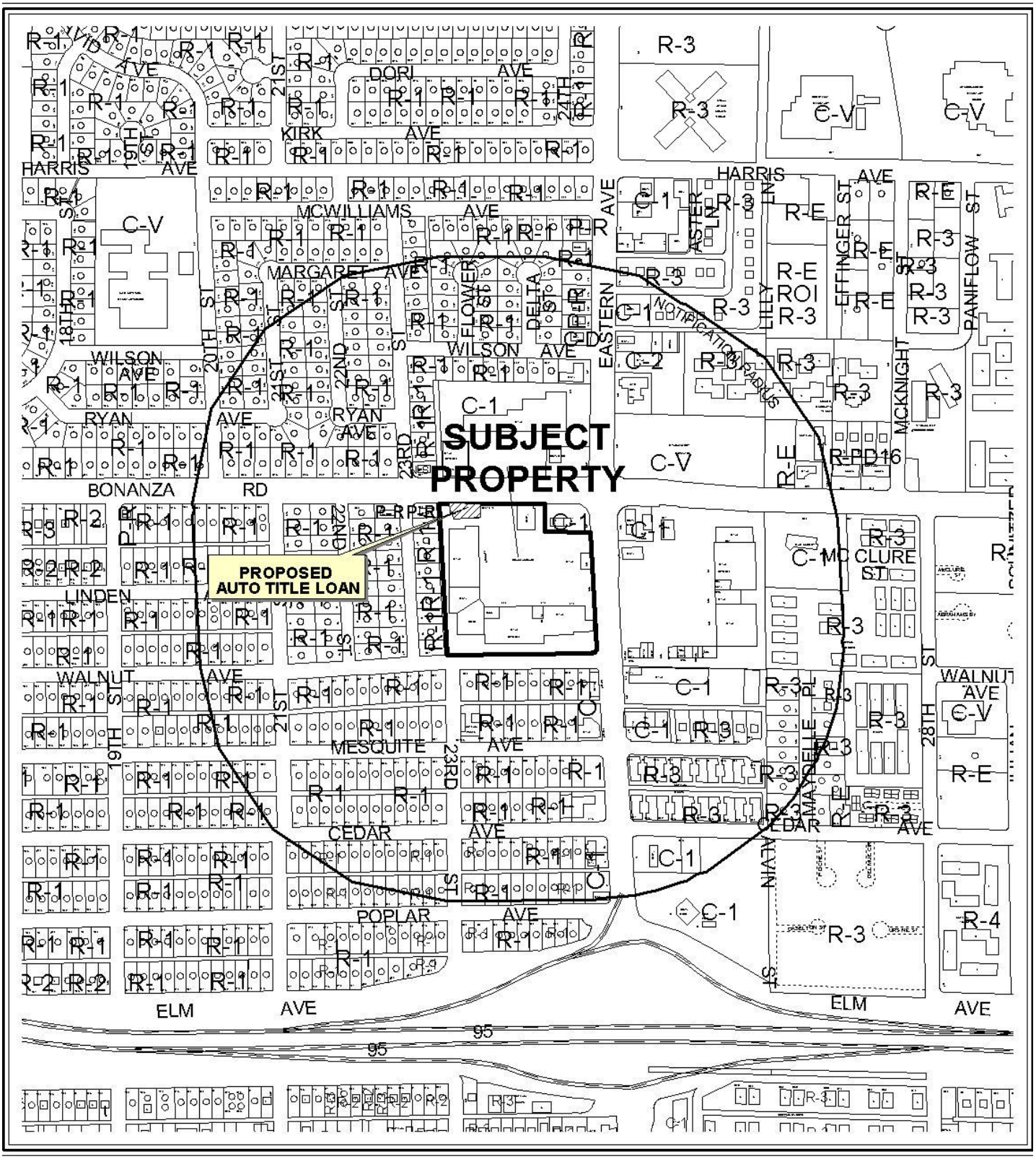
SUBJECT:
SUP-41267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: C EAGLE SPIRIT, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING NONCONFORMING 4,845 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION 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



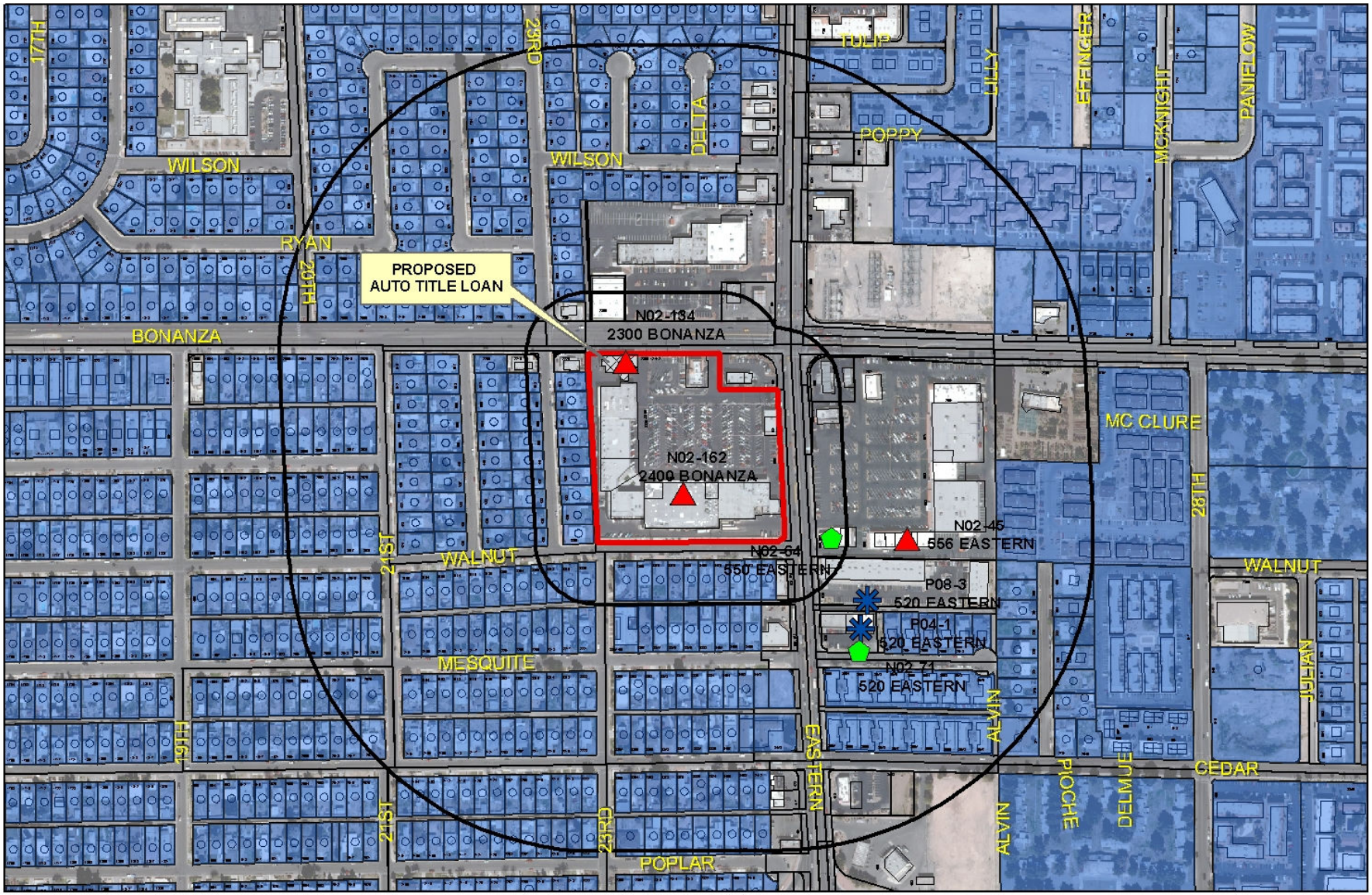
0 400 800 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KOSTER FINANCE, LLC - OWNER: C EAGLE SPIRIT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41267	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-41267 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Title Loan use.

2. Conformance to the approved conditions for Rezoning (Z-0093-64), Special Use Permit (SUP-2962) and Site Development Plan Review (Z-0093-64).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All unpermitted signage and signage not meeting the requirements of Title 19 shall be brought into compliance or removed within 10 days of final approval.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Auto Title Loan use within an existing 4,845 square-foot nonconforming Financial Institution, Specified at 2300 East Bonanza Road. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as evidenced by the waivers of distance separation requirements. If this request is denied, the Auto Title Loan cannot be permitted on this site.

ISSUES

- An Auto Title Loan use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver 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 use where 1,000 feet is required is needed for approval of the Special Use Permit.
- No vehicular storage is allowed at the site in conjunction with this use.
- At the time Special Use Permit (SUP-2962) was approved, no minimum distance separations were required for a Financial Institution, Specified use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/02/64	The Board of City Commissioners approved a request to Rezone (Z-0093-64) from R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) on property generally located on the northwest corner of Walnut Avenue and 25th Street.
06/16/65	The Board of City Commissioners approved a request for a Plot Plan Review (Z-0093-64) for a shopping center on property generally located on the northwest corner of Walnut Avenue and 25th Street.
10/25/84	The Board of Zoning Adjustments approved a Variance (V-0106-84) to allow an additional 15,000 square-foot of future food service / restaurant uses with the existing 408 parking spaces in the shopping center where 648 spaces are required.
01/12/98	The City Council approved a Special Use Permit (U-0121-97) to allow a Pawn Shop and Second-Hand Dealership within an existing shopping center at 2300 East Bonanza Road. The Planning Commission recommended approval.

01/07/04	The City Council approved a Special Use Permit (SUP-2962) to allow a Financial Institution, Specified within an existing shopping center at 2300 East Bonanza Road. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
01/27/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1966	The shopping center at 2320 East Bonanza Road was constructed.
01/21/98	A building permit (98001097) was issued for Certificate of Occupancy at 2300 East Bonanza Road for a 4,845 square-foot E-Z Cash, Super Pawn. The permit was finaled on 03/09/98.
01/28/04	A business license (N02-00134) was issued for a Non-Depository Lender at 2300 East Bonanza Road. The license is active.

Pre-Application Meeting	
02/15/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for an Auto Title Loan use were discussed.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
03/31/11	During a site visit, staff noted a Financial Institution, Specified to be clean and free of debris, with an unpermitted banner located on the metal railing.

Details of Application Request	
Site Area	
Net Acres	8.77

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	General Personal Service		P-R (Professional Office and Parking)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	105	Y*
Eastern Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y

*Per the Master Plan of Streets and Highways Bonanza Road is a 100-foot Primary Arterial.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement [Per approved Variance (V-0106-84)]							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	106,127 SF	1/250 SF	425				
TOTAL SPACES REQUIRED			425		408*		N
Regular and Handicap Spaces Required			416	9	388	20	N

*Pursuant to Title 19.10.010(C), the subject site is a Parking Impaired Development.

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 200-Foot minimum distance separation from a residential property.	No distance separation	Denial
A 1,000-Foot minimum distance separation from another Auto Title Loan use.	100 feet	Denial

ANALYSIS

The proposed Auto Title Loan use will allow a business whose primary function is to lend money on the security of the title to a motor vehicle rather than the security of the vehicle itself. A nonconforming Financial Institution, Specified use currently exists within the building where the proposed Auto Title Loan is to be located. The required parking for the proposed use is the same as the existing Financial Institution, Specified, and no additional spaces are required. No vehicular storage is allowed at the site in conjunction with this use. The subject property is located within the Las Vegas Redevelopment Plan Area and would not have a negative impact on the Las Vegas Redevelopment Plan Area.

The applicant has requested waivers to allow a 90-foot distance separation from residential property, and to allow a 100-foot distance separation from another Financial Institution, Specified. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is compatible with the surrounding land use, as is evidenced by the requested waivers of distance separation. The applicant has not provided sufficient evidence that would warrant the granting of waivers to allow reduced distance separation requirements.

FINDINGS (SUP-41267)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties, due to waivers of the distance separation from residentially zoned property, from another Financial Institution, Specified.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type and intensity of the proposed Auto Title Loan use, as the suite where the proposed Auto Title Loan use is to be located is 4,845 square feet, exceeding the minimum Special Use Permit requirement of 1,500 square feet dedicated to the use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site is accessed by Bonanza Road and Eastern Avenue. Both streets are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

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.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed use does not meet all Minimum Special Use Permit Requirements pursuant to Title 19.04. Waivers are required to allow no distance separation from a residential property where 200 feet is required, to allow a 100-foot distance separation from another Financial Institution, Specified where 1,000 feet is required,

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 40

NOTICES MAILED 386

APPROVALS 0

PROTESTS 0

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: _____

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: Mary Connolly

Print Name: MARY CONNOLLY

State of Nevada
County of Washoe
Subscribed and sworn before me

This 20th day of April, 2011, by
xx Mary Elizabeth Connolly. xx

Kimberly K. Foster
Notary Public in and for said County and State

KIMBERLY K. FOSTER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-0552-2 - Expires July 13, 2011

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* Mary Connolly

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

Print Name Mary Connoly

Subscribed and sworn before me

This 21st day of April, 2011.

Irma Borrego

Notary Public in and for said County and State

IRMA BORREGO
Notary Public, State of Nevada
Appointment No. 02-74306-1
My Appt. Expires Feb 28, 2014

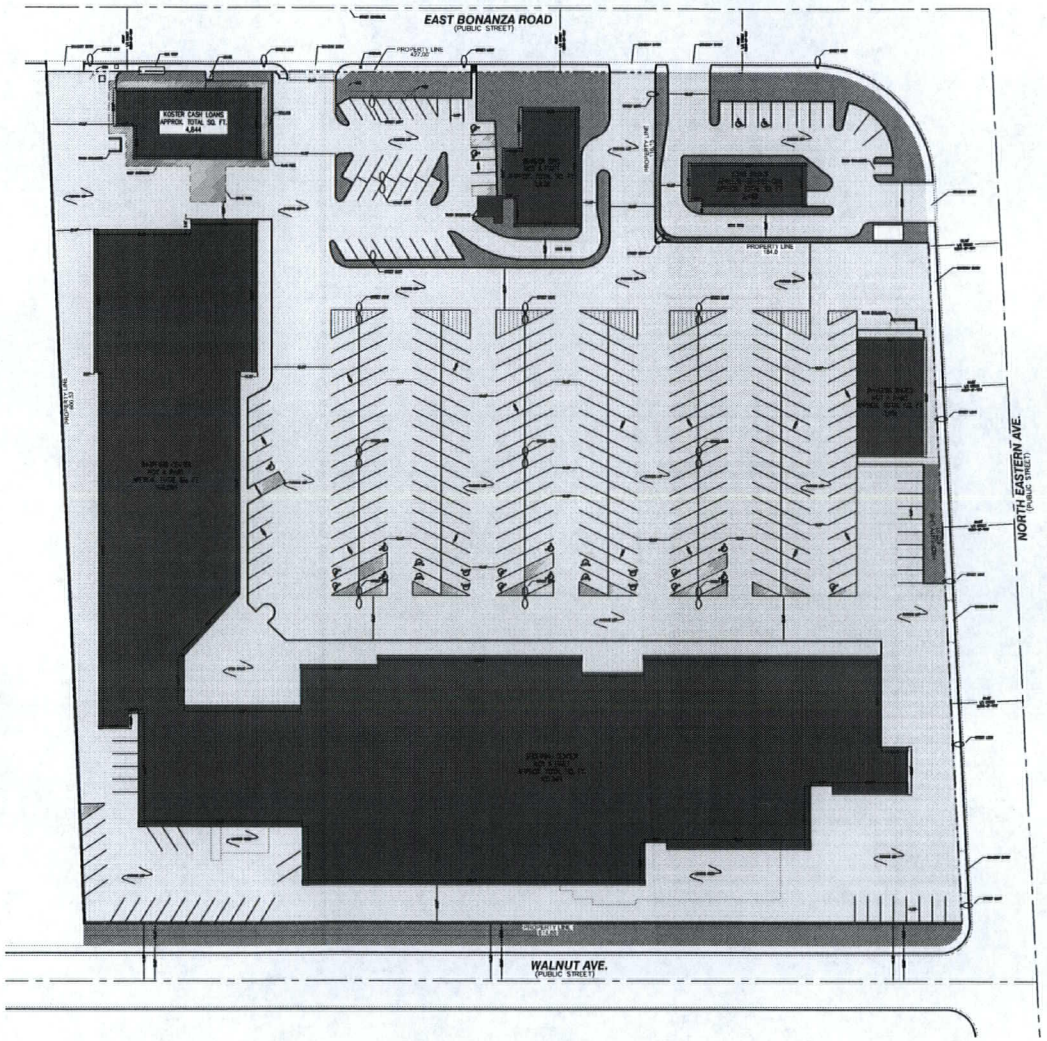
FOR DEPARTMENT USE ONLY

Case #	SUP-41267
Meeting Date:	5/10/11
Total Fee:	$1030.00
Date Received:*	4/21/11
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.

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

Revised 10/27/08



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:

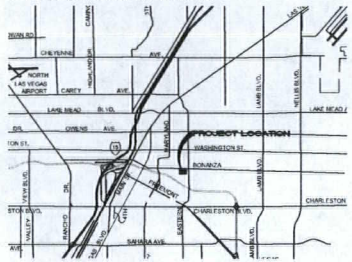
PROPERTY SIZE	8.77 ACRES
OVERALL BUILDING SIZE	4,844 SQ. FT.
KOSTER'S RETAIL	4,844 SQ. FT.

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:

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.
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EXISTING CONDITIONS:

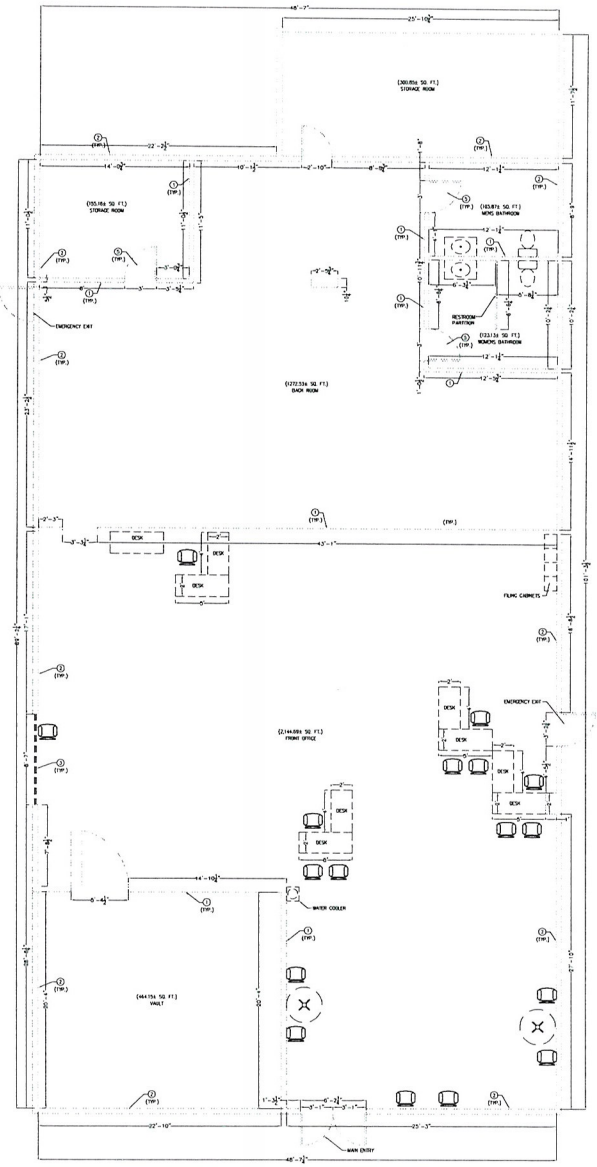
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL EXISTING JOB CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING WORK SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION THE CLIENT AND IDEAL SOLUTIONS FOR POSSIBLE CLARIFICATION OR RECONCILIATION.

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.



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



SUP-41267 - APPLICANT: KOSTER FINANCE, LLC - OWNER: C EAGLE SPIRIT, LLC
2300 EAST BONANZA ROAD

03/31/11



SUP-41267 - APPLICANT: KOSTER FINANCE, LLC - OWNER: C EAGLE SPIRIT, LLC
2300 EAST BONANZA ROAD

03/31/11

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.: **36.**

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

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

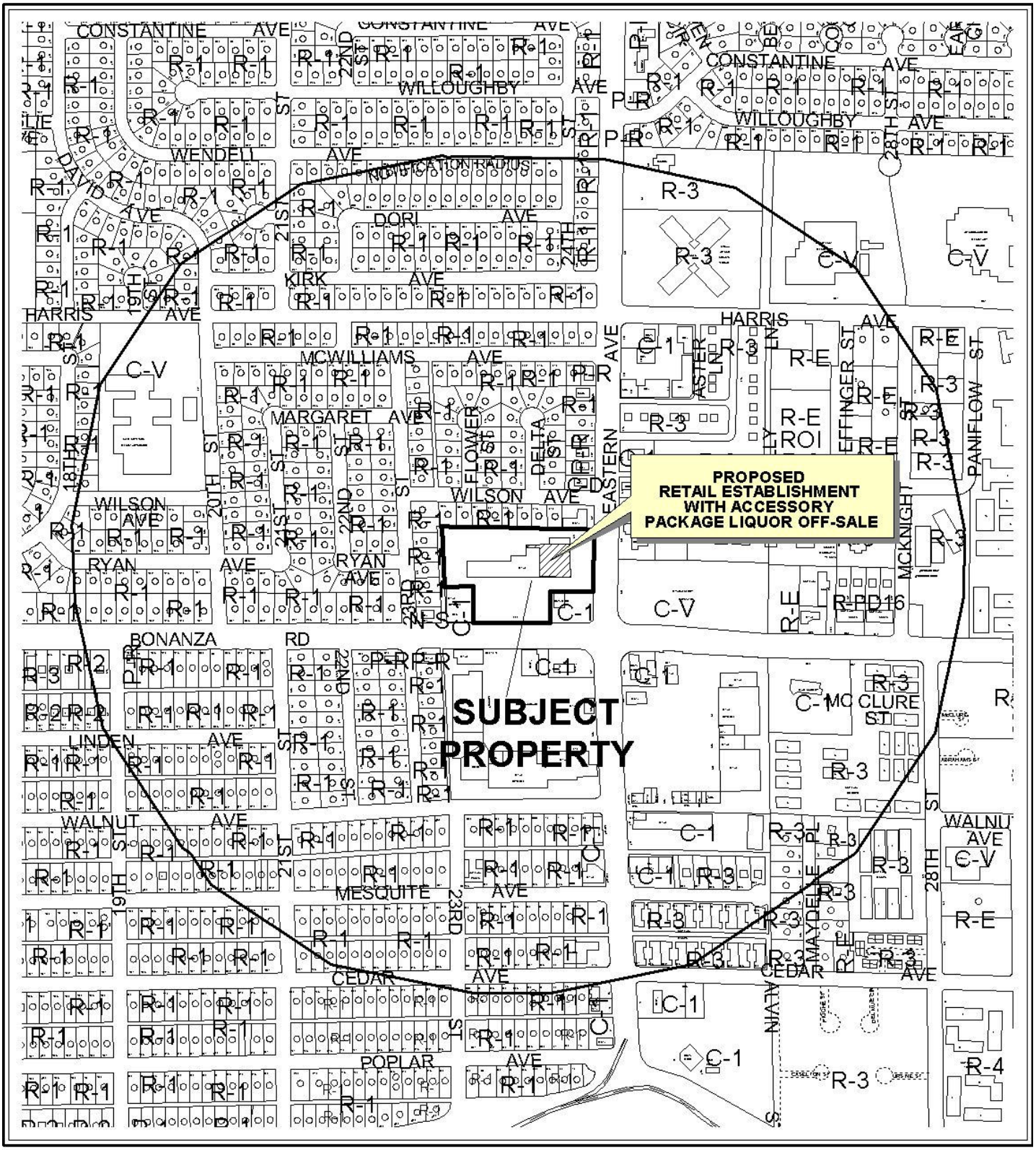
SUBJECT:
SUP-41273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: STRATA VEGAS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE USE WITHIN AN EXISTING 15,400 SQUARE-FOOT RETAIL ESTABLISHMENT at 2421 East Bonanza Road (APN 139-26-801-001), C-1 (Limited 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:

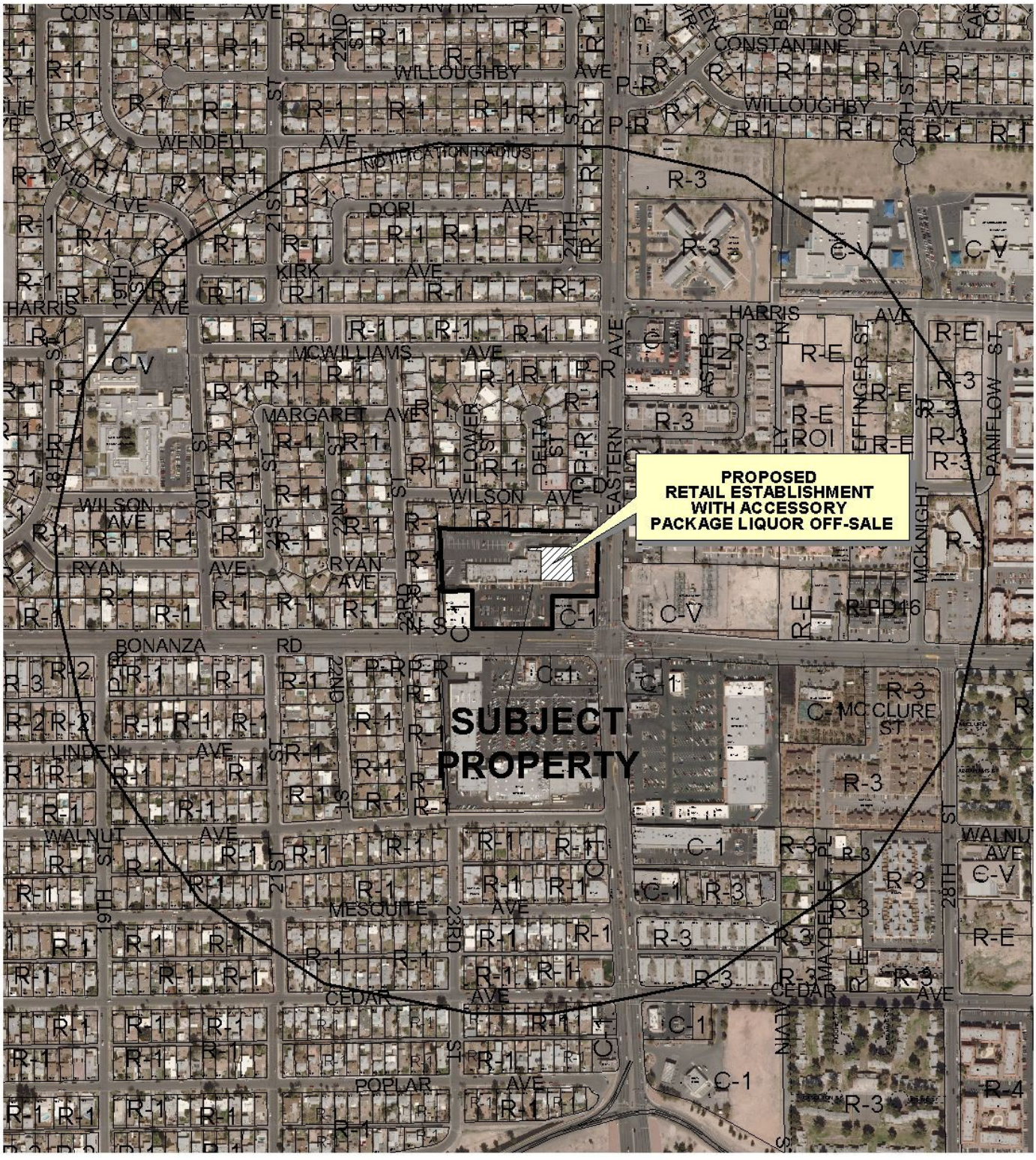
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-41273**

RADIUS: 1500 FT

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



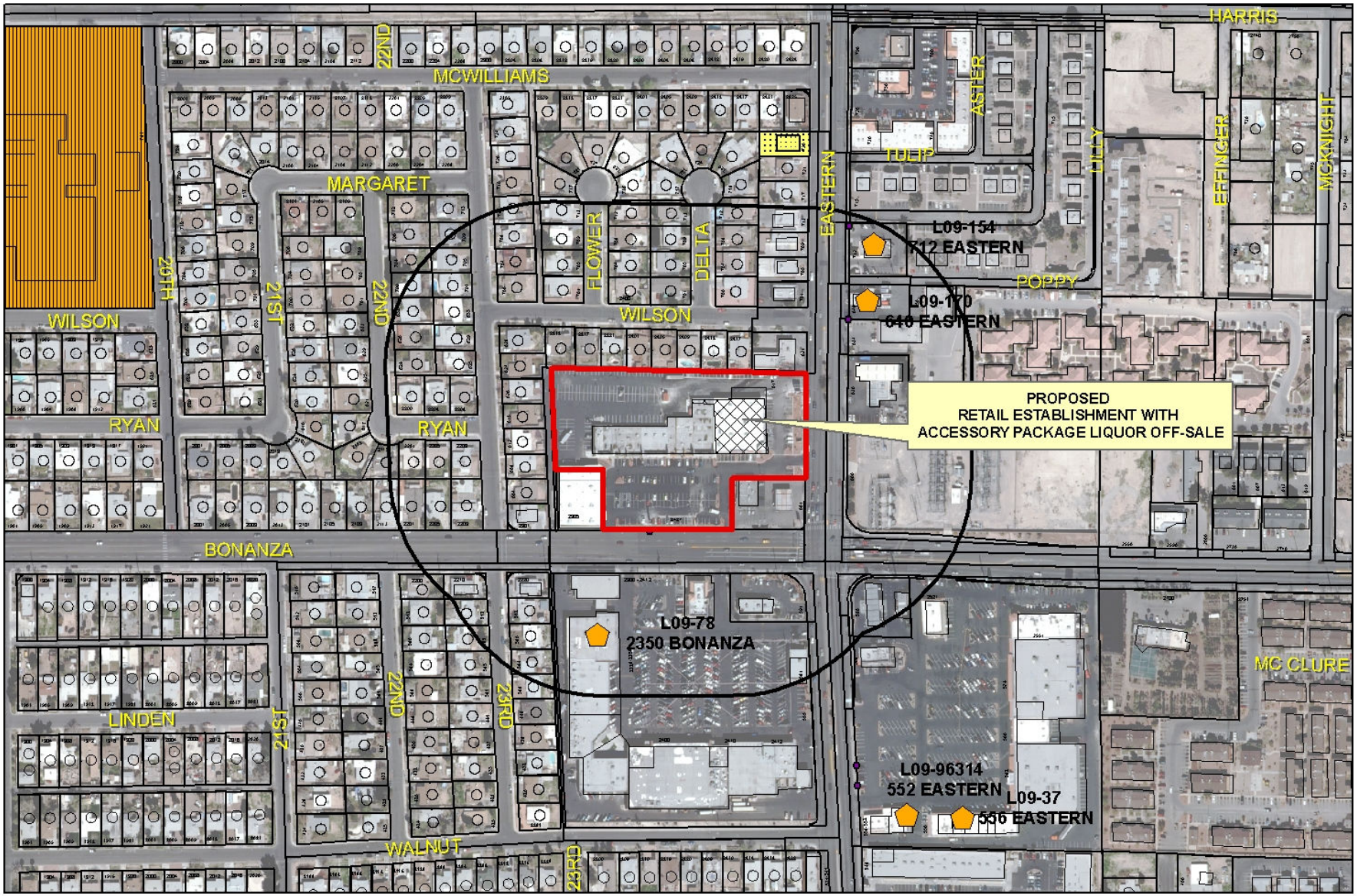
0 400 800 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WALGREEN CO. - OWNER: STRATA VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41273	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-41273 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler Off-Sale Establishment use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions to LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. All beer and wine coolers shall remain in the original manufacturer's configuration intended for resale

6. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.

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

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment use within an existing 15,400 square-foot General Retail Store at 2421 East Bonanza Road. The proposed use will not require additional parking beyond that which is required for the principal use on the site. This site location is well suited for the proposed use, meets the minimum requirements of Title 19.04 and is compatible with the surrounding land uses. For these reasons, staff recommends approval. If this request is denied, no beer, wine or coolers may be sold on the premises.

ISSUES

- A Retail Establishment with Beer/Wine/Cooer Off-Sale Establishment is a permitted use in the C-1 (Limited Commercial) district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/21/69	The City Council approved a Rezoning (Z-0019-66) from C-C (Convenience Commercial) to C-1 (Limited Commercial) for property on the northwest corner of Bonanza Road and Eastern Avenue (APN 139-26-801-001). The Planning Commission and Staff recommended approval.
04/26/07	Planning and Development Department Staff Administratively approved Site Development Plan Review (SDR-20445) for a canopy and façade improvement at 2417 East Bonanza Road.

Most Recent Change of Ownership	
11/05/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/21/08	The Building and Safety Department issued a building permit (125889) for Tenant Improvement. Permit was finalized on 04/02/10.
12/04/08	The Building and Safety Department issued a building permit (125891) for Tenant Improvement. Permit was finalized on 06/01/09.

YK

12/04/08	The Building and Safety Department issued a building permit (129464) for a Demolition. Permit was finalized on 06/01/09.
08/11/09	The Building and Safety Department issued a building permit (143569) for a Sign. Permit was finalized on 03/25/10.
01/20/10	The Building and Safety Department issued a building permit (154857) for Tenant Improvement. Permit was finalized on 03/08/10.

Pre-Application Meeting	
03/10/11	Staff reviewed the requirements for a Special Use Permit application with the applicant.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/11	Staff visited the location and found a retail store in an existing shopping center. The center has recently been upgraded with a new façade and parking lot improvements.

Details of Application Request	
Site Area	
Net Acres	4.46

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Auto Retail (Minor)	SC (Service Commercial)	C-2 (General Commercial)
	Utility Sub-Station	PF (Public Facility)	C-V (Civic)

West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Retail	SC (Service Commercial)	C-1 (Limited Commercial)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Eastern Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	51,949 Sq. Ft.	One space for every 250 Sq. Ft.	208				
TOTAL SPACES REQUIRED			208		300		Y
Regular and Handicap Spaces Required			201	7	293	7	Y

Loading Spaces	51,949 Sq Ft.	Three for the first 50,000 Sq. Ft. plus one for every additional 50,000 Sq. Ft.	4	6	Y

ANALYSIS

This is a request for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment use within an existing 15,400 square-foot Retail Establishment at 2421 East Bonanza Road. This site location does not have any churches, schools, child care facilities or city parks within the required 400-foot distance separation radius. No additional parking beyond that which is required for the principal use on the site is required as a result of the addition of this use.

The proposed use meets minimum requirements of Title 19.04 and is compatible with the surrounding adjacent uses; staff therefore recommends approval of this request.

FINDINGS (SUP-41273)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Beer/Wine/Cooler Off-Sale Establishment use will be located within the existing Retail Establishment and it is an accessory use. The proposed use can be harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type and intensity of the proposed use. There is no additional parking requirement for a Beer/Wine/Cooler Off-Sale Establishment use other than that which is required for the principal use on site.

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.**

   Site access is provided from Bonanza Road and Eastern Avenue, both 100-foot Primary Arterials as designated in the Master Plan of Streets and Highways. These streets are of sufficient size to accommodate the needs of the proposal.

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.**

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed use will be located within an existing Retail Establishment and complies with minimum Special Use Permit requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 622

APPROVALS 0

PROTESTS 0

YK

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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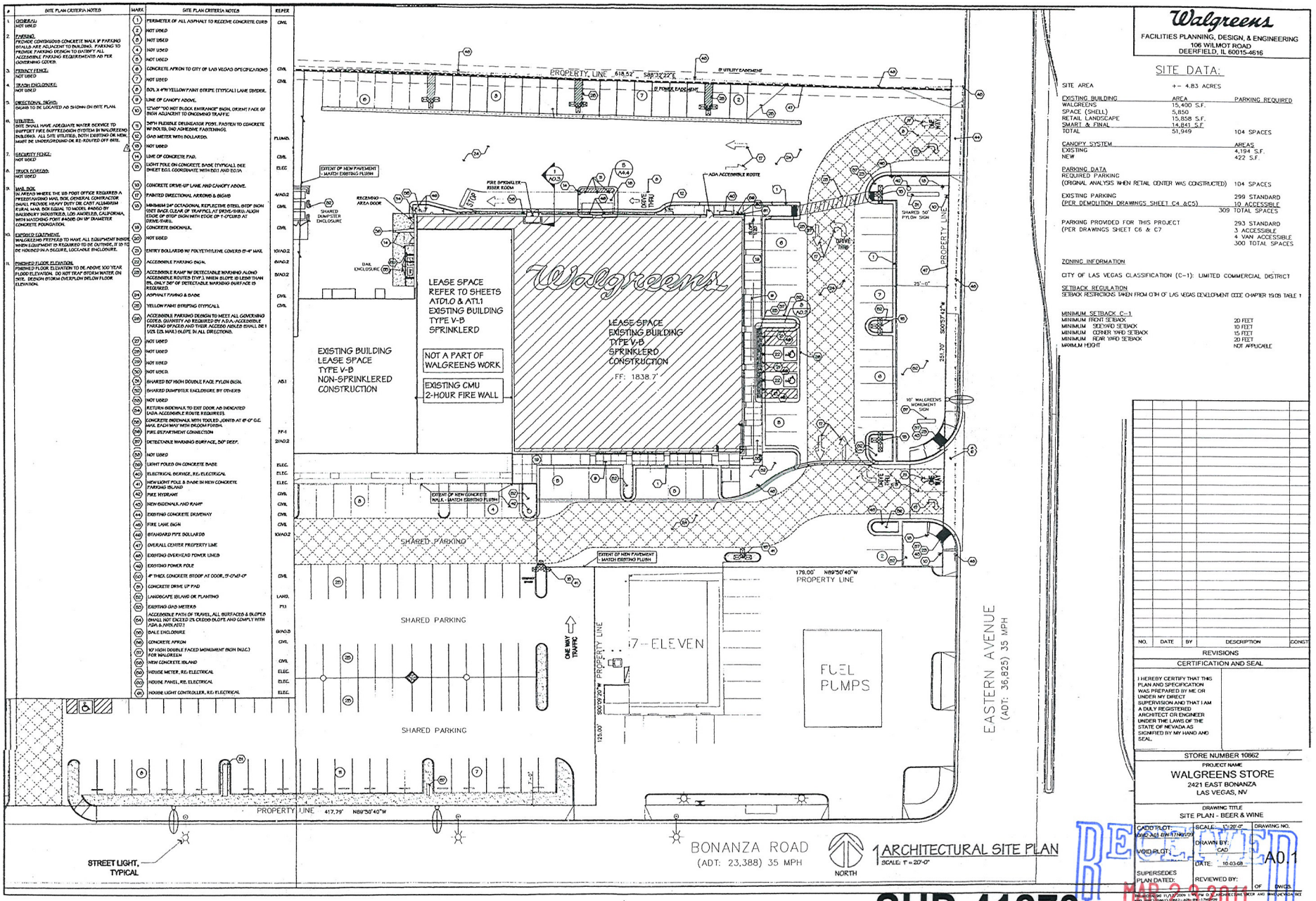


#	SITE PLAN CRITERIA NOTES
1.	SIGNAGE: NOT USED
2.	PARKING: PROVIDE CONTINUOUS CONCRETE WALK IF PARKING STALLS ARE ADJACENT TO BUILDING. PARKING TO PROVIDE PARKING DESIGN TO SATISFY ALL ACCESSIBLE PARKING REQUIREMENTS AS PER GOVERNING CODES.
3.	PRIVACY FENCE: NOT USED
4.	TRASH ENCLOSURE: NOT USED
5.	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

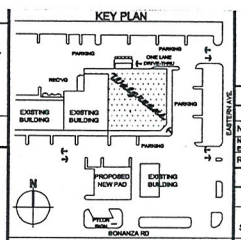
FIXTURE LEGEND

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.		

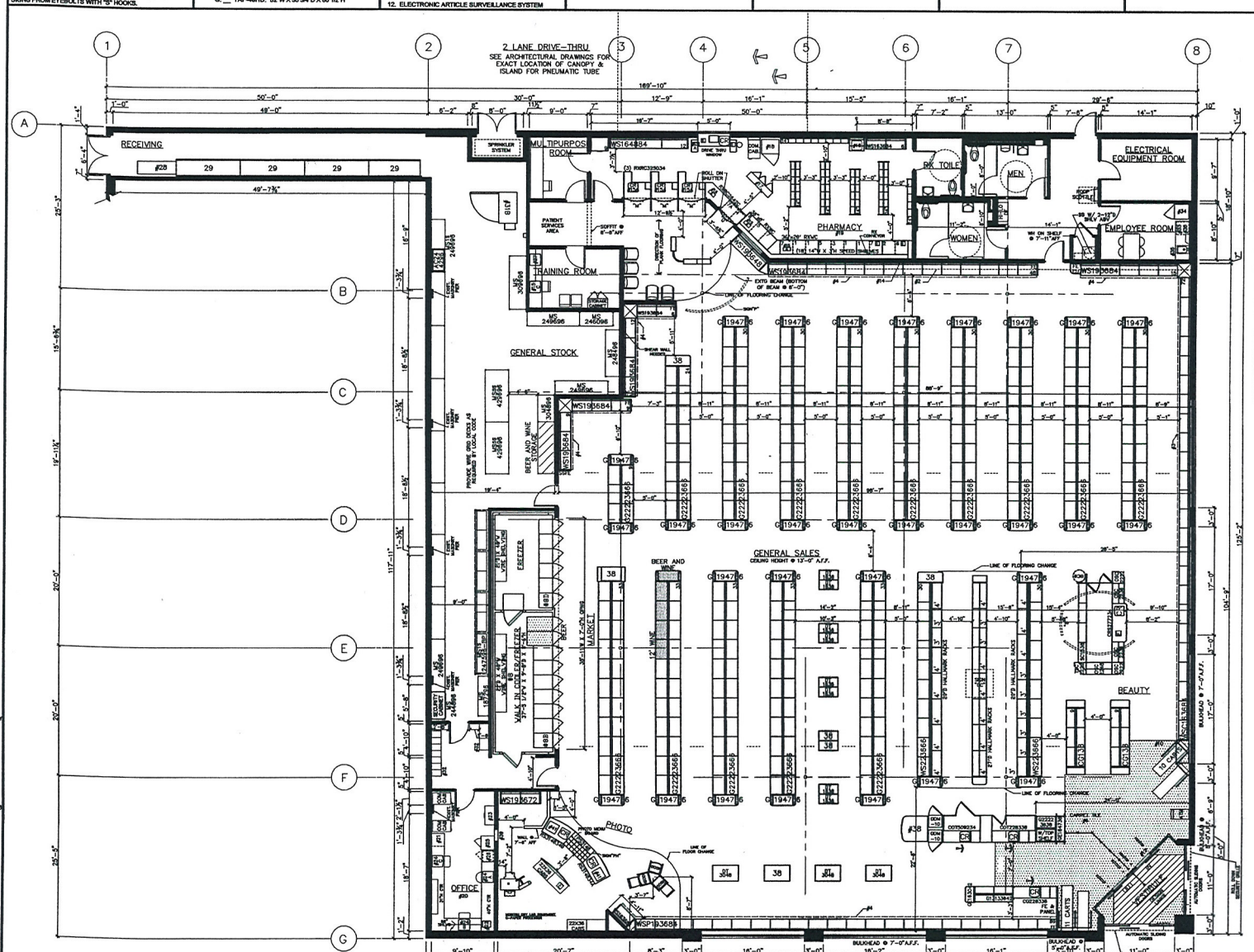
ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE:

*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



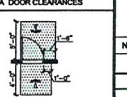
LEGEND

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.

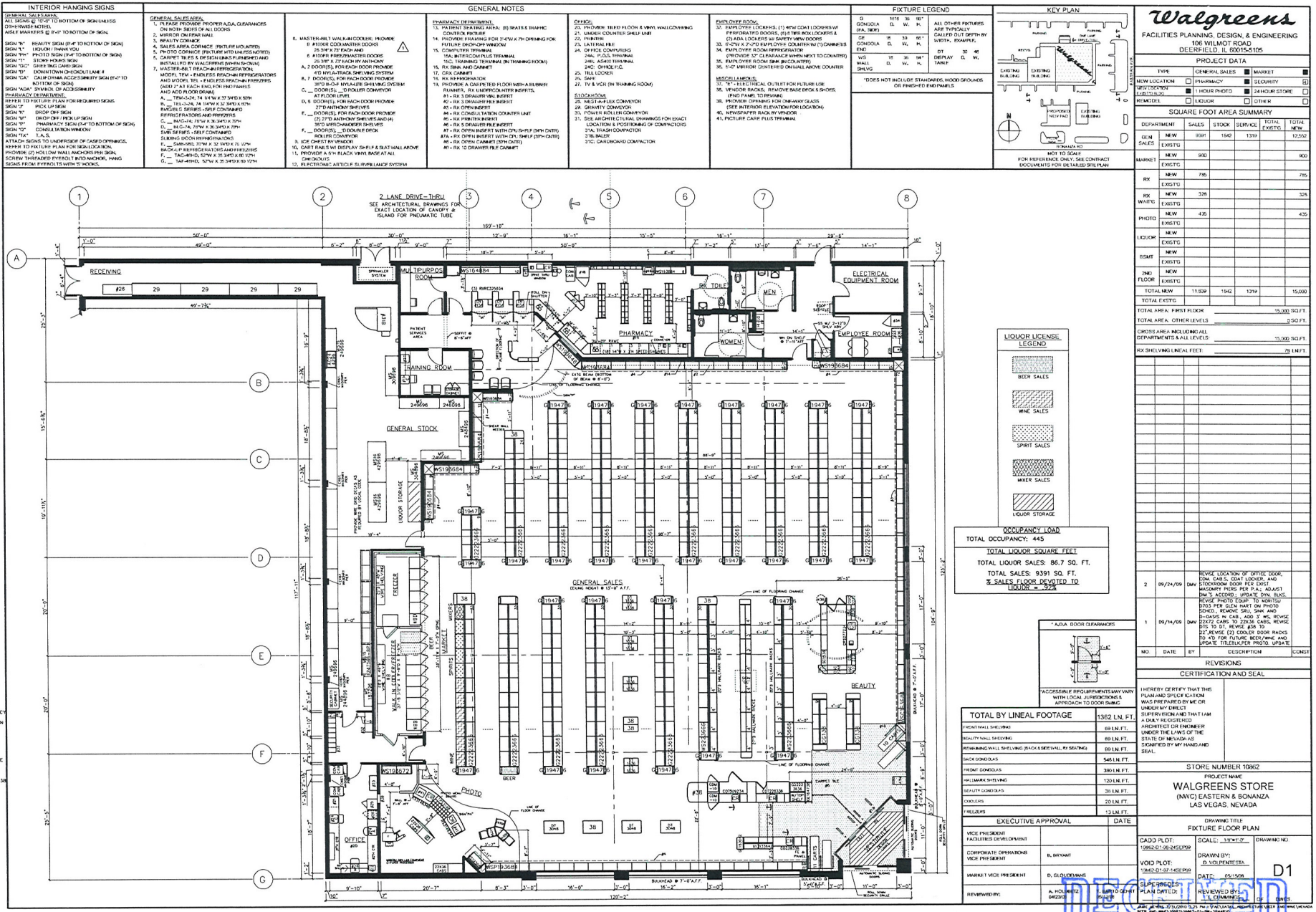
/08 D1 04 AP
: INTERIOR
IG SIGN
REVISE
ION STRING TO
TIC BULLPEN;
NE OF FLOORING
E AT
URPOSE &
G ROOM;REVISE
G GONDOLA
TO STANDARD
..A ENDS;
FIRE RISER
ON ROOM PER
E ARCHITECTS;
D HIGH SHRINK
/ PER LOSS
ITION; REWORK
H PAYOUT TO
A1.1.

/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



SUP-41273 - APPLICANT: WALGREEN CO. - OWNER: STRATA VEGAS, LLC
2421 EAST BONANZA ROAD

03/31/11

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)
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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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APR 11 2011

SUP-41273
REVISED

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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APR 11 2011

SUP-41273
REVISED

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.: **37.**

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

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

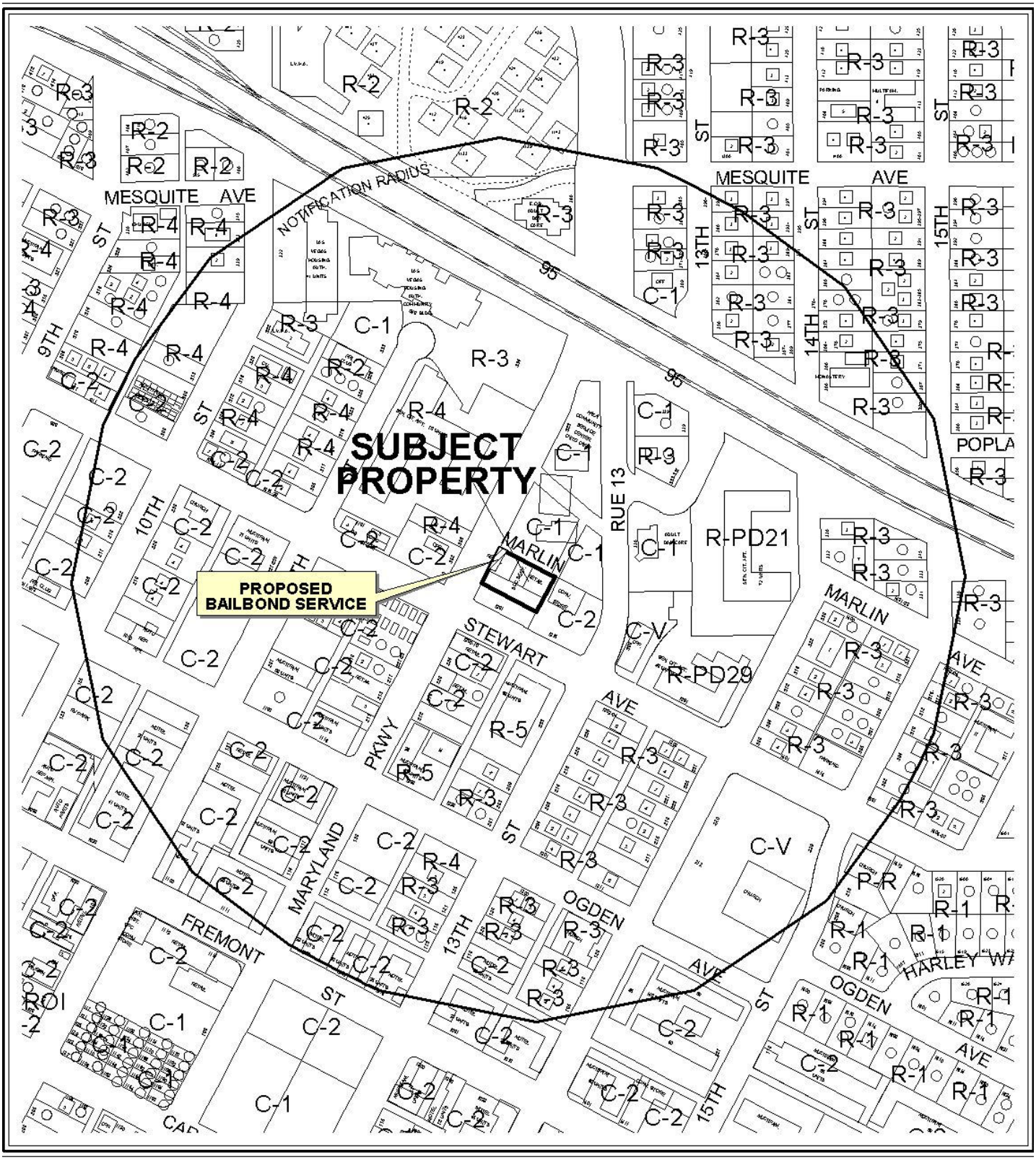
SUBJECT:
SUP-41278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRIAN ALBISER - Request for a Special Use Permit FOR A BAILBOND SERVICE USE at 1201 Stewart Avenue, Suite #2 (APNs 139-35-211-073 and 074), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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. Photo
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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BRIAN ALBISER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41278	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SUP-41278 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Bailbond Service located at 1201 Stewart Avenue, Suite 2 in an existing strip mall. The applicant is proposing to operate a 1,000 square-foot Bailbond Service office at the subject location. Currently, the suite is vacant. The proposed Bailbond Service is not compatible and harmonious with the existing surrounding land uses as this service is better located near the Regional Justice Center, Federal Courthouse and Jail; therefore, staff is recommending denial of this request.

