City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

June 14, 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 MAY 10, 2011

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

CONSENT ITEMS:

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

6. EOT-41404 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WAT LAO PUTHAMSEY ASSOCIATION OF LV, INC. - OWNER: WAT LAO PUTHAMSEY ASSOCIATION OF LV, INC., AND WAT LAO BUDDHAMIXAY - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-33063) FOR A PROPOSED 1,126 SQUARE-FOOT ADDITION TO AN EXISTING 1,475 SQUARE-FOOT MONASTERY WITH WAVIERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, EAST AND SOUTH PERIMETERS WHERE SIX FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED on 0.46 acres at 360 and 366 North 14th Street (APNs 139-35-212-130), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow). Staff recommends

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.

PUBLIC HEARING ITEMS

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

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

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

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

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

12. ZON-41545 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for Rezoning FROM: R-1 (LOW DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: P-O (PROFESSIONAL OFFICE) on 0.85 acres at 511, 515, 521 and 531 South 7th Street (APNs 139-34-710-042, 43, 44 and 139-34-810-018), Ward 3 (Reese). Staff recommends

13. VAR-41546 - VARIANCE RELATED TO ZON-41545 - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 55 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Reese). Staff recommends

14. ZON-41606 - REZONING - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - Request for Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.47 acres at the southwest corner of Clark Avenue and Sixth Street (APNs 139-34-710-001, 139-34-310-063, and 076), Ward 3 (Reese). Staff recommends

15. VAC-41661 - VACATION RELATED TO ZON-41601 - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - Petition to Vacate public right-of-way of an alley from Clark Avenue south for 150 feet, Ward 3 (Reese). Staff recommends

16. SDR-41601 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41606 AND VAC-41661 - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - Request for Site Development Plan Review FOR A 62,000 SQUARE-FOOT OFFICE BUILDING AND A FIVE STORY PARKING GARAGE on 0.92 acres at the southwest corner of Clark Avenue and Sixth Street (APNs 139-34-710-001, 139-34-310-061, 062, 63 and 076), Ward 3 (Reese).

17. VAR-41303 - VARIANCE - PUBLIC HEARING - APPLICANT: HOSTEL CAT, INC. - OWNER: RAYMOND PISTOL - Request for a Variance TO ALLOW THREE FREESTANDING SIGNS ALONG A 293-FOOT STREET FRONTAGE WHERE ONLY TWO ARE ALLOWED, A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED, AND AN 85-FOOT SEPARATION FROM ANOTHER FREESTANDING SIGN WHERE 100 FEET IS REQUIRED FOR A PROPOSED FREESTANDING SIGN on 1.7 acres at 1236 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).

18. VAR-41401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEC FATALEVICH FAMILY TRUST - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR THE ADDITION OF AN ATTACHED GARAGE TO A SINGLE FAMILY RESIDENCE on 0.46 acres at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates) Zone, Ward 2 (Wolfson). Staff recommends

19. VAR-41486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARTHA G. KENT LIVING TRUST - Request for a Variance TO ALLOW AN EIGHT-INCH SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) 0.16 acres at 4208 Carnation Lane (APN 138-02-410-024), R-MH (Mobile/Manufactured Home) Zone, Ward 6 (Ross). Staff recommends

20. VAR-41558 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Variance TO ALLOW A SETBACK OF 30 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 66 FEET on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends

21. SUP-41559 - SPECIAL USE PERMIT RELATED TO VAR-41558 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends

22. SDR-41557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41558 AND SUP-41559 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT, 36-BED EXPANSION OF AN EXISTING CONVALESENT CARE CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN EIGHT-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE NORTH PERIMETER AND A 7.5-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE EAST PERIMETER on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends

23. VAR-41565 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE(CLASS I) TO HAVE A TWO-FOOT, TWO-INCH SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends

24. SUP-41564 - SPECIAL USE PERMIT RELATED TO VAR-41565 - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Special Use Permit FOR AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE, (CLASS I) at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends

25. VAR-41579 - VARIANCE - PUBLIC HEARING - APPLICANT: JONES LANG LASALLE - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 43 ARE REQUIRED on 1.18 acres at the southwest corner of Red Coach Avenue and Rancho Drive (APN 138-02-202-015), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends

26. SDR-41578 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41579 - PUBLIC HEARING - APPLICANT: JONES LANG LASALLE - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST - Request for a Site Development Plan Review FOR AN AUTO REPAIR GARAGE, MINOR on 1.18 acres at the southwest corner of Red Coach Avenue and Rancho Drive (APN 138-02-202-015), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends

27. VAR-41580 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROGELIO MACHUCA - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 12 SPACES ARE REQUIRED FOR A PROPOSED 2,175 SQUARE-FOOT OFFICE, MEDICAL on 0.11 acres at 1501 South Eastern Avenue (APN 162-01-210-040), P-R (Professional Office and Parking) Zone, Ward 3 (Reese). Staff recommends

28. VAR-41585 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK FOR A PATIO/BALCONY WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.37 acres at 7624, 7628, 7632, 7768 and 7772 Houston Peak Street (APNs 126-13-212-006, 007, 008, 181, and 182), P-D (Planned Development) Zone, Ward 6 (Ross). Staff recommends

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

30. SUP-41542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEARL OF THE ORIENT MASSAGE - OWNER: SUNSHINE ONE, LLC - Request for a Special Use Permit FOR A 960 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW ZERO FEET FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND 20 FEET DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 3909 West Sahara Avenue, Suite #6 (APN 162-07-512-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

31. SUP-41563 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIFARA PIZZA HOLDINGS, INC. - OWNER: HUALAPAI COMMONS - Request for a Special Use Permit FOR A 3,840 SQUARE-FOOT SUPPER CLUB WITH 2,744 SQUARE-FEET OF OUTDOOR DINING AREA at 9785 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

32. SUP-41569 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:HAIM GABAY - OWNER: HS FAMILY LIMITED PARTNERSHIP - Request for a Special Use Permit FOR BEER/WINE/COOLER OFF-SALE ESTABLISHMENT TO AN EXISTING 5,166 SQUARE-FOOT CONVENIENCE STORE at 316 Fremont Street (APN 139-34-510-025), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

33. SUP-41570 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: L'CHAIM FREMONT ASSOCIATES, INC. - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 8,152 SQUARE-FOOT RETAIL ESTABLISHMENT at 300 Fremont Street (APN 139-34-510-023), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

34. SUP-41573 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV SPA VENTURE VQR, LLC - OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED 3,680 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A 160-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED AND AN 80-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #150 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

35. SUP-41576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A 6,034 SQUARE-FOOT SUPPER CLUB WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 450 South Rampart Boulevard, Suite #120 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

36. SUP-41577 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR WITHIN A PROPOSED 2,146 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 400 South Rampart Boulevard, Suite #165 (APN 138-32-601-003),

C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

37. SUP-41581 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A SOCIAL EVENT WITH ALCOHOLIC BEVERAGE SALES USE WITHIN AN EXISTING MIXED-USE DEVELOPMENT at 410 South Rampart Boulevard, Suite #175 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

38. SUP-41583 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COMMUNITY COUNSELING CENTER - OWNER: 714 EAST SAHARA AVENUE, LLC - Request for a Special Use Permit FOR A 17,088 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 714 East Sahara Avenue (APN 162-03-801-056), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

39. SUP-41584 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COMMUNITY COUNSELING CENTER - OWNER: 714 EAST SAHARA AVENUE, LLC - Request for a Special Use Permit FOR A 17,088 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 714 East Sahara Avenue (APN 162-03-801-056), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

40. SUP-41586 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUTHERAN SOCIAL SERVICES OF NEVADA - OWNER: HARSCH INVESTMENT PROPERTIES - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 73 Spectrum Boulevard (APN 139-36-811-008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends

41. SUP-41587 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIGHTSQUARED, INC. - OWNER: BAR ACQUISITIONS, LLC - Request for a Special Use Permit FOR A CO-LOCATION ON AN EXISTING WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 3811 West Charleston Boulevard (APN 162-06-501-002) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

42. SUP-41592 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARYETTA BREWER - OWNER: CONSTRUCTION GROUP, INC. - Request for a Special Use Permit FOR A 1,232 SQUARE-FOOT SECONDHAND DEALER USE (Household Items) at 2187 North Decatur Boulevard, Suite #100 (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends

43. SUP-41599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC, ET AL - Request for a for a Major Amendment of a previously approved Special Use Permit (SUP-20519) TO ADD A PROPOSED 16-STORY MIXED-USE DEVELOPMENT, INCLUDING 16,000 SQUARE FEET OF COMMERCIAL SPACE AND 336 RESIDENTIAL UNITS TO AN APPROVED 12-STORY MIXED-USE DEVELOPMENT on 3.30 acres at the southwest corner of Charleston Boulevard and Fourth Street; and northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 162-03-115-001 and 002; 139-34-410-056 through 059), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Reese). Staff recommends

44. SDR-41600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41599 - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC, ET AL - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-20502) TO ADD A PROPOSED 16-STORY MIXED-USE DEVELOPMENT INCLUDING 16,000 SQUARE FEET OF COMMERCIAL SPACE AND 336 RESIDENTIAL UNITS TO AN APPROVED 12-STORY MIXED-USE DEVELOPMENT on 3.30 acres at the southwest corner of Charleston Boulevard and Fourth Street; and northeast corner of Casino Center Boulevard and Coolidge Avenue (APN 162-03-115-001 and 002; and 139-34-410-056 through 059), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Reese). Staff recommends

45. SDR-41591 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Site Development Plan Review TO INSTALL TWO, 93-FOOT HIGH SOLAR POWER GENERATION FACILITIES on 20.69 acres at 7210 Shaumber Road (APN 126-13-401-014), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends

DIRECTOR'S BUSINESS:

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

47. TXT-41610 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to update the Downtown Centennial Plan to REVISE THE LANGUAGE OF THE OUTDOOR DINING AND ENTERTAINMENT STANDARDS. Staff recommends

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: JUNE 14, 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: JUNE 14, 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 JUNE 14, 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 JUNE 14, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 10, 2011

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 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: JUNE 14, 2011

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

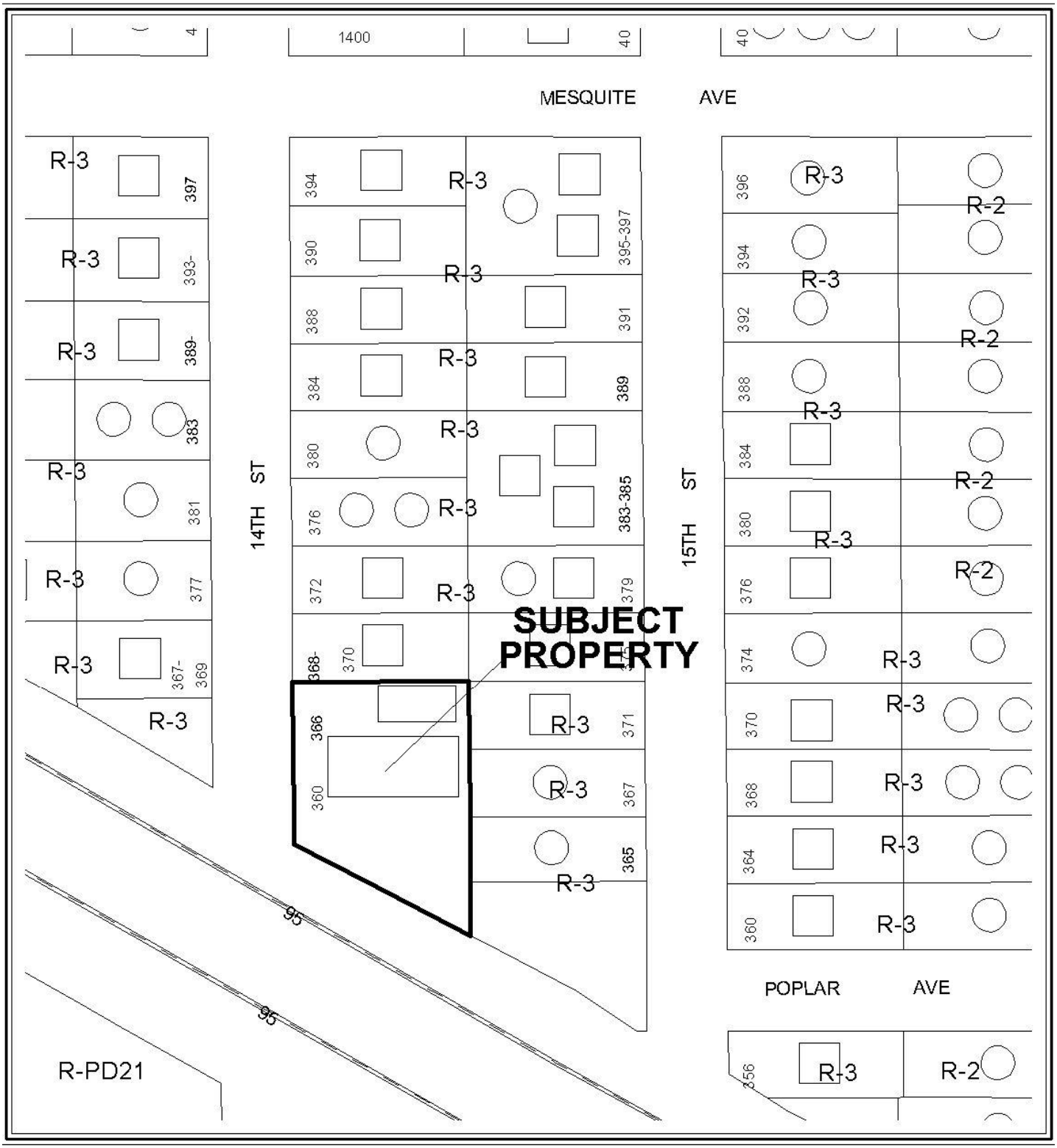
SUBJECT:
EOT-41404 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WAT LAO PUTHAMSEY ASSOCIATION OF LV, INC. - OWNER: WAT LAO PUTHAMSEY ASSOCIATION OF LV, INC., AND WAT LAO BUDDHAMIXAY - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-33063) FOR A PROPOSED 1,126 SQUARE-FOOT ADDITION TO AN EXISTING 1,475 SQUARE-FOOT MONASTERY WITH WAVIERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, EAST AND SOUTH PERIMETERS WHERE SIX FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED on 0.46 acres at 360 and 366 North 14th Street (APNs 139-35-212-130), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

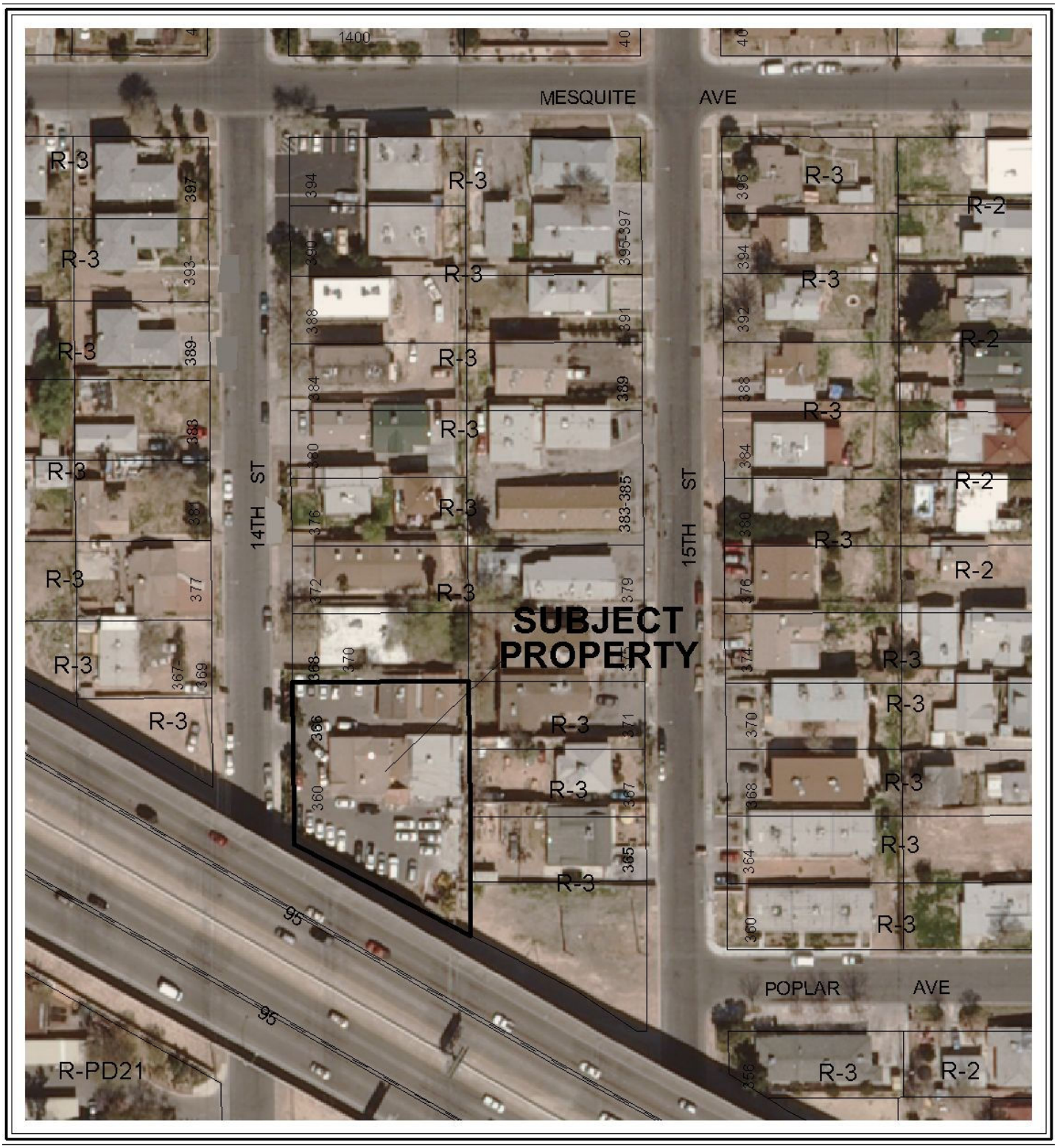
RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SDR-33063
6. Justification Letter



CASE: EOT-41404

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



0 70 140 210 Feet

CASE: EOT-41404

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-41404 APN: _____

Name of Property Owner: PAT PONDAHARN

Name of Applicant: PAT PONDAHARN

Name of Representative: Aire Phanthip

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

☑ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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APR 07 2011
City of Las Vegas

Signature of Property Owner: Pat Pondaharn

Print Name: PAT PONDAHARN

Subscribed and sworn before me

This 6 day of April, 2011

Magaly Nevarez

Notary Public in and for said County and State

MAGALY NEVAREZ
NOTARY PUBLIC, STATE OF NEVADA
APPOINTMENT NO. 10-3202-1
MY COMMISSION EXPIRES SEPTEMBER 15, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: UTE PERMIT / Extension

Project Address (Location) 360 N. 14th

Project Name WAT LAO Puthamesy

Assessor's Parcel #(s) 139-352-121-30 **Proposed Use**

General Plan: existing V proposed V **Zoning:** existing R-3 proposed

Commercial Square Footage **Ward #**

Gross Acres **Lots/Units** **Floor Area Ratio**

Additional Information **Density**

PROPERTY OWNER PAT PONDAHARN **Contact** 702-440-6089

Address 4275 E. Saint Luis **Phone:** **Fax:**

City L.V. **State** NV **Zip** 89104

E-mail Address Phanthipe.cox.net

APPLICANT WAT LAO Puthamesy **Contact** 702-372-8088

Address Same above **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE Aiei Phanthip **Contact** 702-372-8088

Address 337 Bandelo Dr. **Phone:** 372-8088 **Fax:**

City HENDERSON **State** NV **Zip** 89014

E-mail Address Phanthipe@cox.net

Property Owner Signature* Pat Pondaharn

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

Print Name PAT PONDAHARN

Subscribed and sworn before me

This 6 day of April, 20 11.

Notary Public in and for said County and State

MAGALY NEVAREZ
NOTARY PUBLIC, STATE OF NEVADA
APPOINTMENT NO. 10-3202-1
MY COMMISSION EXPIRES SEPTEMBER 15, 2014

FOR DEPARTMENT USE ONLY

Case #	EOT-41404
Meeting Date:	6-14-11
Total Fee:	300
Date Accepted:	4-7-11
Accepted By:	F.S.

*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

Porposed

Used Permit for

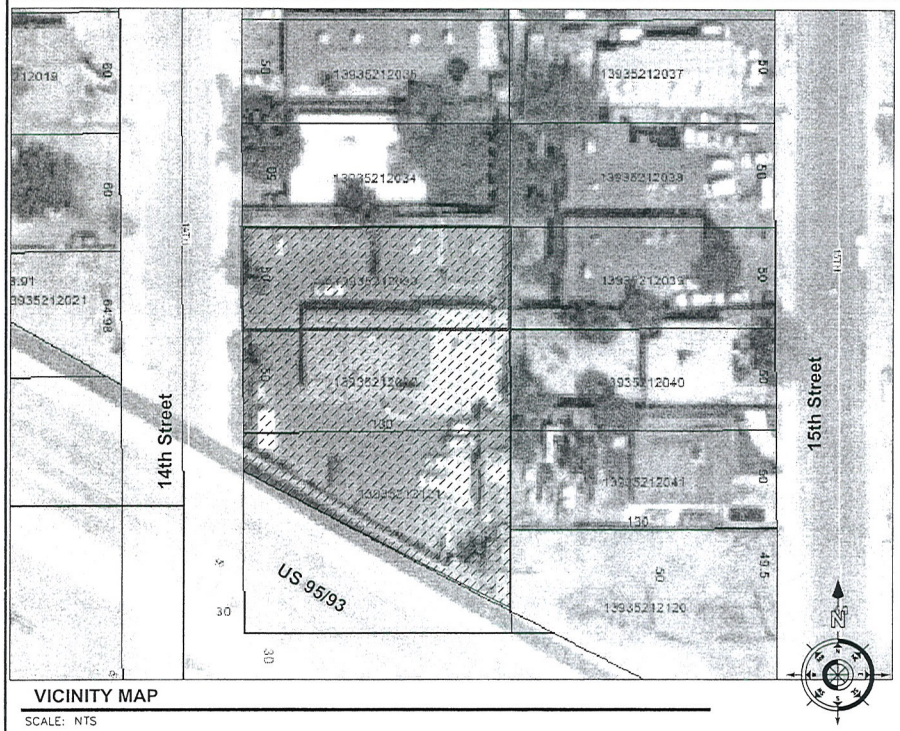
WAT LAO PUTHAMESY ASSN LV INC

360 N 14TH ST

Las Vegas - 89101

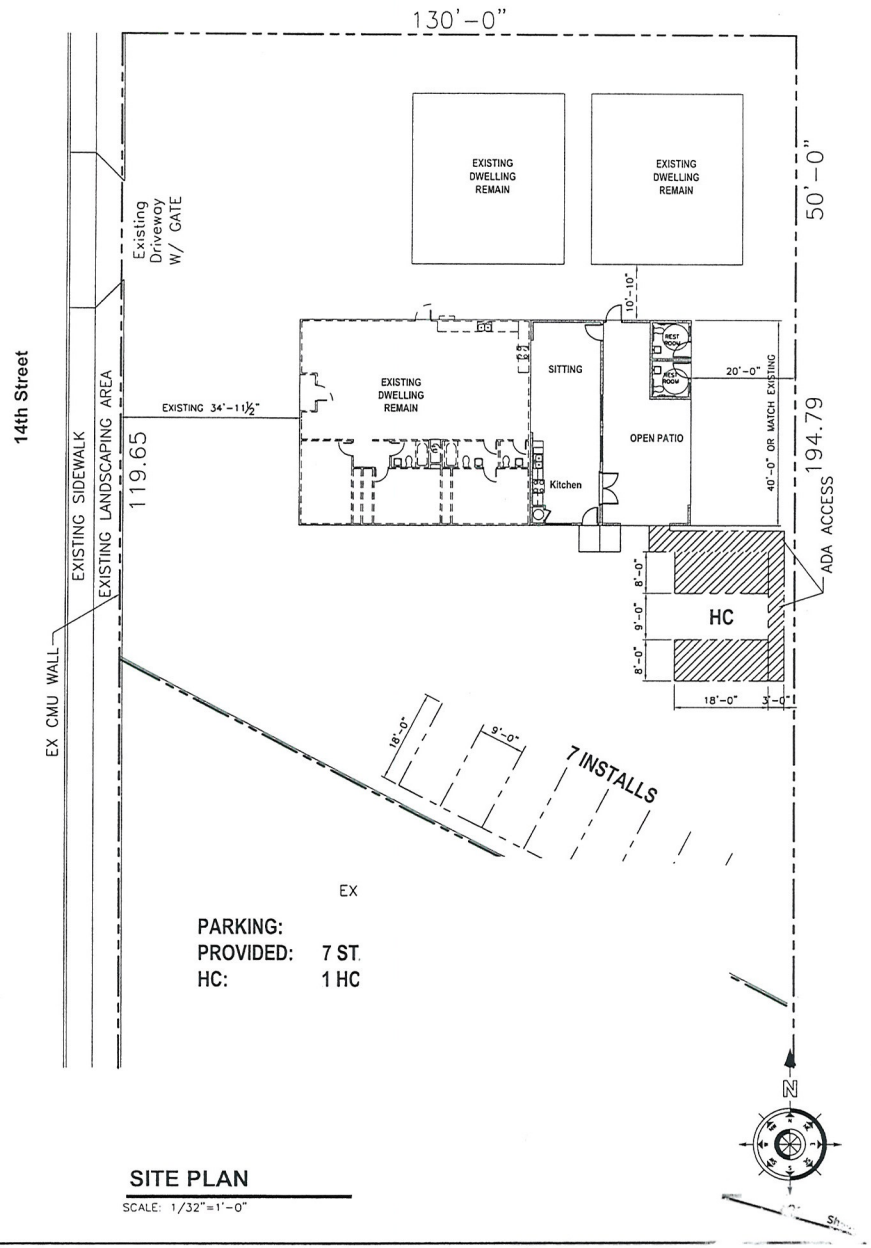
APN No. 13935212130

Zoning: R-3



VICINITY MAP

SCALE: NTS



SITE PLAN

SCALE: 1/32"=1'-0"

No.	Revisions

WAT LAO PUTHAMESY ASSN LV INC
360 N 14TH ST
Las Vegas - 89101

Date 6-02-09
Scale AS NOTED
JOB
Drawn WL
Sheet A1
Of Sheets

EOT-41404

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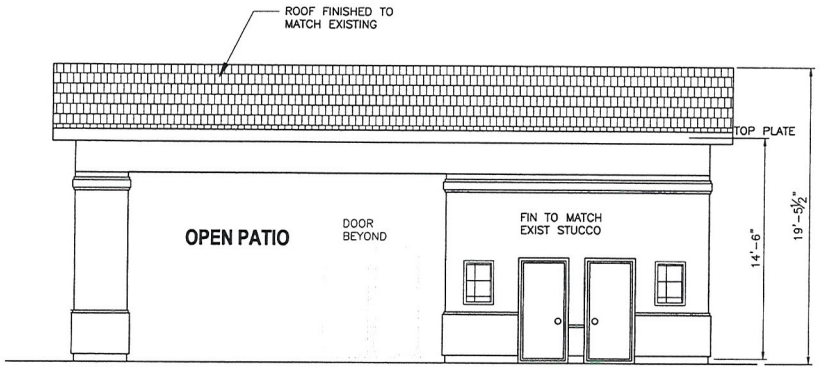
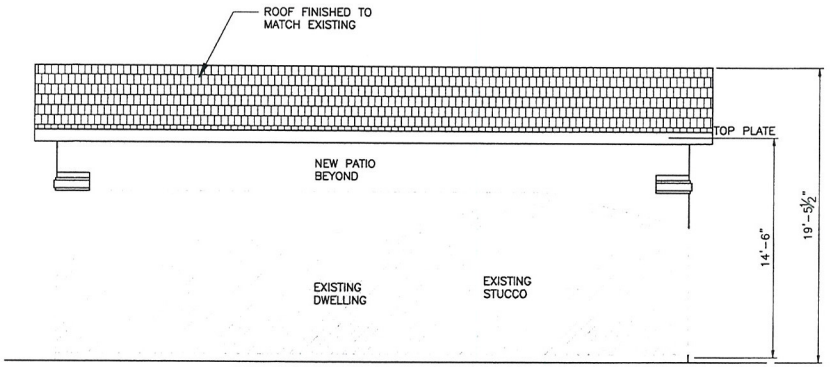
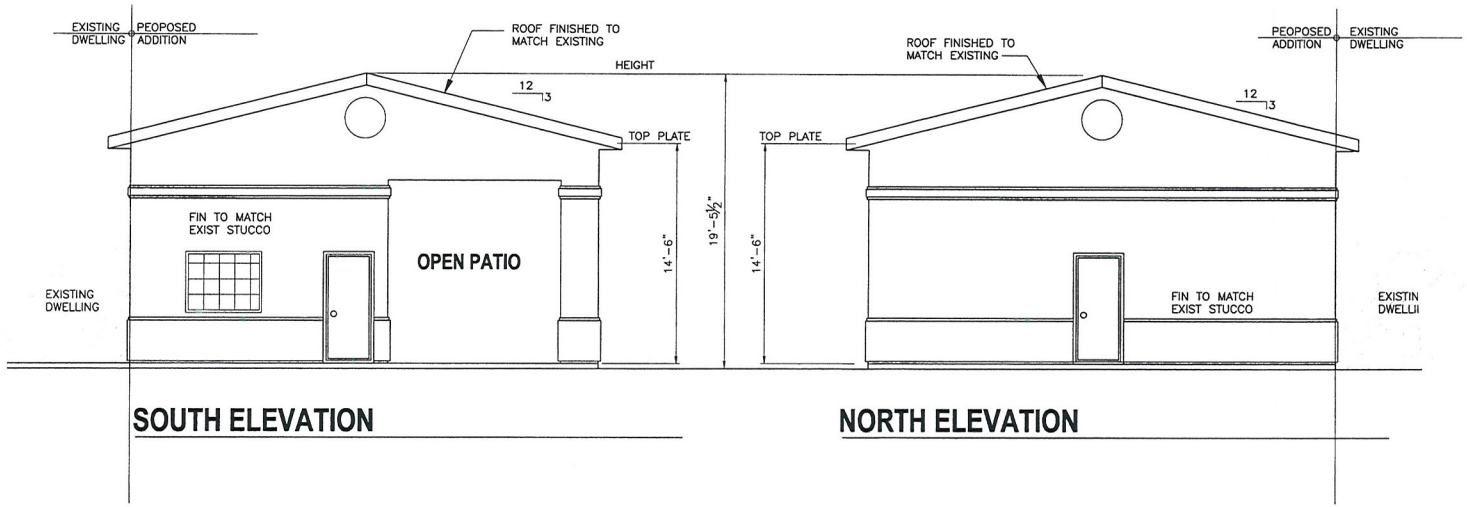
City of Las Vegas



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

No.	Revisions

WAT LAO PUTHAMESY ASSN LV INC
360 N 14TH ST
Las Vegas - 89101

OTED

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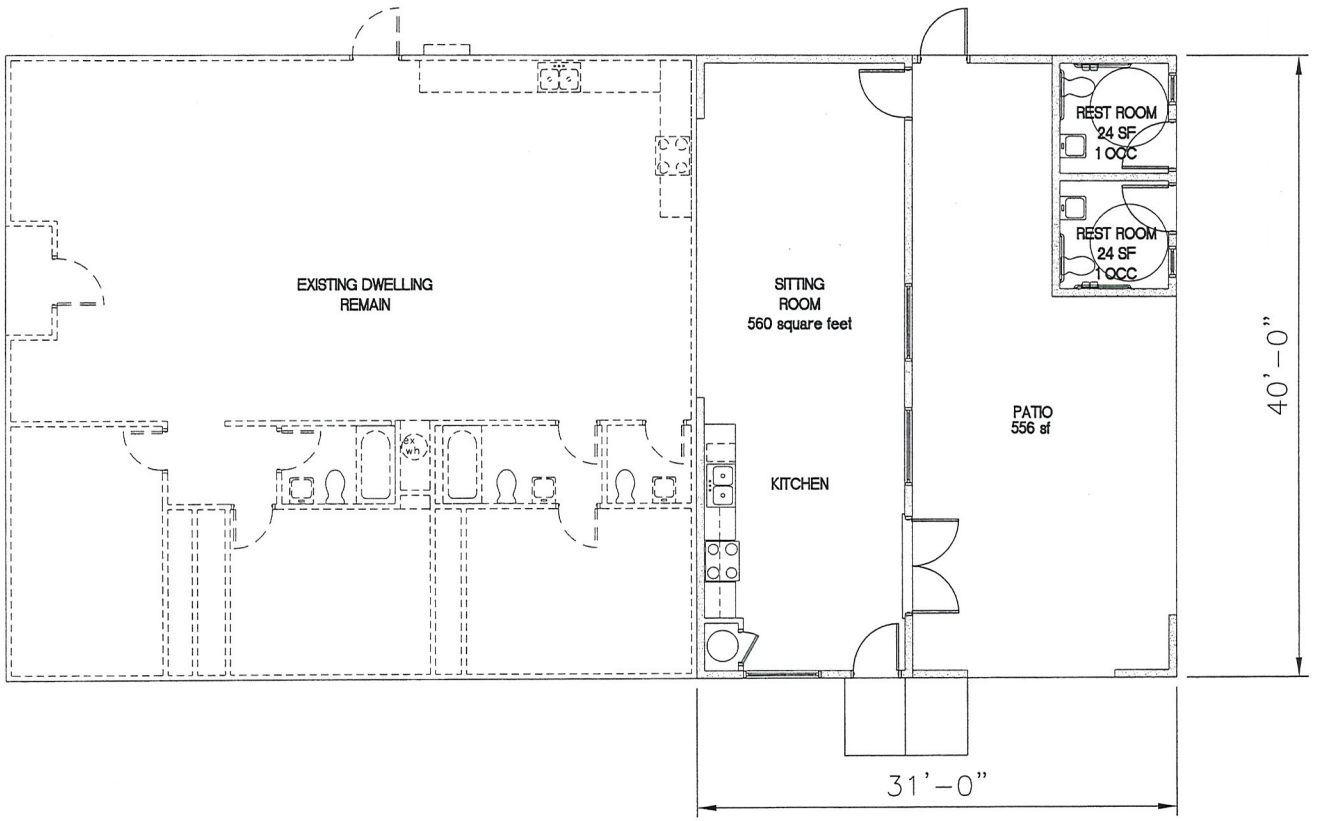
City of Las Vegas

EOT-41404



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City of Las Vegas

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

No.	Revisions

WAT LAO PUTHAMESY ASSN LV INC
360 N 14TH ST
Las Vegas - 89101

Date 6-02-09
Scale AS NOTED
JOB
Drawn WL
Sheet A2
Of Sheets –

EOT-41404

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

April 10, 2009

Aira Phanthip
Wat Lao Puthamsey Association
360 North 14th Street
Las Vegas, Nevada 89101

RE: ABEYANCE - SDR-33063 - SITE DEVELOPMENT PLAN REVIEW

Dear Aira Phanthip:

Your request for a Site Development Plan Review FOR A PROPOSED 1,126 SQUARE-FOOT ADDITION TO AN EXISTING 1,475 SQUARE-FOOT MONASTERY WITH WAVIERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, EAST AND SOUTH PERIMETERS WHERE SIX FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED on 0.46 acres at 360 and 366 North 14th Street (APNs 139-35-212-121, 032 and 033), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow), was considered by the Planning Commission on April 9, 2009.

The Planning Commission voted to recommend ***APPROVAL*** 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 01/15/09, except as amended by conditions herein.

3. A Waiver from 19.12.040(A)(1) is hereby approved, to allow a zero-foot landscape buffer along the north, east, and south perimeters; and to allow a five-foot landscape buffer along the west perimeter.

4. An Exception from 19.10.010(J)(11) is hereby approved, to allow zero parking lot islands and associated landscaping.

5. Outdoor areas, including the patio cover area, shall not be used for religious services and shall conform to the Las Vegas Municipal Code Chapter 9.16.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-41404
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City of Las Vegas

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6. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the three existing parcels. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
   a. Four, five-gallon shrubs per required tree.
   b. Existing perimeter planter areas shall have one (1), 24-inch box tree every 20 linear feet, with four (4), five-gallon shrubs per tree.

8. 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.

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 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.

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. 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. 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 design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. 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. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.

19. 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.

This action by the Planning Commission on **April 9, 2009** is final unless a written appeal is field within the City Clerk within 10 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 ***April 10, 2009***.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

EOT-41404

cc: Wat Lao Buddhamixay
366 N. 14th Street
Las Vegas, Nevada 89101

Airr Phanthip
377 Banuelo Drive
Henderson, Nevada 89014

EOT-41404

Date: April 6, 2011

To Department of Planning

City of Las Vegas

I am writing regarding to Wat Lao Puthamsey on 360 N. 14th St. Las Vegas, to get extension on (USED PERMIT) The original was approval was on April 09, 2009. We working on design with City of Las Vegas Building Safety and still some comment from plan check that we need to address. Your consideration for extension this application it's grateful appreciate.

Thank you;

Airr Phanthip

Member of Wat Lao Puthamsey Assoc. Inc.

337 Banuelo Drive

Henderson, NV. 89014

702-372-8088

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APR 07 2011
City of Las Vegas

EOT-41404

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

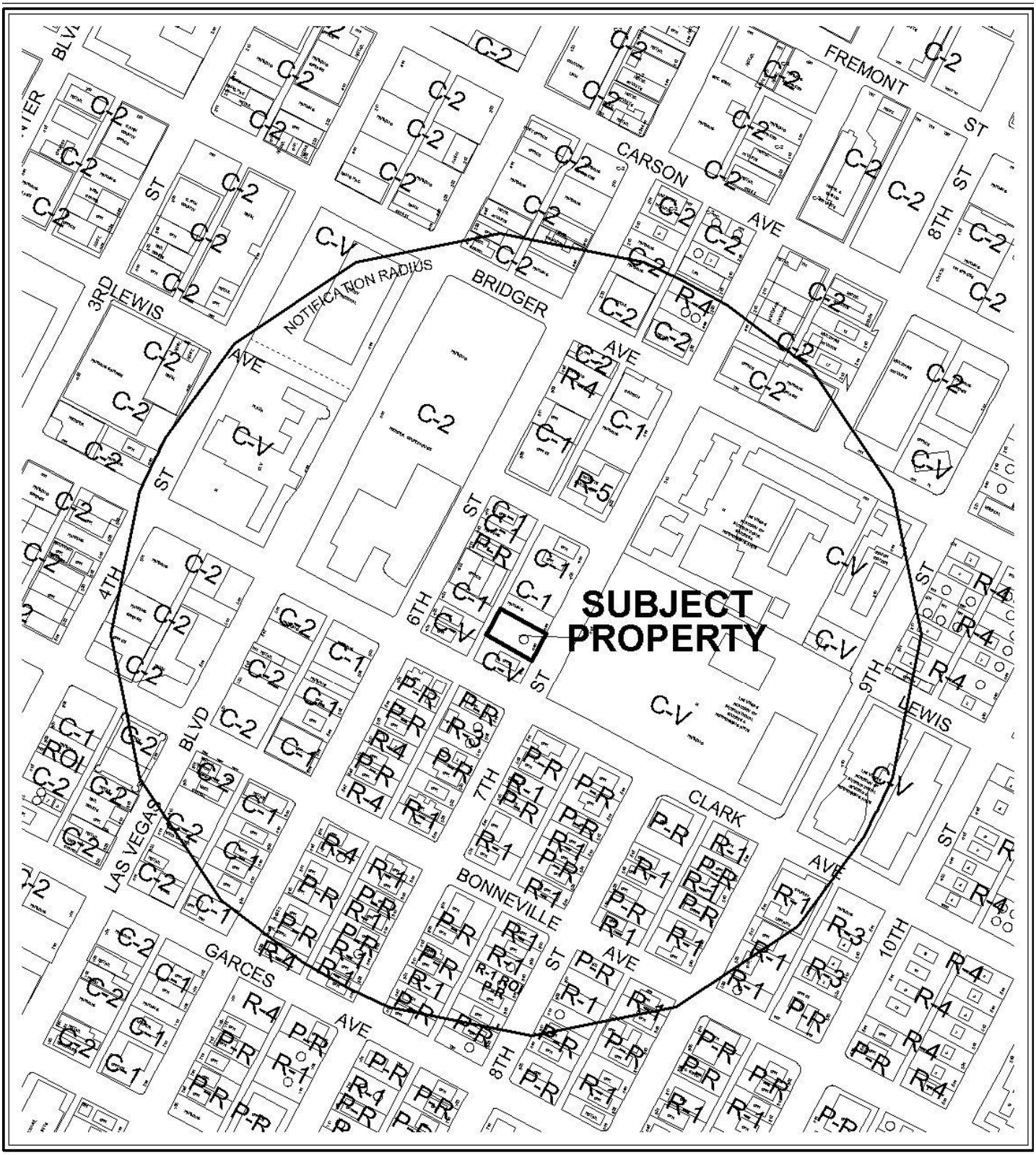
SUBJECT:
ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-41044 and SDR-41045
2. Conditions and Staff Report - ZON-41044 and SDR-41045
3. Supporting Documentation
4. Photos - ZON-41044 and SDR-41045
5. Justification Letter - ZON-41044 and SDR-41045



0 300 600 Feet

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

RADIUS: 1000 FT

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

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



0 300 600 Feet

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

RADIUS: 1000 FT

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

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

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Daniel Ross

Name of Applicant: Daniel Ross

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Daniel Ross

Print Name: DANIEL ROSS

Subscribed and sworn before me

This 24th day of February 20 11

Dawn M Leno Brown

Notary Public in and for said County and State

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

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FEB 24 2011

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

Project Address (Location) 424 S. 7th Street

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Daniel Ross **Contact** Daniel Ross

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

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

E-mail Address -

APPLICANT same as property owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* Daniel Ross

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

Print Name DANIEL ROSS

Subscribed and sworn before me

This 24th day of February, 20 11.

Dawn M. Leno Brown

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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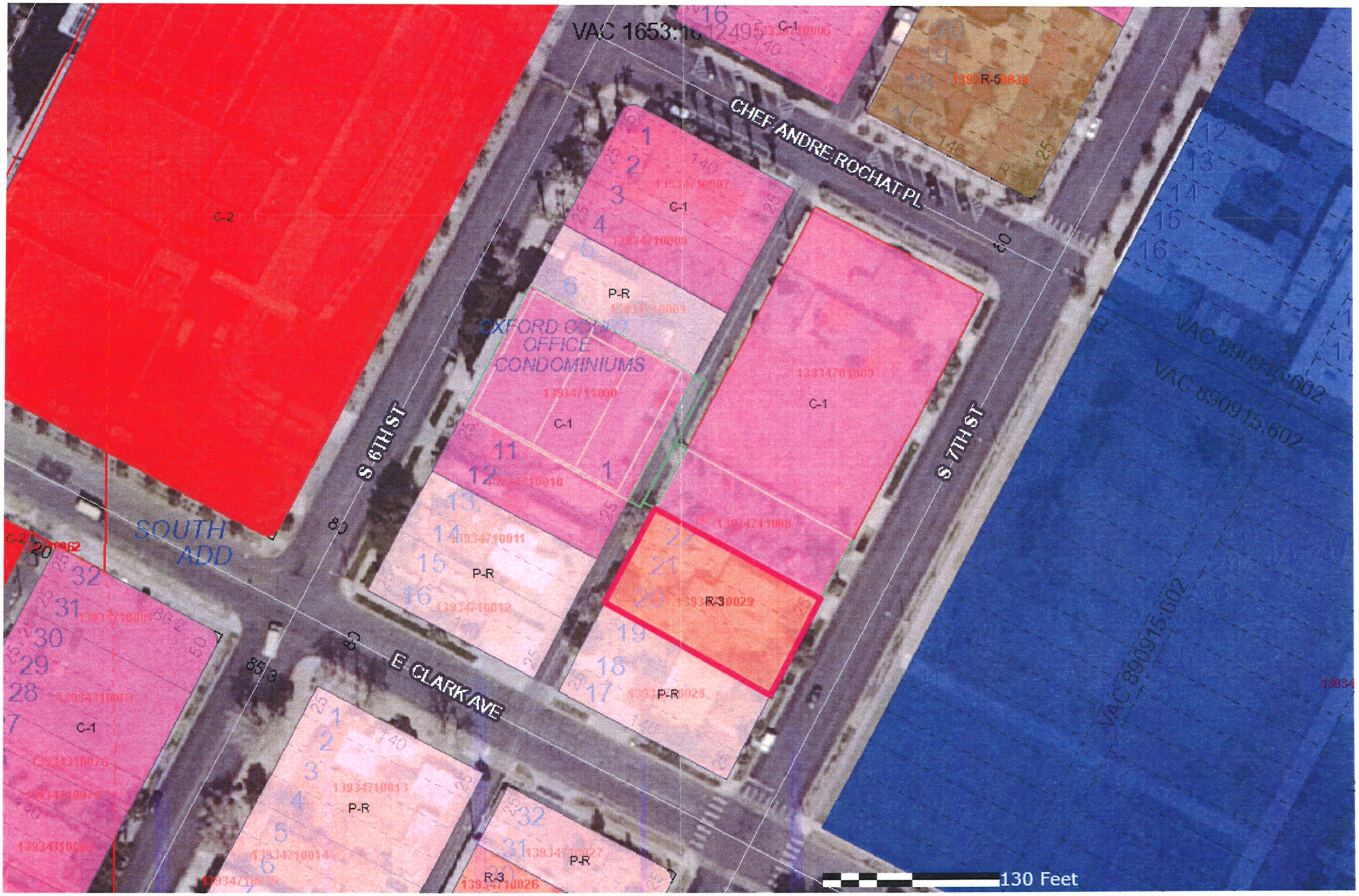
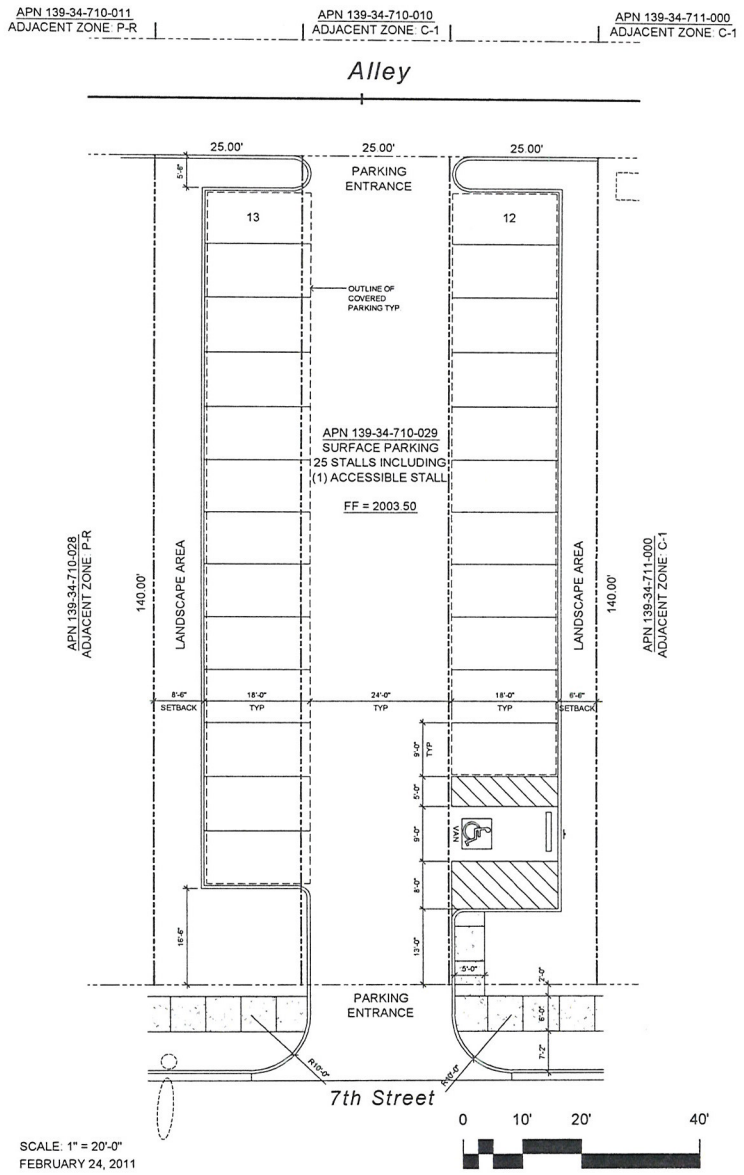
Revised 10/27/08



ZON-41044
SDR-41045

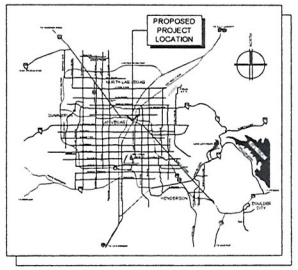


SCALE: 1" = 20'-0"
FEBRUARY 24, 2011

SITE DATA

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

VICINITY MAP



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FEB 24 2011

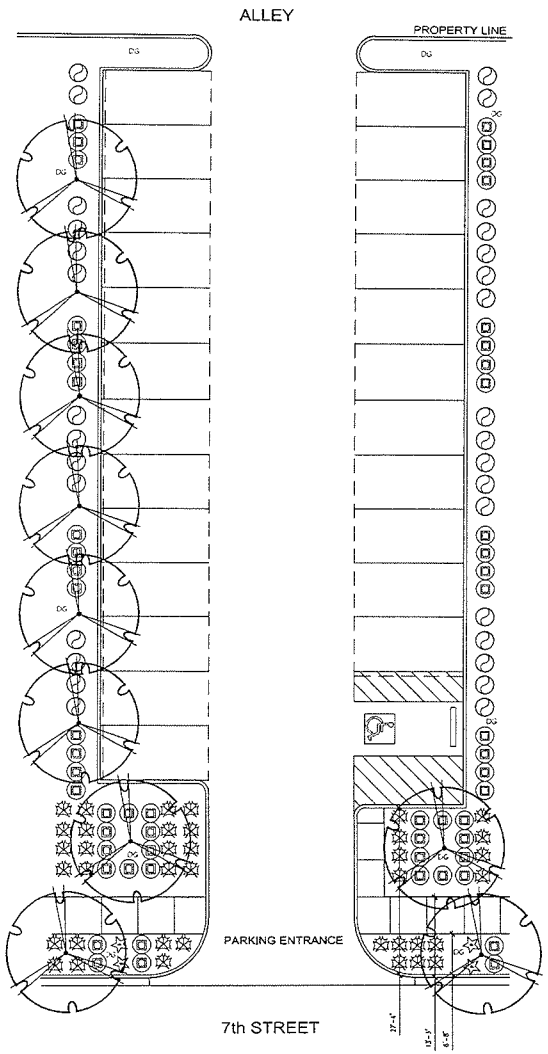
Satellite Parking Lot

424 S. 7th Street
LAS VEGAS, NEVADA 89101

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

DR01
SITE PLAN

ZON-41044
SDR-41045



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

PLANTING LEGEND

TREES

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

SHRUBS

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

LANDSCAPE ELEMENTS

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

PLANTING NOTES

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

SITE NOTES:

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

EVAPS Law Offices

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

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

0 10' 20' 40'

NORTH

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

DR02

ZON-41044
SDR-41045

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FEB 24 2011



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

03/03/11



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

03/03/11

designcell ARCHITECTURE

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

February 24, 2011

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

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

To whom it may concern:

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

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

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

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

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

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

Sincerely,

Scott L. Brown, NCARB
Principal
DesignCell, LLC

RECEIVED
FEB 24 2011
ZON-41044
SDR-41045

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

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

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Daniel Ross

Name of Applicant: Daniel Ross

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Daniel Ross

Print Name: DANIEL ROSS

CLARK COUNTY, NEVADA
Subscribed and sworn before me

This 24 day of FEB., 2011

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

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

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 424 S. 7th Street

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Daniel Ross **Contact** Daniel Ross

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

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

E-mail Address -

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* Daniel Ross

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

Print Name DANIEL ROSS

Subscribed and sworn before me

This 24th day of February, 2011.