ISSUES

- A Bailbond Service is permitted in a C-2 (General Commercial) district with an approved Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/13/63	The City Council approved Rezoning (Z-0096-63) from R-4 (High Density Residential) to C-2 (General Commercial) at 1201 Stewart Avenue. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
03/08/02	A deed was recorded for a change in ownership for both parcels (APNs 139-35-211-073 and 074).

Related Building Permits/Business Licenses	
04/14/03	A Business License (M01-04235-4-060221) was issued for a Janitorial Service at 1201 Stewart Avenue, Suite 2. Went out of business on 07/10/09.
01/26/10	A Business License (C11-09560-I-135584) was issued for a Contractor at 1201 Stewart Avenue, Suite 2. License is still active.
06/01/10	A Business License (M01-08903-1-129525) was issued for a Janitorial Service at 1201 Stewart Avenue, Suite 2.
07/08/10	A Business License (L33-01087-G-143524) was issued for Lawn Maintenance at 1201 Stewart Avenue, Suite 2.
08/09/10	A Business License (M01-10513-2-150616) was issued for a Janitorial Service at 1201 Stewart Avenue, Suite 2.

Pre-Application Meeting	
03/14/11	Staff reviewed the requirements for a Special Use Permit application for a Bailbond Service with the applicant.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	Staff visited the site and found a well maintained small strip mall development.

Details of Application Request	
Site Area	
Net Acres	0.49

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	MXU (Mixed Use)	C-2 (General Commercial)
North	Office	MXU (Mixed Use)	C-1 (Limited Commercial)
South	General Retail	MXU (Mixed Use)	C-2 (General Commercial)
	Multi-Family Residential		R-5 (Apartment)
East	Convenience Store	MXU (Mixed Use)	C-2 (General Commercial)
West	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
	Office		C-2 (General Commercial)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Live/Work Overlay District	X		N/A
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA

YK

Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	1,000 sq. ft.	1 space per 300 sq. ft.	4				
Convenience Store	1,000 sq. ft.	1 space per 175 sq. ft.	6				
Retail	1,500 sq. ft.	1 space per 175 sq. ft.	9				
Office	750 sq. ft.	1 space per 300 sq. ft.	3				
Barbershop	1 Chair	2 space per Chair	2				
Laundromat	2,000 sq. ft.	1 space per 250 sq. ft.	8				
TOTAL SPACES REQUIRED			32		25		Y *
Regular and Handicap Spaces Required			30	2	23	2	Y

- The site is parking impaired.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Stewart Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y
Maryland Parkway	Secondary Collector	Master Plan of Streets and Highways	80	Y

ANALYSIS

The proposed Bailbond Service will be located in Suite #2 that most recently housed the offices of a home and landscape maintenance business. The property is parking impaired and has a seven parking space impairment based on the existing uses and standards. The proposed Bailbond Service is a less intense use than the previous use and therefore the parking is acceptable as it exists.

The entire strip mall and parking lot are located on two adjacent parcels (139-35-211-073 and 074). It is recommended that these two parcels should be remapped into one parcel to avoid future development issues.

Currently there are four active business licenses attached to this address. Staff conducted a site visit and found the suite to be vacant. It is unknown if these businesses relocated or went out of business.

The subject site is located in the Live/Work and Las Vegas Redevelopment Plan Overlays. This project will not be impacted by either one. The proposed use as a Bailbond Service requires a Special Use Permit within the C-2 (General Commercial) zone. There are no special conditions or minimum requirements related to the proposed use as a Bailbond Office. These types of services are better located near the Regional Justice Center, Federal Courthouse and Jail; therefore, staff recommends denial.

FINDINGS (SUP-41278)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The surrounding land use is intended for commercial and retail uses. The proposed use as a Bailbond Service is not harmonious with the surrounding development.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable for the type and intensity of land use proposed.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The proposed Bailbond Service is located within a commercial strip mall that has access to Maryland Parkway and Stewart Avenue, both of which are identified on the Master Plan of Streets and Highways as 80-foot Secondary Collectors. These roads have adequate capacity to serve the proposed use.

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 Bailbond Service is a state licensed business, and the site would be subject to inspections. Therefore, it would not compromise public health and safety.

5. **The use meets all of the applicable conditions per Title 19.04.**

   There are no minimum requirements associated with the proposed Bailbond Service use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 175

APPROVALS 0

PROTESTS 0

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

RECEIVED
MAR 23 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Jackson Hamilton

Project Address (Location) 1201 Stewart - Suite 2 - 89101

Project Name Innocent Bail Bond **Proposed Use** Bail Bond Service / Office

139-35-211-013

Assessor's Parcel #(s) 202 - Block 5 - Lot 5 **Ward #** 5 Barlow

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

Commercial Square Footage 1,000 Sq Ft (±) **Floor Area Ratio** _____

Gross Acres .5 **Lots/Units** 8 **Density** _____

Additional Information _____

PROPERTY OWNER Brian Albiser **Contact** _____

Address 805 Shetland Rd **Phone:** (702) 271-4231 **Fax:** _____

City Las Vegas **State** N.V **Zip** 89107

E-mail Address BAlbiser@AOL.Com

APPLICANT Same **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

X

Property Owner Signature* Brian Albiser

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

Print Name Brian Albiser

Subscribed and sworn before me

This 17th day of March, 20 11.

Notary Public in and for said County and State

CATALINA VILLANUEVA
Notary Public State of Nevada
No. 02-74766-1
My appt. exp. July 15, 2013

FOR DEPARTMENT USE ONLY

Case #	Sup-41278
Meeting Date:	5-10-11
Total Fee:	1030
Date Received:*	3-23-11
Received By:	F.S.

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

Revised 10/27/08

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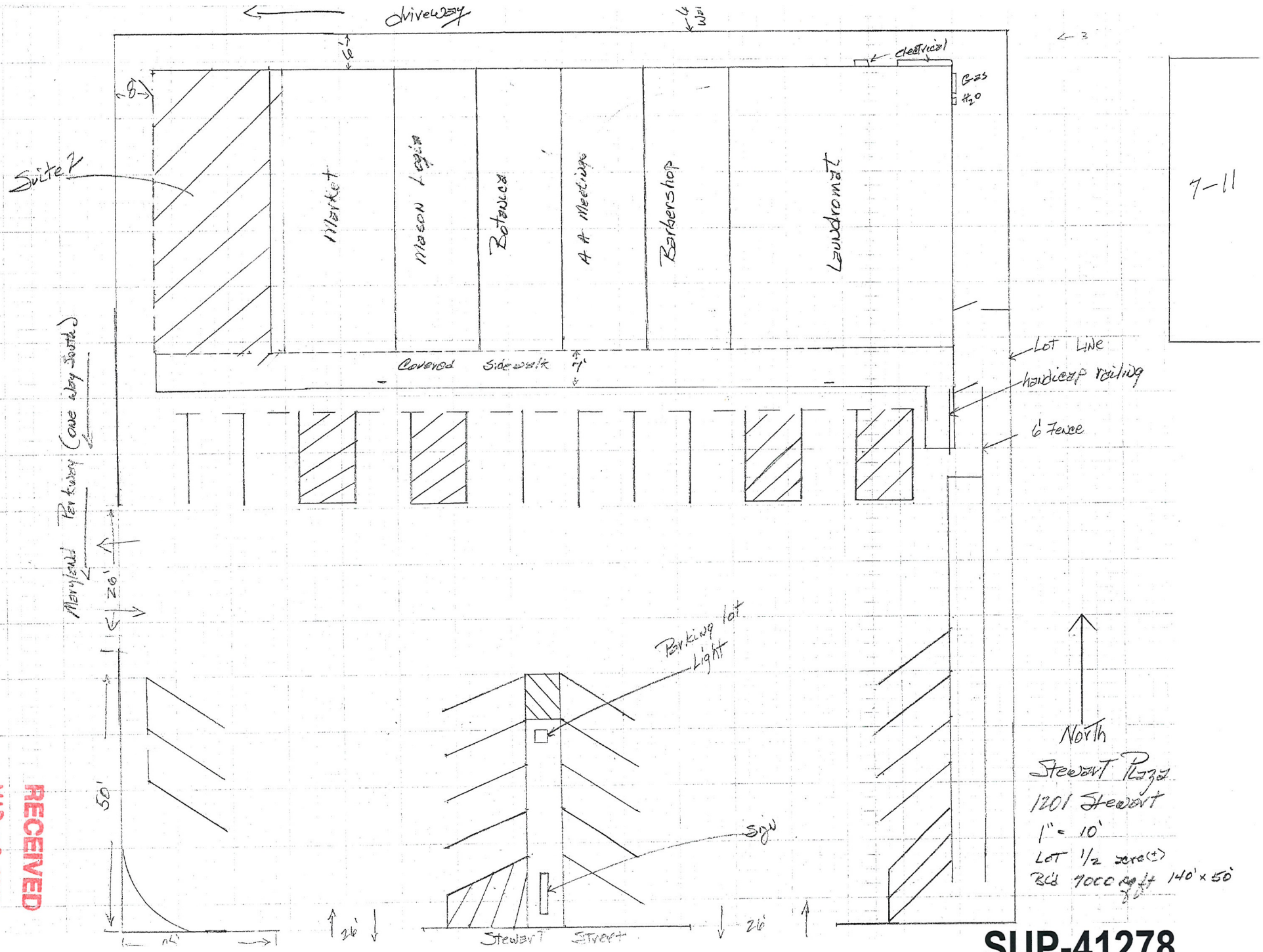

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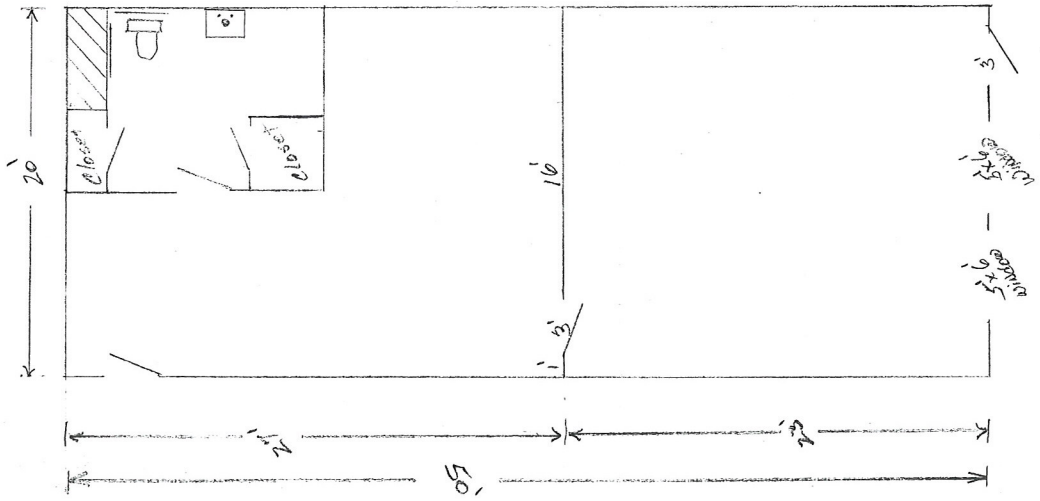
MAR 23 2011
City of Las Vegas

SUP-41278



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MAR 23 2011
City of Las Vegas

SUP-41278



SUP-41278 - APPLICANT/OWNER: BRIAN ALBISER
1201 STEWART AVENUE, SUITE #2

03/31/11

BRIAN ALBISER

805 Shetland road
Las Vegas, Nevada 89102
Phone (702) 878-5309
Cell (702) 271-4231
Balbiser@aol.com

March 22, 2011

To Whom it May Concern:

Re: Prospective tenant Jackson Hamilton - "Innocent Bail Bonds Inc."

This justification letter is written in response to the Planning Departments pre-application conference request form for a special use permit.

In looking at all the foreclosures, bankruptcies and un-employment, I realize that landlords such as myself need to take advantage of any opportunity to rent a vacant space. Fortunately Mr. Jackson Hamilton, owner of "Innocent Bail Bonds" has chosen to relocate his office to my center replacing "Escretorio Publico" an accountant who had occupied the space for many years.

The on-site parking requirement is the same 4 spaces. Total tenant parking requirements indicate 30 spaces are needed, twenty seven are available. The fact that the Mason's lodge and Alcoholics Anonymous only meet in the evening when other businesses are closed mitigates parking demand.

Sincerely,

Brain Albiser
Owner, Stewart Plaza,
1201 Stewart,
Las Vegas, Nevada 89101.

RECEIVED
MAR 23 2011
City of Las Vegas

SUP-41278

City of Las Vegas Agenda Item No.: **38.**

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

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

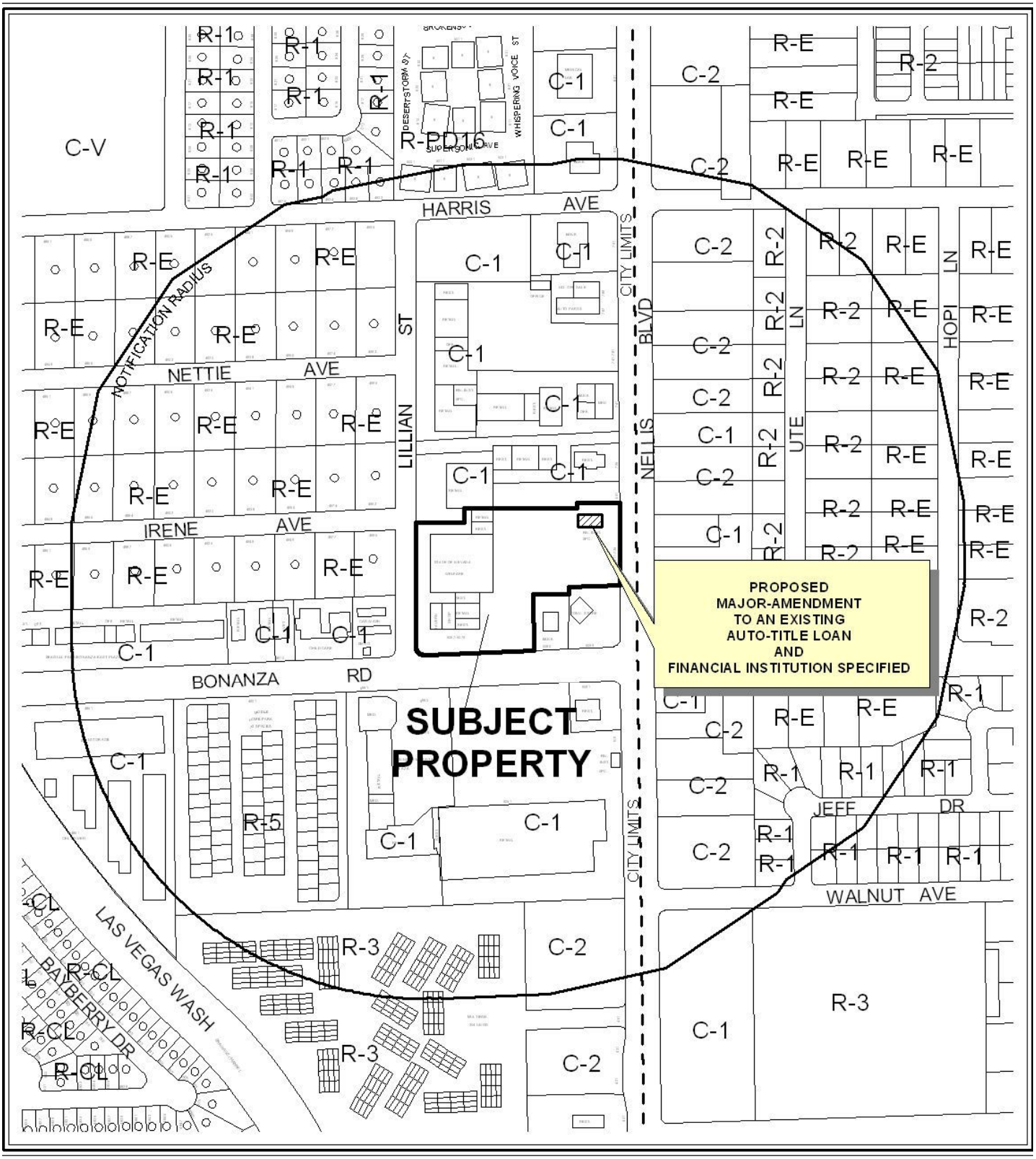
SUBJECT:
SUP-41289 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request for a Major Amendment to a previously approved Special Use Permit (SUP-19645) TO ALLOW 24-HOUR OPERATIONS FOR AN EXISTING AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION, 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.

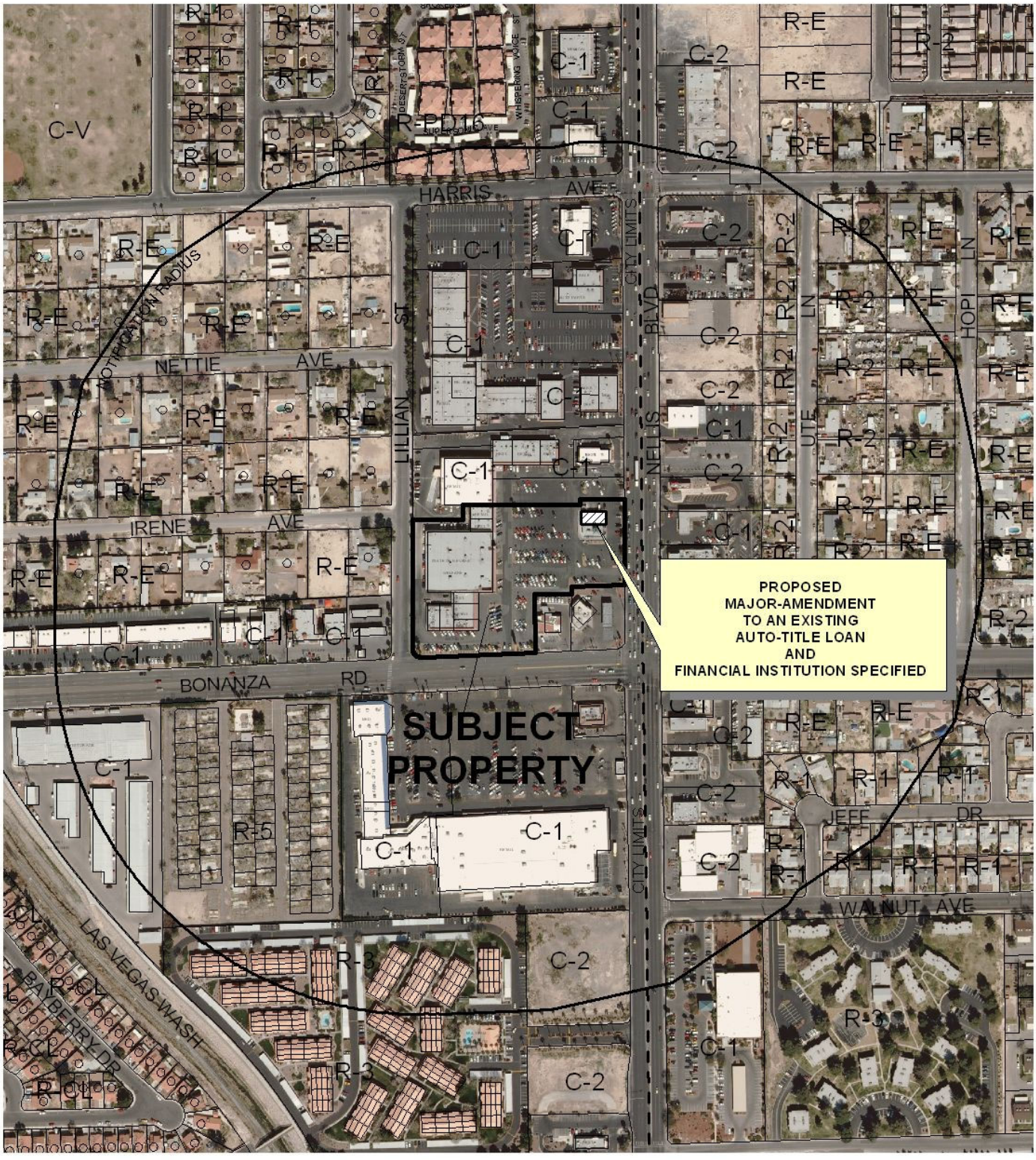
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41289**

RADIUS: 1000 FT

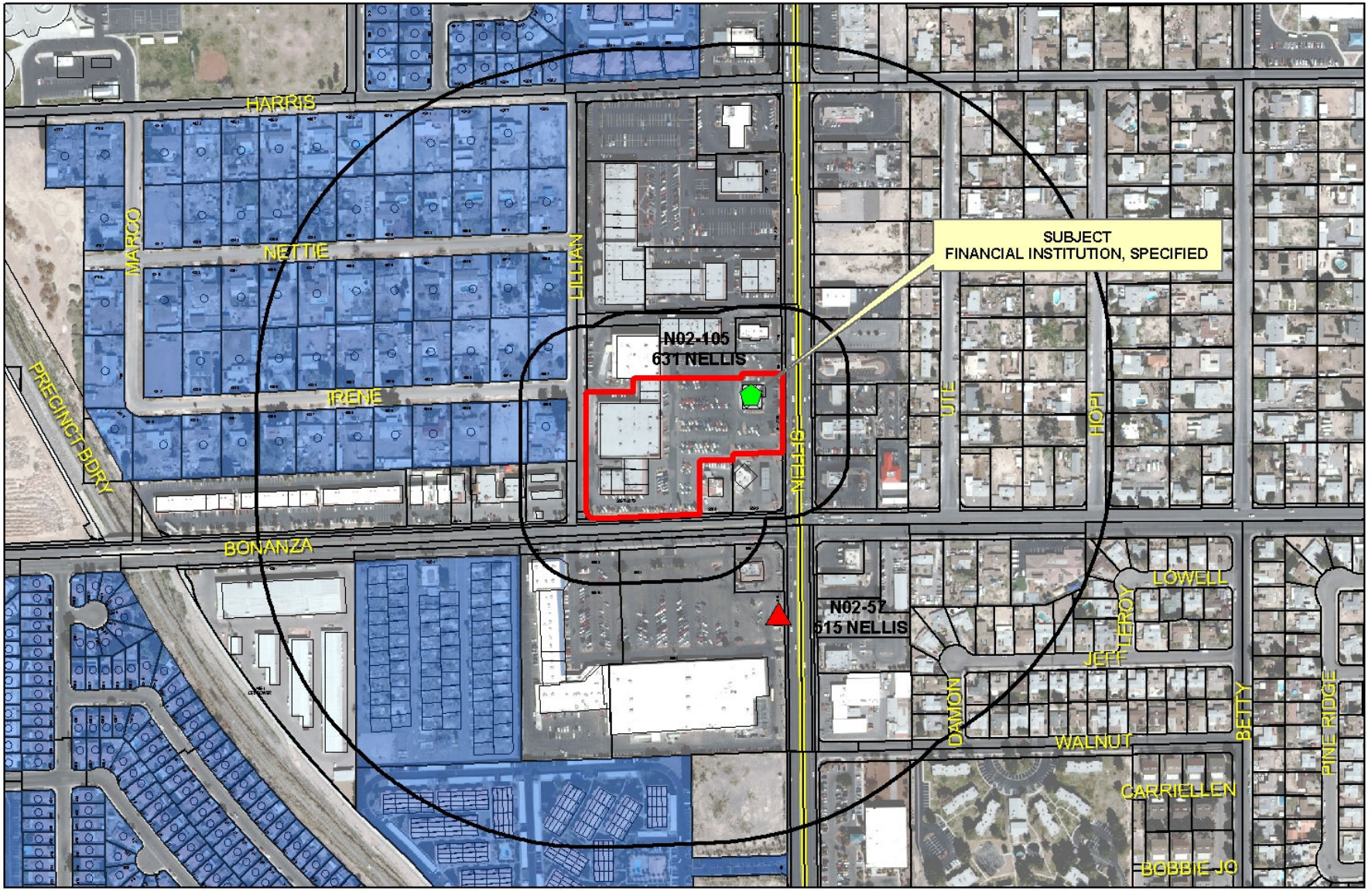
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41289	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-42189 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-19645) and Site Development Plan Review (SDR-19648), except as amended herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment of a previously approved Special Use Permit (SUP-19645) to allow 24-hour operations at an existing Auto Title Loan and Financial Institution, Specified located at 631 North Nellis Boulevard. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as evidenced by the request to extend the hours of operation from 8:00 a.m. to 11:00 p.m. If this request is denied, the existing Auto Title Loan and Financial Institution, Specified hours of operation will remain from 8:00 a.m. to 11:00 p.m.

ISSUES

- Approval of a Major Amendment of Special Use Permit (SUP-19645) is required to extend the hours of operation to 24 hours at an existing Auto Title Loan and Financial Institution, Specified where the hours of operation allowed are from 8:00 a.m. to 11:00 p.m.
- This item has been deemed a Project of Regional Significance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/06/72	The City Council approved a Rezoning (Z-0062-72) from R-E (Residence Estates) to C-1 (Limited Commercial) on approximately 10 acres on the northwest corner of Bonanza Road and Nellis Boulevard. Planning Commission and staff recommended approval.
08/10/78	The Planning Commission considered a request for a Plot Plan Review (Z-0062-72) to allow a shopping center on property located at the northwest corner of Nellis Boulevard and Bonanza Road.
04/18/07	The City Council approved a Special Use Permit (SUP-19645) for an Auto Title Loan and Financial Institution, Specified, with a Waiver to allow a distance separation of 60 feet from residential zoned property where 200 feet is required and a Waiver to allow a distance separation of 100 feet from an existing financial institution, specified where 1,000 feet is required at 631 North Nellis Boulevard. Planning Commission and staff recommended approval.

04/18/07	The City Council approved a Major Amendment (SDR-19648) to approved Site Development Plan Review (Z-0062-72) for a 1,500 square foot addition to an existing 2,009 square foot commercial building with drive-through to be sited within an existing shopping center at 631 North Nellis Boulevard. The Planning Commission and staff recommended approval.
05/19/10	The City Council approved a Special Use Permit (SUP-37626) to add a Jewelry Store, Class III use within an existing 3,509 square-foot Auto Title Loan Establishment at 631 North Nellis Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/27/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/07/01	A building permit (#01021239) was issued for Certificate of Occupancy - Tenant Improvement for an office building at 631 North Nellis Boulevard. The permit was finaled on 4/02/02.
09/11/01	A business license (C21-01122) was issued for a Check Cashing/Deferred Deposit at 631 North Nellis Boulevard. The license was marked out of business on 8/05/09.
08/20/02	A business license (F14-00047) was issued for an Auto Title Loan at 631 North Nellis Boulevard. The business license was reclassified as (N02-00105) Non-Depository Lender and Auto Title Loan on 09/10/09.
11/01/07	A building permit (#07003121) was issued for Certificate of Completion for a 1,500 square-foot office building addition with drive-through at 631 North Nellis Boulevard. The permit was finaled on 6/25/08.
07/09/08	A building permit (#118085) was issued for a Tenant Improvement at 631 North Nellis Boulevard. The permit was finaled on 1/02/09.
05/28/09	A business license (W10-00316) was issued for a Wire Service at 631 North Nellis Boulevard. The license is currently active.
09/10/09	A business license (N02-00105) was issued for a Non-Depository Lender and Auto Title Loan business at 631 North Nellis Boulevard. The license is currently active.
02/11/10	A Code Enforcement case (#97952) was created for illegal signage and a 24 hour business, where from 8:00 a.m. to 11 p.m. is the minimum requirement at 631 North Nellis Boulevard. The case is currently active.

Pre-Application Meeting	
03/07/11	A pre-application meeting was held with the applicant where the submittal requirements for a Major Amendment to a Special Use Permit to modify the

	hours of operation to 24 hours.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
03/31/11	During a site inspection staff observed the trash dumpster located outside the trash enclosure and the enclosure doors open. All illegal and unpermitted signage has been removed.

Details of Application Request	
Site Area	
Net Acres	4.56

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	Clark County	Clark County
West	Single-Family Residential	R (Rural Density Residential)	R-E (Residential Estates)
	Car Wash and Auto Smog Check	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Nellis Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	54,556 SF	1:250 SF	219		266		Y
TOTAL SPACES REQUIRED			219		266		Y
TOTAL (With Handicapped)			212	7	259	7	Y

ANALYSIS

Prior to 2003, a Special Use Permit was not required for Financial Institution, Specified and Auto Title Loan uses and set hours of operation were not part of the requirements. A business license for a Financial Institution, Specified was issued in 2001, and operated on a 24-hour basis. The applicant was subsequently approved for a Special Use Permit (SUP-19645) on 04/18/07 for an Auto Title Loan and Financial Institution, Specified, which limited the applicant's hours from 8:00 a.m. to 11:00 p.m. Waivers of the distance separation from residentially zoned property and a similar use were approved as part of this Special Use Permit. The applicant continued to operate as a 24-hour business until a code enforcement case (#97952) was opened and the applicant was informed of the approved hours of operation. The applicant is now requesting a Major Amendment to Special Use Permit (SUP-19645) to allow 24-hour operations at the existing site. As the majority of businesses in the immediate area do not have 24-hour operations and the applicant has provided no adequate justification for this request, staff recommends denial with conditions.

FINDINGS (SUP-41289)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties, due to hours of operation requested and the proximity to residential zoned property.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type and intensity of the proposed use, but the expansion of hours of operation of the existing Financial Institution, Specified and Auto Title Loan uses is not appropriate.

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 subject site is accessed by Bonanza Road and Nellis Boulevard. Both streets are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

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.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed use does not meet all Minimum Special Use Permit Requirements pursuant to Title 19.04. The applicant is requesting to expand the hours of operation to 24 hours, where 8:00 a.m. to 11:00 p.m. is allowed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 223

JG

APPROVALS 0

PROTESTS 0

JG

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41289** APN: 140-29-802-009

Name of Property Owner: Aleco Enterprises Inc

Name of Applicant: Check City

Name of Representative: Check City

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert Muraleash

Subscribed and sworn before me

This 14th day of March, 2011

Sylvia Daves Grieb

Notary Public in and for said County and State

SYLVIA DAVES GRIEB
COMM. #1884670
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Apr. 27, 2014

RECEIVED
MAR 24 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: an amendment current special use permit to allow 24 hours

Project Address (Location) NWC Nellis & Bonanza -- 631 N Nellis

Project Name Check City **Proposed Use** _____

Assessor's Parcel #(s) 140-29-802-009 **Ward #** _____

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

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

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

Additional Information an amendment to the special use permit to allow 24 hours

PROPERTY OWNER Aleco Enterprises Inc **Contact** Robert Munakash

Address 12111 La Casa Ln **Phone:** (310) 459-7645 **Fax:** _____

City Los Angeles **State** CA **Zip** 90049

E-mail Address _____

APPLICANT Check City **Contact** Jim Marchesi, Manager

Address 2640 Crimson Canyon Dr. **Phone:** (702) 258-8888 **Fax:** (702) 880-7779

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

E-mail Address jtskee@aol.com

REPRESENTATIVE LAS CONSULTING **Contact** LUCY STEWART

Address 101 CONVENTION CTR #1002 **Phone:** (702) 258-8888 **Fax:** 946-0857

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

E-mail Address STEWPLAN@AOL.COM

Property Owner Signature* _____

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

Print Name Robert Munakash

Subscribed and sworn before me

This 7th day of March, 20 11.

Sylvia Daves Grieb

Notary Public in and for said County and State

SYLVIA DAVES GRIEB
COMM. #1884670
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Apr. 27, 2014

BCT4

FOR DEPARTMENT USE ONLY

Case #	SUP-41289
Meeting Date:	5/10/11 PC
Total Fee:	$1,030
Date Received:*	3/24/11
Received By:	

RECEIVED
MAR 24 2011

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

Revised 10/27/08

SHEET INDEX

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

GENERAL NOTES

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.

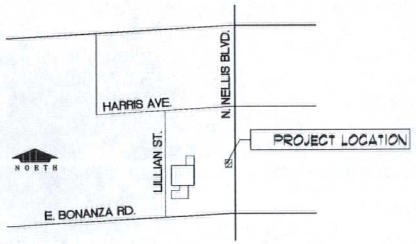
3. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS.

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.

VICINITY MAP



ADA COMPLIANCE

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PROJECT DATA

MUNICIPAL JURISDICTION: LAS VEGAS, NEVADA

PROPOSED PROJECT DESCRIPTION:

1500 SF TENANT ADDITION TO EXISTING STRUCTURE.

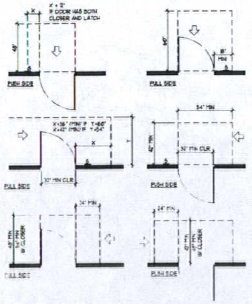
I.B.C.	2006 EDITION
ALLOWABLE FLOOR AREA:	9,000 SQ. FT.
OCCUPANCY:	GROUP B
OCCUPANCY LOAD:	1500 SQ. FT. @ 1:100 = 15 OCCUPANTS
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	1
BUILDING HEIGHT:	25'-0" (ACTUAL)
SPRINKLERS:	YES
EXITS REQUIRED:	2
PARKING:	1500 SQ. FT. @ 1:250 = 6 USE EXISTING 220 SPACES

EXISTING SHELL BLDG

CONCRETE SLAB ON GRADE 2X FRAMED WALLS
BITUMIN ROOF ON WOOD DECK PRE-MFR'D ROOF TRUSSES

I.B.C.	2003 EDITION
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
TENANT SPACE:	2000 SQ FT
BUILDING HEIGHT:	NONE (1 STORY)

CLEARANCES AT DOORS



3 MINIMUM LOCATION WHERE OCCURS

NOTE: THE SWEEP PERIOD FOR DOOR CLOSERS SHALL BE ADJUSTED SUCH THAT FROM AN OPENING POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST 1.5 SECONDS TO ARRIVE AT A POINT 3" FROM THE LATCH.

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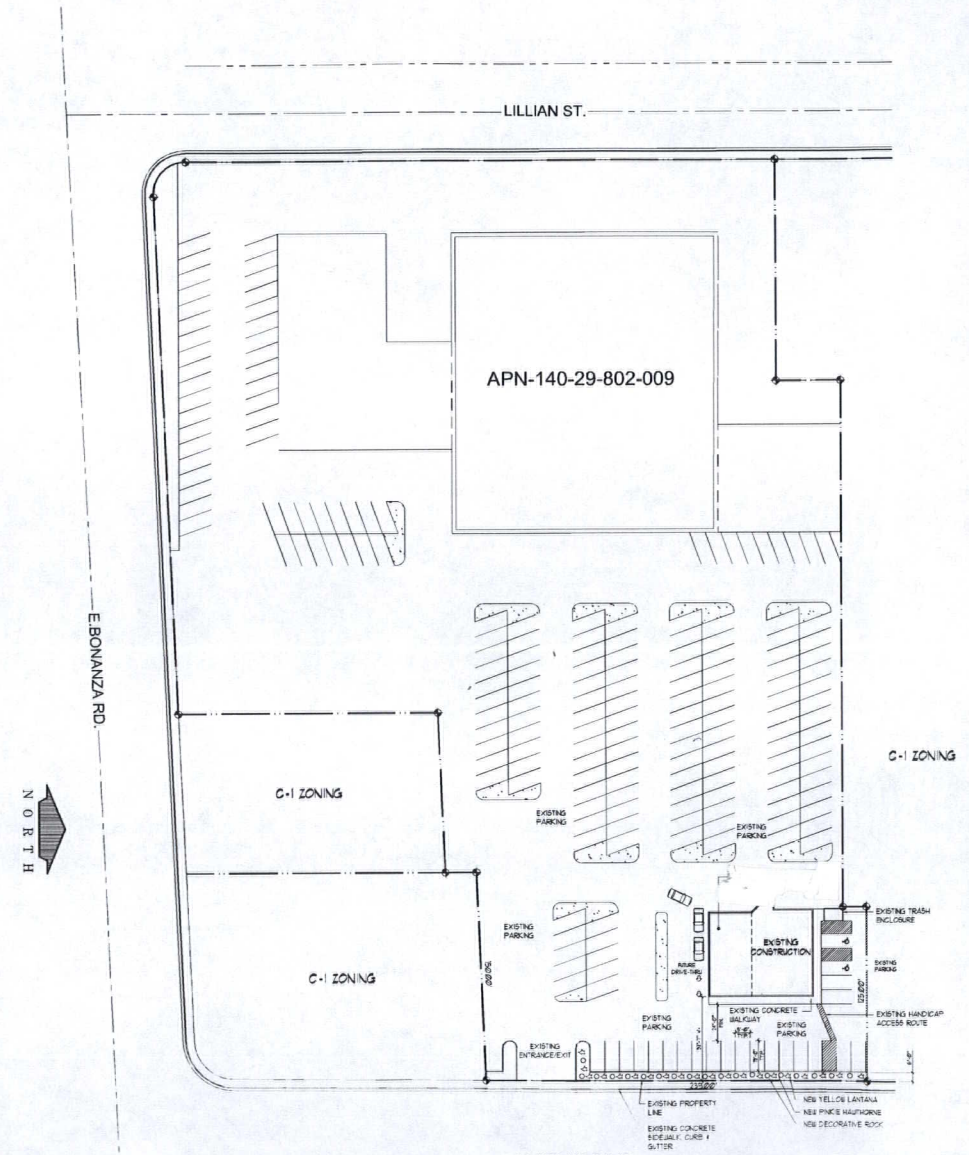
A1

SITE PLAN W/ LANDSCAPE



PLANTING LIST

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

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

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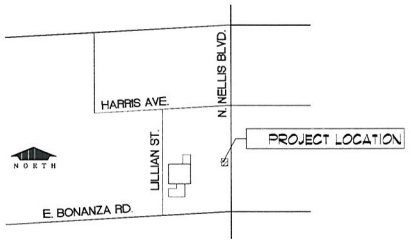
GENERAL NOTES



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ADA COMPLIANCE

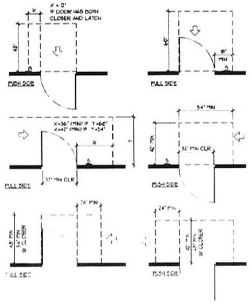
MUNICIPAL JURISDICTION: LAS VEGAS, NEVADA

PROPOSED PROJECT DESCRIPTION:
1500 SF. TENANT ADDITION TO EXISTING STRUCTURE

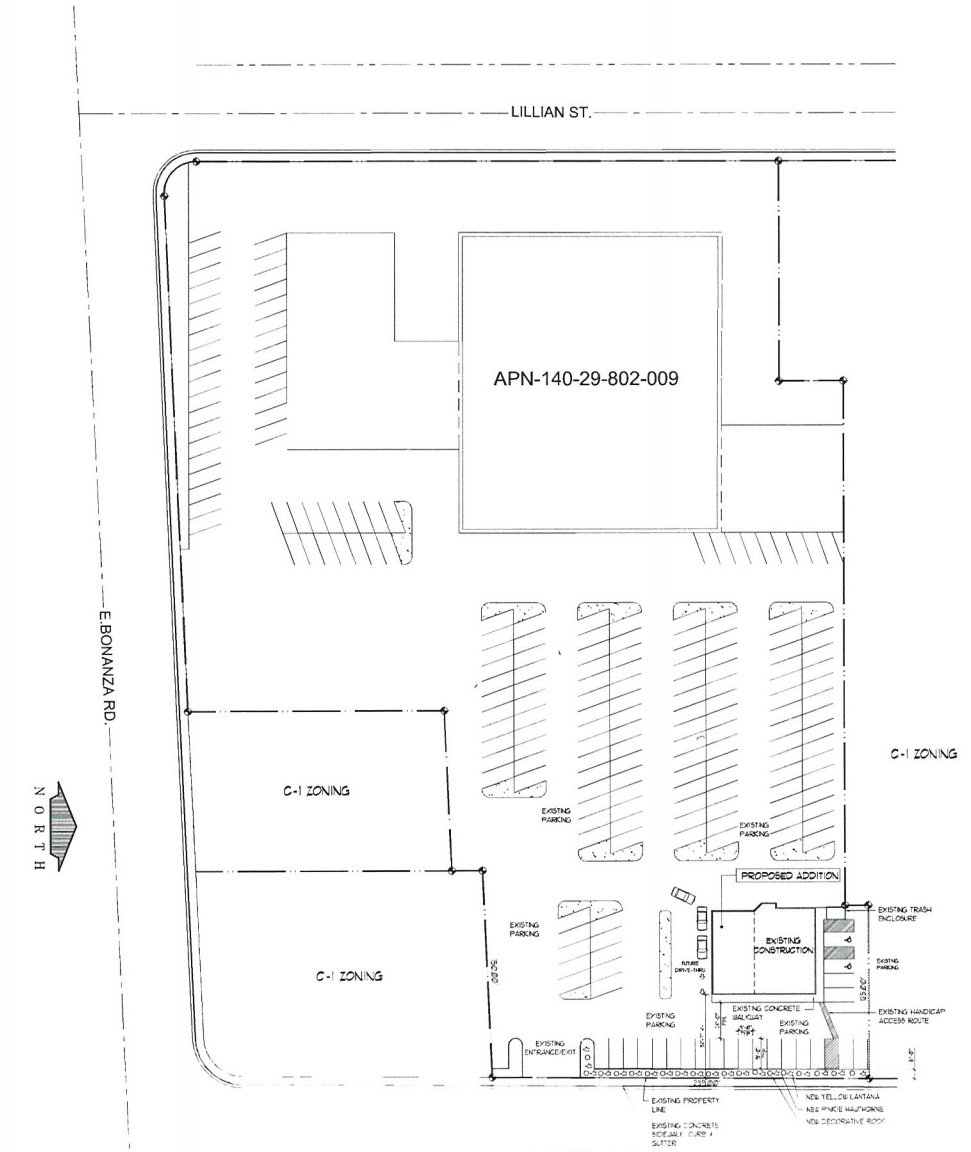
I.B.C.	2006 EDITION
ALLOWABLE FLOOR AREA:	9000 SQ. FT.
OCCUPANCY:	GROUP B
OCCUPANCY LOAD:	1500 SQ. FT. @ 1/100 = 15 OCCUPANTS
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	1
BUILDING HEIGHT:	25'-0" (ACTUAL)
SPRINKLERS:	YES
EXITS REQUIRED:	2
PARKING:	1500 SQ. FT. @ 1/250 = 6 USE EXISTING 330 SPACES

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.



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REVISIONS

Timothy R. Neal Architect
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6129 Glamorous Ct. N. Las Vegas, Nevada 89031
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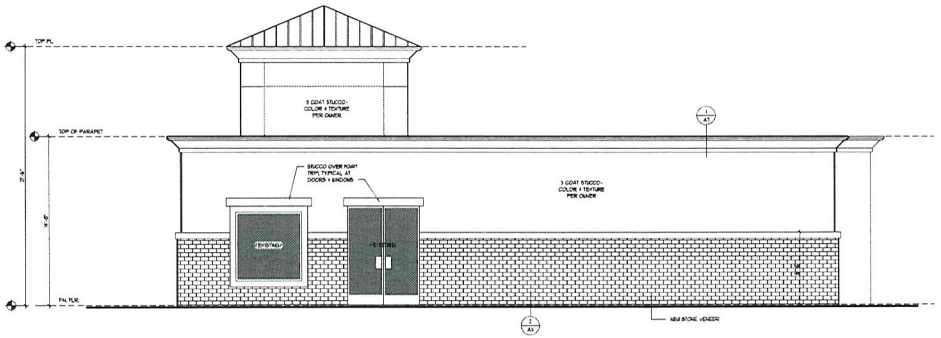
PROPOSED ADDITION FOR:
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE: 2-22-07



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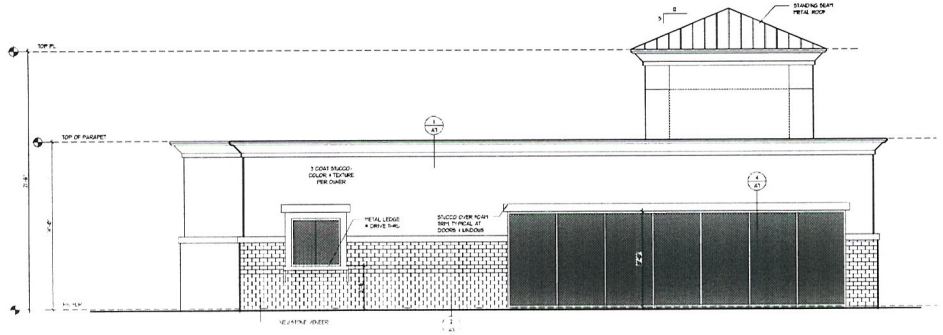
RIGHT SIDE ELEVATION



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LEFT SIDE ELEVATION

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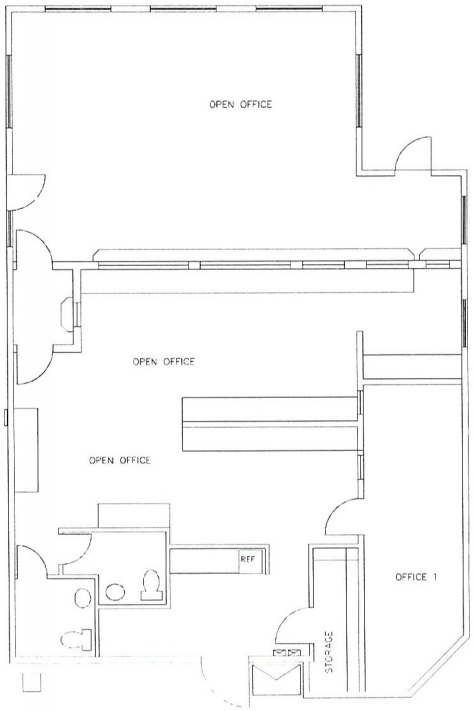
REVISIONS

Timothy R. Neal Architect
N C A R B
6129 Glamorous Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR:
CHECK CITY
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE 11/6/06
SHEET No



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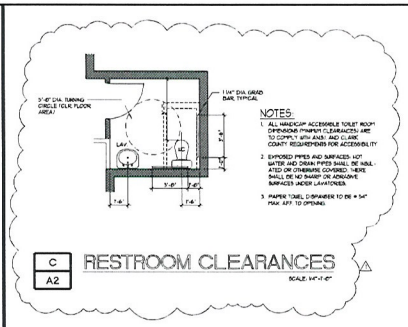

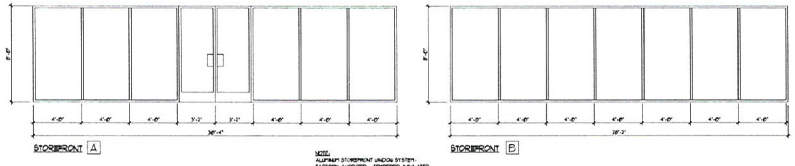

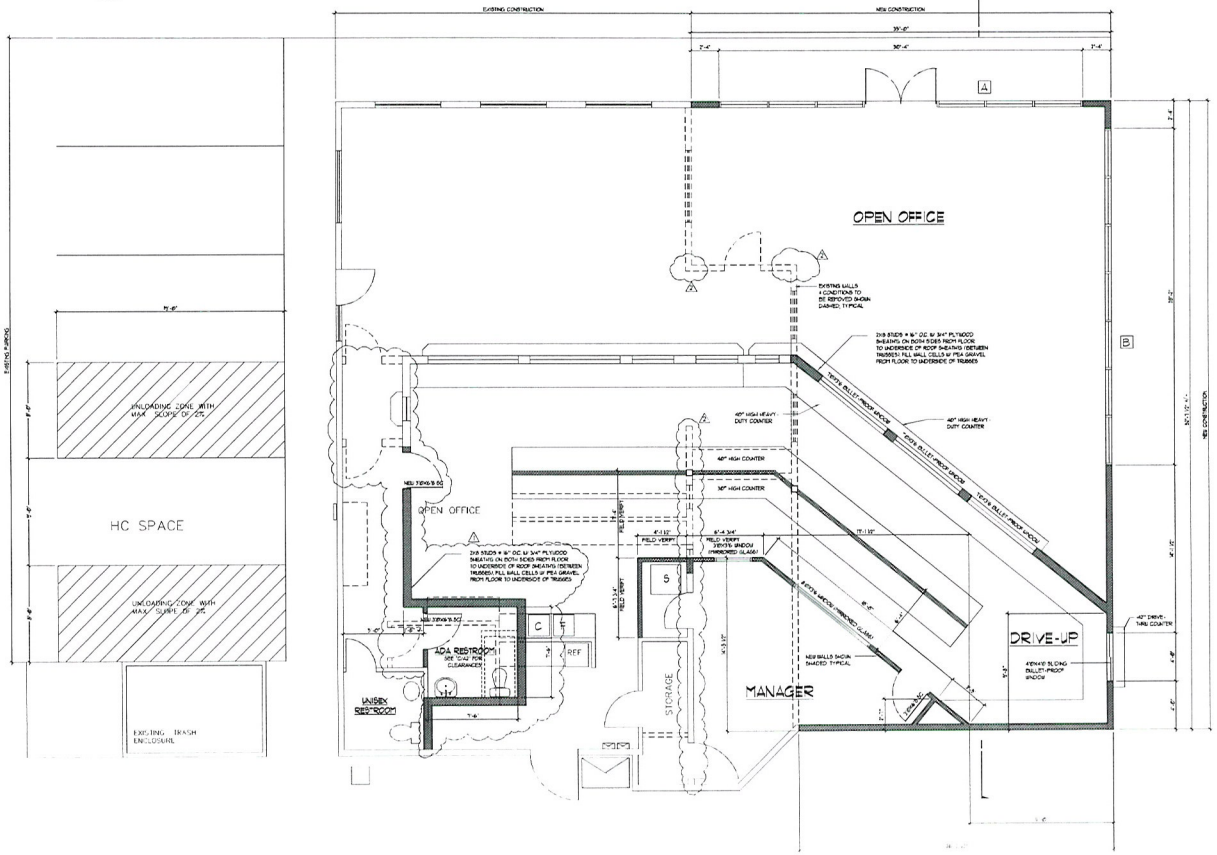

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REVISIONS

1	11/6/06	CITY OF LAS VEGAS
2	09/06/06	CITY OF LAS VEGAS
3		
4		

Timothy R. Neal Architect
NCARB
6129 Glamorous Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR:
CHECK CITY
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE 11/6/06
SHEET No.



- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

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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

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03/18/10
MAR 24 2011

SUP-41289



SUP-41289 - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

03/31/11



SUP-41289 - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

03/31/11



SUP-41289 - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
631 NORTH NELLIS BOULEVARD

03/31/11

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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SUP-41289

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**

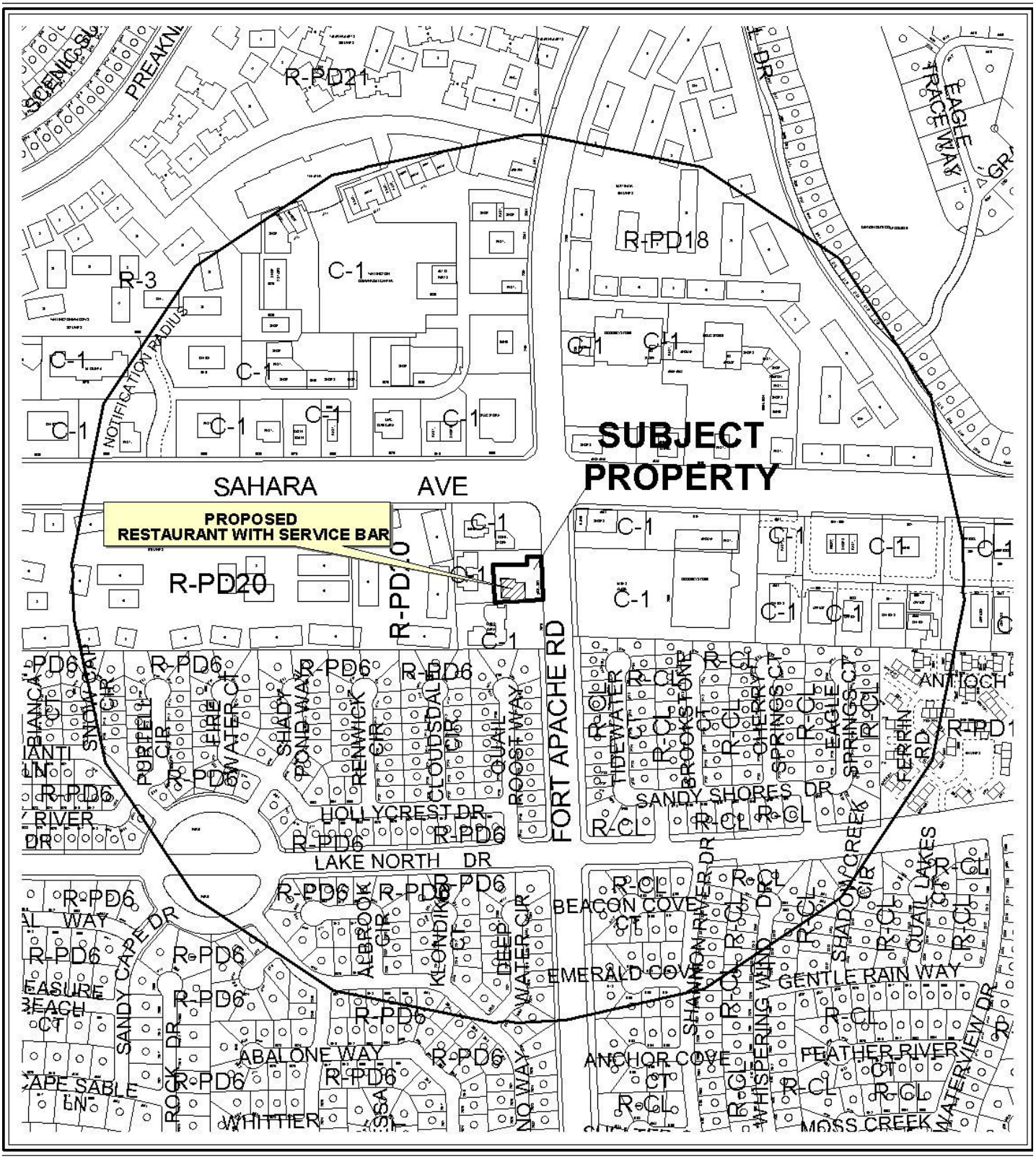
SUBJECT:
SUP-41292 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DROR MIDANY - OWNER: Y & B INVESTMENTS, LLC. - Request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR WITHIN AN EXISTING 2,318 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 360-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE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



0 400 800 Feet

CASE: **SUP-41292**

RADIUS: 1500 FT

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

N



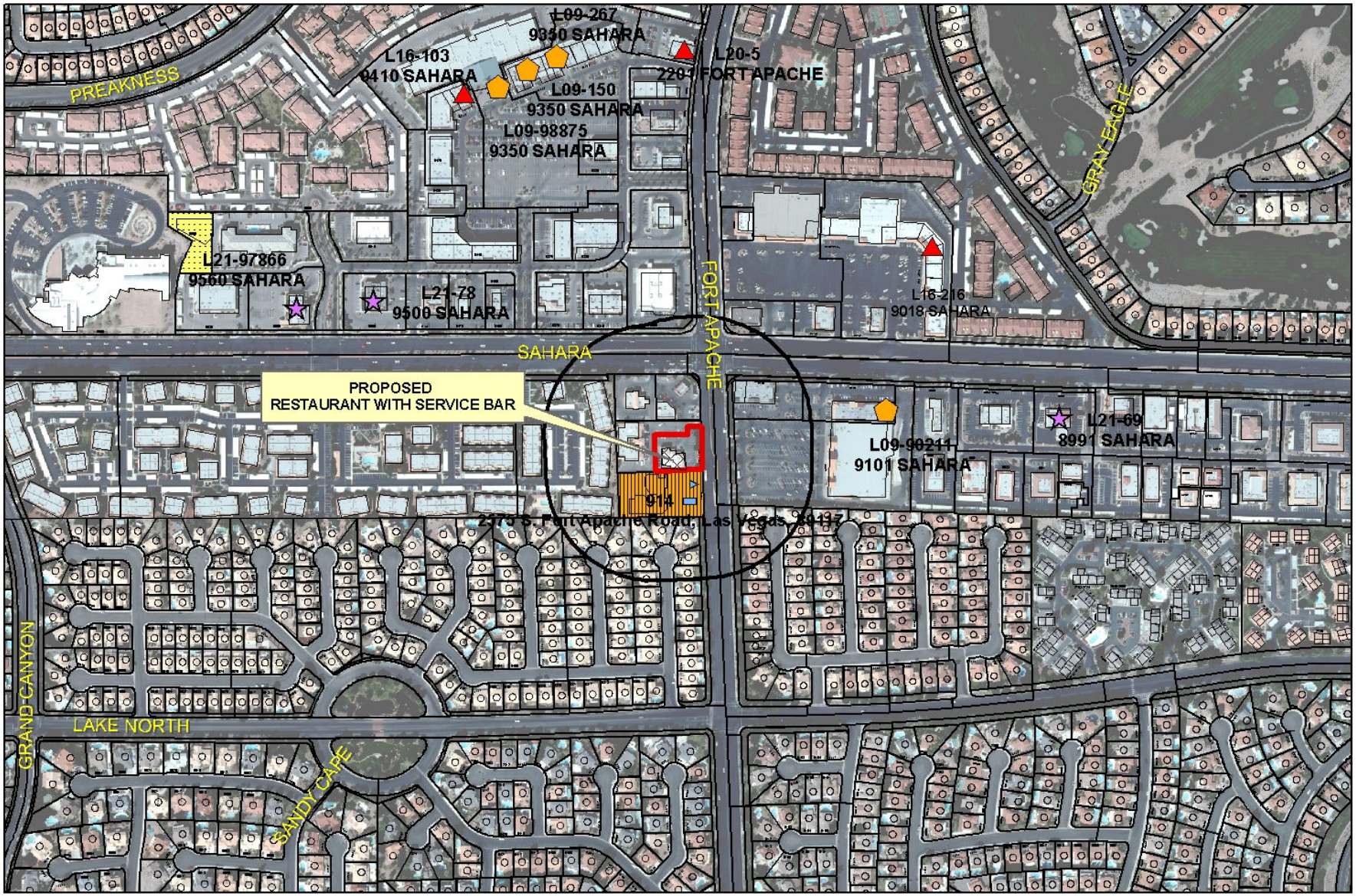
0 400 800 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DROR MIDANY - OWNER: Y & B INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41292	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-41292 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Restaurant with Service Bar use.

2. Conformance to the approved conditions for Rezoning (Z-0076-86) and Site Development Plan Review [Z-0076-86(16)].

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Restaurant with Service Bar use within an existing 2,318 square-foot restaurant located at 2521 Fort Apache Road, Suite #100. The proposed use will not require additional parking, as the parking requirement for a Restaurant with Service Bar is the same as the existing Restaurant, 2,000 Square Feet or More (without Drive-Through). Staff recommends denial of this request as the minimum separation from a child care facility and a Synagogue cannot be met, and the proposed use will not be compatible with the surrounding uses. If this application is denied, the restaurant would not be allowed to sell alcoholic beverages with meals.

ISSUES

- A Restaurant with Service Bar use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver to allow a no distance separation from a Child Care Center, where 400 feet is required and a 360-foot distance separation from a synagogue, where 400 feet is required is needed for approval of the Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/05/86	The City Council approved the request for a Rezoning (Z-0076-86) of property bounded by Desert Inn Road on the south, Fort Apache Road on the east, Sahara Avenue on the north and Hualapai Way on the west, from N-U (Non-Urban) to R-PD6 (Residential Planned Development - 6 Units Per Acre), R-PD20 (Residential Planned Development – 20 Units Per Acre), C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
08/26/93	The Planning Commission approved the request for a Plot Plan and Building Elevation Review [Z-0076-86(16)] for proposed retail stores on property located on the west side of Fort Apache Road, approximately 360 feet south of Sahara Avenue. The Planning Department staff recommended approval.

Most Recent Change of Ownership	
01/22/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/02/94	A building permit (#94329878) was issued for a Shell Building at 2521 South Fort Apache Road. The project was completed on 09/02/94.
09/28/94	A building permit (#94349841) was issued for Tenant Improvement at 2521 South Fort Apache Road, Suite #100. The project was completed on 11/10/94.
10/03/05	A building permit (#05006888) was issued for Tenant Improvement for a Restaurant expansion at 2521 South Fort Apache Road, Suite #100. The project was completed on 01/04/06.
01/13/06	A business license (#R07-00709) was issued for a Restaurant at 2521 South Fort Apache Road, Suite #100. The license is currently active.
05/21/10	A building permit (#162189) was issued for Tenant Improvement for a Restaurant expansion at 2521 South Fort Apache Road, Suite #100. The tenant improvement is not been finaled.

Pre-Application Meeting	
03/24/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for a Restaurant with Service Bar use were discussed.

Neighborhood Meeting
A Neighborhood Meeting is not required, nor was one held.

Field Check	
03/31/11	During a site visit, staff noted a Restaurant, 2,000 Square Feet or More (without Drive-Through) to be clean and free of debris.

Details of Application Request	
Site Area	
Net Acres	0.54

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Restaurant, 2,000 Square Feet or More (without Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Child Care Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150*	Y
Fort Apache Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

*Sahara Avenue is designated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant, 2,000 Square Feet or More (without Drive-Through)	899 SF Seating 1419 SF Remaining	1/50SF 1/200 SF (minimum of 10)	18 7				
Restaurant, Less than 2,000 square-feet (without Drive-Through)	220 SF Seating 679 SF Remaining	1/50SF 1/200 SF (minimum of 10)	10				
Vacant Office	1,008 SF	1/300 SF	4				
General Personal Service (Beauty Shop)	3 stations	3/station	9				
TOTAL SPACES REQUIRED			48		30*		N
Regular and Handicap Spaces Required			46	2	29	1	N

*Pursuant to Title 19.10.010(C), the subject site is a Parking Impaired Development.

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 400-Foot minimum distance separation from a Child Care Center.	No distance separation	Denial
A 400-Foot minimum distance separation from a synagogue.	360 feet	Denial

ANALYSIS

Title 19.20 defines a Restaurant with Service Bar use as "a bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption." The applicant is proposing to add a Service Bar use to the existing 2,318 square-foot restaurant.

The required parking for the proposed use is the same as the existing Restaurant, 2,000 square-feet or more (without Drive-Through), and no additional spaces are required.

Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is compatible with the surrounding land use, as is evidenced by the requested waivers of distance separation. The applicant has not provided sufficient evidence that would warrant the granting of waivers to allow reduced distance separation between the proposed Restaurant with Service Bar use and other protected uses.

FINDINGS (SUP-41292)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties, due to waivers of required distance separation from a Child Care Center and from a synagogue.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Ample site access is provided and adequate parking is provided as the proposed use requires no additional parking beyond what is required for the existing restaurant.

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 subject site is accessed by Sahara Avenue and Fort Apache Road. Both streets are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

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.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use does not meet all Minimum Special Use Permit Requirements pursuant to Title 19.04. Waivers are required to allow no distance separation from a Child Care Center where 400 feet is required and to allow a 360-foot distance separation from a synagogue where 400 feet is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 914

APPROVALS 0

PROTESTS 0

JG

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

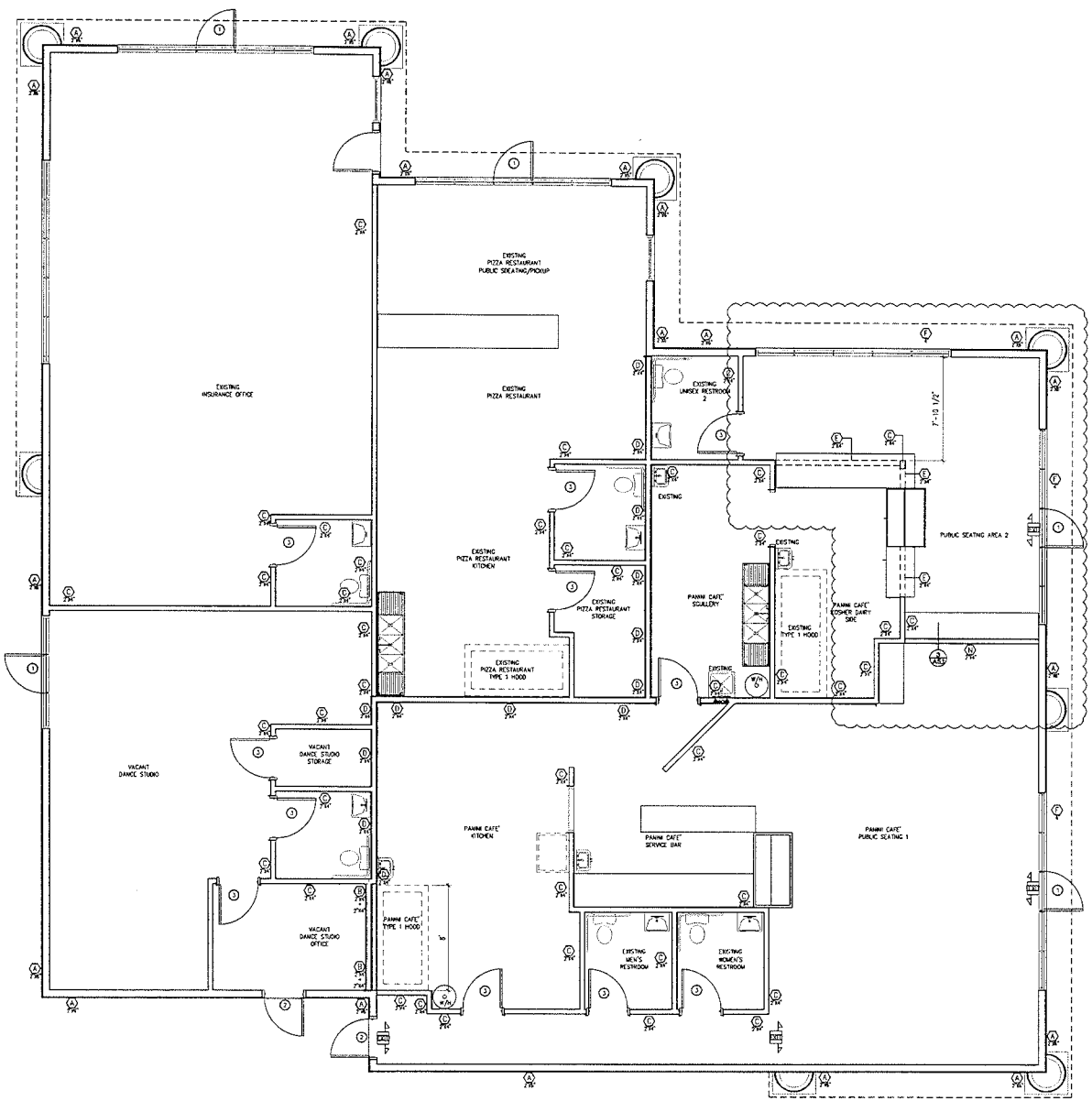
FOR DEPARTMENT USE ONLY

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

RECEIVED MAR 24 2011

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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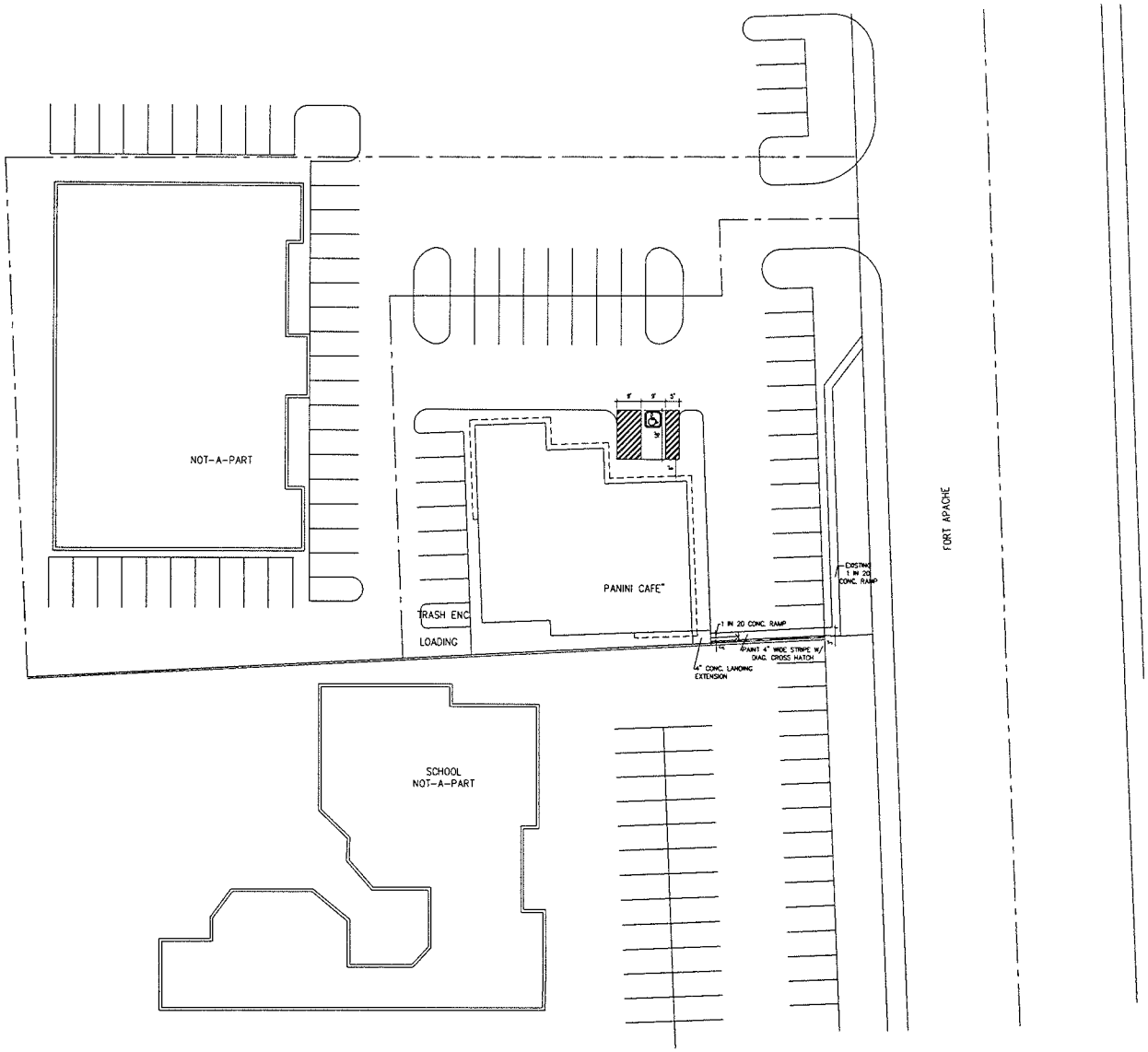

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MAR 24 2011

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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SUP-41292 - APPLICANT: DROR MIDANY - OWNER: Y & B INVESTMENTS, LLC.
2521 FORT APACHE ROAD, SUITE #100

03/31/11

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

RECEIVED
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.: **40.**

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

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

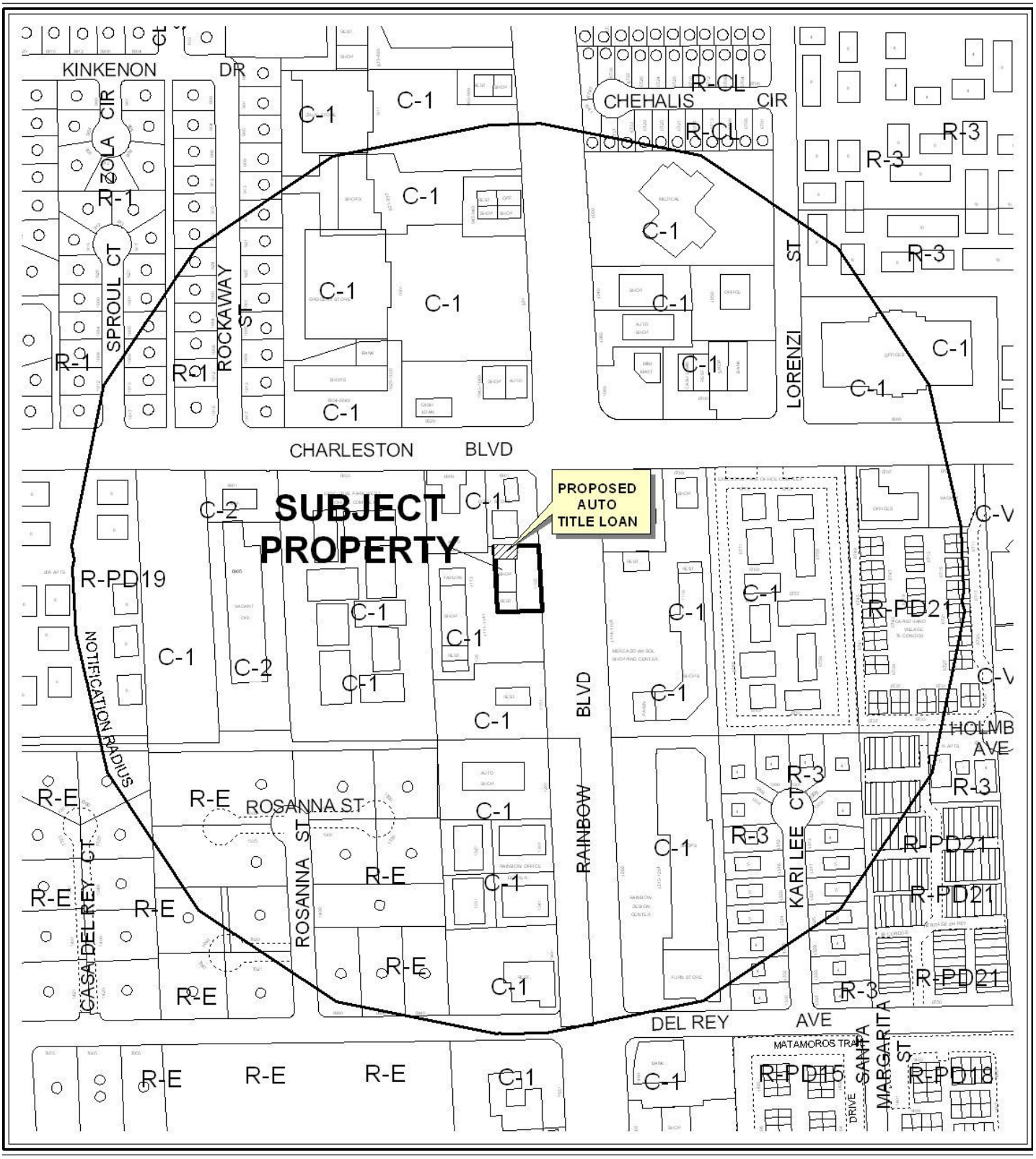
SUBJECT:
SUP-41298 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTER FINANCE, LLC - OWNER: RAINBOW CHARLESTON PLAZA, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING NONCONFORMING 964 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 150-FOOT 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. Photo
5. Justification Letter



0 300 600 Feet

CASE: **SUP-41298**

RADIUS: 1000 FEET

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

N



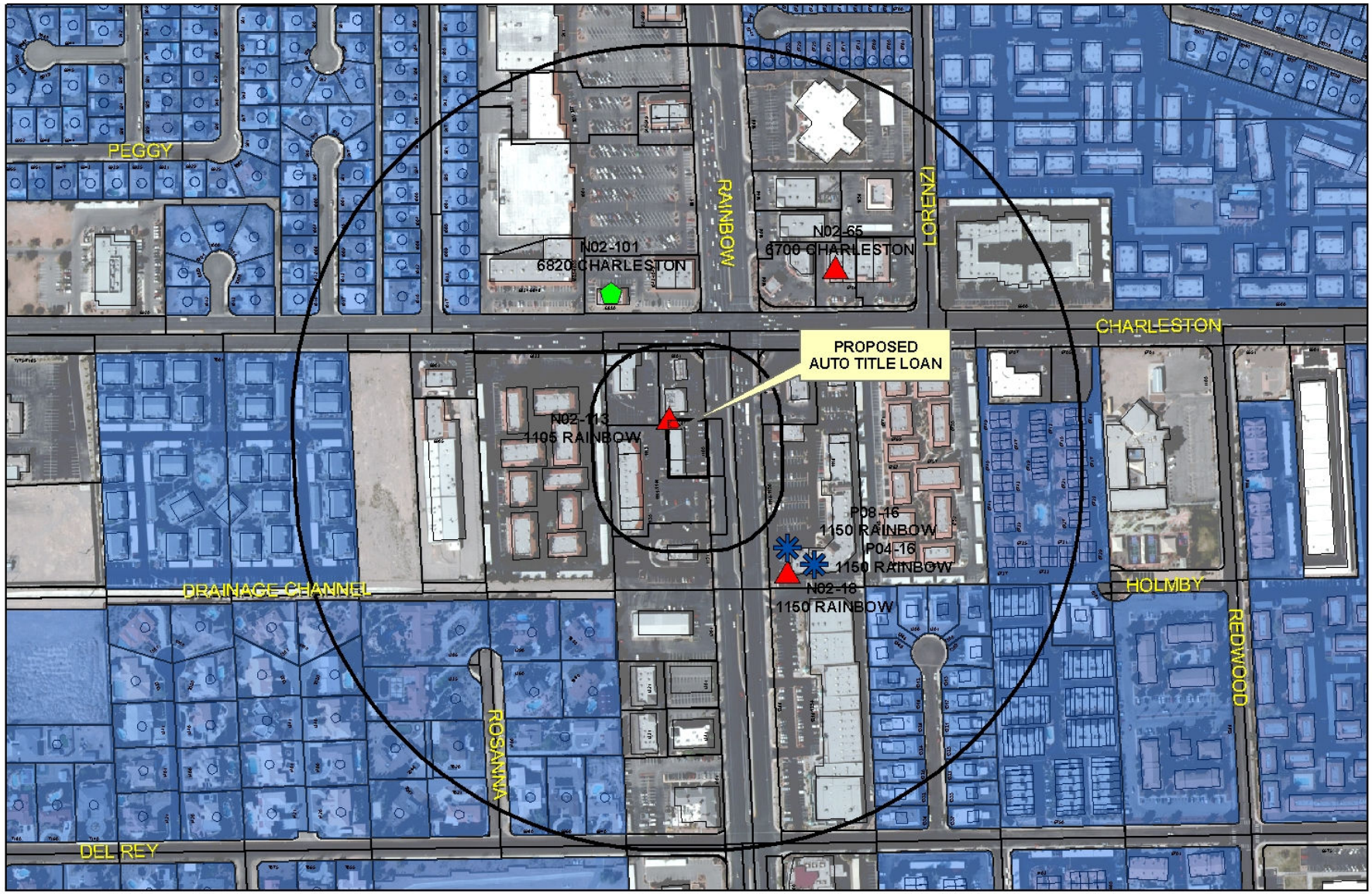
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KOSTER FINANCE, LLC - OWNER: RAINBOW CHARLESTON PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41298	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-41298 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Auto Title Loan use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Auto Title Loan use within an existing 964 square-foot nonconforming Financial Institution, Specified at 1105 South Rainbow Boulevard, Suite #101. Staff is recommending denial of this application because the proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses and the site is not physically suitable for the proposed use, as evidenced by the required waivers of distance separation and minimum floor area requirements. If this request is denied, the Auto Title Loan cannot be permitted on this site and the existing nonconforming Financial Institution, Specified use would remain.

ISSUES

- An Auto Title Loan use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A waiver is required to allow 964 square feet for the use where 1,500 square feet is the minimum floor area required.
- A waiver is required to allow the proposed use to be located 150 feet from another Financial Institution, Specified use where a 1,000-foot distance separation is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/02/89	The City Council approved a request for a Rezoning (Z-0065-89) from N-U (Non-Urban) to C-1 (Limited Commercial) of the property located on the west side of Rainbow Boulevard, approximately 180 feet south of Charleston Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/01/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1991	The building located at 1105 South Rainbow Boulevard was constructed.
09/20/00	A building permit (#00017478) was issued for a Non-Work tenant improvement at 1105 South Rainbow Boulevard, Suite #101. The building permit was finalized on 10/25/00.

10/24/00	A business license (N02-00113) was issued for Non-Depository Lender at 1105 South Rainbow Boulevard, Suite #101. The business license is currently active.

Pre-Application Meeting	
02/15/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for an Auto Title Loan use were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	A site visit by staff noted that the subject suite for the proposed use is well maintained.

Details of Application Request	
Site Area	
Net Acres	0.38

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	150*	Y

*Per the Master Plan of Streets and Highways, the street width is 100 feet.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Title Loan	964 SF	1/250 SF	4				
General Personal Service (Beauty Salon)	10 stations	3 spaces per station	30				
General Personal Service (Florist)	1,300 SF	1/250 SF	6				
Office, Other than Listed	1,040 SF	1/300 SF	4				
Restaurant	300 SF seating area 500 SF	1/50 SF 1/200 SF	10 required				

RG

	Remaining						

TOTAL SPACES REQUIRED	53		28		N*
Regular and Handicap Spaces Required	50	3	26	2	N*

*Pursuant to Title 19.10.010 (C), the subject site is Parking-Impaired Development.

Waivers		
Requirement	***Request***	***Staff Recommendation***
No Auto Title Loan use may be located closer than 1,000 feet from another Financial Institution, Specified.	150 feet	Denial
The area for the use shall have a minimum size of 1,500 square feet.	964 square feet	Denial

ANALYSIS

The proposed Special Use Permit would allow a business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself. The required amount of parking for the entire site is 53 spaces. Currently, the existing site provides 28 parking spaces and it is a parking-impaired development, pursuant to Title 19.10.010. The proposed Auto Title Loan use will not result in an increase to the area of the suite or result in a change of use that requires an increase in the number of required parking spaces.

The proposed use will be located within an existing nonconforming Financial Institution, Specified use establishment. The business license for the Financial Institution, Specified was issued in October 24, 2000, prior to the passage of Ordinance #5682 on April 21, 2004 establishing the Financial Institution, Specified and Auto Title Loan uses with minimum requirements.

The minimum Special Use Permit requirements for the proposed Auto Title Loan use are a 1,000-foot distance separation from another Financial Institution, Specified and a 1,500 square-foot minimum floor area for the use. The applicant has requested waivers to allow a 150-foot distance from another Financial Institution, Specified and to allow 964 square feet of floor area for the proposed use. Staff is recommending denial of this request, as the proposed use cannot be conducted in a manner that is compatible with the surrounding land uses, as is evidenced by the requested waiver of distance separation and minimum floor area requirements. If this request is approved, it is subject to conditions.

FINDINGS (SUP-41298)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties, due to the waivers of the distance separation from another Financial Institution, Specified.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not physically suitable for the type and intensity of the proposed use. The suite where the proposed Auto Title Loan is to be located is only 964 square feet. The minimum Special Use Permit requirement for the building or portion thereof that is dedicated to the use shall have a minimum size of 1,500 square feet.

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.**

   Site access is provided from Rainbow Boulevard, designated as a Primary Arterial in the Master Plan of Streets and Highways. This street is of sufficient size to accommodate the needs of the proposed Auto Title Loan use.

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.**

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The use does not meet all of the applicable conditions per Title 19.04, due to the request of a waiver of distance separation for the proposed Auto Title Loan to be allowed within 150 feet from another Financial Institution, Specified and to allow 964 square feet minimum for the proposed use where 1,500 square feet minimum is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 250

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41298** APN: 163-03-501-012

Name of Property Owner: Rainbow Charleston Plaza, LLC

Name of Applicant: Koster Finance, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Deborah Martinez

Print Name: Deborah Martinez

Subscribed and sworn before me

This 8th day of March, 20 11

Deborah J. Dellitch

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBORAH J. DELLITCH
Appt. No. 01-68067-1
My Appt. Expires March 11, 2013

RECEIVED
MAR 24 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1105 S. Rainbow Blvd., Suite 101

Project Name Koster's Cash Loans #3 **Proposed Use** Title Loan

Assessor's Parcel #(s) 163-03-501-012 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 1400 **Floor Area Ratio**

Gross Acres 0.38 acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Rainbow Charleston Plaza, LLC **Contact** Buffalo Realty

Address 353 E. Irwin Ave **Phone:** (702) 767-7633 **Fax:** (702) 896-8872

City Las Vegas **State** NV **Zip** 89183-4604

E-mail Address

APPLICANT Koster Finance, LLC **Contact** Paul M. Smith

Address 4170 S. Decatur Blvd., Suite B-5 **Phone:** 702-248-0110 **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* 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 20th day of April, 20 11.

Irma Borrego

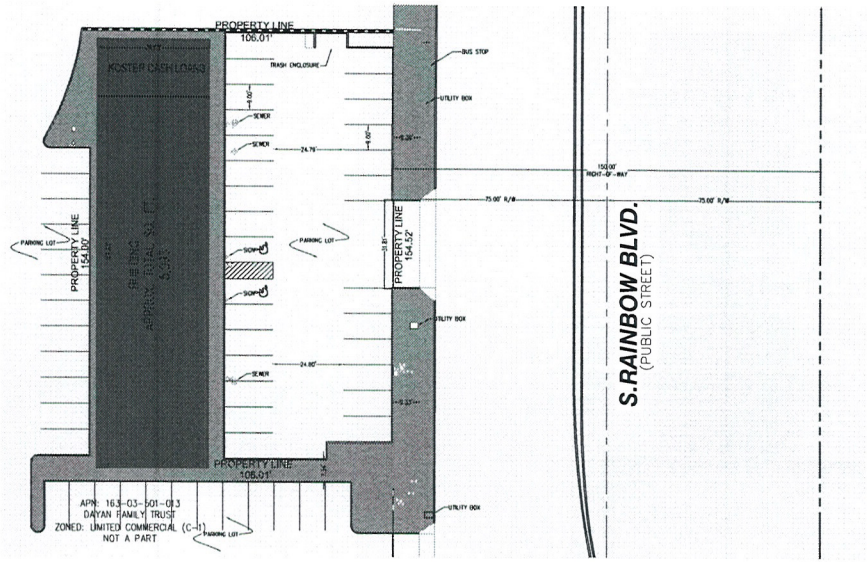
Notary Public in and for said County and State

IRMA BORREGO
Notary Public, State of Nevada
Appointment No. 02-74306-1
My Appt. Expires Feb 28, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-41298
Meeting Date:	5-10-11
Total Fee:	1030.00
Date Received:*	4/21/11
Received By:	Romeo

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



SITE PLAN
SCALE: 1"=30'
NORTH

GRAPHIC SCALE
NORTH
(IN FEET)
1 inch = 30 ft.

LEGEND

- CENTER LINE (TYP)
- CURB AND GUTTER
- RIGHT OF WAY
- BUILDING OVERHANG
- EXISTING ELECTRIC (TYP)
- EXISTING WATER (TYP)
- PEDESTRIAN SIGNAL
- EXISTING HANDICAP RAMPS (TYP)
- EXISTING REMOVABLE BOLLARD (TYP)
- PIPE BOLLARDS(TYP)

SITE CALCULATIONS

SQUARE FOOTAGES:

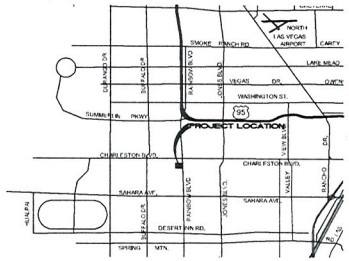
PROPERTY SIZE	0.38 ACRES
OVERALL BUILDING SIZE	5993 SQ. FT.
KOSTER'S RETAIL	963.58 SQ. FT.

PARKING:

TOTAL EX. PARKING SPACES	28 TOTAL
TOTAL EX. HANDICAP SPACES	2 TOTAL
KOSTER'S RETAIL REQUIRED SPACES	1 (MIN. 5 PER 1000 SQ.FT)

PROPERTY INFORMATION

PARCEL NUMBER: 139-35-501-001
OWNER NAME: RAINBOW CHARLSTON PLAZA, LLC
SITE ADDRESS: 1105 S. RAINBOW #101 LAS VEGAS, NV 89117
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT



VICINITY MAP

NOT TO SCALE

DRAWING DISCLAIMER:

THIS DISCLAIMER APPLIES TO ALL IDEAL SOLUTIONS CUSTOMERS AS WELL AS ANY PARTY USING THESE DRAWINGS TO OBTAIN INFORMATION NEEDED TO ORDER, COORDINATE, CONSTRUCT, FABRICATE, OR INSTALL MATERIALS FOR THIS PROJECT.THIS ALSO APPLIES TO ALL CONTRACTORS AND TRADES.
THIS DRAWING IS AN INTERPERTATION OF THE PROJECT BY IDEAL SOLUTIONS. THIS DRAWING WAS GENERATED FOR IDEAL SOLUTIONS CLIENT. THE INTERPERTATION OF THESE DRAWINGS IS AFFECTED BY THE INFORMATION GIVEN TO IDEAL SOLUTIONS BY ITS CLIENT AS WELL AS INDUSTRY STANDARDS AND TECHNICAL INFORMATION. IN CASES WHERE IDEAL SOLUTIONS IS NOT PROVIDED WITH THE NECESSARY INFORMATION, IT WILL BE IDEAL SOLUTIONS DECISION WETHER TO ASSUME, EXTRAPOLATE OR OMIT THIS INFORMATION IN ORDER TO COMPLETE THE DRAWINGS. IT IS THE RESPONSIBILITY OF IDEAL SOLUTIONS CLIENT (OR END USER IF APPLICABLE) TO REVIEW THE PLAN DRAWINGS. IDEAL SOLUTIONS NOR IT'S DRAFTSMAN SHALL NOT BE LIABLE OR RESPONSIBLE FINANCIALLY FOR ANY ERRORS AND/OR OMISSIONS FROM THESE DRAWINGS. ARCHITECTURAL, ENGINEER AND/OR CONTRACTOR APPROVAL DOES NOT RELIEVE IDEAL SOLUTIONS CLIENT FROM REVIEWING THESE DRAWINGS AS NOTED ABOVE.

RECEIVED
MAR 24 2011

NO.	REVISION	BY	DATE APP.	DATE
6				
5				
4				
3				
2				
1				

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA

SHEET:
EXISTING SITE PLAN LAYOUT
1105 S. RAINBOW #101
LAS VEGAS, NV 89117

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 256-1155 FAX: (702) 256-1156 WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4705 S. DURANGO DR.
BLDG #5-2
LAS VEGAS, NV 89113
PH. (702) 947-3600
FAX. 702.247.3687

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/4" = 1'
PROJECT DATE: MARCH. 2011

SHEET
S-2
2 OF 2

SUP-41298

DRAWING GUIDELINES

1. ALL DIMENSIONS SHOWN ON THIS DRAWING SHOULD BE CHECKED/VERIFIED PRIOR TO THE ORDERING OF ANY MATERIALS AND PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS

2. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF A FULL SET OF ARCHITECTURAL DRAWINGS. SOME PERIMETER CONDITIONS MAY BE SHOWN AS UNKNOWN. THESE CONDITIONS SHOULD BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION FOR THEIR EFFECT ON THE WORK BEING PERFORMED.

3. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF STRUCTURAL DRAWINGS. THIS MAY AFFECT THE LOCATION AND SIZING THE STRUCTURAL LAYOUT IN THESE AREAS SHOULD BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF THE WORK

DRAWING DISCLAIMER:

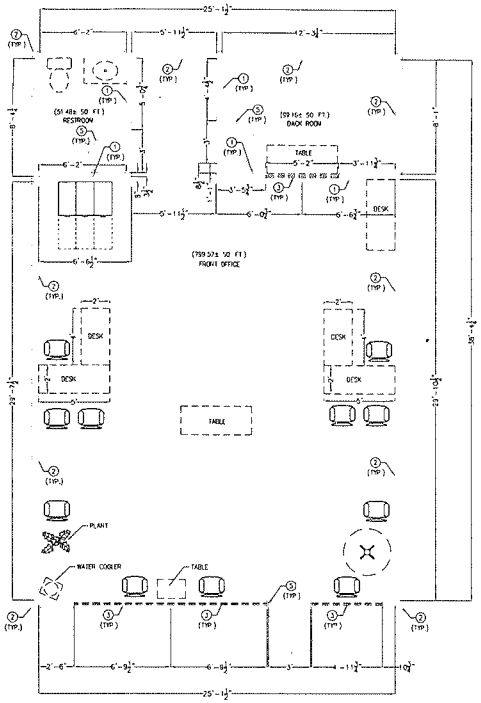
THIS DISCLAIMER APPLIES TO ALL IDEAL SOLUTIONS CUSTOMERS AS WELL AS ANY PARTY USING THESE DRAWINGS TO OBTAIN INFORMATION NEEDED TO ORDER, COORDINATE, CONSTRUCT, FABRICATE, OR INSTALL MATERIALS FOR THIS PROJECT.THIS ALSO APPLIES TO ALL CONTRACTORS AND TRADES.
THIS DRAWING IS AN INTERPERTATION OF THE PROJECT BY IDEAL SOLUTIONS. THIS DRAWING WAS GENERATED FOR IDEAL SOLUTIONS CLIENT. THE INTERPERTATION OF THESE DRAWINGS IS AFFECTED BY THE INFORMATION GIVEN TO IDEAL SOLUTIONS BY ITS CLIENT AS WELL AS INDUSTRY STANDARDS AND TECHNICAL INFORMATION. IN CASES WHERE IDEAL SOLUTIONS IS NOT PROVIDED WITH THE NECESSARY INFORMATION, IT WILL BE IDEAL SOLUTIONS DECISION WETHER TO ASSUME, EXTRAPOLATE OR OMIT THIS INFORMATION IN ORDER TO COMPLETE THE DRAWINGS. IT IS THE RESPONSIBILITY OF IDEAL SOLUTIONS CLIENT (OR END USER IF APPLICABLE) TO REVIEW THE PLAN DRAWINGS. IDEAL SOLUTIONS NOR IT'S DRAFTSMAN SHALL NOT BE LIABLE OR RESPONSIBLE FINANCIALLY FOR ANY ERRORS AND/OR OMISSIONS FROM THESE DRAWINGS. ARCHITECTURAL, ENGINEER AND/OR CONTRACTOR APPROVAL DOES NOT RELIEVE IDEAL SOLUTIONS CLIENT FROM REVIEWING THESE DRAWINGS AS NOTED ABOVE.

EXISTING CONDITIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL EXISTING JOB CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING WORK SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION THE CLIENT AND IDEAL SOLUTIONS FOR POSSIBLE CLARIFICATION OR RECONCILIATION

ADA AND LEGAL DISCLAIMER

THIS DOCUMENT IS NOT REPRESENTED TO COMPLY WITH ALL REQUIREMENTS CONTAINED IN THE ADA OR OTHER LAWS. IDEAL SOLUTIONS IS NOT LICENCED TO INTERPRET LAWS OR GIVE ADVISE CONCERNING LAWS. THE OWNER SHOULD HAVE THIS DOCUMENT REVIEWED BY HIS ATTORNEY TO DETERMINE LEGAL COMPLIANCE



EXISTING FLOOR PLAN
SCALE 1/4" = 1'

NORTH

CONTRACTOR'S NOTE

EXISTING POWER AND UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING POWER AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. IDEAL SOLUTIONS ASSUMES NO RESPONSIBILITY FOR POWER AND UTILITIES NOT SHOWN OR POWER AND UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

LEGEND

EXISTING	
EX. TO BE REMOVED	WH — EX. WATER HEATER
PROPOSED	
EX. GFI OUTLET	
EX. STANDARD OUTLET	EXISTING DOOR
EX. 125V 30A OUTLET	
EX. FOUR PLEX OUTLET	
EX. JUNCTION BOX	EXISTING TOILET
EX. OUTLET	
EX. DATA JACK	EXISTING WALL
EX. TELEPHONE JACK	
EX. TELEVISION JACK	EXISTING WINDOW
EX. SINGLE SWITCH	EXISTING TABLE

KEY NOTES - EX. FLOOR PLAN

1. EXISTING INTERIOR WALL
2. EXISTING EXTERIOR WALL
3. EXISTING WINDOW
4. EXISTING SLIDING GLASS DOOR
5. EXISTING STANDARD DOOR
6. EXISTING POCKET DOOR

ABBREVIATIONS

DO	DOOR OPENING	SIM	SIMILAR	SPAND	SPANDREL
REQ'D	REQUIRED	VER	VERIFY	INSUL	INSULATION
OPP	OPPOSITE	PTD	PAINTED		
BO	BY OTHERS	WC	WATER CLOSET		
FV	FIELD VERIFY	WH	WATER HEATER		
ANG	ANGLE	WDW	WINDOW		
SHT	SHEET	EA	EACH		
DTL	DETAIL	FLR	FLOOR		
ELEV	ELEVATION	EXT	EXTERIOR		
SURF	SURFACE	INT	INTERIOR		

CALCULATIONS

NAME	SQUARE FOOTAGE	USAGE
FRONT OFFICE	799.57	X
BACK ROOM	99.16	X
RESTROOM	51.48	X
TOTAL OVERALL INTERIOR SQUARE FOOTAGE		963.58

RECEIVED
MAR 24 2011

PROPERTY INFORMATION

PARCEL NUMBER 163035010 12
OWNER NAME RAINBOW CHARLESTON PLAZA LLC
SITE ADDRESS 1105 S RAINBOW #101 LAS VEGAS, NV 89117
ZONING (C-1) LIMITED COMMERCIAL DISTRICT
ESTIMATED INTERIOR SQUARE FOOTAGE 963.58 SQ FT

NO.	REVISION	BY	DATE	APP	DATE
6					
5					
4					
3					
2					
1					

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA
SHEET

EXISTING FLOOR PLAN LAYOUT
1105 S. RAINBOW #101
LAS VEGAS, NV 89117

Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTANTS SERVICES
3551 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 258-3553 FAX: (702) 258-3553 WWW.IDEALSOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4170 S DECATUR BLVD
STE 3
LAS VEGAS, NV 89103
PH. 702 247 9600
FAX. 702 247 9607

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/4" = 1'
PROJECT DATE: MARCH 2011

SHEET
S-2
2 OF 2

SUP-41298



SUP-41298 - APPLICANT: KOSTER FINANCE, LLC - OWNER: RAINBOW CHARLESTON PLAZA, LLC
1105 SOUTH RAINBOW BOULEVARD, SUITE #101

03/31/11

KOSTER FINANCE, LLC
4170 S. Decatur Blvd. Suite B-5 ▪ Las Vegas, Nevada 89103 ▪ phone 702.248.0110 ▪ fax 702.247.9687

February 24, 2011

RE: Parcel Number 163-03-501-012

City of Las Vegas
Planning and Development
333 N. Rancho Rd.
Las Vegas, NV 89101

To Whom It May Concern,

Attached is an application for a Special Use Permit that is being submitted for your approval. The parcel for which the Special Use Permit is being sought currently houses a Koster's Cash Loans location that is licensed to do High-Interest Loans. Koster's would like to expand our services to include Check Cashing, Deferred Deposit, and Title Loans at this site.

Koster Finance, LLC d/b/a Koster's Cash Loans would like to request a waiver of the 1000 foot separation requirement as this location is 150 feet from an existing Financial Institution Specified use. Koster's would also like to request a waiver of the requirement that the portion of the building dedicated to this use be 1,500 sq. ft. or greater, as this location is 1,040 sq. ft.

The hours of operation will not extend beyond the hours of 08:00 and 23:00, and no additional parking is required for this site pursuant to Title 19.04.

Should you require anything further, please do not hesitate to call me. I can be reached at my office (702-248-0110) or on my cell phone (702-296-6324).