Dawn M Leno Brown

Notary Public in and for said County of Clark

24th February 2011

DMLB

Revised 10/27/08

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

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

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

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

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

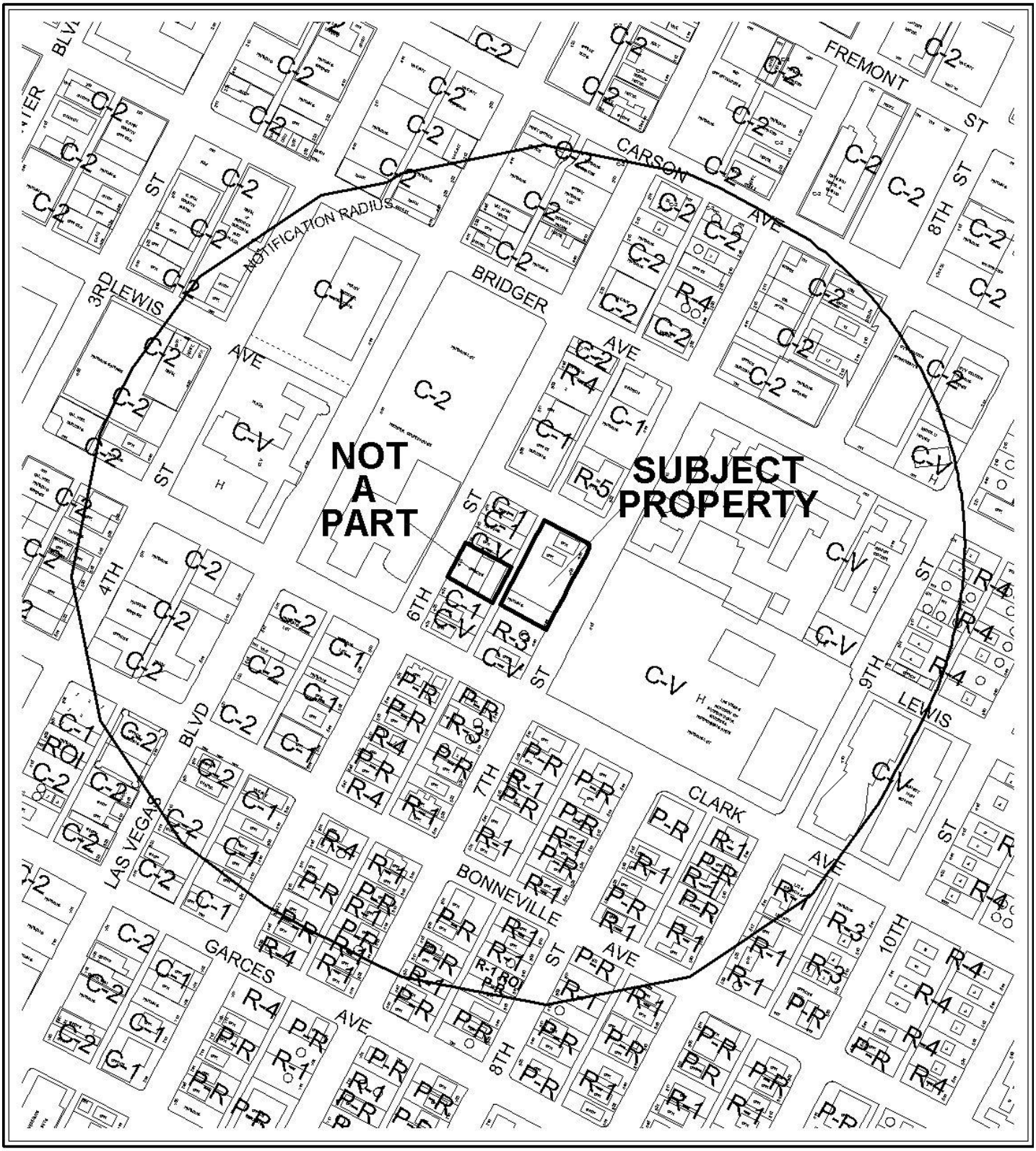
SUBJECT:
VAR-41051 - VARIANCE - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A SIX-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED, A ONE-FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED,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

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41051, VAR-41054 and SDR-41047
2. Conditions and Staff Report - VAR-41051, VAR-41054 and SDR-41047
3. Supporting Documentation
4. Photos - VAR-41051, VAR-41054 and SDR-41047
5. Justification Letter - VAR-41051, VAR-41054 and SDR-41047



0 300 600 Feet

CASE: **VAR-41051; VAR-41054; SDR-41047**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-41051; VAR-41054; SDR-41047**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT T. EGLET

Subscribed and sworn before me

This 24th day of February 2011

Dawn M. Leno-Brown

Notary Public in and for said County and State

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

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of February, 20 11

Margery A. Gilmore

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance

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

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

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

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

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

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

Additional Information Expansion of previously approved parking garage

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

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

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11.

Margery G. Gilmore

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
FEB 24 2011

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance

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

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

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

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

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

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

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

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11 .

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
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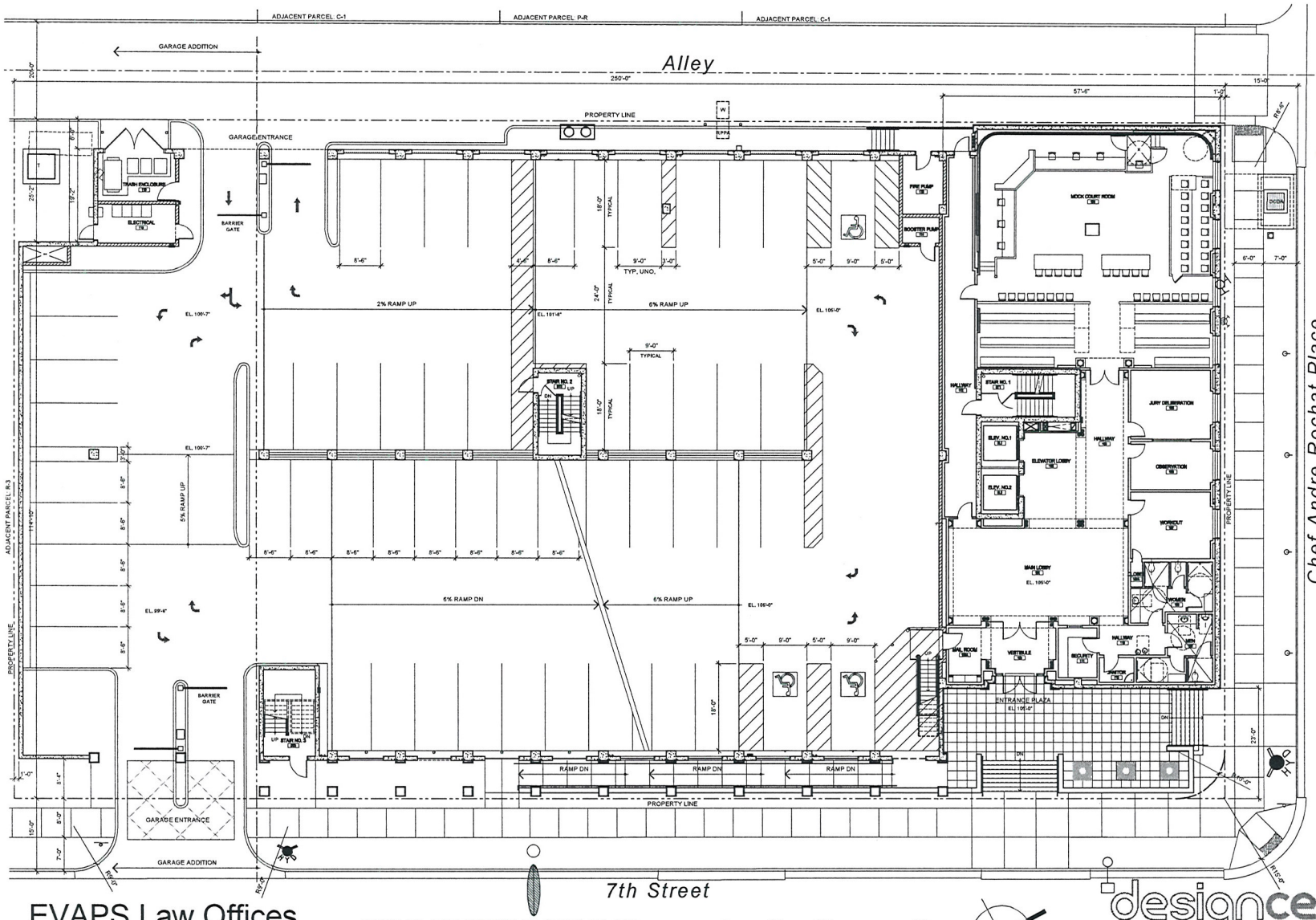


EVAPS Law Offices

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

SITE PLAN/ FIRST FLOOR PLAN

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

0 10' 20' 40'

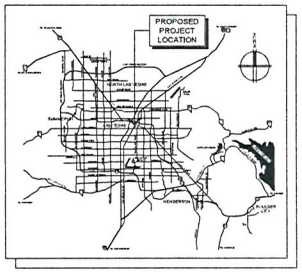
1 LEVEL

SITE DATA

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

Chef Andre Rochat Place

VICINITY MAP



designcell
10777 W.TWAIN AVE, STE 125 T 702.403.1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

DR01

VAR-41051
VAR-41054
SDR-41047

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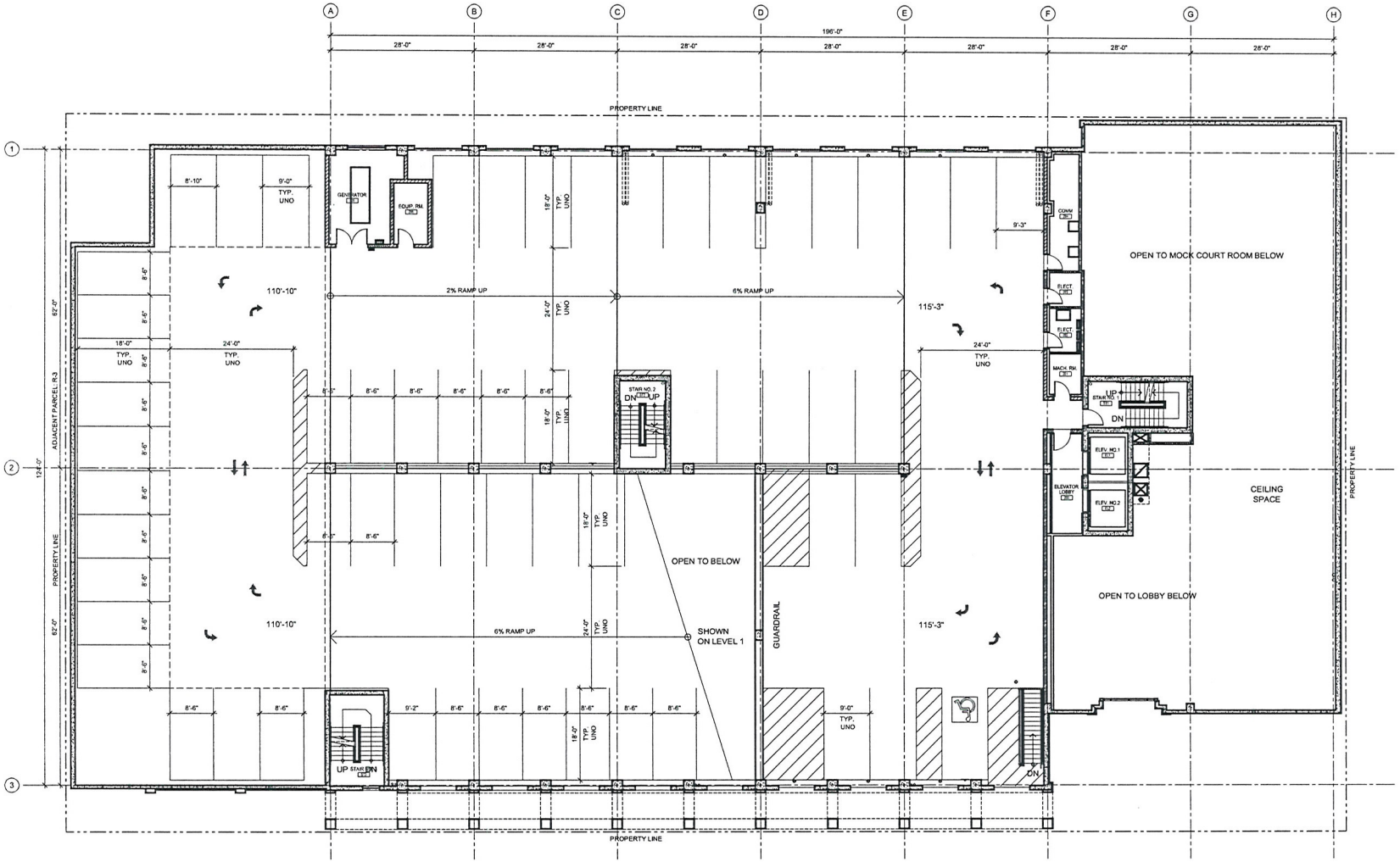
FEB 24 2011



2 LEVEL

EVAPS Law Offices

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

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

0 10' 20' 40'

NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
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DR02

VAR-41051
VAR-41054
SDR-41047

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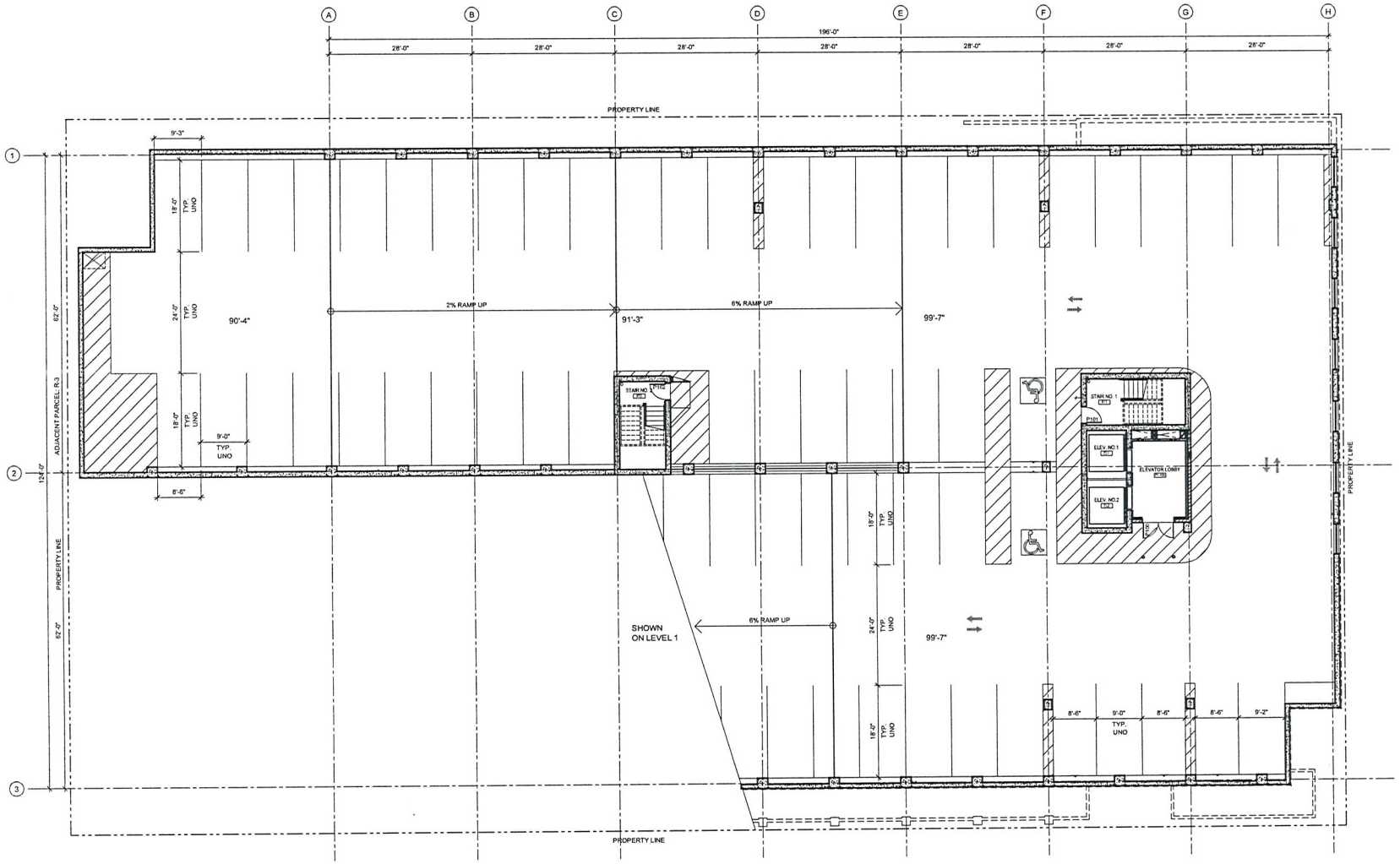

P1 LEVEL

EVAPS Law Offices

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

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

0 10' 20' 40'

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DR06

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VAR-41054
SDR-41047

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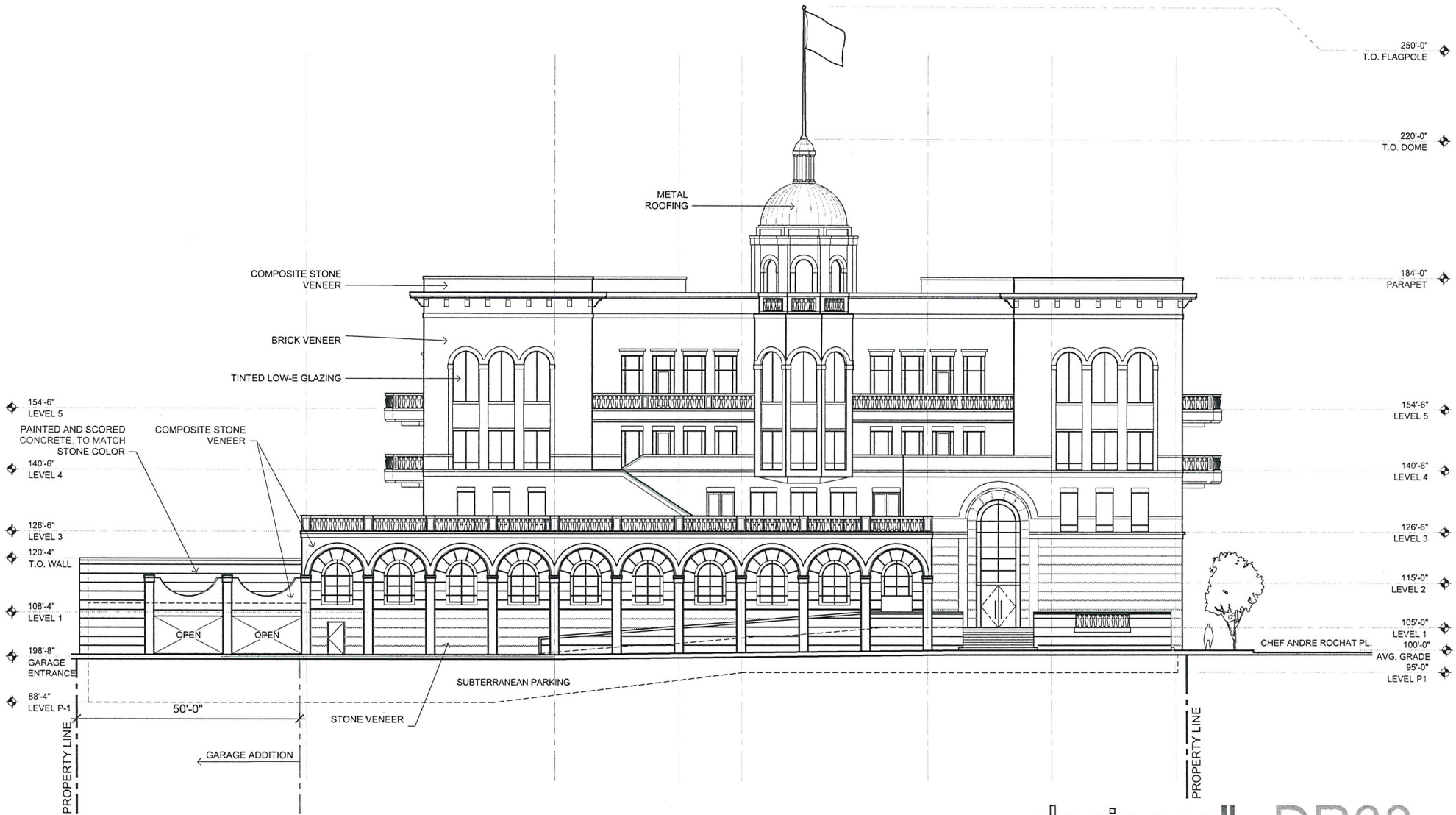

EVAPS Law Offices

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

EAST ELEVATION

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

0 10' 20' 40'

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LAS VEGAS, NV 89135 | WWW.DESIGNCELL.CC

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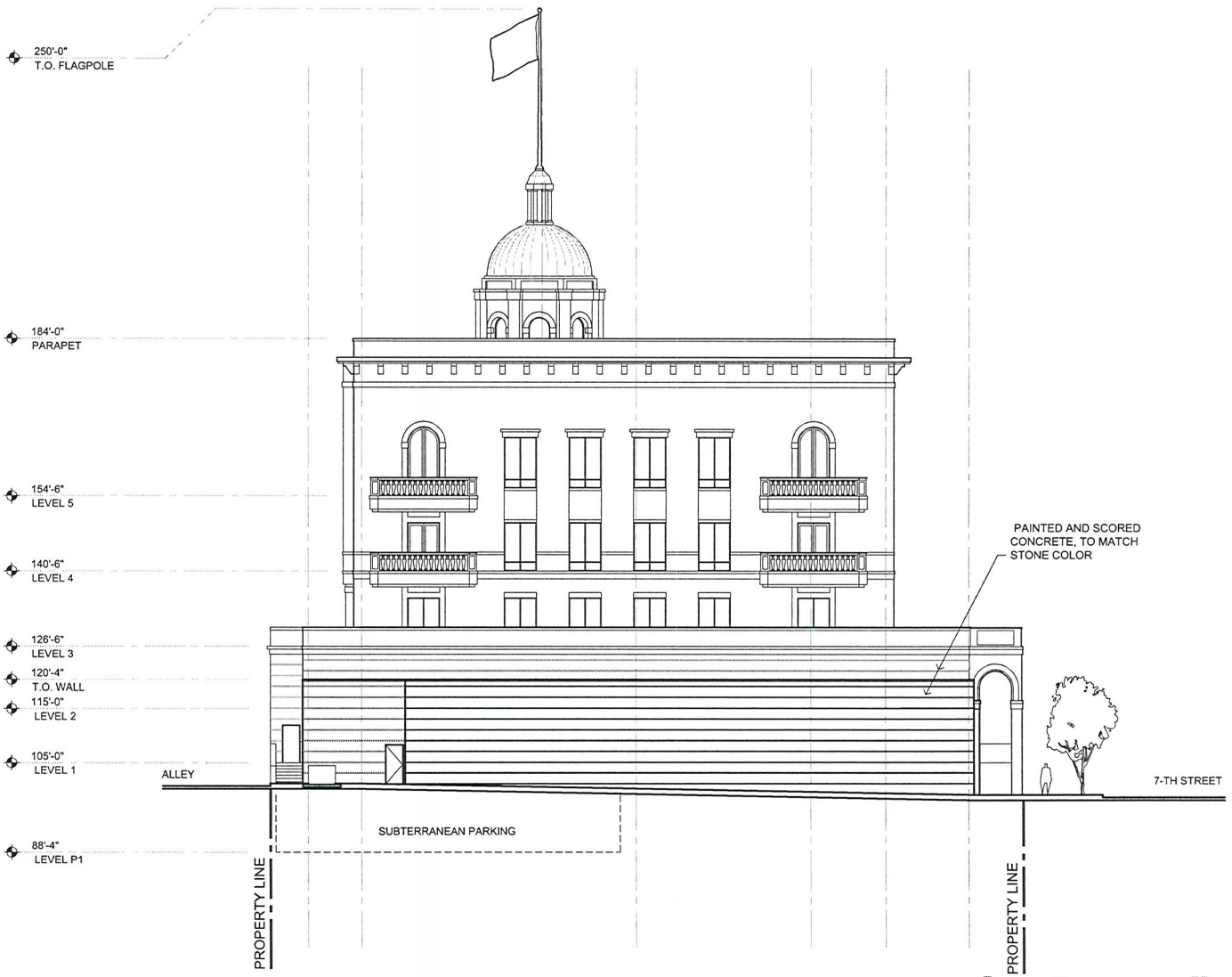
VAR-41051
VAR-41054
SDR-41047



EVAPS Law Offices

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

SOUTH ELEVATION

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

0 10' 20' 40'

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR09

VAR-41051
VAR-41054
SDR-41047

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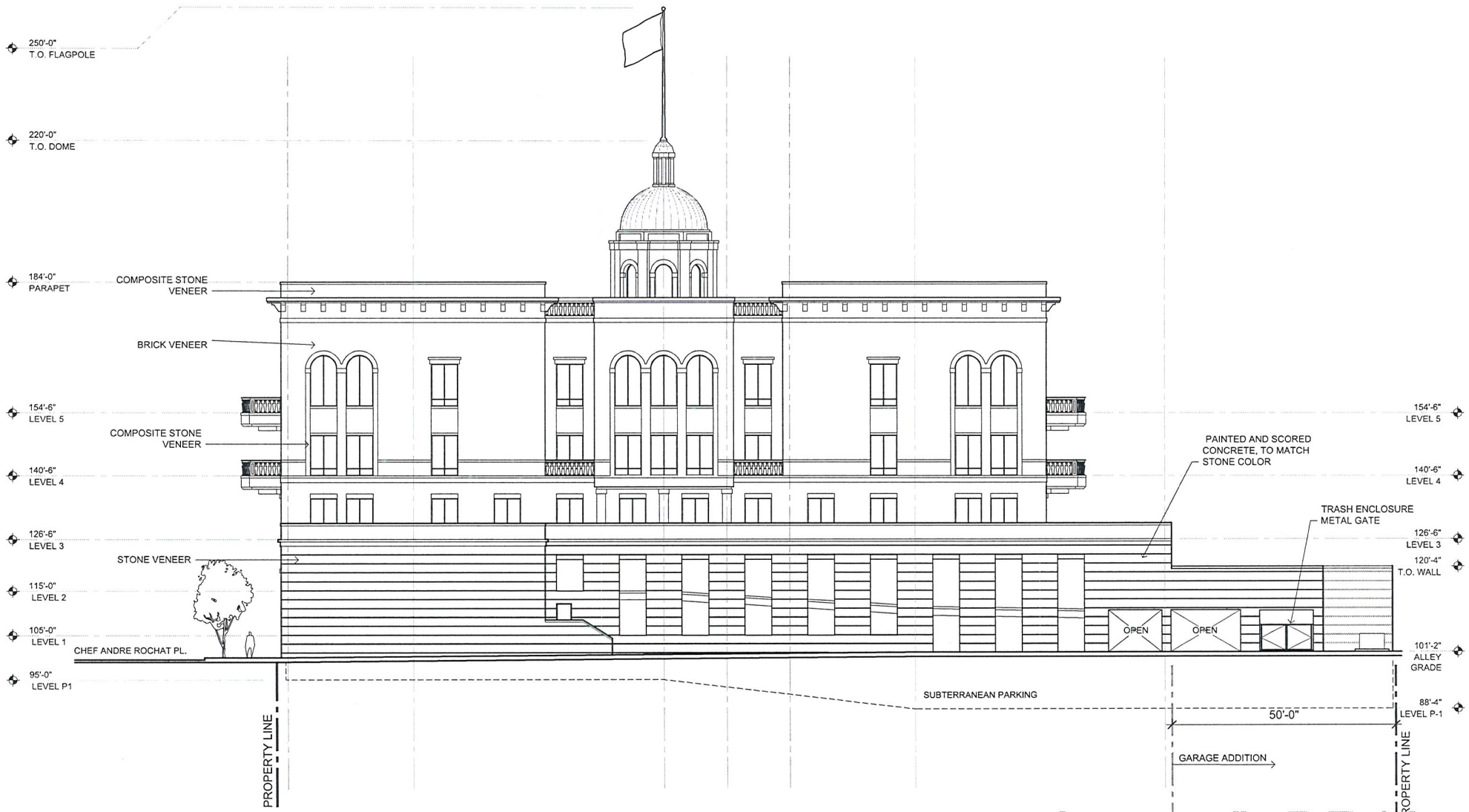
FEB 24 2011



EVAPS Law Offices

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

WEST ELEVATION

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

0 10' 20' 40'

designcell
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DR10

VAR-41051
VAR-41054
SDR-41047

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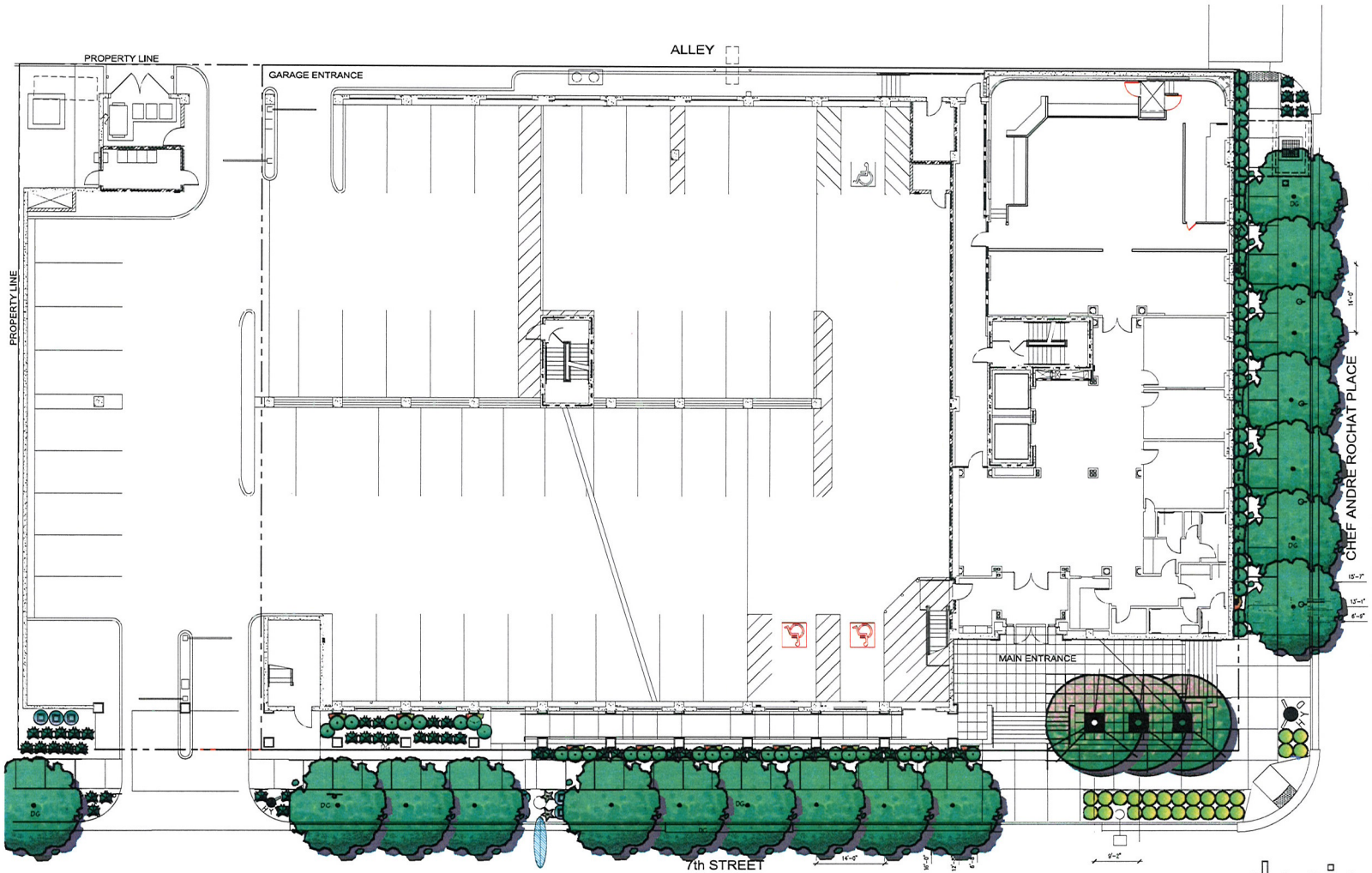
FEB 24 2011



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

1 LEVEL

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / RAYWOOD ASH	17	1.1/2" / 24" BOX
	PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM	3	1.1/4" / 24" BOX

SHRUBS

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

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	
DG	CRUSHED SLATE GROUNDCOVER. SIZE 1/2"- 1.1/2" COLOR BLUEGRAY. 2" MINIMUM DEPTH. SEE NOTE #2.	3,320 S.F.	

PLANTING NOTES

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

SITE NOTES:

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

EVAPS Law Offices

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

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

0 10' 20' 40'

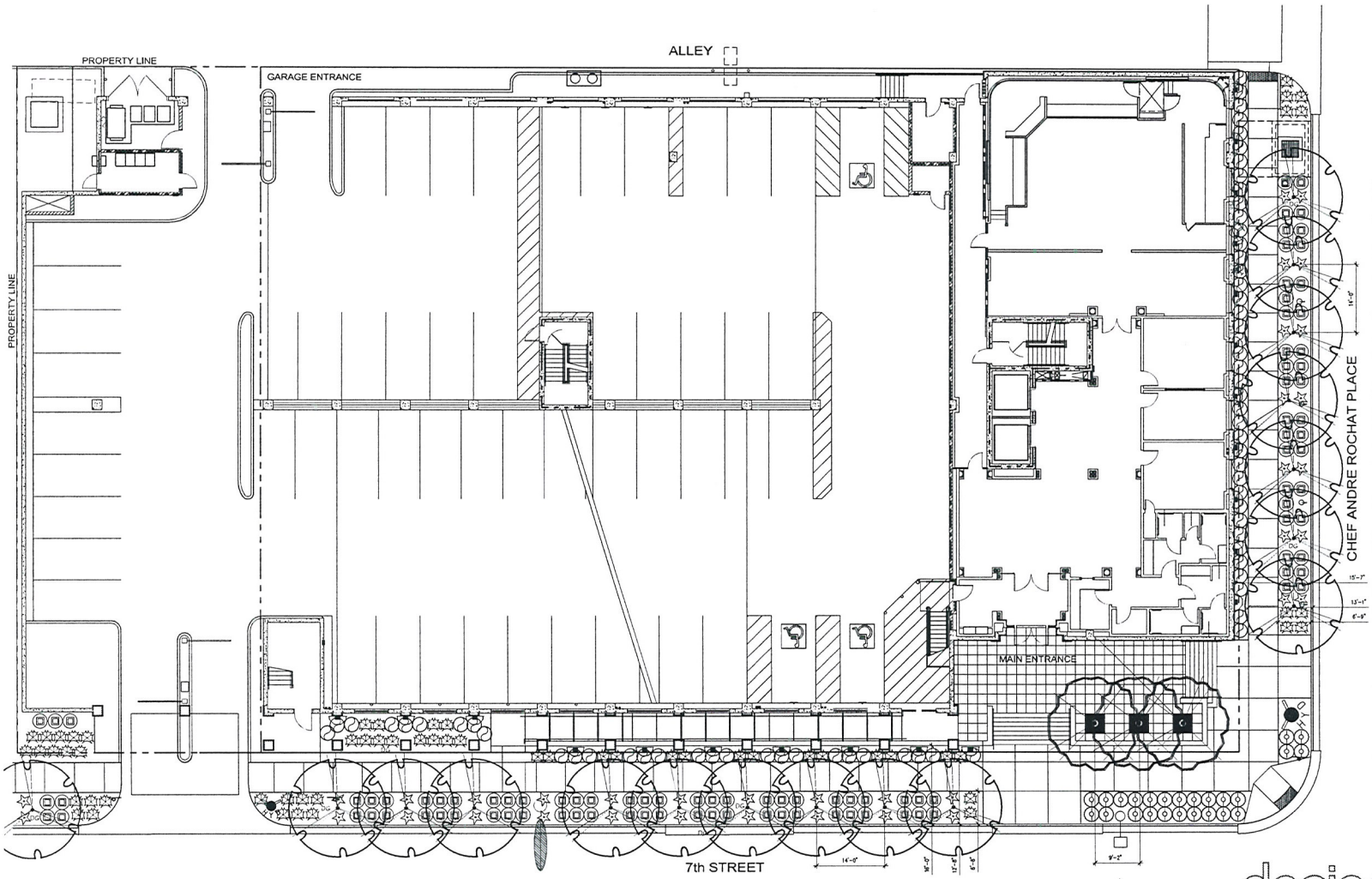
NORTH

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

DR12

VAR-41051
VAR-41054
SDR-41047

RECEIVED
FEB 24 2011



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

1 LEVEL

PLANTING LEGEND

TREES

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

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	97	5 GALLON
	GALEA CAPITATA 'SIERRA GOLD' TM SIERRA GOLD GALEA	25	5 GALLON
	HEDERA HELIX ENGLISH IVY VINE	22	5 GALLON
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	59	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	68	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	36	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	CRUSHED SLATE GROUNDCOVER, SIZE 1/2"-1 1/2" COLOR BLUEGRAY, 2" MINIMUM DEPTH. SEE NOTE #2	3,320 S.F.	'X' LXXX

PLANTING NOTES

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

SITE NOTES:

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

EVAPS Law Offices

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

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

0 10' 20' 40'

NORTH

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

DR12

RECEIVED
FEB 24 2011

VAR-41051
VAR-41054
SDR-41047



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11



VAR-41051, VAR-41054 & SDR-41047 – APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL
400-420 SOUTH 7TH STREET

03/03/11

designcell ARCHITECTURE

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

February 24, 2011

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

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

To whom it may concern:

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

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

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

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

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

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

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

Sincerely,

Scott L. Brown, NCARB
Principal
DesignCell, LLC

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

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

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT T. EGLET

Subscribed and sworn before me

This 24th day of February 2011

Dawn M Leno Brown

Notary Public in and for said County and State

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

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of February, 2011

Margery A. Gilmore

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

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

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

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

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

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

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

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

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11

_____

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

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

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

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

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

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

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

Additional Information Expansion of previously approved parking garage

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

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

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 2011.

Margery A. Gilmore

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

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

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Oxford Court Office Condo

Name of Applicant: James Jimmerson, Esq.

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Jimmerson

Subscribed and sworn before me

This 24 day of Feb., 2011

Margery G. Gilmore

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

Revised 11-14-06

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

RECEIVED
FEB 24 2011

Subscribed and sworn before me

This 24th day of February, 2011

Dawn M. Leno-Brown

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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

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

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

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

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

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

Additional Information Expansion of previously approved parking garage

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

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

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

E-mail Address _____

APPLICANT same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11.

Margery G. Gilmore

Notary Public in and for said County and State

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

RECEIVED
FEB 24 2011

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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

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

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

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

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

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

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

PROPERTY OWNER EVAPS LLC **Contact** Robert Eglet

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown

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

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

E-mail Address scott@designcell.cc

Property Owner Signature* _____

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

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
FEB 24 2011

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

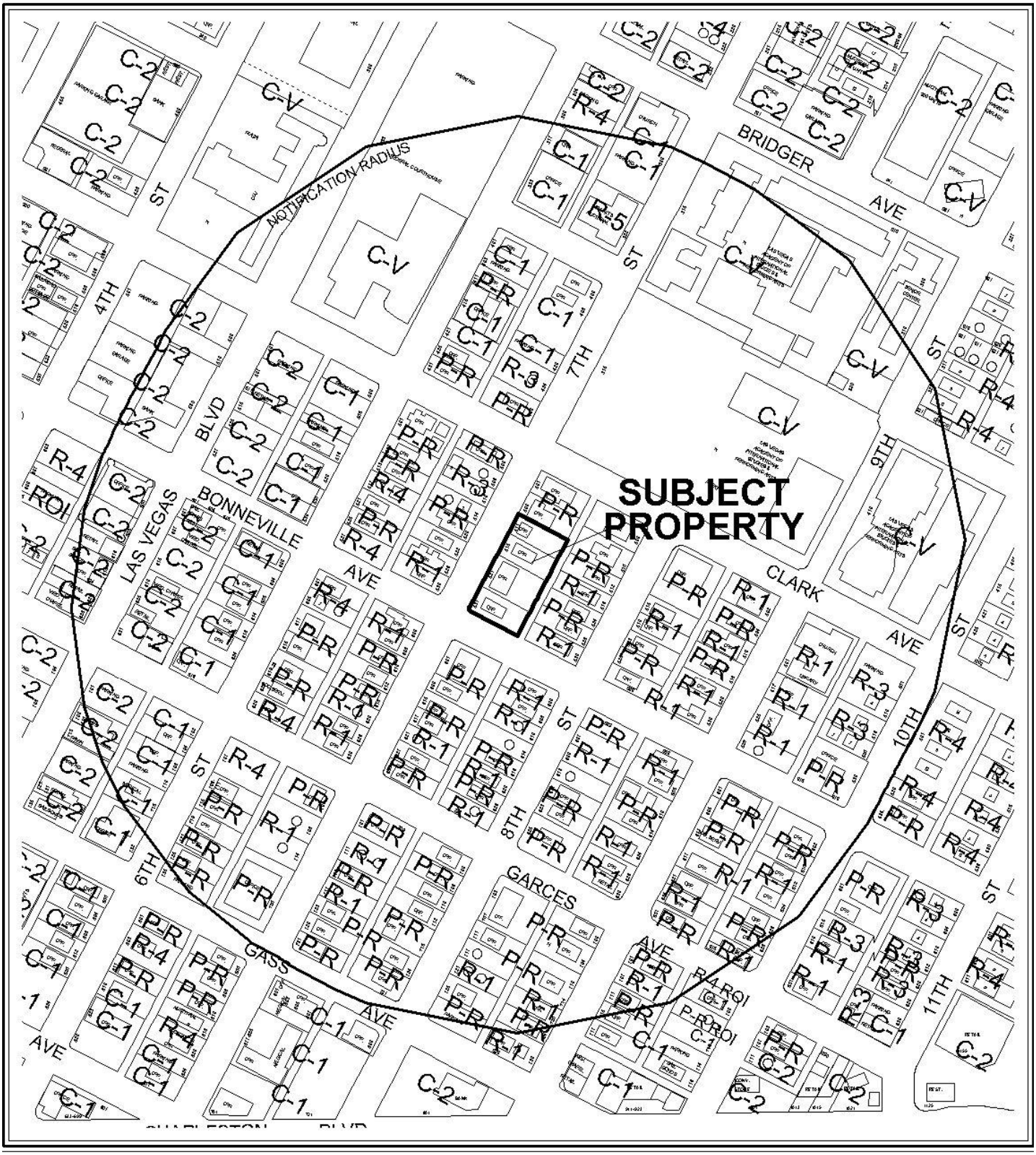
SUBJECT:
ZON-41545 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for Rezoning FROM: R-1 (LOW DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: P-O (PROFESSIONAL OFFICE) on 0.85 acres at 511, 515, 521 and 531 South 7th Street (APNs 139-34-710-042, 43, 44 and 139-34-810-018), Ward 3 (Reese). Staff recommends

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-41545 and VAR-41546
2. Conditions and Staff Report - ZON-41545 and VAR-41546
3. Supporting Documentation
4. Photos - ZON-41545 and VAR-41546
5. Justification Letter - ZON-41545 and VAR-41546



0 300 600 Feet

CASE: **ZON-41545 AND VAR-41546**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (LOW DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

N



0 300 600 Feet

CASE: **ZON-41545 AND VAR-41546**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (LOW DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41545** APN: 139-34-710-042,043, & 044; 139-34-810-018

Name of Property Owner: Bonneville Bungalows LLC

Name of Applicant: Bonneville Bungalows LLC, Judean A Schmidt, Manager

Name of Representative: Robert S (Bob) Genzer, Genzer Consulting

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
APR 25 2011
City of Las Vegas

Signature of Property Owner: Judean A. Schmidt

State of Nevada
County of Clark

Print Name: JUDEAN A. SCHMIDT

Subscribed and sworn before me

This 21st day of April, 2011

Notary Public in and for said County and State

TRINA YOUNGBLOOD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-09-14
Certificate No: 10-2050-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 511, 515, 521 and 531 S. Seventh St.

Project Name 7th and Bonneville Office Conversion **Proposed Use** Offices

Assessor's Parcel #(s) 13934710042, 043, & 044; 13934810018 **Ward #** 3

General Plan: existing MU proposed MU **Zoning:** existing R-1, P-R proposed P-O

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres 0.88 **Lots/Units** 4 **Density** n/a

Additional Information Three of the four lots were previously used as offices by Use Variance case numbers V-160-90, V-47-80 and V-148-89. 515 S. 7th is currently an office.

PROPERTY OWNER Bonneville Bungalows LLC **Contact** Gary Morse

Address 1304 Grand Ave. **Phone:** (415) 699-5856 **Fax:** (415) 453-3757

City San Rafael **State** CA **Zip** 94901-2233

E-mail Address gpmorse@comcast.net

APPLICANT Bonneville Bungalows LLC **Contact** Judean A Schmidt, Manager

Address 8965 S. Eastern Ave., Suite 300 **Phone:** (702) 898-1395 **Fax:** (702) 463-2989

City Las Vegas **State** NV **Zip** 89123

E-mail Address mjschmidthouse@yahoo.com

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Ct. **Phone:** (702) 281-7496 **Fax:** (702) 254-4733

City Las Vegas **State** NV **Zip** 89117-0646

E-mail Address GenzerConsulting@cox.net

Property Owner Signature* Judean A. Schmidt

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

Print Name JUDEAN A. SCHMIDT

State of Nevada; County of Clark

Subscribed and sworn before me

This 21st day of April, 2011.

Notary Public in and for said County and State

TRINA YOUNGBLOOD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-09-14
Certificate No: 10-2050-1

FOR DEPARTMENT USE ONLY

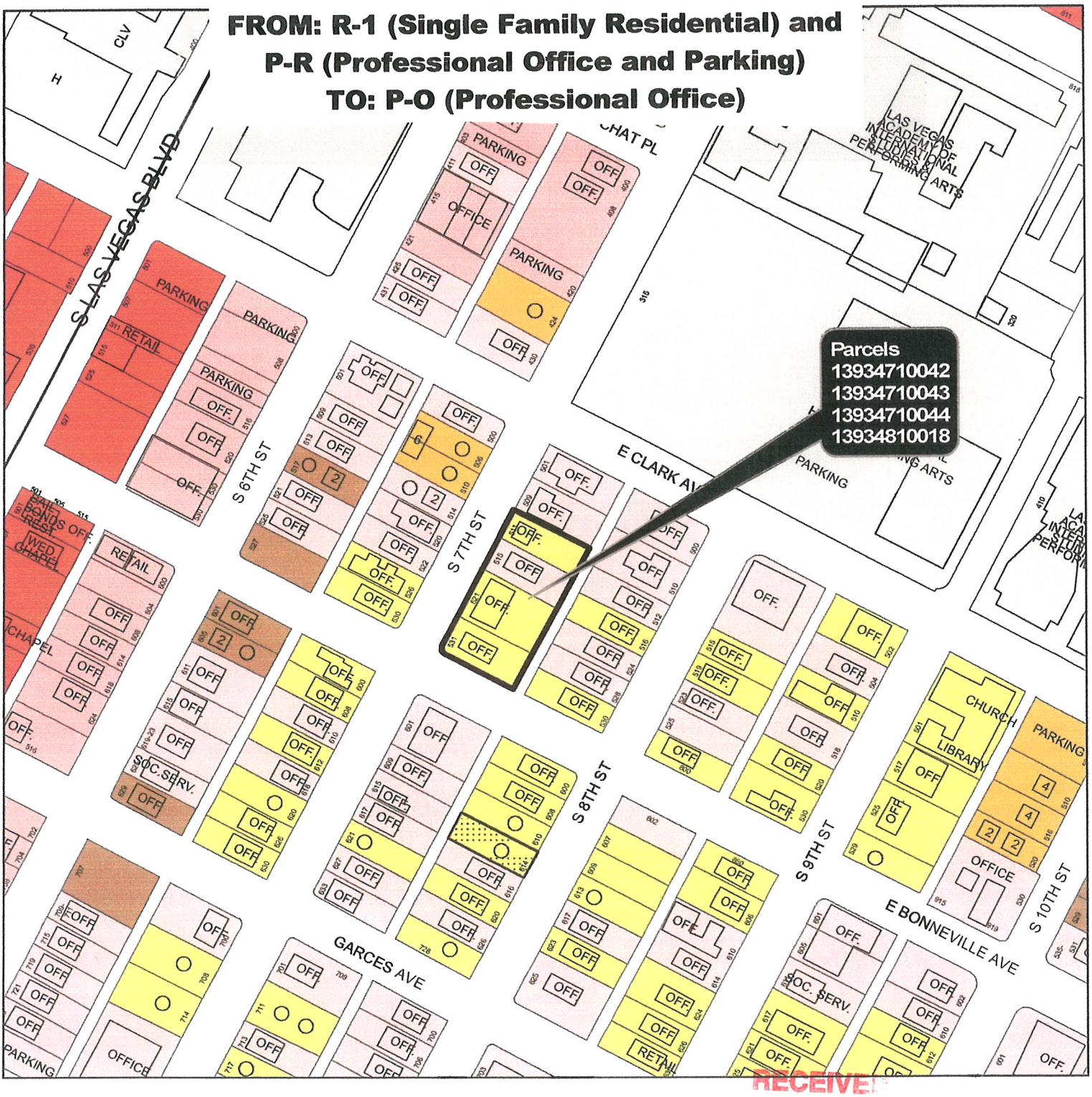
Case #	ZON-41545
Meeting Date:	~~6-14-11~~ 6-14-11
Total Fee:	~~$350.00~~ $200.00
Date Received:*	4-25-11
Received By:	FS.

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

511, 515, 521 & 531 S. Seventh St.

Location Map - Zoning

FROM: R-1 (Single Family Residential) and P-R (Professional Office and Parking)
TO: P-O (Professional Office)



- ROI Zoning
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- P-R - Profesional Offices and Parking
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- TC - Town Center

ZON-41545

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APR 25 2011
City of Las Vegas

N

0 130 260 520 Feet

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

DEPARTMENT OF PLANNING

April 20, 2011

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

Re: 511, 515, 521 and 531 S. Seventh St.
APN: 139-34-710-042, 043, 044 & 139-34-810-018

Dear Mr. Fagg:

This letter is submitted as justification for an application for Rezoning for the above listed properties, and for a Variance for lot width for 511 S. Seventh St. The parcels are located in Ward 3, on the east side of Seventh Street, adjacent to, and north of Bonneville Avenue, both 80 foot wide rights-of-way. The surrounding area is a mixture of residential, office, and public facilities, with numerous conversions of existing residential properties to offices in recent years. The City of Las Vegas Southeast Sector Land Use Map designates these properties for Mixed Use which includes the (O) Office category.

The request is to change the existing R-1 (Single Family Residential) and P-R (Professional Office and Parking) zoning to the new P-O (Professional Office) category in accordance with the existing General Plan designation. A review of city records shows that each of the three R-1 properties was the subject of an approved Use Variance, however the business licenses at each location have subsequently expired and per city code, reinstatement of the Use Variance is not possible as over a year has lapsed in each case. A copy of the historical information provided by staff is attached for reference. The applicant acknowledges that Site Development Plan Review applications are required for 511 and 521 S. Seventh as per the e-mail received from Doug Rankin on March 15th. Those applications will be submitted as tenants are identified for each parcel.

In order to obtain the requested zoning for the parcel at 511 S. Seventh a Variance is required because the existing lot is 55 feet wide where 60 feet is the minimum in the P-O zone. This is not an uncommon situation in this area as the original lot widths are 25 feet and over the years numerous lots have been combined, either partially or in total. As a result, lot widths in this area are anything but uniform. This lot is fully developed with landscaping and parking to match the three adjacent commonly owned parcels. Approval of the requested Variance will not create any adverse affects on the surrounding properties.

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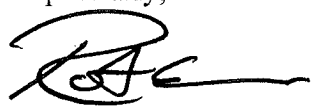
APR 25 2011
City of Las Vegas
ZON-41545
VAR-41546

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

Respectfully,



Robert S Genzer
Genzer Consulting

ZON-41545
VAR-41546

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

SUBJECT:
VAR-41546 - VARIANCE RELATED TO ZON-41545 - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 55 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Reese). Staff recommends

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41546** APN: 139-34-710-042,043, & 044; 139-34-810-018

Name of Property Owner: Bonneville Bungalows LLC

Name of Applicant: Bonneville Bungalows LLC, Judean A Schmidt, Manager

Name of Representative: Robert S (Bob) Genzer, Genzer Consulting

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: Judean A. Schmidt

State of Nevada
County of Clark Print Name: JUDEAN A SCHMIDT

Subscribed and sworn before me

This 21st day of April, 2011

_____
Notary Public in and for said County and State

TRINA YOUNGBLOOD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-09-14
Certificate No: 10-2050-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 511 S. Seventh St.

Project Name 7th and Bonneville Office Conversion **Proposed Use** Office

Assessor's Parcel #(s) 139-34-710-042 **Ward #** 3

General Plan: existing MU proposed MU **Zoning:** existing R-1, P-R proposed P-O

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres 0.17 **Lots/Units** 1 **Density** n/a

Additional Information Variance is to allow the existing lot to be converted to an office use with a width of 55 feet where 60 feet is required in the P-O zone.

PROPERTY OWNER Bonneville Bungalows LLC **Contact** Gary Morse

Address 1304 Grand Ave. **Phone:** (415) 699-5856 **Fax:** (415) 453-3757

City San Rafael **State** CA **Zip** 94901-2233

E-mail Address gpmorse@comcast.net

APPLICANT Bonneville Bungalows LLC **Contact** Judean A Schmidt, Manager

Address 8965 S. Eastern Ave., Suite 300 **Phone:** (702) 898-1395 **Fax:** (702) 463-2989

City Las Vegas **State** NV **Zip** 89123

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City Las Vegas **State** NV **Zip** 89117-0646

E-mail Address GenzerConsulting@cox.net

Property Owner Signature* Judean A. Schmidt

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

Print Name JUDEAN A. SCHMIDT

State of Nevada; County of Clark

Subscribed and sworn before me

This 21st day of April, 2011.

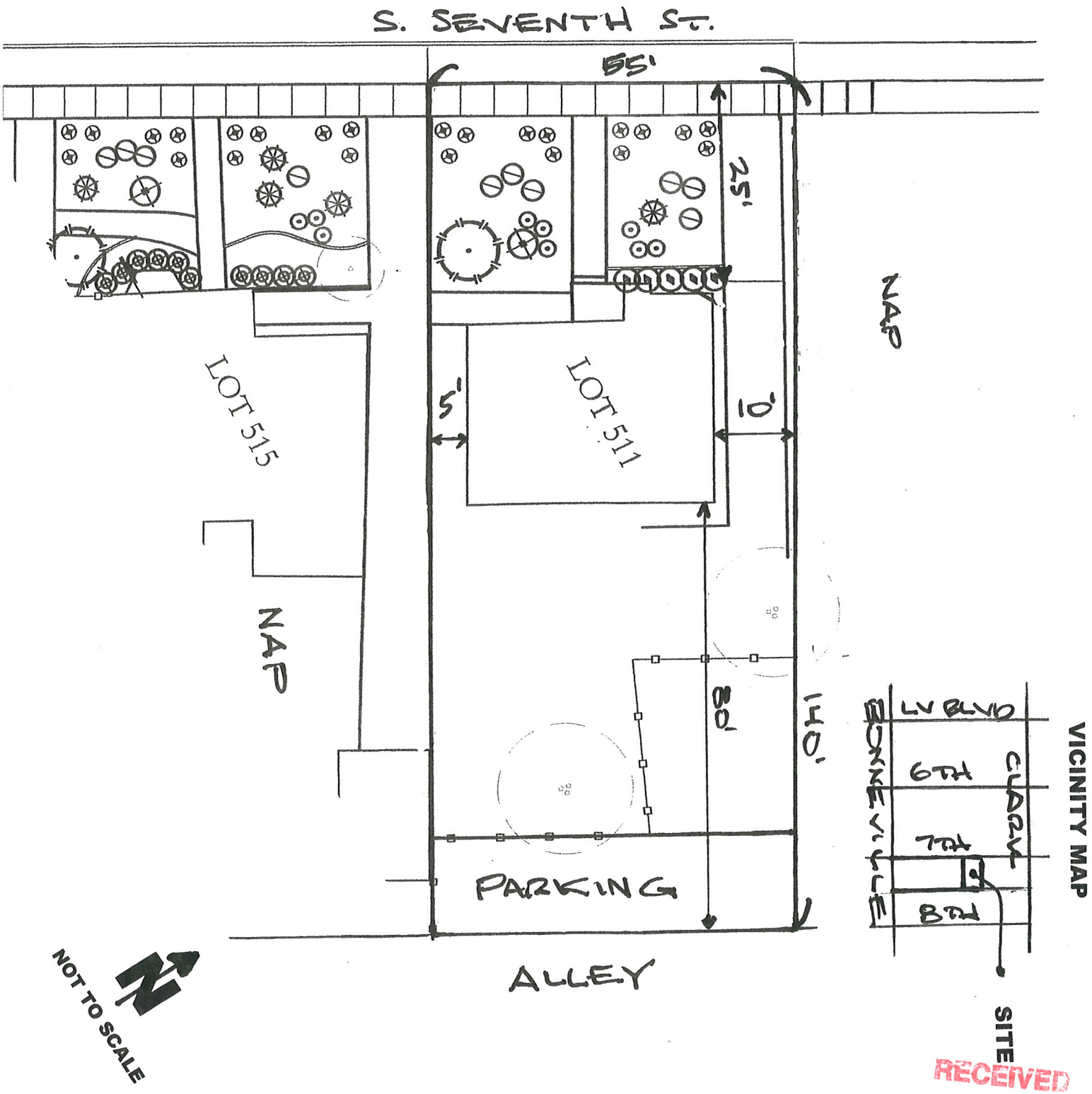
Notary Public in and for said County and State

TRINA YOUNGBLOOD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-09-14
Certificate No: 10-2050-1

FOR DEPARTMENT USE ONLY

Case #	VAR-41546
Meeting Date:	6-14-11
Total Fee:	$30.00
Date Received:*	4-25-11
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.



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APR 25 2011
City of Las Vegas

SITE PLAN FOR LOT WIDTH VARIANCE
PROPERTY LOCATED AT 511 S. SEVENTH ST.
LAS VEGAS, NV
APN: 139-34-710-042
APPLICANT: BONNEVILLE BUNGALOWS LLC

VAR-41546

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

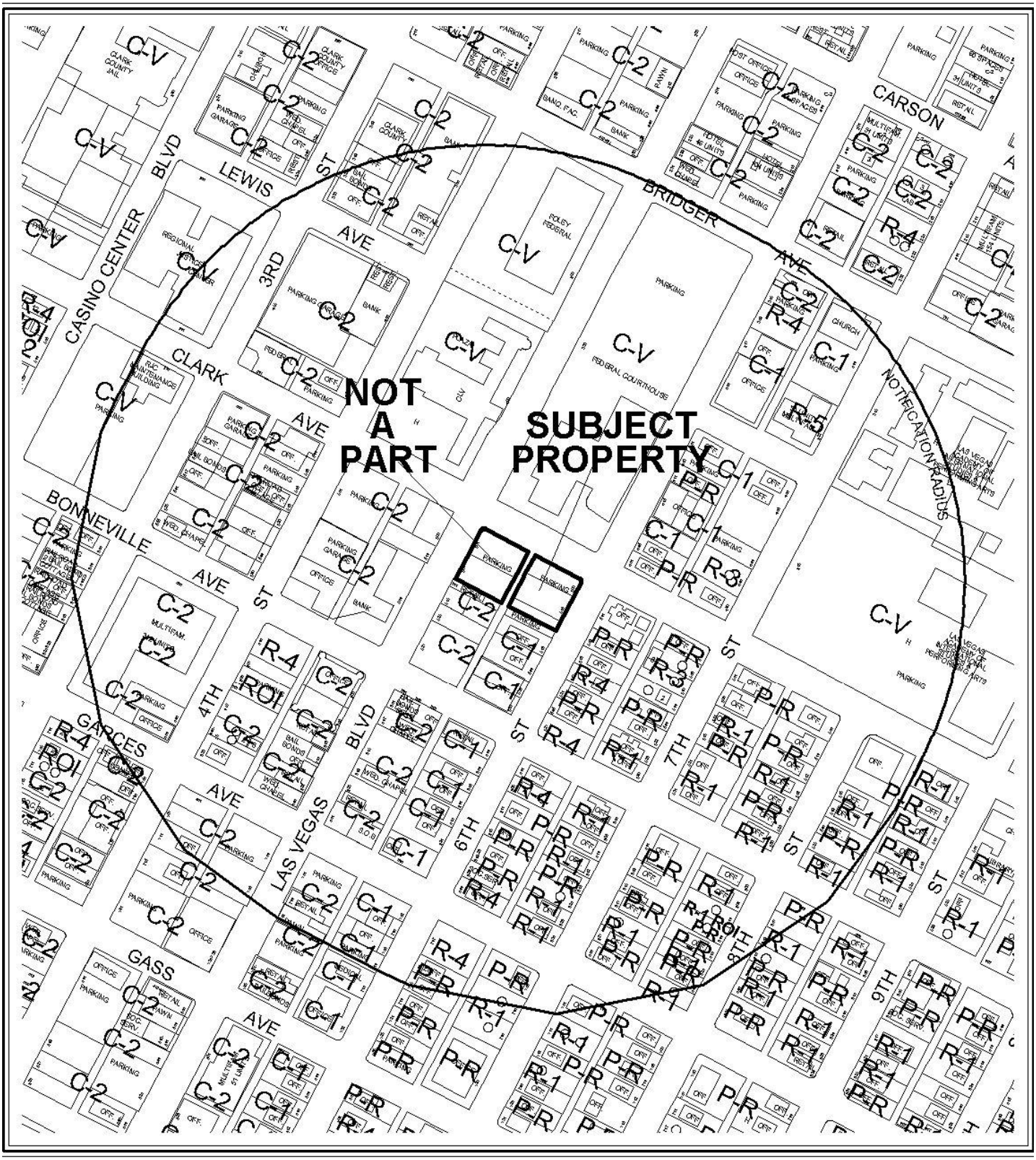
SUBJECT:
ZON-41606 - REZONING - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - Request for Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.47 acres at the southwest corner of Clark Avenue and Sixth Street (APNs 139-34-710-001, 139-34-310-063, and 076), Ward 3 (Reese). Staff recommends

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-41606
2. Conditions and Staff Report - ZON-41606, VAC-41661 and SDR-41601
3. Supporting Documentation
4. Photos - ZON-41606, VAC-41661 and SDR-41601
5. Justification Letter - ZON-41606 and SDR-41601



0 300 600 Feet

CASE: **ZON-41606**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **ZON-41606**

RADIUS: 1000 FT

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

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41606** APN: 139-34-710-001, 139-34-310-061, -62, 63, 76

Name of Property Owner: City of Las Vegas Redevelopment

Name of Applicant: SDA Inc.

Name of Representative: 10 Nine Design Group

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.

RECEIVED
MAY -2 2011

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 20 11

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Re-Zoning

Project Address (Location) SEC Clark Ave and S. Las Vegas Blvd

Project Name U.S. Immigration and Customs Enforcement **Proposed Use** Office

Assessor's Parcel #(s) 13934710001, 13934310061,-062,63,76 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing C-1/C-2 proposed C-2

Commercial Square Footage 62,000 **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER City of Las Vegas Redevelopment **Contact** Elizabeth N. Fretwell

Address 400 Stewart Ave **Phone:** (702) 229-6501 **Fax:**

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

E-mail Address

APPLICANT SDA Inc. **Contact** Steve Biogiatti

Address 5655 South Yosemite **Phone:** (303) 220-0500 **Fax:** (303) 220-0596

City Greenwood Village **State** CO **Zip** 80111

E-mail Address

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 3579 Red Rock St **Phone:** (702) 278-0072 **Fax:** (702) 258-0326

City Las Vegas **State** NV **Zip** 89103

E-mail Address mcurran@10nine.com

RECEIVED
MAY -2 2011

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 20 11.

Notary Public in and for said County

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #
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.

Revised 10/27/08

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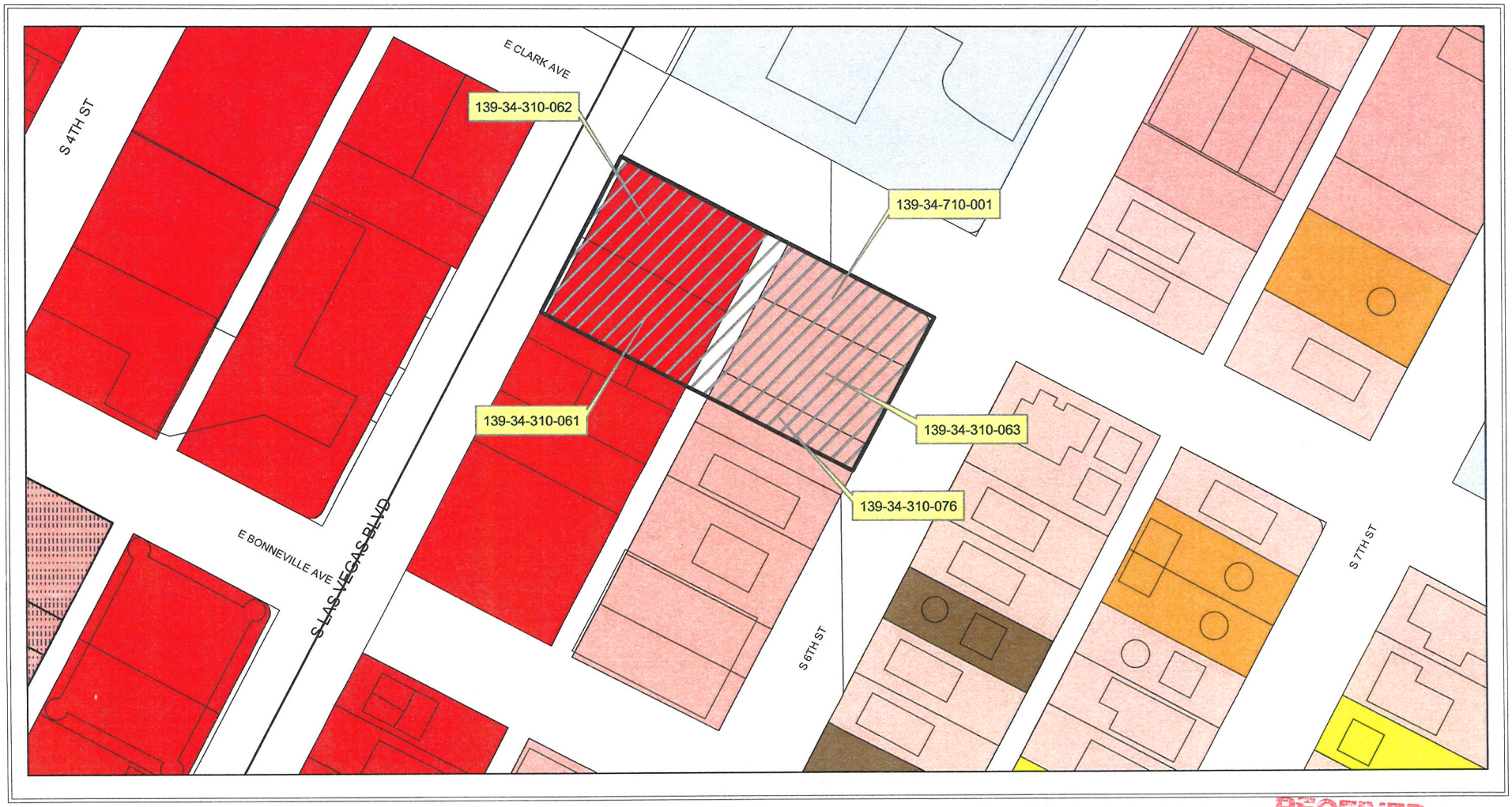

Rezoning

U.S. Immigration Customs Enforcement Agency Office Building

APN:	*Current*	*Proposed*
139-34-310-062	*C-2*	*C-2*
139-34-310-061	*C-2*	*C-2*
139-34-710-001	*C-1*	*C-2*
139-34-310-063	*C-1*	*C-2*
139-34-310-076	*C-1*	*C-2*
Alley Vacation	*ROW*	*C-2*

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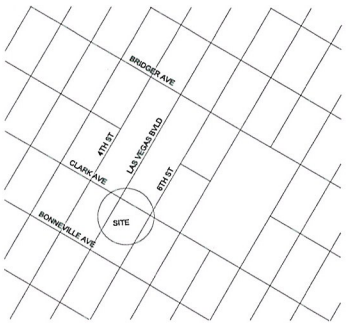
APR 28 2011
City of Las Vegas

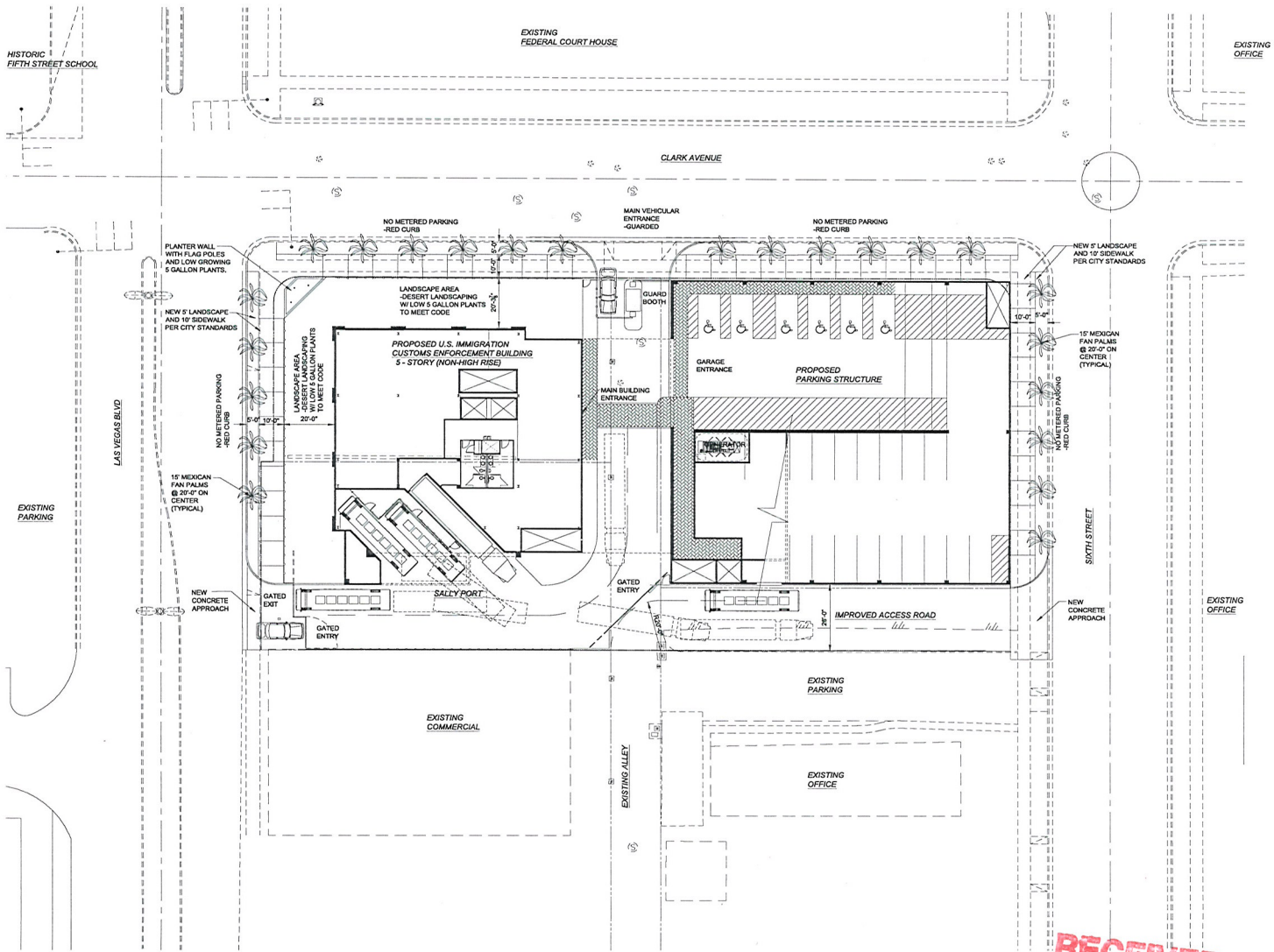
ZON-41606

0 60 120 240 Fee



LOCATION PLAN
SCALE: NTS

SITE INFORMATION:	
JURISDICTION:	CITY OF LAS VEGAS
DISTRICT:	REDEVELOPMENT
USE:	OFFICE
SITE SIZE:	APPROX. 1.03 ACRES (44,680 SF)
BUILDING AREA:	
FIRST FLOOR (OFFICE)	9,000 S.F.
SECOND - FIFTH FLOORS	13,158 S.F.
TOTAL BUILDING AREA	61,632 S.F.
PARKING GARAGE FIRST FLOOR:	16,750 S.F.
TOTAL BUILDING FOOTPRINT AREA:	25,750 S.F.
FLOOR AREA RATIO: 25,750 SF / 44,680 SF	58.0%
PARKING ANALYSIS:	
OFFICE: 1 / 300 = 61,632 / 300 =	206 SPACES
TOTAL REQUIRED PARKING:	206SPACES
PARKING PROVIDED:	172 SPACES
H.C. SPACES: 151-200 =	6 REQUIRED 6 PROVIDED



PRELIMINARY SITE / LANDSCAPE PLAN
SCALE: 1" = 20'-0"

ZON-41606
SDR-41601

RECEIVED
APR 28 2011
City of Las Vegas

Key Plan

Issued For:	Date:
Review	10.22.201
Planning	04.28.201

Drawn	BJ
Checked	BJ
Approved	BJ

SDA INC
5655 South Yosemite Street
Suite 301
Greenwood Village, CO 80111
P. (775) 322-2229
F. (775) 220-0596

DESIGN GROUP
3579 Red Rock Street
Las Vegas, Nevada 89103
P.(702) 870-7076
F.(702) 258-6326

Project Title
ICE
U.S. IMMIGRATION & CUSTOMS ENFORCEMENT
Las Vegas Blvd.
Las Vegas, Nevada

Sheet Title
Preliminary Site / Landscape Plan

Project Number
210018

Sheet Number
AS1.0

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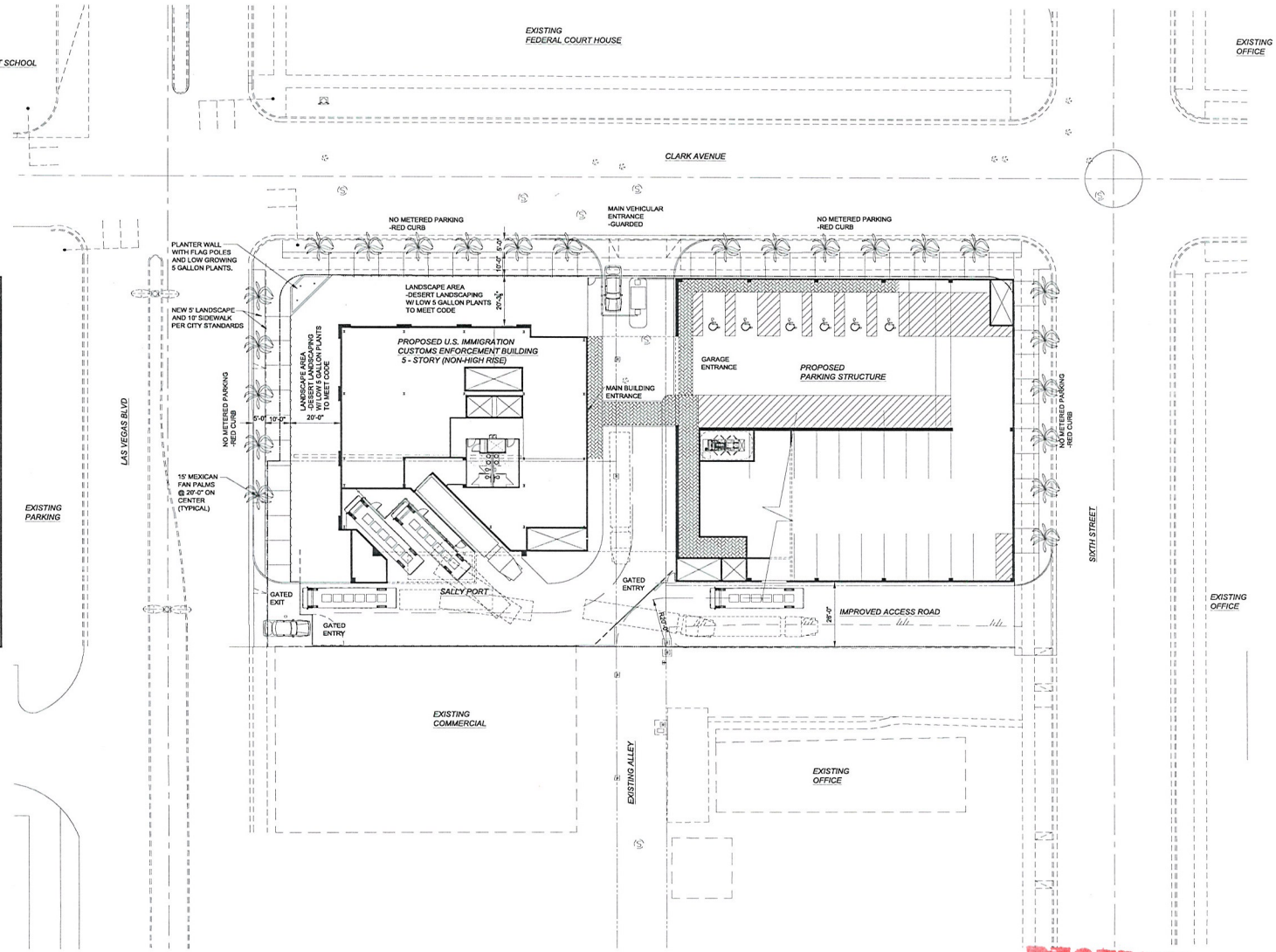

PRELIMINARY SITE / LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SITE INFORMATION:	
JURISDICTION:	CITY OF LAS VEGAS
DISTRICT:	REDEVELOPMENT
USE:	OFFICE
SITE SIZE:	APPROX. 1.03 ACRES (44,680 SF)
BUILDING AREA:	
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SECOND - FIFTH FLOORS	13,158 S.F.
TOTAL BUILDING AREA	61,632 S.F.
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H.C. SPACES: 151-200 =	6 REQUIRED 6 PROVIDED

ZON-41606
SDR-41601

RECEIVED
APR 28 2011
City of Las Vegas

Key Plan

Issued For:	Date:
Review	10.22.201
Planning	04.28.201

Drawn BJ
Checked BJ
Approved BJ

SDA INC
5655 South Yosemite Street
Suite 301
Greenwood Village, CO 80111
P. (775) 322-2229
F. (775) 220-0596

3579 Red Rock Street
Las Vegas, Nevada 89103
P.(702) 870-7076
F.(702) 258-6326

Project Title
ICE
U.S. IMMIGRATION &
CUSTOMS
ENFORCEMENT
Las Vegas Blvd.
Las Vegas, Nevada

Sheet Title
Overall Site Plan

Project Number
210018

Sheet Number
AS1.0

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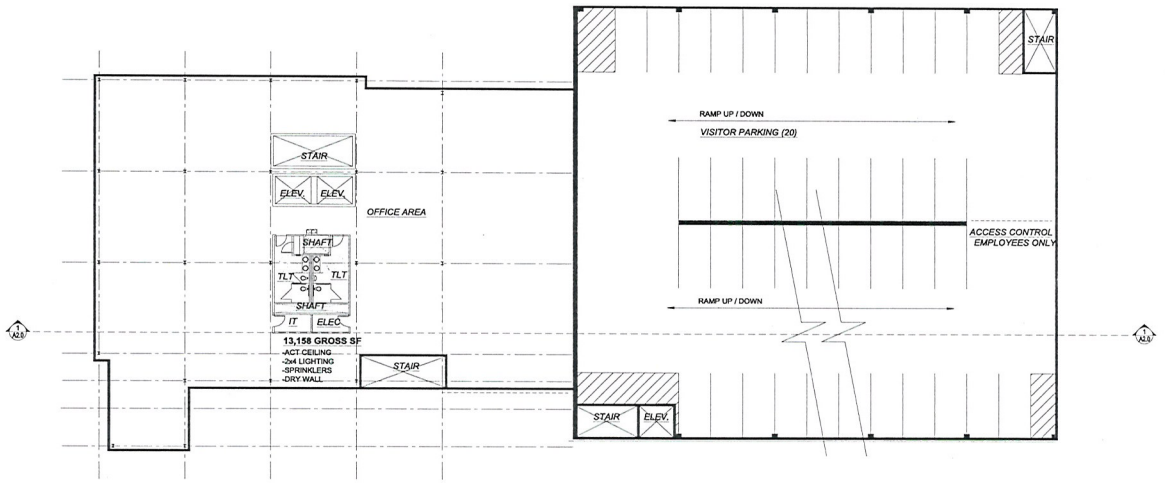
CONCEPTUAL NORTHEAST VIEW

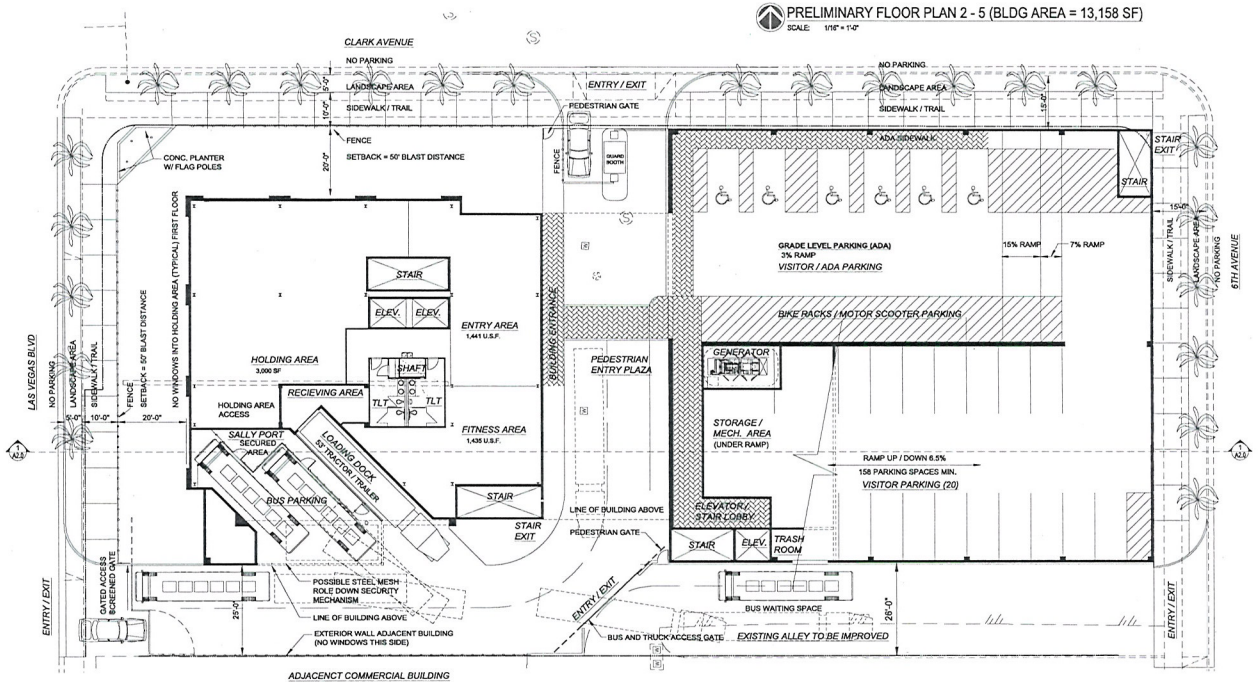


CONCEPTUAL SOUTHEAST VIEW

AREA CALCULATIONS	
FIRST FLOOR	9,000 GROSS SF
SECOND FLOOR	13,158 GROSS SF
THIRD FLOOR	13,158 GROSS SF
FOURTH FLOOR	13,158 GROSS SF
FIFTH FLOOR	13,158 GROSS SF
TOTAL GROSS AREA	61,632 GROSS SF
RENTABLE AREA (-5 TO 8%)	58,500 +/- RENTABLE SF
USABLE AREA (-15 TO 18%)	51,000 +/- USABLE SF



PRELIMINARY FLOOR PLAN 2 - 5 (BLDG AREA = 13,158 SF)
SCALE: 1/16" = 1'-0"



PRELIMINARY FLOOR / SITE PLAN (RENTABLE BLDG SF GOAL = 58,909 SF)

RECEIVED
APR 28 2011
City of Las Vegas

ZON-41606
SDR-41601

Key Plan

Issued For:	Date:
Review	12.16.20(
Review	12.31.20(
Review	02.21.201
Review	02.25.201
Review	02.26.201
Review	10.06.201
Review	10.12.201
Review	10.22.201
Planning Submittal	04.28.201
Drawn	BJ
Checked	BJ
Approved	BJ

SDA INC
5655 South Yosemite Street
Suite 301
Greenwood Village, CO 80111
P. (775) 322-2229
F. (775) 220-0596

3579 Red Rock Street
Las Vegas, Nevada 89103
P.(702) 870-7076
F.(702) 258-6326

Project Title

ICE
U.S. IMMIGRATION & CUSTOMS ENFORCEMENT
Las Vegas Blvd.
Las Vegas, Nevada

Sheet Title

Preliminary Plans

Project Number

210018

Sheet Number

A1.0

209010APL1.dwg I ICE PLAN (2) - 04/28/2011 - 5:03am - B24.dwg I B24ICE.dwg I 210018ACPLceaal#1rich.dORIGINAL SUBMITAL.dwg / 209010APL1ocAN #rrodsuserviead 10.06.10.dwg

EXTERIOR FINISH SCHEDULE

EXT. PAINT #1 (P-1)	MAIN WALL COLOR: BENJAMIN MOORE - PALE ALMOND
EXT. PAINT #2 (P-2)	ACCENT - BENJAMIN MOORE - SEDONA BROWN
ALUM. WINDOW FRAMES / DOORS	ANODIZED CLEAR ALUM.
GLASS	CLEOCASTLE GLASS 1" BLUE 20/ST #2 OVER SOLAR BAN 60 #3 *FINAL SAMPLE APPROVAL BY ARCHITECT AND OWNER
PREFINISHED METAL	STEEL GRAY TO MATCH ALUM. WINDOWS

PAINT P-1

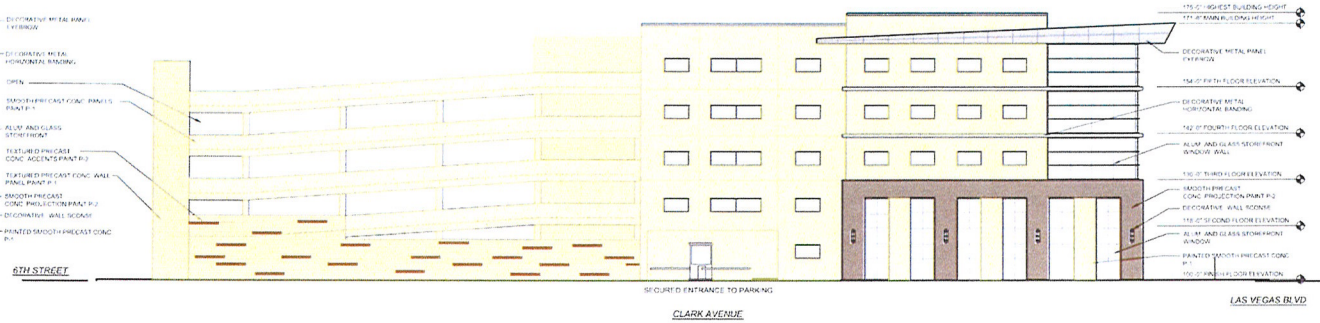
PAINT P-2



4 A2.0 PRELIMINARY SOUTH ELEVATION
SCALE 1/16" = 1'-0"



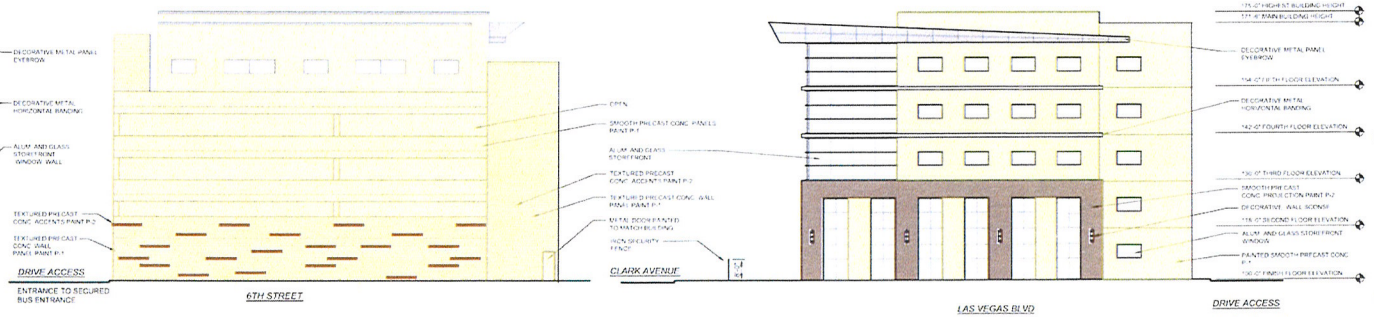
CONCEPTUAL NORTHEAST VIEW



3 A2.0 PRELIMINARY NORTH ELEVATION
SCALE 1/16" = 1'-0"



CONCEPTUAL SOUTHEAST VIEW



2 A2.0 PRELIMINARY EAST ELEVATION
SCALE 1/16" = 1'-0"

1 A2.0 PRELIMINARY WEST ELEVATION
SCALE 1/16" = 1'-0"

Issued For	Date
Review	12.16.2009
Review	12.05.2010
Planning Submittal	04.28.2011
Drawn	BJG
Checked	BJG
Approved	BJG

SDA INC.
5655 South Yosemite Street
Suite 301
Greenwood Village, CO 80111
P (775) 322-2229
F (775) 220-0596

DESIGN GROUP
3579 Red Rock Street
Las Vegas, Nevada 89103
P (702) 870-7076
F (702) 258-6326

Project Title
ICE
U.S. IMMIGRATION & CUSTOMS ENFORCEMENT
Las Vegas Blvd
Las Vegas, Nevada

Sheet Title
Preliminary Elevations

Project Number
210018

Sheet Number
A2.0

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MAY 03 2011
City of Las Vegas

ZON-41606
SDR-41601

DESIGN GROUP

April 28, 2011

Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER FOR PROPOSED IMMIGRATION CUSTOMS ENFORCEMENT BUILDING LOCATED ON THE SE CORNER OF LAS VEGAS BLVD AND CLARK.

To Whom this May Concern:

SDA Inc. is proposing a new five story, approximately 62,000 SF, office building with a five story parking structure to include approximately 158 parking spaces. This proposed development will be located on the south east corner of Las Vegas Blvd and Clark and will be the future home of the Immigration Customs Enforcement (ICE) agency of the federal government. The land for this project is being purchased from the City of Las Vegas. The land sale has been approved by City Council and the purchase will be finalized in the next couple of months.

The development is required to meet all the security requirements of the federal government which include guarded / gated vehicular entries, security measures at the pedestrian entry of the building, perimeter protection, and blast resistant exterior walls. The project also requires that all on street parking spaces on Las Vegas Blvd and Clark along the boundaries of this site be eliminated.

The first floor will be used for a main lobby with security, a fitness facility, holding cells, sally port for buses, and a loading dock. Floors 2 through 5 will be regular office areas. The parking garage will accommodate the accessible parking on the first level, and regular parking on floors 2 - 5.

The building was designed to complement the surrounding buildings with precast concrete exterior walls, clear anodized aluminum window frames with blue tinted glass, and metal decorative accents to match the window frame color.

The waivers requested from the downtown centennial plan are the following:

3579 Red Rock Street
Las Vegas, Nevada 89103

ZON-41606
SDR-41601

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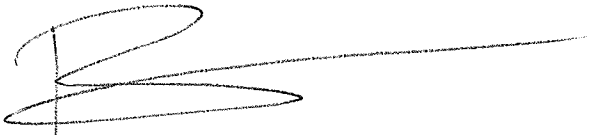
APR 28 2011
City of Las Vegas

P. (702) 870-7076
F. (702) 258-6326
www.10NINE.com

a.) 70% façade alignment along Las Vegas Boulevard. This is due to setback requirements of the tenant.
b.) Parking Garage to have ground floor retail. This is due to the requirements of the tenant to be a secure site.
c.) Main entry of the building from the street shall be appropriately articulated in the design. The entry is under between the parking structure and the building. This is due the tenants requirements for a single secure entry area into the building.
d.) Architectural details shall be carried on all sides of the building. We believe this building to be appropriately designed with more elaborate architectural elements on the main corner of Clark and Las Vegas Blvd. The side of the building that faces the alley is less elaborate to control cost and the parking structure is a separate element of the design.

We are requesting your support of this project and believe that it will be a great addition to downtown Las Vegas. Please contact me if you need any additional information or have any questions.

Respectfully Submitted,



Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

3579 Red Rock Street
Las Vegas, Nevada 89103

P. (702) 870-7076
F. (702) 258-6326
www.10NINE.com

ZON-41606
SDR-41601

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

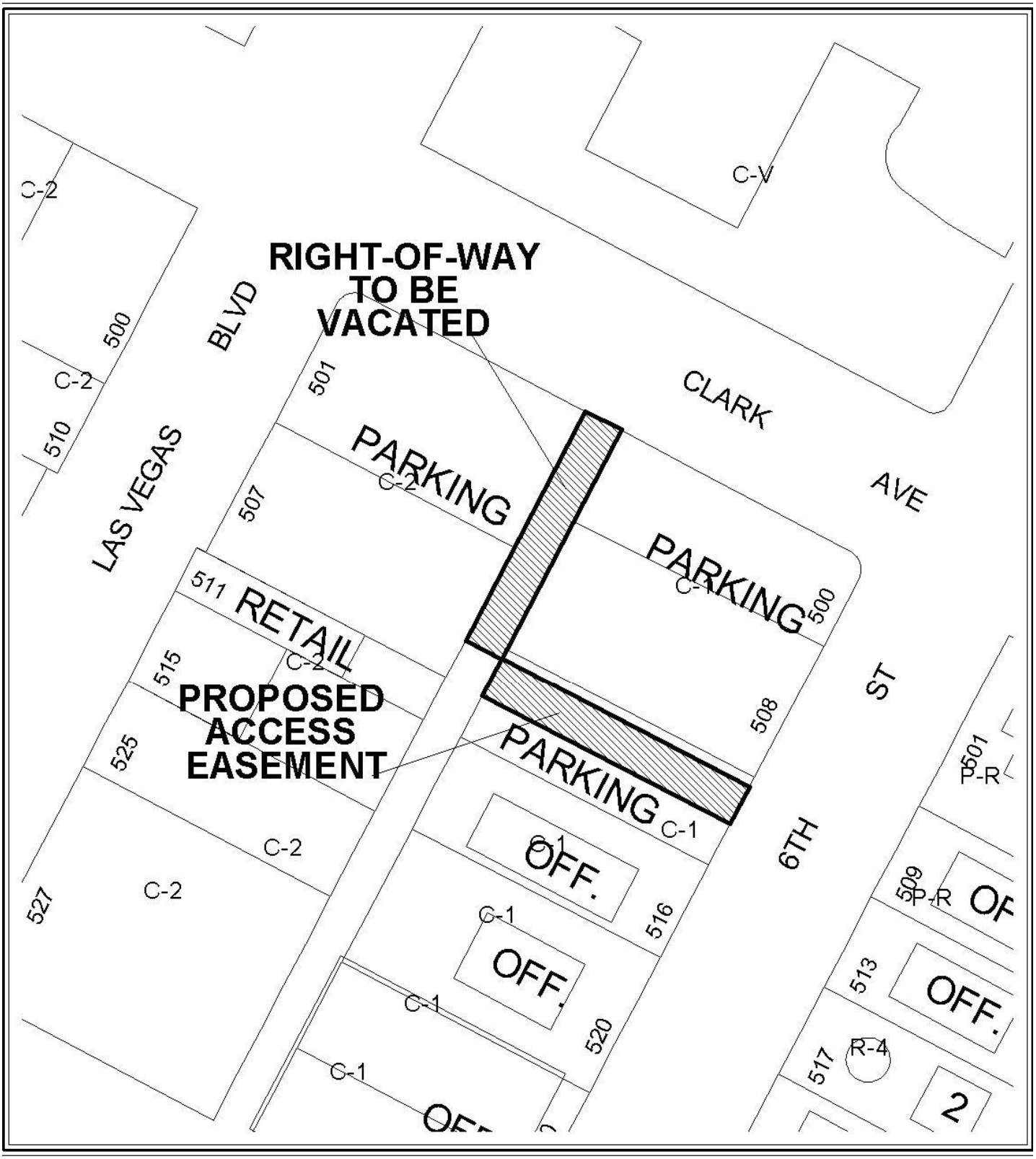
SUBJECT:
VAC-41661 - VACATION RELATED TO ZON-41601 - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - Petition to Vacate public right-of-way of an alley from Clark Avenue south for 150 feet, Ward 3 (Reese). Staff recommends

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter



CASE: **VAC-41661**

0 50 100 Feet



CASE: **VAC-41661**

0 50 100 Feet

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-41661** APN: 139-34-710-001, 139-34-310-061, -62, 63, 76

Name of Property Owner: City of Las Vegas Redevelopment

Name of Applicant: SDA Inc.

Name of Representative: 10 Nine Design Group

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: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 20 11

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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MAY 03 2011
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
MAY -4 2011

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) SEC Clark Ave and S. Las Vegas Blvd

Project Name U.S. Immigration and Customs Enforcement **Proposed Use** Office

Assessor's Parcel #(s) 13934710001, 13934310061,-062,63,76 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing C-1/C-2 proposed C-2

Commercial Square Footage 62,000 **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER City of Las Vegas Redevelopment **Contact** Elizabeth N. Fretwell

Address 400 Stewart Ave **Phone:** (702) 229-6501 **Fax:**

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

E-mail Address

APPLICANT SDA Inc. **Contact** Steve Biogiatti

Address 5655 South Yosemite **Phone:** (303) 220-0500 **Fax:** (303) 220-0596

City Greenwood Village **State** CO **Zip** 80111

E-mail Address

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 3579 Red Rock St **Phone:** (702) 278-0072 **Fax:** (702) 258-6326

City Las Vegas **State** NV **Zip** 89103

E-mail Address mcurran@10nine.com

Property Owner Signature* Elizabeth N. Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 20 11.

Kim A Barr

Notary Public in and for said County

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	VAC-4161
Meeting Date:	6-14-11
Total Fee:	1000
Date Received:*	5-3-11
Received By:	RS

*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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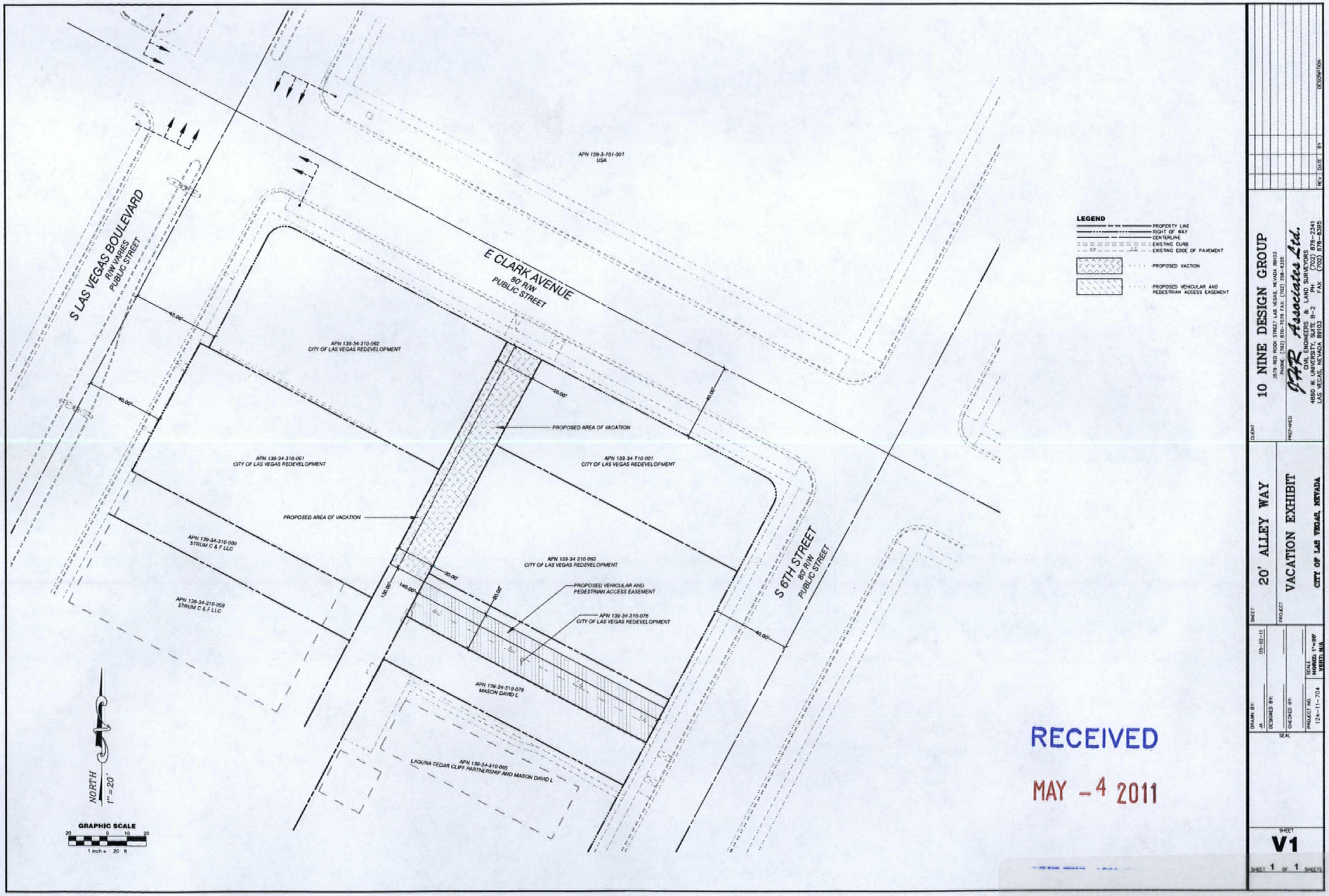

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MAY - 4 2011

CLIENT
10 NINE DESIGN GROUP
3579 RED ROCK STREET LAS VEGAS, NEVADA 89103
PHONE: (702) 870-7076 FAX: (702) 258-6326

PREPARED
JFR Associates Ltd.
CIVIL ENGINEERS & LAND SURVEYORS
4880 W. UNIVERSITY, SUITE B-2 PH (702) 876-2341
LAS VEGAS, NEVADA 89103 FAX (702) 876-8395

SHEET
20' ALLEY WAY

PROJECT
VACATION EXHIBIT
CITY OF LAS VEGAS, NEVADA

DRAWN BY: JA
DESIGNED BY:
CHECKED BY:
PROJECT NO. 124-11-704
SCALE HORIZ: 1"=20' VERT: N/A
05-02-11

SEAL

SHEET
V1
SHEET 1 OF 1 SHEETS

REV	DATE	BY	DESCRIPTION

VAC-41661

DESIGN GROUP

April 28, 2011

Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER FOR PROPOSED IMMIGRATION CUSTOMS ENFORCEMENT BUILDING LOCATED ON THE SE CORNER OF LAS VEGAS BLVD AND CLARK.

To Whom this May Concern:

SDA Inc. is proposing a new five story, approximately 62,000 SF, office building with a five story parking structure to include approximately 158 parking spaces. This proposed development will be located on the south east corner of Las Vegas Blvd and Clark and will be the future home of the Immigration Customs Enforcement (ICE) agency of the federal government. The land for this project is being purchased from the City of Las Vegas. The land sale has been approved by City Council and the purchase will be finalized in the next couple of months. The land being purchased is on two different sides of an existing alley. As part of this submittal, we are requesting that the existing alley be vacated to make a continuous parcel.

The development is required to meet all the security requirements of the federal government which include guarded / gated vehicular entries, security measures at the pedestrian entry of the building, perimeter protection, and blast resistant exterior walls. The project also requires that all on street parking spaces on Las Vegas Blvd and Clark along the boundaries of this site be eliminated.

The first floor will be used for a main lobby with security, a fitness facility, holding cells, sally port for buses, and a loading dock. Floors 2 through 5 will be regular office areas. The parking garage will accommodate the accessible parking on the first level, and regular parking on floors 2 - 5.

3579 Red Rock Street
Las Vegas, Nevada 89103

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F. (702) 258-6326
www.10NINE.com

VAC-41661

The building was designed to complement the surrounding buildings with precast concrete exterior walls, clear anodized aluminum window frames with blue tinted glass, and metal decorative accents to match the window frame color.

The waivers requested from the downtown centennial plan are the following:

a.) 70% façade alignment along Las Vegas Boulevard. This is due to setback requirements of the tenant.

b.) Parking Garage to have ground floor retail. This is due to the requirements of the tenant to be a secure site.

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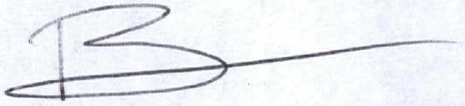
We are requesting your support of this project and believe that it will be a great addition to downtown Las Vegas. Please contact me if you need any additional information or have any questions.