Respectfully,

Paul M. Smith
Executive Admin. Assistant
Koster Finance, LLC

RECEIVED
MAR 24 2011

SUP-41298

City of Las Vegas Agenda Item No.: **41.**

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

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

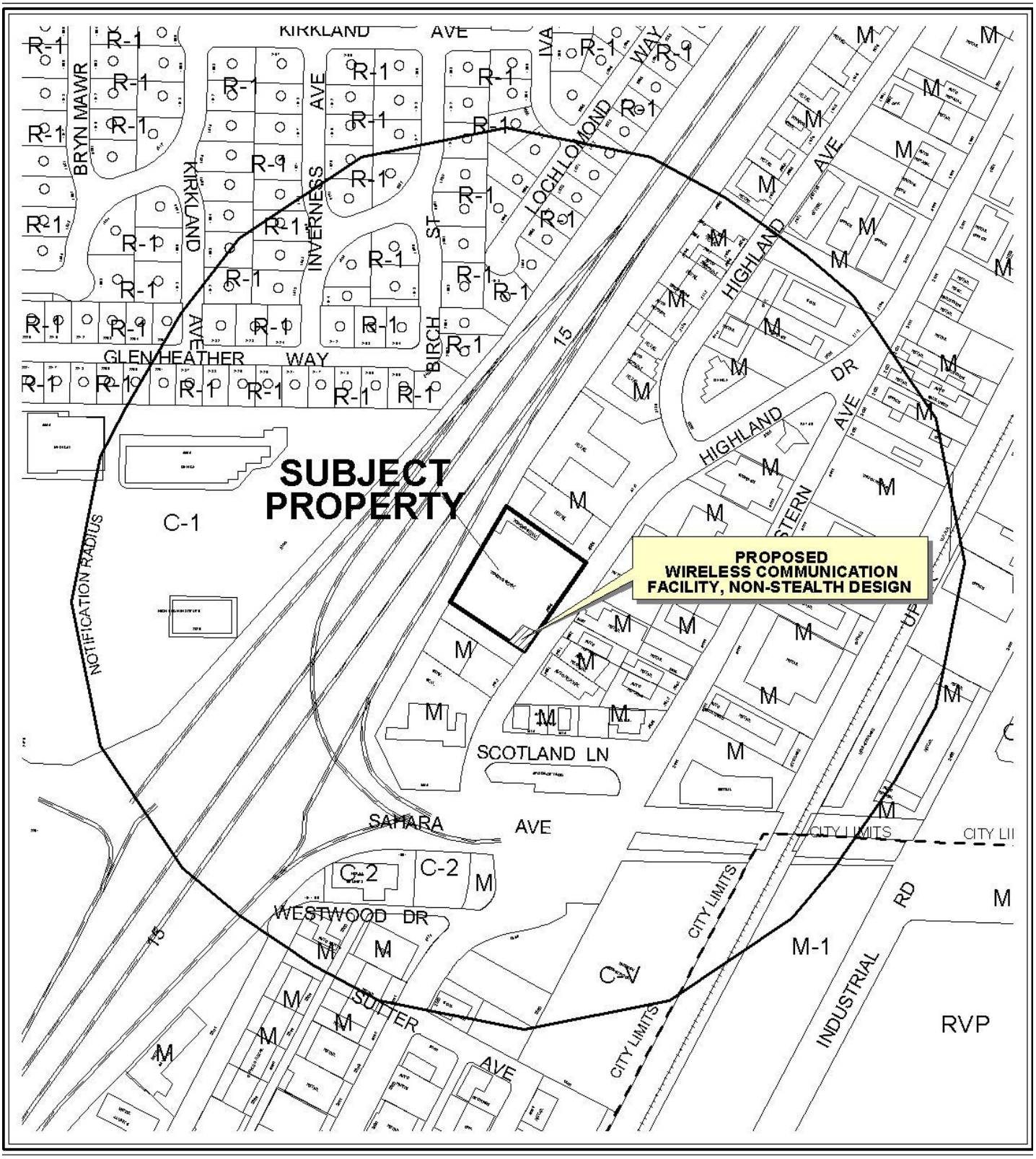
SUBJECT:
SUP-41299 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC. - Request for a Special Use Permit FOR A PROPOSED 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (MONOPOLE) at 2400 Highland Drive (APN 162-04-402-004), M (Industrial) Zone, Ward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



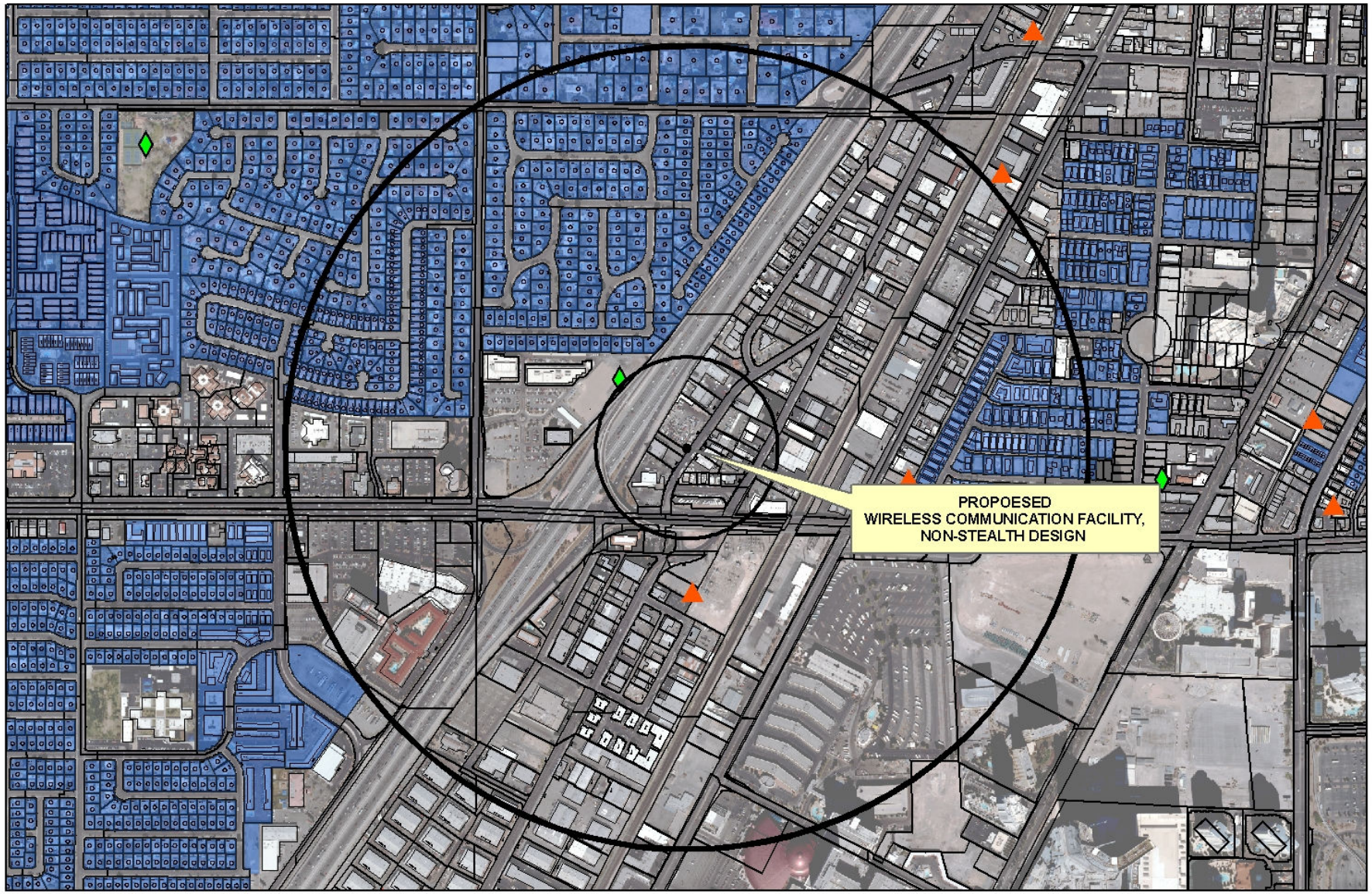
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41299	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

SUP-41299 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Wireless Communication Facility, Non-Stealth Design use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18.060. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The Wireless Communication Facility and its associated equipment and facility 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 communications monopole and its associated equipment and facility.

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

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 80-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) on a site that has an existing Auto Towing Service at 2400 Highland Drive. The site is located in an industrial area adjacent to I-15. The proposed facility will accommodate up to four carriers. The initial installation will provide 12 antennas at the 77-foot centerline with an additional GPS antenna near the base of the facility. The applicant is proposing to provide an enclosure with an eight-foot tall block wall to screen the facility with two four-foot wide metal gates for entry/exit. The proposed use can be conducted in a manner that is harmonious with the existing and future surrounding land uses; therefore staff recommends approval of this request. If the application is denied, the proposed Wireless Communications Facility will not be permitted.

ISSUES

The proposed Wireless Communication Facility, Non-Stealth Design (Monopole) complies with all Title 19.04.010 minimum Special Use Permit requirements for the use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
1/12/61	The Board of City Commissioners approved a request for Rezoning (Z-0064-60) from R-1 (Single Family Residence) to M-1 (Light Industry) on property generally located between Oakey and San Francisco (Sahara Avenue) from the Union Pacific Railroad to the proposed freeway (Interstate 15).
05/17/06	The City Council approved a request to change the Future Land Use Designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
02/02/11	The Planning and Development Department denied a request for a Minor Site Development Plan Review (SDR-40808) to install a new 80-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) with twelve (12) antennas at the 77-foot centerline with one (1) GPS antenna near the base of the facility; in addition to installing an eight (8) foot tall block wall compound at 2400 Highland Drive.

Most Recent Change of Ownership	
07/19/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/30/06	A business license (A29-00071) was issued for an Auto Towing Service at 2400 Highland Drive. The license is still active.
There has been no recent building permits issue for the subject site.	

Pre-Application Meeting	
03/21/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit for the proposed Wireless Communication Facility, Non-Stealth Design (Monopole) with the associated equipment.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/06/11	Staff conducted a field check of the subject site and found it free of trash/debris with a chain link fence with screening and barbed-wire along the top portion surrounding the site.

Details of Application Request	
Site Area	
Net Acres	1.65

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Auto Towing Service	LI/R (Light Industry/Research)	M (Industrial)
North	Retail Establishments	LI/R (Light Industry/Research)	M (Industrial)
South	Service Station	LI/R (Light Industry/Research)	M (Industrial)

East	RV Park, Retail Establishments, Auto Repair Garage-Minor and Major	LI/R (Light Industry/Research)	M (Industrial)
West	ROW (Right-of-Way): I-15	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Live/Work Overlay District	X		Y
Trails		N	N/A
Rural Preservation Overlay District		N	N/A
Las Vegas Redevelopment Plan Area	Y		Y
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

ANALYSIS

The applicant is proposing an 80-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) that will accommodate up to four carriers on property occupied by an Auto Towing Service. The initial installation will provide 12 antennas at the 77-foot centerline with an additional GPS antenna near the base of the facility with an eight-foot tall block wall enclosure to screen the equipment and two four-foot metal gates for entry/exit. The proposal meets the minimum Special Use Permit requirements for a Wireless Communication Facility, Non-Stealth Design as listed in Title 19.04.010. No additional parking is required beyond that which is required for the principal use on the site.

FINDINGS (SUP-41299)

In order to approve a Special Use Permit application, per Title 19.16.110 of the Unified Development Code, the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses, as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type and intensity of the land use proposed.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site is provided via Highland Drive, an 80-foot Frontage Street as designated by the Master Plan of Streets and Highways. This street provides adequate access to/from the subject property.

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.**

   Approval of this Special Use Permit will not compromise public health, safety, or welfare as the proposed Wireless Communication Facility, Non-Stealth Design use, nor will it be inconsistent with the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.010.**

   The proposed Wireless Communication Facility, Non-Stealth Design use meets the minimum requirements of Title 19.04.010.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 103

APPROVALS 0

PROTESTS 0

DS

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

OMNIPOINT DBA T-Mobile

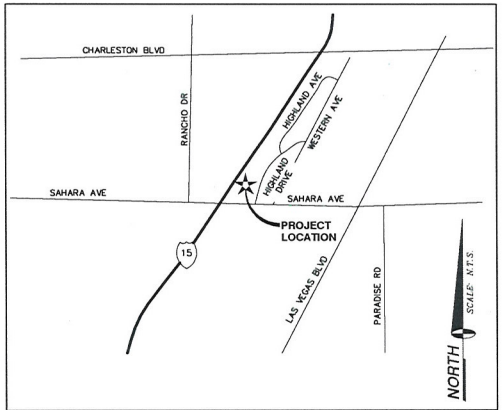
STORAGE YARD
VG08690B

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

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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.

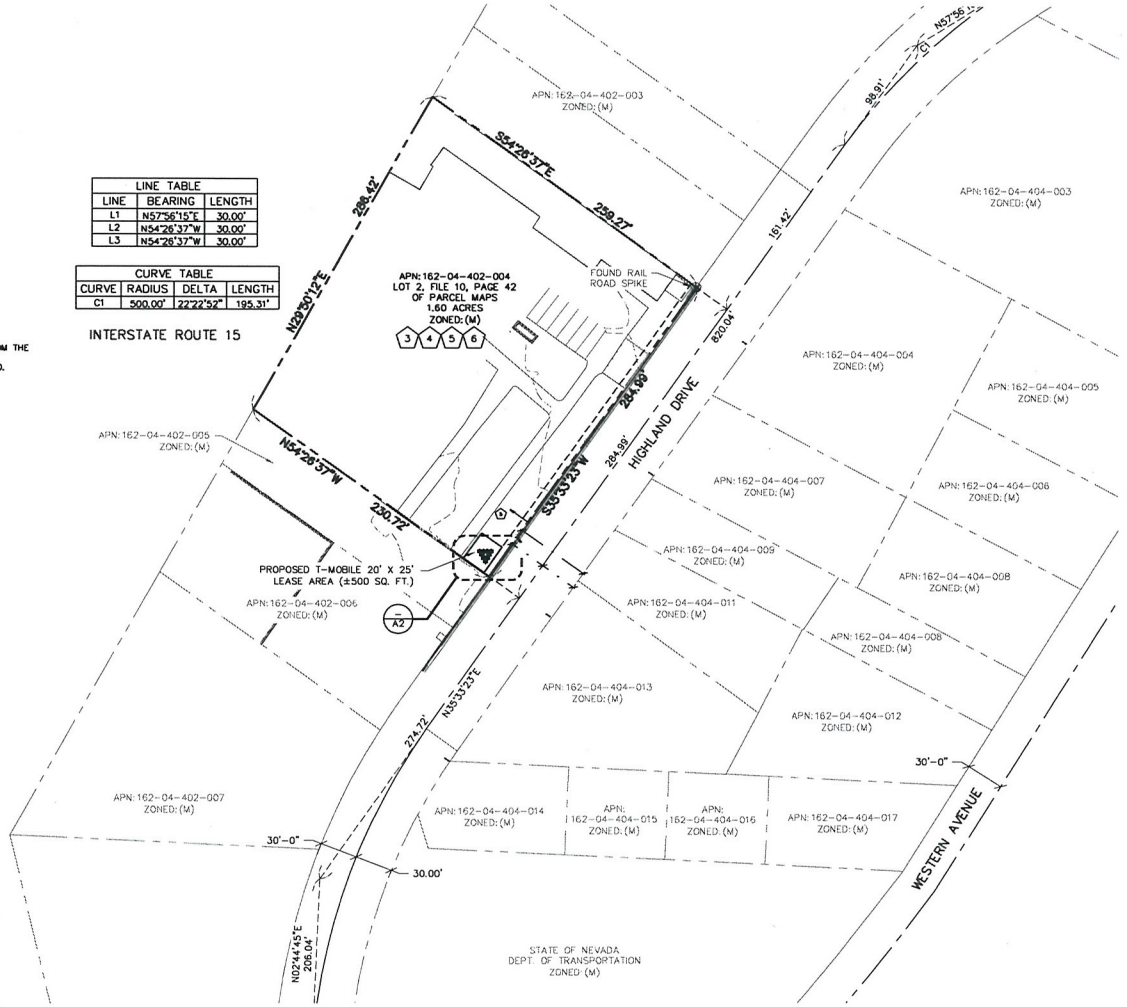
LEGENDS

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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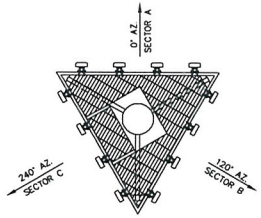


ANTENNA LAYOUT

SCALE: NONE | 3

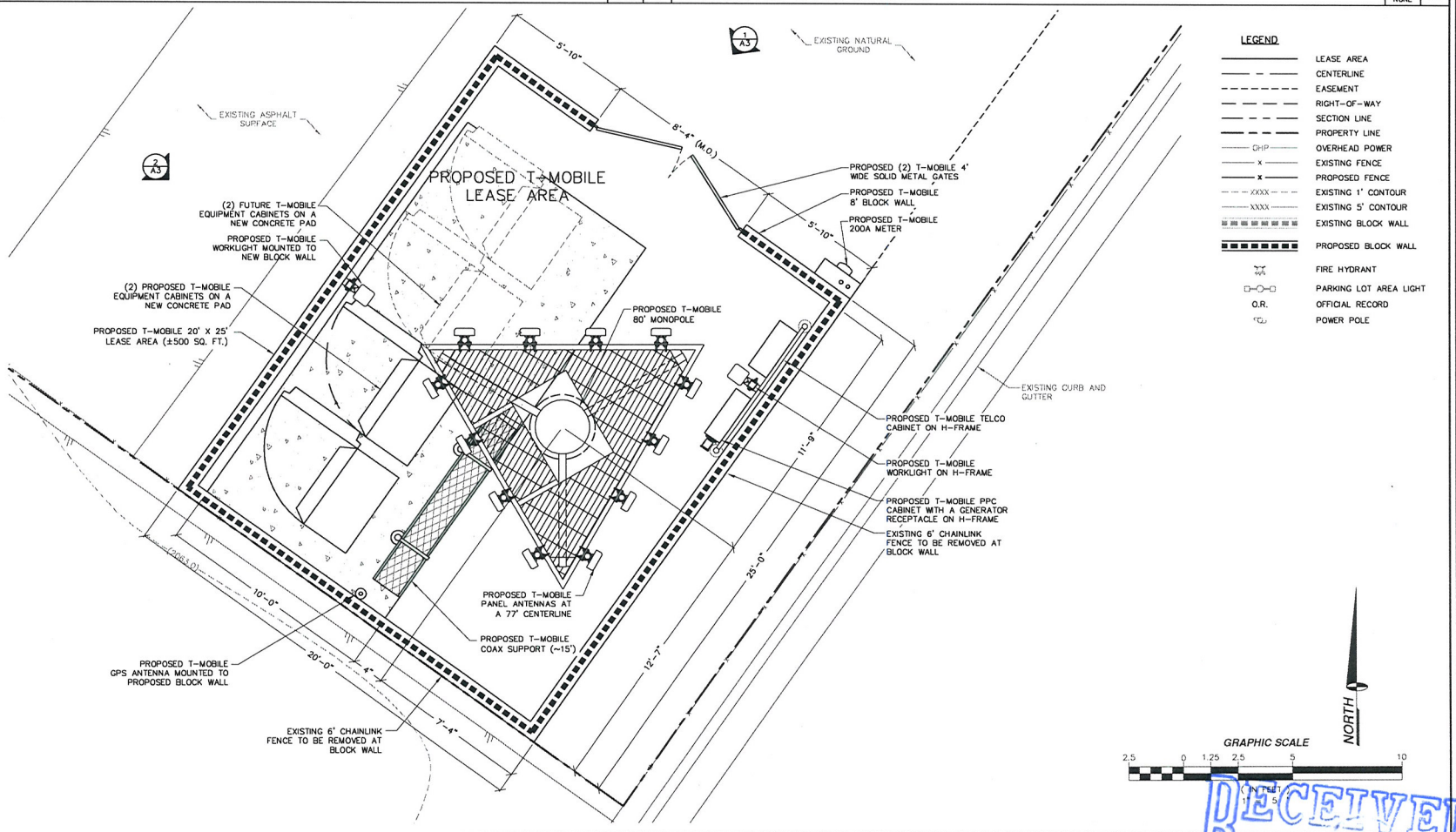
ANTENNA AND CABLE SCHEDULE

SCALE: NONE | 2

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	0°	DR65-19XXDPQ	90' X 8	7/8" COAX		77'	5'	6' (10' MAX)	.
SECTOR B	120°	DR65-19XXDPQ	90' X 8	7/8" COAX		77'	5'	6' (10' MAX)	.
SECTOR C	240°	DR65-19XXDPQ	90' X 8	7/8" COAX		77'	5'	6' (10' MAX)	.
GPS	N/A	TRUE POSITION	30' X 1	1/2" COAX		.	N/A	N/A	.
LMU	N/A	TRUE POSITION	N/A	N/A		.	N/A	N/A	.

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

EQUIPMENT	QUANTITY	EQUIPMENT CABINETS MAKE/MODEL	LATITUDE (NAD83)	LONGITUDE (NAD83)	LATITUDE (WGS84)	LONGITUDE (WGS84)	GROUND LEVEL (AMSL)	COMMENTS
ERICSSON	2	RBS-2106 (OUTDOOR)	N/A	N/A	N/A	N/A	N/A	.



SITE DETAIL

SCALE: 1" = 5' | 1

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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.
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0	12/16/10	90% ZONING	J.C.

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PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
J. CAPULE	M. CEFALU	C. WENER

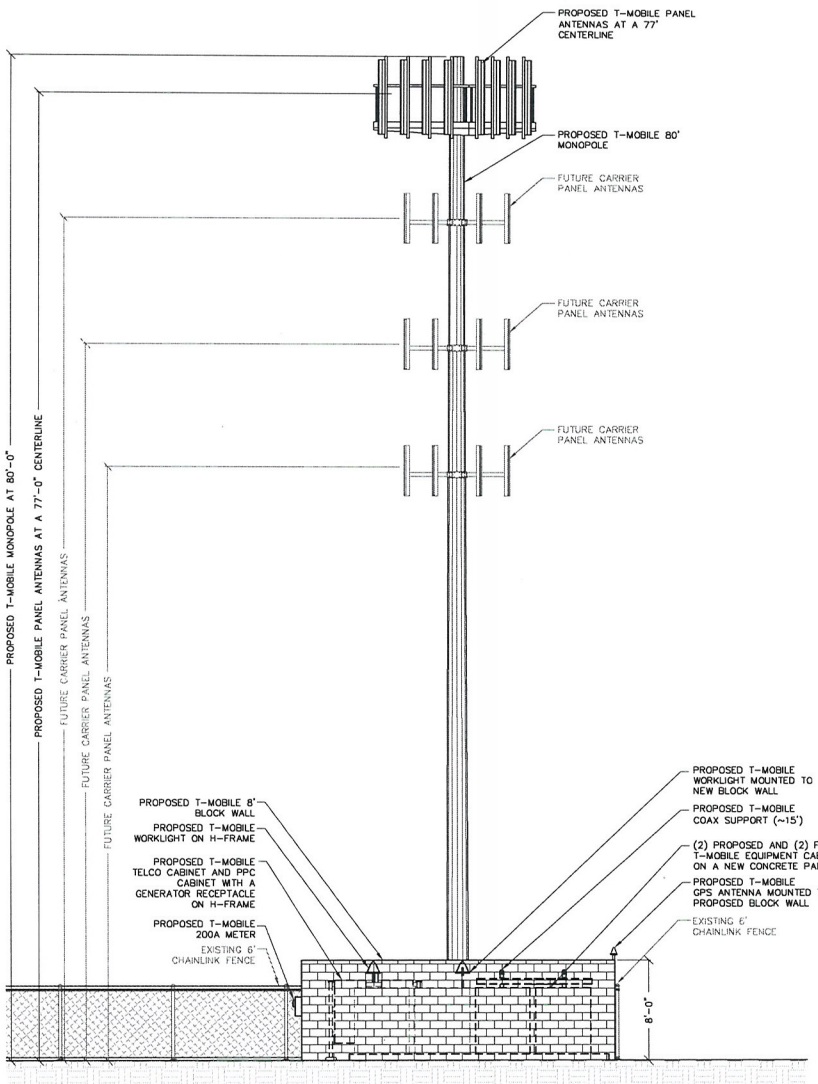
LICENSURE:

SHEET TITLE:

SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

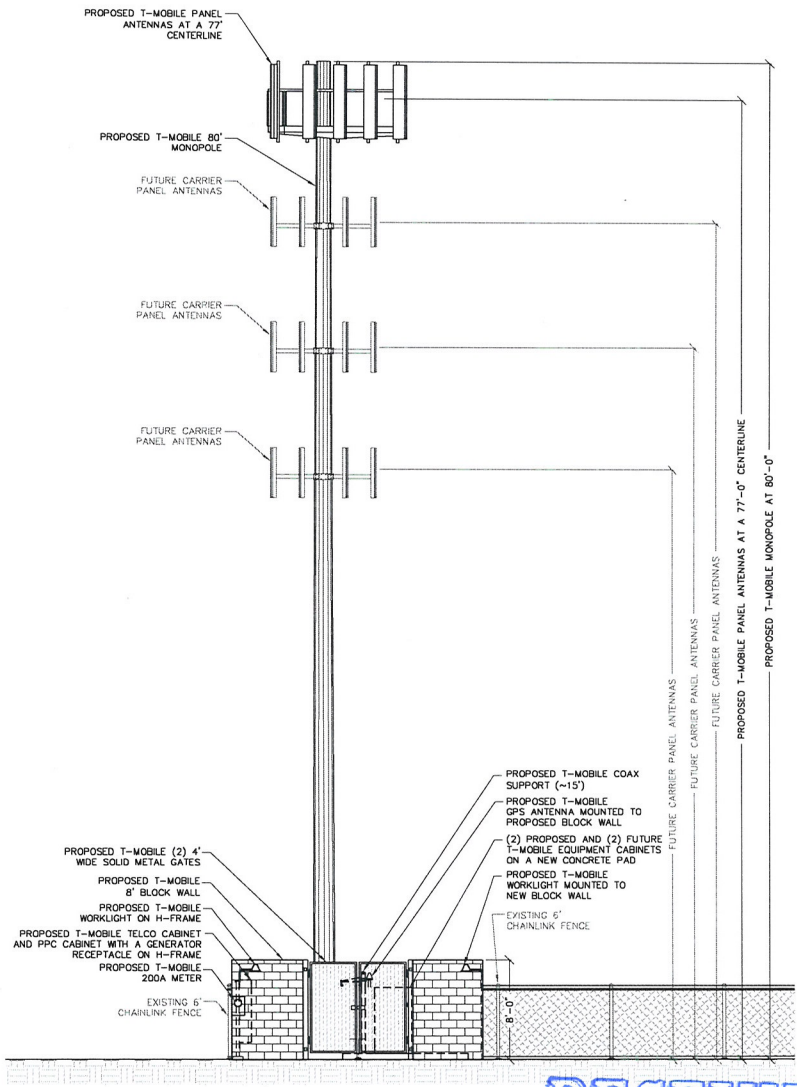
SHEET NUMBER:	REVISION:
A2	2

VG08690B



NORTHWEST ELEVATION

SCALE: 1" = 10' 2



NORTHEAST ELEVATION

SCALE: 1" = 10' 1

RECEIVED
MAR 24 2011

SUP-41299

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T-Mobile
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STORAGE YARD
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2400 HIGHLAND DRIVE
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REV.:	DATE:	DESCRIPTION:	BY:
2	02/04/11	ZONING REVISION	J.C.
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0	12/16/10	90% ZONING	J.C.

PLANS PREPARED BY:

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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



SUP-41299 - APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC.
2400 HIGHLAND DRIVE

03/31/11



SUP-41299 - APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC.
2400 HIGHLAND DRIVE

03/31/11



SUP-41299 - APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC.
2400 HIGHLAND DRIVE

03/31/11

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.: **42.**

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

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

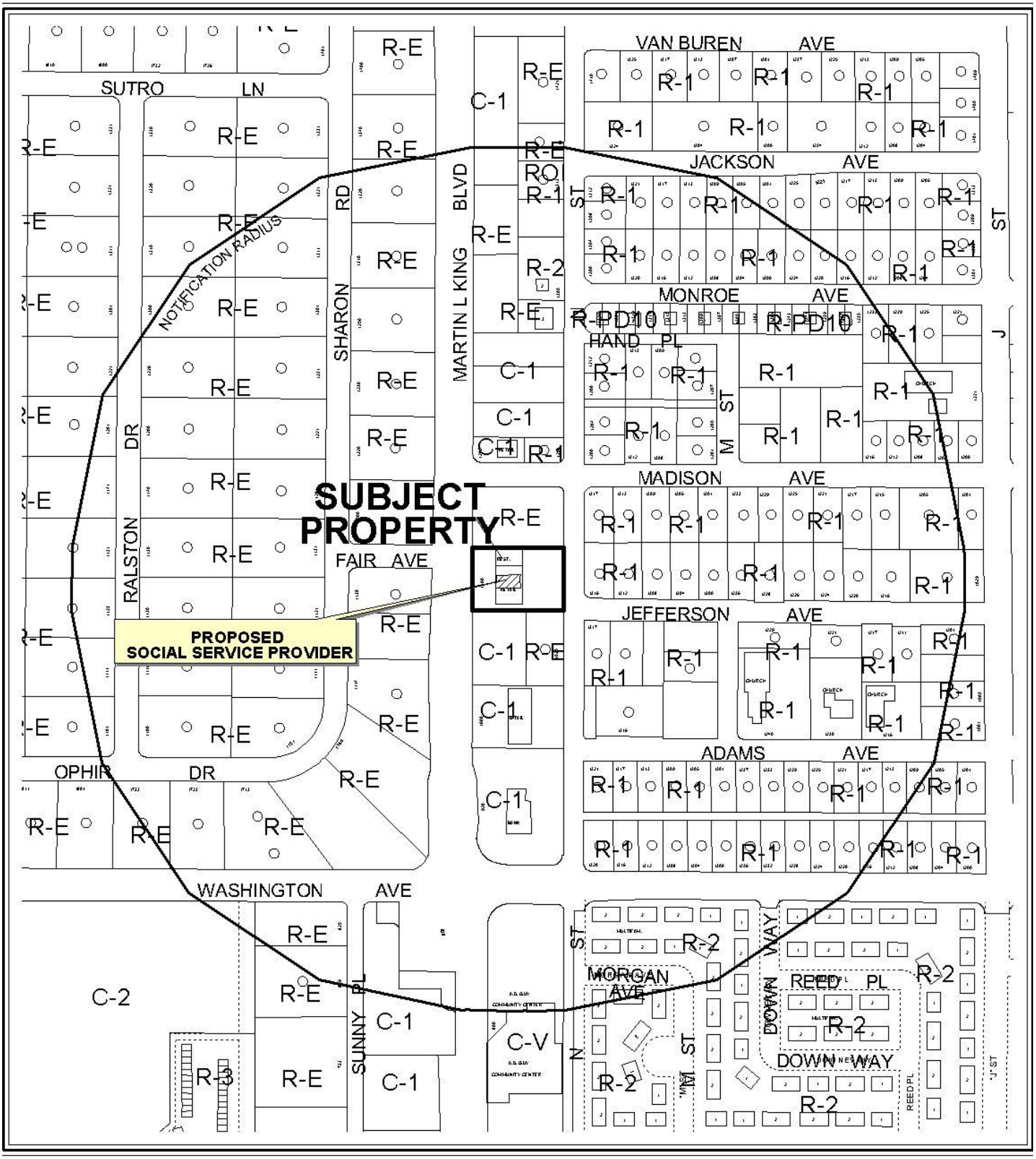
SUBJECT:
SUP-41306 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON - Request for a Special Use Permit FOR A PROPOSED 1,100 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1100 North Martin L King Boulevard, Suite C (APN 139-28-604-003), C-1 (Limited Commercial)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



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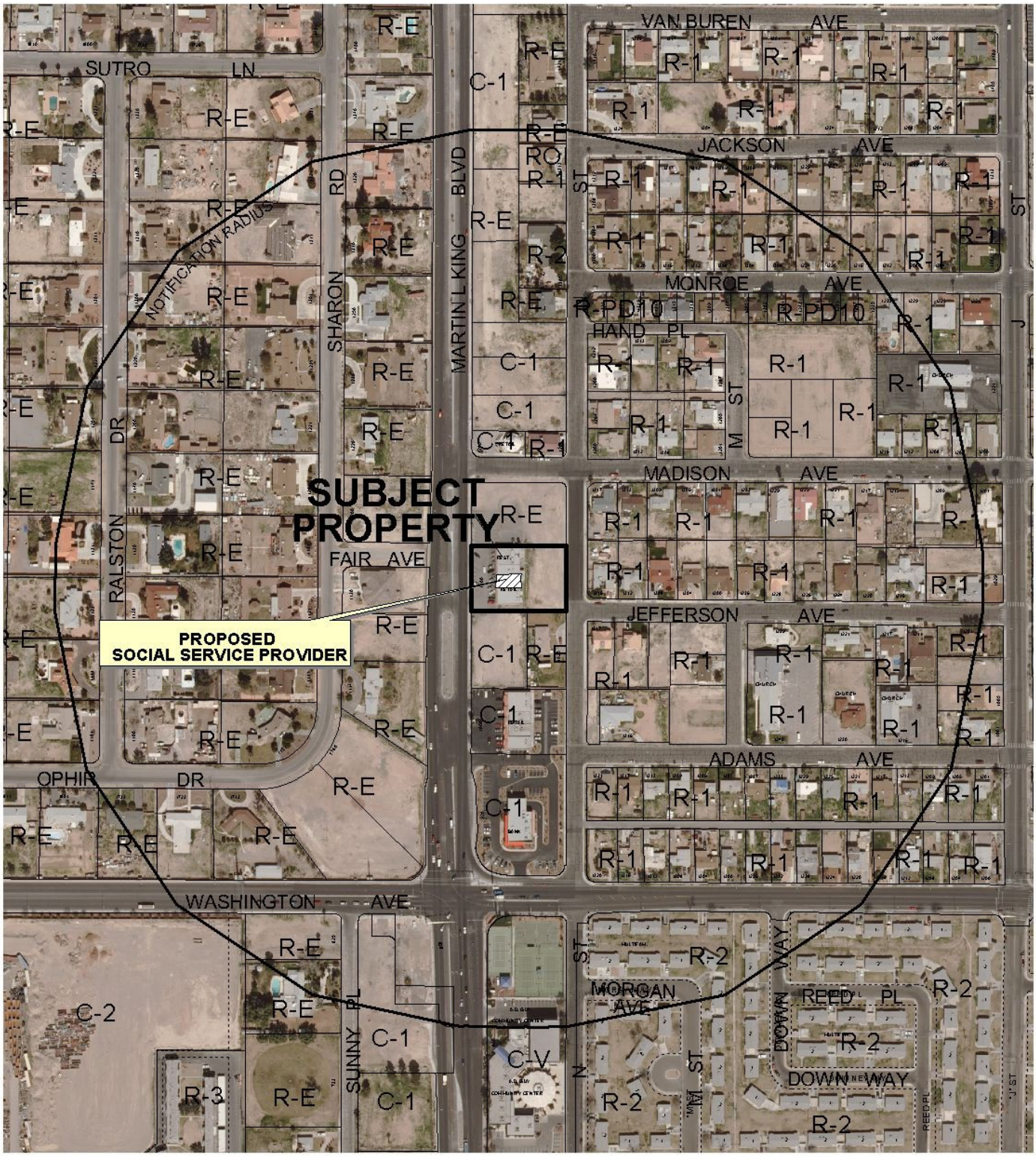
CASE: **SUP-41306**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41306	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41306 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0059-83) and Site Development Plan Review [Z-0059-83(1)].

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The parking lot shall be restriped within 90 days of final approval to conform to the approved Variance (V-0076-88).

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

JG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Social Service Provider use within an existing 1,100 square-foot office located at 1100 North Martin L King Boulevard, Suite C. The subject suite is part of an existing 6,600 square-foot commercial center. The proposed Social Service Provider use complies with all Title 19.04 requirements, and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval. If the Special Use Permit request is denied, the proposed Social Service Provider use cannot be located within the subject site,

ISSUES

- A Social Service Provider use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/07/83	The City Council approved a Rezoning (Z-0059-83) from R-E (Residence Estates) to C-1 (Limited Commercial) at 1100 North Highland Drive, with retail and commercial as proposed uses. The Planning Commission and staff recommended approval.
01/09/86	The Planning Commission approved a Plot Plan Review [(Z-0059-83(1)] for the expansion of the shopping center at 1100 North Highland Drive.
06/23/88	The Board of Zoning Adjustment approved a Variance (V-0076-88) to allow 25 parking spaces in an existing commercial center, where 55 parking spaces are required, with a one year Required Review at 1100 North Highland Drive. The Planning Department staff recommended approval.
08/24/89	The Board of Zoning Adjustment approved a Required Review (V-0076-88) which allowed 25 parking spaces in an existing commercial center, where 55 parking spaces are required, with a one year Required Review at 1100 North Martin L. King Boulevard. The Planning Department staff recommended approval.
09/27/90	The Board of Zoning Adjustment approved a Required Review (V-0076-88) which allowed 25 parking spaces in an existing commercial center, where 55 parking spaces are required at 1100 North Martin L. King Boulevard. The Planning Department staff recommended approval.

Most Recent Change of Ownership	
08/17/79	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1984	The building at 1100 North Martin Luther King Boulevard was constructed.
11/10/92	A business license (Q07-00551) was issued for a medical firm at 1100 North Martin L. King Boulevard, Suite C. The license was marked out of business on 11/24/09.
01/25/11	A business license (N37-00013) was issued for a Non-Profit Community Service Provider at 1100 North Martin L. King Boulevard, Suite C. The license is currently active.

Pre-Application Meeting	
02/14/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for a Social Service Provider use were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	During a site visit, staff noted a General Retail Complex with unpermitted banners in the landscape buffer and on the north side of the building and a trash dumpster in the parking lot. The parking lot striping was badly faded and there were paved and striped parking spaces on the parcel to the north.

Details of Application Request	
Site Area	
Net Acres	.80

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	C (Commercial)	C-1 (Limited Commercial)
North	Vacant	C (Commercial)	R-E (Residence Estates)

South	Single Family Residence	C (Commercial)	R-E (Residence Estates)
	Vacant		C-1 (Limited Commercial)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Martin Luther King Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement – Per Variance (V-0076-88)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail	3,300 SF	1/175 SF	20				
Beauty Salon	6 stations	3/station	18				
Barber Shop	6 stations	2/chair	12				
Office, Medical (previous use)	1,100 SF	1/200 SF	(-6)				
Social Service Provider (Proposed)	1,100 SF	1/300 SF	4				
TOTAL SPACES REQUIRED			48		25		N
Regular and Handicap Spaces Required			46	2	24	1	N

JG

ANALYSIS

A Social Service Provider use is defined by Title 19.20.020 as "a facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. This use includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter, or an adult day care center." The applicant has indicated that they will provide supportive services to individuals with mental health disorders, substance abuse issues, domestic violence and anger management. Initially the applicant will not be working with court mandated programs, but over time they expect to work with Mental Health Court clients.

The existing commercial center was constructed in 1984 and a Variance (V-0076-88) to allow 25 parking spaces in an existing commercial center, where 55 parking spaces are required was previously approved in 1988. The applicant has proposed a 1,100 square-foot Social Service Provider, which requires four parking spaces; therefore a less intense use is proposed than the previous 1,100 square-foot Medical Office that required six parking spaces. A condition has been added to restripe the parking lot in conformance of Variance (V-0076-88).

Comments were received from the Las Vegas Valley Water District (LVVWD), and include the following: "Existing 3/4" meters (2) with no backflow prevention. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD."

The Social Service Provider use can be conducted in a manner that is harmonious and compatible with the existing uses and future surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41306)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Social Service Provider use will be located within an existing Commercial Center. The proposed use can be conducted in a manner that is harmonious and compatible with the uses at the existing site and with the uses on adjacent properties.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type and intensity of the proposed Social Service Provider use, as the parking requirement is less than the prior Medical Office use that occupied 1100 N Martin L. King Boulevard, Suite C.

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 subject site is accessed by Martin Luther King Boulevard. This street is of sufficient size to accommodate the amount of vehicular trips associated with the proposed use.

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.**

   Approval of a Special Use Permit for this use at this location will not compromise the public health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

5. **The use meets all of the applicable conditions per Title 19.04.**

   There are no minimum use requirements for a Social Service Provider use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 204

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41306** APN: _____

Name of Property Owner: Lonnie Walston

Name of Applicant: "Covenant of Love" LLC Corporation

Name of Representative: Charlene W. Bynum

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Lonnie Walston

Print Name: LONNIE WALSTON

Subscribed and sworn before me

This 24th day of March, 2011

Deidra R. Houston

Notary Public in and for said County and State

DEIDRA RENE HOUSTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-01-14
Certificate No: 98-49068-1

RECEIVED
MAR 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: "Covenant of Love" UUL Corporation

Project Address (Location) 1100 No. Martin Luther King Blvd Ste # C

Project Name "Covenant of Love" Behavioral Center **Proposed Use** _____

Assessor's Parcel #(s) 139-28-604-003 **Ward #** _____

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

Commercial Square Footage ~~.80 ACRES~~ CB 305.77 **Floor Area Ratio** _____

Gross Acres .80 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lonnie Webster **Contact** _____

Address 1930 Tori Street **Phone:** 742-1387 **Fax:** _____

City Las Vegas **State** Nev **Zip** 89106

E-mail Address _____

APPLICANT "Covenant of Love" UUL Corp **Contact** Charlene

Address 408 Eldorado Hills Ct **Phone:** 702-810-4830 **Fax:** 702-255-7766

City Las Vegas, NV 89110 **State** NV **Zip** 89110

E-mail Address Cbpicky@aol.com

REPRESENTATIVE SAME / AS Applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Lonnie Webster

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

Print Name LONNIE WEBSTER

Subscribed and sworn before me

This 24th day of MARCH, 2011.

Deidra R. Houston

CLARK / Nevada

Notary Public in and for said County and State

DEIDRA RENE HOUSTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-01-14
Certificate No: 98-49068-1

FOR DEPARTMENT USE ONLY

Case #	SUP-41306
Meeting Date:	5/10/11
Total Fee:	$1,030
Date Received:*	3/24/11
Received By:	Bus

RECEIVED
MAR 24 2011

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

Revised 10/27/08

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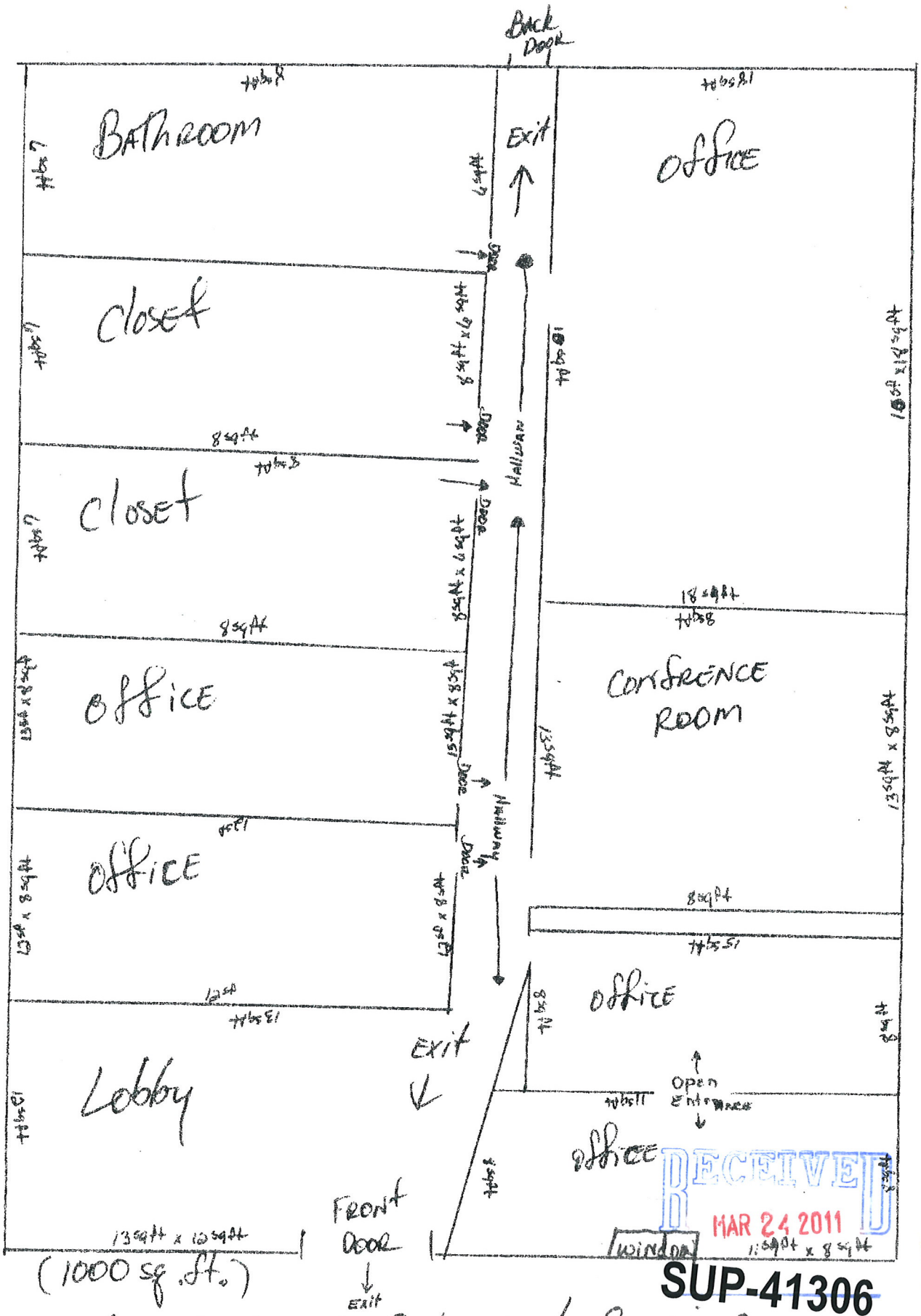

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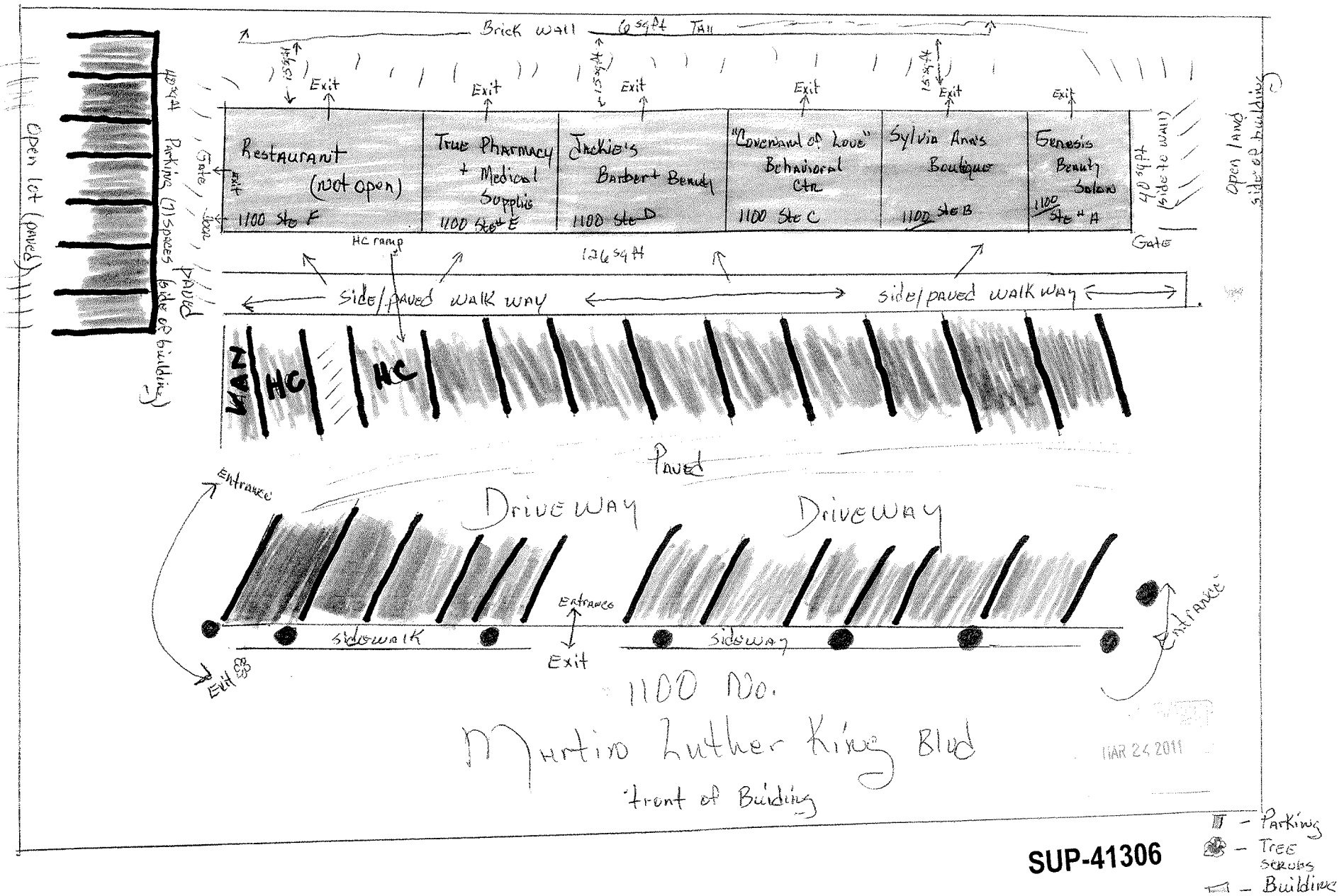
MAR 24 2011

SUP-41306

"Covenant of Love" Behavioral Services
1100 Martin Luther King Blvd Suite "C"



Nst
Brick wall 6 sq ft Tall
15 sq ft
Exit
Restaurant (not open)
1100 Ste F
True Pharmacy + Medical Supplies
1100 Ste E
Jackie's Barber + Beauty
1100 Ste D
"Covenant of Love" Behavioral Ctr
1100 Ste C
Sylvia Ann's Boutique
1100 Ste B
Genesis Beauty Salon
1100 Ste A
40 sq ft (side to wall)
Gate
Open land side of building
Open lot (paved)
40 sq ft
Parking (7) spaces 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



SUP-41306 - APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON
1100 NORTH MARTIN L KING BOULEVARD, SUITE C

03/31/11



SUP-41306 - APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON
1100 NORTH MARTIN L KING BOULEVARD, SUITE C

03/31/11



SUP-41306 - APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON
1100 NORTH MARTIN L KING BOULEVARD, SUITE C

03/31/11



SUP-41306 - APPLICANT: COVENANT OF LOVE UUL CORPORATION - OWNER: LONNIE WATSON
1100 NORTH MARTIN L KING BOULEVARD, SUITE C

03/31/11

"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.: **43.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 10, 2011

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

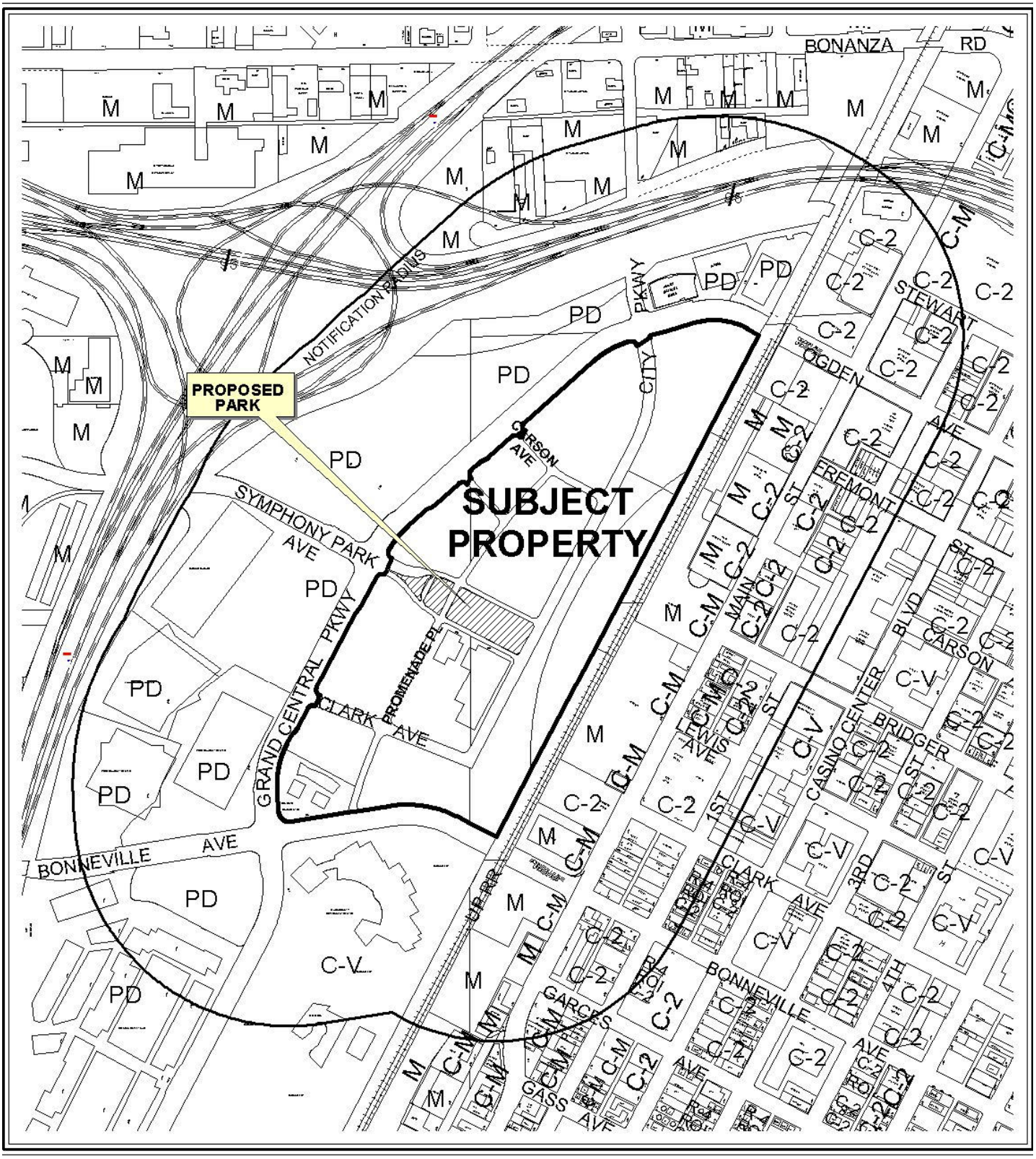
SUBJECT:
SDR-41033 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL - Request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009, 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. Symphony Park Design Review Committee Approval Letter
6. 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-41033	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-41033 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-16267) shall be required.