Respectfully Submitted,



Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

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MAY 03 2011
City of Las Vegas

3579 Red Rock Street
Las Vegas, Nevada 89103

P. (702) 870-7076
F. (702) 258-6326
www.10NINE.com

VAC-41661

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

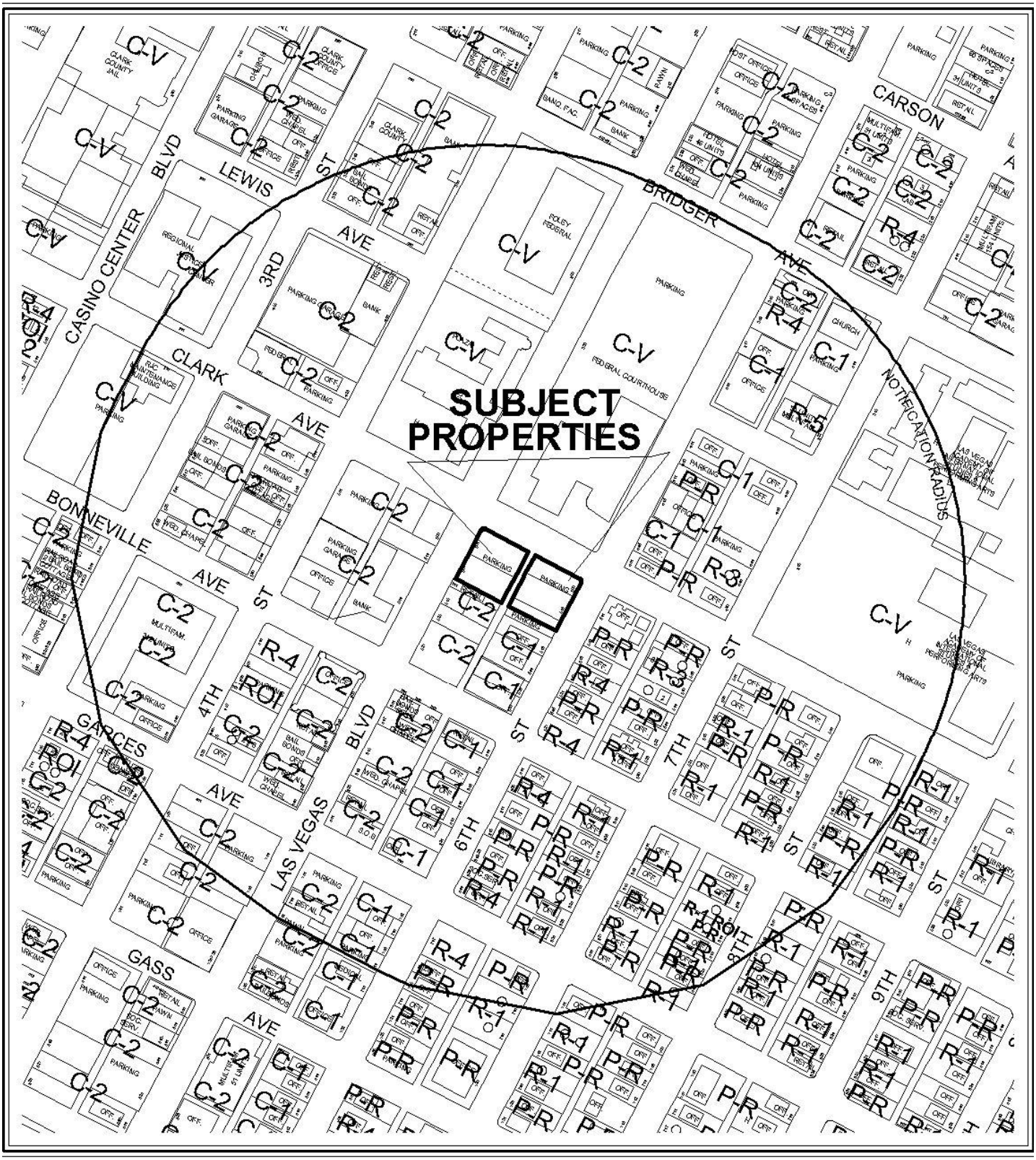
SUBJECT:
SDR-41601 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41606 AND VAC-41661 - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - Request for Site Development Plan Review FOR A 62,000 SQUARE-FOOT OFFICE BUILDING AND A FIVE STORY PARKING GARAGE on 0.92 acres at the southwest corner of Clark Avenue and Sixth Street (APNs 139-34-710-001, 139-34-310-061, 062, 63 and 076), Ward 3 (Reese). Staff recommends

C.C.: 07/20/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation



0 300 600 Feet

CASE: **SDR-41601**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

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

N



0 300 600 Feet

CASE: **SDR-41601**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

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

N

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41601** APN: 139-34-710-001, 139-34-310-061, -62, 63, 76

Name of Property Owner: City of Las Vegas Redevelopment

Name of Applicant: SDA Inc.

Name of Representative: 10 Nine Design Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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MAY -2 2011

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 20 11

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) SEC Clark Ave and S. Las Vegas Blvd

Project Name U.S. Immigration and Customs Enforcement **Proposed Use** Office

Assessor's Parcel #(s) 13934710001, 13934310061,-062,63,76 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing C-1/C-2 proposed C-2

Commercial Square Footage 62,000 **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER City of Las Vegas Redevelopment **Contact** Elizabeth N. Fretwell

Address 400 Stewart Ave **Phone:** (702) 229-6501 **Fax:**

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

E-mail Address

APPLICANT SDA Inc. **Contact** Steve Biogiatti

Address 5655 South Yosemite **Phone:** (303) 220-0500 **Fax:** (303) 220-0596

City Greenwood Village **State** CO **Zip** 80111

E-mail Address

RECEIVED
MAY - 2 2011

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 3579 Red Rock St **Phone:** (702) 278-0072 **Fax:** (702) 258-6326

City Las Vegas **State** NV **Zip** 89103

E-mail Address mcurran@10nine.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 20 11.

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #
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.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

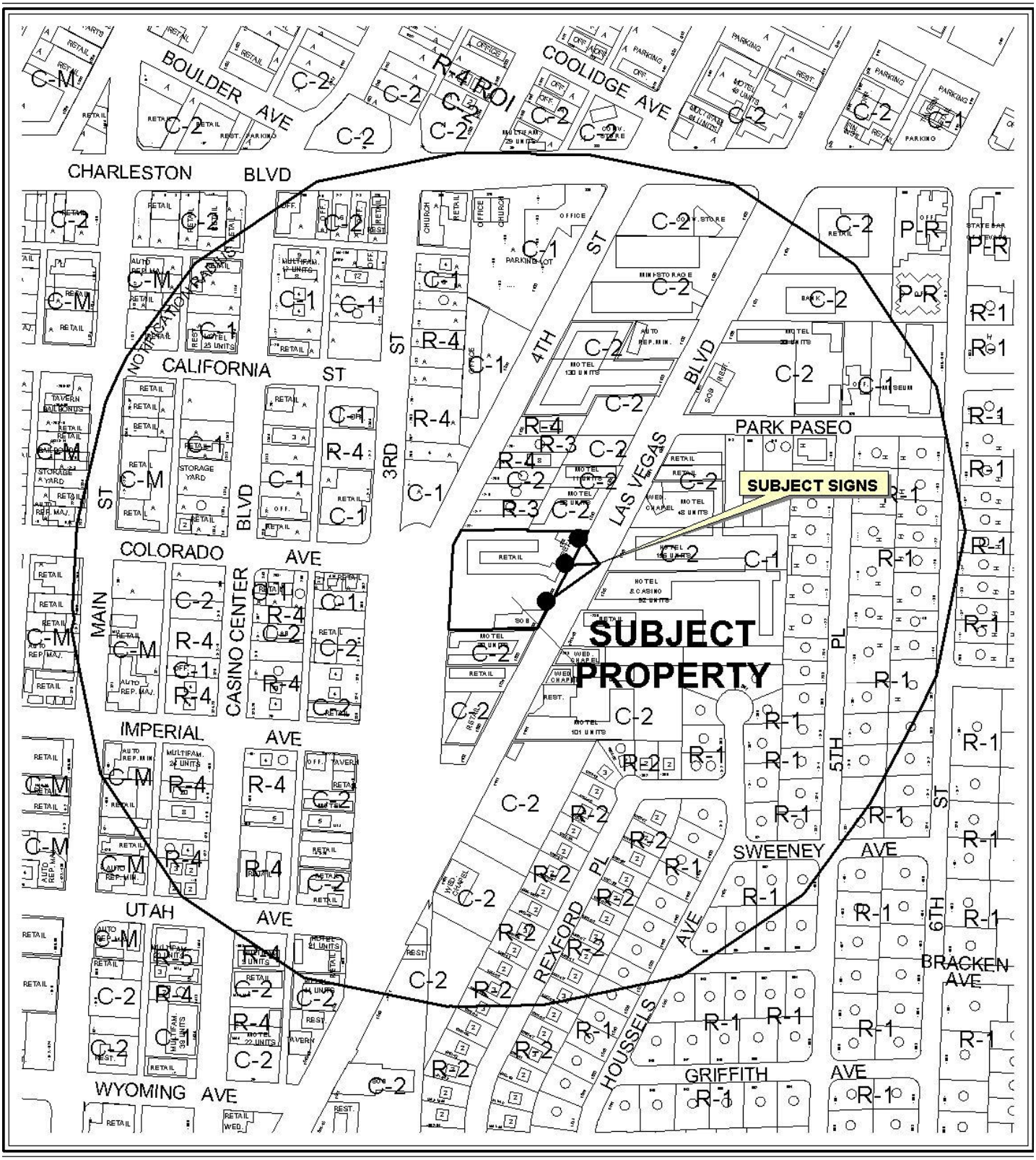
SUBJECT:
VAR-41303 - VARIANCE - PUBLIC HEARING - APPLICANT: HOSTEL CAT, INC. - OWNER: RAYMOND PISTOL - Request for a Variance TO ALLOW THREE FREESTANDING SIGNS ALONG A 293-FOOT STREET FRONTAGE WHERE ONLY TWO ARE ALLOWED, A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED, AND AN 85-FOOT SEPARATION FROM ANOTHER FREESTANDING SIGN WHERE 100 FEET IS REQUIRED FOR A PROPOSED FREESTANDING SIGN on 1.7 acres at 1236 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 400 800 Feet

CASE: **VAR-41303**

RADIUS: 1000 FT

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

N



CASE: **VAR-41303**

RADIUS: 1000 FT

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41303** APN: 162-03-112-012

Name of Property Owner: _____

Name of Applicant: Chandler Stewart

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Raymond Pistal

RECEIVED
MAR 23 2011
City of Las Vegas

State of Nevada
County of Clark
Subscribed and sworn before me

This 9th day of March, 2011

Patricia Sanchez-Coneal
Notary Public in and for said County and State

PATRICIA SANCHEZ-CONEAL
Notary Public-State of Nevada
APPT. NO. 10-2351-1
My App. Expires June 04, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Chandler Stewart

Project Address (Location) 1236 S. Las Vegas Blvd Las Vegas NV 89104

Project Name Hostel Cat **Proposed Use** Hostel

Assessor's Parcel #(s) 162-03-112-012 **Ward #** 3

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

Commercial Square Footage ~~[illegible]~~ 10,000 Appx ~~[illegible]~~ **Floor Area Ratio** —

Gross Acres 1.7 **Lots/Units** N **Density** _____

Additional Information _____

PROPERTY OWNER Raymond Pistol **Contact** Raymond Pistol

Address 631 Las Vegas Blvd. So. **Phone:** 453-7538 **Fax:** 438-1713

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

E-mail Address _____

APPLICANT Chandler Stewart / Hostel Cat **Contact** Chandler Stewart

Address 1236 S. Las Vegas Blvd **Phone:** 702-884-3731 **Fax:** 702-383-0511

City Las Vegas ~~[illegible]~~ **State** NV **Zip** 89104

E-mail Address ceskyjack@hotmail.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* [signature]

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

Print Name Raymond Pistol

Subscribed and sworn before me

This 9th day of March, 20 11.

Patricia Sanchez-Coneal

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

PATRICIA SANCHEZ-CONEAL
Notary Public-State of Nevada
APPT. NO. 10-2351-1
My App. Expires June 04, 2014

FOR DEPARTMENT USE ONLY

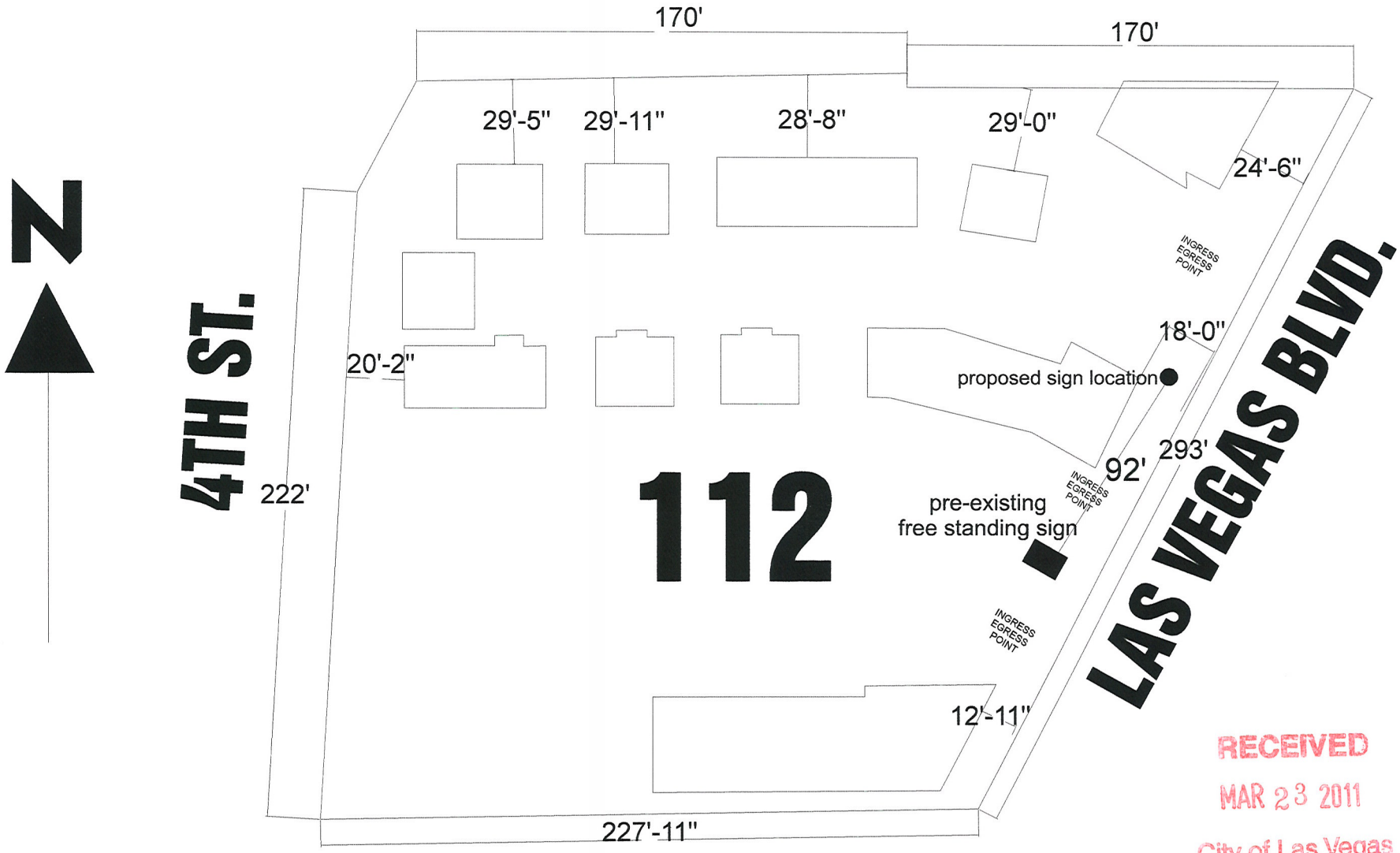
Case #	VAR ~~SUP~~ 41303
Meeting Date:	5-10-11
Total Fee:	830
Date Received:*	3-24-11
Received By:	FS

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

Revised 10/27/08

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

VAR-41303



RECEIVED
MAR 23 2011
City of Las Vegas

Client: Date:	DIAMOND HEAD SIGN CO.	**Client : HOSTEL CAT**
Landlord: Date:	FULL SERVICE ELECTRICAL SIGN COMPANY	**Location:**
Note: Company policy states that sign production will not begin until a customer & landlord signed layout approval is received and a 50% deposit is paid.	3750 West Tompkins, Las Vegas, NV 89103	**Date: 3-24-11**
NOTICE: These drawings are the exclusive property of Diamond Head Sign Company. They are submitted to you and/or your company for the sole purpose of your consideration of whether to purchase this artwork & sign from Diamond Head Sign Co.. Use of these plans/artwork by anyone other than you or your company employees to construct a sign or a display similar to this one is expressly forbidden without written consent from Diamond Head Sign Co.. In the event that such exhibition occurs, Diamond Head Sign Co. shall be reimbursed $500.00 as compensation for the time & effort in creating these plans/artwork.	Ph# (702) 798-9995 Fx# (702) 798-9993 NV Contr. Lic. #46315	**Sales: John/Bill** **Artwork:** **File Name:**

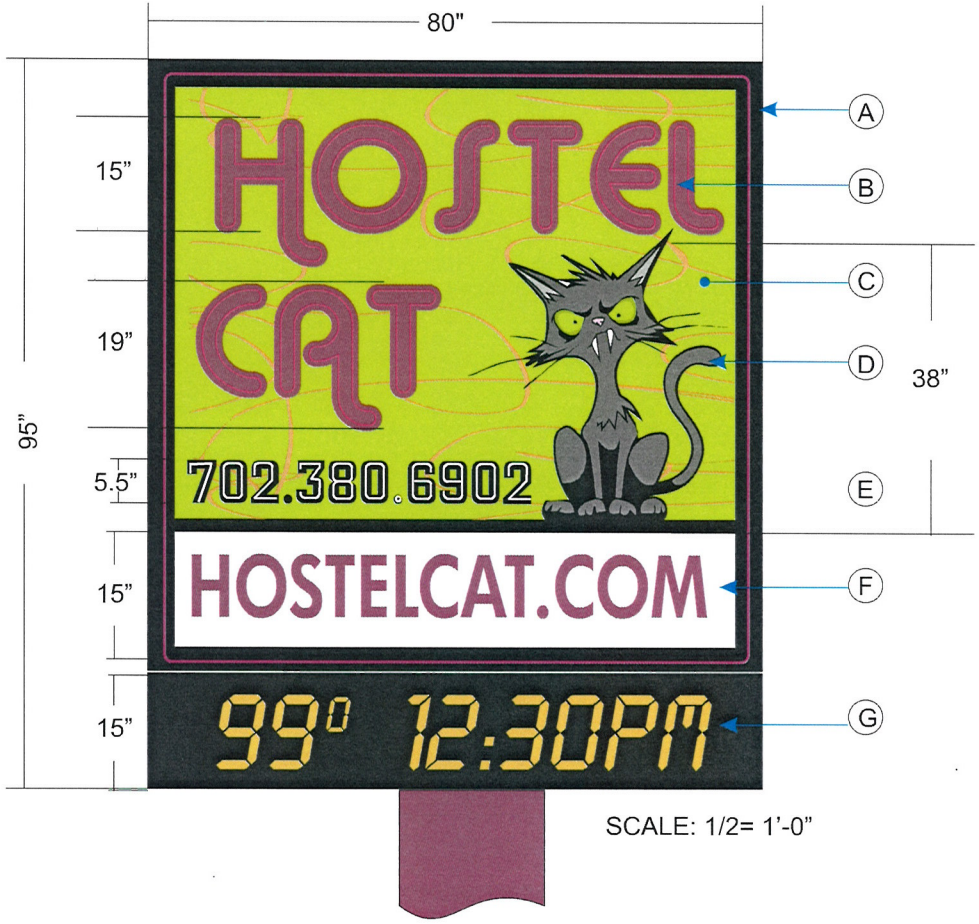
COLORS ON DESIGN ARE REPRESENTATIONS AND ARE NOT EXACT. A SWATCH WILL BE PROVIDED UPON CUSTOMER REQUEST

VAR-41303

DOUBLE FACE ILLUMINATED PYLON CABINET



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



SCALE: 1/2= 1'-0"

A) U-CHANNEL BORDER WITH EXPOSED NEON

B) OPEN FACE CHANNEL LETTERS W/ DOUBLE STROKE EXPOSED NEON

C) METAL FACE CABINET WITH PAINTED BACKGROUND

D) CAT: PAINTED CAT LOGO WITH EXPOSED CONTOUR NEON

E) PHONE NUMBER: EXPOSED NEON (SINGLE STROKE / WHITE

F) ILLUMINATED CABINET / TRANSLUCENT VINYL COPY

G) DIGITAL MATRIX READER BOARD 15" X 80"

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MAR 23 2011
City of Las Vegas

VAR-41303

DIAMOND HEAD SIGN CO.

Ph# (702) 798-9995 **3350 Ali Baba Ln. Suite A** **Fax: (702) 798-9993**
Las Vegas, NV. 89118
NV. Contr. Lic. #0046315

March 24, 2011

City of Las Vegas
Attn: Planning Department
Re: Hostel Cat Justification Letter for Variance

Dear Sirs:

Please consider this request for a reduction in both the seperation and setback for a proposed streetside pole sign for Hostel Cat business located at: 1236 S. Las Vegas Blvd.

Hostel Cat is requesting approval to install a double sided neon illuminated cabinet atop of the existing pole located at 1236 S. Las Vegas Blvd. The dimensions of the proposed cabinet is 95" x 80" wide with an overall height of 26'.

Due to the fact that most signs in this corridor are in line and no setback from right of way, there are visibility issues with placing this sign any further back on the property than what is permtted currently for the surrounding properties. Therefore, a request for a 3 ½" setback from the standard 5' setback.

The parcel contains two separate businesses, one being the Hostel Cat. There is an existing sign on the south side of the parcel and within 92' of the existing pole that Hostel Cat wishes to utilize for its sign and requests consideration to allow for a reduced seperation from 100' which is standard code for two signs on one parcel, to 85'. The existing sign is owned by the second business located on the parcel.

We feel these variances from the standard are not substantial, and the benefits of approving this request will allow for a new sign that will revitalize the property, give it an newer look, a positive visual impact and is cohesive with the Las Vegas Blvd. Scenic By-way Overlay Districts intent of revitalizing the area. This will also encourage others to revitalize as well.

Thank you for your time in this matter,

Sincerely,

John Yurik
Applicant representing Hostel Cat

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MAR 23 2011
City of Las Vegas

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

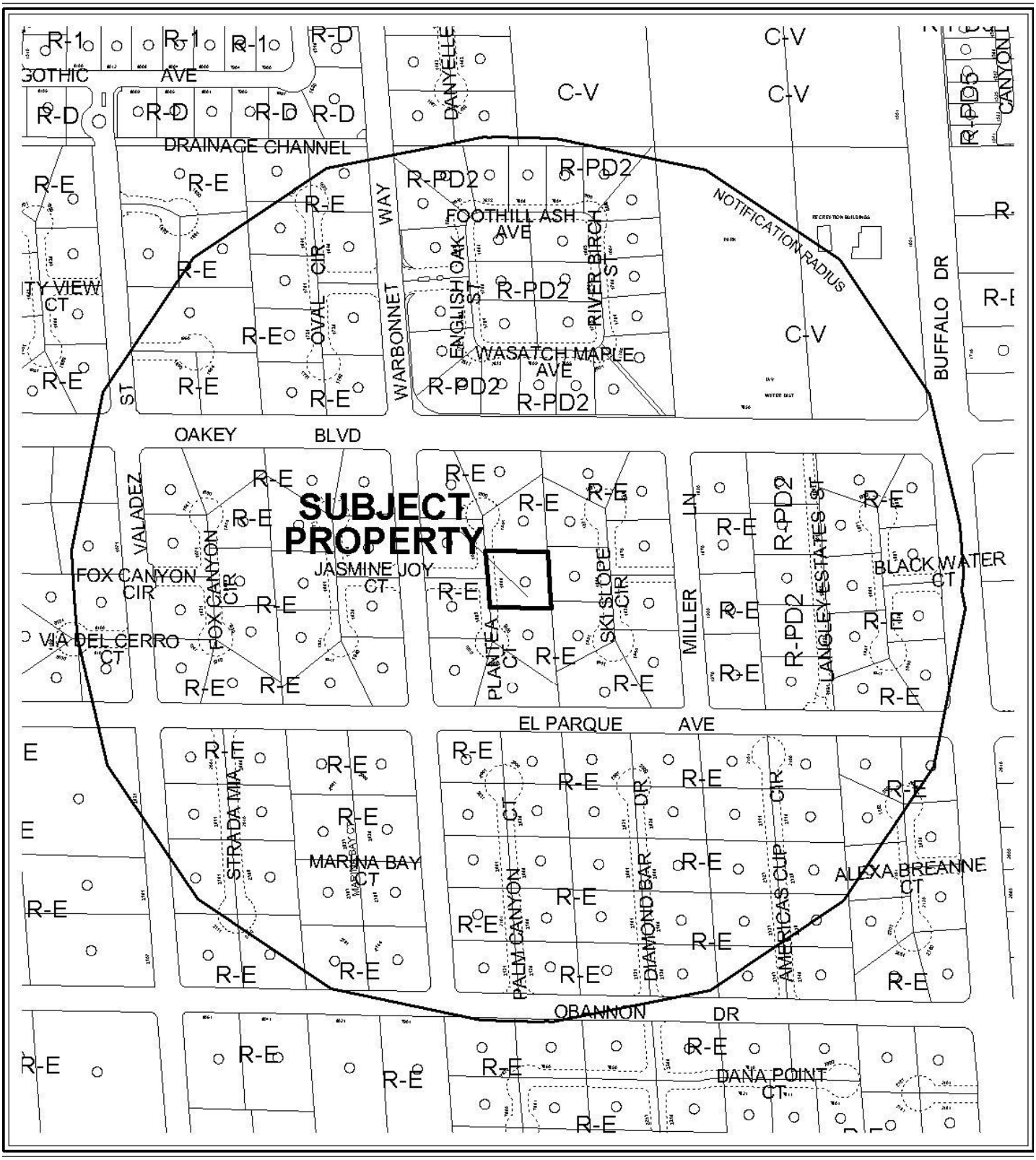
SUBJECT:
VAR-41401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEC FATALEVICH FAMILY TRUST - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR THE ADDITION OF AN ATTACHED GARAGE TO A SINGLE FAMILY RESIDENCE on 0.46 acres at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates) Zone, Ward 2 (Wolfson). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



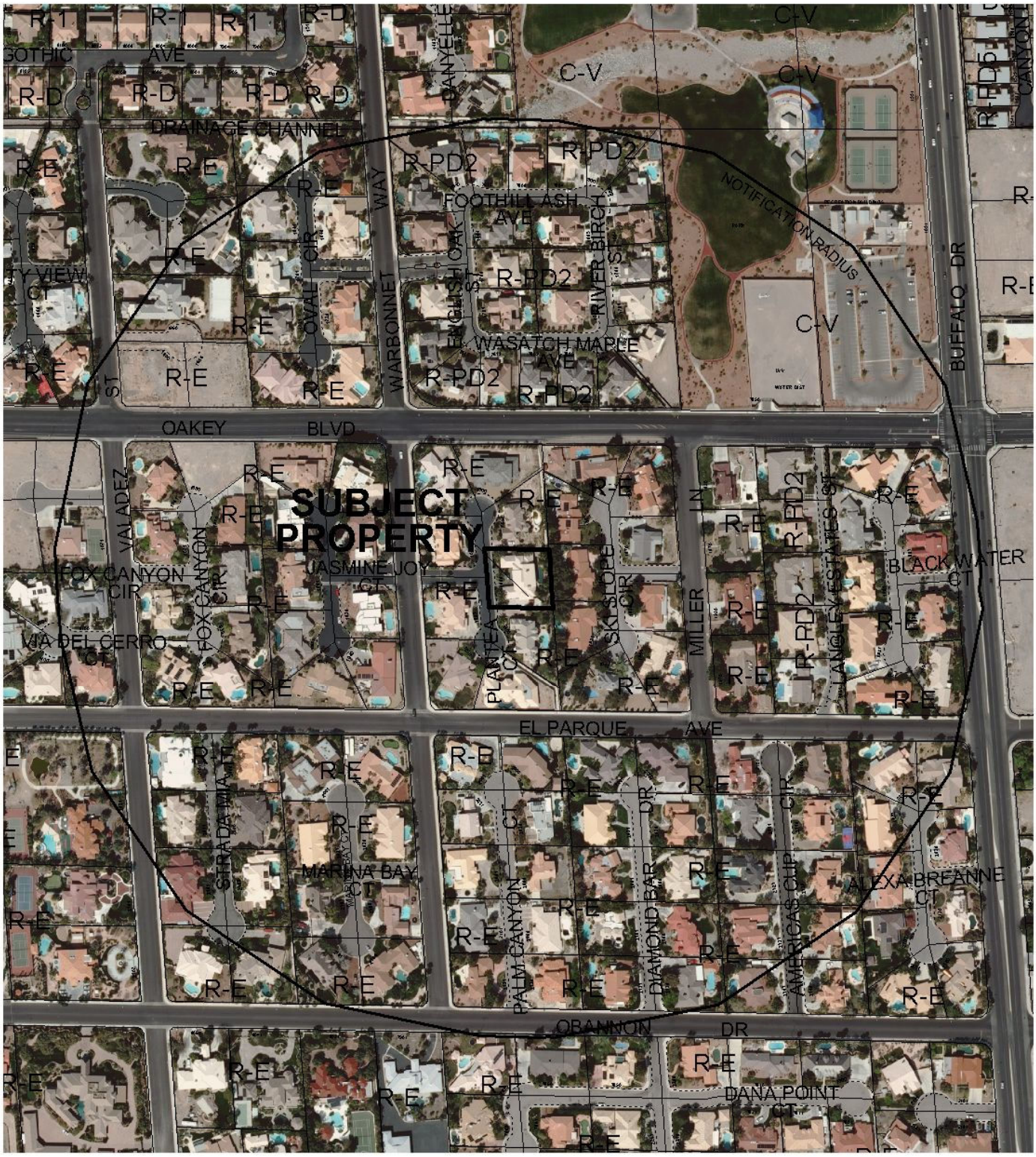
0 300 600 Feet

CASE: **VAR-41401**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-41401**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41401** APN: 163-04-718-005

Name of Property Owner: Fatalevich Family Trust, Arkady Fatalevich and Marjorie Fatalevich

Name of Applicant: Alec Fatalevich

Name of Representative: Montgomery Consulting Engineers

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: Alec Fatalevich

Print Name: ARKADY FATALEVICH

State of Nevada, County of Clark

Subscribed and sworn before me

This 30TH day of March, 2011 by Arkady & Fatalevich AK

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROBERT JERBIC
No: 11-3915-1
My Appointment Expires Jan. 18, 2015

RECEIVED
APR 07 2011

Revised 11-14-06

f:\de...ial Interest.pdf

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 1900 PLANTEA CT., LAS VEGAS, NV 89117

Project Name FATALEVICH **Proposed Use** RV GARAGE

Assessor's Parcel #(s) 163-04-718-005 **Ward #** 2-WOLFSON

General Plan: existing DR proposed _____ **Zoning:** existing R-E proposed _____

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

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

Additional Information _____

PROPERTY OWNER FATALEVICH FAMILY TRUST **Contact** ALEC FATALEVICH

Address 1900 PLANTEA CT **Phone:** (415) 730-5300 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address alec@cmppstudios.com

APPLICANT same (see above) **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Montgomery Consulting Engineers **Contact** Elicia Montgomery

Address 9640 W Tropicana Ave, Ste 115 **Phone:** (702) 219-5656 **Fax:** (702) 251-9566

City Las Vegas **State** NV **Zip** 89147

E-mail Address elicia@montgomeryengineers.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 ARKADY FATALEVICH

State of Nevada, County of Clark

Subscribed and sworn before me

This 30th day of March, 20 11.

by Arkady I. Fatalevich

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROBERT JERBIC
No: 11-3915-1
My Appointment Expires Jan. 18, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-41401
Meeting Date:	6-14-11
Total Fee:	$ 830.00
Date Received:*	4-7-11
Received By:	

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

RECEIVED
APR 07 2011

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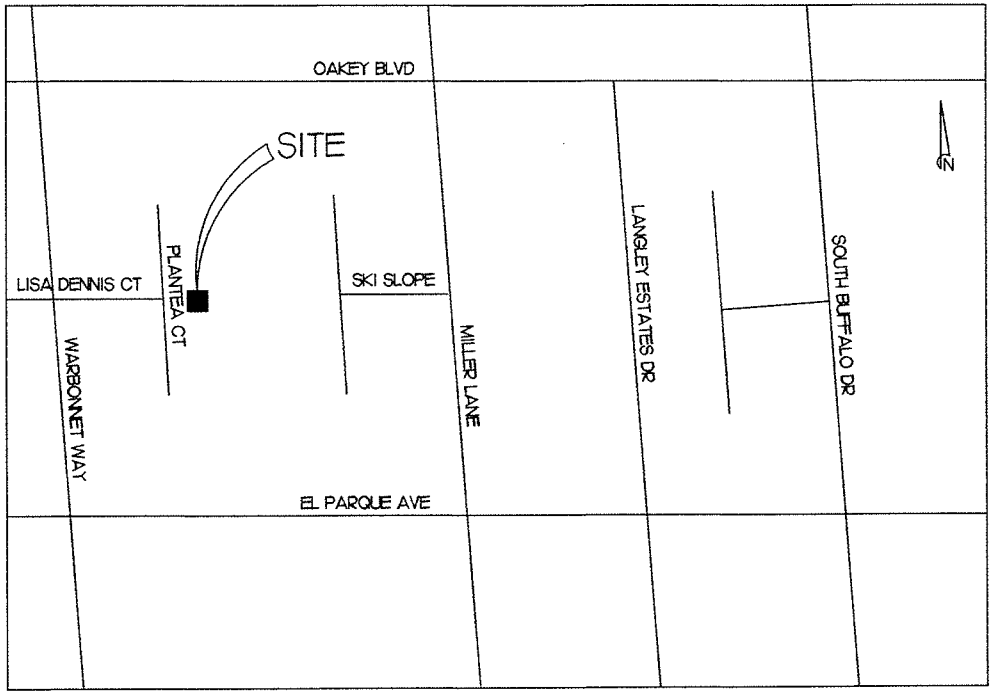
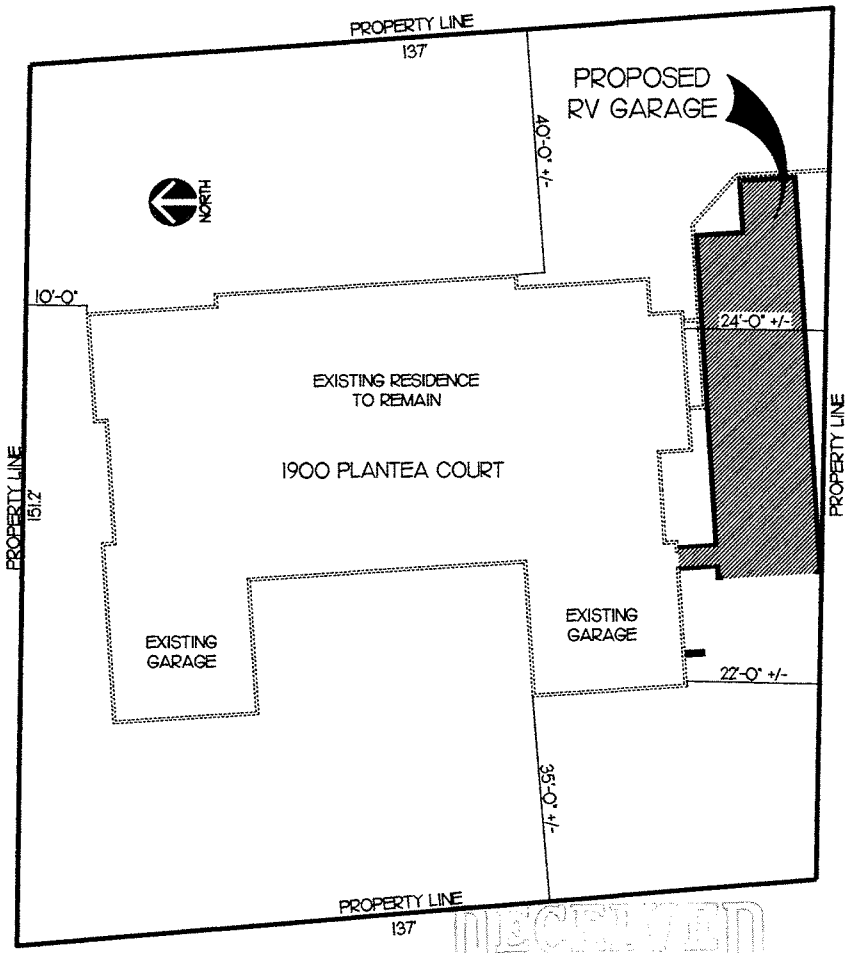
Job No:	344-001
Job Name:	1900 Plantea
Revision:	.
Sheet No:	A1



VICINITY MAP
N.T.S.



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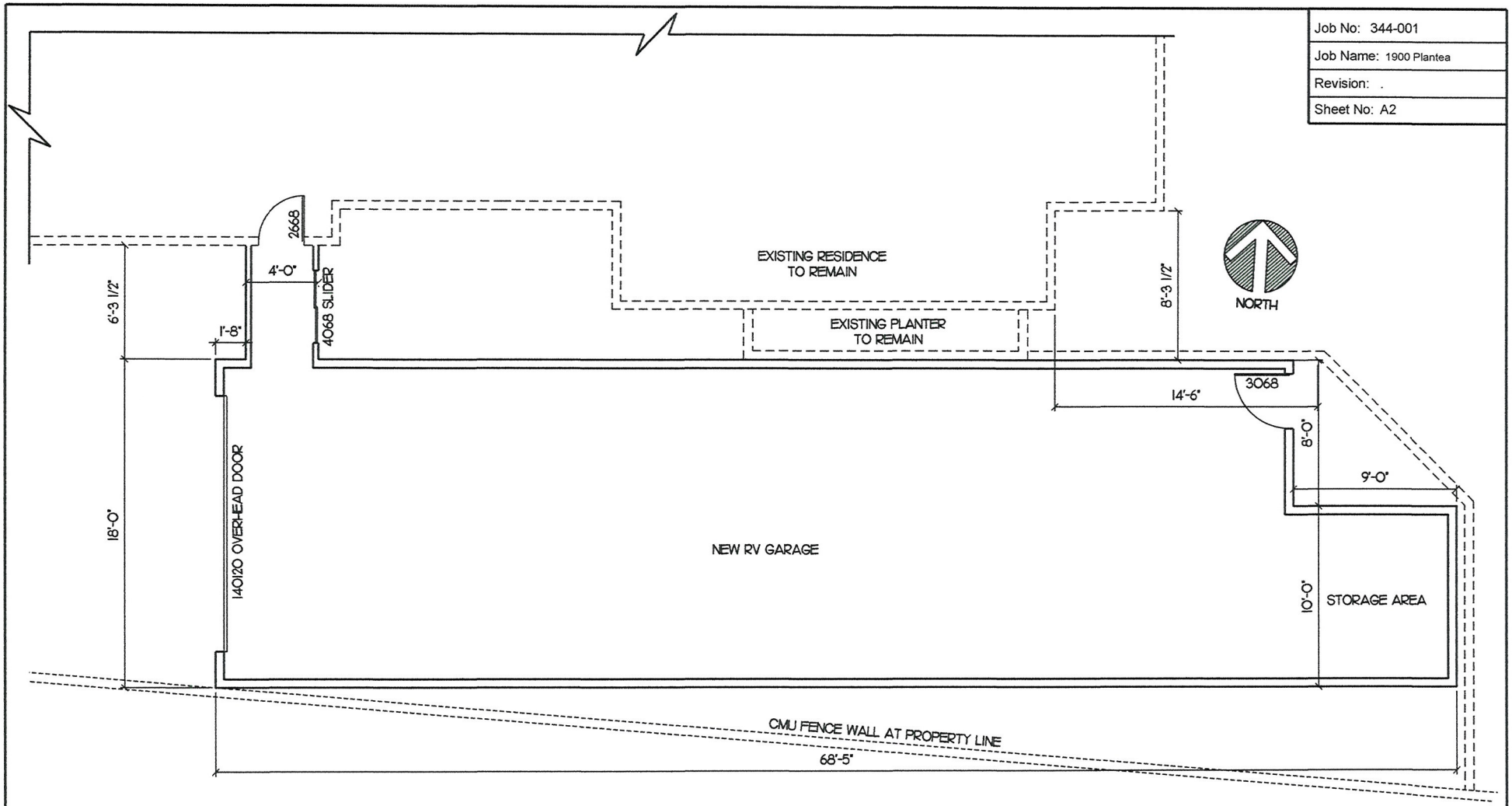
APR 07 2011

SITE PLAN
N.T.S.

VAR-41401

Job No:	344-001
Job Name:	1900 Plantea
Revision:	.
Sheet No:	A2



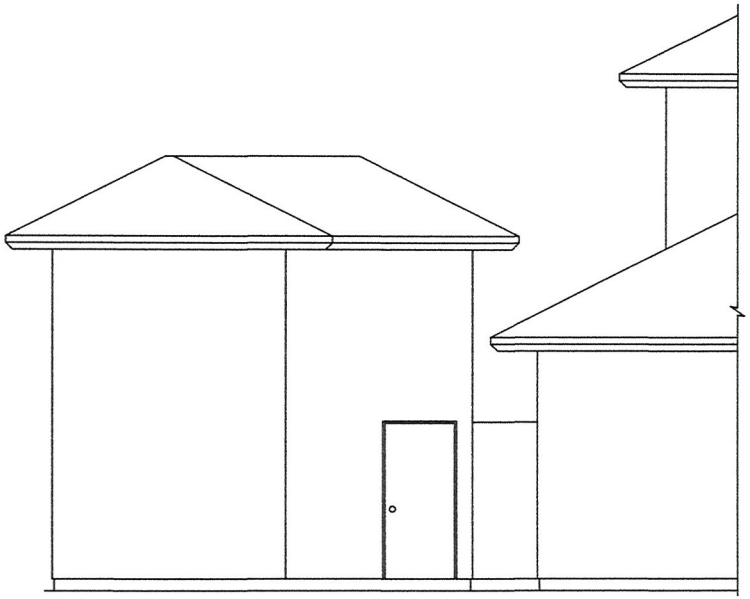
FLOOR PLAN

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

RECEIVED
APR 07 2011

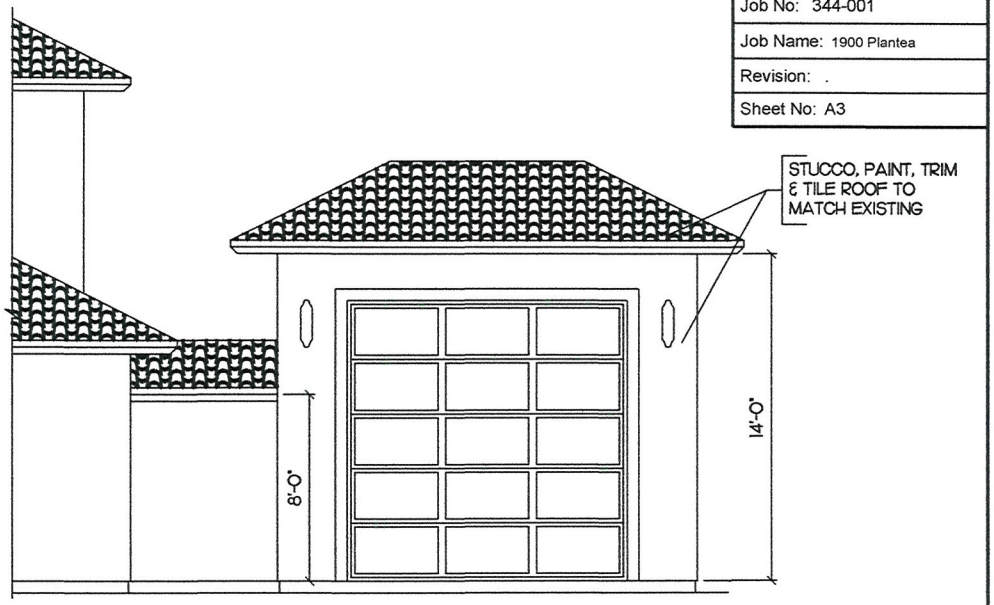
VAR-41401

Job No:	344-001
Job Name:	1900 Plantea
Revision:	.
Sheet No:	A3



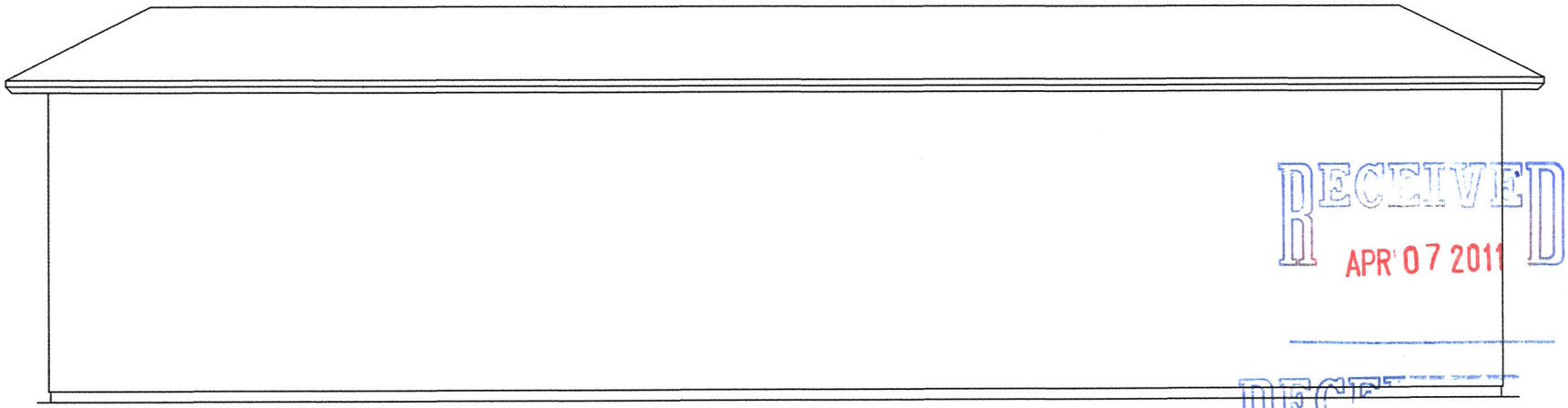
REAR ELEVATION

SCALE: 3/8" = 1'-0"



FRONT ELEVATION

SCALE: 3/8" = 1'-0"



SIDE ELEVATIONS

SCALE: 3/8" = 1'-0"

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APR 07 2011
RECEIVED

VAR-41401

Alec Fatalevich
1900 Plantea CT
Las Vegas, NV 89117

Dear Planning Department/ City of Las Vegas,

This is a request for a zero-foot setback variance to build an RV Garage adjacent to our house. Prior to our purchase of the home in March of 2009, the owner indicated that he had already been granted a variance for a zero-foot setback to build a casita which was similar in size and shape to the garage that we would like to build. While this variance had expired, we were assured by the previous owner and the real estate agents that our plans to build an RV garage in the same location with the same type of variance would be possible. Our ability to build an RV garage was critical to our decision to purchase this house. Without the variance, there is not enough room to build a structure big enough to house our RV.

Thank you for your consideration,

Very truly yours,

Alec Fatalevich

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APR 07 2011

VAR-41401

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

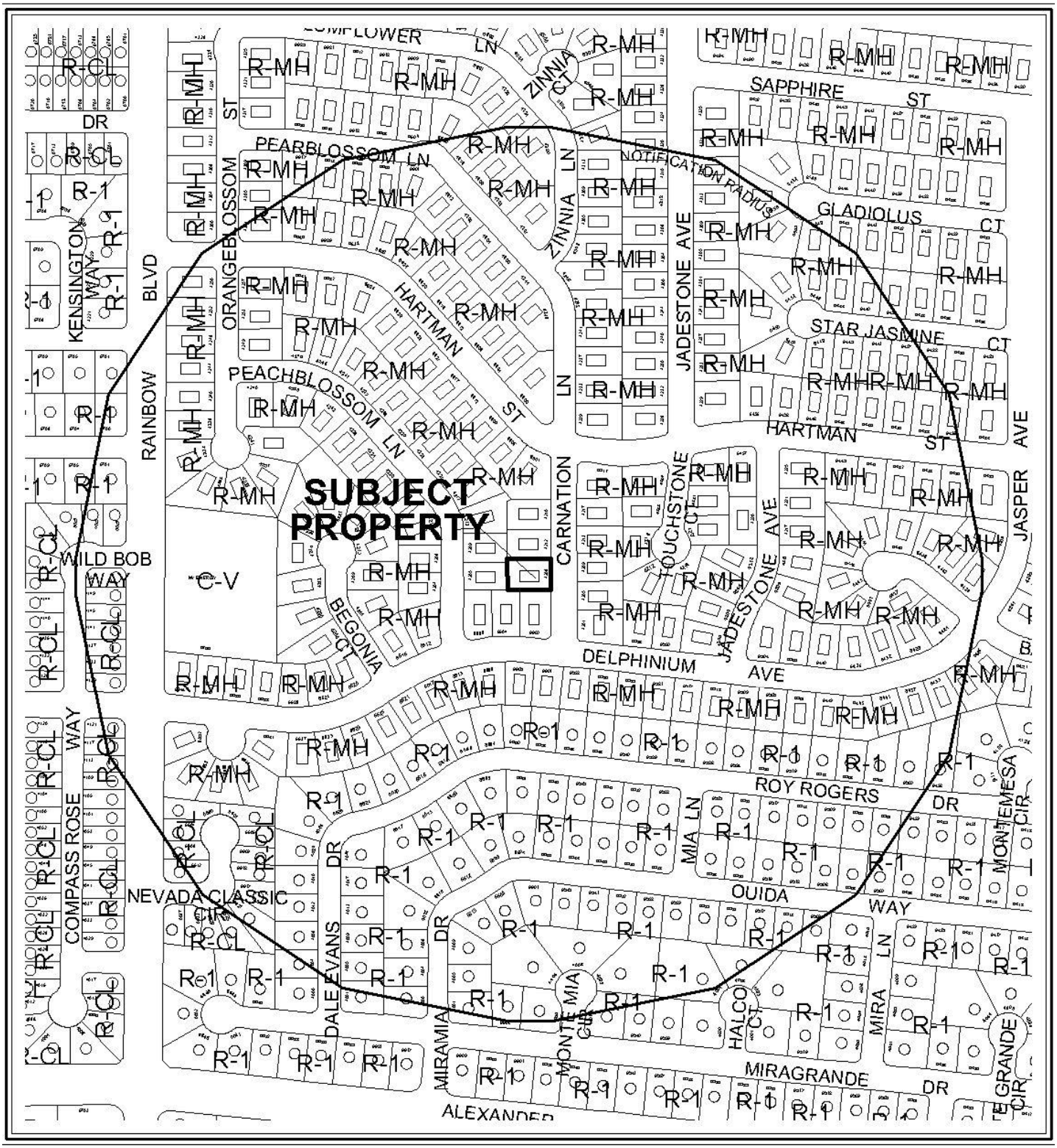
SUBJECT:
VAR-41486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARTHA G. KENT LIVING TRUST - Request for a Variance TO ALLOW AN EIGHT-INCH SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) 0.16 acres at 4208 Carnation Lane (APN 138-02-410-024), R-MH (Mobile/Manufactured Home) Zone, Ward 6 (Ross). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: VAR-41486

ZONING OF SUBJECT PROPERTY: R-MH (MOBILE/MANUFACTURED HOME)

N



0 300 600 Feet

CASE: VAR-41486

ZONING OF SUBJECT PROPERTY: R-MH (MOBILE/MANUFACTURED HOME)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41486** APN: 138-02-410-024

Name of Property Owner: MARTHA G KENT LIVING TRUST

Name of Applicant: ERIC FLO

Name of Representative: ERIC FLO

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: Martha G. Kent

Print Name: Martha G. Kent

Subscribed and sworn before me

This 10th day of February, 2011

Marza Farje

Notary Public in and for said County and State

MARIZA FARJE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-13-2014
Certificate No: 10-2806-1

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APR 19 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 4208 CARNATION LANE

Project Name _____ **Proposed Use** STORAGE

Assessor's Parcel #(s) 138-02-410-024 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing RM-H proposed _____

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

Gross Acres 0.16 **Lots/Units** _____ **Density** _____

Additional Information _____

LIVING TRUST

PROPERTY OWNER MARTHA G. KENT **Contact** ERIC FLO

Address 4208 CARNATION LANE **Phone:** 639-6632 **Fax:** _____

City LAS VEGAS, NV **State** NV **Zip** 89108

E-mail Address _____

APPLICANT ERIC FLO **Contact** ERIC FLO

Address 4208 CARNATION LANE **Phone:** 639-6632 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89108

E-mail Address _____

REPRESENTATIVE ERIC FLO **Contact** ERIC FLO

Address 4208 CARNATION LANE **Phone:** 639-6632 **Fax:** _____

City LAS VEGAS, **State** NV **Zip** 89108

E-mail Address _____

Property Owner Signature* Martha G Kent

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

Print Name Martha G. Kent

Subscribed and sworn before me

This 10th day of February, 20 11.

Notary Public in and for said County and State

MARIZA FARJE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-13-2014
Certificate No: 10-2806-1

FOR DEPARTMENT USE ONLY

Case #	VAR-41486
Meeting Date:	6/14 PC
Total Fee:	$830
Date Received:*	4/19/11
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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APR 19 2011

Revised 10/27/08

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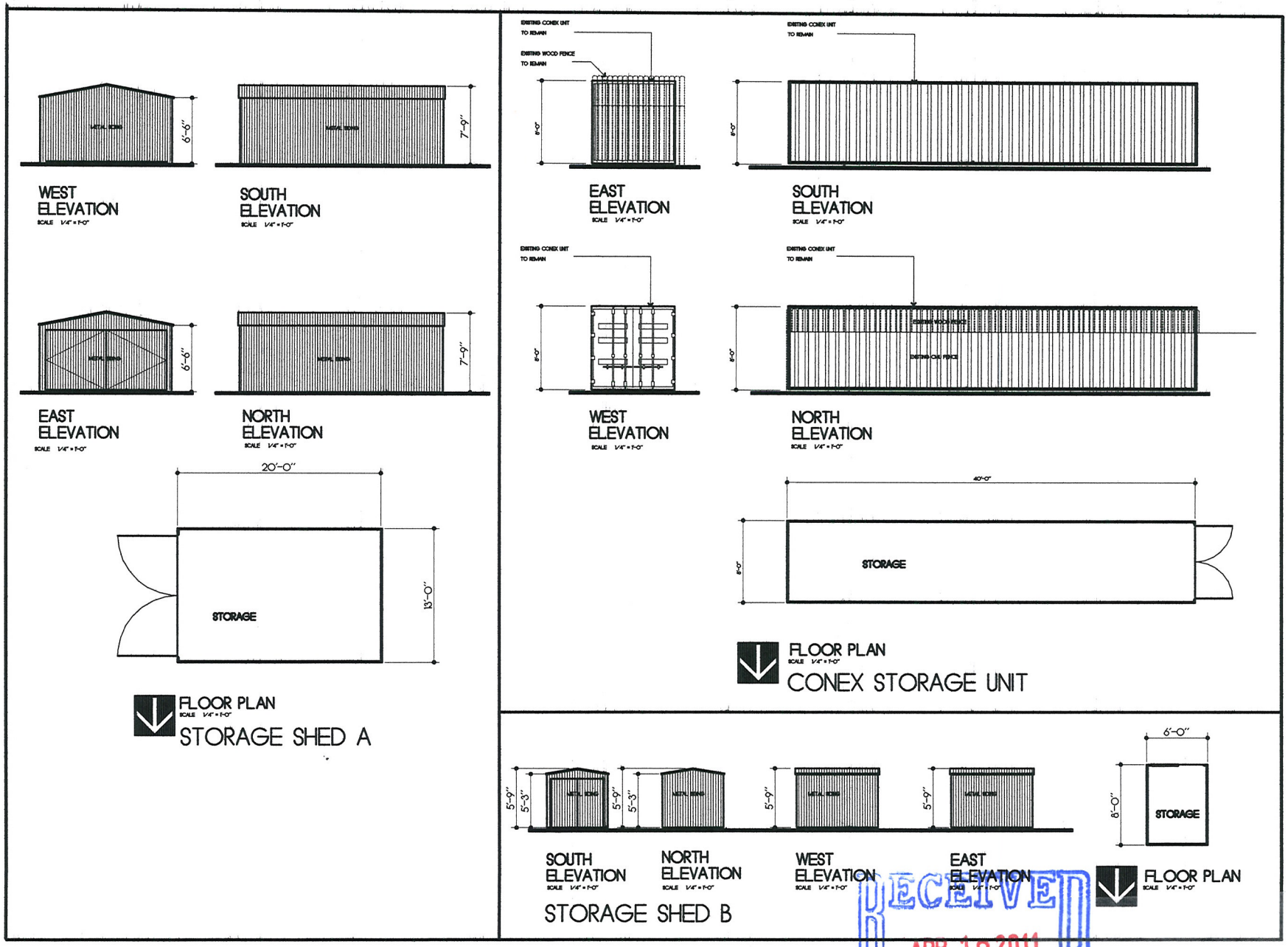

P.K. THISTLE A.I.A.
ARCHITECTURE PLANNING
124 SUNSET WAY SUITE 314
HENDERSON, NEVADA 89014
PHONE (702) 458-9814 FAX 458-7201

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECTURE PLANNING. THESE DRAWINGS ARE COPYRIGHT PROPERTY OF P.K. THISTLE A.I.A. ARCHITECTURE PLANNING. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT AND CONCENT OF P.K. THISTLE A.I.A.
DO NOT SCALE DRAWINGS

EXISTING:
ERIC FLO RESIDENCE
4205 CARNATION LANE, LAS VEGAS, NEVADA

JOB NO.
DATE: 2/9/11
SCALE:
CHECKED BY: PKT

A.2

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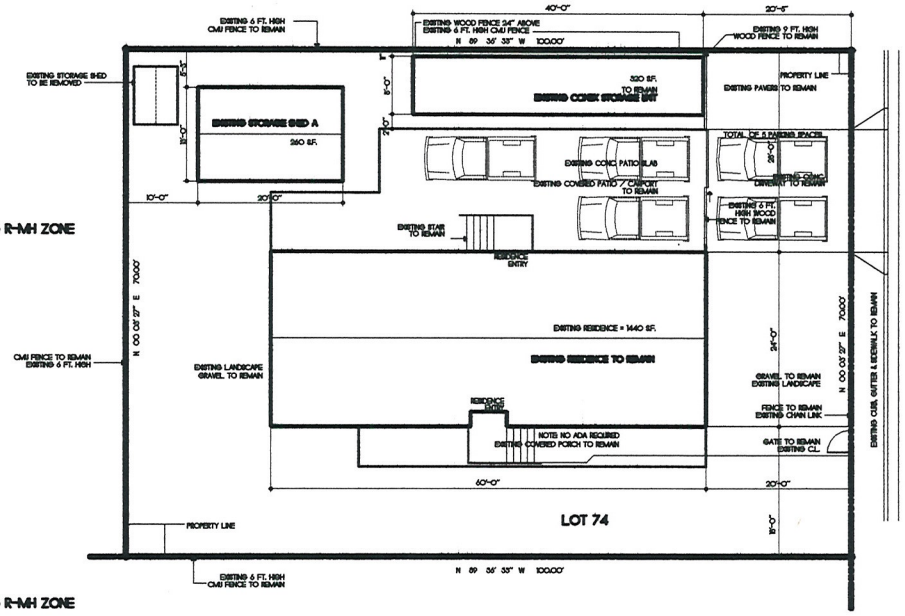
APR 19 2011

VAR-41486



EXISTING R-MH ZONE

EXISTING R-MH ZONE



EXISTING R-MH ZONE

EXISTING R-MH ZONE

SITE PLAN

SCALE 1/8" = 1'-0"

COVERAGE ANALYSIS

EXISTING RESIDENCE = 1440 S.F.

ACCESSORY STRUCTURES = 320 S.F.
240 S.F.
46 S.F.

TOTAL ACCESSORY STRUCTURES = 606 S.F.
606 S.F. < 720 S.F. (50% OF MAIN RESIDENCE) OK

LOT AREA = 7,000 S.F.

RECEIVED
APR 19 2011

VAR-41486

P.K. THISTLE AIA
ARCHITECTURE PLANNING
104 SUNSET WAY SUITE 24
HENDERSON, NEVADA 89014
PHONE (702) 435-1814 FAX 435-7201

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECT. P.K. THISTLE A.I.A. RETAINS ALL COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. NO. THESE DRAWINGS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF P.K. THISTLE
DO NOT SCALE DRAWINGS

EXISTING:
ERIC FLO RESIDENCE
4206 CARNATION LANE, LAS VEGAS, NEVADA

JOB NO.
DATE: 2/21/11
SCALE: A.1
CHECKED BY: PKT





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APR 19 2011

VAR-41486





RECEIVED
APR 19 2011

VAR-41486





RECEIVED
APR 19 2011

VAR-41486





RECEIVED
APR 19 2011

VAR-41486



RECEIVED
APR 19 2011

VAR-41486

P. K. THISTLE
ARCHITECT
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA
PHONE (702) 435-1814
E-MAIL pkthistlearchitect@cox.net

February 28, 2011

JUSTIFICATION LETTER

Project: STORAGE SHED VARIANCE

Location: 4208 Carnation Lane
Las Vegas, Nv.

Applicant: Mr. Eric Flo

Description:

This application is submitted to allow 2 existing storage units to remain on the existing property located at 4208 Carnation Lane, in a R-MH zone. This application specifically addresses one of the said storage units that being the Conex Unit. The existing Storage unit A meets the 3 ft. setback requirements and should not require any variance. I would like to point out that the small Storage Shed currently located in the northwest corner of the property (and is only 5'-9" high) will be removed by the owner.

Due to the increased crime in the immediate neighborhood (next door) the applicant (who was a victim of said crime) was forced to protect his property by installing the Conex storage unit. Verification of said crimes is available from Metropolitan Police records.

In accordance with City of Las Vegas Municipal Code Section 1908.040 (B) (1), accessory structures are permitable under the following conditions:

- The accessory structure must be accessory to the main use (residence).

  The storage units are used to secure the work tools of the occupants of the residence and therefore are accessory to the main use.

- The accessory structure must be less than 35 ft. in height.

  The storage units do not exceed 9 ft. in height and therefore meet the requirement.

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APR 19 2011

VAR-41486

- The sum of the floor areas of the accessory structures may not exceed 50% of the floor area of the principle structure.

  The total area of all 3 storage units equal 628 s.f. which is less than 50% of the floor area of the principle structure which is 720 s.f.

- Accessory structures may only be constructed in the side and rear yards, not in front yards.

  All three of the existing storage units are located in either the side or rear yards and not in the front yard area.

This property owner has attempted to both protect his property and maintain the aesthetics of the neighborhood by screening the storage unit from view from the street and adjacent property with a solid wood fence. The existing wood fence is currently 9 ft. high which screens the Conex unit from the street. The applicant would be willing to reduce the height of said fence to 8 ft. This would leave the upper 8" of the Conex unit exposed to view from the street.The applicant would also,be willing to paint the Conex unit to match the color of the existing residence even though it can only be seen from his own property. In addition to this, if required, the applicant would also be willing to move the existing Conex unit an additional 2 ft. away from the north property line.

The practice of having accessory structures directly adjacent to property lines is more the rule rather than the exception to the rule in this particular neighborhood. At this parcel alone there exists a habitable structure located directly adjacent to his south property line and a storage structure located directly adjacent to his west property line. This owner also gave permission to the parcel to his immediate north to encroach into the rear setback with the main residence.

~~We hereby respectfully request a variance to allow the existing Conex storage unit to remain in its present location (or move 2 ft. to the south). We would also ask that a varience be granted for the existing 9 ft. high screen fence. Again, if this is not possible, the applicant would be wiling to reduce the screen fence to 8 ft. high.~~

RECEIVED
APR 19 2011

VAR-41486

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

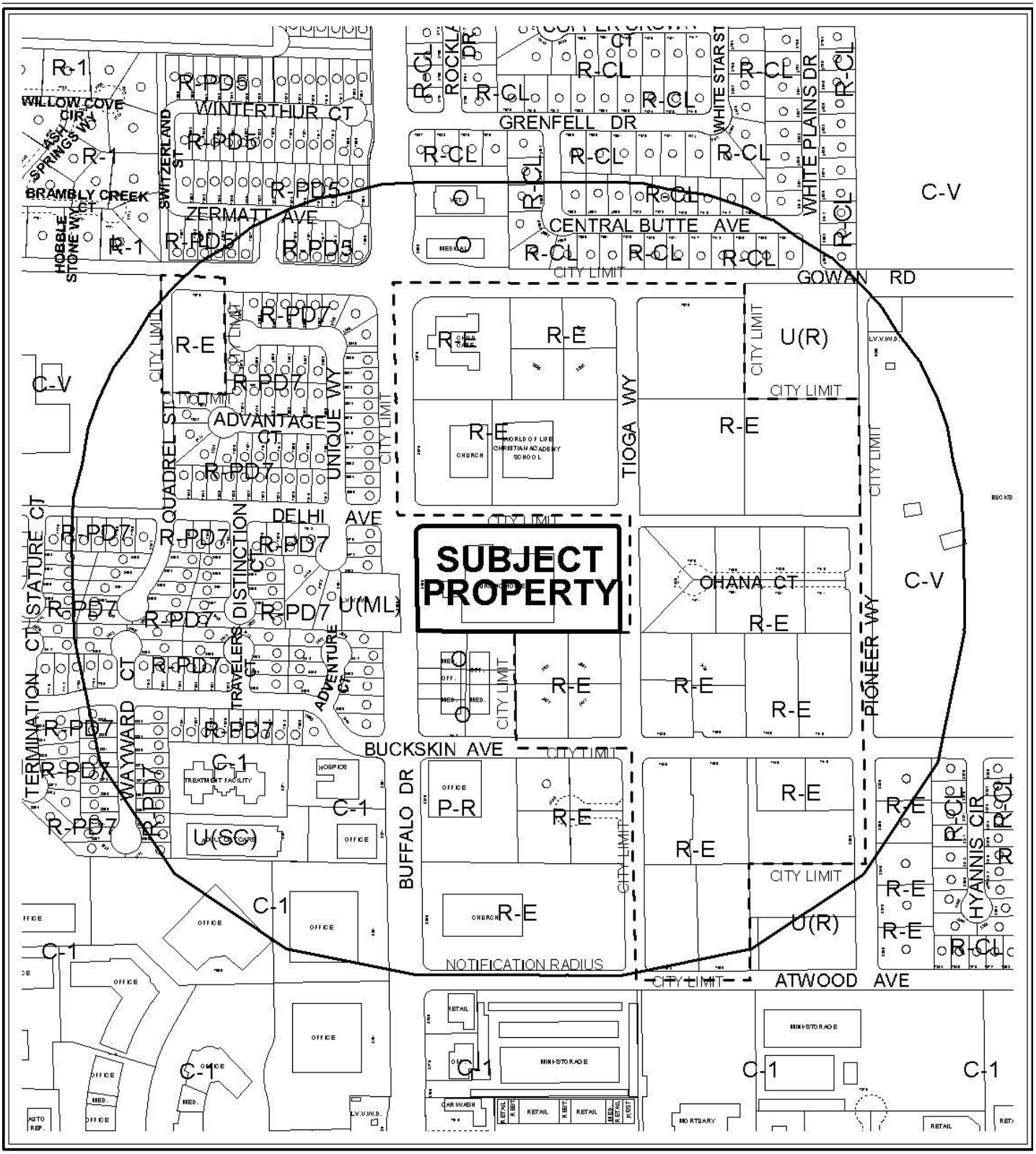
SUBJECT:
VAR-41558 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Variance TO ALLOW A SETBACK OF 30 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 66 FEET on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41558, SUP-41559 and SDR-41557
2. Conditions and Staff Report -VAR-41558, SUP-41559 and SDR-41557
3. Supporting Documentation
4. Photos - VAR-41558, SUP-41559 and SDR-41557
5. Justification Letter - VAR-41558, SUP-41559 and SDR-41557



CASE: **VAR-41558; SUP-41559; SDR-41557**

RADIUS: 1000 FT

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



CASE: **VAR-41558; SUP-41559; SDR-41557**

RADIUS: 1000 FT

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41558** APN: 138-10-301-018

Name of Property Owner: HCP CC SNF, LLC

Name of Applicant: HCP CC SNF, LLC

Name of Representative: JMA Architects

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: Susan M. Tate

Print Name: Susan Tate

Subscribed and sworn before me

This 25th day of APRIL, 2011

Kelly J Howze

Notary Public in and for said County and State

KELLY J. HOWZE
Commission # 1902921
Notary Public - California
Los Angeles County
My Comm. Expires Sep 4, 2014

RECEIVED
APR 25 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 3450 North Buffalo Drive

Project Name Silver Hills Health Care Center **Proposed Use** convalescent care

Assessor's Parcel #(s) 138-10-301-018 **Ward #** 4

General Plan: existing M proposed M **Zoning:** existing R-3 proposed R-3

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

Gross Acres 3.99 **Lots/Units** - **Density** -

Additional Information

PROPERTY OWNER HCP CC SNF, LLC **Contact** Scott Grossman

Address 3760 Kilroy Airport Way, Suite 300 **Phone:** (562) 753-8167 **Fax:** (562) 753-8217

City Long Beach **State** CA **Zip** 90806

E-mail Address sgrossman@hcpi.com

APPLICANT HCP CC SNF, LLC **Contact** Scott Grossman

Address 3760 Kilroy Airport Way, Suite 300 **Phone:** (562) 753-8167 **Fax:** (562) 753-8217

City Long Beach **State** CA **Zip** 90806

E-mail Address sgrossman@hcpi.com

REPRESENTATIVE JMA Architects **Contact** Cherie L. Guzman

Address 10150 Covington Cross Drive **Phone:** 731-2033 **Fax:** 731-2039

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address cguzman@jmaarch.com

Property Owner Signature* Susan M. Tate

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

Print Name Susan Tate

Subscribed and sworn before me

This 25th day of April, 20 11.

Kelly J Howze

Notary Public in and for said County and State

KELLY J. HOWZE
Commission # 1902921
Notary Public - California
Los Angeles County
My Comm. Expires Sep 4, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-41558
Meeting Date:	6/14/11 PC
Total Fee:	$830
Date Received:*	4-26-11
Received By:	

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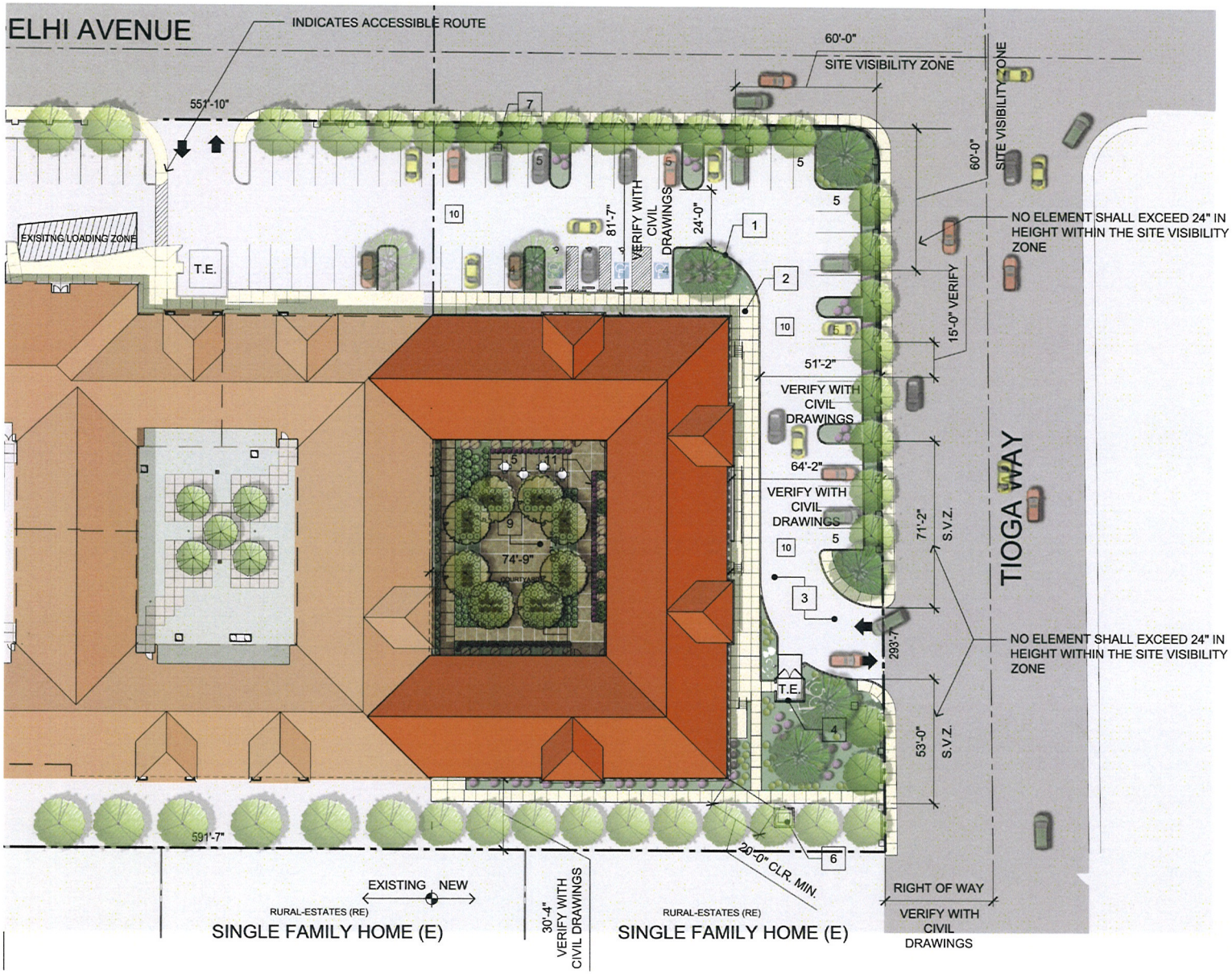
APR 26 2011

*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.



EXISTING SITE ANALYSIS:

APN:	138-19-301-015
LAND:	3.99 AC TOTAL SITE
DEVELOPED PORTION:	3.69 ACRES / 134,277 SF
BLDG:	69,945 S.F. (119 BEDS)
LAND BLDG RATIO:	5.30 / 100
COVERAGE:	29%

EXISTING PARKING ANALYSIS:

PARKING REQUIRED	
1 SPACE FOR EVERY 5 PATIENT BEDS: (119 + 4) =	24.6 = 24
1 SPACE FOR VISITING DOCTORS	4
1 SPACE FOR EVERY 2 EMPLOYEES: (48) =	24
TOTAL REQ'D:	52
TOTAL PROVIDED:	106
HC STALL PROVIDED:	4 INCL 1 VAN

ADDITIONAL SITE ANALYSIS:

APN:	138-19-301-015
LAND:	3.99 AC TOTAL SITE
PROPOSED PORTION:	91 ACRES / 39,624 SF
BLDG:	17,486 S.F. (36 BEDS)
LAND BLDG RATIO:	2.29 / 100
COVERAGE:	44%
Zoning:	RO

ADDITIONAL PARKING ANALYSIS (PER CLV TITLE 19 PARKING STD.

PARKING REQUIRED	
1 SPACE / OR EVERY 4 PATIENT BEDS: 36/4 = 9	9
1 SPACE FOR VISITING DOCTORS	1
1 SPACE FOR EVERY 2 EMPLOYEES: (6) =	3
TOTAL REQ'D:	13
TOTAL PROVIDED:	38
HC STALL PROVIDED:	3 INCL 1 VAN

ADDITIONAL PARKING ANALYSIS (PER AIA GUIDELINES

PARKING REQUIRED	
1 SPACE FOR EVERY 4 PATIENT BEDS: 36/4 = 9	9
1 SPACE FOR VISITING DOCTORS	1
1 SPACE FOR EVERY 2 EMPLOYEES: (6) =	3
TOTAL REQ'D:	13
TOTAL PROVIDED:	38
HC STALL PROVIDED:	3 INCL 1 VAN

TOTAL SITE ANALYSIS:

APN:	138-19-301-015
LAND:	3.99 AC TOTAL SITE / 173,624 SF
BLDG:	87,105 S.F. (154 BEDS)
LAND BLDG RATIO:	3.04 / 100
COVERAGE:	32%

TOTAL PARKING ANALYSIS:

PARKING REQUIRED	
1 SPACE FOR EVERY 6 PATIENT BEDS: 154/6 =	26
1 SPACE FOR VISITING DOCTORS	1
1 SPACE FOR EVERY 2 EMPLOYEES: (54) =	27
TOTAL REQ'D:	54
TOTAL PROVIDED:	106
HC STALL PROVIDED:	4 INCL 1 VAN

SITE NOTES:

1. 6" CONCRETE CURB - REFER TO CIVIL DRAWINGS
2. CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS
3. A/C PAVING - REFER TO CIVIL DRAWINGS
4. NEW TRASH ENCLOSURE - SEE DETAIL ON SHEET A7.03
5. AREA DRAIN-TYPICAL OF FOUR (4) - REFER TO CIVIL DRAWINGS
6. NEW 350K GENERATOR AND CONCRETE PAD-REFER TO ELECTRICAL DRAWINGS FOR CONNECTIONS. REFER TO CIVIL DRAWINGS FOR EXACT PAD LOCATION. FENCE SCREENING ELEMENT TO BE PROVIDED AROUND THE PERIMETER OF THE GENERATOR PAD
7. NEW SITE LIGTING - VERIFY LOCATIONS WITH ELECTRICAL PLANS
8. NEW CONFIGURATION OF ACCESSIBLE PARKING (REFERED NO. 98.1 C.L.V. STANDARDS) SEE A1.01 FOR EXISTING CONDITION. REFER TO CIVIL DRAWINGS FOR NEW CURB LOCATIONS
9. FINISH GRADE AND SLOPE - REFER TO CIVIL DRAWINGS AT COURTYARD COORDINATE ELEVATIONS AND DRAINAGE SLOPES WITH CIVIL DWGS.
10. NEW AC PAVING - REFER TO CIVIL DRAWINGS FOR FIRE DEPARTMENT ACCESS. SEE DEMO SITE PLAN FOR LIMITS OF CONSTRUCTION
11. NEW MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
12. NEW CMU PERIMETER FENCE TO MATCH EXISTING-SEE DETAIL 15 & 17 A1.02

VICINITY MAP



jma

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219 / #2011102
LAS VEGAS NV.89129

VAR-41558 SITE PLAN
SUP-41559
SDR-41557

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NORTH
SCALE: 1"=20'-0"



TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
	ACACIA STENOPHYLLA - STD. SHOESTRING ACACIA	24" BOX	26
	CHITALPA TASHKENTENSIS - STD. CHITALPA	24" BOX	8
	PROSOPIS CHILENSIS 'THORNLESS' - MULTI THORNLESS CHILEAN MESQUITE	24" BOX	7

SUGGESTED SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	CASSIA NEMOPHYLLA CASSIA	5 GAL
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL
	DIETES BICOLOR FORTNIGHT LILY	5 GAL
	EUONYMUS JAPONICA EVERGREEN EUONYMUS	5 GAL
	HESPERALOE PARVIFLORA 'RED' RED HESPERALOE	5 GAL
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL
	LIRIOPE MUSCARI LILY TURF	5 GAL
	NERIUM OLEANDER 'PETITE PINK' DWARF PINK OLEANDER	5 GAL
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL
	XYLOSMA CONGESTUM 'COMPACTA' SHINY XYLOSMA	5 GAL

PLANTING NOTES:

1) DECOMPOSED GRANITE (DG)- INSTALL 2" LAYER OF 3/4" SCREENED 'REBEL RED' DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS, UNDER ALL TREES AND SHRUBS. DECOMPOSED GRANITE AVAILABLE THROUGH KALAMAZOO MATERIALS, INC. (702) 596-9522. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY PRE EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL GRANITE AFTER INSTALLATION OF PLANT MATERIAL.

2) ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY OF LAS VEGAS TITLE 19A.

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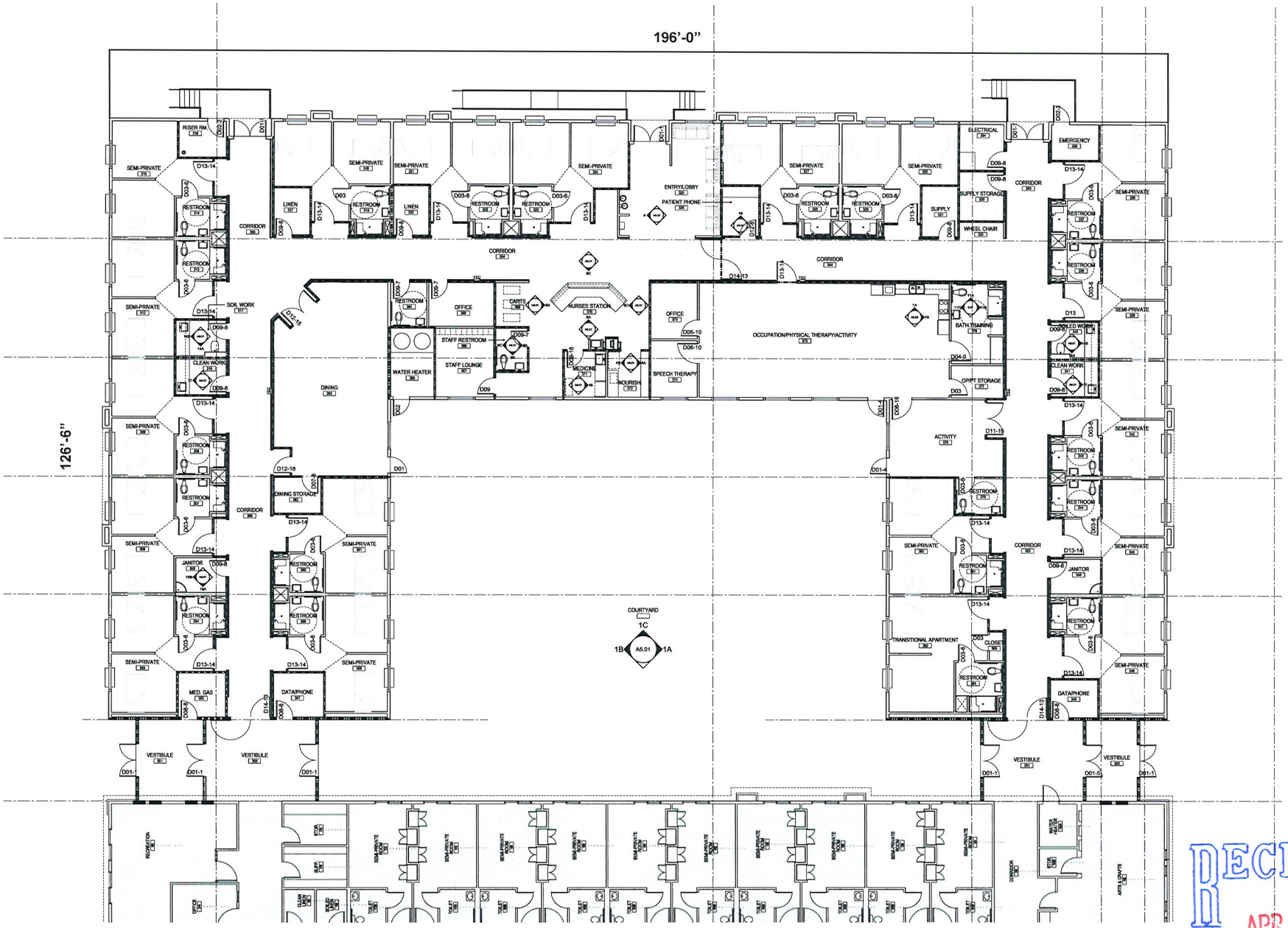
SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219 / #2011102
LAS VEGAS NV.89129

LANDSCAPE PLAN

NORTH
SCALE: 1"=20'-0"

VAR-41558
SUP-41559
SDR-41557



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SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219/ #2011102
LAS VEGAS NV.89129

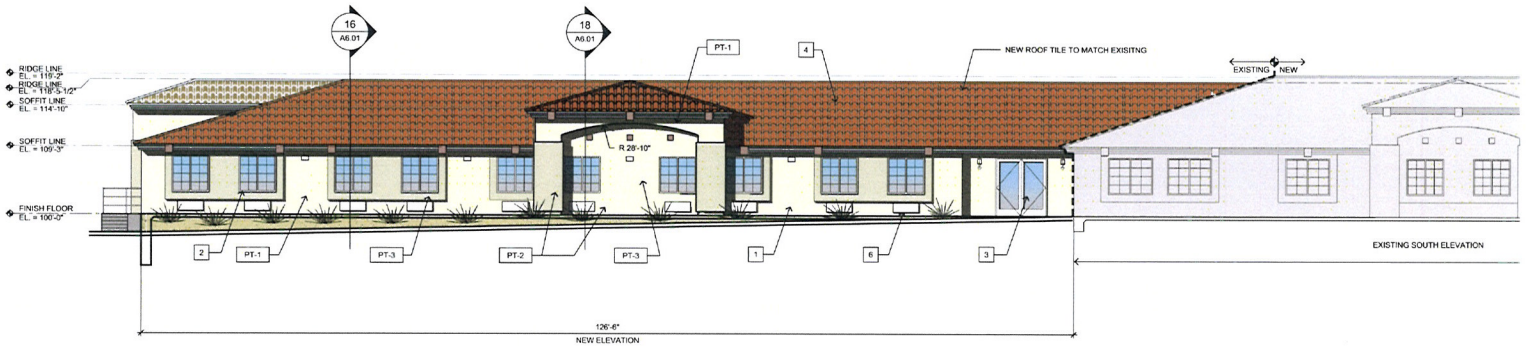
FLOOR PLAN

~~VAR-41558~~

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

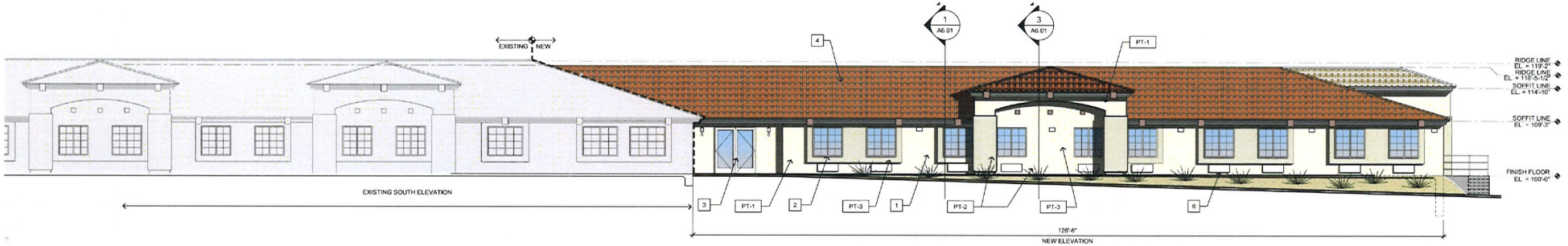
SUP-41559

SDR-41557



6 NORTH ELEVATION

1/8"=1'-0"



*SHADED AREAS INDICATE EXISTING TO REMAIN

11 SOUTH ELEVATION

1/8"=1'-0"



*SHADED AREAS INDICATE EXISTING TO REMAIN

16 EAST ELEVATION

1/8"=1'-0"

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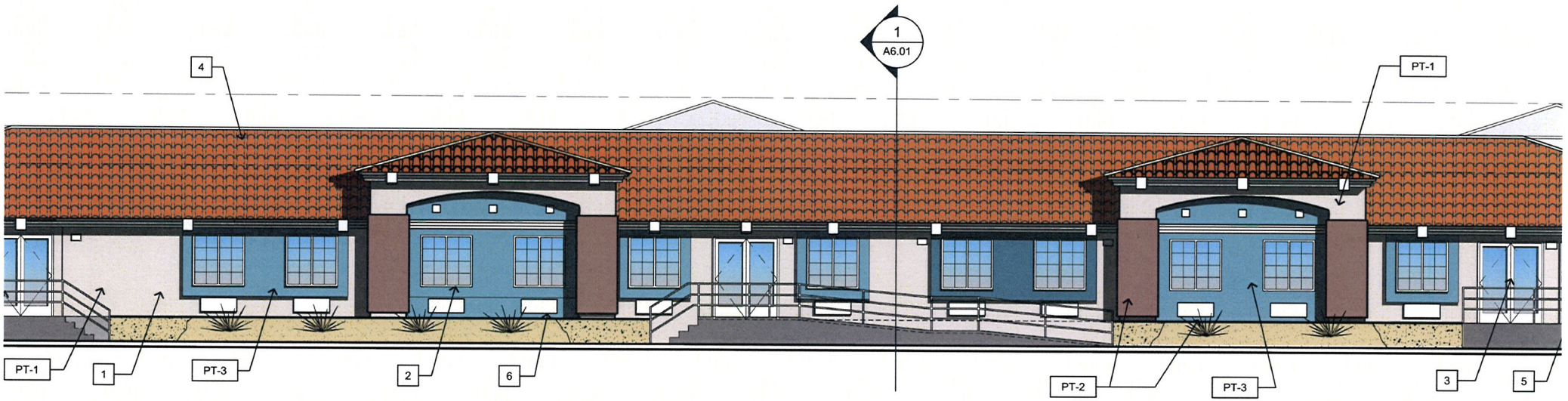
702.731.2033

SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219 / #2011102
LAS VEGAS NV.89129

ELEVATIONS

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

VAR-41558
SUP-41559
SDR-41557



FRAZEE PT-1 #8752W STONE-HENGE SHADOW	FRAZEE PT-2 #8375D RUBY RIVE	FRAZEE PT-3 #8465D INDIGO VIOLET

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VAR-41558
SUP-41559
SDR-41557

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10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

SILVER HILLS HEALTHCARE
3450 N. BUFFALO DRIVE
PROJECT # 2006219
LAS VEGAS NV.89129

COLOR BOARD

N.T.S.

jma

elevated architecture

April 26, 2011

City of Las Vegas
Department of Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89107

Re: **APN # 138-10-301-018**
Justification Letter
JMA Project # 2011102

Dear Sir or Madam:

Please accept this as the required justification letter for the "Silver Hills Health Care Center Addition".
The property is currently zoned R-3 and general plan amendment is M.
We are respectfully requesting the following applications:

1. Special Use Permit (for use)
2. Site Development Plan Review
   -Waiver for the 15 ft. side landscape buffer along right of way we are matching existing at 10 ft.
   -Deviation to standard drawing 222A of throat depth. (The throat depth requirements are excessive for a convalescent care use versus a commercial site and are based on parking calculations. There will be significantly less traffic than a commercial development and traffic will not be backed up at the driveway entries. The project is over parked at 146 parking spaces provided, where 58 parking spaces is the requirement).
3. Variance
   -For "proximity slope"
   -The existing nursing home already is situated adjacent to the one of the two existing residential lots. -
   -The new addition would have to match the existing condition at the south end of the project for approximately half of the second residential lot.
   -Where a 54' setback is required the existing building is at a 30'setback, a difference of 24'.

A. The proposed project consists of a single story, Type V, 17,466 SF addition which will house thirty-six (36) additional nursing beds which will total 154 beds when combined with the existing facility (118). The construction of the addition will be identical to that of the existing facility.

B. Trash enclosures will be constructed to match buildings, and will be properly screened. Proper on-site drainage and circulation will be accounted for in this design.

C. There is ample parking as illustrated on the site plan in accordance with City of Las Vegas Zoning Code Title 19. See attached exhibit.

D. The building will be designed to be aesthetically sensitive to the surrounding residential areas and to have continuity with the existing facility.

E. The addition will be designed and constructed to adhere to all local zoning codes and building codes as applies.

Please contact me if you have any questions.
Sincerely,

Cherie L. Guzman, Assoc. AIA

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APR 26 2011
VAR-41558
SUP-41559
SDR-41557

10150 Covington Cross Drive Las Vegas NV 89144 702.731.2033 T 702.731.2039 F www.jmaarch.com

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

SUBJECT:
SUP-41559 - SPECIAL USE PERMIT RELATED TO VAR-41558 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41559** APN: 138-10-301-018

Name of Property Owner: HCP CC SNF, LLC

Name of Applicant: HCP CC SNF, LLC

Name of Representative: JMA Architects

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: Susan M. Tate

Print Name: Susan Tate

Subscribed and sworn before me

This 25th day of APRIL, 2011

Kelly J Howze

Notary Public in and for said County and State

KELLY J. HOWZE
Commission # 1902921
Notary Public - California
Los Angeles County
My Comm. Expires Sep 4, 2014

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APR 25 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit (SUP)

Project Address (Location) 3450 North Buffalo Drive

Project Name Silver Hills Health Care Center **Proposed Use** convalescent care

Assessor's Parcel #(s) 138-10-310-018 **Ward #** 4

General Plan: existing M proposed M **Zoning:** existing R-3 proposed R-3

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

Gross Acres 3.99 **Lots/Units** - **Density** -

Additional Information

PROPERTY OWNER HCP CC SNF, LLC **Contact** Scott Grossman

Address 3760 Kilroy Airport Way, Suite 300 **Phone:** (562) 753-8167 **Fax:** (562) 753-8217

City Long Beach **State** CA **Zip** 90806

E-mail Address sgrossman@hcpi.com

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Address 3760 Kilroy Airport Way, Suite 300 **Phone:** (562) 753-8167 **Fax:** (562) 753-8217

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E-mail Address sgrossman@hcpi.com

REPRESENTATIVE JMA Architects **Contact** Cherie L. Guzman

Address 10150 Covington Cross Drive **Phone:** 731-2033 **Fax:** 731-2039

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address cguzman@jmaarch.com

Property Owner Signature* Susan M. Tate

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

Print Name Susan Tate

Subscribed and sworn before me

This 25th day of APRIL, 20 11.

Kelly J Howze

Notary Public in and for said County and State

KELLY J. HOWZE
Commission # 1902921
Notary Public - California
Los Angeles County
My Comm. Expires Sep 4, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41559
Meeting Date:	6/14/11 PC
Total Fee:	$1,030
Date Received:*	4-26-11
Received By:	

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APR 26 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

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

SUBJECT:
SDR-41557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41558 AND SUP-41559 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT, 36-BED EXPANSION OF AN EXISTING CONVALESENT CARE CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN EIGHT-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE NORTH PERIMETER AND A 7.5-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE EAST PERIMETER on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-41557 APN: 138-10-301-018

Name of Property Owner: HCP CC SNF, LLC

Name of Applicant: HCP CC SNF, LLC

Name of Representative: JMA Architects

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: Susan M. Tate

Print Name: Susan Tate

Subscribed and sworn before me

This 25th day of APRIL, 2011

Kelly J Howze

Notary Public in and for said County and State

KELLY J. HOWZE
Commission # 1902921
Notary Public - California
Los Angeles County
My Comm. Expires Sep 4, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review (SDR)

Project Address (Location) 3450 North Buffalo Drive

Project Name Silver Hills Health Care Center **Proposed Use** convalescent care

Assessor's Parcel #(s) 138-10-301-018 **Ward #** 4

General Plan: existing M proposed M **Zoning:** existing R-3 proposed R-3

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

Gross Acres 3.99 **Lots/Units** - **Density** -

Additional Information

PROPERTY OWNER HCP CC SNF, LLC **Contact** Scott Grossman

Address 3760 Kilroy Airport Way, Suite 300 **Phone:** (562) 753-8167 **Fax:** (562) 753-8217

City Long Beach **State** CA **Zip** 90806

E-mail Address sgrossman@hcpi.com

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E-mail Address sgrossman@hcpi.com

REPRESENTATIVE JMA Architects **Contact** Cherie L.Guzman

Address 10150 Covington Cross Drive **Phone:** 731-2033 **Fax:** 731-2039

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address cguzman@jmaarch.com

Property Owner Signature* Susan M. Tate

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

Print Name Susan Tate

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This 25th day of APRIL, 20 11.

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FOR DEPARTMENT USE ONLY

Case #	SDR-41557
Meeting Date:	6/14/11 PC
Total Fee:	$1,030
Date Received:*	4-26-11
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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Revised 10/27/08

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City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

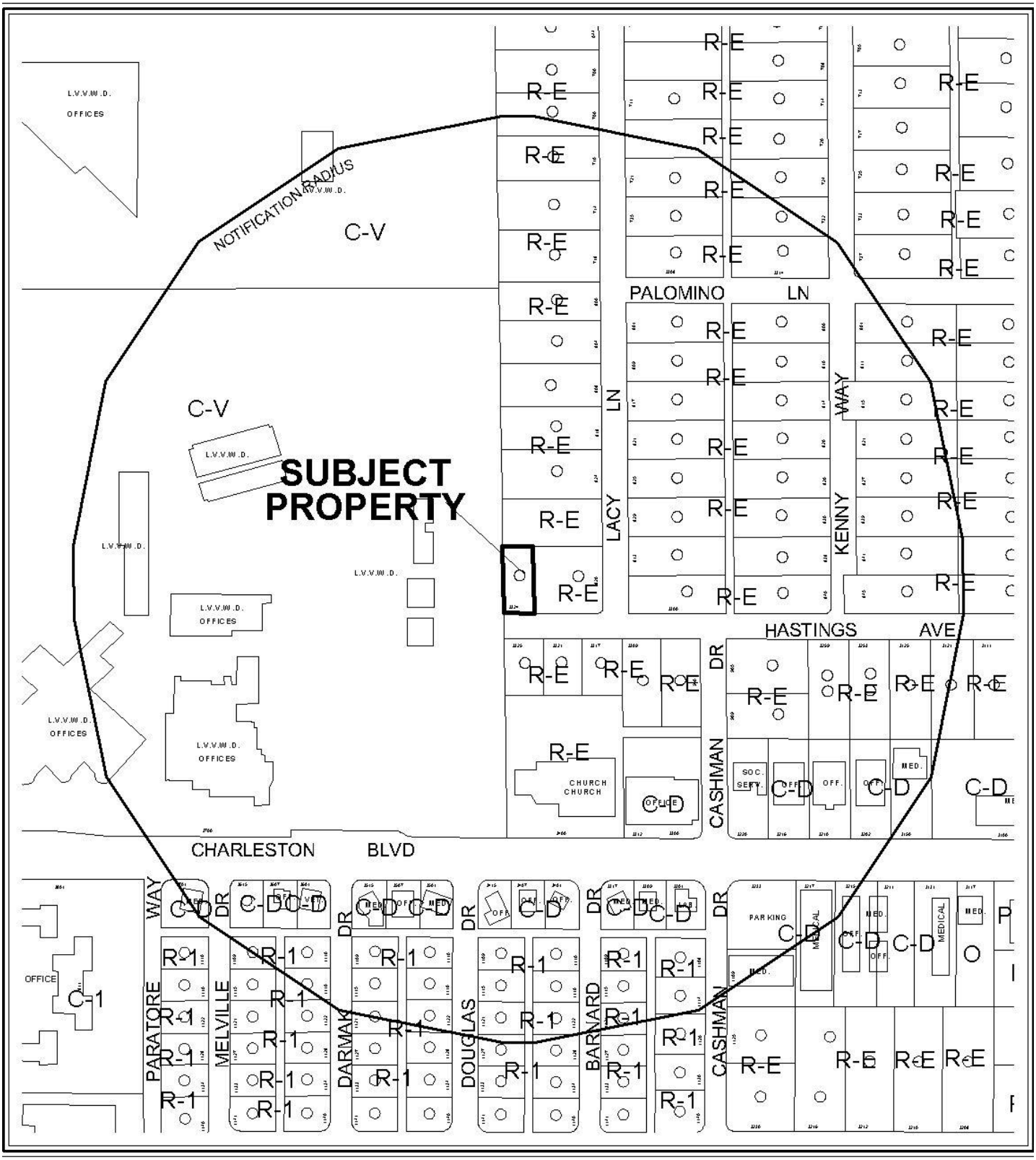
SUBJECT:
VAR-41565 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE(CLASS I) TO HAVE A TWO-FOOT, TWO-INCH SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41565 and SUP-41564
2. Conditions and Staff Report - VAR-41565 and SUP-41564
3. Supporting Documentation
4. Photos - VAR-41565 and SUP-41564
5. Justification Letter - VAR-41565 and SUP-41564



0 300 600 Feet

CASE: **VAR-41565 AND SUP-41564**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-41565 AND SUP-41564**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41565** APN: 139-32-401-007

Name of Property Owner: GiNie W. Harris

Name of Applicant: same

Name of Representative: same

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: GiNie W. Harris

Print Name: GiNie W Harris

Subscribed and sworn before me

This 26 day of April, 20 11

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt No 93-4139-1
My Appt Expires Sep 1, 2013

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Possible Variance

Project Address (Location) 3324 Hastings Ave, LV, NV 89107

Project Name Harris Renovations **Proposed Use** _____

Assessor's Parcel #(s) 139-32-401-007 **Ward #** 1

General Plan: existing X proposed _____ **Zoning:** existing R-E proposed _____

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

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

Additional Information _____

PROPERTY OWNER GINie W. Harris **Contact** _____

Address 3324 Hastings Ave **Phone:** 4605436 **Fax:** 8787669

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

E-mail Address _____

APPLICANT Same **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Same **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* GINie W. Harris

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

Print Name GINie W. Harris

Subscribed and sworn before me

This 26 day of April, 20 11.

Notary Public in and for said County and State

BILL LENHART NOTARY PUBLIC STATE OF NEVADA Appt. No. 98-4138-1 My Appt. Expires Sep 1, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-41565
Meeting Date:	6-14-11 PC
Total Fee:	#830
Date Accepted:	4-27-11
Accepted By:	

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*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.

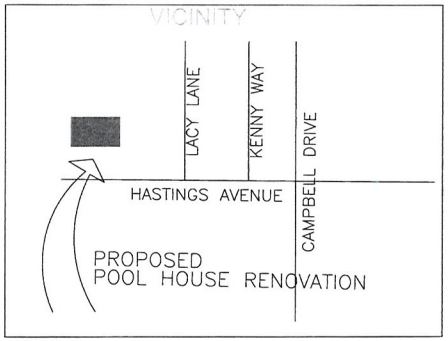
POOL HOUSE RENOVATIONS

FOR

HARRIS RESIDENCE

3324 HASTINGS AVE.

LAS VEGAS, NEVADA 89107



SHEET LOG

CP	COVER PAGE
SITE-1	SITE PLAN & PROJECT DATE
D-1	DEMOLITION PLAN
A-1	FLOOR PLAN WITH DOOR SCHEDULE AND WINDOW SCHEDULE
A-2	EAST-WEST ELEVATIONS
A-3	NORTH ELEVATIONS
A-4	SOUTH ELEVATIONS
S-1	TYPICAL WALL ELEVATIONS AND DETAILS
E-1	ELECTRICAL FLOOR PLAN AND PANEL SCHEDULE
M-1	MECHANICAL-RCP PLAN
P1	PLUMBING PLAN

GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

SHEET TITLE: OWNER/ BUILDER
POOL HOUSE
DEMOLITION PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

TITLE

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VAR-41565

SUP-41564

06/12/07 GARAGE CONVERSION

GENERAL CONSTRUCTION NOTES:

1. ALL NEW WALLS SHALL BE 2"X4" W/ 1/2" GYPSUM TAPED AND FINISHED FOR PAINT CHOSEN BY OWNER CORNER BEAD SHALL BE 3/4" ROUND (typ.)
2. STUCCO FINISH ON THE EXTERIOR TO REMAIN INTACT.
3. ALL WALL AND CEILING FIBERGLASS AND STYROFOAM INSULATION TO REMAIN INTACT.
4. ALL NEW INTERIOR DOORS SHALL BE 2'-8" X 6'-8".
5. ALL INTERIOR FINISHES, CABINETS AND SHELVING SHALL BE BY OWNER AND VERIFIED PRIOR TO INSTALL.
6. PROVIDE MOISTURE-PROOF GREEN BOARD IN BATHROOM.
7. PROVIDE TILE BACKING BOARD AT WALLS AND CEILINGS OF SHOWER AREA.
8. SHOWER WALLS AND CEILING SHALL BE TILED AS SPECIFIED BY OWNER.
9. FLOOR FINISHES SHALL BE AS SPECIFIED BY OWNER.
10. ATTIC SPACE TO HAVE PULL DOWN LADDER FOR STORAGE AS SPECIFIED BY OWNER.