2. Revised plans, elevations and other materials shall be submitted to and approved by the Symphony Park Design Review Committee (SP-DRC) as indicated on the SP-DRC action letter dated 04/27/11 prior to the time application is made for a building permit. Approved plans shall be submitted to the Department of Planning.

3. Plans for the proposed canopy on APN 139-33-511-010 shall be submitted to the Department of Planning as a Minor Site Development Plan Review following SP-DRC approval and prior to issuance of a building permit for this structure.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/28/11, except as amended by conditions herein.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape

buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/28/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. A Master Sign Plan shall be submitted for review and approval by the SP-DRC prior to the issuance of any sign 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. Installed landscaping shall not impede visibility of any traffic control device.

11. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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

Public Works

13. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site 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 the development of this site.

14. All plumbing fixtures shall drain into the City of Las Vegas sanitary sewer system.

15. 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.

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

17. Comply with all applicable previous conditions of approval for SDR-16267 and all other site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The undeveloped subject site is located within the Symphony Park Master Plan area. A 2.16-acre private park flanked by Symphony Park Avenue is proposed at this location in conformance with the Symphony Park Design Standards. This development is intended to complement the performing arts center currently under construction to the south and to provide a civic open space for the Symphony Park area. The proposed park is bisected by a public street (Promenade Place) and a one-way pass-through area for buses and other vehicles, but is intended to thematically connect these parcels. A concessions building and covered stage, as well as shade canopies are planned for the site. All structures but the canopy proposed on APN 139-33-511-010 are included in this Site Development Plan Review; this canopy will be reviewed once the design is finalized and approved by the Symphony Park Design Review Committee (SP-DRC). All parking will be located offsite in surface parking lots or in planned parking structures. The proposed development generally conforms to the Symphony Park Design Guidelines. It has received approval from the SP-DRC with several administrative technical waivers and requests for minor revisions that will require additional review. Staff also recommends approval with conditions and will require submittal of a separate Minor Site Development Plan Review for the proposed canopy structure on APN 139-33-511-010.

ISSUES

- A separate Minor Site Development Plan Review by the Department of Planning will be required for the design of the shade canopy structure proposed on APN 139-33-511-010.
- Additional minor revisions to the plans are required by the SP-DRC prior to application for building permits; this is noted as a condition of approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. The Planning Commission and staff recommended approval.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed mixed use development on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville. The Planning Commission and staff recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through

	Ordinance #5874.
03/18/09	The City Council approved a Waiver (WVR-32366) of Section IV(C) of the City of Las Vegas Street Naming and Address Assignment Regulations as adopted by Title 13.28 to allow the suffix "Place" on a northeast/southwest street where only allowed for use on northwest/southeast streets in the Union Park development, located at the northeast intersection of Grand Central Parkway and Bonneville Avenue. Staff recommended approval.
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.

Most Recent Change of Ownership	
04/29/04	A deed was recorded for a change in ownership on APN 139-34-211-001.
10/13/10	A deed was recorded for a change in ownership on APN 139-33-511-009 and 010.

Related Building Permits/Business Licenses
No building permits or business licenses pertain to the subject site.

Pre-Application Meeting	
02/17/11	A pre-application meeting was held with the applicant's representative, where requirements for a Site Development Plan Review for a private park were discussed. During the meeting, it was determined that a variance would be necessary to allow a proposed monument sign to encroach into the required setback area for such signs. This sign was later deemed a development entry sign that met Title 19 requirements and as such, a variance would not be necessary. Other items noted included the following: • A signed letter of review from the Symphony Park Design Review Committee (SP-DRC) is required at the time of submittal. The SP-DRC has not yet reviewed the proposal and is scheduled to do so in early March. • An encroachment agreement may be sought for landscaping in the western portion of the pass-through area in lieu of a petition of vacation.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/03/11	A field check was conducted on the site. The proposed park area is being used at this time as a staging area for construction of the approved performing arts center to the south.

Details of Application Request	
Site Area	
Net Acres	2.16

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Performing Arts Center	MXU (Mixed Use)	PD (Planned Development)
East	Construction Staging Area	MXU (Mixed Use)	PD (Planned Development)
West	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District (Symphony Park)	X		Y
G-O (Gaming Enterprise Overlay) District	X		N/A
A-O (Airport Overlay) District (175 Feet)	X		Y
Downtown Casino Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Symphony Park Design Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	9,443 SF	N/A
Min. Lot Width	N/A	7 Feet	N/A
Max. Building/Structure Height	N/A	45 Feet	N/A
Mech. Equipment	Screened	Screened	Y

Symphony Park Schematic Streetscape Design

Streetscape Standards	*Required*	*Provided*	*Compliance*
Symphony Park Avenue	Rio Grande Velvet Ash Trees—24' on center (25% plantings/25% special paving/50% scored concrete) 4' square tree grates	48" box Rio Grande Ash spaced 24' on center; min. 12' sidewalk with tree grates and special paving	Y
Symphony Park Forecourt	Per Park Design (65% plantings/20% special paving/15% scored concrete) Benches Planter pots Seatwalls	48" box Desert Museum Palo Verde 48" box Rio Grande Ash Benches/planter pots/seatwalls	Y
Symphony Park East	Per Park Design (65% plantings/20% special paving/15% scored concrete) Benches Planter pots Trash Receptacles Seatwalls	48" box Desert Palo Verde 48" box Rio Grande Ash 26,500 SF turf area Benches/planters/trash receptacles/seatwalls	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Grand Central Parkway	Parkway Arterial	Master Plan of Streets and Highways	100	N
Symphony Park Avenue (each direction)	N/A	N/A	23	N/A
Promenade Place	N/A	N/A	34	N/A

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Private Park	2.16 acres net/gross	2 spaces per gross acre	5				
TOTAL SPACES REQUIRED			5		0		N
Regular and Handicap Spaces Required			4	1	0	0	N

SS

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

The subject site is located within a PD (Planned Development) zoning district and the Symphony Park District of the Downtown Centennial Plan Overlay District. Development within this district is subject to the Symphony Park Design Standards Manual. No waivers of the Design Standards have been requested. The proposed development has no impact on the site's location within the Gaming Enterprise Overlay District or Downtown Casino Overlay District. The site is located within the Airport Overlay District with a 175-foot height restriction on structures; all proposed structures are in conformance with the requirements of the Overlay District.

The proposed private park conforms to the requirements of the Downtown Centennial Plan and Symphony Park Design Standards. No parking will be located onsite; instead, parking will be provided in nearby offsite surface lots or in planned parking structures not a part of this review, as permitted by Title 19.06 and the Downtown Centennial Plan. Vehicular traffic, including buses, will not enter the park, but will safely be able to circulate around the perimeter using Symphony Park Avenue, Promenade Place and a one-way turnaround, which doubles as a drop-off area. A bus shelter is provided at the east end of the park to accommodate bus traffic on City Parkway.

The SP-DRC reviewed and approved the park development on 04/27/11, granting administrative waivers for technical items. Minor revisions are required for certain plans, which will be re-reviewed by the Committee for approval. The design of the proposed shade canopy on APN 139-33-511-010 is not yet complete; this structure will be subject to further review by the SP-DRC, and once approved, by the Department of Planning through submittal of a Minor Site Development Plan Review. Onsite signage will be subject to approval of a Master Sign Plan by the SP-DRC prior to issuance of any sign permits by the City of Las Vegas. The sign types and locations indicated by the submitted plans conform to Title 19.14 and Symphony Park Design Standards requirements.

As the proposed development conforms to applicable standards and has received conditional approval from the SP-DRC, staff recommends approval with conditions, subject to review of the northern canopy design once finalized.

FINDINGS (SDR-41033)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed private park development is an integral part of the master design of the Symphony Park planned area and complements the performing arts center currently under construction to the south as a civic open space.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed private park is consistent with the Mixed Use designation of the General Plan, the provisions of Title 19.06, the Downtown Centennial Plan and the Symphony Park Design Standards Manual, and has been approved by the SP-DRC.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the perimeter of the proposed park is provided by Grand Central Parkway, Symphony Park Avenue, Promenade Place and City Parkway. Vehicular access to the park interior is not provided. An adequate drop-off area is provided that should not negatively affect traffic in this area.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building and landscape materials have been approved by the SP-DRC and are appropriate for the Symphony Park planned development area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations under this review create an aesthetically pleasing environment and are compatible with the buildings planned or currently under construction in Symphony Park.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Development is subject to permits and inspection, thereby ensuring the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 89

APPROVALS 0

SS

PROTESTS 0

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

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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

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E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 24. day of February, 20 11.

Jill Kleles

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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FEB 24 2011

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

Revised 10/27/08

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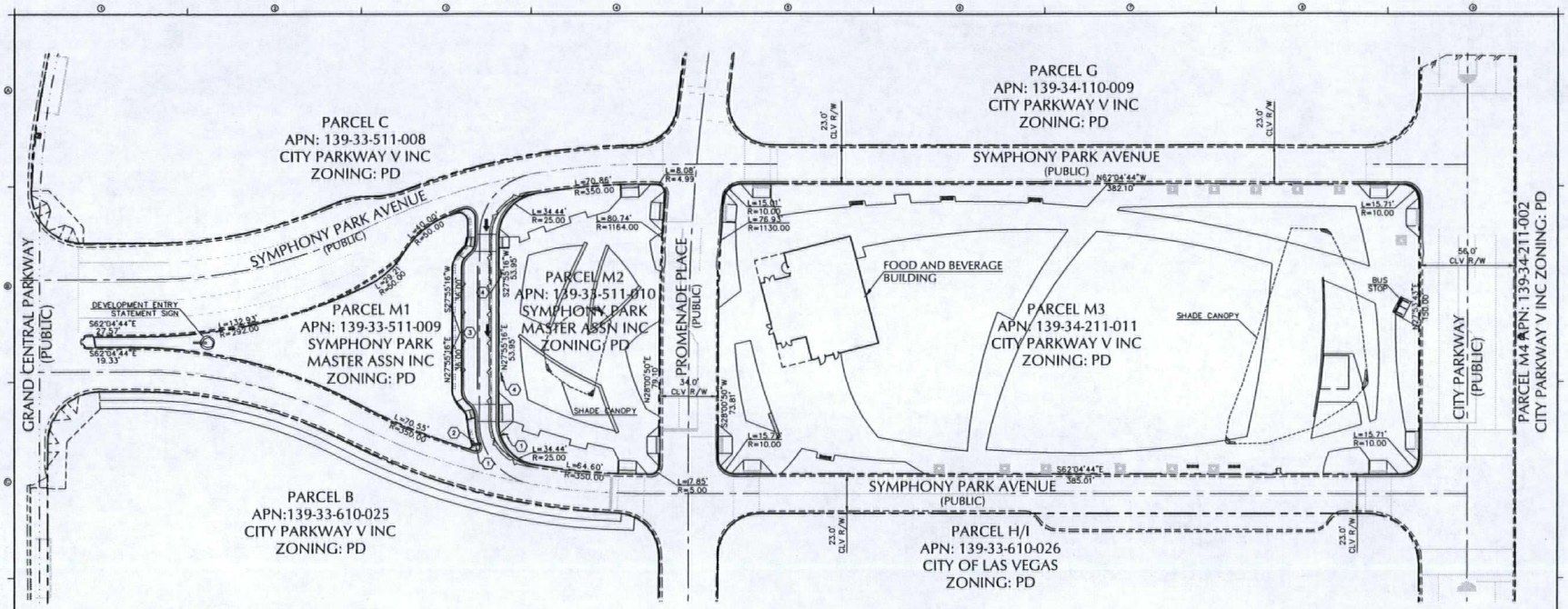
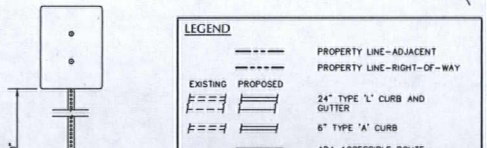


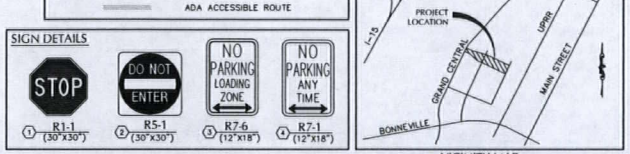
GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT

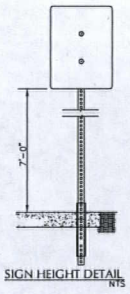
SITE INFORMATION

SITE ACREAGE:
PARCEL M1: 0.22 AC± (9,443 S.F.)
PARCEL M2: 0.36 AC± (15,861 S.F.)
PARCEL M3: 1.58 AC± (68,646 S.F.)
TOTAL ACREAGE: 2.16 AC± (93,950 S.F.)
BUILDING COVERAGE:
PARCEL M1: N/A
PARCEL M2: N/A
PARCEL M3: 3,500 S.F. (5.10%)





VICINITY MAP
NTS



SIGN HEIGHT DETAIL
NTS

CITY OF LAS VEGAS

THE SMITH CENTER
NEWLAND COMMUNITIES

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

SYMPHONY PARK

DESIGN DEVELOPMENT

PARCELS M1, M2 & M3

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

ISSUE DATE: APRIL 11, 2011

REVISIONS

#	DATE	DESCRIPTION

PROJECT NUMBER: 3119

SITE PLAN

SHEET NUMBER
C1

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SDR-41033

REVISED

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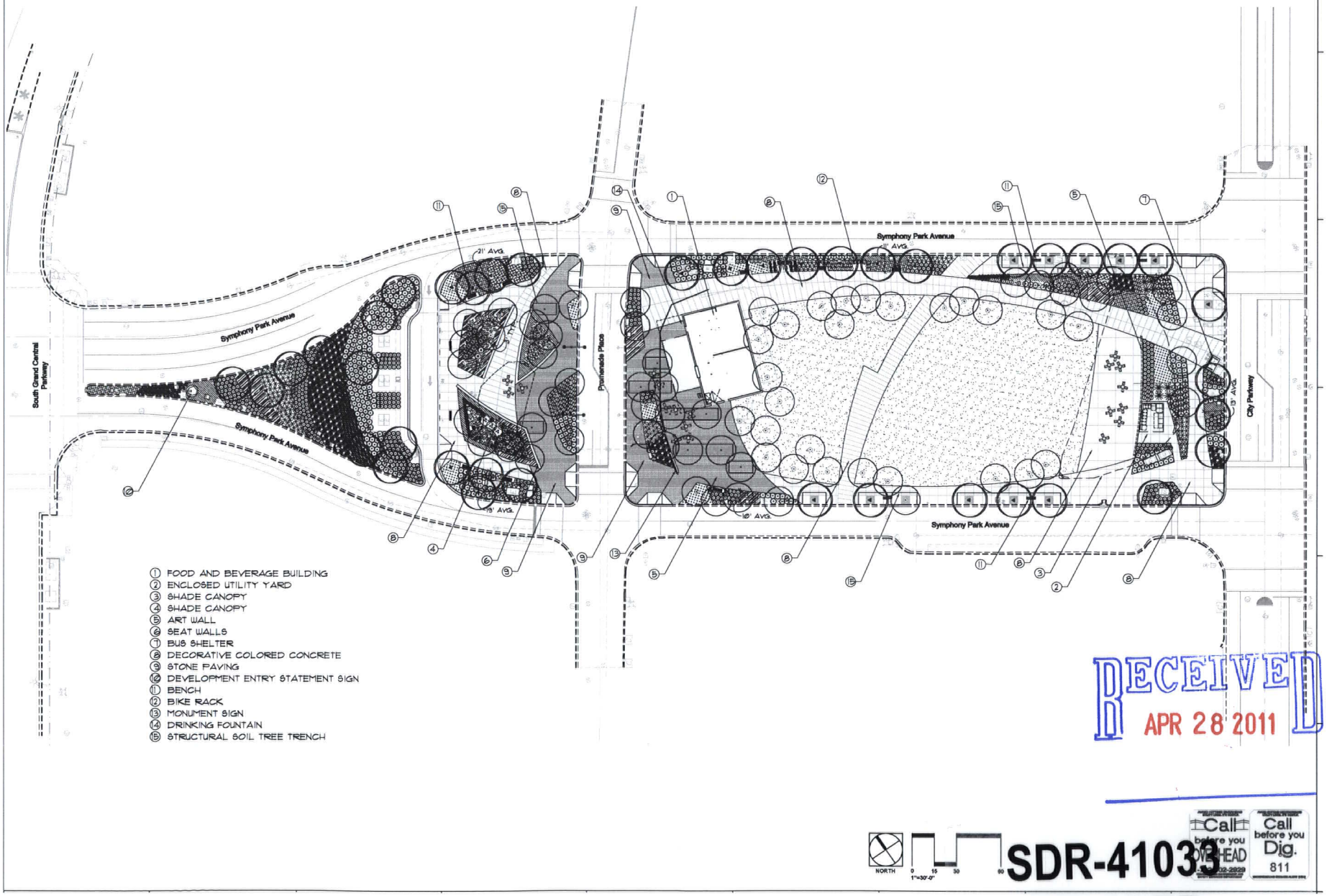

1. FOOD AND BEVERAGE BUILDING
2. ENCLOSED UTILITY YARD
3. SHADE CANOPY
4. SHADE CANOPY
5. ART WALL
6. SEAT WALLS
7. BUS SHELTER
8. DECORATIVE COLORED CONCRETE
9. STONE PAVING
10. DEVELOPMENT ENTRY STATEMENT SIGN
11. BENCH
12. BIKE RACK
13. MONUMENT SIGN
14. DRINKING FOUNTAIN
15. STRUCTURAL SOIL TREE TRENCH

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APR 28 2011

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SDR-41033

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CITY OF LAS VEGAS

THE SMITH CENTER
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SYMPHONY PARK
DESIGN DEVELOPMENT
PARCEL M1, M2, M3

JW ZUNINO
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F 702.253.1016
CARLSBAD CA
2246 FARADAY AVE.
CARLSBAD, CA 92008

ISSUE DATE: APRIL 11, 2011

REVISIONS

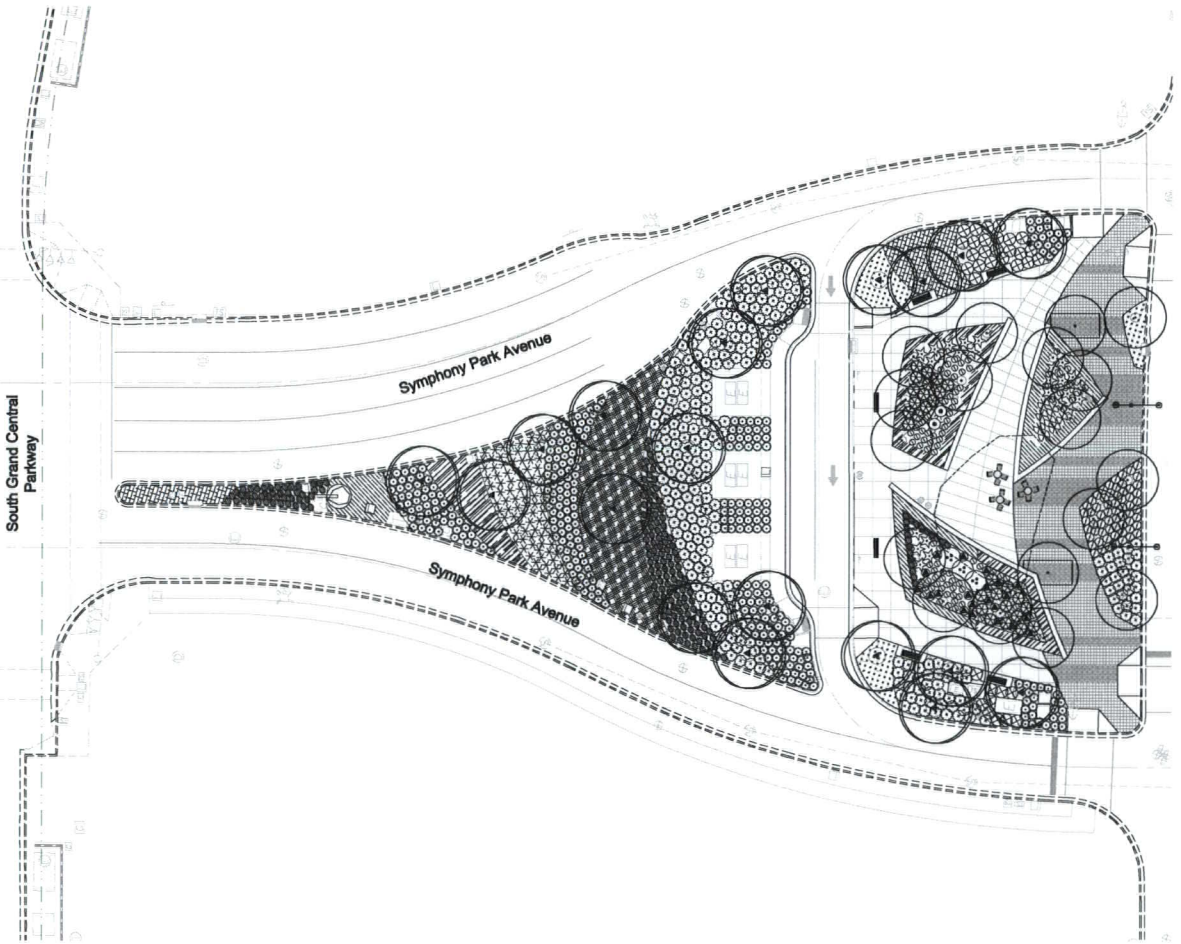
#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

Planting Plan

SHEET NUMBER
L-0



PLANT SCHEDULE (M1-M2)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	18	48" BOX	
	FRAXINUS VELUTINA	RIO GRANDE ASH	14	48" BOX	
	SHRUBS				
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD SAGE	24	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	358	5 GAL	
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	68	5 GAL	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	271	5 GAL	
	ACCENTS				
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	186	5 GAL	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	84	5 GAL	
	FOUQUIERIA SPLENDENS	OCOTILLO	3	BARE ROOT	10-15 HRPS
	HESPERALOE PARVIFLORA	RED YUCCA	45	5 GAL	
	AGAVE DESMETTIANA 'VARIEGATA'	VARIGATED SMARP CENTERY PLANT	25	5 GAL	
	OPUNTIA BASILARIS	BEAVER TAIL PRICKLY PEAR	28	5 GAL	
	OPUNTIA VIOLACEA 'SANTA-RITA'	PURPLE PRICKLY PEAR	9	5 GAL	
	PACHYCEREUS MARGINATUS	FENCEPOST CACTUS	2	8'-10' HT.	SIZE NOTED ON PLAN
	TECHOCEREUS MACDHA	ARGENTINE HEDGEHOG	21	5 GAL	
	GROUND-COVERS				
	HYDROPHIM PARVIFOLIUM (550 SQ. FT.)	PROSTRATE HYDROPHIM	54	5 GAL	36 INCH SPACING
	ROSMARINUS OFFICINALIS 'PROSTRATUS' (540 SQ. FT.)	DWARF ROSEMARY	71	5 GAL	36 INCH SPACING
	HALEPHORA CROCEA (1320 SQ. FT.)	GRAY ICE PLANT	350	5 GAL	24 INCH SPACING
	TECRIUM CHAMAEDRYS 'PROSTRATUM' (1,020 SQ. FT.)	PROSTRATE GERMANDER	115	5 GAL	36 INCH SPACING
	CHRYSACTINIA MEXICANA (820 SQ. FT.)	DAMIANITA	205	5 GAL	24 INCH SPACING

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 OF FINISH GRADE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. ROCK MULCH SEE SPECIFICATIONS.
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 COVERAGE, OPERATIONAL TESTS AND BACKFILLING/COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

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CARLSBAD,CA 92008

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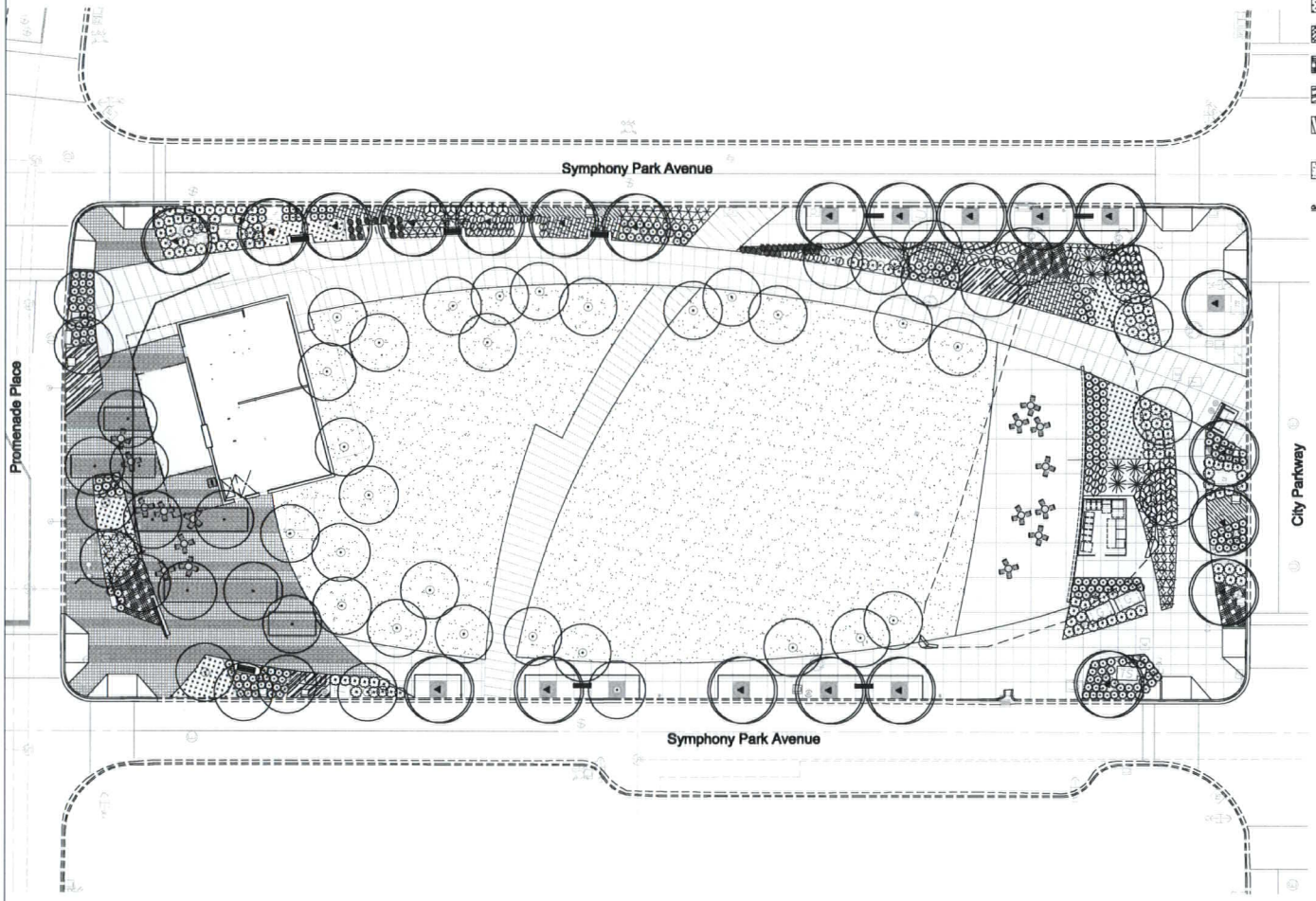
#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

Planting Plan

SHEET NUMBER
L-1



PLANT SCHEDULE (M3)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	54	48" BOX	
	FRAXINUS VELUTINA	RIO GRANDE ASH	22	48" BOX	
	SHRUBS				
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD SAGE	4	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	248	5 GAL	
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	49	5 GAL	
	ROSMARINS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	17	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	45	5 GAL	
	ACCENTS				
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	36	5 GAL	
	DASYLIRION LONGISSIMUM	DESERT SPOON	8	5 GAL	
	HESPERALOE PARVIFLORA	RED YUCCA	48	5 GAL	
	GROUNDCOVERS				
	HYPOFORM PARVIFOLUM 880 SQ. FT./	PROSTRATE HYPOFORM	104	5 GAL	36 INCH SPACING
	ROSMARINS OFFICINALIS 'PROSTRATUS' 830 SQ. FT./	DWARF ROSEMARY	64	5 GAL	36 INCH SPACING
	MALEPHORA CROCEA 825 SQ. FT./	GRAY ICE PLANT	81	5 GAL	24 INCH SPACING
	TECRIUM CHAMAEDRYS 'PROSTRATUM' 875 SQ. FT./	PROSTRATE GERMANDER	64	5 GAL	36 INCH SPACING
	DIETSACTRA MEXICANA 880 SQ. FT./	DAHLIANTA	45	5 GAL	24 INCH SPACING
	GREAT LAWN				
	TURF LAWN AREAS (28,500 SQ. FT./	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 OF FINISH GRADE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. ROCK MULCH. SEE SPECIFICATIONS.
7. TREE WELLS AND TREE GRATES SHALL BE PROVIDED FOR ALL TREES LOCATED WITHIN HARDSCAPE AREAS.
8. LANDSCAPE CONTRACTOR SHALL TEST ALL PLANTER DRAINS PRIOR TO BACKFILL FOR POSITIVE DRAINAGE.
9. CONTRACTOR SHALL THOROUGHLY MIX ALL SOIL AMENDMENTS AND FERTILIZER PRIOR TO PLACEMENT IN PLANTERS.
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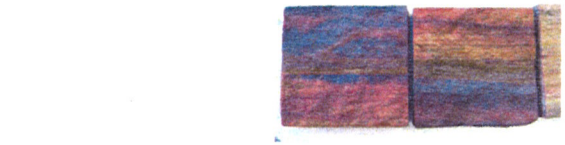

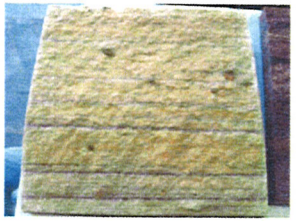

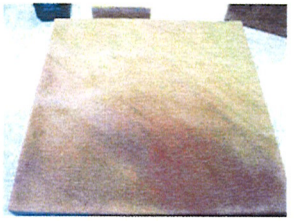

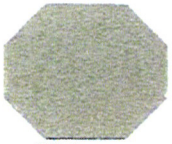

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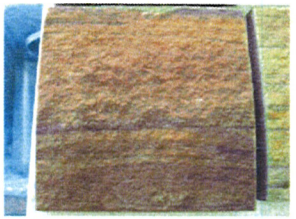
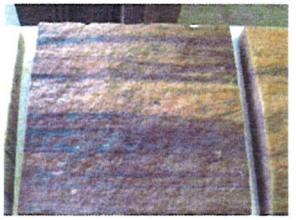
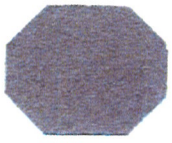
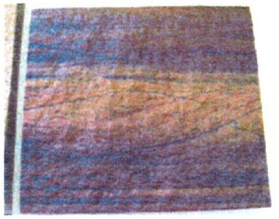






385 Taupe

Colored Concrete



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Plan Review

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SHEET NUMBER

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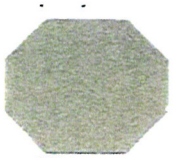



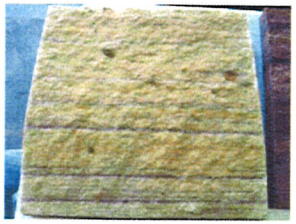

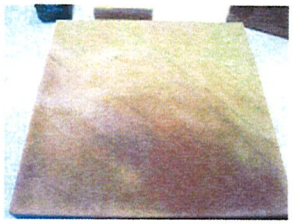

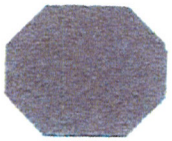

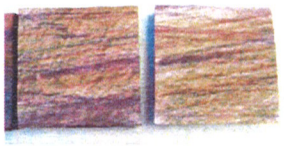



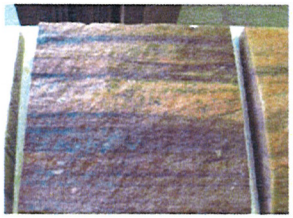

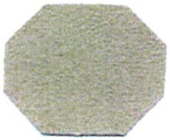



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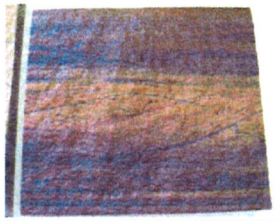

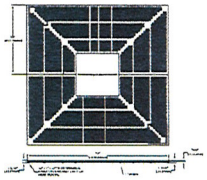

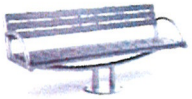

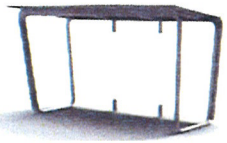

















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Site Materials Board

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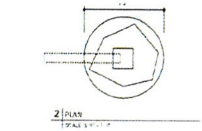
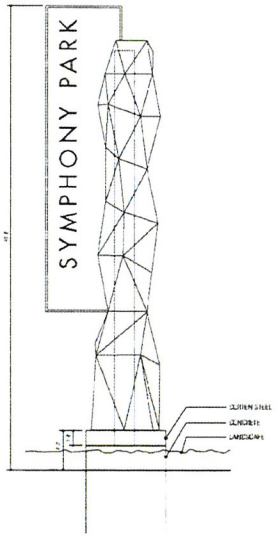
Primary Identification Sign



Primary Identification Sign



2 PLAN



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Site Signage

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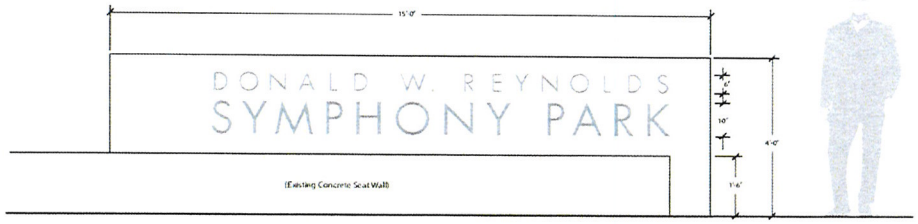
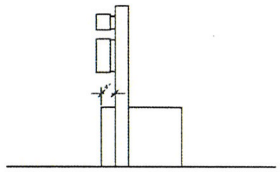
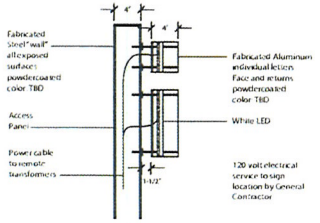




Side Elevation Sign Type A, Symphony Park Identification
Scale 3/4" = 1'-0"



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

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Site
Signage

SHEET NUMBER
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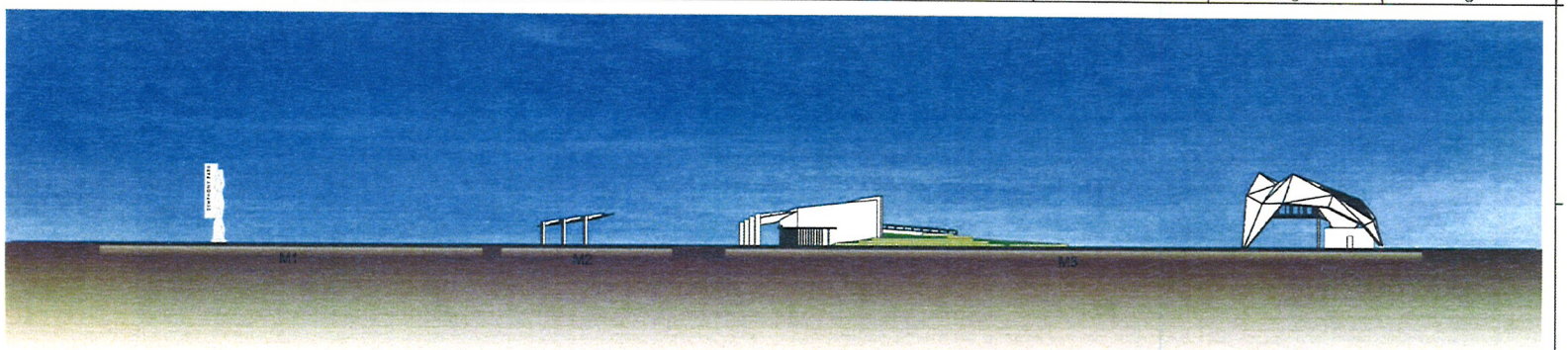
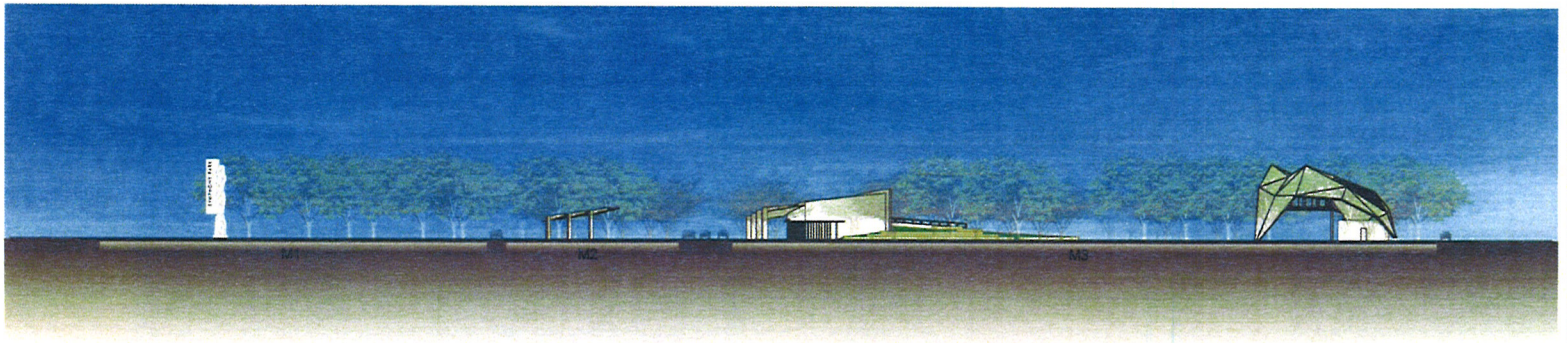
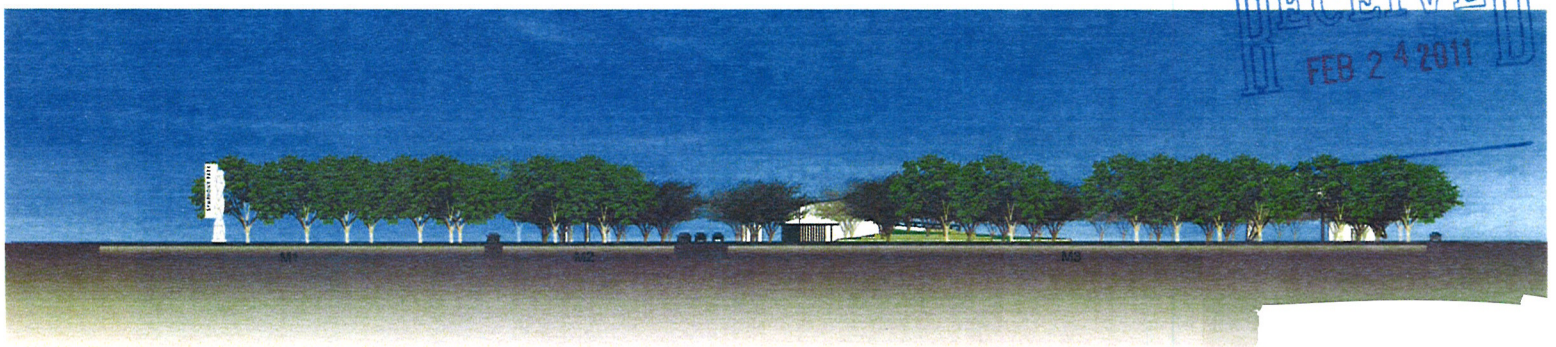


Site Elevation Facing North East: Structures Only



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

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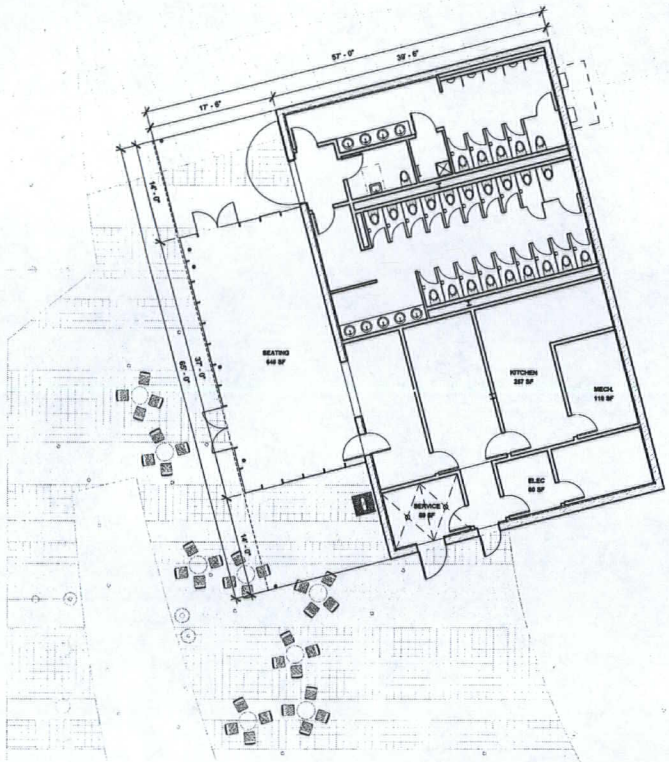

1 FOOD AND BEVERAGE FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

FOOD AND BEVERAGE AREA: 3219 SF
FOOD AND BEVERAGE TOTAL OCCUPANTS: 49

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Fax 702.898.8209

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FOOD AND BEVERAGE BUILDING FLOOR PLAN - LEVEL 1

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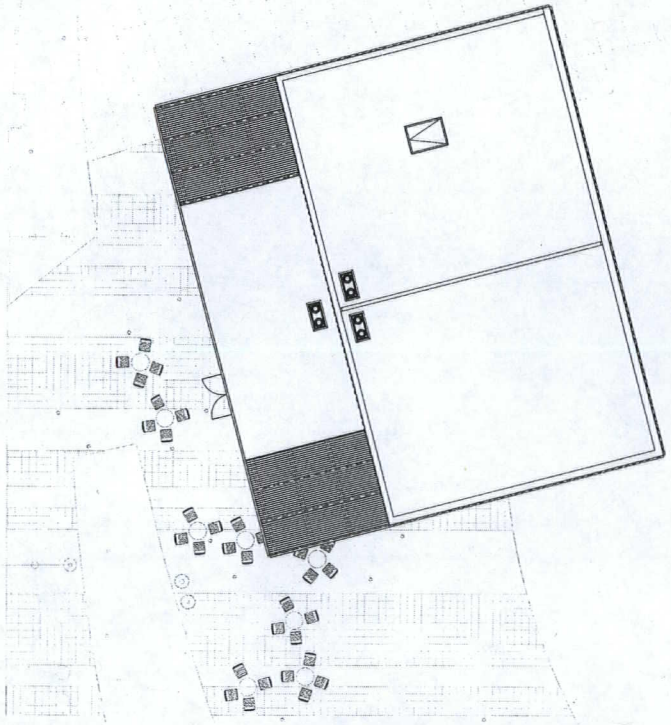

1 FOOD AND BEVERAGE ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH 0' 5' 10' 20'

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FOOD AND BEVERAGE BUILDING ROOF PLAN

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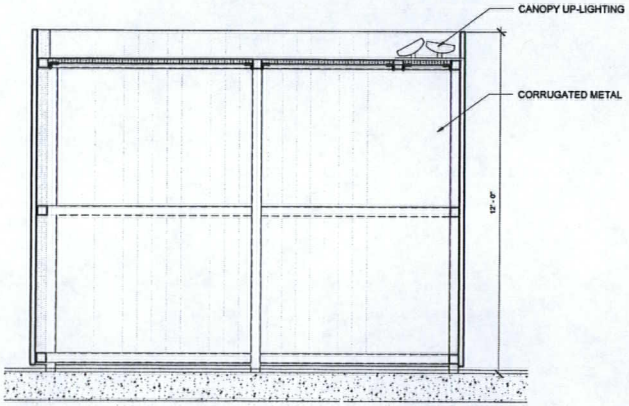
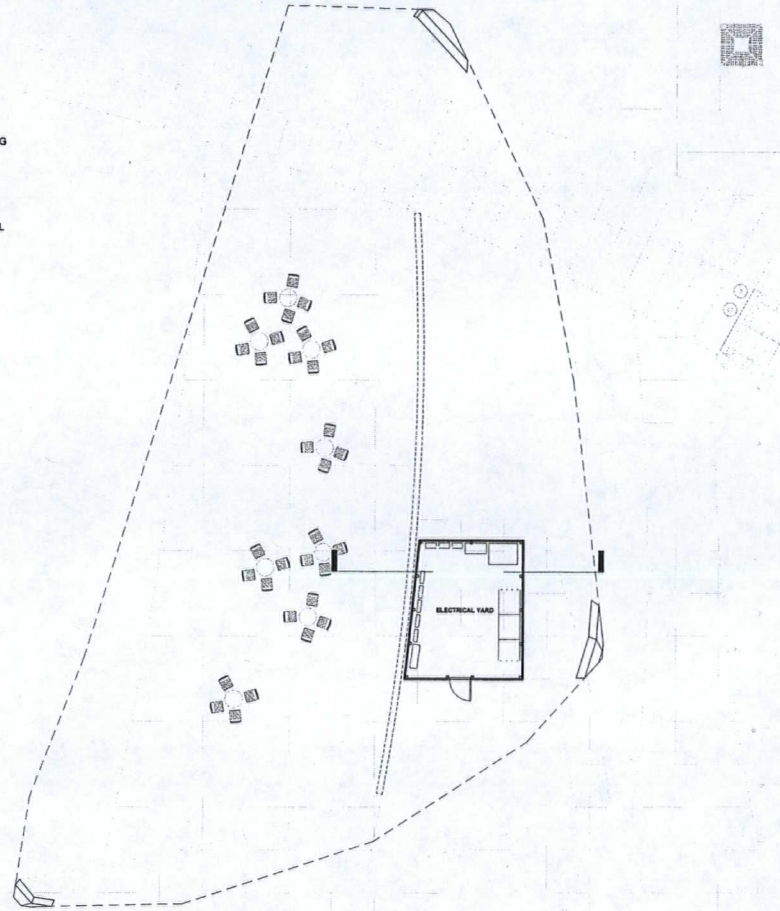


2 ELECTRICAL YARD PRELIMINARY SECTION
SCALE: 1/2" = 1'-0"



1 ELECTRICAL YARD FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

ELECTRICAL YARD AREA (OPEN TO SKY): 315 SF

NORTH 0' 5' 10' 20'

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ELECTICAL YARD PLAN - LEVEL 1

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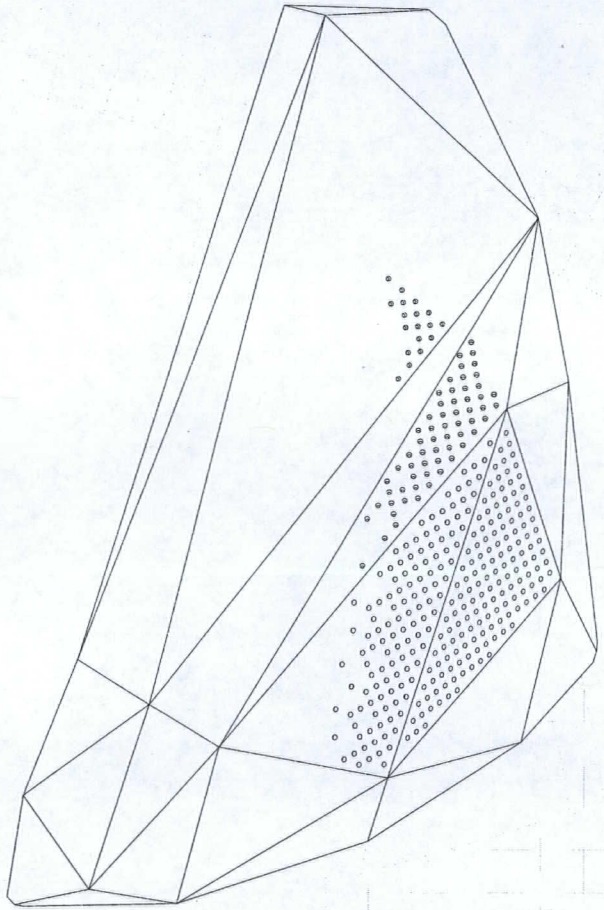