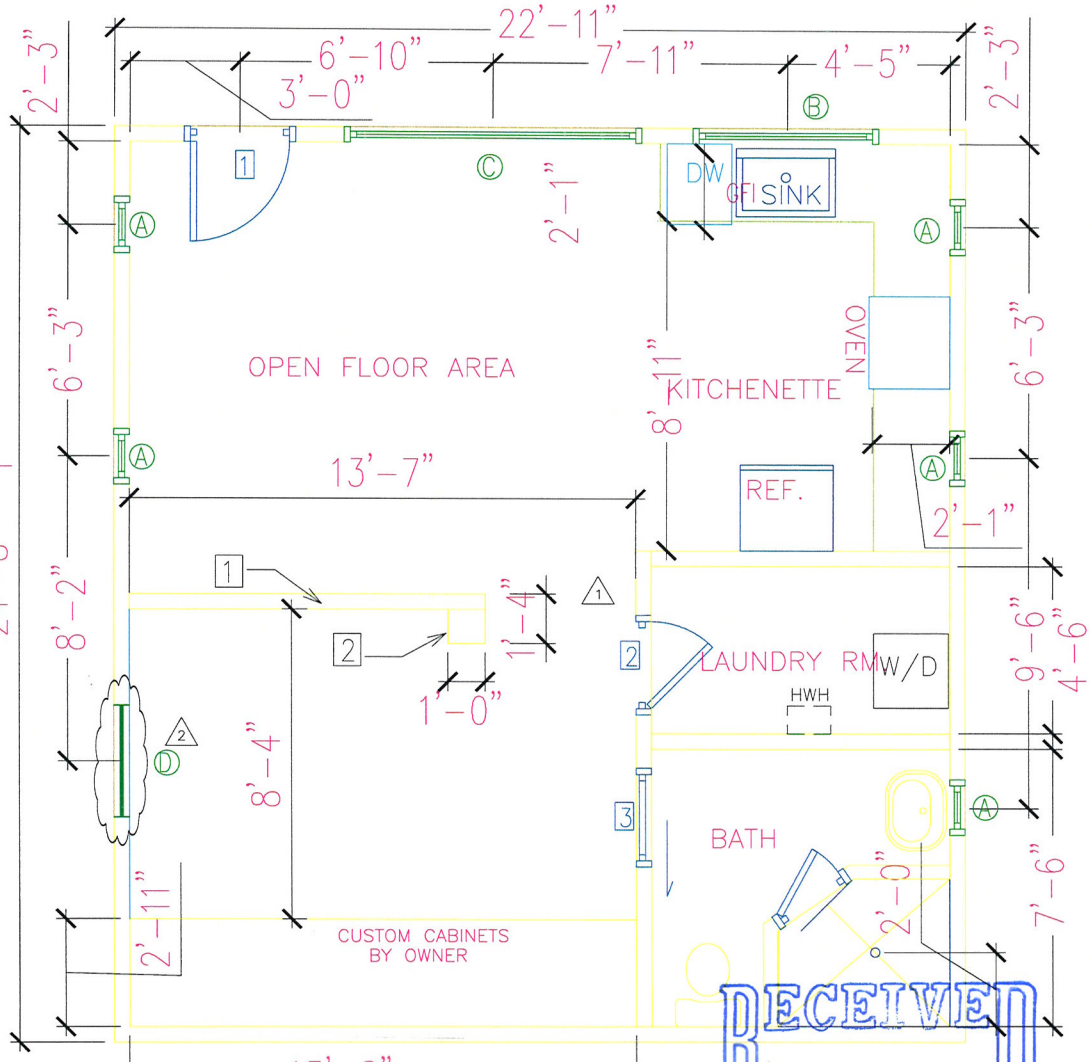
△1 1. HALF WALL FROM ORIGINAL SUBMITTAL TO REMAIN

△2 2. 3'-0" x 5'-0" WINDOW ADDED FOR EGRESS

1	2" X 4" X 5'6" HGT.WOOD STUD WALL, STUDS @ 16" O.C. DRYWALL T/F,PAINTED
2	2" X 4" X 3'6" HGT.WOOD STUD WALL, STUDS @ 16" O.C. DRYWALL T/F,PAINTED

N

NEW FLOOR PLAN
SCALE: 3/4" = 1'-0"



DOOR SCHEDULE

SIZE (W X HGT.)	TYPE	LOCATION	EXISITING/NEW/DEMO
1. 3'-0" X 6'-8"X 1-3/8"	SC WOOD DOOR	ENTRY DOOR	EXISTING
2. 2'-8" X 6'-8" X 1-3/8"	WOOD DOOR	LAUNDRY ROOM	NEW
3. 2'-8" X 6'-8" X 1-3/8"	WOOD DOOR	BATHROOM	NEW POCKET DOOR

WINDOW SCHEDULE

SIZE (W X L)	TYPE	LOCATION	EXISITING/NEW/DEMO
A. 1'-0" X 1'-6	ALUM. FRAME DOUBLE PANE	VARIOUS	NEW
B. 5'-0" X 4'-0	ALUM. FRAME SINGLE PANE	KITCHEN	EXISTING TO REMAIN
C. 8'-0" X 6'-0	ALUM. FRAME SINGLE PANE	LIVING SPACE	EXISTING TO REMAIN
D. 3'-0" X 3'-0	ALUM. FRAME DOUBLE PANE	SITTING AREA	NEW

NOTES:
SCHEDULED SIZES FOR DOORS AND WINDOWS TAKE PRECEDENT OVER SCALED MEASUREMENTS
CENTER OF DOOR AND WINDOW DIMENSIONS ARE SHOWN ON THE FLOOR PLANS

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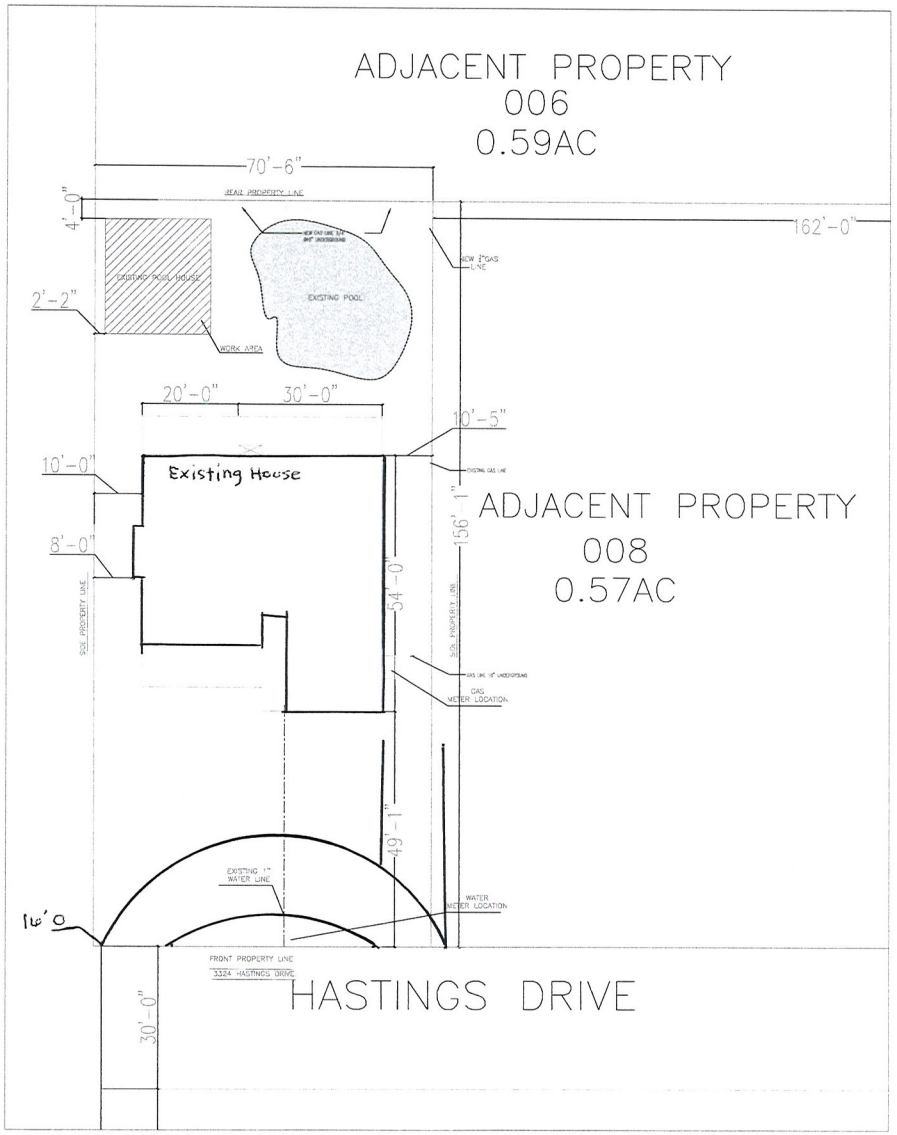
VAR-41565
SUP-41564

GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

SHEET TITLE: OWNER / BUILDER POOL HOUSE RENOVATION NEW FLOOR PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-1



SITE PLAN
SCALE: 1"=20' 0"

OWNER/BUILDER TO VERIFY AND CO-ORDINATE ALL UNDERGROUND UTILITY LOCATIONS AND TRENCHES WITH ALL SUB-CONTRACTORS PRIOR TO EXCAVATIONS

PROJECT DATA:

CODE ANALYSIS: IBC 2006

ZONING:	RESIDENTIAL
ASSESSOR'S PARCEL NO.	139-32-401-007
CONSTRUCTION TYPE:	VB

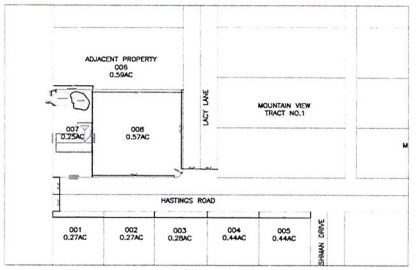
NOTE:

THIS PROJECT SHALL COMPLY WITH THE 2006 IBC, 2006 UMC AND UPC AND 2005 NEC, THE 2006 IECC, AND THE CITY OF LAS VEGAS CODE AMENDMENTS.

LOT SIZE	0.25 Acres
PRIMARY RES.	2223 S.F.
GARAGE	528 S.F.
PRIMARY RESIDENCE HGT.	15 FT.

NO CHANGE TO EXISTING MAIN RESIDENCE
RENOVATING POOL HOUSE ONLY!

VICINITY MAPS





N

GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

SHEET TITLE: OWNER/ BUILDER SITE PLAN
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET: SITE

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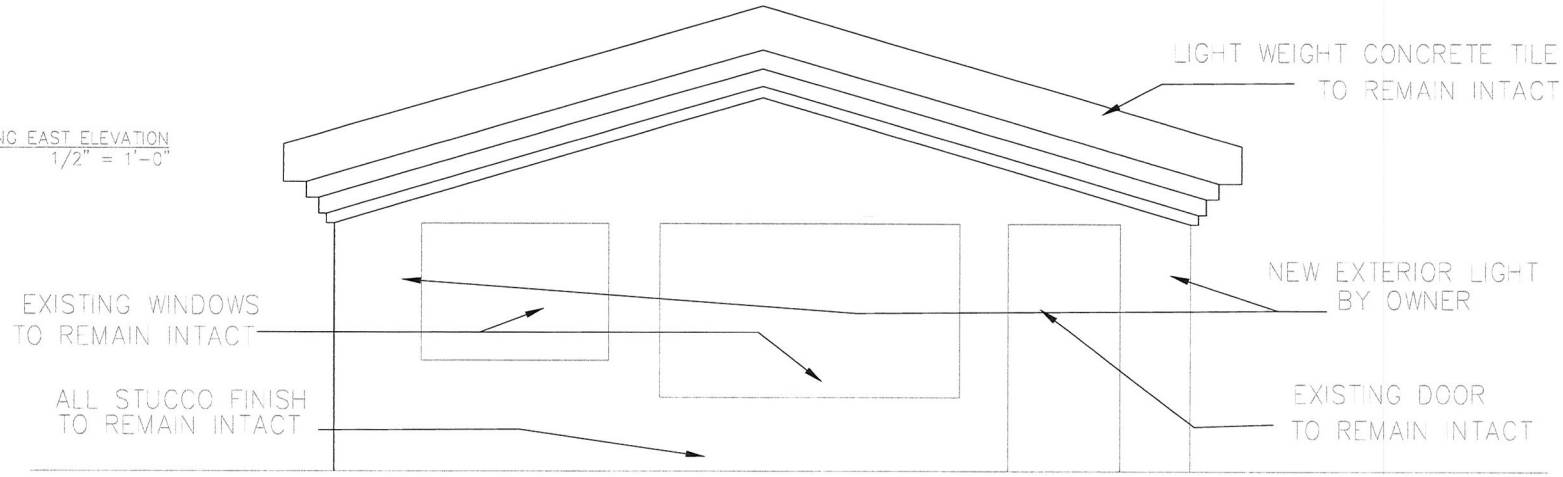
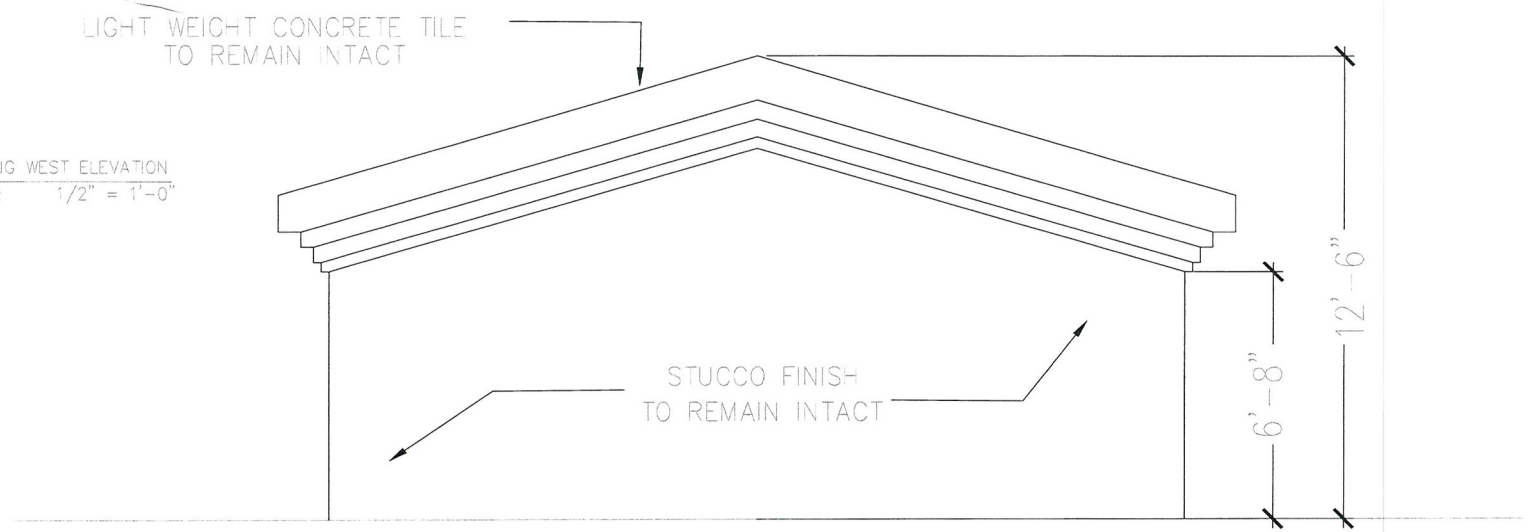
SUP-41564

EXISITING EAST ELEVATION
SCALE: 1/2" = 1'-0"



TYPICAL NOTE:
EXISITING EAST AND WEST ELEVATIONS TO REMAIN INTACT

EXISTING WEST ELEVATION
SCALE: 1/2" = 1'-0"



GINIE HARRIS
(OWNER/BUILDER)
3524 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

SHEET TITLE: OWNER/ BUILDER
POOL HOUSE
EAST/WEST ELEVATIONS
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

A-2

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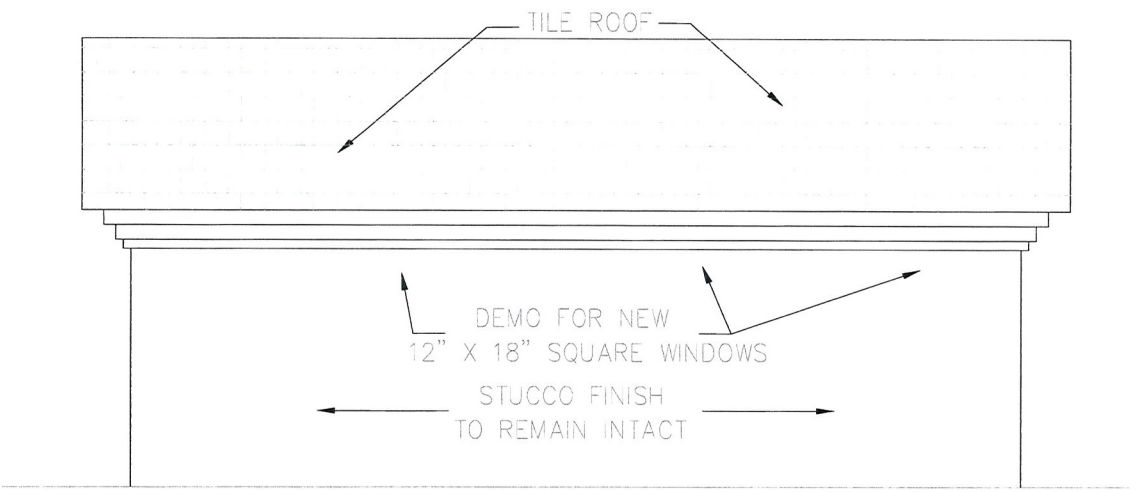
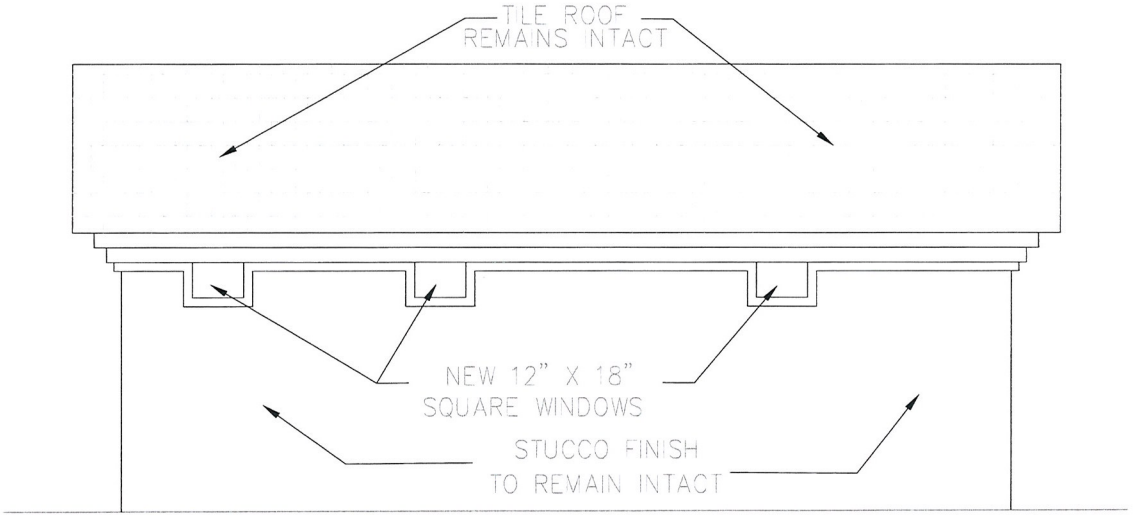
VAR-41565
SUP-41564



EXISITING SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

TYPICAL NOTE:
EXISITING EAST AND WEST ELEVATIONS TO REMAIN INTACT



NEW SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

SHEET TITLE: OWNER/ BUILDER POOL HOUSE SOUTH ELEVATIONS
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-3

VAR-41565
SUP-41564

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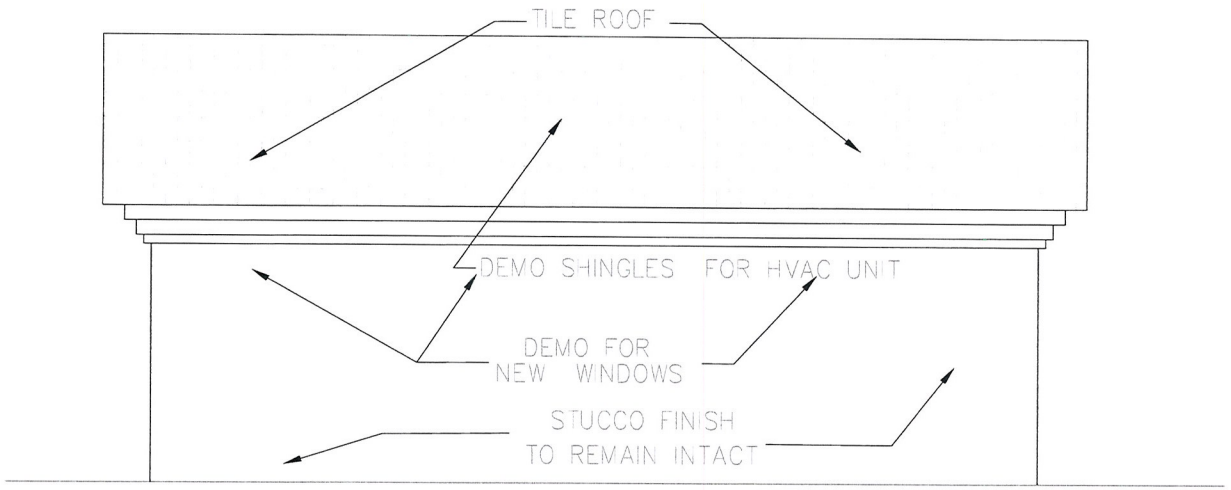
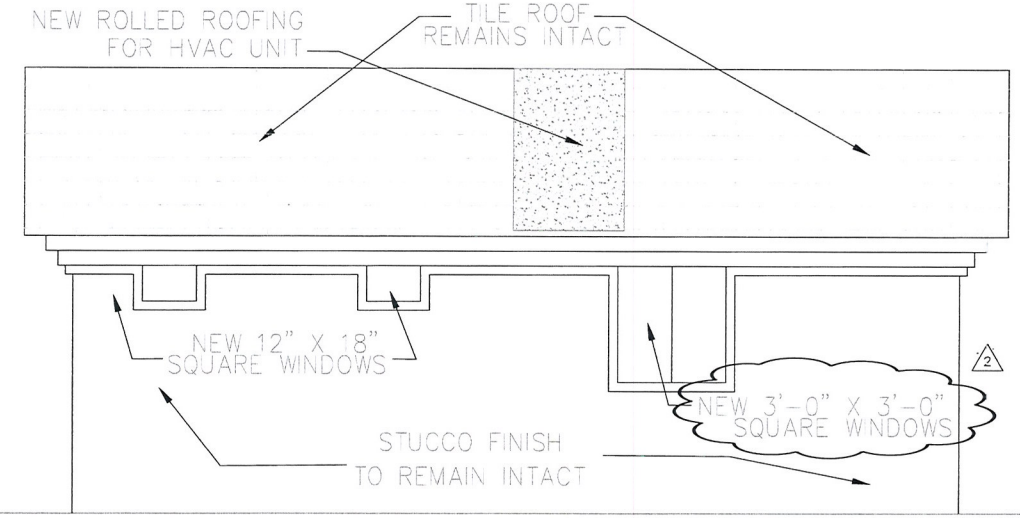
EXISITING NORTH ELEVATION
SCALE: 3/4" = 1'-0"



TYPICAL NOTE:
EXISITING EAST AND WEST ELEVATIONS TO REMAIN INTACT

NEW NORTH ELEVATION
SCALE: 3/4" = 1'-0"



2 2. 3'-0" x 5'-0" WINDOW ADDED FOR EGRESS

GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

SHEET TITLE: OWNER/ BUILDER POOL HOUSE NORTH ELEVATIONS
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-4

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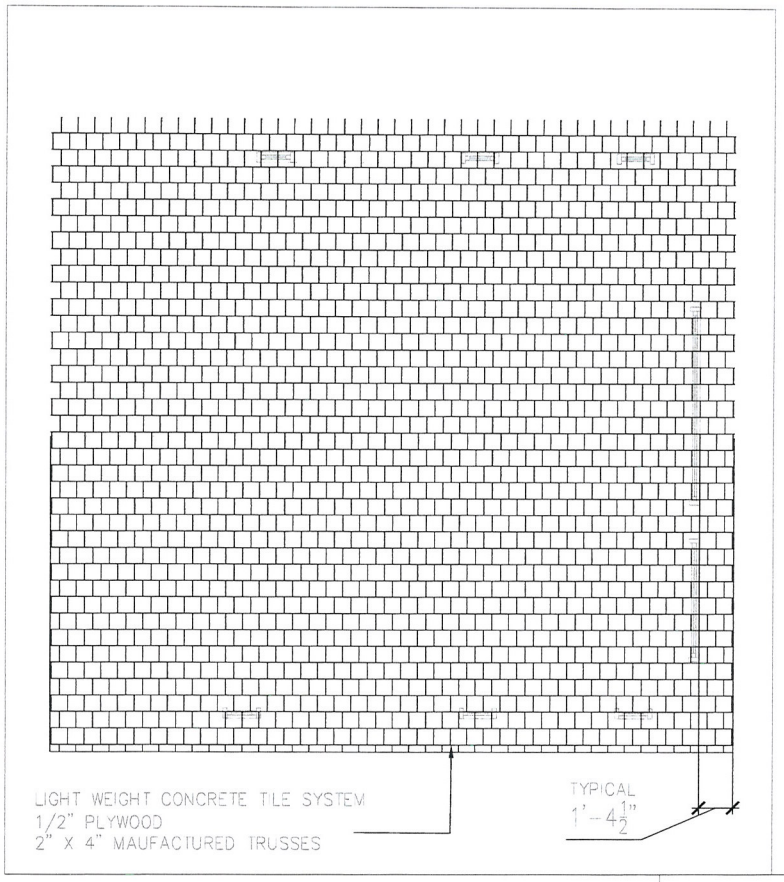
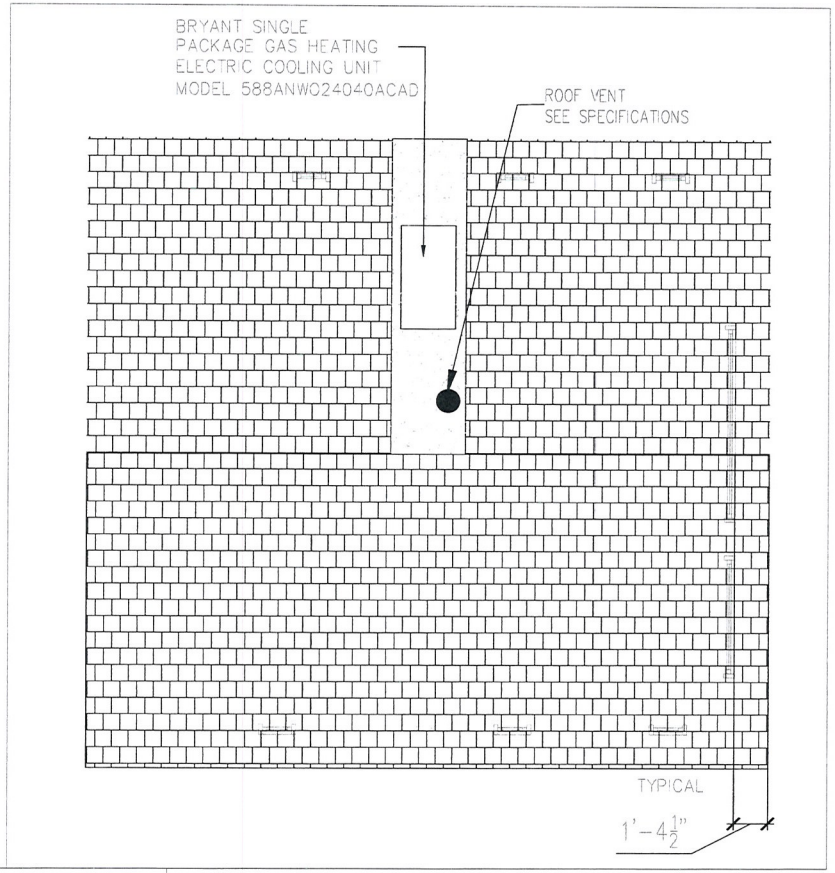
VAR-41565
SUP-41564

TYPICAL NOTE: EXISITING ROOFING SYSTEM TO REMAIN INTACT EXCEPT TO EXTENT SHOWN



EXISITING ROOF PLAN
SCALE: 1/2" = 1'-0"



NEW ROOF PLAN
SCALE: 1/2" = 1'-0"

ROOF VENT SPECIFICATIONS

Brand Master Flow
Model # PR1D
Color/Finish Mill
Material Steel
Size 15 in. Dia.
Assembled Depth (In Inches) 10.75
Assembled Height (In Inches) 30.75
Assembled Weight (In LBS) 20.0
Assembled Width (In Inches) 30.5
Dome Material Galvanized Steel
Type Power Roof Ventilation
UPC CODE 050206888056
Ventilation Type Pro 1 Mill Roof Mount Vent

ROOF VENT SHALL BE EQUAL IN COMPLIANCE WITH CITY OF LAS VEGAS REQUIREMENTS

GINIE HARRIS
(OWNER/BUILDER)
3324 HASTINGS AVE.
LAS VEGAS, NEVADA 89107

SHEET TITLE: OWNER/ BUILDER POOL HOUSE SOUTH ELEVATIONS
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-5

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VAR-41565
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VAR-41565

SUP-41564







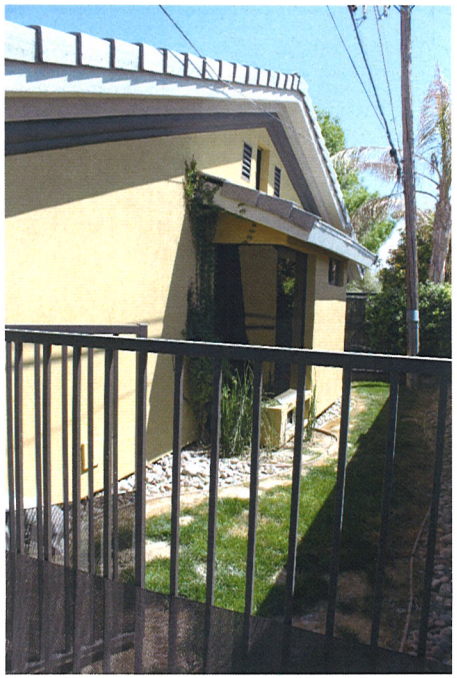


VAR-41565
SUP-41564









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~~VAR-41565~~
SUP-41564









VAR-41565

SUP-41564

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VAR-41565

SUP-41564









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APR 27 2011

VAR-41565

SUP-41564





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APR 27 2011

VAR-41565

SUP-41564

April 26, 2011

Steve Swanton
Mike Howe
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE:

Proposed Class 1 Structure
APN #139-32-401-007
Special Use Permit
Possible Variance

To Whom It May Concern;

My name is GiNie' W Harris, homeowner at 3324 Hastings Ave, L.V., NV 89107. I am writing this justification letter to you for an approval of a special use permit and a possibly variance.

In 1996 the above property was purchased from HD Houston who owned the property as parcel number 030-310-025 which was once a 1.0 acre parcel. In March of 1968 the parcel went from a 1.0 acre to .82 acre and then assigned a new parcel #139-32-401-007 as a .25 acre lot. Prior to this time at the far southwest corner there was a existing garage that went with the original house located on the corner of Hastings and Lacy Lane which was HD Houston's primary house. The story goes from HD Houston that sometime after 1968 someone owed him money and as payment he received a house that was moved from Henderson to the Northwest corner behind the house he was occupying (that at one time was the 1.0 acre parcel). I believe this happened sometime in the late 1970's. It's been told he had let family and friends live in this house which is now 3324 Hastings throughout the years until he sold his primary residence and then moved into 3324 Hastings himself where he stayed until we purchased it in 1996 directly from him. Originally the existing garage was for the Hastings & Lacy Lane corner property and when the property received its current APN the existing garage went with the back house (3324 Hastings Ave).

Prior to submitting plans for permits to turn the existing garage to a pool house I paid for the city building inspector to come out, assess the structure and give recommendations to move forward with the conversion. At this time I was told to submit my plans and I wouldn't need a variance since it is an existing structure that had been there long before we purchased the property. I submitted my plans and have receive all my approvals (permit #94960) when after the fact I was told that I would need a special use permit and possibly a variance. I'm asking the committee to please research the previous parcel #030-310-025 to confirm the existence of this garage and approve the special use permit without the need of the variance.

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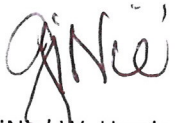
VAR-41565
SUP-41564

This existing garage already had an electrical panel, front windows, front door, toilet/sewer line, and a water line that was all there when we purchased the house. For a long time it has been an eye sore as a storage unit. We would like to contribute to the beautification of our neighborhood by finishing off the structure with HVAC, insulation, drywall, and a kitchen making it accessible for the pool use and/or guest quarters.

Thank you for your time in advance and your attention to this approval.

Sincerely,



GiNie' W. Harris
Homeowner
702-460-5436

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VAR-41565
SUP-41564

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

SUBJECT:
SUP-41564 - SPECIAL USE PERMIT RELATED TO VAR-41565 - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS - Request for a Special Use Permit FOR AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE, (CLASS I) at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41564** APN: 139-32-401-007

Name of Property Owner: GiNie W. Harris

Name of Applicant: Same

Name of Representative: Same

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: GiNie W. Harris

Print Name: GiNie W. Harris

Subscribed and sworn before me

This 26 day of APRIL, 20 11

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No 93-4139-1
My Appt. Expires Sep 1, 2013

RECEIVED
APR 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3324 Hastings Ave, LV, NV 89107

Project Name Harris Renovations **Proposed Use** _____

Assessor's Parcel #(s) 139-32-401-007 **Ward #** 1

General Plan: existing X proposed _____ **Zoning:** existing R-E proposed _____

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

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

Additional Information _____

PROPERTY OWNER GiNie W Harris **Contact** _____

Address 3324 Hastings Ave. **Phone:** 702 4005436 **Fax:** 702 8787669

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

E-mail Address _____

APPLICANT Same **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Same **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* GiNie W Harris

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

Print Name GiNie W Harris

Subscribed and sworn before me

This 26 day of APRIL, 20 11

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-0139-1
My Appt. Expires Sep 1, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-41564
Meeting Date:	6-14-11 PC
Total Fee:	$1,030
Date Accepted:	4-27-11
Accepted By:	

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APR 27 2011

*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.

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

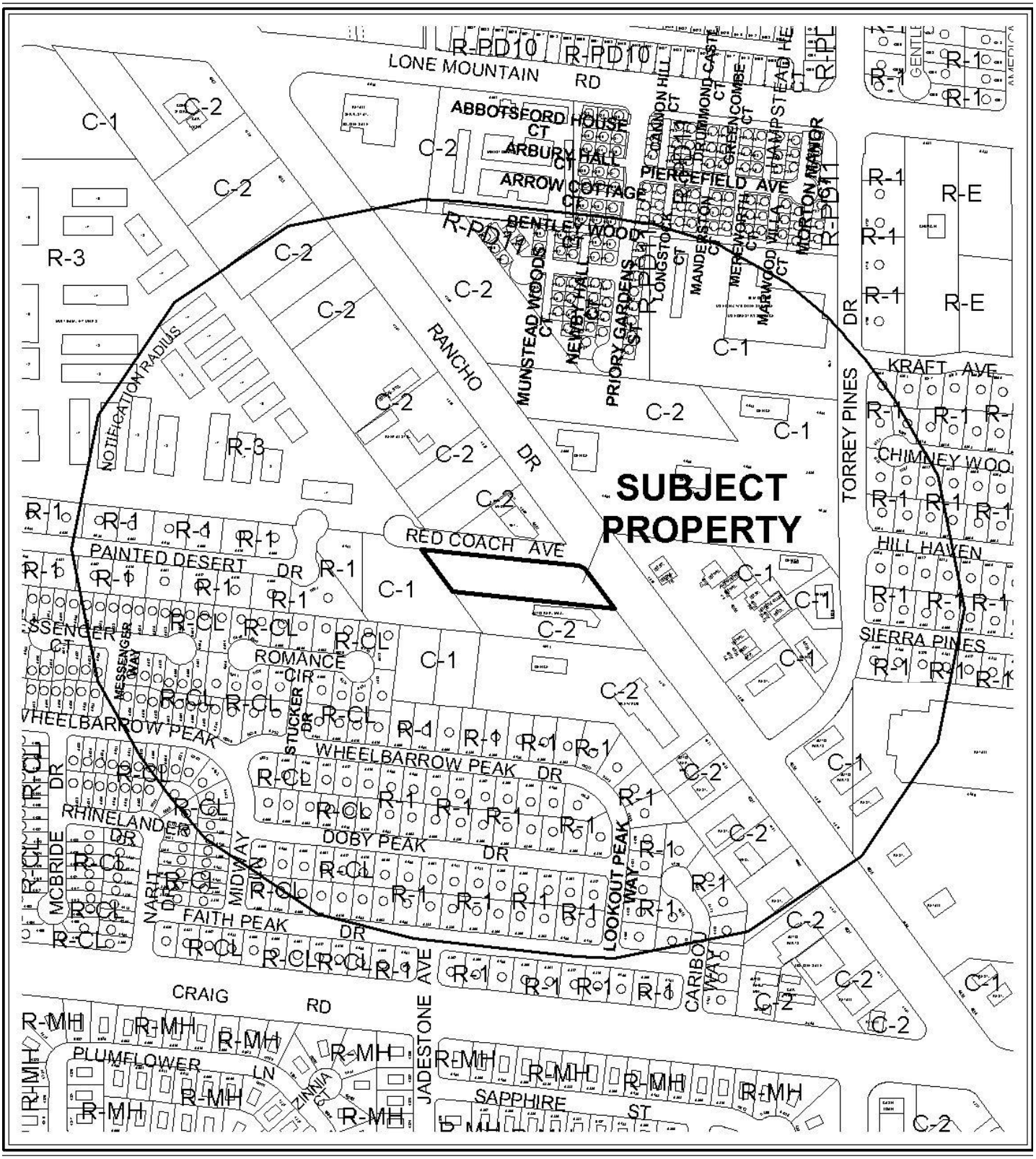
SUBJECT:
VAR-41579 - VARIANCE - PUBLIC HEARING - APPLICANT: JONES LANG LASALLE - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 43 ARE REQUIRED on 1.18 acres at the southwest corner of Red Coach Avenue and Rancho Drive (APN 138-02-202-015), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41579 and SDR-41578
2. Conditions and Staff Report - VAR-41579 and SDR-41578
3. Supporting Documentation
4. Photos - VAR-41579 and SDR-41578
5. Justification Letter - VAR-41579 and SDR-41578



CASE: **VAR-41579 & SDR-41578**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **VAR-41579 & SDR-41578**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41579** APN: 138-02-202-015

Name of Property Owner: The Tass C. Hardin and Lois I. Hardin Revocable Family Trust

Name of Applicant: Carrie Gillis - Jones Lang LaSalle

Name of Representative: Bob Gronauer - 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 __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: Lois Hardin

Print Name: LOIS HARDIN

Subscribed and sworn before me

This 22nd day of April, 2011

Johanna N. Smith

Notary Public in and for said County and State

JOHANNA N. SMITH
Notary Public, State of Nevada
Appointment No. 04-90720-1
My Appt. Expires Aug 19, 2012

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APR 27 2011

Revised 11-14-06

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

993013.1

16277.3

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to Reduce Parking

Project Address (Location) Red Coach Ave. and Rancho Dr.

Project Name Bridegstone **Proposed Use** minor auto repair facility

Assessor's Parcel #(s) 138-02-202-015 **Ward #** 6

General Plan: existing SC proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 8,500 **Floor Area Ratio** n/a

Gross Acres 1.18 ± **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The Tass C. Hardin & Lois I. Hardin Revocable Family Trust **Contact** n/a

Address 4095 Chieftain **Phone:** n/a **Fax:** n/a

City Las Vegas **State** NV **Zip** 89129

E-mail Address n/a

APPLICANT Jones Lang LaSalle **Contact** Carrie Gillis

Address 515 South Flower Street, Suite 1300 **Phone:** 323-395-4601 **Fax:** 323-733-5347

City Los Angeles **State** CA **Zip** 90071

E-mail Address carrie.gillie@am.jll.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 W. Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

Property Owner Signature* Lois Hardin

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

Print Name LOIS HARDIN

Subscribed and sworn before me

This 22nd day of April, 20 11.

Johanna N. Smith

Notary Public in and for said County and State

JOHANNA N. SMITH
Notary Public, State of Nevada
Appointment No. 04-90720-1
My Appt. Expires Aug 19, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-41579
Meeting Date:	6/14/11
Total Fee:	$830
Date Received:*	4/27/11
Received By:	B.S.

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

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Revised 10/27/08

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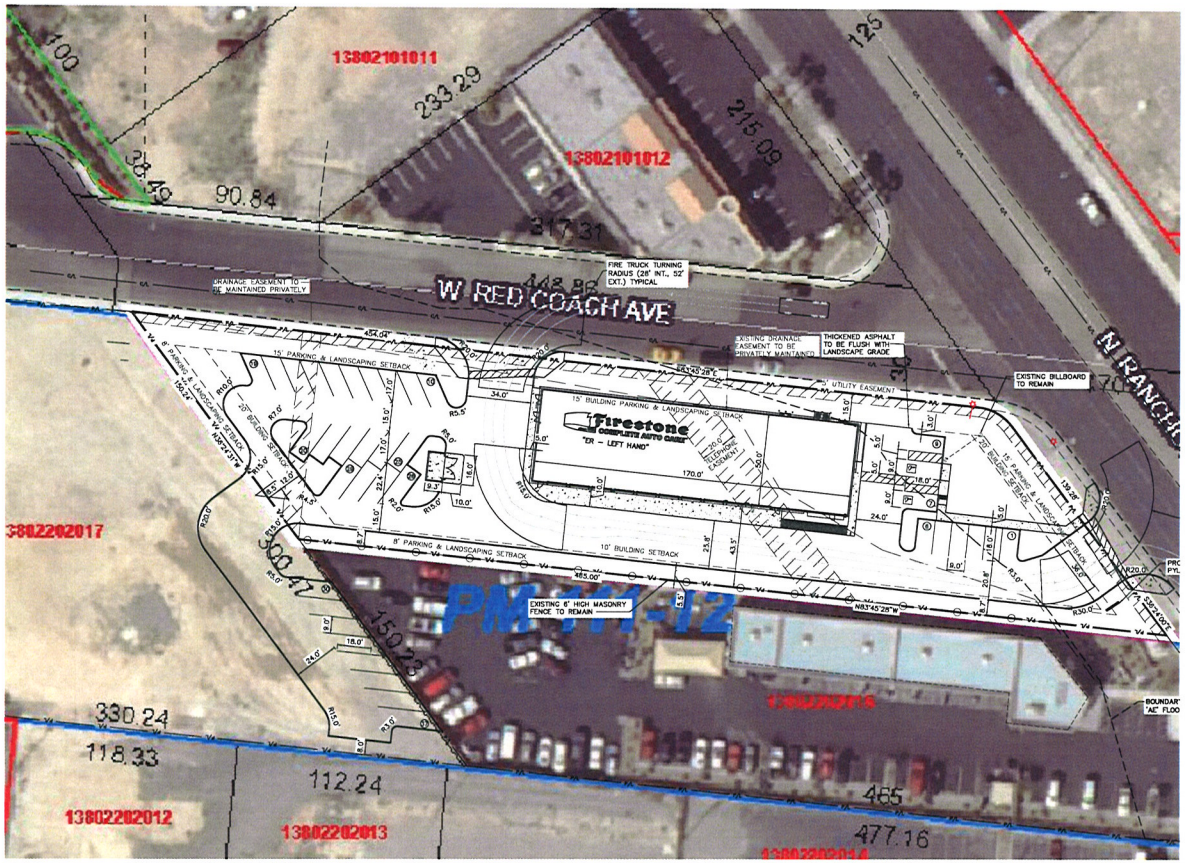
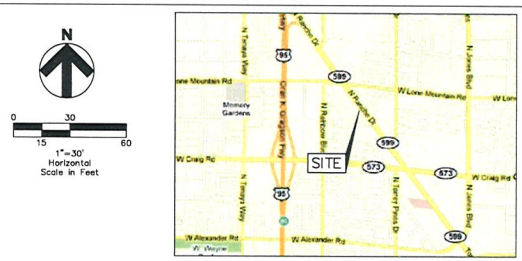


PM-41578



VICINITY MAP

N

0 30 15 60

1"=30'
Horizontal
Scale in Feet

BUILDING DATA

CUSTOMER WAITING AREA	1,215 S.F.
SERVICE AREA	4,389 S.F.
NEW INVENTORY	2,009 S.F.
USED INVENTORY	284 S.F.
OTHER	603 S.F.
	TOTAL: 8,500 S.F.
TIRE CAPACITY	1,404 TIRES
PARTS SHELVES	568 L.F.

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT: RANCHO	20'	39.5'
SIDE: RED COACH	15	15
SIDE: WEST	20'	193'
REAR: SOUTH	10'	38.5

PARKING SETBACKS

	REQUIRED	PROVIDED
FRONT: RANCHO	15'	22'
SIDE: RED COACH	15'	15'
SIDE: WEST	8'	8'
REAR: SOUTH	8'	8'

LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
FRONT: RANCHO	15'	22'
SIDE: RED COACH	15'	15'
SIDE: NORTHWEST	8'	8'
REAR: SOUTH	8'	8'

PARKING SPACES

	REQUIRED	PROVIDED
NUMBER OF SPACES	43	37

SITE AREA: 1.18 ACRES; 51,369 S.F.
BLDG AREA: 8,500 S.F.

PARKING REQUIREMENTS
1/200 S.F. BUILDING AREA +5
THEREFORE; 47 ARE REQUIRED.
PARKING PROVIDED: 35 SPACES
HANDICAP SPACES: 2 SPACES
TOTAL= 37 SPACES

LAND USE DATA

	PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	17%	0.20 AC.
PAVEMENT/IMPERVIOUS	56%	0.66 AC.
LANDSCAPING	27%	0.32 AC.
TOTAL	100%	1.18 AC.

CURRENT ZONING: C2

SITE NOTES

1. SETBACKS AND BUFFERS ARE PER CONVERSATION WITH THE CITY OF LAS VEGAS.
2. DIMENSIONS SHOWN ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
3. CURB RADIUS DIMENSIONS ARE 3.0' (FACE OF CURB) UNLESS OTHERWISE NOTED.
4. 29 PARKING SPACES ARE PROPOSED. 47 SPACES ARE REQUIRED BY LOCAL ZONING AND 30 SPACES ARE REQUIRED BY BSRO. A VARIANCE WILL BE REQUIRED BY THE CITY OF LAS VEGAS FOR THE REDUCTION IN PARKING.
5. EXISTING BILLBOARD ON-SITE IS OWNED BY LAMAR AND WILL REMAIN. AGREEMENT BETWEEN BSOR AND LAMAR WILL BE PART OF THE LAND TRANSACTION TO CONTROL BILLBOARD.
6. EASEMENTS WERE OBTAINED FROM A PARCEL MAP DATED 12/6/05. 10' TELEPHONE EASEMENT WILL HAVE TO BE ABANDONED. THERE ARE TWO DRAINAGE EASEMENTS THAT ARE MAINTAINED PRIVATELY ON SITE.
7. CROSS ACCESS WILL BE REQUIRED WITH THE PROPERTY OWNER TO THE WEST OF THE BSRO SITE.
8. NDOT REVIEW AND APPROVAL WILL BE REQUIRED FOR CURB CUT ALONG RANCHO DRIVE.
9. ACCORDING TO FEMA FIRM, AN 'AE' FLOOD ZONE EXISTS ALONG RANCHO DRIVE. NORTHEAST CORNER OF BUILDING IS IN 'AE' FLOOD ZONE. CITY OF LAS VEGAS IS REQUIRING THAT A CLOMR AND LOMR BE APPLIED FOR IN ORDER TO OBTAIN CC OF O AND C OF O.

CIVIL ENGINEER/LANDSCAPE ARCHITECT

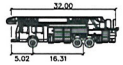
1. RECYCLED MULCH AND ASSOCIATED ECO-ACTIVITY SIGNS SHALL BE INCORPORATED FOR THIS SITE LOCATION, UNLESS SPECIFICALLY RESTRICTED BY THE AHJ OR DEVELOPMENT GUIDELINES. PROJECT CIVIL ENGINEER SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT TO LOCATE THE DESIGNATED AREAS.
2. ONE HYBRID PARKING STALL AND DESIGNATED SIGN READING "RESERVED FOR HYBRID VEHICLES ONLY" NEAR THE FRONT ENTRY SHALL BE INCORPORATED FOR THIS LOCATION. PROJECT CIVIL ENGINEER SHALL LOCATE ON THEIR CONSTRUCTION DOCUMENTS.

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON THE PROJECMATES AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

THE CONCEPT PLAN IS BASED ON THE AERIAL

LEGEND

P/L	PROPERTY LINE
C/L	CENTER LINE
R/W	RIGHT-OF-WAY LINE
	PROPOSED CURB
50	PROPOSED PARKING SPACE NUMBER
	PROPOSED PYLON SIGN
	PROPOSED PAINTED ADA SYMBOL
	PROPOSED CONCRETE
	PROPOSED FLEX PAVE



	FEET
WIDTH	8.14
TRACK	7.81
LOCK TO LOCK TIME	6.0
STEERING ANGLE	41.7

FTA
TRUCK PROFILE
N.T.S.