1 STAGE CANOPY ROOF PLAN
SCALE: 1/8" = 1'-0"

STAGE CANOPY AREA: 6595 SF

NORTH 0' 5' 10' 20'

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STAGE CANOPY ROOF PLAN

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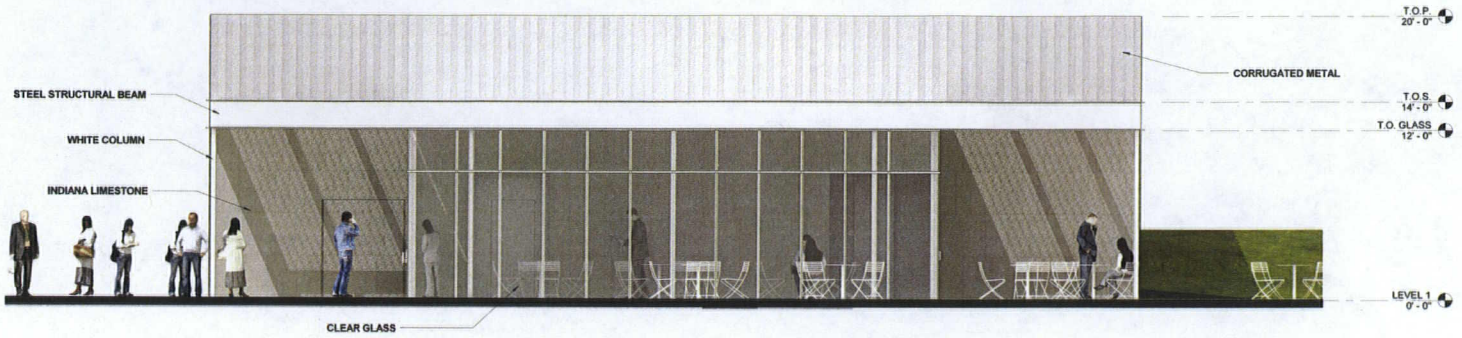
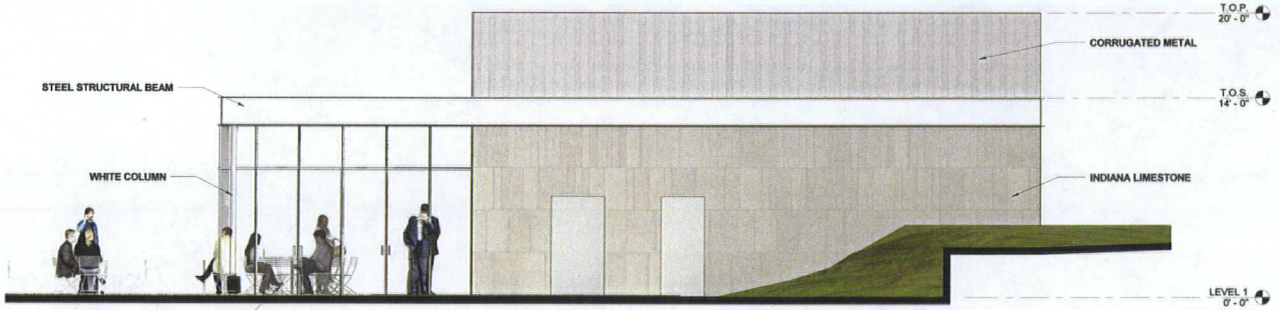


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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FOOD AND BEVERAGE BUILDING ELEVATIONS

SHEET NUMBER
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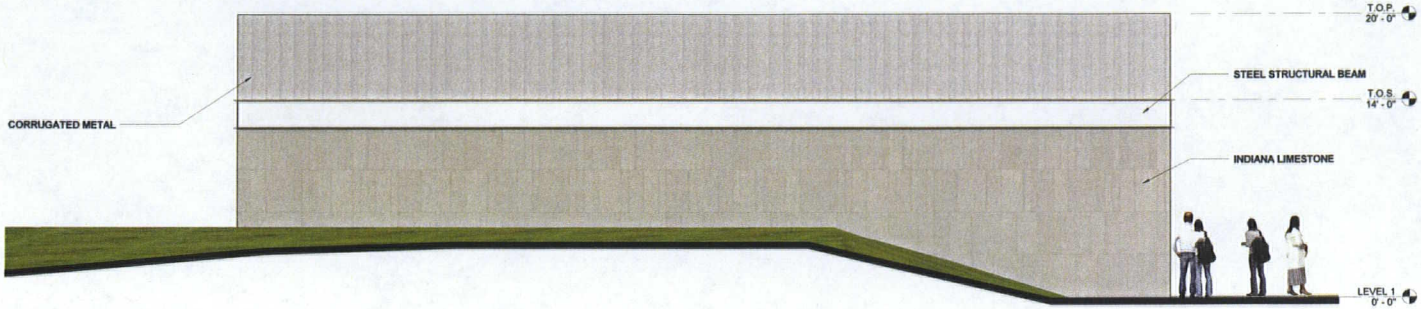
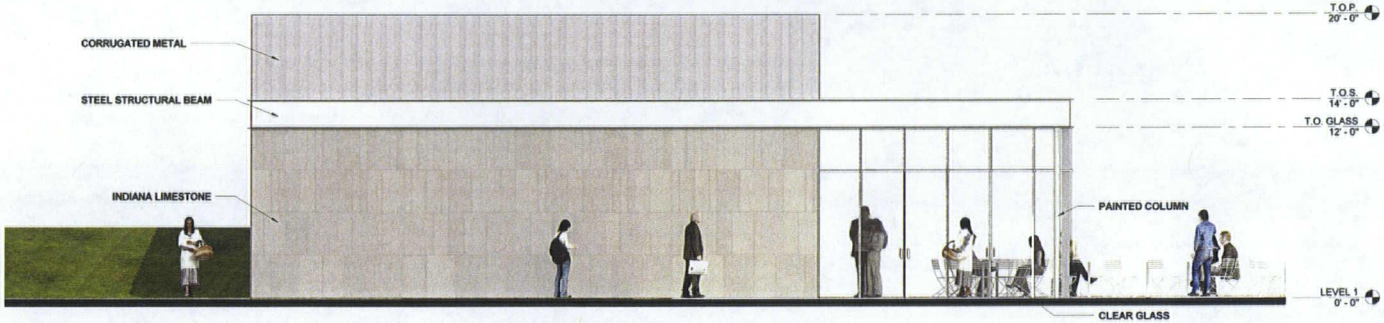


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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FOOD AND BEVERAGE BUILDING ELEVATIONS

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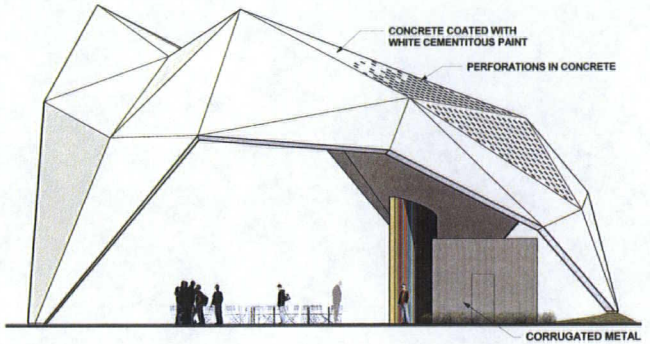
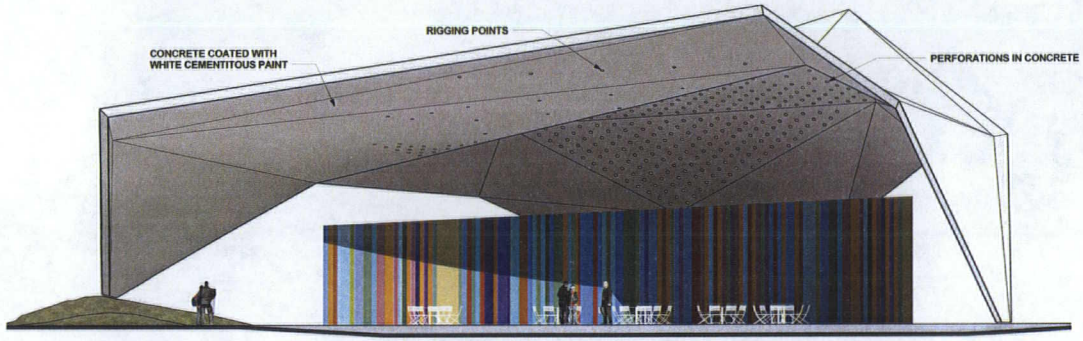


2 STAGE CANOPY - SOUTH
SCALE: 1/8" = 1'-0"



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

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STAGE CANOPY ELEVATIONS

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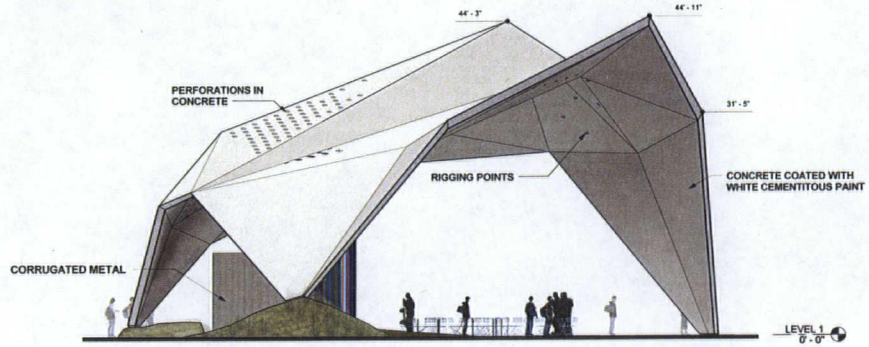
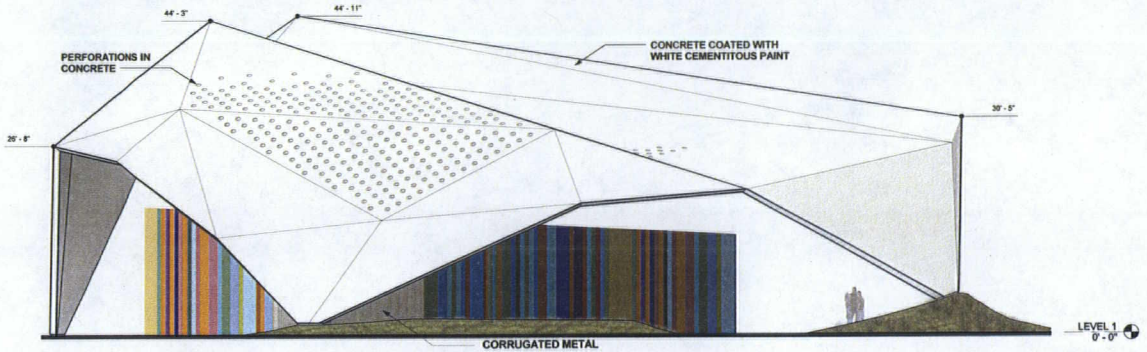


2 STAGE CANOPY - NORTH
SCALE: 1/8" = 1'-0"



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

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STAGE CANOPY ELEVATIONS

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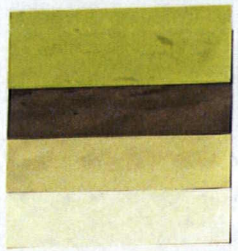


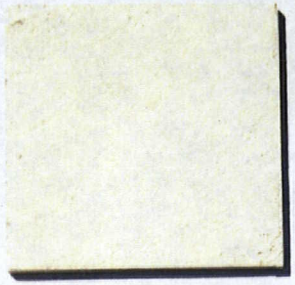
SHERWIN WILLIAMS: SW 6918
HUMOROUS GREEN

SHERWIN WILLIAMS: SW 7041 -
VAN DYKE BROWN

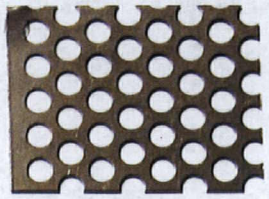
SHERWIN WILLIAMS: SW 6401
INDEPENDENT GOLD

SHERWIN WILLIAMS: SW 6700
DAYBREAK

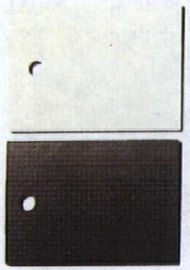
SHERWIN WILLIAMS: SW 7000 IBIS
WHITE



CEMENTITIOUS WHITE PAINT: SW
7001 - MARSHMALLOW

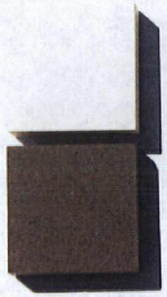


PERFORATED METAL DECK: 40%
OPEN



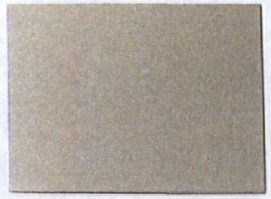
FORMICA LAMINATE: 7223C-90
NEW WHITE GLOSS FINISH

FORMICA LAMINATE: 2200-MC
DARK CHOCOLATE MICRODOT

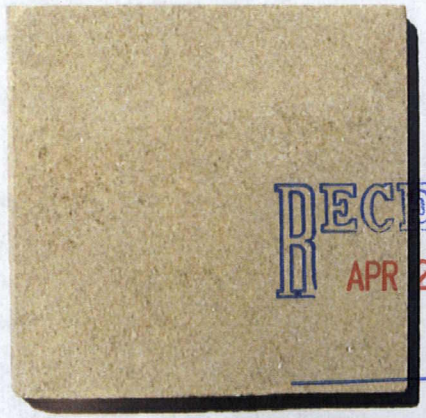


CAPCO TILE - CHROMA: BQ200P
SUPER WHITE POLISHED

CAPCO TILE - CHROMA: BS250P
STORMY SKY POLISHED



CORRUGATED METAL: AEP SPAN -
COOL METALLIC SILVER



INDIANA LIMESTONE SAWN FINISH

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DESIGN DEVELOPMENT

PROJECT NUMBER: 4674

MATERIAL BOARD

SHEET NUMBER
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OVERALL PARK RENDERING

SHEET NUMBER
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PROJECT NUMBER: 4674

STAGE CANOPY RENDERING

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FOOD AND BEVERAGE BUILDING RENDERING

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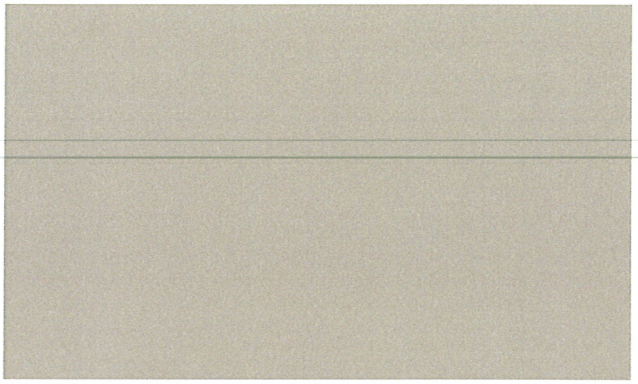
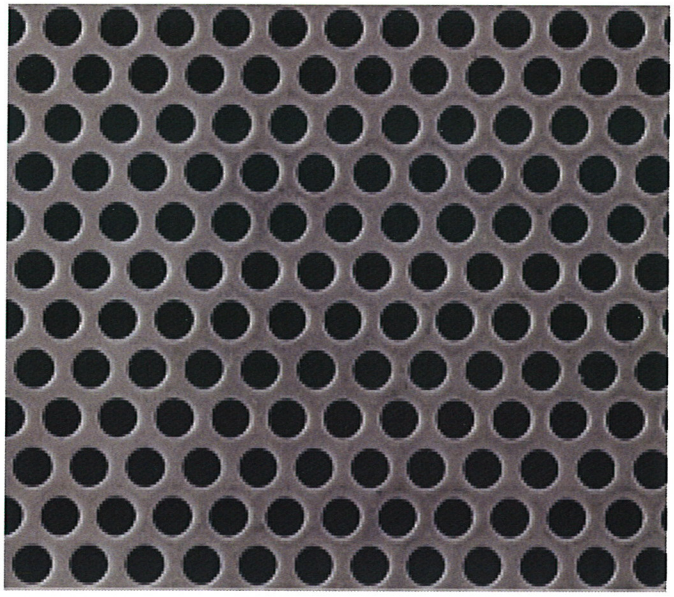
INDIANA LIMESTONE SAWN FINISH



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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SHERWIN WILLIAMS EXTERIOR PAINT
SW7008 ALABASTER



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SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/31/11



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SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/31/11



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03/31/11

SYMPHONY PARK℠

April 27, 2011

Todd Johnson, Principal
Design Workshop
1390 Lawrence Street
Denver, CO 80204

(by email)

Re: **Symphony Park Revised Design Development Submission (landscape and architecture) for Parcels M1, M2, and M3,** submitted April 25, 2011

Dear Mr. Johnson,

The Symphony Park Design Review Committee (SP-DRC) received your revised Design Development submission for Symphony Park on April 25, 2011 as requested in our April 14, 2011 letter. We met with you on April 26, 2011 to review our list of required submittal items and your team's written response to those items.

Based on the revised design presented and the answers to our questions **the Revised Design Development submission of landscape and architecture is APPROVED for City of Las Vegas Site Development Plan Review with the following administrative waivers and comments:**

Landscape and Lighting Approvals and Administrative Waivers:

1. The Promenade Place paving stone selection is awaiting final approval of an on-site mockup and submittal of performance specifications; however, all parties approve the basic look of the stone.

2. A paving plan and detail for the stone pavers that shows a combination of 12 inch by 12 inch and 4 inch by 4 inch stone units **is approved**.

3. The design team has supplied the required information as to why 60 inch box trees are not available at this time and will not be available in a timely way to meet the project construction schedule. Also, because the Symphony Park project has been delayed some by the overall economy, the rest of the surrounding development will not proceed for a year or two, at which time the 48 inch box trees will have achieved the equivalent size of a 60 inch box being installed today. In addition, the SP-DRC has received the required comparison of the physical characteristics of a 48

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8. The revised site signage plan (L9-01) **is approved** and a future more detailed signage submittal will be provided.

9. Provide a revised lighting plan and photometric to confirm adequate lighting foot-candle levels on walkway surfaces and low enough maximum to minimum ratios to be perceived as safe and uniform. The submitted study plan of "Accessible Ramps and Existing Light Poles" does provide the required access clearance to the ADA ramps at street corners from proposed Centennial street light and signal pole locations.

10. The location of the 4 public art opportunities **is confirmed** on the "Overall Site and Landscape Plan" submitted.

Architecture Approvals and Comments:

1. The food and beverage building (revised plan and elevations A1, A3, A4 dated April 25, 2011) **is approved.** The building plan was further revised in the meeting to move the restroom entrance to outside of the glass eating area.

2. The service and trash solution for the food and beverage building **is approved** as submitted on building plan A1, April 26, 2011.

3. The material samples for the Indiana limestone, mechanical parapet, and perforated metal shade cover as submitted on the material board April 25, 201, **are approved.**

4. The SP-DRC requests that the color of the stage canopy paint finish be slightly greyer than that presented by color chip (no color name or number was presented). Please supply a revised paint sample for SP-DRC approval at the Construction Document stage submission.

5. The food and beverage building seating area **is approved** for solar exposure per the design team's recommendations.

6. The proposed electric equipment enclosure behind the stage (revised plan and elevation A2 dated April 25, 2011) **is approved.**

7. Finalization of the design of the M2 canopy (in a non-climbable configuration) for final approval will be done outside of the 10 calendar days, up to June 1.

Previous LEED Conditions have been satisfied

Previous Civil Design Conditions have been satisfied, however note:

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inch box versus a 60 inch box tree and is comfortable that in this instance a substitution of box sizes can be done without harm to the project.

The 48 inch box Desert Museum Palo Verde will have a height of 14 to 15 feet, a spread of 9 to 10 feet, and a caliper of 3.5 inches at 6 inches above finish grade. A 60 inch box Palo Verde, if one could be found, would have a height of 18 to 20 feet, a spread of 14 feet, and a caliper of 5 inches. The 48 inch box Fantex Ash will have a height of 14-16 feet, a spread of 8 to 10 feet, and a caliper of 3 to 4 inches at 5 feet above grade. A 60 inch box Fantex Ash, also if one could be found, would have a height of 18 to 20 feet, a spread of 14 to 16 feet, and a caliper of 5 to 6 inches.

In both cases, the 60 inch box trees are not currently available and to require them would mean growers would simply put a smaller tree in the larger box and supply it at a higher price to the project.

Therefore, without granting any other general waiver of the 60 inch box requirement, the SP-DRC grants an administrative waiver to permit the installation of 48 inch box trees (Fantex Ash and Desert Museum Palo Verde) on Symphony Park. If the design team finds that a few of the 60 inch box Desert Museum Palo Verde become available in a timely way the SP-DRC recommends the use of a few as specimens in the Park.

4. Revised planting plans (revised sheets L-0, L-1, and L-2) that adequately screen all above grade utility appurtenances such as irrigation back flow preventers **is approved.** The design team is to specify its own choice of materials from the range of materials suggested.

5. Revised shade calculation drawings (L10-10, 2 sheets) are accepted. **The shade created on the parcels as a percentage of walking surface of 63% shade on Parcel M2 and 71% shade on M3 is approved as an administrative waiver of the 75% shade requirement,** reflecting that these percentages are calculated at 50% of mature tree size.

6. The revised site plan (L-0 and revised Bench Seating Diagram) meets the bench seating requirements and the **SP-DRC grants an administrative waiver of the one small area near the south east corner of Parcel M3 that is shy of the 100 foot spacing requirement.** The SP-DRC requests that one of the two bicycle racks provided on the north edge of the site be moved closer to the food and beverage building and the dining plaza on the south side of the building.

7. The revised bus shelter location and loading area on M3 **are approved** per the "Bus Stop Diagram" provided.

SDR-41033
REVISED

1. Please add appropriate notes on Parcel M1 (sheets C2.01 and C5.01) that the Cox Communication vault adjacent to the future sign pylon will be relocated a few feet as part of this contract.

2. Check all notes to be sure the project reference is Symphony Park and not Union Park as shows up on at least 2 sheets (Parcel M3 C4.01 and C4.02).

Sincerely,
The Symphony Park Design Review Committee
Steve van Gorp, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Flinn Fagg, Acting Director, City of Las Vegas Planning Department
Terrall Budge, Design Workshop
Troy Cook, Design Workshop

(All by email)

NEWLAND™

SDR-41033
REVISED

JW ZUNINO
LANDSCAPE ARCHITECTURE

Plan | Design | Grow

April 28, 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, food and beverage building with restrooms, shade structures, 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. The Food and Beverage building 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 effectiveness will be achieved through selection of equipment, efficient lighting, and building

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APR 28 2011

SDR-41033
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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 and natural stone paved pedestrian access and circulation areas on the western portion of the parcel. The eastern portion consists of a covered stage. 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.

The following updates have been made to the previously submitted package:

Exhibit C1: Updated site plan to reflect the latest building location and stage area configuration. All labeling and color coding has been updated to match latest site plan.

The food and beverage building floor plan has been revised so that the entrance to the restrooms is from the exterior. A unisex restroom has been added. A trash/service room has been included in the footprint. The kitchen area is smaller to accommodate a smaller grab-and-go facility. The footprint has not changed.

Building elevations – The limestone selection for the building has changed to narrow long panels.

SDR-41033
REVISED

Then steel channel depth is increased to 2'. The corrugated metal has been changed to interlocking flat panel system with similar module widths as the limestone below.

The stage canopy and electrical yard have been relocated on site away from the utility easements. The art wall is shorter now with only the southern portion staying in the project; the north portion beyond the sidewalk has been eliminated.

Landscape/Streetscape Plans (L-0, L-1, L-2) – Updated planting plans in response to site plan revisions and SP DRC review comments.

Materials – Refined based on SP DRC comments.

SDR-41033
REVISED

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**

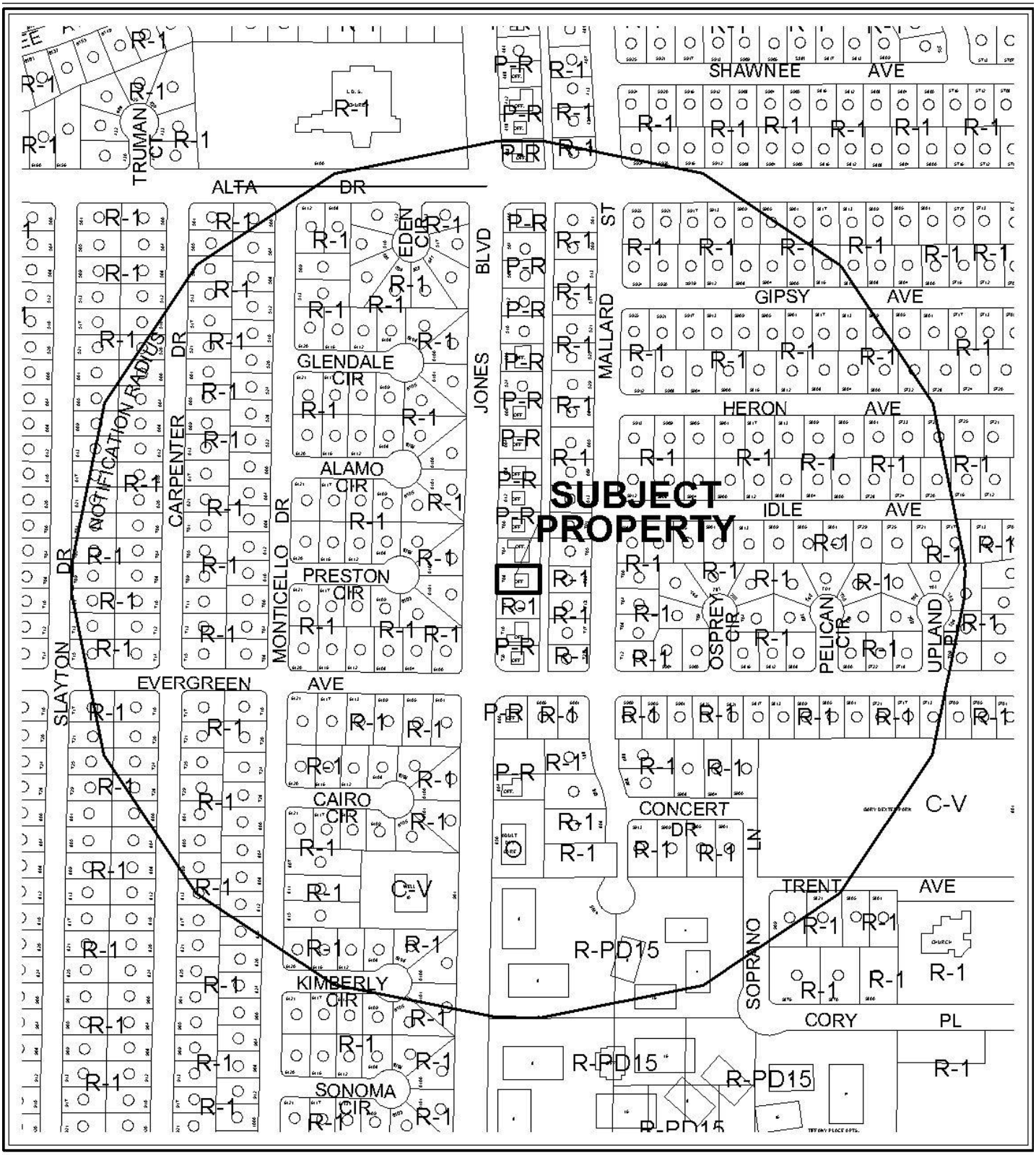
SUBJECT:
SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre 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. Abeyance Request Submitted by CompuDoc Computer Service
4. Supporting Documentation
5. Photos
6. Planning Commission Approval Letter for SDR-35518
7. 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

CompuDoc
Computer Service
(702) 871-1881
708 S. Jones Boulevard / Las Vegas, NV 89107

City of Las Vegas Planning and Development
333 N. Rancho Dr
3rd Floor
Las Vegas, Nv
89106
RE: SDR-41037

To Whom it may concern:

We respectfully request for an abeyance and that our case be moved to the June 14th 2011 agenda.

Sincerely

Gareth Spicer
Owner of Compudoc

702-498-6645

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APR 26 2011

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GARETH SPICER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-41037	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SDR-41037 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-35518), except as amended herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. 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, and landscape plan, date stamped 04/25/11*, except as amended by conditions herein. *Date may change

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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. Installed landscaping shall not impede visibility of any traffic control device.

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

Public Works

8. 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.

9. 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.

10. 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.

11. 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.

12. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

13. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-35518) which allowed for the conversion of an existing 1,688 square-foot single-family residence to an Office, Other than Listed at 708 South Jones Boulevard. The request is to eliminate the five-foot landscape strip within the right-of-way along Jones Boulevard. A waiver was previously approved through SDR-35518, which allowed the 10-foot wide west perimeter buffer with a five-foot wide landscape planter strip behind the curb in the right-of-way along Jones Boulevard. The proposed removal of the landscape strip along Jones Boulevard is not consistent with the landscape standards of Title 19, which require 15 feet of landscaping adjacent to rights-of-way; therefore, staff recommends denial of this request. If this request is denied, the subject site is subject to the approved Site Development Plan Review (SDR-35518).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/06/05	The City Council approved a Rezoning (ZON-5769) request for a zone change from R-1 (Single-Family Residential) zone to P-R (Professional Office and Parking) at 708 South Jones Boulevard. The Planning Commission recommended approval, the Planning Department staff recommended denial. The Rezoning (ZON-5769) expired on 04/06/07.
	The City Council approved a Site Development Plan Review (SDR-5770) for a 1,688 square-foot commercial use at 708 South Jones Boulevard. Planning Commission recommended approval, and the Planning Department staff recommended denial.
05/17/06	The City Council approved a General Plan Amendment (GPA-12156) request to amend a portion of the Southeast and a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial), L (Low Density Residential), and M (Medium Density Residential) to O (Office). The Planning Commission and staff recommended approval.
07/01/09	Ordinance #6046 was approved by the City Council to amend the official zoning map atlas of the City of Las Vegas, changing the zoning of the site from R-1 (Single Family Residential) to P-R (Professional Office and Parking).
09/24/09	The Planning Commission approved a Site Development Plan Review (SDR-35518) for the proposed conversion of a Single Family Residence to a 1,688 square-foot Office building

Most Recent Change of Ownership	
02/05/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/29/04	A business license (M13-03096) was issued for computer sales and service at 708 South Jones Boulevard. The business license is still active.
12/19/05	A building permit (#05008955) was issued for re-location of an existing sign at 708 South Jones Boulevard. The sign was finalized on 05/31/06.

Pre-Application Meeting	
09/22/11	A pre-application meeting was held with the applicant. Staff reviewed the requirements for submittal for a Major Amendment to a previously approved Site Development Plan Review (SDR-35518).

Neighborhood Meeting
A neighborhood meeting was not held, nor was one required.

Field Check	
03/31/11	A field check by staff noted the subject property is well maintained with the exception of the lack of landscaping in the front or side yard setbacks and no parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Office	O (Office)	P-R (Professional Office and Parking)
North	Office	O (Office)	P-R (Professional Office and Parking)
South	Single Family, Detached	O (Office)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to SDR-35518, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	6,534 SF	Y
Min. Lot Width	60 Feet	64 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side (North)	5 Feet	6.2 Feet	Y
• Side (South)	5 Feet	7.8 Feet	Y
• Rear	15 Feet	29 Feet	Y
Max. Lot Coverage	50 %	26 %	Y
Trash Enclosure	Y	Alley Pick-Up	Y

Pursuant to SDR-35518, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	4 Trees	3 Trees	Y
• South	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• East	1 Tree / 20 Linear Feet	3 Trees	Zero Trees	N/A
• West	1 Tree / 20 Linear Feet	3 Trees	1 Tree	Y
TOTAL PERIMETER TREES		**17 Trees**	**11 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	2 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		Zero Feet	N
• South	5 Feet		6.2 Feet	Y
• East	8 Feet		Zero Feet	N/A
• West	15 Feet		Zero Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Jones Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	1,680 SF	1/300 SF	6				
TOTAL SPACES REQUIRED			6		7		Y
Regular and Handicap Spaces Required			5	1	6	1	Y

ANALYSIS

The subject site is located within the Airport Overlay District with a height restriction of 200 feet. The proposed development would not have a negative impact relating to the overlay district, as the existing building would not result in an increase in the building height. A Site Development Plan Review (SDR-35518) was previously approved for the proposed conversion of a Single Family Residence to an office building, with waivers of the perimeter landscape buffers. The request is a Major Amendment of the previously approved Site Development Plan Review to replace the approved five-foot wide landscape strip along Jones Boulevard with concrete.

The site plan indicates no landscape buffer along the east side of the property, where parking spaces are proposed with an alley access to the parking lot. The request for a waiver of the landscape buffer through SDR-35518 was not required.

The proposed site and landscape plan depict a new concrete infill that matches the existing sidewalk along Jones Boulevard and eliminates the five-foot wide landscape planter. No other changes to the property are proposed.

The proposed change to the landscape strip along Jones Boulevard is not consistent with the landscape standards of Title 19. Title 19.12 requires 15 feet of landscape buffer area adjacent to right-of-way. The 10-foot planter was approved because the site would then contain 15 feet of landscaping with the additional 5 feet of landscaping within the right-of-way. A waiver was approved through Site Development Plan Review (SDR-35518), which allowed the 10-foot wide west perimeter buffer with a five-foot wide landscape planter strip behind the curb along Jones Boulevard; therefore, staff recommends denial of this request.

FINDINGS (SDR-41037)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development will be compatible with existing P-R (Professional Office and Parking) zoned office developments to the north. As the building will maintain the appearance of a single family detached dwelling, the site will be compatible with existing adjacent single-family residential properties to the south, west and east.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   A landscape waiver along the west perimeter landscaping buffer was previously approved with a 10-foot wide buffer with the five-foot wide landscape planter strip along Jones Boulevard. The proposed site and landscape plan depicts the elimination of the landscape planter strip along Jones Boulevard.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site will have access to Jones Boulevard, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building and landscape materials are appropriate for the area and the City of Las Vegas.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   No changes to the building elevations and design characteristics are part of this request.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The site will be subject to inspection by the City and will not compromise the health, safety, and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 340

APPROVALS 0

PROTESTS 0

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

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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.

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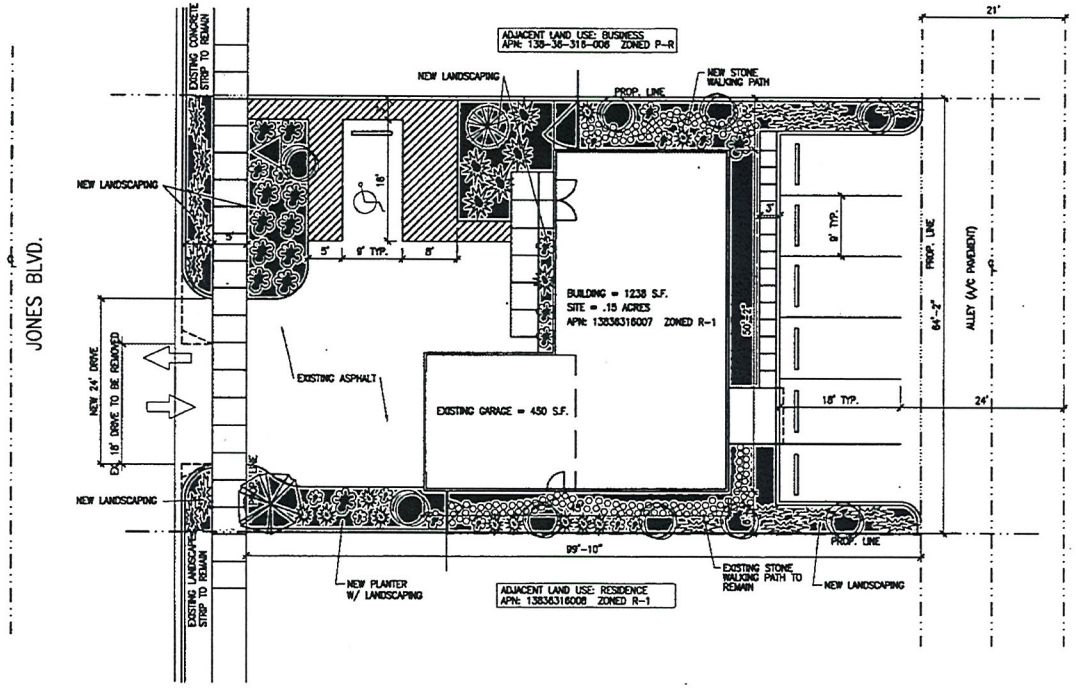
FEB 24 2011

Revised 10/27/08

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



LANDSCAPE PLAN | SC: 1/8"=1'-0" | 5

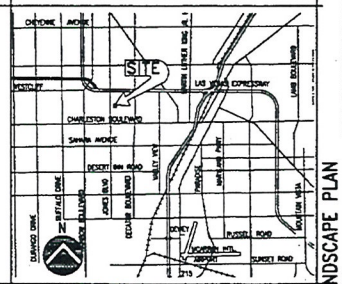
KEYNOTES: THIS SHEET ONLY

LANDSCAPE SCHEDULE

KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	#/NOTES
1		CHASTE	VITEX AGNUS CASTUS	24" BOX	8
2		PHOTINIA	PHOTINIA FRASER	5 GAL.	17
3		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

RECEIVED
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SDR-41037


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SDR-41037



SDR-41037


TOYOTA
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CompuDoc
Computer
Sales & Service
Windows - Apple
Laptop - Desktop
Repair
871-1881
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708 S. JONES
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708
SOUTH JONES
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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



SDR-41037 - APPLICANT/OWNER: GARETH SPICER
708 SOUTH JONES BOULEVARD

03/31/11



SDR-41037 - APPLICANT/OWNER: GARETH SPICER
708 SOUTH JONES BOULEVARD

03/31/11



SDR-41037 - APPLICANT/OWNER: GARETH SPICER
708 SOUTH JONES BOULEVARD

03/31/11

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.: **45.**

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

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

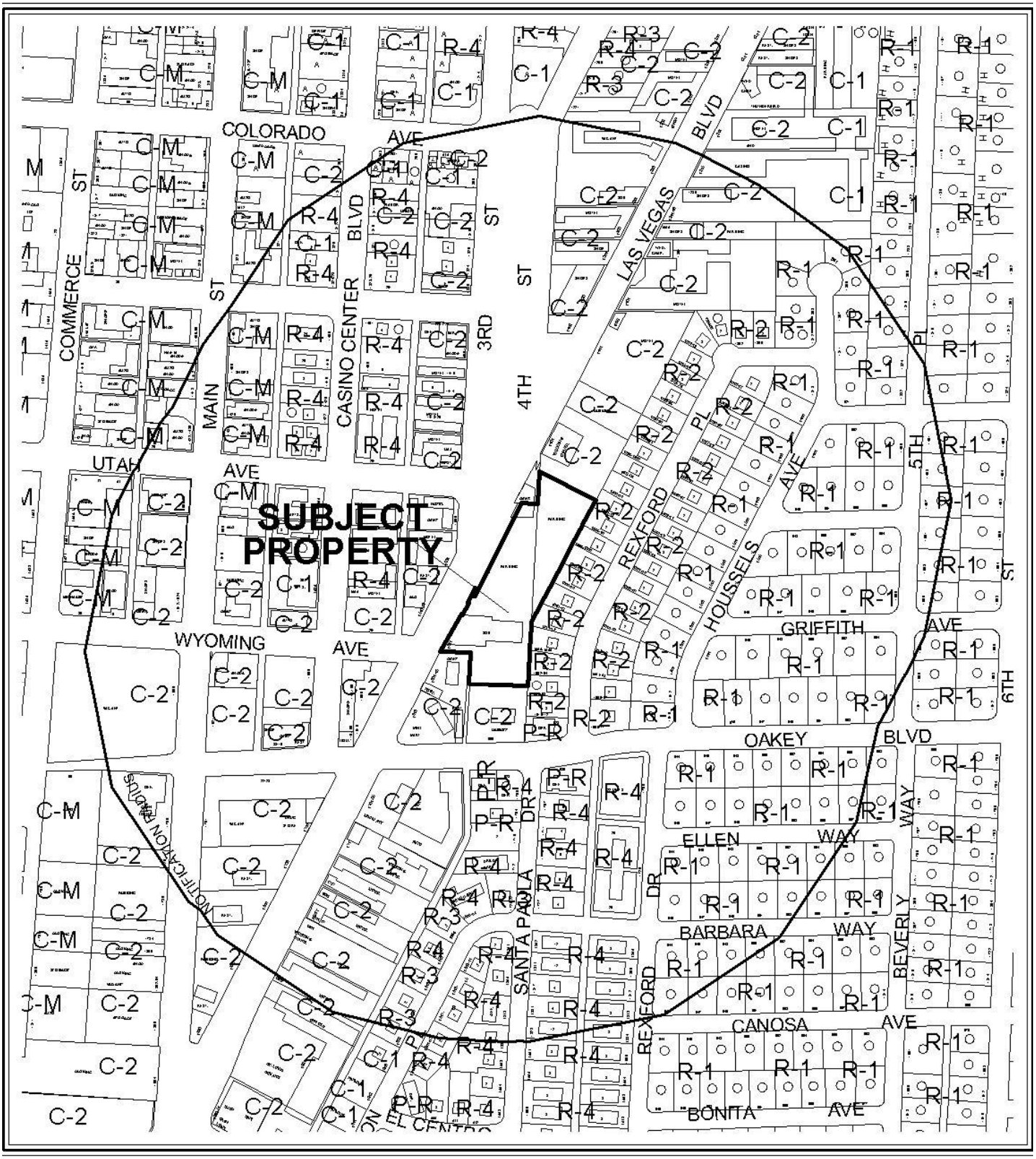
SUBJECT:
SDR-41038 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING, LP - Request for a Site Development Plan Review FOR A PROPOSED 38,001 SQUARE-FOOT EXPANSION OF AN EXISTING 31,679 SQUARE-FOOT NONCONFORMING SEXUALLY ORIENTED BUSINESS WITH A PROPOSED 8,770 SQUARE-FOOT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



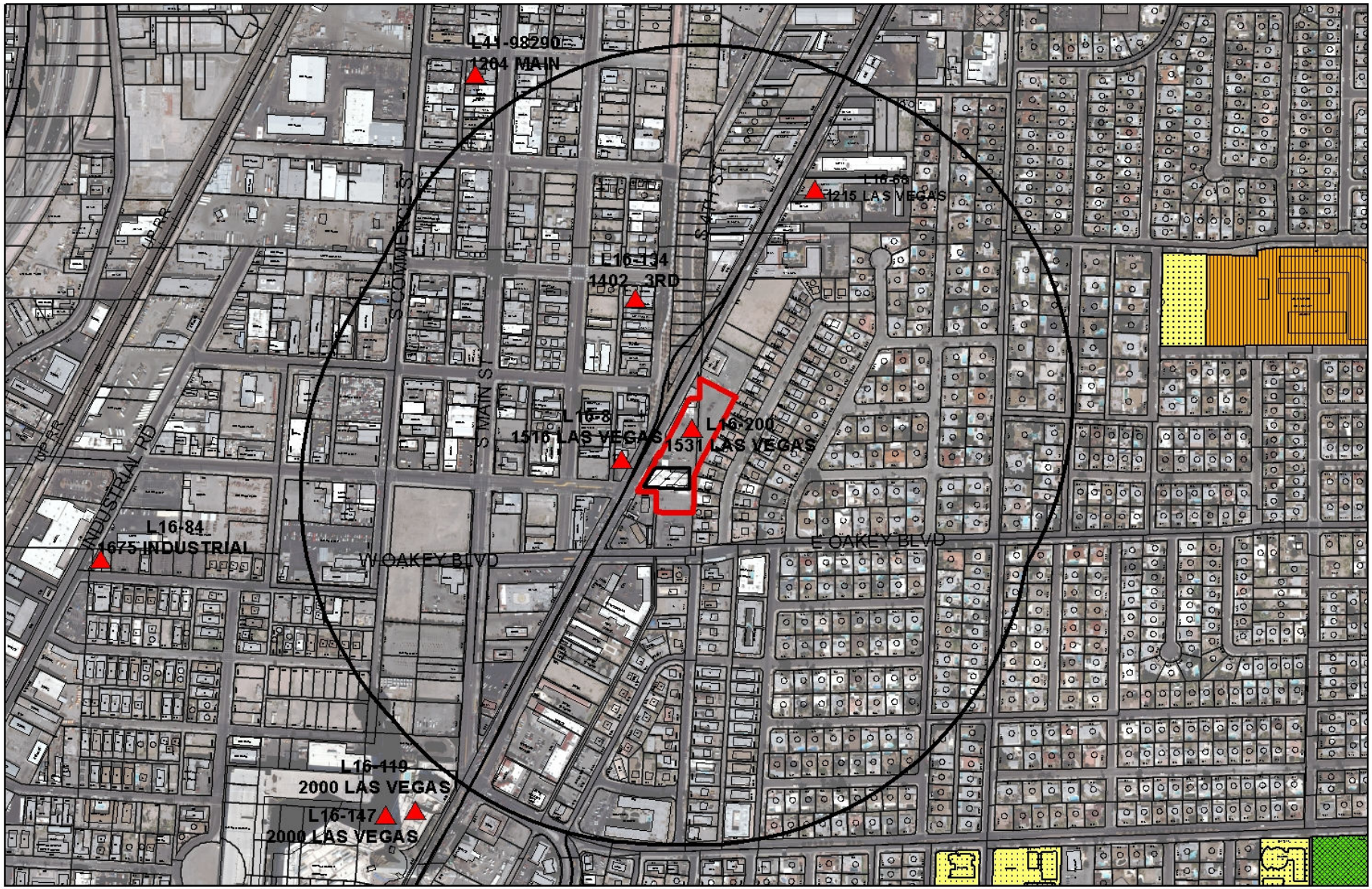
0 300 600 Feet

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

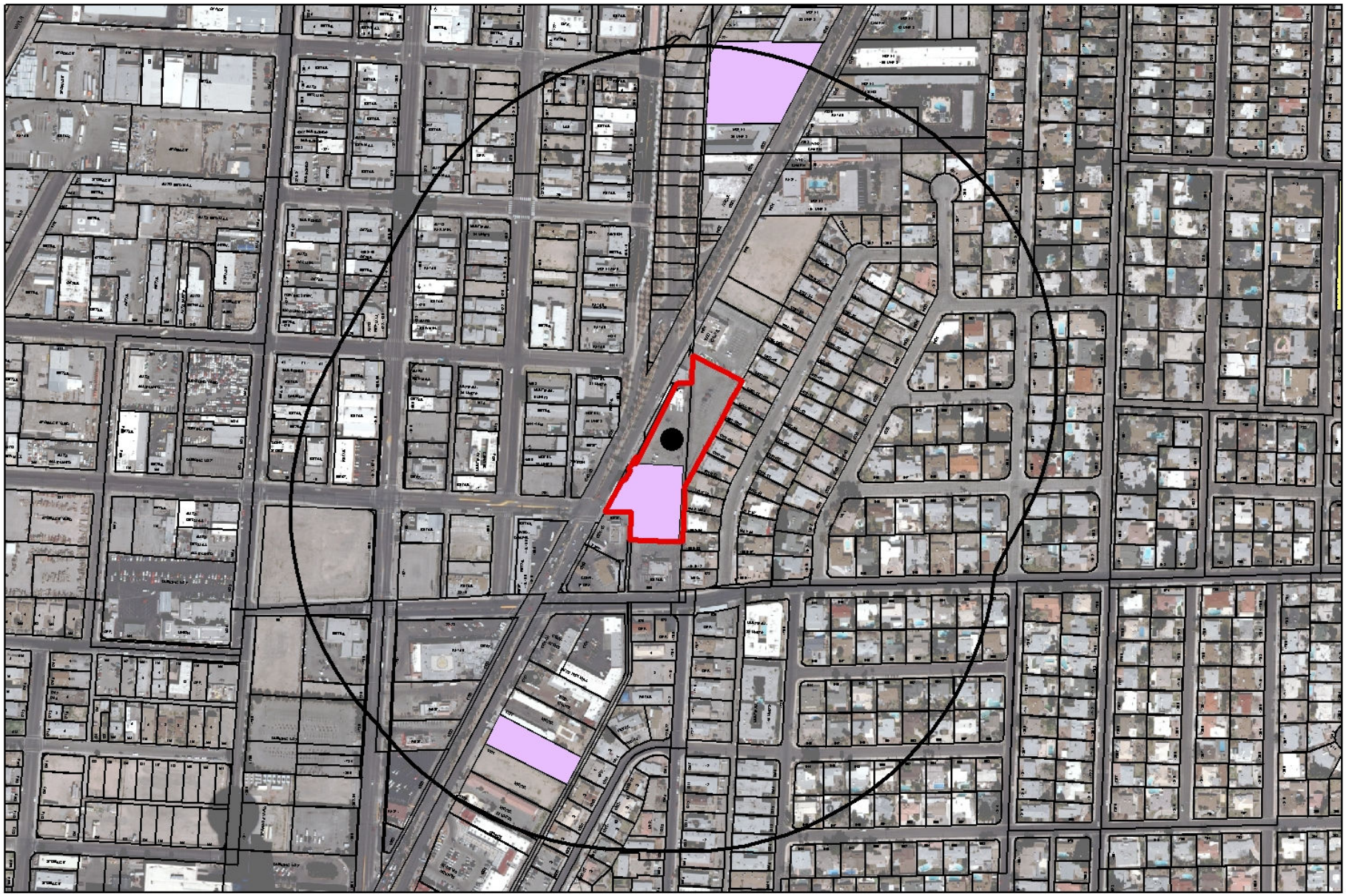
CITY PARKS

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ARISTOTLE HOLDING, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-41038	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-41038 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. 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 04/11/11, and with the Downtown Centennial Plan as amended, except as amended by conditions herein.

3 A Waiver from Downtown Centennial Plan Subsection VII.C.5 is hereby approved, to allow no cornice or roof articulation where such is required at the top of all new buildings, continuous on all sides; to allow no arcades, awnings or canopies on the ground floor where such are required; and to allow architectural features on the east elevation to differ from the other three sides, where these features are to be carried on all sides of the building.

4. Light fixtures, trash receptacles, benches and tree wells shall be included within the amenity zone along Las Vegas Boulevard adjacent to the site in conformance with the Downtown Centennial Plan.

5. All proposed signage shall be reviewed and approved by the Downtown Design Review Committee prior to issuance of any sign permit.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/11/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall be revised from the submitted landscape plan to indicate 25-foot date palms within the streetscape area of Las Vegas Boulevard in conformance with Downtown Centennial Plan requirements.

11. 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).

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. All utilities shall comply with the provisions of the Downtown Centennial Plan.

14. 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.

15. 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.

16. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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

Public Works

18. Dedicate appropriate right-of-way for a total half-street width of 60 feet on Las Vegas Boulevard South adjacent to this site prior to the issuance of any permits. This dedication shall not be enforced over the area on the northern portion of this site where the existing buildings are proposed to remain.

19. Remove all substandard improvements adjacent to this site and replace with new improvements meeting current Downtown Centennial Standards concurrent with on-site development activities as shown on the approved Site Plan. The driveways accessing this site from Las Vegas Boulevard South are approved as shown on the approved Site Plan. Any deviation to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.

20. Grant an additional 10 foot public sewer easement adjacent to the existing 10 foot public sewer easement (20071226:00395) for a total width of 20 feet. The additional easement area may be located all on one side of the existing easement or split on either side as long as the total width is at least 20 feet for the entire length of the easement. No trees or structures shall be allowed within the easement area.

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The fire truck access route shown on the submitted site plan shall not be obstructed by overhead utility lines.

22. Landscape and maintain all unimproved right-of-way on Las Vegas Boulevard South adjacent to this site. 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.

23. Submit an Encroachment Agreement for all landscaping located in the Las Vegas Boulevard South public right of way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

25. 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.

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

An existing two-story, 31,679 square-foot nonconforming Sexually Oriented Business is currently located on the subject site, and an existing restaurant is in operation in another building situated at the north end of the onsite parking lot. The applicant proposes to demolish the existing Sexually Oriented Business and build a 69,680 square-foot, three-story Sexually Oriented Business with a roof deck and partial fourth level that will include a General Personal Service (spa). Parking will be accommodated onsite and will be improved to include landscape planter islands. The roof deck, though outdoor, will be screened at the edges with a glass façade and guard rail. The deck will contain a pool with cabanas and a bar. The site also contains a nonconforming Liquor Establishment (Tavern) use that has been expanded throughout the building up to the maximum area allowed pursuant to Title 19.16. The proposed design of the building deviates from the intent of the Downtown Centennial Plan architectural design standards and waivers are necessary. As staff cannot support these design waivers, and the open construction of the pool deck creates the potential for nuisance to adjacent residential properties, staff recommends denial. If denied, the site would remain as it is and the extent of the existing uses would remain limited to the current building area.

ISSUES

- Waivers of Downtown Centennial Plan Architectural Design Standards are required for approval of the site development plan as proposed. Staff does not support these waivers.
- The Sexually Oriented Business use on this site is nonconforming with respect to zoning, as this use is no longer allowed in a C-2 (General Commercial) District.
- City Ordinance #6123 allows for the expansion, enlargement or alteration of this nonconforming Sexually Oriented Business.
- The Liquor Establishment (Tavern) use on this site is nonconforming because a Special Use Permit with distance separation requirements for a Tavern was established by Code after a license to operate the use at this location was already issued.
- The Liquor Establishment (Tavern) use may only be expanded up to 50 percent of the original tavern area pursuant to Title 19.16.
- All or part of 11 previously platted lots underlies the westernmost parcel on the site. A condition of approval will require appropriate remapping to consolidate the lots.

The site is part of the John S. Park Neighborhood Plan area. The plan recommends that commercially zoned properties along Las Vegas Boulevard, including this site, be limited to five stories or 60 feet. Although the proposal will meet this requirement, it will negatively impact adjacent residential properties to the east of the subject site due to noise from the open pool deck and mechanical equipment located on the east façade.

- A Development Notice and Impact Assessment is required, based on the expected number of vehicle trips occurring at the site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/26/62	The City Council adopted Ordinance #1014, thereby adopting a revised Zoning Map that shows the subject parcels zoned C-2 (General Commercial).
04/05/78	The City Council adopted Ordinance #1918, thereby restricting the location of Sexually Oriented Businesses and establishing distance separation requirements from certain protected uses.
09/16/92	The City Council adopted Ordinance #3674, thereby deleting the C-2 (General Commercial) Zoning District from the districts in which Sexually Oriented Businesses are permitted by right and restricting them to C-M (Commercial/Industrial) and M (Industrial) Districts only.
10/20/93	The City Council approved a Variance (V-0099-93) to allow a proposed 15,221 square-foot expansion of an existing 9,152 square-foot nonconforming Sexually Oriented Business and to allow a reduction in the number of onsite parking spaces to 267 spaces where 355 were required at 1531 Las Vegas Boulevard South. The Board of Zoning Adjustment recommended approval; staff recommended denial.
05/15/96	The City Council approved a Review of Condition [V-0099-93(2)] of a previously approved Variance (V-0099-93) restricting the use of upstairs space to employees only in order to allow patron viewing of shows on the second level at 1531 Las Vegas Boulevard South. Staff recommended denial.
01/05/99	The Board of Zoning Adjustment approved a Variance (V-0098-98) to allow a 960 square-foot expansion (storage room) of an existing 25,485 square-foot nonconforming Sexually Oriented Business at 1531 Las Vegas Boulevard South. Staff recommended approval.
04/06/99	The Board of Zoning Adjustment approved a Variance (V-0018-99) to allow a proposed 987 square-foot employee lounge and an 807 square-foot sushi bar expansion of a nonconforming building and use on 1.75 acres at 1531 Las Vegas Boulevard South. Staff recommended denial.
02/05/03	The City Council approved a Variance (VAR-1276) to allow a four-foot side yard setback where 10 feet is required at 1531 Las Vegas Boulevard South. The Planning Commission and staff recommended approval. This approval expired 02/05/05.
	The City Council approved a Variance (VAR-1277) to allow the expansion of a nonconforming Sexually Oriented Business at 1531 Las Vegas Boulevard South. The Planning Commission and staff recommended approval. This approval expired 02/05/05.

02/05/03	The City Council approved a Site Development Plan Review (SDR-1278) for a proposed 1,912 SF restroom and employee dressing room expansion of an existing 31,679 SF nonconforming Sexually Oriented Business on 1.63 acres at 1531 Las Vegas Boulevard South. The Planning Commission and staff recommended approval. This approval expired 02/05/05.
10/05/05	The City Council approved a Petition to Vacate (VAC-8256) a portion of a 10-foot wide right-of-way located north of Oakey Boulevard and east of Las Vegas Boulevard South. The Planning Commission and staff recommended approval.
10/18/07	The Planning and Development Department administratively approved an Extension of Time (EOT-24808) of an approved Petition to Vacate (VAC-8256) a portion of 10-foot right of way located north of Oakey Boulevard and east of Las Vegas Boulevard South. The Order of Vacation was recorded on 12/26/07.
06/18/08	A Code Enforcement Case (66819) was processed to check for illegal banners, window signs, debris, trash, junk vehicles, graffiti and zoning code violations at 1531 Las Vegas Boulevard South. The case was resolved by Code Enforcement on 06/19/08.
02/04/09	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-29429) to widen Las Vegas Boulevard between Fourth Street and Sahara Avenue from a 100-foot right-of-way to a 120-foot right-of-way. The Planning Commission and staff recommended approval.
12/15/10	The City Council adopted Ordinance #6123, which allows the expansion, enlargement or alteration of certain nonconforming Sexually Oriented Businesses located within the Downtown Centennial Plan area under limited circumstances.

Most Recent Change of Ownership	
09/19/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1974	The larger building on the subject property was constructed.
Pre-1989	A business license (R09-00103) was issued for a Restaurant (30+ seating) at 1507 Las Vegas Boulevard South. A new license was issued 07/16/08 after a change in ownership. This license is still active.
	A business license (C08-01044) was issued for five slot machines at 1507 Las Vegas Boulevard South. The license was marked out of business on 05/12/08.
	A business license (L09-00010) was issued for on-premise sale of beer/wine/coolers at 1507 Las Vegas Boulevard South. The license was marked out of business on 07/16/08.

05/18/89	A business license (L16-00200) was issued for a tavern at 1531 Las Vegas Boulevard South. This license is still active.
	A business license (T29-00005) was issued for a topless club with alcohol at 1531 Las Vegas Boulevard South. This license is still active.
10/25/90	A building permit (#90086991) was issued for a pylon sign at 1531 Las Vegas Boulevard South. A final inspection was approved on 04/24/91.
12/20/93	A building permit was signed for a parking addition at 1531 Las Vegas Boulevard South.
03/11/94	A building permit was signed for a building addition at 1531 Las Vegas Boulevard South.
04/26/94	A building permit (#94329104) was issued for a building foundation for an addition at 1531 Las Vegas Boulevard South. A final inspection was approved on 07/27/94.
07/20/94	A building permit (#94340920) was issued for on-site improvements at 1531 Las Vegas Boulevard South. A final inspection was approved on 12/23/94.
	A building permit was issued for an addition at 1531 Las Vegas Boulevard South.
07/23/97	A business license (C11-06368) was issued for a construction contractor at 1531 Las Vegas Boulevard South. This license was marked out of business on 10/07/09.
03/28/00	A building permit (#00005784) was issued for a Tenant Improvement at 1531 Las Vegas Boulevard South. A final inspection was approved on 09/21/00.
04/14/00	A business license (C07-02547) was issued for clothing at 1531 Las Vegas Boulevard South. This license is still active.
03/22/01	A business license (C08-01578) was issued for one coin operated amusement machine at 1531 Las Vegas Boulevard South. This license is still active.
07/03/02	A building permit (#02012090) was issued for a wall-mounted wireless communications antenna at 1531 Las Vegas Boulevard South. A final electrical inspection was approved 04/02/03.
11/04/04	A building permit (#04021057) was issued for an addition to and remodel of the existing building at 1531 Las Vegas Boulevard South. The permit was voided 04/07/05.
11/19/04	A business license (G01-02187) was issued for restricted gaming at 1531 Las Vegas Boulevard South. The license replaced an earlier license (G01-01258) that was marked out of business. This license is still active.
07/16/08	A business license (L09-00262) was issued for the on-premise sale of beer/wine/coolers at 1507 Las Vegas Boulevard South. The license is still active.
05/12/09	A business license for Child Care (N14) at 1800 Weldon Place was marked out of business.

Pre-Application Meeting	
02/15/11	A pre-application meeting was held, where requirements for submittal of an application for a Site Development Plan Review were discussed. Key issues discussed included the following: • A Site Development Plan Review is needed for a proposed three-story, nonconforming Sexually Oriented Business with a fourth level spa and roof deck and site modifications (parking). • A Special Use Permit to allow a Tavern use on the full site is not possible, as there is an existing Liquor Establishment (Tavern) within 1,500 feet of the site that is not separated from the site by an intervening 100-foot right-of-way. • The Sexually Oriented Business (SOB) is a legally nonconforming use, as this use is no longer allowed in a C-2 Zoning District. SOBs are not currently allowed within 1,000 feet of another SOB, church, public or private school, day care, teen dance center, park or playground. Some protected uses within the SOB separation radius are no longer active; there are no impediments to reconstruction of the building containing the SOB use. • The existing Liquor Establishment (Tavern) is a legally nonconforming use, as it was licensed prior to the requirement for a Special Use Permit and distance separations from other taverns, schools, churches, synagogues or city parks. This use may be expanded per Title 19.16 limitations. • A complete demolition and rebuild are proposed. • The Department of Public Works requires that the existing 20-foot sewer easement across the property be preserved. The Master Plan of Streets and Highways designates Las Vegas Boulevard as a Parkway Arterial (120 feet wide); 20 feet of property will be required to be dedicated for right-of-way; the proposed building will need to be set back enough to accommodate the dedication. Any area between curb and property line not used for streetscape shall be landscaped. • The proposed fire lane on the submitted plans cannot be used if overhead lines are above. • The project shall comply with all Downtown Centennial Plan and Scenic Byway Overlay standards, including streetscape and undergrounding of above-ground utilities. Signage is subject to Downtown Design Review Committee approval. • The existing legal lots underlying the site shall be remapped as one lot prior to issuance of building permits. • The current site where the use is located (APNs 162-03-210-090 and 162-03-202-005) may be used for parking to satisfy Ordinance #6123. A separate Site Development Plan Review may be filed for development of the northern parcels for parking at a future date.

02/15/11	• Open construction shown on roof deck elevations are not recommended, as it faces residential uses and creates a potential nuisance. The John S. Park Neighborhood Plan contains additional restrictions on building design. • The external stairwell shown on the submitted plans is recommended to be incorporated into the overall design of building. • A neighborhood meeting was encouraged for this project.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	A field check was conducted on the site, with the following observations noted: • A two-story Sexually Oriented Business and a restaurant are currently located on the site • A wrought-iron fence, landscaping and pylon sign are located along Las Vegas Boulevard and are in good condition. • A six-foot block wall and overhead utility lines are located along the east property line.

Details of Application Request	
Site Area	
Net Acres	2.57

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Sexually Oriented Business	C (Commercial)	C-2 (General Commercial)
	Restaurant	C (Commercial)	C-2 (General Commercial)
North	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
South	Restaurant	C (Commercial)	C-2 (General Commercial)
	Bakery, Retail	C (Commercial)	C-2 (General Commercial)

East	Multi-Family Residential (Apartments and Two Family Dwellings)	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
West	Tattoo Parlor	C (Commercial)	C-2 (General Commercial)
	General Retail Store	C (Commercial)	C-2 (General Commercial)
	Liquor Establishment (Tavern)	C (Commercial)	C-2 (General Commercial)
	Restaurant	C (Commercial)	C-2 (General Commercial)
	Hotel, Motel	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
John S. Park Historic Neighborhood	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (Downtown South)	X		N
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Scenic Byway)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size (proposed)	N/A	0.82 acres	N/A
Min. Lot Width (proposed)	N/A	454 Feet	N/A
Min. Setbacks:			
• Front (Las Vegas Blvd.)	70% of the first story façade shall align along the front property line	100% aligns along the proposed property line	Y
• Side	Not required	0 Feet	Y
• Rear	Not required	25 Feet	Y
Min. Distance Between Buildings	N/A	197 Feet	N/A
Max. Lot Coverage	N/A	24 %	N/A
Max. Building Height	N/A	60 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, gated	By condition
Mech. Equipment	Screened	Screened	Y

Pursuant to the Downtown Centennial Plan and Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	N/A	N/A	0 Trees	N/A
• South	N/A	N/A	0 Trees	N/A
• East	N/A	N/A	0 Trees	N/A
• West	N/A	N/A	4 Trees	N/A
TOTAL PERIMETER TREES		**N/A**	**4 Trees**	**N/A**
Parking Area Trees	1 Tree/6 Uncovered Spaces	27 Trees	30 Trees	Y
Parking Lot Landscaped Area	10 SF/space (1,630 SF)	N/A	Approx. 90 SF/space	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		0 Feet	N/A
• South	N/A		0 Feet	N/A
• East	N/A		0 Feet	N/A
• West	N/A		5 Feet	N/A
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6’	Y

		block wall	

Projects located within the Las Vegas Downtown Centennial Plan Overlay District are not subject to the automatic application of Title 19.12 landscape requirements, and no perimeter landscaping is required for non-residential properties in the Downtown Centennial Plan. The above table shows landscaping proposed on the perimeter and in the onsite parking area.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Parkway Arterial	Master Plan of Streets and Highways	120	N

Pursuant to the Downtown Centennial Plan (Downtown South District), the following streetscape standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Minimum Sidewalk width	10 feet	10 feet	Y
Amenity zone	5 feet	5 feet	Y
Right-of-way improvements	Light fixtures, trash receptacles, benches, tree wells	None provided	By condition
Major North-South Street (Las Vegas Boulevard)	25' date palms or similar spaced at 30' intervals	20' date palms at 30' intervals 24" box shade trees at 30' intervals	N

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Sexually Oriented Business	69,680 SF	1 space per 250 SF GFA	279				
TOTAL SPACES REQUIRED			**279**		**163**		N
Regular and Handicap Spaces Required			272	7	157	6	N
Loading Spaces	69,680 SF	3 spaces for 50,000 SF and 1 per 100,000 SF over	4		2		N

SS

		50,000					

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

Waivers		
Requirement	***Request***	***Staff Recommendation***
DTCP VII.C.5(b): Articulated roofline/cornice at top of all new buildings and continuous on all sides	No cornice or roof articulation. Use of guardrails and trees on roof	Denial
DTCP VII.C.5(d): Arcades, awnings and canopies on the ground floor	No arcades, awnings or canopies on ground floor	Denial
DTCP VII.C.5(g): Architectural features carried on all sides of building	Features on the east elevation differ from the other three sides	Denial

ANALYSIS

The proposed development is subject to Downtown Centennial Plan standards, and pursuant to Section VIII.A of the Plan, qualifies as a New Development. The site is also located within the Las Vegas Boulevard Scenic Byway Overlay District and is subject to the signage requirements of Title 19.06.140 and review by the Downtown Design Review Committee. This property is part of the John S. Park Neighborhood Plan, which designates this area for Adult Uses. The Plan contains a five-story, 60-foot height limitation for commercial construction within the neighborhood boundaries. The site is part of the Airport Overlay District. The proposed building height of 60 feet conforms to both the Neighborhood Plan and the 200-foot height restriction of the Airport Overlay.

The demolition and reconstruction of a larger Sexually Oriented Business on this site is possible following adoption of Ordinance #6123, which allows the expansion, enlargement or alteration of certain nonconforming Sexually Oriented Businesses located within the Downtown Centennial Plan area under limited circumstances. The subject site meets all criteria for expansion required by the ordinance.

A Special Use Permit to allow expansion of the existing Liquor Establishment (Tavern) use is not required. Pursuant to Title 19.16.030, a nonconforming use may be expanded into a portion of a conforming building on the same parcel if no Variance of separation distance has previously been granted, and the expansion will not increase the extent of the use by more than 50 percent, and will not require a variance or waiver of any Title 19 requirement. No variance of the separation distance has previously been granted on this property, and the proposed expansion

will not require any Title 19 waivers or variances. Under this standard, the Tavern use may be expanded up to 15,839 square feet independent of the new building size. The floor plans indicate that the tavern use will expand by 15,828 square feet, which would remain in conformance with Title 19.16.030 nonconforming use requirements. A portion of the expanded area is on the proposed roof deck; alcohol will not be available in the fourth level spa area.

The project is in compliance with Downtown Centennial Plan streetscape, parking, setback, lot coverage, building height and mechanical equipment requirements, with the exception of the required tree height along Las Vegas Boulevard, which is required by condition. Three waivers of architectural design standards have been requested to allow the design of the building as proposed. The applicant proposes not to provide a cornice element around the building, not to provide awnings or canopies on the ground floor, and not to carry architectural features on all sides of the building. Staff supports the design principles of the Downtown Centennial Plan in order to create a pedestrian friendly, consistent thematic urban form for the area and therefore recommends denial of the waivers of the architectural standards requiring roof articulation and ground level awnings, canopies and arcades. The east elevation has been altered from the other sides to strategically place windows so that patrons may not look down upon neighboring residential properties. Although staff encourages a design that is sensitive to the need for privacy of these neighboring residents, this design is undesirable due to the lack of articulation and the location of mechanical equipment on screening balconies, which may contribute to a noise nuisance for the adjacent residential properties.

The proposed roof deck faces Las Vegas Boulevard and is visually open to the street. A glass guardrail forms a wall around the west and south facades. Although the deck is oriented away from abutting residential properties to the east, there is a concern that noise, especially during late evening hours, will be a nuisance to the neighbors.

All or part of 11 previously platted lots underly the westernmost parcel on the site. A condition of approval will require appropriate remapping to consolidate the lots.

Adequate parking is provided onsite, as many of the current and future clientele are expected to utilize limousines, taxis and buses for transportation to and from the site. Access to the site has been improved by the addition of a second driveway from Las Vegas Boulevard. The other driveway has been altered to allow safer turning movements.

As staff cannot support the three requested design waivers, and the proposed open construction of the pool deck, as well as the location of mechanical equipment on the east façade, creates the potential for nuisance to adjacent residential properties, staff recommends denial of this Site Development Plan Review.

The Las Vegas Valley Water District has made the following comment concerning this property: Existing 2-inch meter with no backflow; ¾-inch meter with no backflow; 6-inch meter with no

backflow. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

FINDINGS (SDR-41038)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Expansion of the Sexually Oriented Business and Tavern uses as proposed are not compatible with adjacent residential uses, as they, in combination with the design of a fourth level roof deck, create a potential nuisance.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development does not meet several architectural design standards of the Downtown Centennial Plan; waivers of two of these standards are not supported by staff. The proposal, with the implementation of conditions of approval, is in conformance with all other plans and standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access provided by three driveways from Las Vegas Boulevard will not negatively impact traffic in this area. Circulation around the site is adequate.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building will use painted EIFS materials, low-energy glass and metal trim, which are durable and appropriate for the building's location on the Las Vegas Scenic Byway. Landscaping materials, as conditioned, are compliant with standards and appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed west elevation provides an unarticulated streetwall that is uninviting to pedestrians. The building entry is from the parking area on the north side. The open construction of the roof pool deck area may not be compatible with this area, as it creates a potential nuisance to abutting neighbors. Although the east elevation employs some techniques that will help ensure privacy of these neighbors, the design is unattractive, due to the addition of unadorned balconies to screen mechanical equipment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The site will be subject to building and licensing inspection by the City and therefore will not compromise the health, safety, and welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 264

APPROVALS 0

PROTESTS 0

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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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FEB 24 2011

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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.

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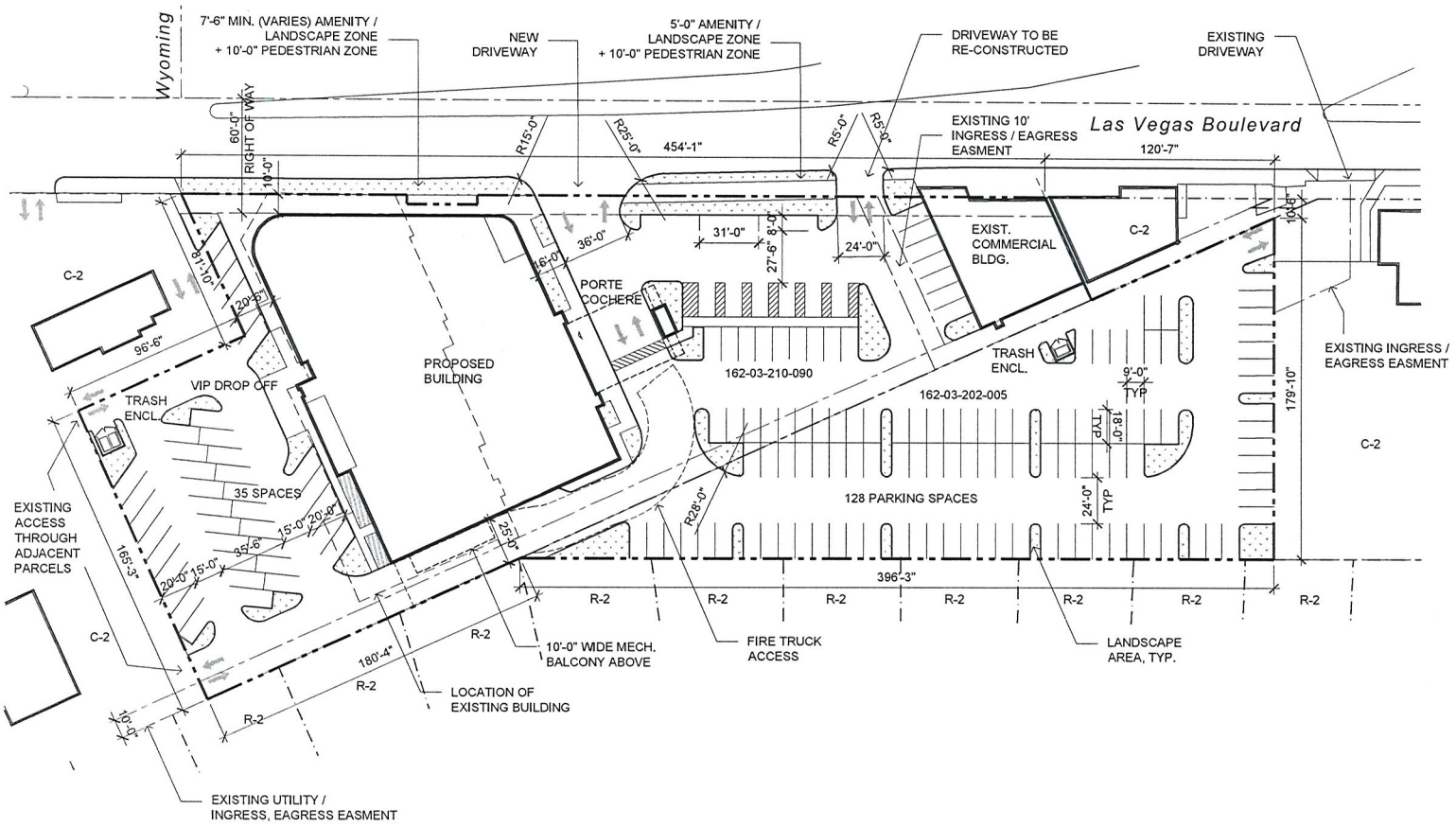
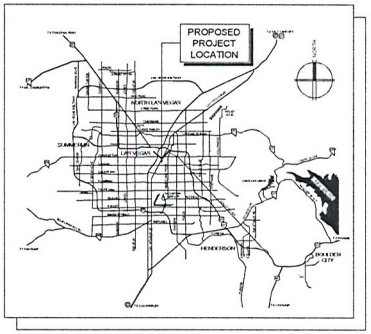


SITE DATA

APN #	162-03-210-090	1.75 ACRES
	162-03-202-005	0.82 ACRES
CURRENT ZONING	C-2	
TOTAL SITE AREA (NET)		2.57 ACRES
BUILDING AREAS:		
OG - GENTELMENS-CLUB EXPANSION: (4 LEVELS)		
SEXUALLY ORIENTED BUSINES (GROSS):	LEVEL 1	22,020 SF
	LEVEL 2	15,840 SF
	LEVEL 3	15,890 SF
BEAUTY SALON:	LEVEL 3	6,140 SF
SPA (GROSS)	LEVEL 4	9,790 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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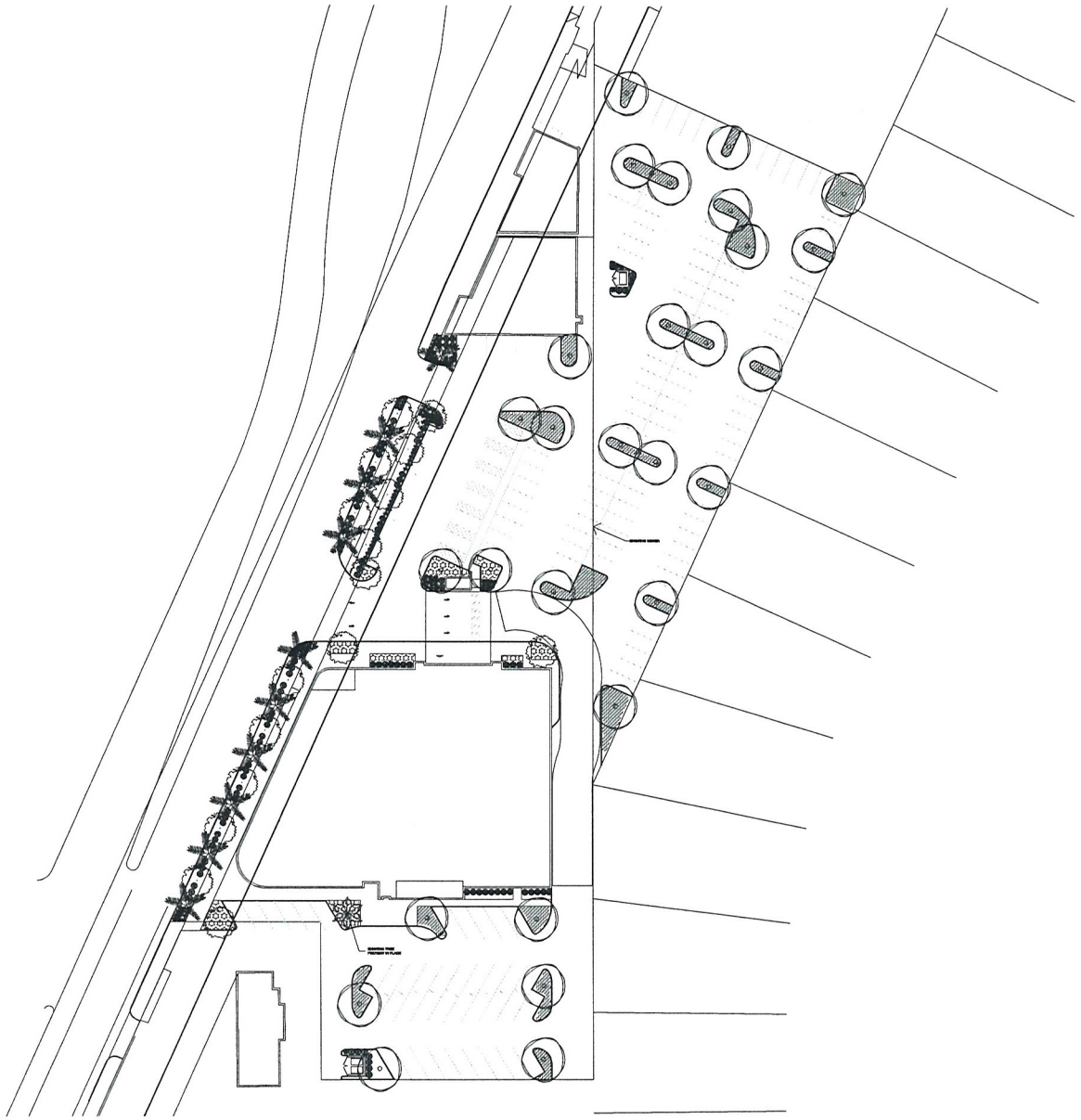

PLANT LEGEND

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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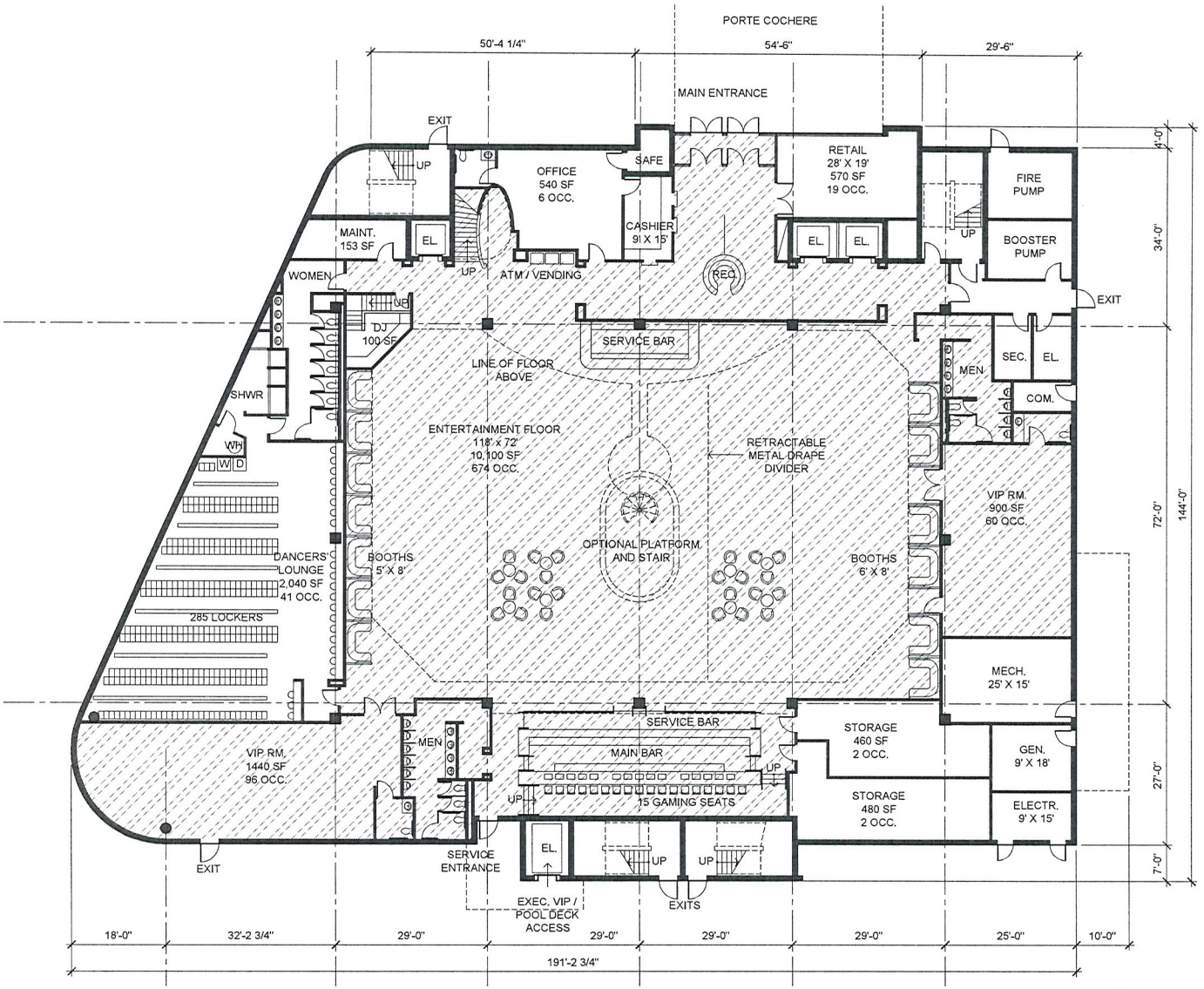

1 LEVEL

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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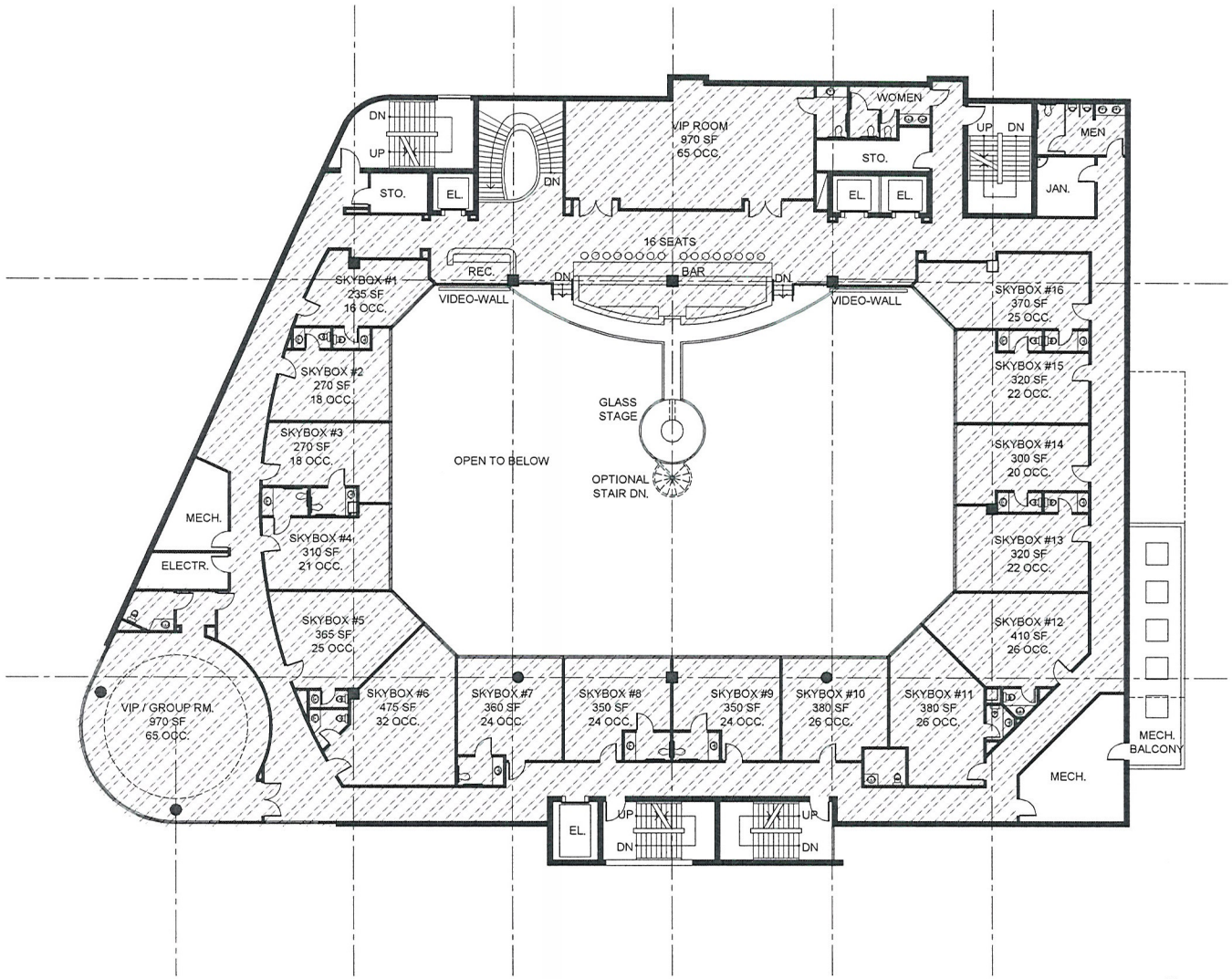
2 LEVEL



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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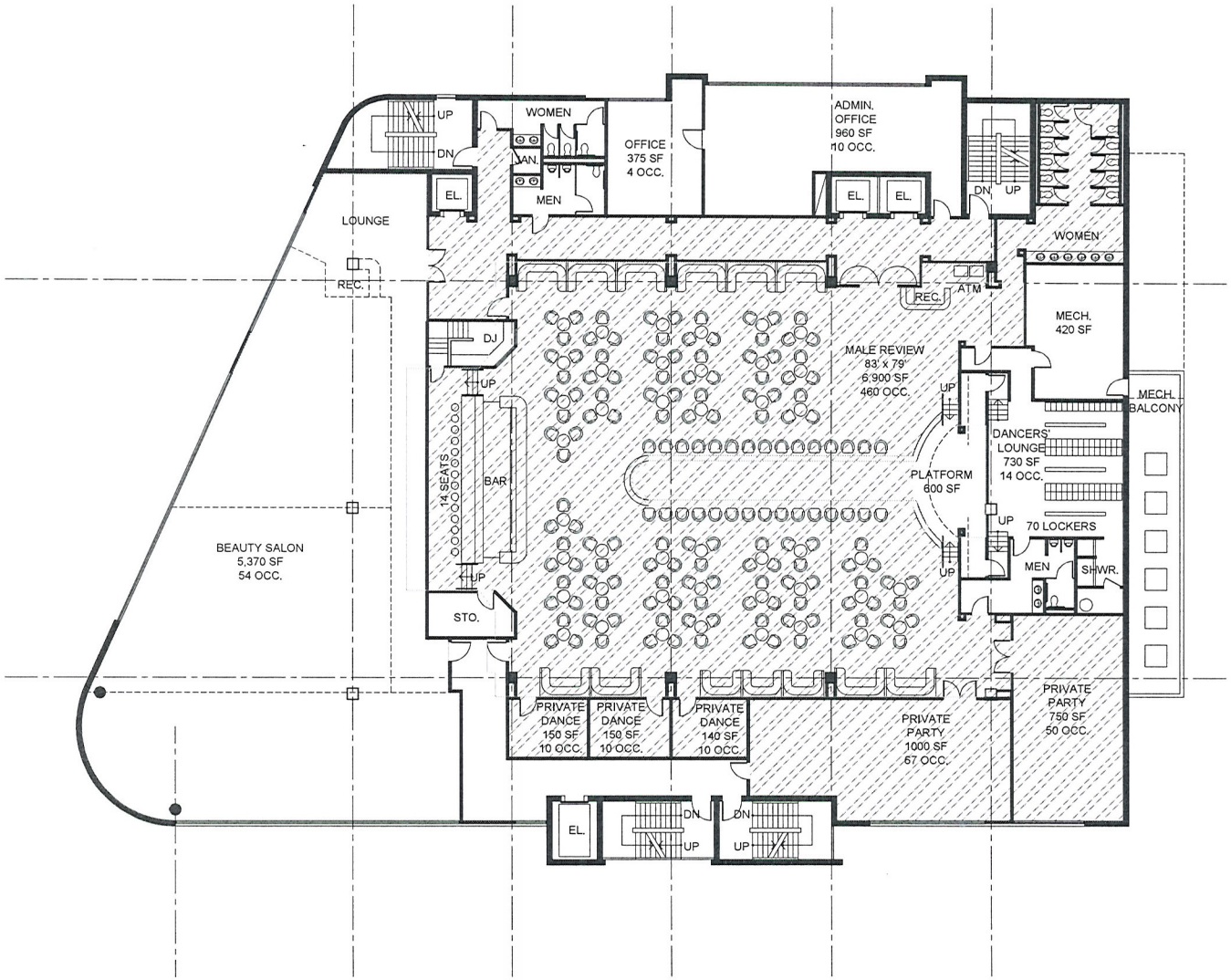
3 LEVEL



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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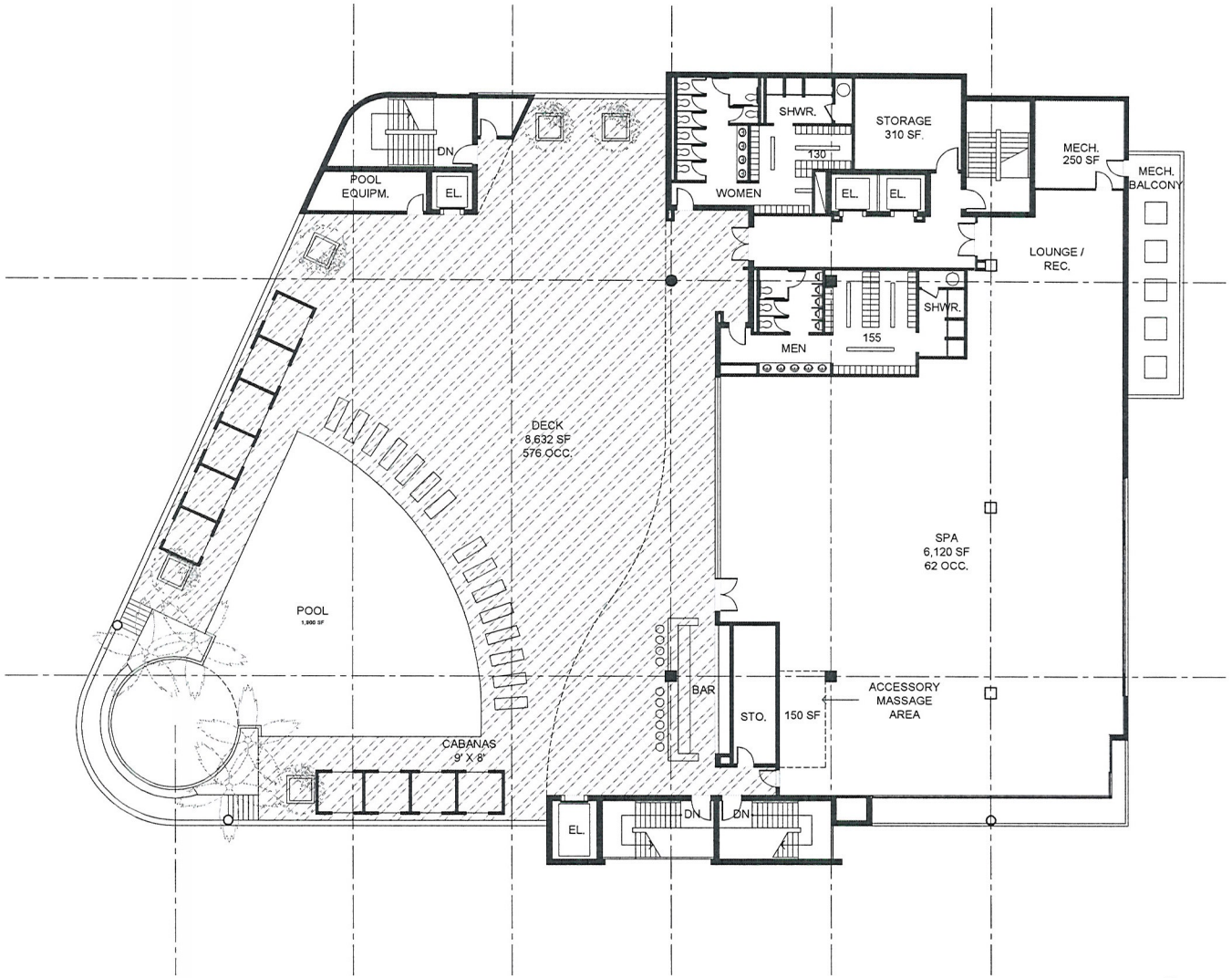
4 LEVEL



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'

designcell

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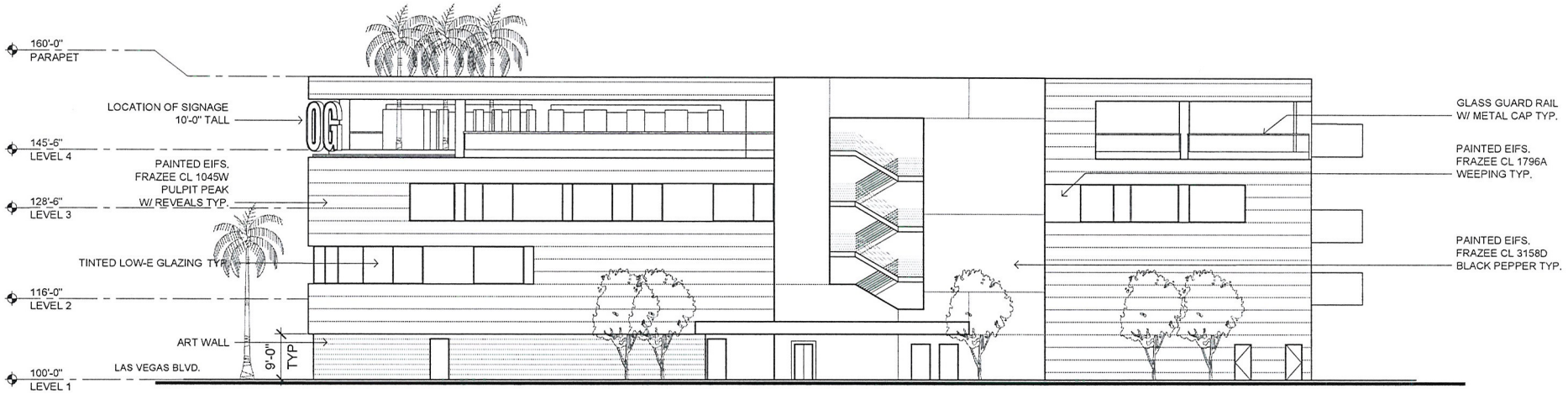

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

SOUTH ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

0 10' 20' 40'

designcell

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

DR06

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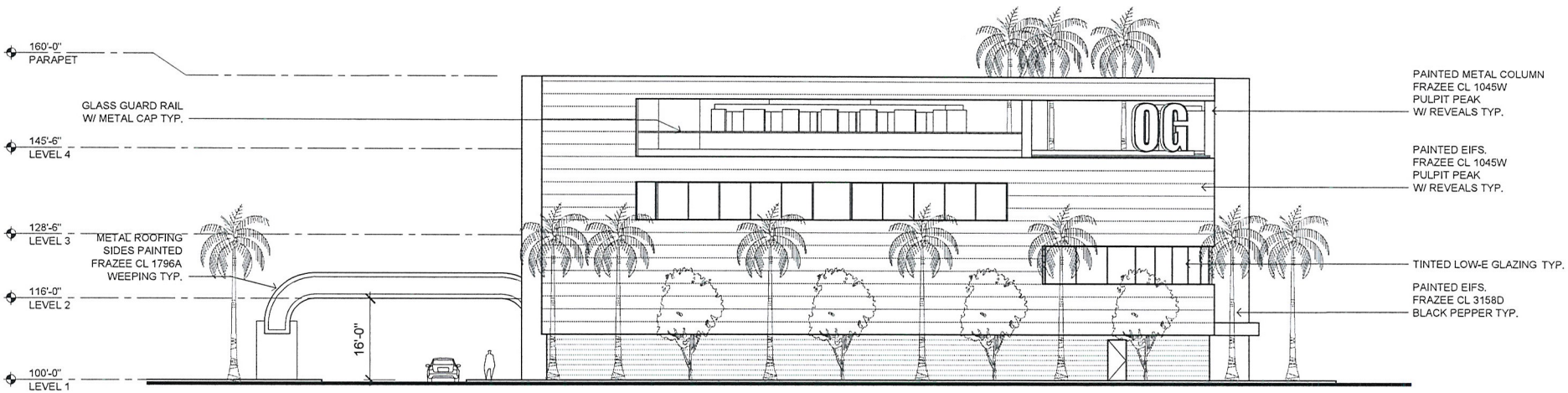
SDR-41038
REVISED



OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

WEST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

0 10' 20' 40'

designcell

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

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OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

NORTH ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

0 10' 20' 40'

designcell

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

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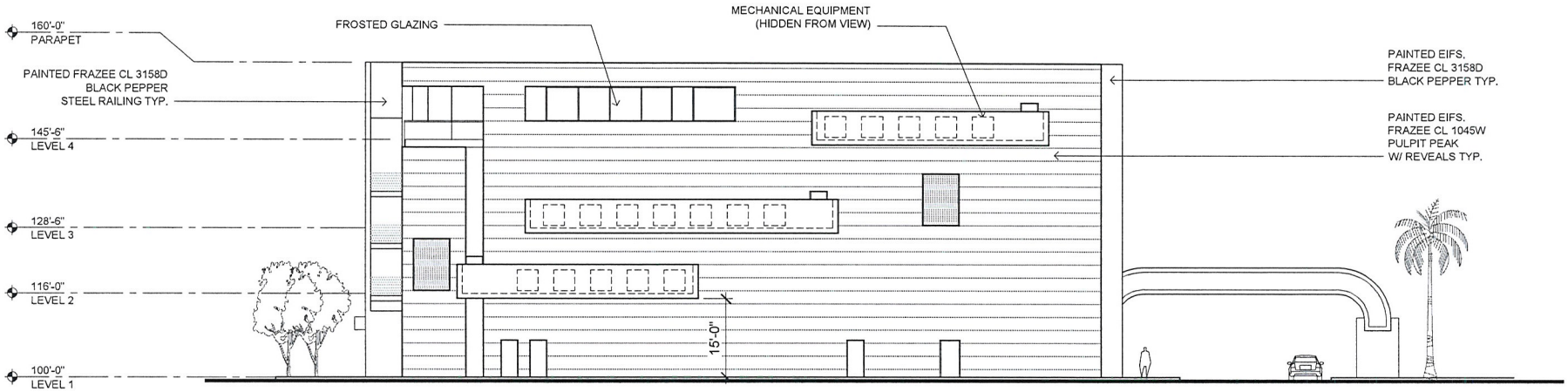

OG GENTELMENS CLUB

1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

EAST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011

0 10' 20' 40'

designcell

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

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SDR-41038
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APR 11 2011



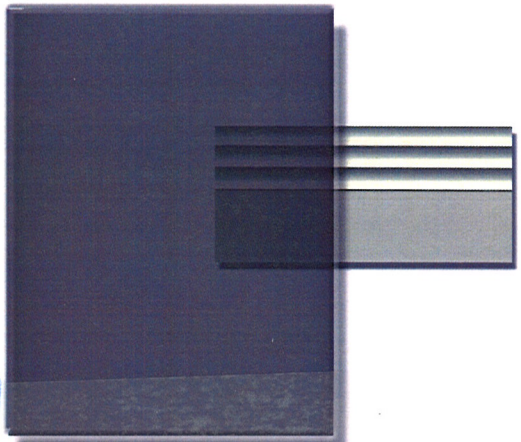
MATERIAL FINISHES

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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SDR-41038
REVISED

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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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.: **46.**

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

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

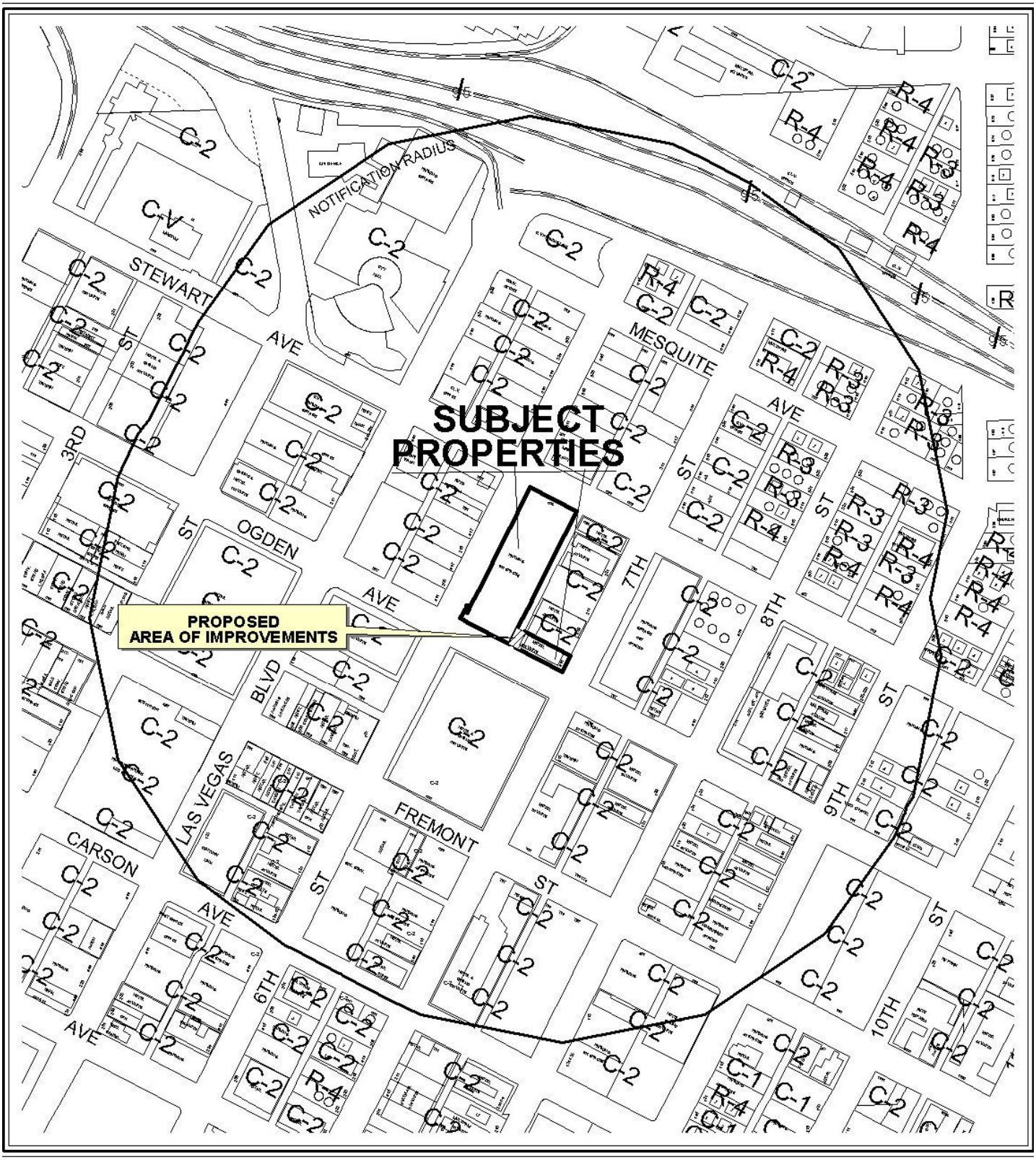
SUBJECT:
SDR-41257 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: IKE GAMING, INC. - Request for a Site Development Plan Review FOR THE ADDITION OF LANDSCAPING WITH ALLEY MODIFICATIONS AND A CORRESPONDING REQUEST TO ENCROACH INTO THE ADJACENT PUBLIC ALLEY on 1.46 acres at 201 North 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.