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VAR-41579
SDR-41578

GPD GROUP.
Main Title Interior Design & Architecture, Inc.
5891 Westerville Drive, Suite 150
Columbus, Ohio 43213
614-210-0751 Fax 614-210-0752

Firestone COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS COVERED ON THE BSRO/RED CONCRETE SITE DEVELOPMENT PROJECT. THE USE OF THIS DRAWING ON ANY PROJECT OTHER THAN THE ONE FOR WHICH IT WAS PREPARED BY OR FOR BRIDGESTONE RETAIL OPERATIONS, LLC OR THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED TO BE AN ACCEPTANCE OF THE FOREGOING CONDITION AND A WARRANTY BY THE USER OF INDEMNIFICATION AND HOLD HARMLESS BY THE USER AGAINST ANY AND TO THE SHARING BY BRIDGESTONE RETAIL OPERATIONS, LLC

NEW FCAC STORE
"ER 2010 - DECEMBER" L.H.
RANCHO DR. AND RED COACH
LAS VEGAS, NV

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

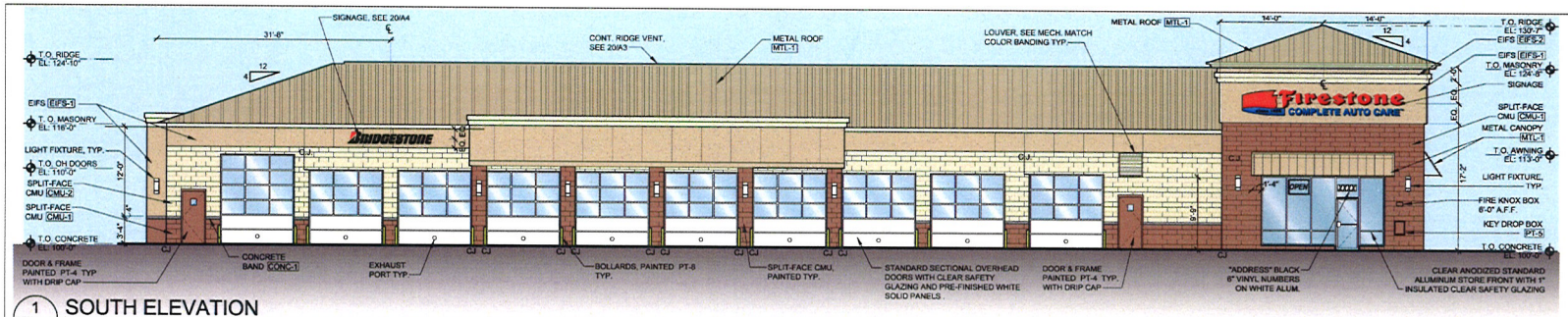
ZONE APPROVAL	(BY)(DATE):
VP	
CONTR.	
RM.	
CM.	
PROPERTY NO.:	W2LV04-B
STORE NO.:	0000

FILE NAME:
AOR PROJECT NUMBER: XXXXXX
TO PERMIT: DATE: 00-00-00
TO BID: DATE: 00-00-00

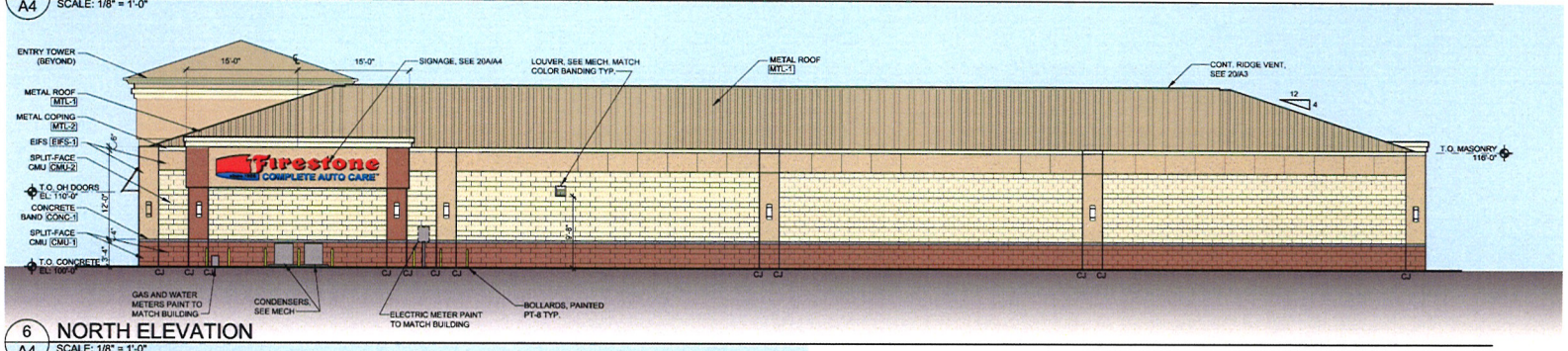
GPD JOB NO.: 2011080.20

SHEET TITLE:
PRELIMINARY CONCEPTUAL SITE PLAN

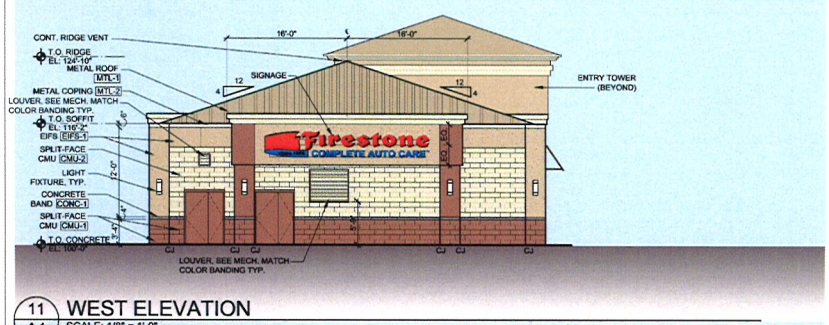
SHEET NUMBER:
CSP-4.7



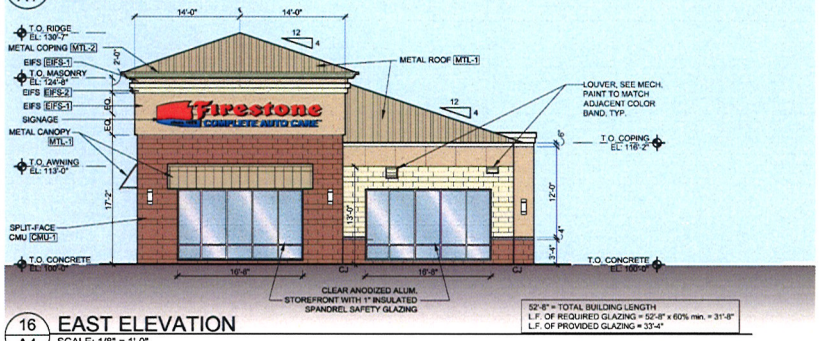
1 A4 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



6 A4 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



11 A4 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



16 A4 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

PAINT 1
SHERWIN WILLIAMS
"BRANDYWINE"
-SW7710

PAINT 2
SHERWIN WILLIAMS
"ROW HOUSE TAN"
-SW7689

PAINT 3
SHERWIN WILLIAMS
"ANTIQUE WHITE"
-SW6119

METAL 1
FIRESTONE
UNA-CLAD
"SIERRA TAN SR"

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SDR-41578

GPD GROUP
4600 E. Washington St., Suite 600
Phoenix, Arizona 85034
602-772-7870 Fax 602-772-7875

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"ER - LEFT HAND"
RANCHO & RED COACH
LAS VEGAS, NV

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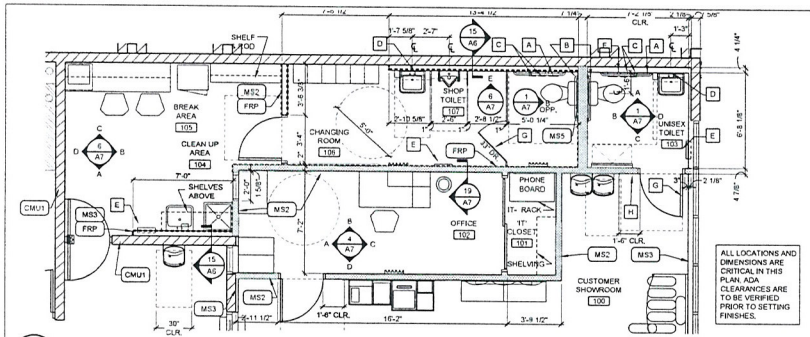
		(BY/DATE):
ZONE APPROVAL		
VP:		
CONTR.		
RM:		
CM:		

PROPERTY NO.:	WZLV04-B
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000
AOR PROJECT NUMBER:	XXXXXX
TO PERMIT:	DATE: 00-00-00
NSP:	DATE: 04-12-11

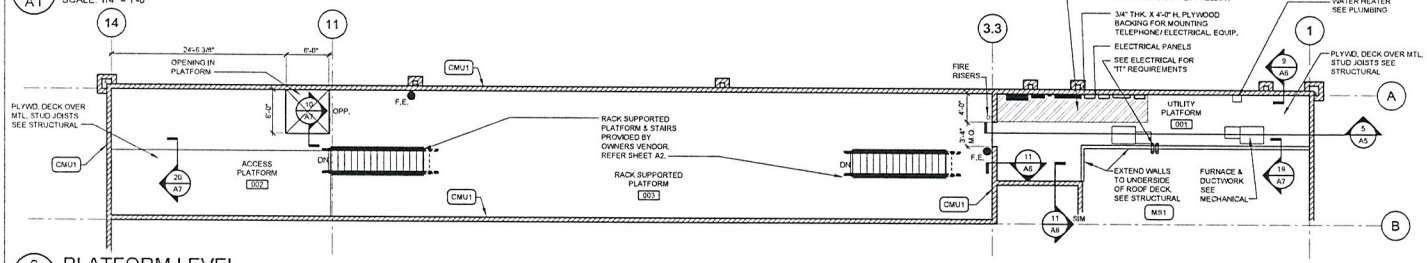
UPDATED 04/01/2011
GPD PROJ. 2011060.20

SHEET TITLE:
COLORED ELEVATIONS

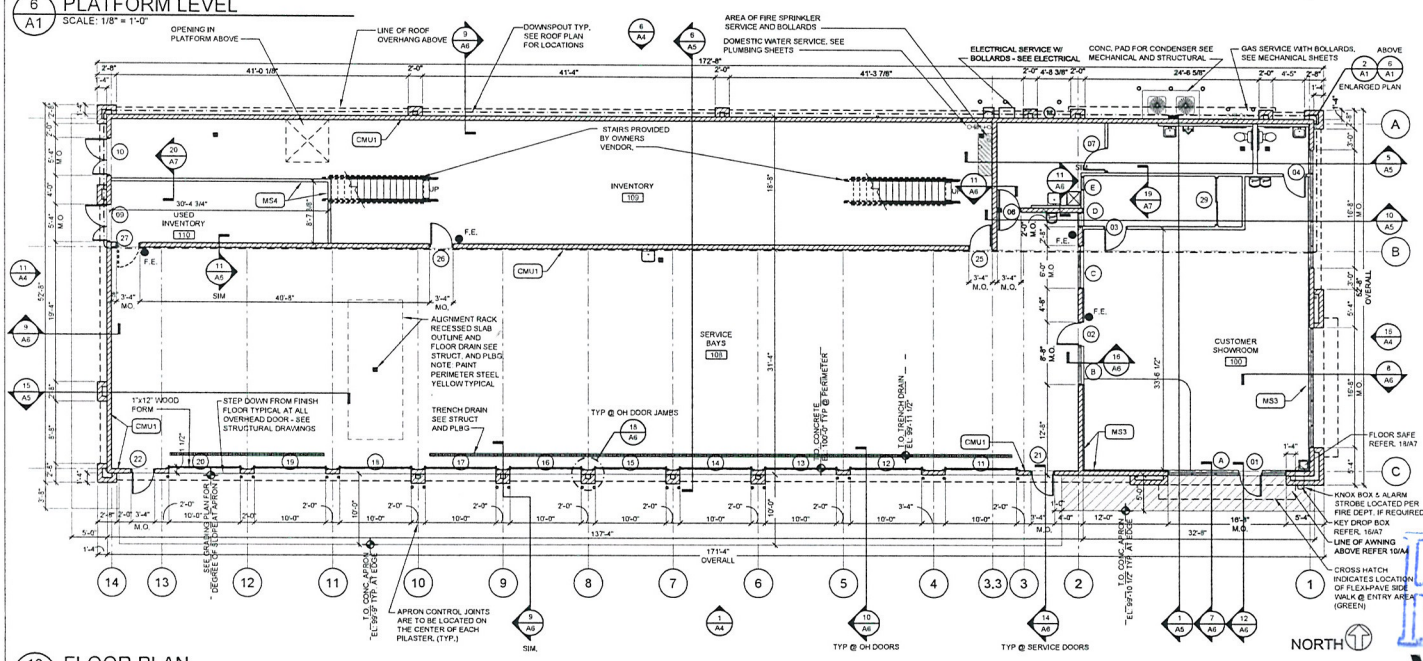
SHEET NUMBER:
R4



2 A1 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



6 A1 PLATFORM LEVEL
SCALE: 1/8" = 1'-0"



16 A1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

STANDARD WALL TYPES

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR STUD GAUGES AND ADDITIONAL FRAMING INFORMATION.

CMU1	CONCRETE MASONRY UNIT WITH HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY. ALL DECORATIVE SURFACES SHOULD FACE TO EXTERIOR SIDE ONLY. (NO INSULATION IN INTERIOR WALLS)
MS1	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS2	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS AND BEHIND DRINKING FOUNTAINS.
MS3	1 1/2" METAL STUDS AT 16" O.C. (ON MASONRY WALL) WITH 5/8" GYPSUM BOARD. INFILL 1 1/2" RIGID INSULATION AT EXTERIOR WALLS. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP SINK AREAS AND 3 5/8" METAL STUDS @ PLUMBING WALLS.
MS4	3 5/8" METAL STUDS AT 16" O.C. WITH 1/2" PLYWOOD BOTH SIDES. PAINTED (TYPICAL UNLESS NOTED OTHERWISE).
MS5	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
FRP	FRP BOARD GLUE EDGE TO EDGE OF SUBSTRATE FLOOR TO CEILING

TOILET ROOM ACCESSORIES

MARK	DESCRIPTION
A	42" GRAB BAR WITH WOOD BACKER. WITH 18" VERTICAL BAR AS REQUIRED.
B	36" GRAB BAR WITH WOOD BACKER
C	TOILET TISSUE DISPENSER
D	MIRROR - SEE ELEVATIONS FOR SIZE
E	PAPER TOWEL DISPENSER & DISPOSAL
F	SANITARY NAPKIN DISPOSAL UNIT
G	COAT HOOK - IVES 582-B
H	HANDICAP SIGN-MOUNT 5'-0" AFF TO CENTER 8" EDGE TO JAMB EDGE.

NOTES
1. PROVIDE WOOD BLOCKING AS REQUIRED FOR MOUNTING ACCESSORIES

GENERAL NOTES

1. WALL DIMENSIONS ARE TO FINISH CLEAR DIMENSION. ALL MATERIALS MUST BE FIGURED INTO THE LAYOUT OF THE FRAMING.
2. MASONRY OPENING SHALL BE COORDINATED WITH WINDOW OR DOOR MANUFACTURES REQUIREMENTS.
3. PLUMBING ROUGH INS ARE CRITICAL FOR ADA CLEARANCES. VERIFY ALL PLUMBING ROUGH INS PRIOR TO INSTALLING ROOM FINISHES.
4. DIMENSIONS NOTED "MO" (MASONRY OPENING) TO BE INSTALLED WITH ACTUAL FIELD DIMENSIONS OF
3'-4" MO = 3'-4 1/2"x7'-4 1/4" HIGH
5'-4" MO = 5'-4 1/2"x7'-4 1/4" HIGH
5. PROPOSED FIRE EXTINGUISHERS ARE LOCATED BY THE SYMBOL ● F.E. COORDINATE TYPE, SIZE AND FINAL LOCATIONS WITH LOCAL FIRE OFFICIALS

GPD GROUP
Suite 500
Phoenix, Arizona 85004
602-733-0910 Fax 602-733-0911

Firestone COMPLETE AUTO CARE since 1900

NEW FCAC STORE
"ER - LEFT HAND"
RANCHO & RED COACH
LAS VEGAS, NV

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

ZONE APPROVAL	(BY/DATE)
VP:	
CONTR.	
RM.	
CM.	
PROPERTY NO.:	WZLV04-B
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000
AOR PROJECT NUMBER:	XXXXXX
TO PERMIT:	DATE: 05-06-09
NSP:	DATE: 04-12-11

UPDATED: 04/01/2011
GPD PROJ: 2011060.20

SHEET TITLE:
FLOOR PLAN AND NOTES

SHEET NUMBER:
A1

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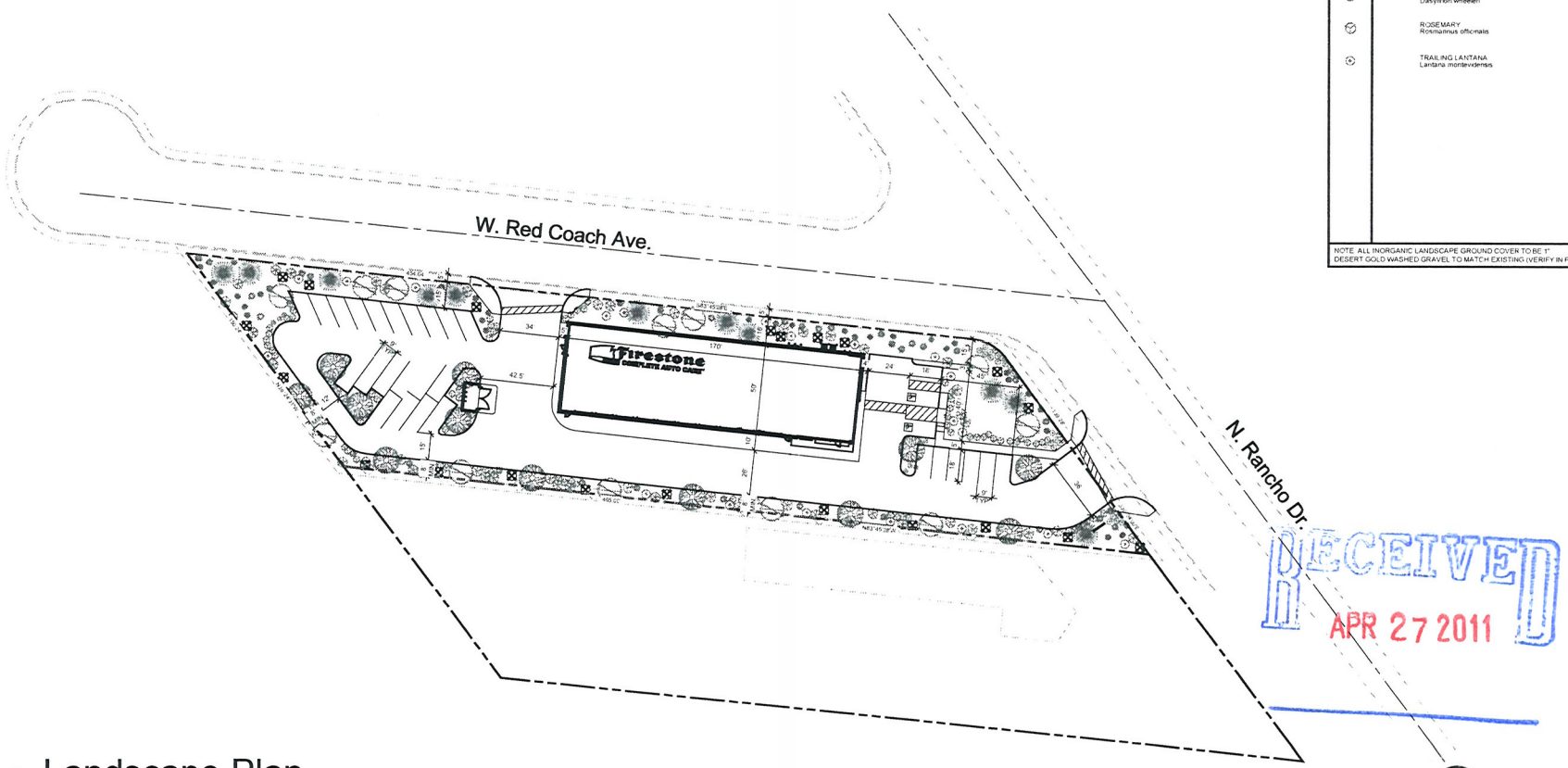
SDR-41578



1 Landscape Plan
scale: 1" = 30'-0"

landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	MEXICAN PALO VERDE Parkinsonia aculeata	MEDIUM EVERGREEN	24" BOX
	SHOESTRING ACACIA Acacia stenophylla	MEDIUM DECIDUOUS	24" BOX
	PINK DAWN Chitalpa Tashkentensis	MEDIUM DECIDUOUS	24" BOX

SYMBOL	SHRUBS and GROUND COVER	SIZE
	CHASTE TREE Vitus Agnus-castus	5 GAL
	TEXAS SAGE Leucophyllum Frutescens	5 GAL
	FEATHERY CASSIA Cassia artemisioides	5 GAL
	DWARF TEXAS SAGE Leucophyllum Frutescens 'Compacta'	5 GAL
	FOUNTAIN GRASS Pennisetum setaceum	5 GAL
	DESERT SPOON Dasylirion wheeleri	5 GAL
	ROSEMARY Rosmarinus officinalis	5 GAL
	TRAILING LANTANA Lantana montevidensis	5 GAL

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE 1"
DESERT GOLD WASHED GRAVEL TO MATCH EXISTING (VERIFY IN FIELD)

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VAR-41579
SDR-41578

revisions	
date	description

© 2011

jdB architect
John David Burke, Architect 3471 West Oquendo Road #301 Las Vegas, NV 89118 (702) 878-4803 jburke@burkearchitect.com

Firestone Auto Care
SW corner Rancho & Red Coach
for: Firestone
City of Las Vegas Nevada

date	4/8/11
proj. no.	2011.30
drwn. by	
chkd. by	

sheet no. L1

Color and Material Board For
BSRO – FCAC at Rancho & Red Coach
Las Vegas, Nevada

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APR 27 2011

Paint & Colors:

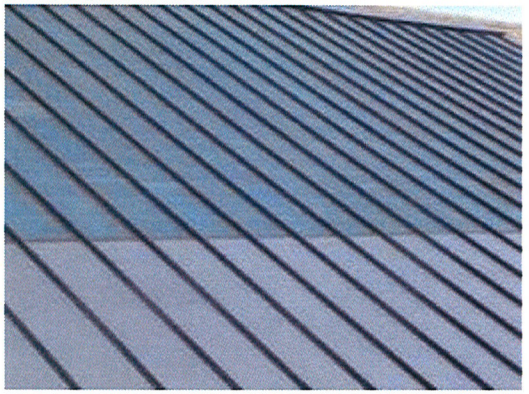
METAL 1
FIRESTONE
UNA-CLAD
"SIERRA TAN SR"

PAINT 1
SHERWIN WILLIAMS
"BRANDYWINE"
-SW7710

PAINT 2
SHERWIN WILLIAMS
"ROW HOUSE TAN"
-SW7689

PAINT 3
SHERWIN WILLIAMS
"ANTIQUE WHITE"
-SW6119

Materials:



Metal Roofing with Firestone
"Sierra Tan SR"



Sandblasted Masonry Unit



Masonry Unit with paint scheme

VAR-41579
SDR-41578

KAEMPFER CROWELL
ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE
8345 W. Sunset Rd.
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

April 27, 2011

CITY OF LAS VEGAS PLANNING DEPT.
333 No. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Site Development Plan Review
Parking Variance

To Whom It May Concern:

This is a request to build a Firestone Complete Auto Care Facility at the southwest corner of West Red Coach Avenue and North Rancho Drive ("Property"). The Property is currently zoned C-2 and the commercial zoning district allows for automobile maintenance.

I. Site Development Plan Review

The Firestone Complete Auto Care Facility is approximately 8,500 square feet which consists of a waiting area, service area, new and used inventory and a maintenance area. The Property is approximately 1.18 acres. The auto care facility will provide a variety of services such as: maintenance tune-up; air conditioning service; oil change; brake repair; tire repair; heating and cooling repair and starting and charging vehicles. The Property has a total of two ingress and egress access points.

II. Parking Variance

As stated above, the Property is long and narrow which makes it very difficult for development. In fact, the Property is roughly 110' across from north to south. Additionally, due to the location of existing structures, billboard sign, flood plain boundaries, drainage easements and NDOT requirements, any development on the Property will be difficult to meet all of the parking requirements. Therefore, the site plan is designed for 28 parking spaces where 43 are required. Based on previous parking experience for other maintenance facilities, the applicant believes the reduction in parking will not have a detrimental impact to the Property or surrounding area.

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APR 27 2011

VAR-41579
SDR-41578

KAEMPFER
CROWELL

Please contact me if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Robert J. Gronauer/mlt

Robert J. Gronauer

RJG/mlt

RECEIVED
APR 27 2011

VAR-41579
SDR-41578

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

SUBJECT:
SDR-41578 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41579 - PUBLIC HEARING - APPLICANT: JONES LANG LASALLE - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST - Request for a Site Development Plan Review FOR AN AUTO REPAIR GARAGE, MINOR on 1.18 acres at the southwest corner of Red Coach Avenue and Rancho Drive (APN 138-02-202-015), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41578** APN: 138-02-202-015

Name of Property Owner: The Tass C. Hardin and Lois I. Hardin Revocable Family Trust

Name of Applicant: Carrie Gillis - Jones Lang LaSalle

Name of Representative: Bob Gronauer - 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 __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: Lois Hardin

Print Name: LOIS HARDIN

Subscribed and sworn before me

This 22nd day of April, 2011

Johanna N. Smith

Notary Public in and for said County and State

JOHANNA N. SMITH
Notary Public, State of Nevada
Appointment No. 04-90720-1
My Appt. Expires Aug 19, 2012

RECEIVED
APR 27 2011

Revised 11-14-06

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

993013.1

16277.3

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Red Coach Ave. and Rancho Dr.

Project Name Bridegstone **Proposed Use** minor auto repair facility

Assessor's Parcel #(s) 138-02-202-015 **Ward #** 6

General Plan: existing SC proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 8,500 **Floor Area Ratio** n/a

Gross Acres 1.18 ± **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The Tass C. Hardin & Lois I. Hardin Revocable Family Trust **Contact** n/a

Address 4095 Chieftain **Phone:** n/a **Fax:** n/a

City Las Vegas **State** NV **Zip** 89129

E-mail Address n/a

APPLICANT Jones Lang LaSalle **Contact** Carrie Gillis

Address 515 South Flower Street, Suite 1300 **Phone:** 323-395-4601 **Fax:** 323-733-5347

City Los Angeles **State** CA **Zip** 90071

E-mail Address carrie.gillie@am.jll.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 W. Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

Property Owner Signature* Lois Hardin

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

Print Name LOIS HARDIN

Subscribed and sworn before me

This 22nd day of April, 20 11.

Johanna N. Smith

Notary Public in and for said County and State

JOHANNA N. SMITH
Notary Public, State of Nevada
Appointment No. 04-90720-1
My Appt. Expires Aug 19, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-41578
Meeting Date:	6/14/11
Total Fee:	$1,030
Date Received:*	4/27/11
Received By:	BS

RECEIVED
APR 27 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

993009.1

16277.3

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

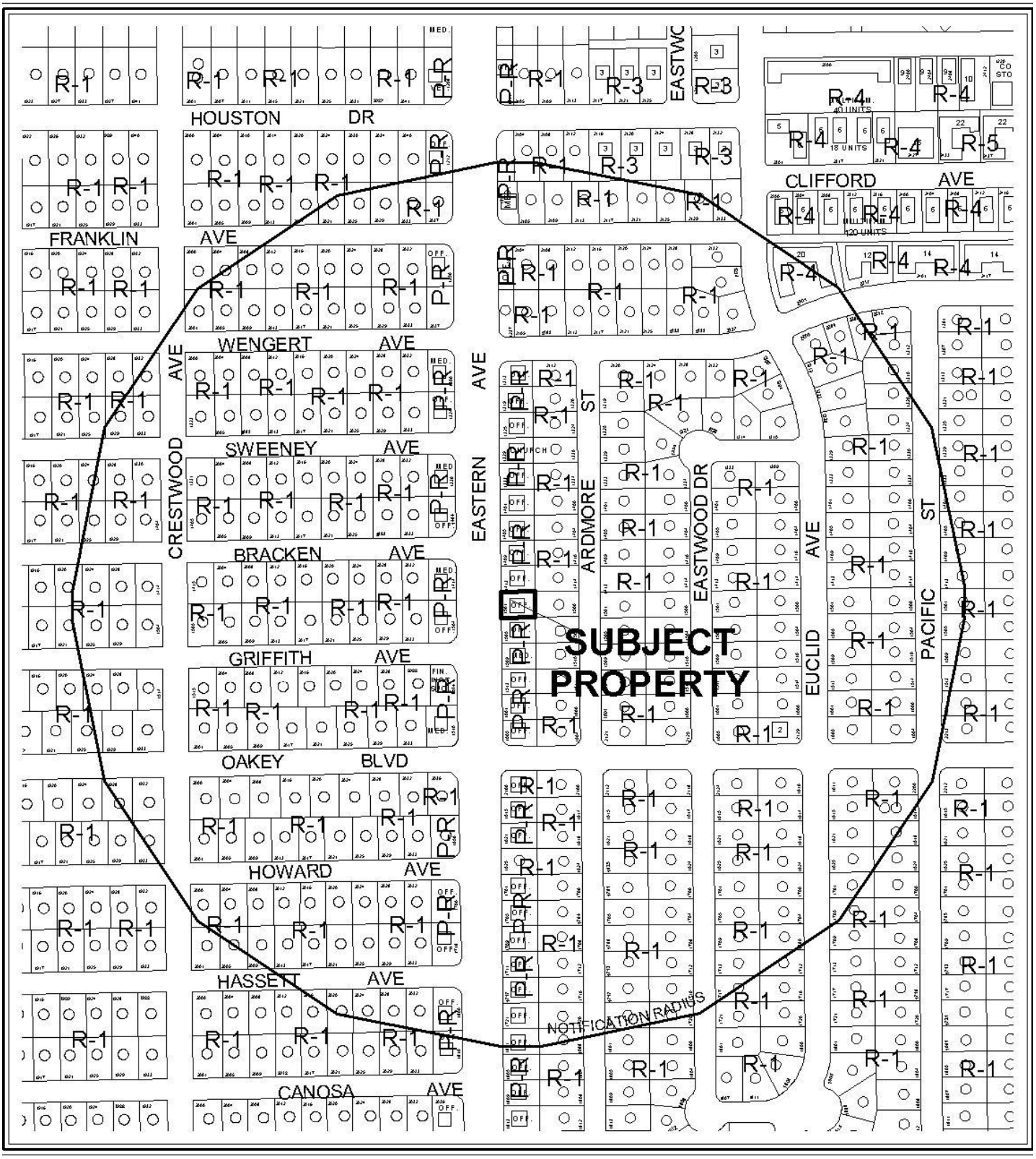
SUBJECT:
VAR-41580 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROGELIO MACHUCA - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 12 SPACES ARE REQUIRED FOR A PROPOSED 2,175 SQUARE-FOOT OFFICE, MEDICAL on 0.11 acres at 1501 South Eastern Avenue (APN 162-01-210-040), P-R (Professional Office and Parking) Zone, Ward 3 (Reese). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

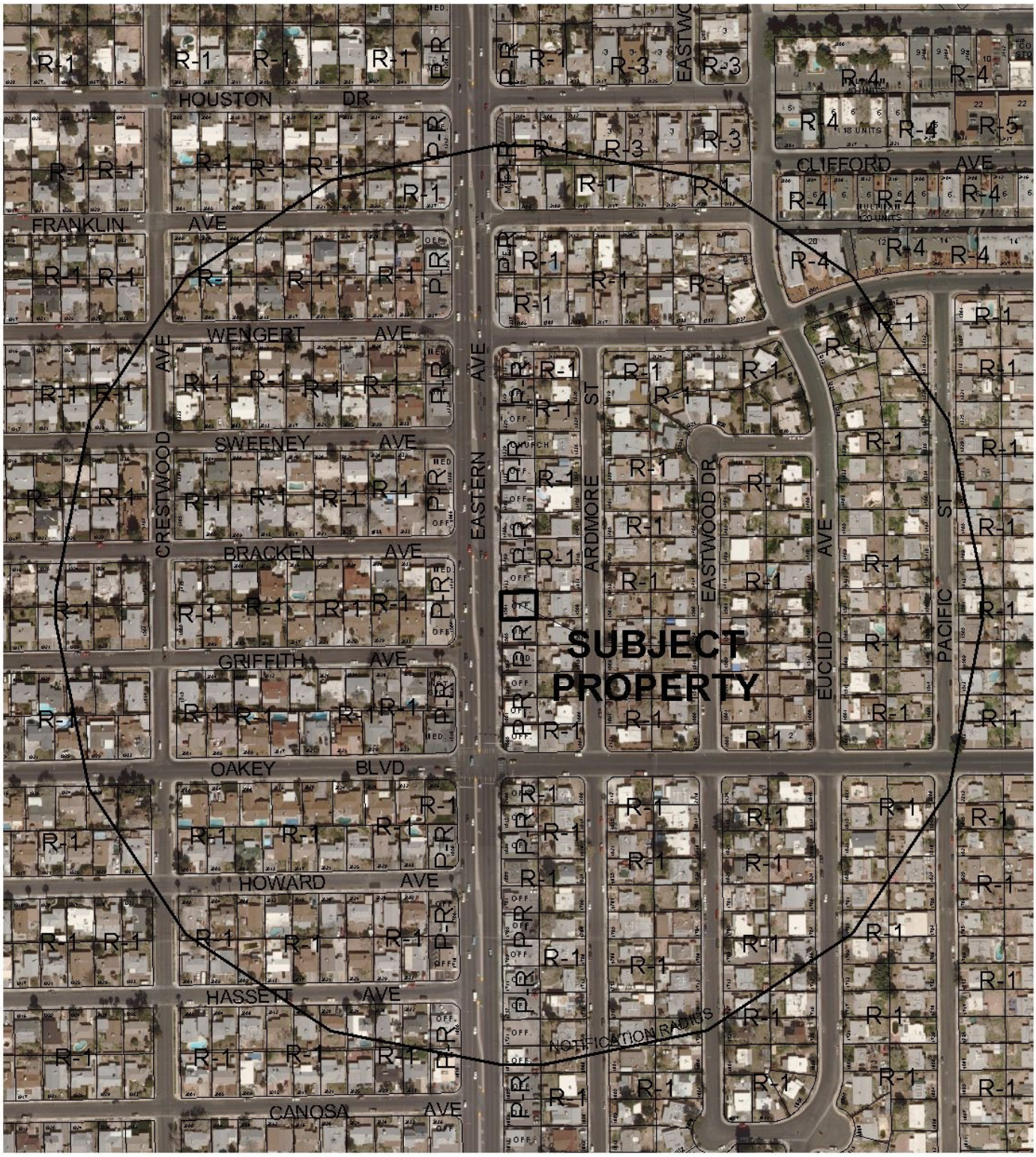
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-41580**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **VAR-41580**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41580** APN: 162-01-210-040

Name of Property Owner: Rogelio Machuca

Name of Applicant: Rogelio Machuca

Name of Representative: Rogelio Machuca

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: Rogelio Machuca

Print Name: Rogelio Machuca

State of NV
County of Clark
Subscribed and sworn before me

This 26 day of April, 2011

_____
Notary Public in and for said County and State

MEL SALAZAR
Notary Public, State of Nevada
Appointment No. 11-3935-1
My Appt. Expires Dec 20, 2014

RECEIVED
APR 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 1501 S. EASTERN

Project Name Machuca Family Medicine **Proposed Use** Medical office

Assessor's Parcel #(s) 162-01-210-040 **Ward #** 3

General Plan: existing X proposed ____ **Zoning:** existing P-R proposed P-R

Commercial Square Footage 2175 **Floor Area Ratio** ____

Gross Acres 0.11 **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER Rogelio Machuca **Contact** ____

Address 4273 Green hill Dr. **Phone:** 702-234-1691 **Fax:** ____

City Las vegas **State** NV **Zip** 89121

E-mail Address Rogelio machuca@yahoo.com.

APPLICANT SAME AS PROPERTY OWNER **Contact** ____

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

City ____ **State** ____ **Zip** ____

E-mail Address ____

REPRESENTATIVE Self **Contact** ____

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

City ____ **State** ____ **Zip** ____

E-mail Address ____

Property Owner Signature* Rogelio Machuca

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

Print Name Rogelio Machuca

State of NV County of CLARK

Subscribed and sworn before me

This 26 day of April, 20 11.

Notary Public in and for said County and State

MEL SALAZAR
Notary Public, State of Nevada
Appointment No. 11-3835-1
My Appt. Expires Dec 20, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-41580
Meeting Date:	6/14/11 PC
Total Fee:	$830
Date Received:*	4-27-11
Received By:	

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

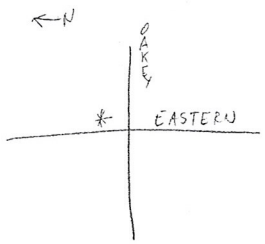
RECEIVED
APR 27 2011

Revised 10/27/08

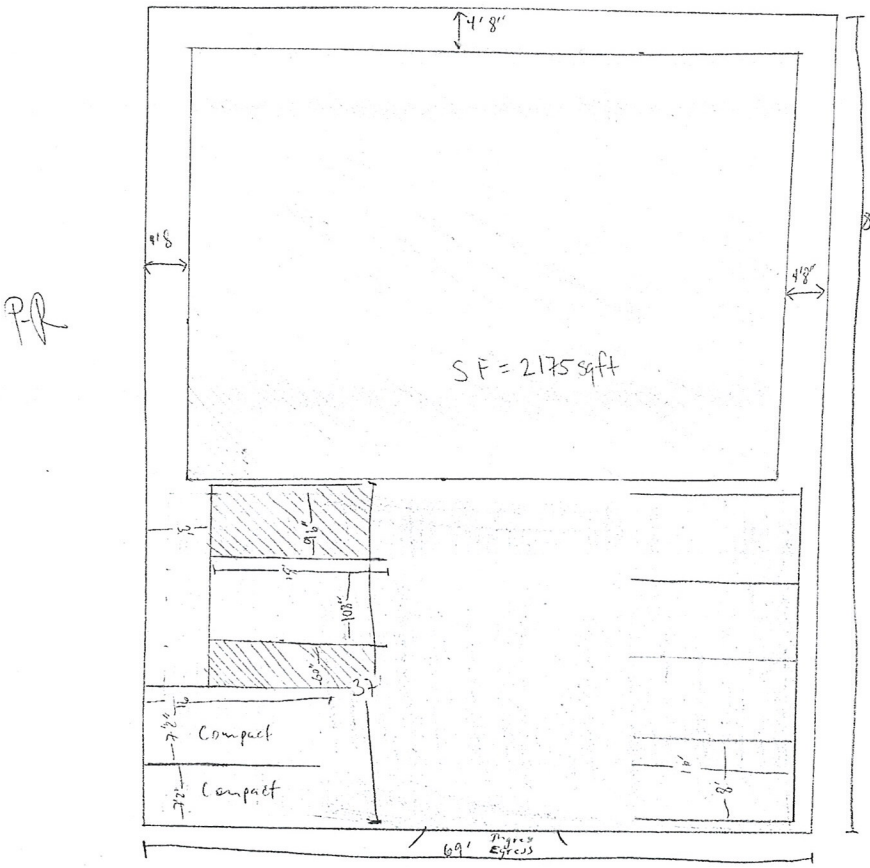
Site plan
1501 S. EASTERN

N

1 inch = 10 feet



R-1



P-R

P-R

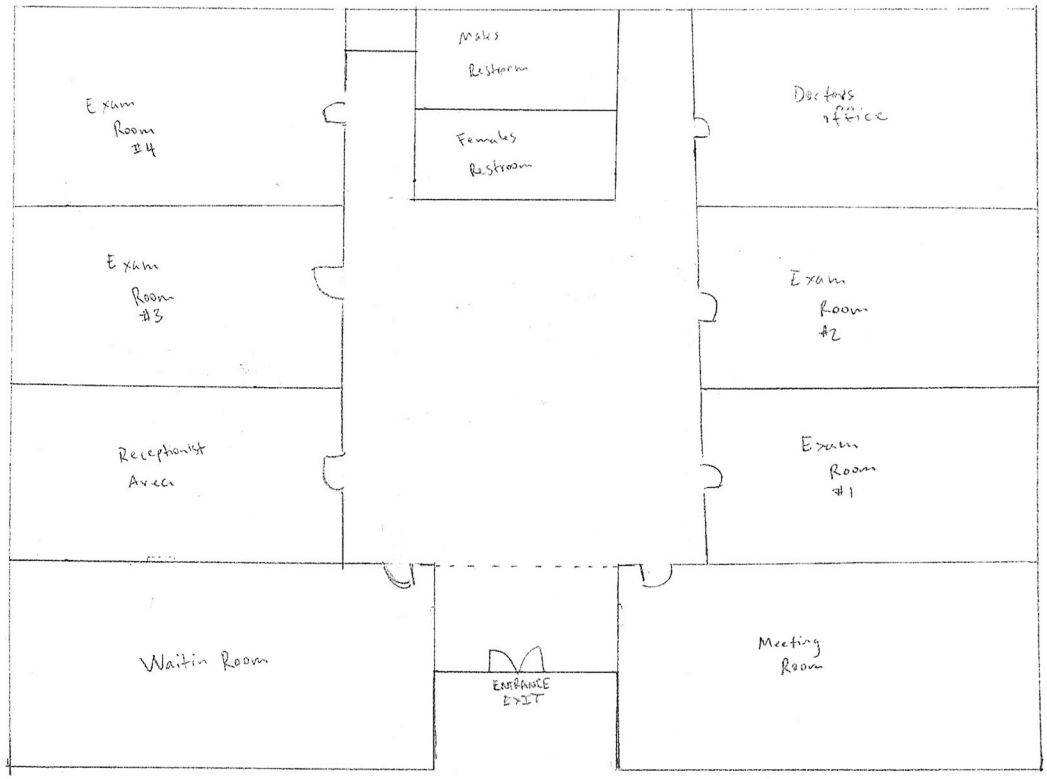
Lot Size = 0.11 Acre

P-R

RECEIVED
APR 27 2011
VAR-41580

N

1 inch = 5 feet



Maximum occupancy = 22

RECEIVED
APR 27 2011
VAR-41580

To the Planning Commission,

My passion has always been to serve my community, I was raised in Las Vegas, NV since the age of 6 months and I have traveled across the country to earn my education. I earned my undergraduate degree from Southern Utah University and my medical degree from the University of Nebraska, when it came to choosing a specialty I knew I wanted to be a Family Physician because that is where I could do the most good for my community. Naturally I wanted to return to Las Vegas, NV, specifically University Medical Center to do my residency. I have volunteered at multiple health fairs and have worked with the Spanish speaking community on educating individuals about the adverse outcomes that may arise from going to unlicensed physicians and "botanicas" (herbal store fronts that sell illegally smuggled medications out of the back). As the time is approaching June 30th, 2011, the day my three year residency ends I would continue to work to serve my community and offer affordable access of care for patients that are in need, as this is a proactive approach against the black market medical service that is so dangerous to our community. I have purchased a building that I would like to convert to a medical clinic in a community where there is a huge need for a primary care physician, because most are uninsured or underinsured. The issue is that the building is approximately 2175 square feet and a parking space is required for every 200 square feet for a total of 12 parking spaces, unfortunately there are only seven parking spaces. The seven spaces are more than sufficient as I will only see four to five patients per hour and there will be a constant flux of parking. The medical office will be a hub for community outreach, healthcare, economic development, community service just to state a few positives the medical office will bring to the community. Please consider a variance where seven parking spaces will be sufficient.

Sincerely,

Rogelio Machuca, M.D.

RECEIVED
APR 27 2011
VAR-41580

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

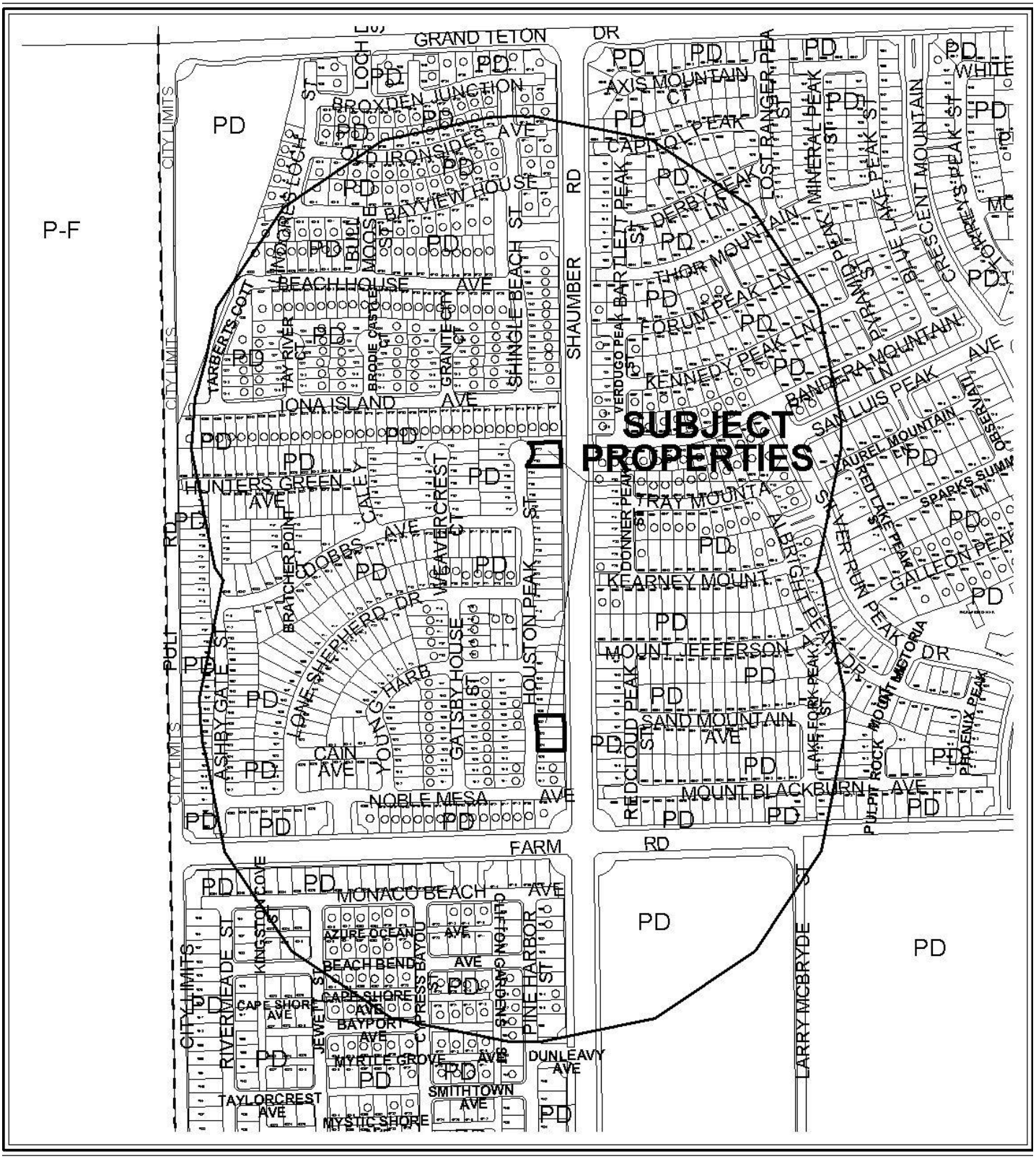
SUBJECT:
VAR-41585 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK FOR A PATIO/BALCONY WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.37 acres at 7624, 7628, 7632, 7768 and 7772 Houston Peak Street (APNs 126-13-212-006, 007, 008, 181, and 182), P-D (Planned Development) Zone, Ward 6 (Ross). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

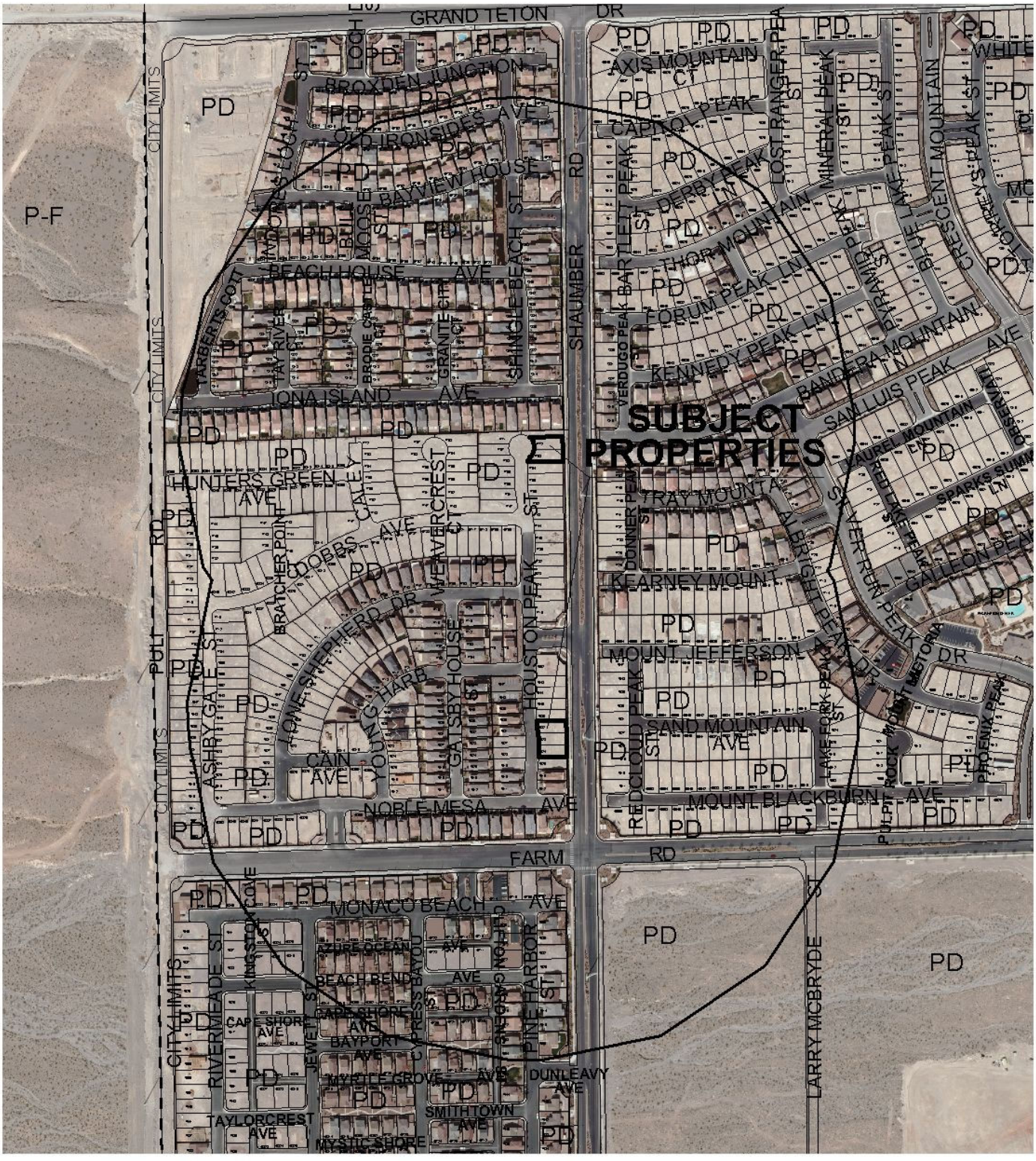
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Providence Design Review Committee Approval Letter
6. Justification Letter



CASE: **VAR-41585**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 300 600 Feet

CASE: VAR-41585

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41585** APN: 126-13-212-006;007;008;181&182

Name of Property Owner: Beazer Homes Holding Corp

Name of Applicant: Beazer Homes Holding Corp

Name of Representative: Thomason Consulting Engineers

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 Huff

Subscribed and sworn before me

This 25 day of April, 20 11

_____

Notary Public in and for said County and State

SONIA MACIAS
Notary Public State of Nevada
No. 05-95904-1
My appt. exp. April 1, 2013

RECEIVED
APR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 7624; 7628; 7632; 7768 & 7772 Houston Peak Street

Project Name Cliff's Edge/Providence POD 205 **Proposed Use** P-D

Assessor's Parcel #(s) 126-13-212-006; 007; 008; 181 & 182 **Ward #** 6

General Plan: existing PCD proposed PCD **Zoning:** existing P-D proposed P-D

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

Gross Acres .38 **Lots/Units** 5 **Density** _____

Additional Information _____

PROPERTY OWNER Beazer Homes Holding Corp **Contact** Ray Huff

Address 9121 W Russell Road # **Phone:** 837-2100 **Fax:** 284-5535

City Las Vegas **State** NV **Zip** 89148

E-mail Address rhuff@beazer.com

APPLICANT Beazer Homes Holding Corp **Contact** Ray Huff

Address 9121 W Russell Road # **Phone:** 837-2100 **Fax:** 284-5535

City Las Vegas **State** NV **Zip** 89148

E-mail Address rhuff@beazer.com

REPRESENTATIVE Thomason Consulting Eng **Contact** Sonia Macias

Address 3277 E Warm Springs Suite #400 **Phone:** 932-6125 **Fax:** 932-6129

City Las Vegas **State** NV **Zip** 89120

E-mail Address smacias@tce-lv.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 Ray Huff

Subscribed and sworn before me

This 25 day of April, 20 11.

_____

Notary Public in and for said County and State

SONIA MACIAS
Notary Public State of Nevada
No. 05-95904-1
My appt. exp. April 1, 2013

FOR DEPARTMENT USE ONLY

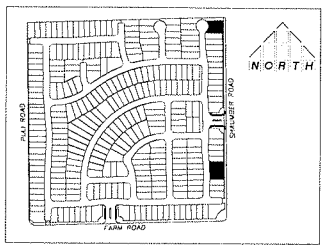
Case #	VAR-41585
Meeting Date:	6-14-11
Total Fee:	830.00
Date Received:*	4-28-11
Received By:	JFmuel

*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.

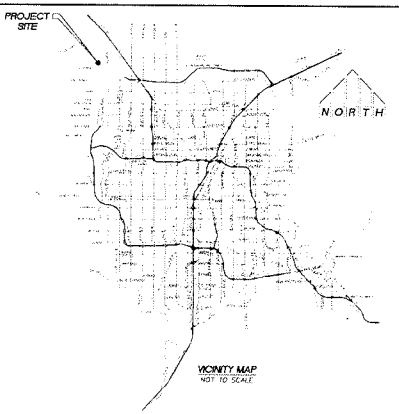
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

APR 28 2011



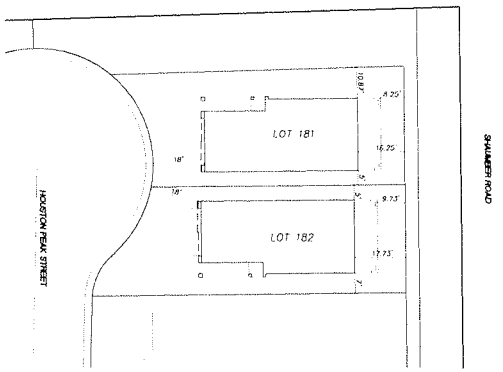
KEY MAP
NOT TO SCALE

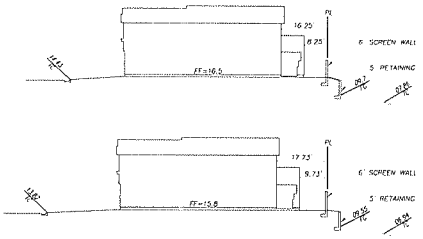


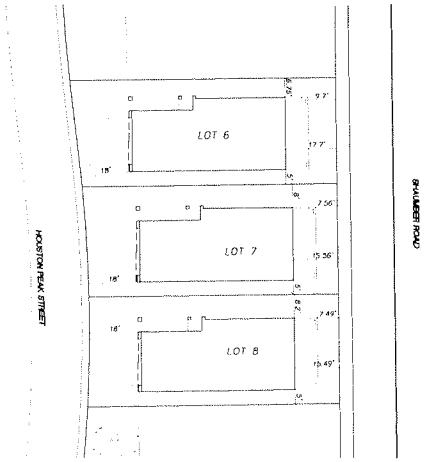
VICINITY MAP
NOT TO SCALE

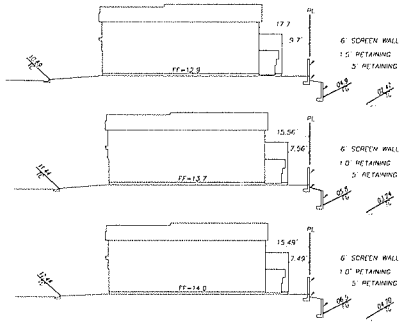
N O R T H

1" = 20'









RECEIVED
APR 28 2011

SETBACKS PER CONDITIONS OF APPROVAL

FRONT TO PORCH	= 10'
FRONT TO GARAGE	= 18'
SIDE YARD	= 5'
SIDE YARD CORNER	= 10'
REAR YARD TO BUILDING	= 15'
REAR YARD TO PATIO	= 10'

ZONING INFORMATION

ZON-3241-PD
TMP-3798
MOD-3955
VAR-9078

VARIANCE INFORMATION

VAR-9078
TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED ON THREE PROPOSED LOTS WITHIN AN APPROVED 113-LOT RESIDENTIAL DEVELOPMENT

021.1119

THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

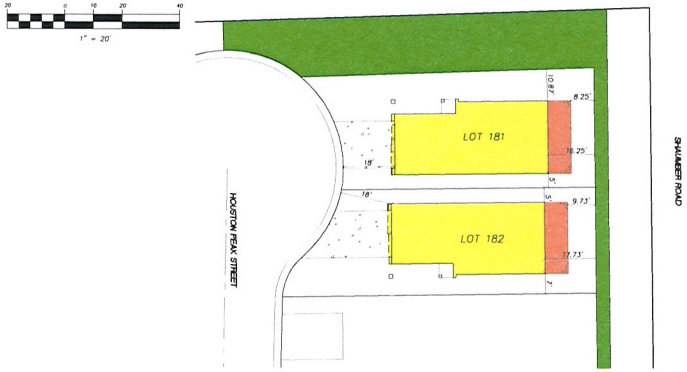
BEAZER HOMES
SARATOGA

EXHIBIT TO ACCOMPANY SETBACK VARIANCE

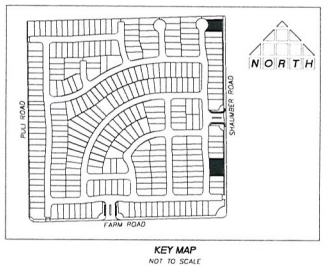
1
1 1

VAR-41585

APR 28 2011



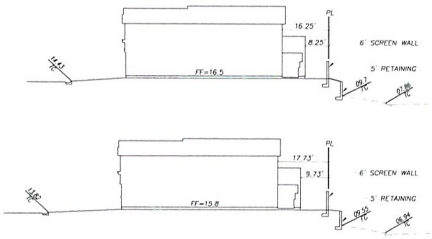


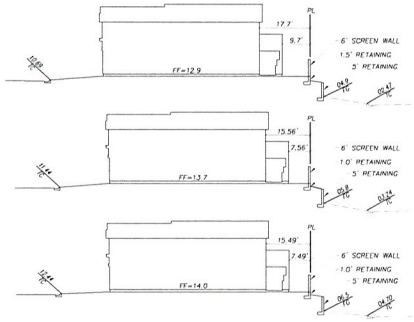


KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE





SETBACKS PER CONDITIONS OF APPROVAL

FRONT TO PORCH	= 10'
FRONT TO GARAGE	= 18'
SIDE YARD	= 5'
SIDE YARD CORNER	= 10'
REAR YARD TO BUILDING	= 15'
REAR YARD TO PATIO	= 10'

ZONING INFORMATION

ZON-3241-PD
TMP-3798
MOD-3955
VAR-9078

VARIANCE INFORMATION

VAR-9078
TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED ON THREE PROPOSED LOTS WITHIN AN APPROVED 313-LOT RESIDENTIAL DEVELOPMENT

THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6123 FAX 702-932-6129

021.11119

BEAZER HOMES
SARATOGA

EXHIBIT TO ACCOMPANY SETBACK VARIANCE

SHEET 1
1 OF 1

VAR-41585

PROVIDENCE
Master Planned Community

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

4/26/2011

Ray Huff
Beazer
9121 West Russell Road
Suite 200
Las Vegas, NV 89148

VIA: E-mail (rhuff@beazer.com) and Prolog Website

RE: Providence Master Plan Community
Rear Yard Setback Variance Request
POD: 205 – Saratoga Highlands
LOTs: 6-8 and 181-182

Dear Ray:

The Providence Design Review Committee (DRC) is in receipt of your email requesting that the rear yard setback be reduced on lots 6-8 and 181-182 for balconies.