C.C: 06/15/2011

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: IKE GAMING, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-41257	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-41257 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. 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 05/27/11, except as amended by conditions herein.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

6. An encroachment for the gate, non-asphaltic surface, and any landscaping in the public right-of-way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan. The installation and maintenance of all landscaping and private improvements in the public right-of-way shall be the responsibility of the adjacent property owners and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

7. The gate shall meet the requirements of the Fire Department as adopted with ordinance #6124 and clearly be labeled to both pedestrians and vehicles that ingress and egress is fully permitted and shall not be key coded or otherwise locked to the public.

8. A stop bar shall be maintained in the alley showing the exact distance that a vehicle or pedestrian shall stop to avoid being struck by the swinging gate.

9. Maintain drivable access to the existing sanitary sewer manhole located within the encroachment area.

10. 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 drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to enhance the area around the entrance to a hotel. The enhancements covered by this request include the addition of three landscape planters, two on the west side of the alley and one on the east side and a new screening wall for the mechanical equipment. Other enhancements proposed with this project are all located within the public alley right-of-way. These include the addition of colored stamped concrete and pavers and a decorative automatic shell frame and sheet metal gate. The gate will allow access to all vehicles and pedestrians. Staff recommends denial, as the project will provide the appearance of an alley that is closed to the public without being vacated.

ISSUE

- An Encroachment Agreement from Public Works to install a gate within the alley right-of-way is required.
- This alley has not been vacated, and will remain public right-of-way.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/18/08	The Planning & Development Department staff administratively approved Site Development Plan Review (SDR-24758) for exterior façade, landscape and streetscape improvements for 201 North 7th Street.

Most Recent Change of Ownership	
06/01/67	A deed was recorded for a change in ownership for 139-34-612-003.
11/21/86	A deed was recorded for a change in ownership for 139-34-512-027.

Related Building Permits/Business Licenses
No related permits are on file.

Pre-Application Meeting	
03/09/11	Staff reviewed the requirements for a Site Development Plan Review application with the applicant.

YK

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/11	Staff visited the site and found a clean, well maintained parking lot and motel.

Details of Application Request	
Site Area	
Net Acres (139-34-612-003)	.16
Net Acres (139-34-512-027)	1.29

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property 139-34-612-003	Hotel	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
South	Hotel/Casino	C (Commercial)	C-2 (General Commercial)
East	Parking Garage	MXU (Mixed-Use)	C-2 (General Commercial)
West	Parking Lot	C (Commercial)	C-2 (General Commercial)

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property 139-34-512-027	Parking Lot	C (Commercial)	C-2 (General Commercial)
North	Maintenance Plant	MXU (Mixed-Use)	C-2 (General Commercial)
South	Hotel/Casino	C (Commercial)	C-2 (General Commercial)
East	Hotels	C (Commercial)	C-2 (General Commercial)
West	Auto Repair (Major) Undeveloped	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Live/Work Overlay District	X		N/A

Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Ogden Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y

ANALYSIS

This project is located in the Downtown Gateway District of the Downtown Centennial Plan. The Live/Work Overlay also covers the project area but is not impacted by the proposal. The project will also contribute to the Redevelopment Plan for the area.

The Las Vegas Valley Water District (LVVWD) reports that the existing 3/4' meters (4) and 2" meter has no backflow at 608 Stewart Avenue. Backflow prevention addition and/or retrofit may be required depending upon proposed landscape and existing fire protection. Civil plans will need to be submitted to LVVWD.

The Fire Department initially had concerns regarding the proposed gate on the alley. However, the applicant redesigned the gate to roll to the west onto their parking lot. When the gate is open, it provides for complete access to the entire nineteen-foot width of the alley. Although the 2009 International Fire Code § 503.2 & Appendix "L" with the Southern Nevada Fire Code Amendment#6124 requires all alleys to be a minimum of twenty feet in width, this alley is exempt as it was constructed prior to the code being adopted.

The Department of Public Works has concerns regarding the request for a Site Development Plan Review, as a gate across a public right-of-way, such as an alley, gives the impression that the area behind the gate is private property, and not open to the public. This may result in reduced access to other businesses served by this alley. Since the alley has not been vacated to date, this is not the case.

This project will improve the aesthetics around the hotel located on the north side of Ogden Avenue in downtown. The enhanced landscape and the addition of a screening wall to shield mechanical equipment from public view are welcome improvements. However, staff recommends denial of the project due to the concerns expressed by Public Works regarding the proposed gate.

FINDINGS (SDR-41257)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed renovation is aesthetically compatible with the adjacent development, but may result in reduced access to other businesses served by the alley as a result of the appearance of a gated access.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan, applicable Title 19 requirements, and the Downtown Centennial Plan.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   No modifications are proposed to the existing driveway configuration on Ogden Avenue or the on-site circulation pattern.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed landscape materials are appropriate for the area and for the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed minor elevation addition is compatible with the existing building and will enhance the appearance of the property.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed alley gate could create a hazard to the public health, safety and general welfare of the community due to the appearance of a closed alley.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0

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

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MAR 22 2011

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41257** APN: 13934612003 & 13934512027

Name of Property Owner: Michael J. Nolan

Name of Applicant: IKE Gaming, Inc.

Name of Representative: Bruce A. Leslie

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Michael J. Nolan

Print Name: Michael J. Nolan

Subscribed and sworn before me

This 14th day of February, 2011

Notary Public in and for said County and State

...TON
...e of Nevada
...-26336-1
...p. exp. Mar. 5, 2012

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MAR 22 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: encroachment agreement

Project Address (Location) alley adjacent to 201 N. 7th Street, Las Vegas, NV 89101

Project Name Cabana Suites **Proposed Use** pedestrian walkway

Assessor's Parcel #(s) 13934612003 & 13934512027 **Ward #** 5

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

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

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

Additional Information this is a continuation of the street scape beautification by adding an upgraded pedestrian walkway

PROPERTY OWNER IKE Gaming, Inc. **Contact** Joe Woody / Mike Nolan

Address 600 E. Fremont Street **Phone:** 385-5200 **Fax:** 474-3604

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

E-mail Address jwoody@elcortez.net / mnolan@elcortez.net

APPLICANT IKE Gaming, Inc. **Contact** Joe Woody / Mike Nolan

Address 600 E. Fremont Street **Phone:** 385-5200 **Fax:** 474-3604

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

E-mail Address jwoody@elcortez.net / mnolan@elcortez.net

REPRESENTATIVE Bruce A. Leslie **Contact** _____

Address 3770 Howard Hughes Parkway, Suite 200 **Phone:** 678-5070 **Fax:** 878-9995

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

E-mail Address bleslie@armstrongteasdale.com

Property Owner Signature* Michael J Nolan

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

Print Name Michael J Nolan

Subscribed and sworn before me

This 18th day of February, 20 11.

Linda C. Button

Notary Public in and for said County and State

LINDA C. BUTTON
Notary Public State of Nevada
No. 00-26336-1
My appt. exp. Mar. 5, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-41257
Meeting Date:	5/10/11 PC
Total Fee:	$1,030
Date Received:*	3/22/11
Received By:	

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

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

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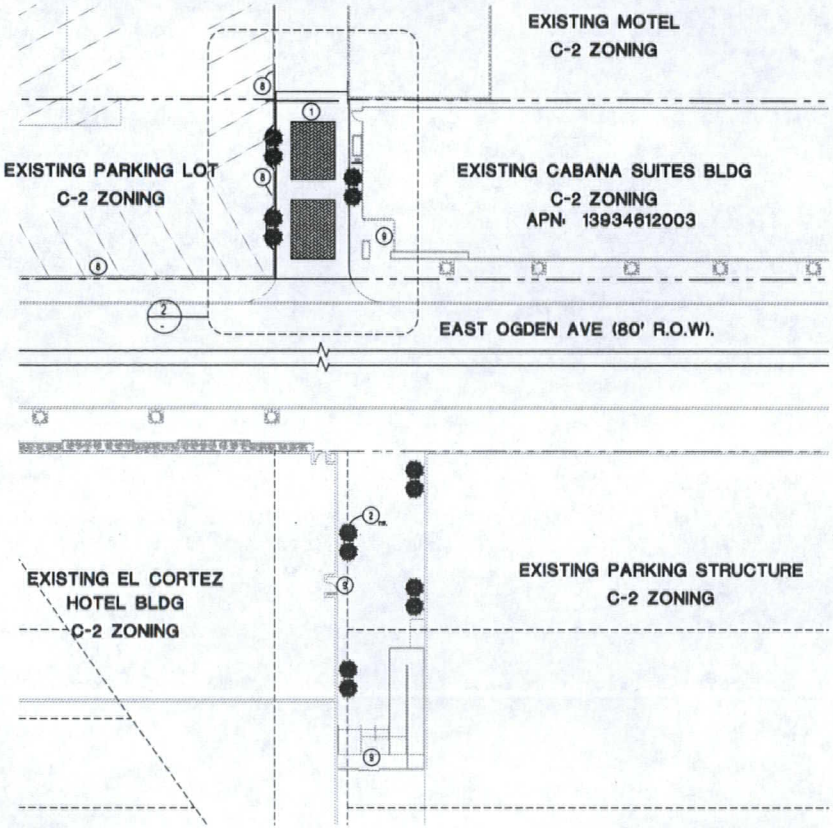
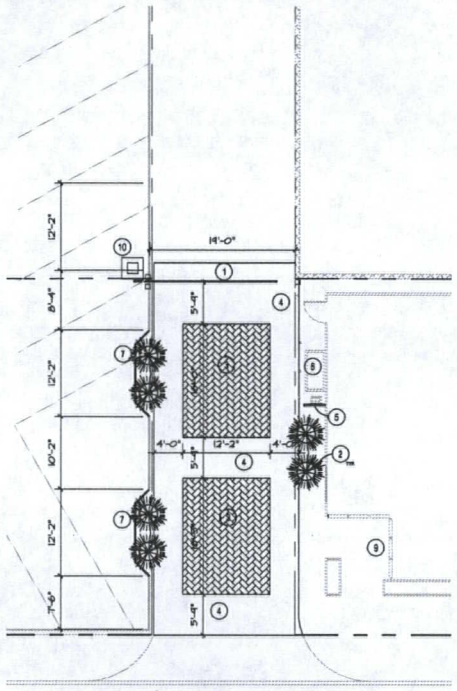
MAR 22 2011



1 SITE PLAN

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

NORTH



2 ENLARGED SITE PLAN

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

LANDSCAPE SCHEDULE

PLANT DESCRIPTION	SIZE	NUMBER	SPACING
WILLOW PITTOSPORUM	15 GAL.	14 EA	APPROX 24'

KEY NOTES

1. NEW AUTOMATIC ROLLING STEEL FRAME & SHEET METAL CLAD GATE - 19' WIDE OPENING TO MATCH EXISTING ALLEY WIDTH
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
10. GATE OPERATOR

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) 647-9000
CONTACT: NICK LEVENTIS

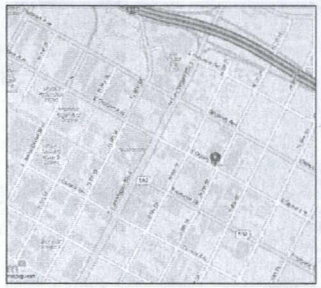
NOTES

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

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APR 27 2011

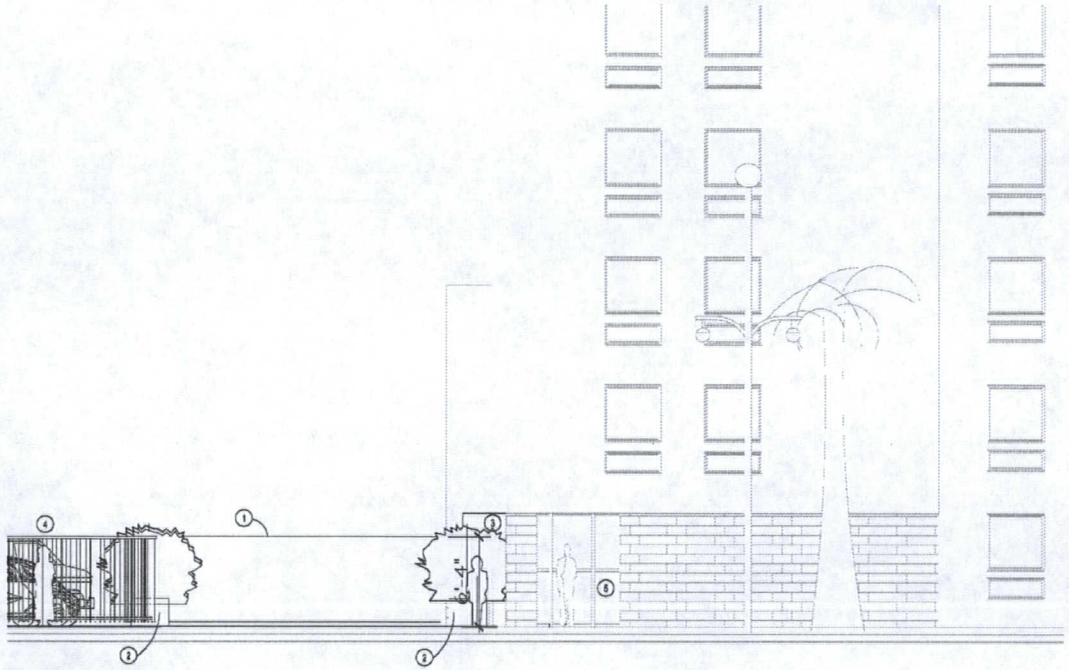
BURNETT HAASE
CONSTRUCTION

ALLEY GATE AND ENTRANCE AT EL CORTEZ CABANA SUITES

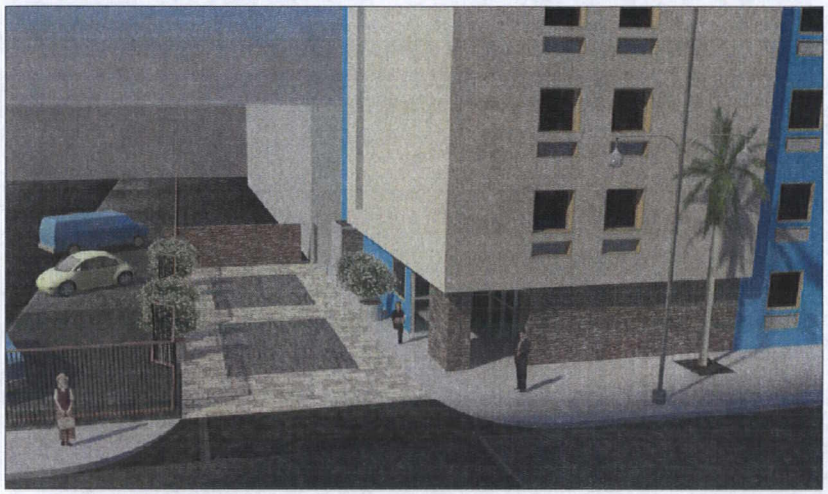
651 E. OGDEN AVE.
LAS VEGAS, NV
APN: 13934612003
REVISED APRIL 22, 2011

SITE PLAN AND LANDSCAPE PLAN
SHEET 1 OF 2

SDR-41257
REVISED



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



2 RENDERED VIEW OF GATE / ALLEY
SCALE N/A

KEY NOTES

1. NEW AUTOMATIC ROLLING STEEL FRAME & SHEET METAL CLAD GATE - 19' WIDE OPENING TO MATCH EXISTING ALLEY WIDTH
2. NEW FREE STANDING PLANTER W/ TREE
3. NEW METAL SCREEN WALL
4. EXISTING FENCE
5. EXISTING BUILDING ENTRANCE

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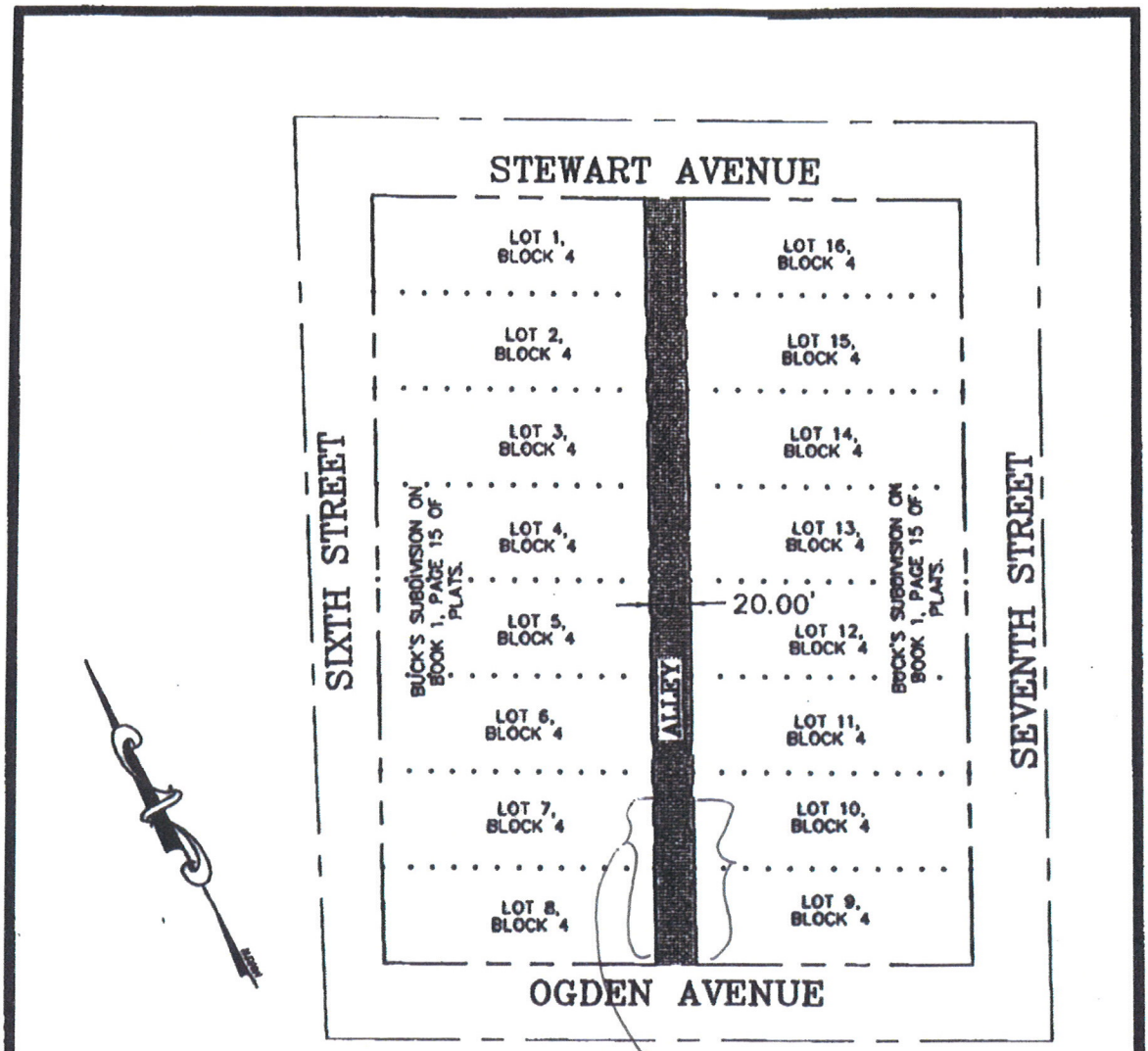
ALLEY GATE AND ENTRANCE AT EL CORTEZ CABANA SUITES

651 E. OGDEN AVE.
LAS VEGAS, NV
APN: 13934612003
REVISED APRIL 22, 2011

BURNETT HAASE
CONSTRUCTION

ELEVATION
SHEET 2 OF 2

SDR-41257
REVISED



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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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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SDR-41257 - APPLICANT/OWNER: IKE GAMING, INC.
201 NORTH 7TH STREET AND 608 STEWART AVENUE

03/31/11

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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Real Property Impacted by Proposed Encroachment. As a preliminary manner, there will be two uses of the alley: 1) the Encroachment Area running between the parcels owned by IKE Gaming on which the courtyard improvements beautifying the streetscape are constructed, and linking the two El Cortez parcels (APN 139-34-512-027 and 139-34-612-003) ("Courtyard"); and 2) the remainder of the alley, which is not improved and continues to be used as a public alleyway.

The unimproved portion of the alley is adjacent to parcels owned by S&J Group, Inc. (APN 139-34-512-029); Henry J PPTYS Las Vegas LLC (APN 139-34-512-028); JASSA Inc. (APN 139-34-612-001 and 002); Neighborhood Housing Services of Southern Nevada (APN 139-34-512-030); (collectively "Adjacent Landowners") and IKE Gaming (whose parcel abuts the entire western edge of the alley) (APN 139-34-512-027).

A. Courtyard. The Encroachment Area will be beautified by improvements to the alley and the two adjacent parcels, both owned by IKE Gaming (APN 139-34-512-027 and 139-34-612-003). We refer to its purpose and concept as the "Courtyard." A schematic drawing of the Proposed Improvement is attached hereto as Exhibit "A". The concept drawings for the Courtyard are enclosed as drawings Exhibit "B". Both indicate the nature of the improvements. Exhibit "C" displays the materials and finishes being used.

B. Unaffected Public Alleyway. With respect to the public alleyway which is not part of the improvement project, the eastern portion is abutted by property owned by the above-referenced Adjacent Landowners. The entire western side is owned by IKE Gaming.

To be clear, the visual barrier being built does not block access. This is not a closure of the alleyway.

C. Easements & Utilities. All existing utility easements remain in place. Given the existing intensive utility use of the alleyway, IKE Gaming previously dedicated a utility easement on its parcel APN 139-34-512-027 to facilitate expansion of the El Cortez Hotel and Casino and Cabana Suites. That dedication included IKE Gaming (at its expense) burying the power line in that newly dedicated underground easement. That dedication limits design choices for the gate.

We don't believe there are any street lights that need relocation or removal. One street light was relocated when the utilities were relocated underground as discussed above.

D. Adjacent Landowners. The Adjacent Landowners have been contacted on several occasions, most recently by certified mail, and verbal support has been received from 3 of the 4. We will seek letters of support, if necessary.

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E. Development Standards. At the present time IKE Gaming is not requesting any setbacks, utilities or other waivers with reference to the Courtyard, because no approvals for it are being requested. No parking study has been conducted because existing parking is not affected, and no additional parking needs are created by the encroachment.

F. Further Justification. The Cabana Suites renovation vastly improved the surrounding streetscape. Its "hip" designed room renovation is designed to attract a younger, different, more affluent clientele to the downtown. That appeal fails when a hotel guest steps out the front door and is confronted with a rundown alleyway, patched asphalt and potholes, visible unattended dumpsters, and scattered trash. Because of the guests' and El Cortez's security concerns related to the alley, the El Cortez has posted 24 hour security at the Cabana Suites. Turning the adjacent alleyway into the Courtyard will mitigate the security concerns, while creating a much more attractive streetscape and sense of "arrival". The Courtyard will also compliment the existing courtyard across Ogden at the El Cortez, and upgrade the visitor appeal to this portion of Ogden Street. (See Sheet 1 of the Burnett Haase site plan attachment).

G. Fees. Enclosed with this letter are two checks - $500, plus $500 for notification and advertising.

H. Application. In addition to the attachments and exhibits referred to herein, enclosed are: 1) City of Las Vegas Department of Planning Pre-Application Conference Notes; 2) Department of Planning Submittal Checklist (along with the plans referenced therein); 3) the Application/Petition Form with Statement(s) of Financial Interests from Michael J. Nolan and Alan J. Woody, the persons in charge of managing this project.

I. Grant Deeds. Attached as Exhibits "D" and "E" are copies of the vesting deeds for the IKE Gaming properties abutting the alleyway.

J. Encroachment Agreement. The El Cortez also attaches as Exhibit "F" to its application a proposed Encroachment Agreement that describes the improvements and commits the El Cortez to maintain and repair the improvements that encroach upon the alley. It provides for a bond to secure that performance. It gives the City the power to enforce and remove the improvements if they are not maintained.

K. Additional Materials Provided. Pursuant to the Site Development Plan Review Submittal Requirements the following are attached: 1) Site Plan (6 folded and 1 rolled); and 2) Building Elevations (1 folded and 1 rolled).

L. Council Hearing Requested. The El Cortez requests that this matter receive a full public hearing with the City Council at its June 15, 2011, meeting. The El Cortez also requests that the Encroachment Agreement be approved at that meeting.

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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.: **47.**

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

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

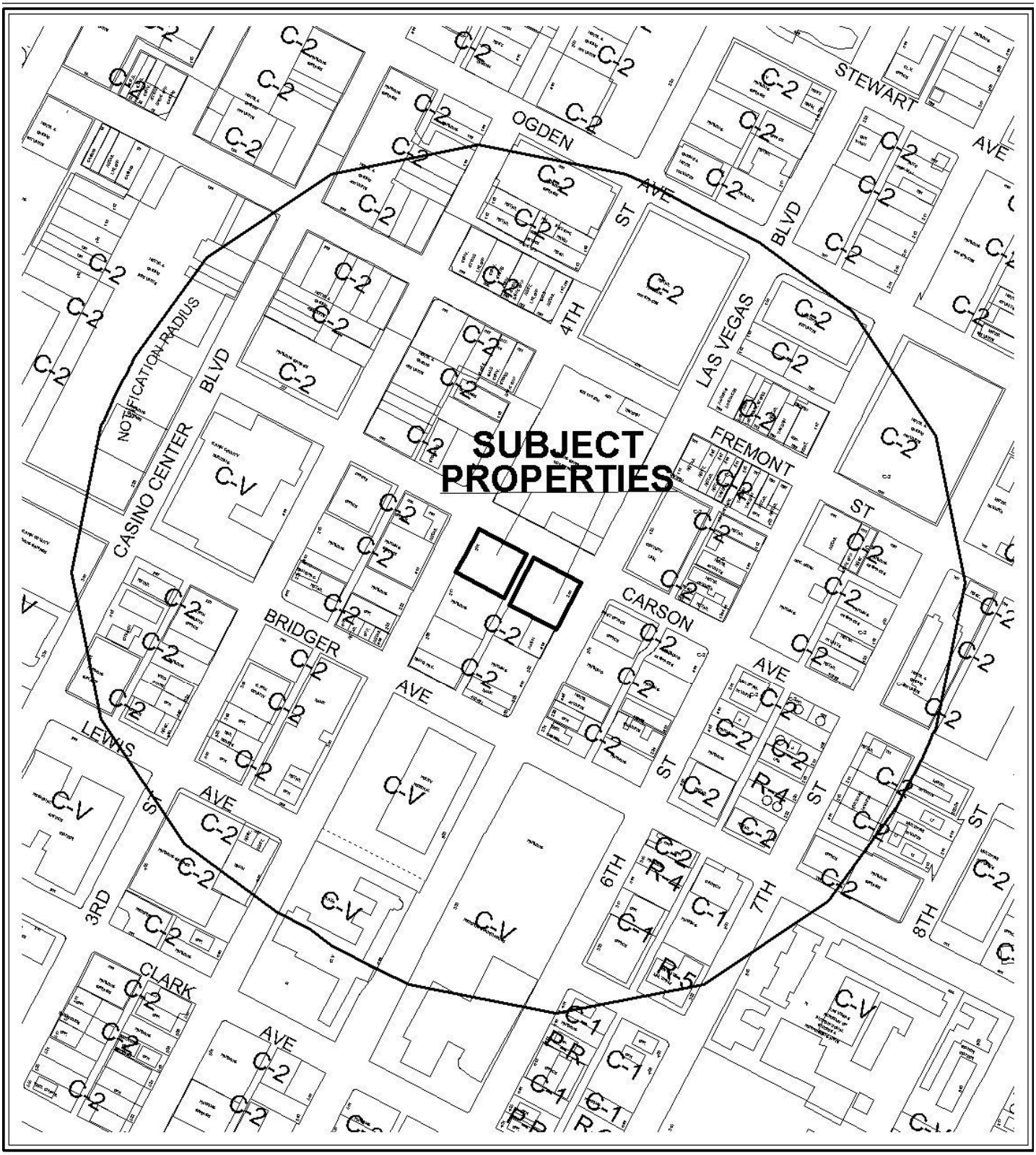
SUBJECT:
SDR-41271 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STATE BANK - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND PARKING LOT LANDSCAPE REQUIREMENTS on 0.85 acres at 201 South 4th 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA STATE BANK

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-41271	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-41271 CONDITIONS

Planning

1. Conformance to conditions of approval of Z-0100-64.

2. All development shall be in conformance with the site plan and landscape plan, date stamped 03/23/11 except as amended by conditions herein.

3. A Waiver from all Downtown Centennial Plan Streetscape and Parking Lot Landscape Requirements is hereby approved.

4. Prior to use, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to or at the time application is made for any permits, depicting conformance to the minimum dimensional standards of Title 19.10.

YK

7. 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. Installed landscaping shall not impede visibility of any traffic control device.

8. 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.

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

Public Works

10. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard South, a 10 foot radius on the southeast corner of Fourth Street and Carson Avenue, and a 10 foot radius on the southwest corner of Carson Avenue and Las Vegas Boulevard South adjacent to this site prior to the issuance of any permits.

11. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current Downtown Centennial Standards as amended herein concurrent with development of this site. The existing driveways shown on Fourth Street and Carson Avenue may remain as constructed. 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.

12. 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.

13. Submit an Encroachment Agreement for all landscaping and private improvements located in the Carson Avenue, Fourth Street and Las Vegas Boulevard South public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

14. 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 drainage ways as recommended.

Staff Report Page One
May 10, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a proposal for commercial parking on two lots located in the center of downtown Las Vegas. The applicant is requesting Waivers of the Downtown Centennial Plan Streetscape and Parking Lot Landscape standards. The applicant intends to utilize the property until it is sold and therefore does not want to install the minimum improvements required. The Downtown Centennial Plan does permit temporary parking lots for up to 36 months; however, all streetscape amenities are required. If approved as proposed without the required streetscape improvements, the development would have a long-term negative effect on the National Downtown Las Vegas Boulevard Scenic Byway and the Central Casino Core District; therefore, staff recommends denial. If denied, the site could not be utilized until another Site Development Plan Review was submitted and approved.

ISSUES

- This project requires a Waiver of the Downtown Centennial Plan Streetscape and Parking Lot Landscape Standards.
- This property is located on the National Downtown Las Vegas Boulevard Scenic Byway.
- The applicant installed the paved parking lot without an approved Site Development Plan Review or required permits after being informed of the requirements of the Downtown Centennial Plan and Title 19.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/23/60	The City Council approved Rezoning (Z-0037-60) from C-1 (Limited Commercial) to C-2 (General Commercial) for 201 South Fourth Street (139-34-610-031).
03/03/65	The City Council approved Rezoning (Z-0100-64) from R-4 (High Density Residential) to C-2 (General Commercial) for 200 Las Vegas Boulevard South (139-34-610-023). The Planning Commission and Staff recommended approval.
06/18/08	Code Enforcement issued a Citation (#66843) for a vacant building and graffiti at 200 South Las Vegas Boulevard. It was closed as resolved on 08/11/08.

YK

08/19/08	Code Enforcement issued a Citation (#93778) for illegal banners on a vacant building at 200 South Las Vegas Boulevard. It was closed as resolved on 09/03/10.
11/10/10	Code Enforcement issued a Citation (#96149) for an illegal parking lot at 200 South Las Vegas Boulevard. The case was closed in error on 01/13/11.
02/10/11	Code Enforcement issued a Citation (#97958) for an illegal parking lot at 200 South Las Vegas Boulevard. Case is open pending outcome of Site Development Plan Review (SDR-41271).

Most Recent Change of Ownership	
09/28/59	A deed was recorded for a change in ownership for 139-34-610-031.
12/10/79	A deed was recorded for a change in ownership for 139-34-610-023.

***Related Building Permits/Business Licenses (*139-34-610-031)**	
09/02/10	The Building Department issued a permit (#171339) to demolish a vacant bank building at 201 South Fourth Street. The permit was finalized 11/01/10.

***Related Building Permits/Business Licenses (*139-34-610-023)**	
09/02/10	The Building Department issued a permit (#171338) to demolish a vacant bank building at 200 South Las Vegas Boulevard. The permit was finalized 11/01/10.

Pre-Application Meeting	
03/02/11	Staff reviewed the requirements for a Site Development Plan Review application and the need for Waivers of the Downtown Centennial Plan Streetscape and Parking Lot Landscape Standards.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/11	Staff conducted a site visit to both lots and found them to be paved and stripped for parking. No landscape was present.

Details of Application Request	
Site Area	
Net Acres for 139-34-610-031	0.41
Net Acres 139-34-610-023	0.43

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
13934610031	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Parking Garage	C (Commercial)	C-2 (General Commercial)
South	Parking lot	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	C (Commercial)	C-2 (General Commercial)
West	Retail Office	C (Commercial)	C-2 (General Commercial)

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
13934610023	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Parking Garage	C (Commercial)	C-2 (General Commercial)
South	Pawn Shop	C (Commercial)	C-2 (General Commercial)
East	Office Post Office	C (Commercial)	C-2 (General Commercial)
West	Undeveloped	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Downtown Centennial Plan	X		N
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
A-O (Airport Overlay) District 200 Feet	X		Y
Central Casino Core District	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District (139-34-610-023) only.	X		N/A

YK

Trails (139-34-610-023) only.	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		N
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Downtown Centennial Plan Central Casino Core District, the following standards apply:

Streetscape and Parking Lot Landscaping Standards				
Standards (139-34-610-031)	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Streetscape Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	1 Trees	N
• South	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 30 Linear Feet	5 Trees	6 Trees	Y
TOTAL STREETSCAPE TREES		**12 Trees**	**7 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	20 Trees	0 Trees	N

Pursuant to Downtown Centennial Plan Central Casino Core District, the following standards apply:

Streetscape and Parking Lot Landscaping Standards				
Standards (139-34-610-023)	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Streetscape Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	0 Trees	N
• South	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	5 Trees	0 Trees	N
• West	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
TOTAL STREETSCAPE TREES		**12 Trees**	**0 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	19 Trees	0 Trees	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Carson Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y
Fourth Street	Secondary Collector	Master Plan of Streets and Highways	80	Y
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	85	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide one shade tree for every six spaces in landscaped islands.	To provide no trees or landscape islands	Denial
A minimum of ten square feet of landscaped surface area must be provided for each parking space.	To provide no landscape surface.	Denial
A five-foot wide amenity zone adjacent to all streets.	To provide no amenity zone	Denial
To provide a 10-foot wide sidewalk along Las Vegas Boulevard.	To provide an eight-foot wide sidewalk along Las Vegas Boulevard.	Denial
To provide a 10-foot wide sidewalk along 4th Street.	To provide a five-foot wide sidewalk along 4th Street.	Denial
To provide a five-foot perimeter landscape buffer.	To provide no perimeter landscape buffers.	Denial

ANALYSIS

This project is located in the Central Casino Core District of the Downtown Centennial Plan along the nationally designated Downtown Las Vegas Boulevard Scenic Byway. The project is also located within the Live/Work and Airport Overlay areas, but these are not impacted by the project. As indicated by the location, it is in a high profile area in the center of Downtown.

In November 2010 a citation was issued for an illegal parking lot. At that time, the applicant indicated that it was not interested in fully developing the lots as the intent was to sell them. Staff informed the applicant that the lots could not be legally used until the proper applications were submitted, approved and all required permits obtained. The applicant chose not to submit the required applications and continued to utilize the lots for commercial parking. As a result, another citation was issued for continued illegal use of the property in February 2011. The applicant was again informed that a Site Development Plan Review would have to be submitted and approved before the lots could be utilized for commercial purposes.

The applicant is requesting to be able to continue to utilize the lots for commercial parking without developing them to the minimum standards called for in the Downtown Centennial Plan. Seven existing trees are located at the subject site along 4th Street and Carson Avenue, but no additional landscape or streetscape materials are proposed. The sole justification provided by the applicant is the desire to maintain a source of income from the property until it is sold for future development. No reason has been provided that indicates that the applicant is not able to implement the required minimum standards other than it does not want to incur the expense.

It is very important that these lots be developed to the minimum standards, given the high profile location of the parcels. The east perimeter is adjacent to the nationally designated Scenic Byway. Unless the minimum standards are maintained, this designation could be removed by the Federal government, who oversees the National Scenic Byway program.

Although Public Works is limited in its authority to comment regarding on-site traffic circulation issues that do not affect the public right-of-way, it has noted that the submitted site plan does not meet the parking lot drive aisle standards of title 19.10. The angle shown on the submitted site plan is 30 degrees, but spaces are actually at a 60 degree angle. Per 19.10.010.J.2, drive aisles for one-way 60 degree parking spaces must be a minimum of 15 feet wide and the drive aisles provided are only 12 feet wide. Due to the narrowed width of these drive aisles and the fact that they do not meet current standards, Public Works can foresee vehicles having difficulty with backing out of these spaces. A condition of approval has been added to require conformance to the minimum dimensional standards of Title 19.10.

There has been no reasonable justification for the requested Waivers offered; therefore, staff does not support them. If these applications are approved, these parking lots could be used for an extended period of time without the minimum standards ever implemented. This would have a negative effect on the area and hinder the redevelopment efforts the City has been promoting in downtown for over a decade.

FINDINGS (SDR-41271)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Commercial parking lots are compatible with the adjacent development; however, failure to provide required minimum streetscape and parking lot landscaping negates the compatibility.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   Due to the many requested Waivers, this project is not consistent with the minimum design and landscape standards established by the Downtown Centennial Plan or Redevelopment Plan.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   This project will not have a negative impact on adjacent roadways. The project has access to one primary arterial and two secondary collector streets that are all capable of handling the access and circulation of the project.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The absence of landscape materials is not appropriate for the downtown area of the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   This project is not aesthetically pleasing for the area due to the lack of minimum landscape being installed. It will not be harmonious or compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   All development will require permits and inspections that will maintain the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 132

APPROVALS 0

PROTESTS 0

YK

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.

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Revised 10/27/08

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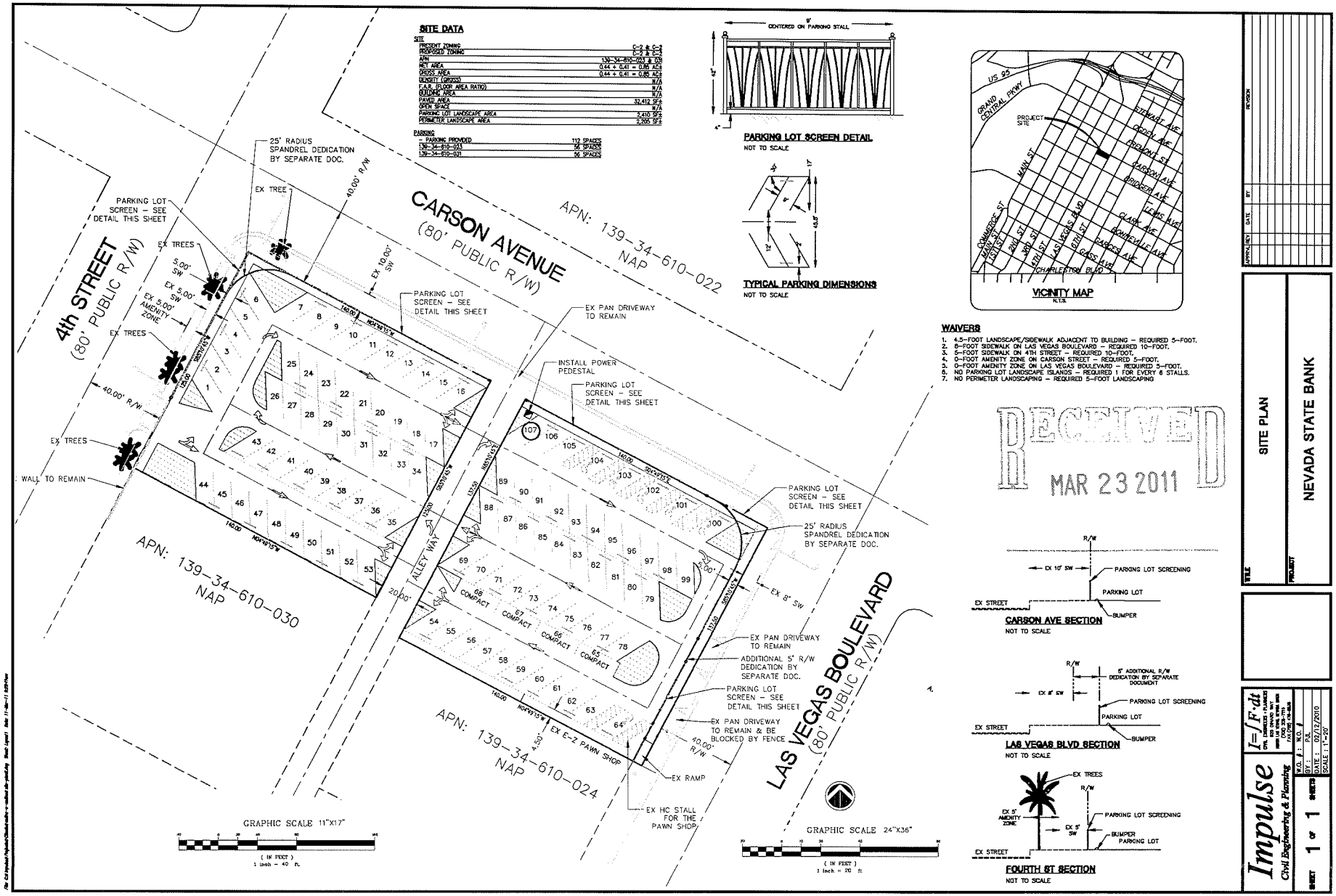
979089.1 AMP 16230.1


SITE DATA
SITE
PRESENT ZONING C-2 & C-1
PROPOSED ZONING C-2 & C-1
APN 139-34-610-023 & 031
NET AREA 0.44 ± 0.41 = 0.85 AC±
GROSS AREA 0.44 ± 0.41 = 0.85 AC±
DENSITY (GROSS) N/A
F.A.R. (FLOOR AREA RATIO) N/A
BUILDING AREA N/A
PAVED AREA 32,412 SF±
OPEN SPACE N/A
PARKING LOT LANDSCAPE AREA 2,410 SF±
PERIMETER LANDSCAPE AREA 2,205 SF±
PARKING
– PARKING PROVIDED 112 SPACES
139-34-610-023 16 SPACES
139-34-610-031 96 SPACES
PARKING LOT SCREEN DETAIL
NOT TO SCALE
TYPICAL PARKING DIMENSIONS
NOT TO SCALE
VICINITY MAP
N.T.S.
WAIVERS
1. 4.5-FOOT LANDSCAPE/SIDEWALK ADJACENT TO BUILDING – REQUIRED 5-FOOT.
2. 8-FOOT SIDEWALK ON LAS VEGAS BOULEVARD – REQUIRED 10-FOOT.
3. 5-FOOT SIDEWALK ON 4TH STREET – REQUIRED 10-FOOT.
4. 0-FOOT AMENITY ZONE ON CARSON STREET – REQUIRED 5-FOOT.
5. 0-FOOT AMENITY ZONE ON LAS VEGAS BOULEVARD – REQUIRED 5-FOOT.
6. NO PARKING LOT LANDSCAPE ISLANDS – REQUIRED 1 FOR EVERY 6 STALLS.
7. NO PERIMETER LANDSCAPING – REQUIRED 5-FOOT LANDSCAPING
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4th STREET
(80' PUBLIC R/W)
CARSON AVENUE
(80' PUBLIC R/W)
LAS VEGAS BOULEVARD
(80' PUBLIC R/W)
ALLEY WAY
APN: 139-34-610-022 NAP
APN: 139-34-610-030 NAP
APN: 139-34-610-024 NAP
25' RADIUS SPANDREL DEDICATION BY SEPARATE DOC.
PARKING LOT SCREEN – SEE DETAIL THIS SHEET
EX PAN DRIVEWAY TO REMAIN
INSTALL POWER PEDESTAL
EX TREES
WALL TO REMAIN
EX 8" SW
ADDITIONAL 5' R/W DEDICATION BY SEPARATE DOC.
EX E-Z PAWN SHOP
EX RAMP
EX HC STALL FOR THE PAWN SHOP
CARSON AVE SECTION
NOT TO SCALE
LAS VEGAS BLVD SECTION
NOT TO SCALE
FOURTH ST SECTION
NOT TO SCALE
GRAPHIC SCALE 11"X17"
GRAPHIC SCALE 24"X36"
SITE PLAN
NEVADA STATE BANK
Impulse
Civil Engineering & Planning
W.O. # : NO. 1
BY : P.M.
DATE : 02/12/2010
SCALE : 1"=20'
SHEET 1 of 1
SDR-41271



SDR-41271 - APPLICANT/OWNER: NEVADA STATE BANK
201 SOUTH 4TH STREET AND 200 LAS VEGAS BOULEVARD SOUTH

03/31/11



SDR-41271 - APPLICANT/OWNER: NEVADA STATE BANK
201 SOUTH 4TH STREET AND 200 LAS VEGAS BOULEVARD SOUTH

03/31/11



SDR-41271 - APPLICANT/OWNER: NEVADA STATE BANK
201 SOUTH 4TH STREET AND 200 LAS VEGAS BOULEVARD SOUTH

03/31/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

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Fax: 775.882.0257

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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 22, 2011

City of Las Vegas
Department of Planning & Development
333 S. Rancho Road
Las Vegas, Nevada 89106

Re: Justification Letter – Site Development Plan Review for a Temporary Parking Lot
Nevada State Bank
APN # 139-34-610-023 & 031

To Whom It May Concern:

This office represents the applicant in the above-referenced matter. This application is a site development plan review for a temporary parking lot on approximately .85 acres generally located on the southeast corner of Carson and 4th Street.

The site is currently owned by Nevada State Bank ("Bank"). The Bank foreclosed on the property and demolished the improvements as they were blighted and essentially condemnable. As the Bank is not in the business of developing property, they have been attempting to sell the site since they were forced to recover the asset. However, to date, the Bank has not been able to sell the property. Consequently, the Bank is proposing to utilize the site on an interim basis as a 112 stall temporary parking lot.

The Bank is aware that the City is working to address the parking demands in Downtown Las Vegas and the proposed use would aide in the solution until it is sold and redeveloped. Further, the Bank is not a developer and in the event the site is not utilized as a parking lot it will remain a vacant lot, and despite the Bank's best efforts invariably become an attraction for trash disposal and loitering. Even if the Bank secures the site, eliminating these nuisances is nearly impossible.

The Bank is further proposing to waive the requirements of the Downtown Centennial Plan with respect to landscaping and offsite improvements. Again, the proposed use is temporary and compliance with the Downtown Centennial Plan can be required at the time redevelopment occurs. The Bank is only proposing the parking lot use as a temporary solution to aide in addressing current parking demands and prevent the site from becoming an undesirable nuisance. The Bank is willing to accept a condition that this use be reviewed on a regular basis to insure the property is appropriately maintained.

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SDR-41271

KAEMPFER
CROWELL

We appreciate your kind consideration of our request. Please feel free to contact me should you have any questions or concerns. Thank you

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha D. Fiddyment

TF/ll

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MAR 23 2011

SDR-41271

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