The DRC agrees to grant this waiver. The lots back up to Shaumber Road and reducing the rear yard setback will not affect any other house with the community.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)
Document in Prolog Manager 2007 R1

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APR 28 2011

VAR-41585

T THOMASON
C CONSULTING
E ENGINEERS

April 7, 2011

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89101

Reference: **Pod 205 at Cliffs Edge**
Variance for reduction of setback for rear patio
APN #126-13-212-006-0008, #126-13-212-181-182 (lots-6-8, 181, 182)

On behalf of Beazer Homes, we respectfully request your consideration of the attached Variance for the above-listed parcels.

Location:
The proposed site is located on Farm Rd and Puli Rd Section 13, Township 19 South, Range 59 East.

Background:
This subdivision is within the Cliff's Edge Master plan community.

Request:
At this time, we are requesting approval of a variance for lots 6-8, 181, 182. We are asking that the rear yard setback to the patio be reduced to 7' where 10' is required. The lots are located along the eastside of the subdivision adjacent to Shaumber Rd and do not impact any other lots within the community.

Please place this request for a variance on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125

Sincerely,

Sonia Macias
Project Coordinator

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APR 28 2011

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

VAR-41585

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

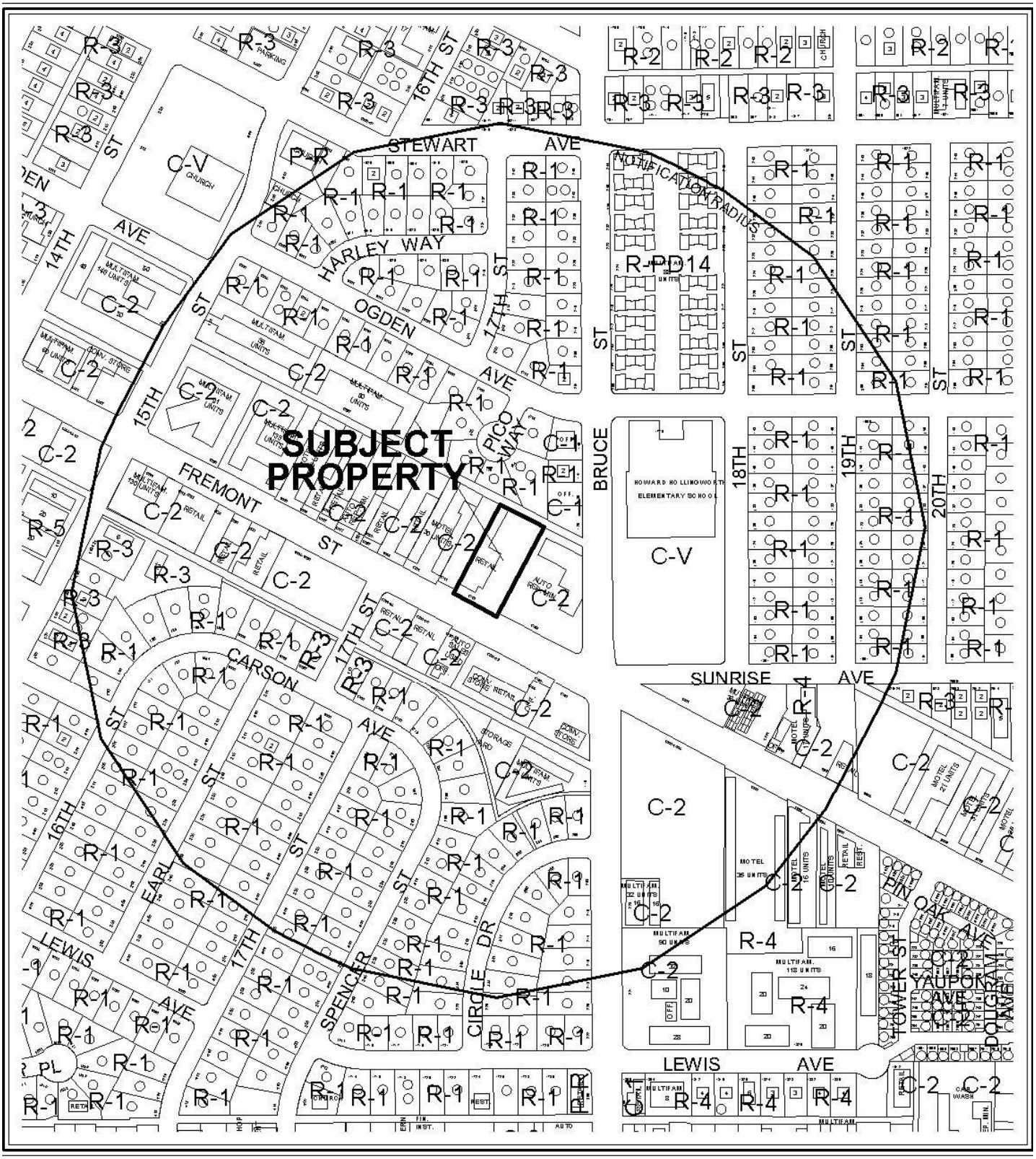
SUBJECT:
SUP-41024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC - Request for a Special Use Permit FOR A PROPOSED 2,828 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR USE at 1715 Fremont Street, Units 110-150 (APN 139-35-315-006), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff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

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41024**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-41024**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41024** APN: 139-35-315-007; 006

Name of Property Owner: BEL AIR RG, LLC

Name of Applicant: RAY GOLBARI

Name of Representative: _____

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 20 11

_____

Notary Public in and for said County and State

STEVEN LEE
Commission # 1749904
Notary Public - California
Los Angeles County
My Comm. Expires Jun 9, 2011

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FEB 23 2011

Revised 11-14-06

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PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1715 FREMONT ST. UNITS 110-150 LAS VEGAS, NV

Project Name 1715 FREMONT ST. Proposed Use AUTO MAJOR REPAIR

Assessor's Parcel #(s) 139-35-315-~~007~~ ; 006 Ward # _____

General Plan: existing C proposed _____ Zoning: existing C2 proposed _____

Commercial Square Footage approx. 2847 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units 5 Density _____

Additional Information _____

PROPERTY OWNER BEL AIR RG LLC Contact RAY GOLBARI

Address 1300 W OLYMPIC BLVD Phone: 213 927 2700 Fax: 213 927 5200

City LOS ANGELES State CA Zip 90015

E-mail Address ray@elatproperties.com

APPLICANT BEL AIR RG LLC Contact RAY GOLBARI

Address 1300 W OLYMPIC BLVD Phone: 2139272700 Fax: 2139275200

City LOS ANGELES State CA Zip 90015

E-mail Address ray@elatproperties.com

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

Property Owner Signature* _____

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

Print Name RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 20 11.

_____

Notary Public in and for said County and State

STEVEN LEE
Commission # 1749904
Notary Public - California
Los Angeles County
My Comm. Expires Jun 9, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41024
Meeting Date:	4-12-11 PC
Total Fee:	$1,030
Date Received:*	2-23-11
Received By:	

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

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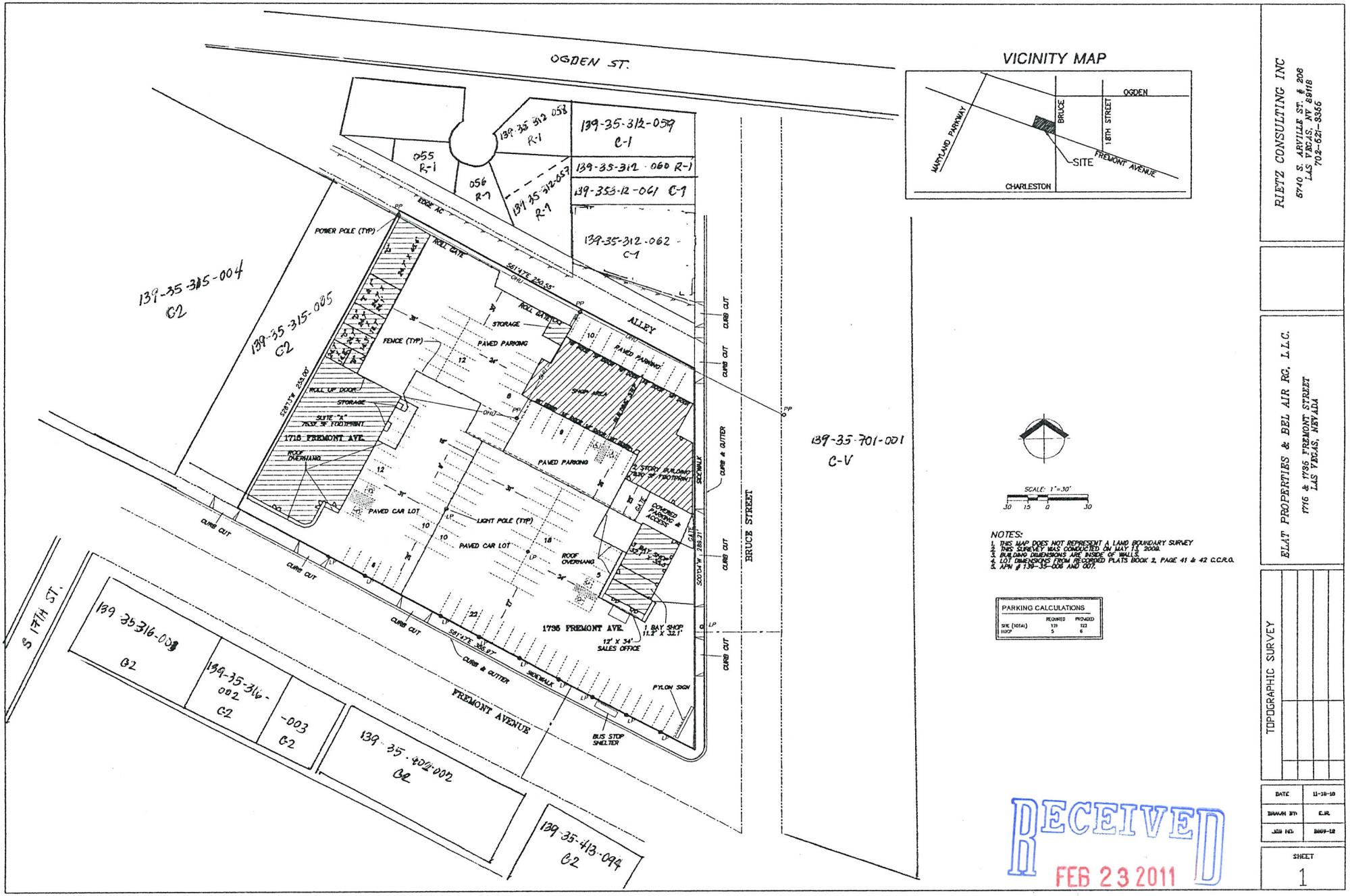
FEB 23 2011



VICINITY MAP

SCALE: 1"=30'
30 15 0 30

NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2008.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
4. LOT DIMENSIONS FROM RECORDED PLATS BOOK 2, PAGE 41 & 42 C.C.R.O.
5. APN # 139-35-008 AND 007.

PARKING CALCULATIONS

	REQUIRED	PROVIDED
SITE (TOTAL)	129	123
HDCP	5	6

RIETZ CONSULTING INC
5740 S. ARVILLE ST., # 206
LAS VEGAS, NV 89118
702-621-8366

ELAT PROPERTIES & BEL AIR RG, L.L.C.
1716 & 1736 FREMONT STREET
LAS VEGAS, NEVADA

TOPOGRAPHIC SURVEY

DATE	11-18-10
DRAWN BY	E.R.
JOB NO.	2009-12

SHEET 1

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FEB 23 2011

SUP-41024

RIETZ CONSULTING INC 6740 S. ARVILLE ST. # 206 LAS VEGAS, NV 89118 702-621-3366		ELAT PROPERTIES & BEL AIR RG, L.L.C. 1736 FREMONT STREET LAS VEGAS, NEVADA	BUILDING SURVEY	PM/PM: ———	DRAWN BY: E.M.	JOB NO: 2009-12	SHEET 2

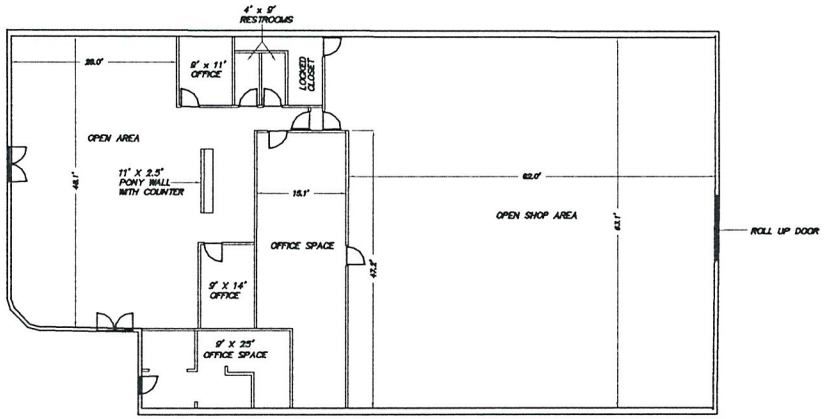
RECEIVED
FEB 23 2011

SUP-41024

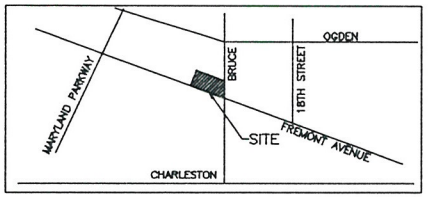
VICINITY MAP

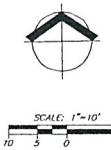
NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON JULY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.

SCALE: 1"=10'



VICINITY MAP





NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
4. THIS BUILDING INTERIOR WAS SURVEYED ON JULY 13, 2010.

RIETZ CONSULTING INC
6740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-621-3366

ELAT PROPERTIES & BEL AIR RG, L.L.C.
1735 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

PM/PR	———
DRAWN BY	E.R.
JOB NO	2009-12

SHEET 3

RECEIVED
FEB 23 2011

SUP-41024



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 - APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11



SUP-41024 – APPLICANT/OWNER: BEL AIR RG, LLC
1715 FREMONT STREET, UNITS 110-150

03/03/11

BEL AIR RG, LLC

1300 W. Olympic Blvd., Suite 500,
Los Angeles, CA 90015
P/ (213) 927-2700; F/ (213) 927-5200

February 21, 2011

City of Las Vegas
Planning & Development Department
731 S 4th St.
Las Vegas, NV 89101

RE: 1715FREMONT ST. UNITS 110-150 LAS VEGAS
APN: 139-35-315-007 ; 139-35-315-006

Overview

The property located at 1715-1735 Fremont St. Las Vegas has been an automotive complex for more than 20 years. Bel-Air RG LLC et als purchased the property in June 2007, which is commonly referred to as Downtown Vegas property. Previous tenants were Mendoza Auto Sales, Vallarta Auto Sales, Bruce Transmission, P & P Brake. As the economy worsens, these tenants left the premises without any prior notice or approval from the Landlord.

In June 2009, the City issued a new Naming and Address Assignment to properly separate each unit for proper identification.

Special Use Permit

As per City's requirements, we would like to secure a special use permit for:

Address:	1715 Fremont unit 110,120,130,140,150
Location:	The units or bays are located within the complex. It is not visible from Fremont St. or Bruce St. Access is through the Bruce St. driveway and from the alley.
Square Ft:	355.2sf #110; 343.2sf #120; 412.49sf #130; 595.3sf #140; 1121.4sf #150
Use:	**Auto Body repair - major**

Hours of operation will be from 9am to 6pm. Days of operation shall depend on the tenants.

We would appreciate if you grant special use permit for the property at the soonest possible time. For any clarification, feel free to call our office at phone number 213-927-2700.

Truly,
The Management
Bel Air RG LLC

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FEB 23 2011
SUP-41024

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

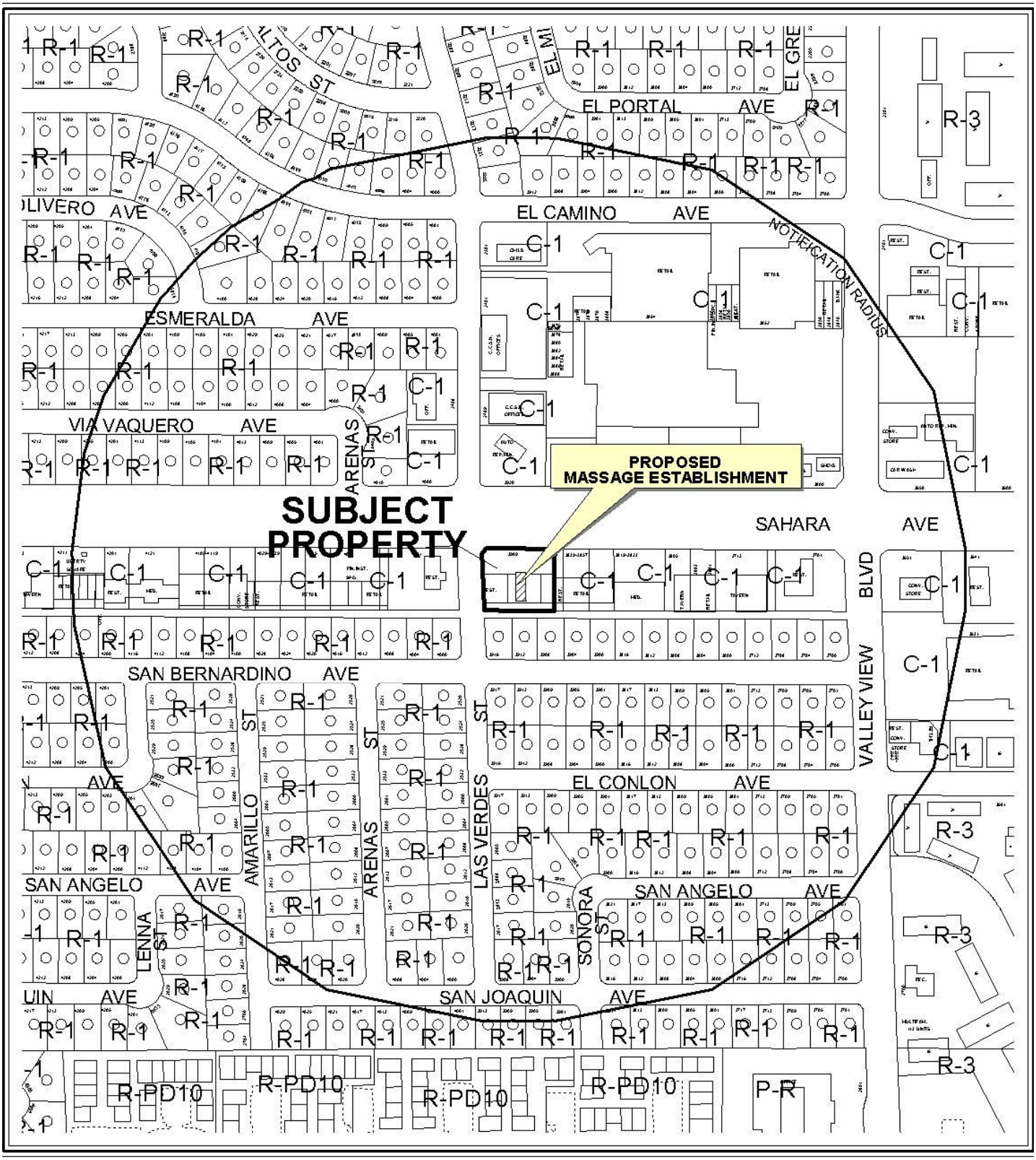
SUBJECT:
SUP-41542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEARL OF THE ORIENT MASSAGE - OWNER: SUNSHINE ONE, LLC - Request for a Special Use Permit FOR A 960 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS OF THE DISTANCE SEPARATION REQUIREMENTS TO ALLOW ZERO FEET FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND 20 FEET DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 3909 West Sahara Avenue, Suite #6 (APN 162-07-512-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41542**

RADIUS: 1000 FT

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

N



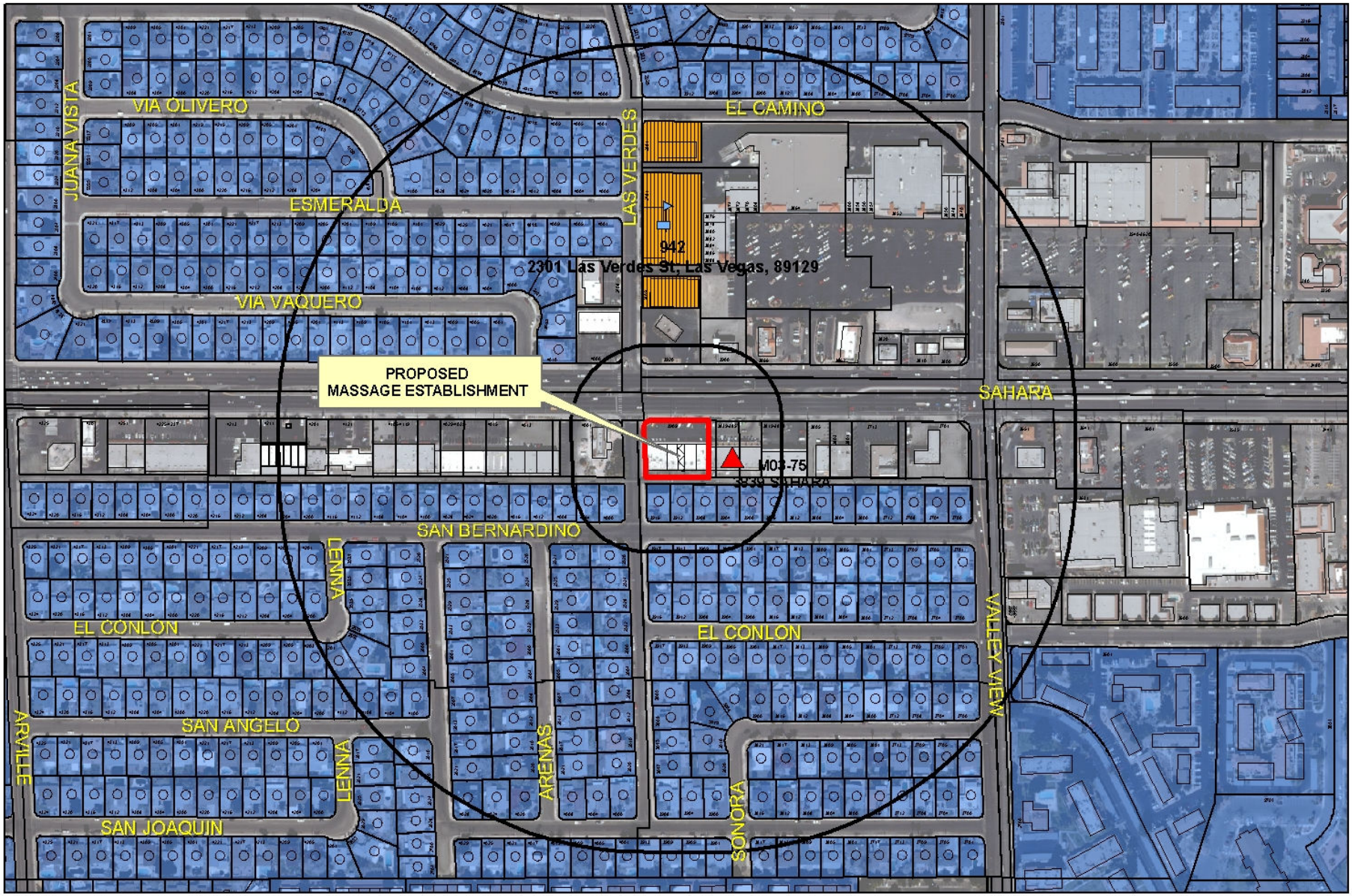
0 300 600 Feet

CASE: **SUP-41542**

RADIUS: 1000 FT

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

N



SUP-41542
Massage Establishment

Business Licenses
- Massage Establishment
- Child Care/ Children Facility

Protected Landuses
- RELIGIOUS
- CITY PARKS
- SCHOOLS

Subject Property
Residential Property
400' & 1000' Buffer

0 237.5 475 950 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-41542 APN: 162-07-512-001

Name of Property Owner: SUNSHINE ONE LLC

Name of Applicant: ZEPING WANG

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: _____

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APR 25 2011
City of Las Vegas

Signature of Property Owner: _____

Print Name: PAUL ROBARTS MANAGER/SUNSHINE ONE LLC

Subscribed and sworn before me

This 30th day of March, 2011

Elaine L Long

Notary Public in and for said County and State

ELAINE L. LONG
Notary Public, State of Nevada
Appointment No. 93-3006-1
My Appt. Expires March 23, 2013

Revised 11-14-06

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002/002 LIN_LAW_GROUP 03/30/2011 10:37 FAX 7026480888

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MASSAGE ESTABLISHMENT/ ZEPING WANG

Project Address (Location) 3909W.SAHAHRA AV6, LAS VEGAS, NV89102

Project Name PEARL OF THE ORIENT MASSAGE **Proposed Use** MASSAGE ESTABLI

Assessor's Parcel #(s) 162-07-512-001 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER SUNSHINE ONE LLC **Contact** PAUL ROBARTS

Address 6450 SPRING MOUNTAINRD.#12 **Phone:** (702) 682-8788 **Fax:** (702) 222-1430

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address PWR2377@AOL.COM

APPLICANT PEARL OF THE ORIENT MASSAGE **Contact** ZEPING WANG

Address 3909W.SAHAHRA AV6 **Phone:** (626) 272-0639 **Fax:** (702) 897-4198

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address SUNNY9789@YAHOO.COM

REPRESENTATIVE N/A **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 PAUL ROBARTS,MANAGER

Subscribed and sworn before me

This 30th day of March, 20 11.

Elaine L Long

Notary Public in and for said County and State

ELAINE L. LONG
Notary Public, State of Nevada
Appointment No. 93-3006-1
My Appt. Expires March 23, 2013

FOR DEPARTMENT USE ONLY

Case #	Sup-41542
Meeting Date:	6-14-11
Total Fee:	1030.00
Date Received:*	4-25-11
Received By:	FS

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

Revised 10/27/08

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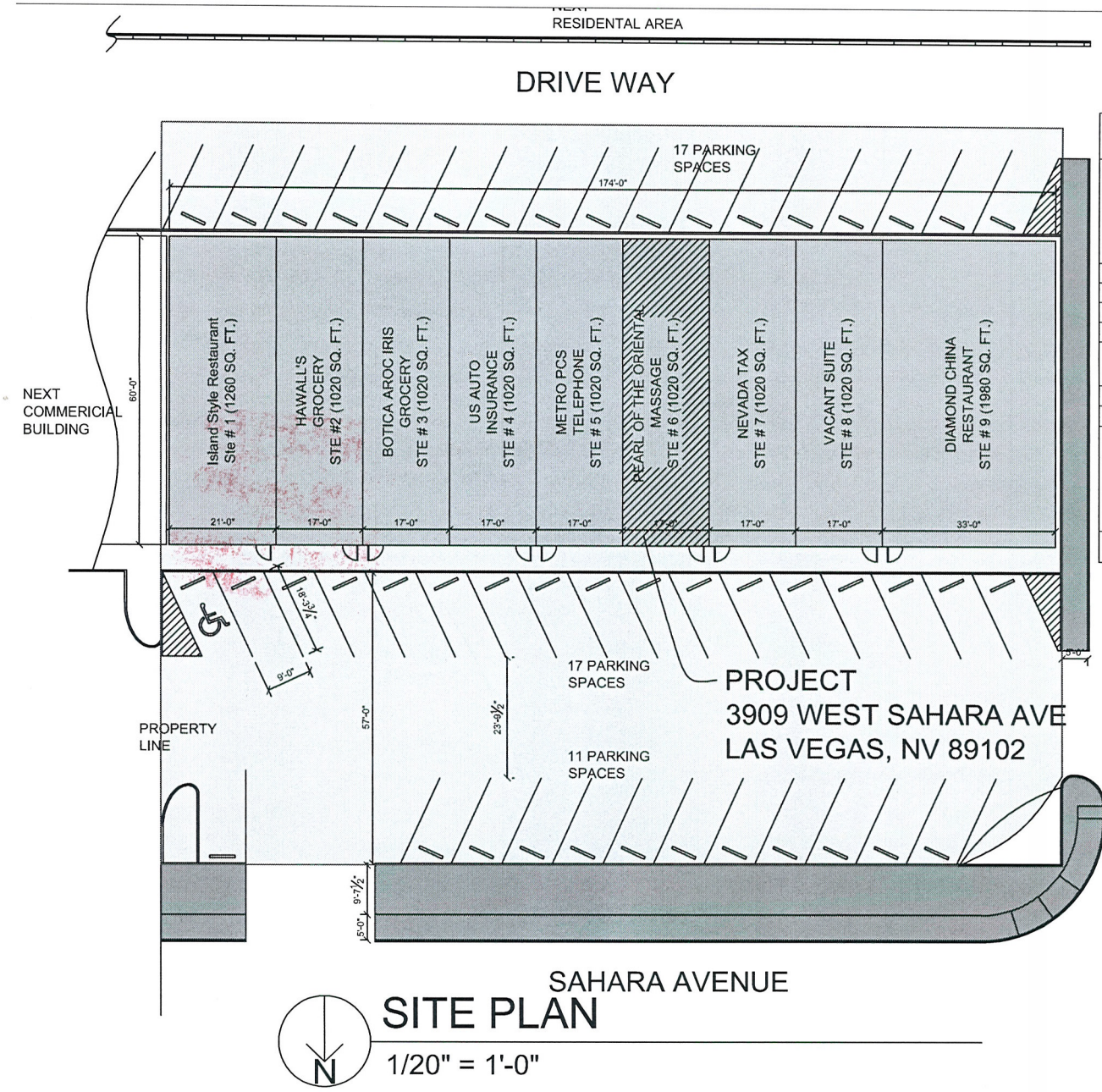


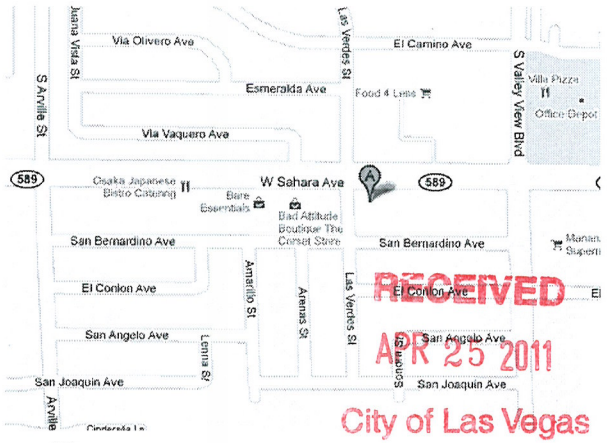
SITE PLAN

1/20" = 1'-0"

AREA SUMMARY PARKING (OVERALL SITE)

STE #	DESCRIPTION	TYPE	AREA (SQ. FT.)	FACTOR	PARKING REQUIRED
STE #1	ISLAND STYLE RESTAURANT	KITCHEN & RESTROOM	600	1/200	3
		DINING AREA	660	1/50	13
STE #2	HAWALL'S GROCERY	RETAIL	1020	1/175	6
STE #3	BOTICA AROC IRIS GROCERY	RETAIL	1020	1/175	6
STE #4	US AUTO INSURANCE	OFFICE	1020	1/300	4
STE #5	METRO PCS TELEPHONE	RETAIL	1020	1/175	6
STE #6	PEARL OF THE ORIENTAL MASSAGES	MASSAGE	5 ROOMS	2 PER ROOM	10
STE #7	NEVADA TAX	OFFICE	1020	1/300	4
STE #8	VACANT SUITE (RETAIL STORE)	RETAIL	1020	1/175	6
STE #9	DIAMOND CHINA RESTAURANT	KITCHEN & RESTROOM	900	1/200	5
		DINING AREA	1080	1/50	22
				TOTAL	85

LAS VERDES STREET



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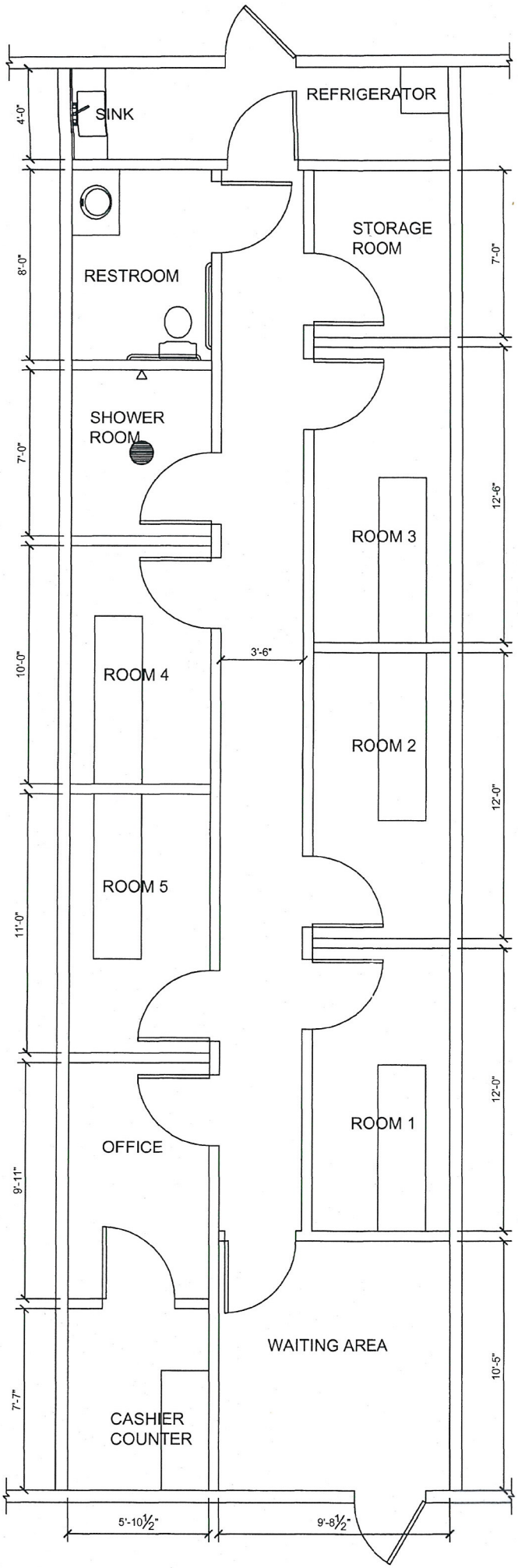
APR 25 2011
City of Las Vegas

VINCITY MAP

N.T.S

SUP-41542



RECEIVED
APR 25 2011
City of Las Vegas

SUP-41542



RECEIVED
APR 25 2011

SUP-41542

JUSTIFICATION LETTER

I, Zeping Wang, am submitting this Justification Letter to the City of Las Vegas, NV. Department of Planning for the purpose of a **Special Use Permit** for my establishment, **The Pearl of the Orient Massage**. The **Pearl of the Orient Massage** will be located at 3909 W. Sahara Ave #6, Las Vegas, NV 89102. **This facility was used to be a massage establishment which was built on or about the year 2000 for the sole purpose of conducting business with ample parking for the intended purpose of this establishment.** I am requesting for a waiver to allow a no distance separation from another massage establishment and a waiver to allow a 20 foot distance separation from residential zoned properties. There is a residential area located approximately 20-foot distance from the south of the building with sidewalks located north, west, and east of the facility. I am planning to employ three people. Although I plan to operate from 8am to 9pm per day, I am also requesting a waiver to allow a 24-hour operation. My business will be located on 3909 west Sahara Ave#6, The use of this establishment is completely compatible with the existing surrounding land uses, and with future surrounding land uses due to its location and pre-existing use as a location for business.

Access to this property is quite adequate for the proposed use of this establishment. The purpose of this business is consistent with and will not compromise any of my employees nor the public's health, safety and welfare. My request will comply with the overall objectives of the General Plan and is compliant with Title 19.18 Zoning Code Applications and Procedures. The plans for the layout of the facility will be submitted along with this Special Use Permit request letter.

RECEIVED
APR 25 2011
City of Las Vegas

SUP-41542

I will further agree and consent with any and all lawful business agreements should you grant the Special Use Permit for my place of business. I, Zeping Wang, will fully comply with any and all current and future Governmental and Safety rules and regulations while conducting my business.

Your favorable consideration of this application is and will be most appreciated.

Print name: ZEPING WANG

Signature: ZePing Wang

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APR 25 2011
City of Las Vegas

SUP-41542

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

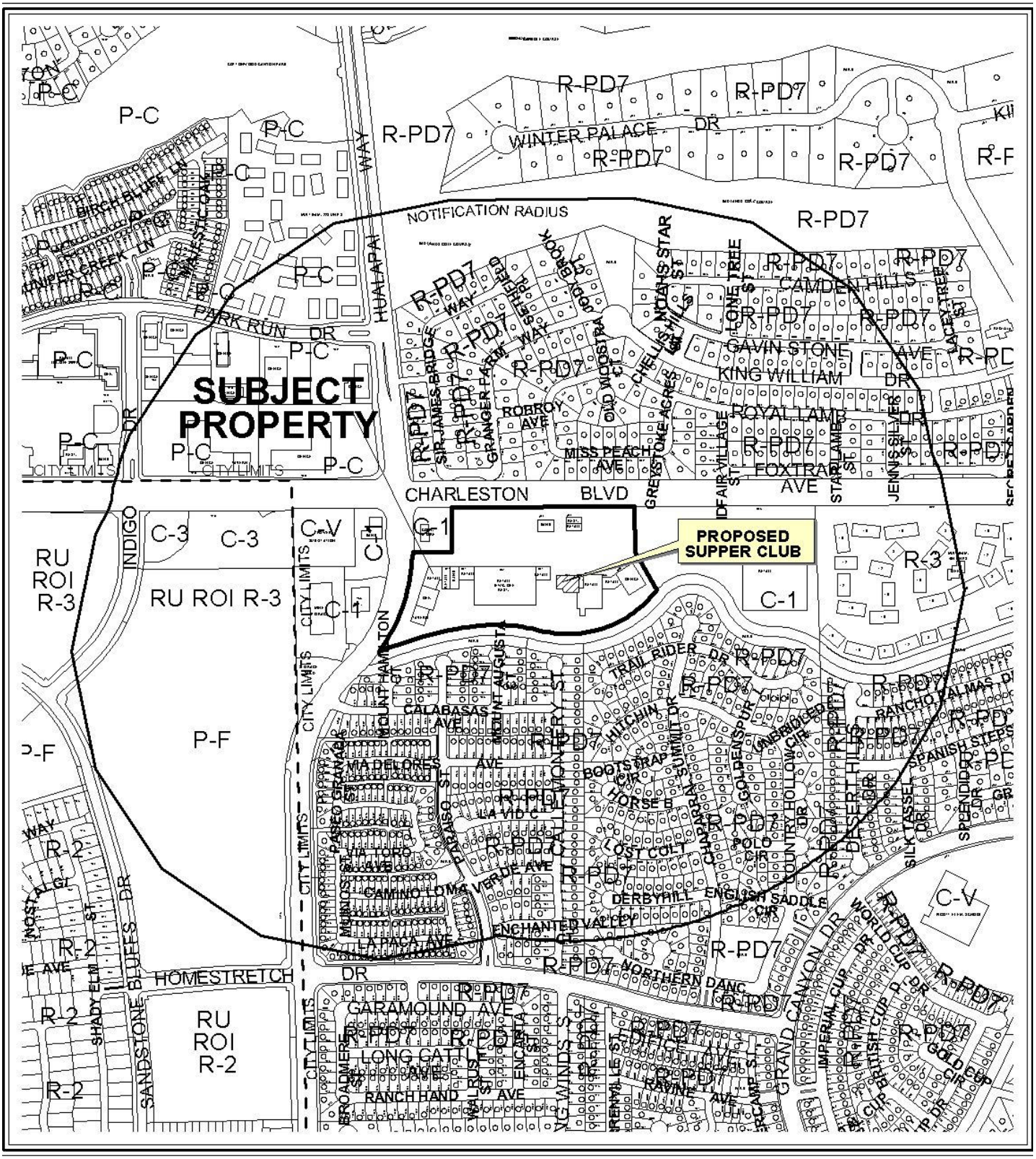
SUBJECT:
SUP-41563 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIFARA PIZZA HOLDINGS, INC. - OWNER: HUALAPAI COMMONS - Request for a Special Use Permit FOR A 3,840 SQUARE-FOOT SUPPER CLUB WITH 2,744 SQUARE-FEET OF OUTDOOR DINING AREA at 9785 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

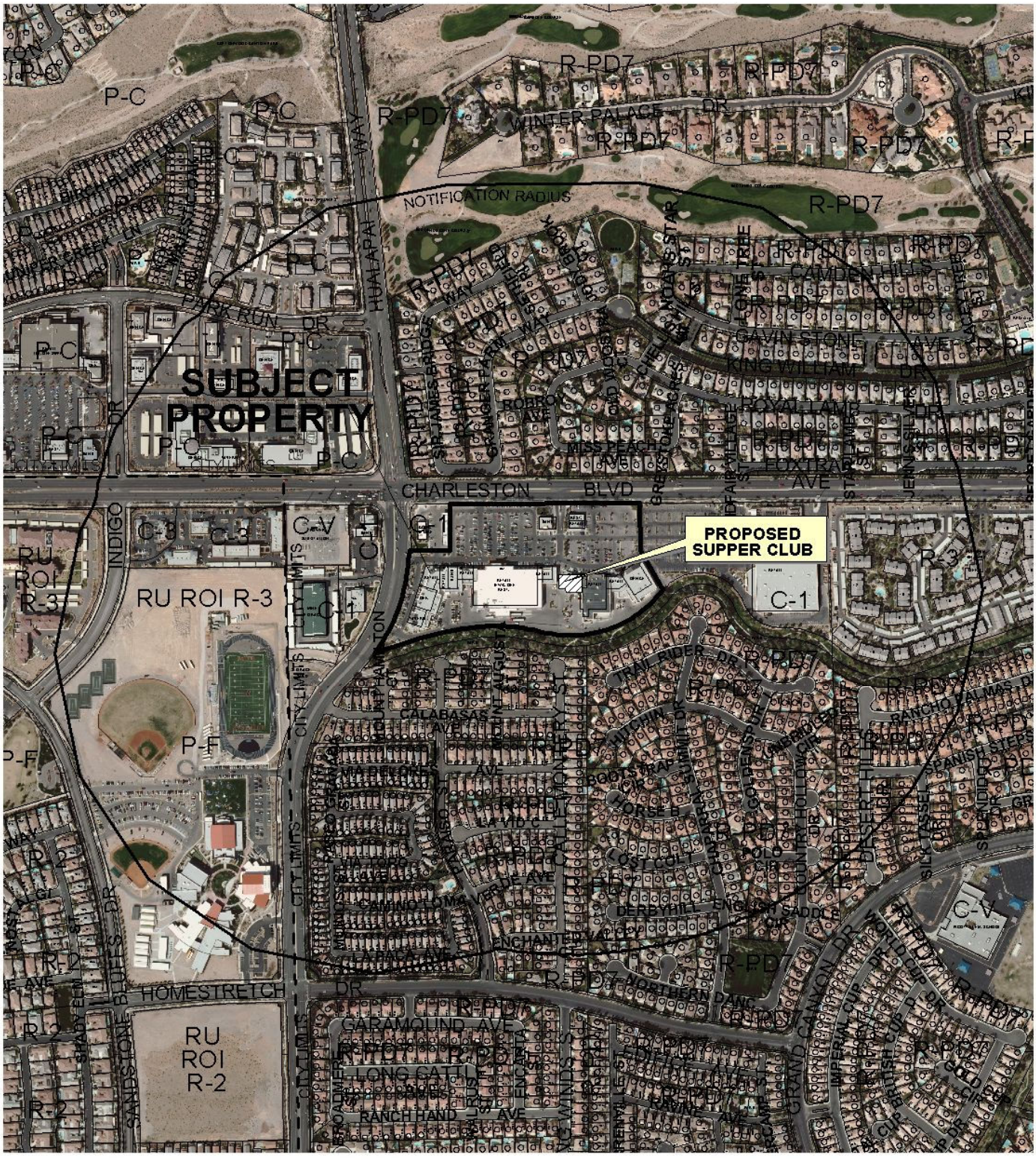
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41563**

RADIUS: 1500 FT

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



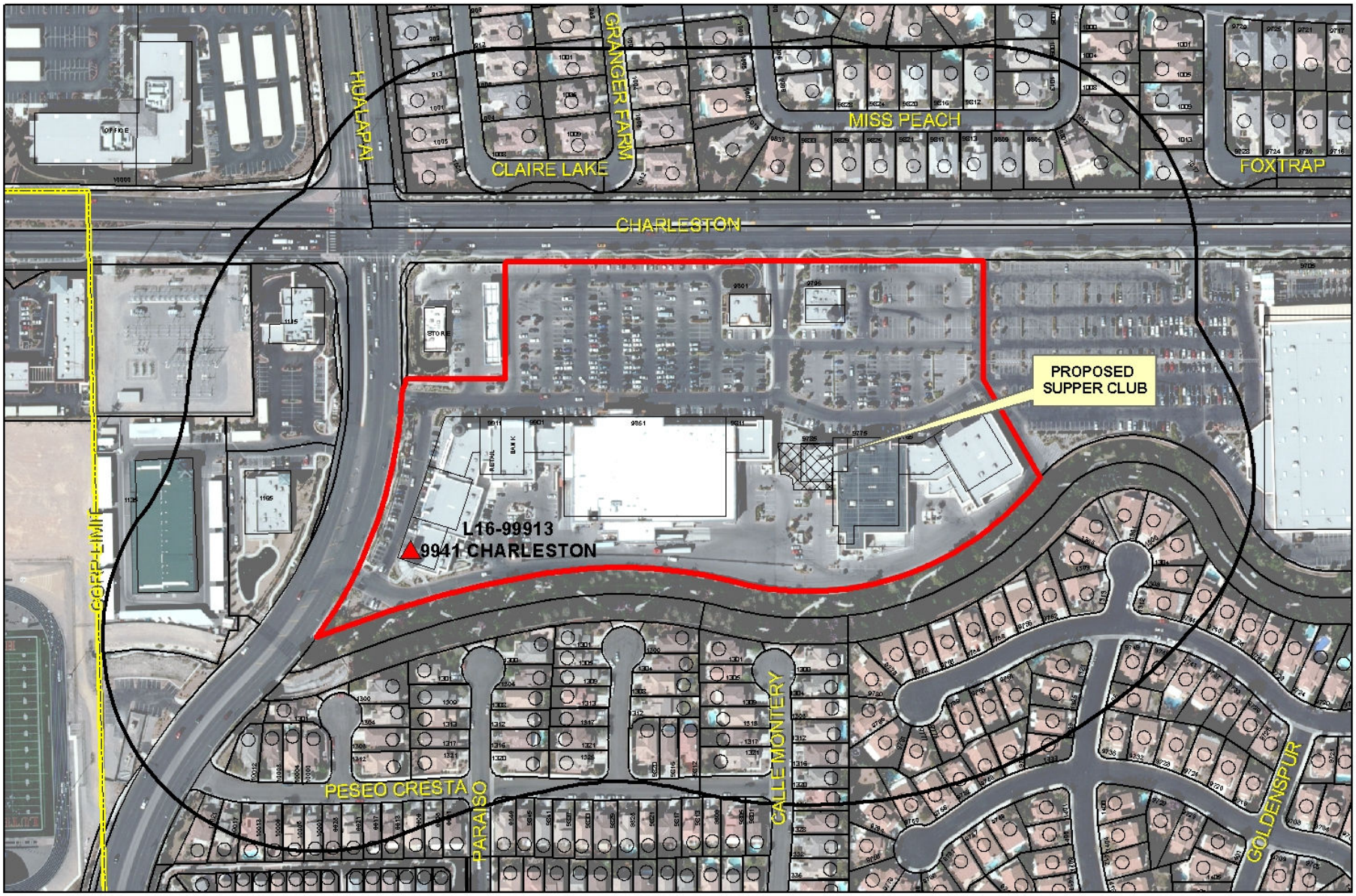
0 300 600 Feet

CASE: **SUP-41563**

RADIUS: 1500 FT

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

N


HUALAPAI
GRANGER FARM
CLAIRE LAKE
MISS PEACH
FOXTRAP
CHARLESTON
PROPOSED
SUPPER CLUB
L16-99913
9941 CHARLESTON
CORP LIMIT
PESEO CRESTA
PARAISO
CALLE MONTERY
GOLDENSPUR
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

SUP-41563

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41563** APN: 163-06-1111-008

Name of Property Owner: Hualapai Commons, LLC

Name of Applicant: Di Tara Pizza Holdings, Inc

Name of Representative: Kari Laurent

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: Larry A Miller

Print Name: LARRY A MILLER

Subscribed and sworn before me

This 21st day of April, 2011

Deborah M. West

Notary Public in and for said County and State

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

RECEIVED
APR 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9785 West Charleston Boulevard

Project Name Dom Demarco's Pizza Proposed Use Restaurant Supperch

Assessor's Parcel #(s) 163-06-111-008 Ward # 2-Wolfson

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Hualapai Commons Contact William Bayne

Address 851 S. Rampart Suite 105 Phone: 280-5761 Fax: 933-1133

City Las Vegas State Nv Zip 89145

E-mail Address william.bayne@gmail.com

APPLICANT Di Fara Pizza Holdings, Inc. Contact Kari Laurent

Address 5525 S. Decatur Blvd # 104 Phone: 702-222-3022 Fax: 702-222-0961

City Las Vegas State NV Zip 89118

E-mail Address klaurent@lapour.com

REPRESENTATIVE SARIG ARMENIAN Contact _____

Address 3773 HOWARD HUGHES Phone (702) 862-3300 Fax: _____

City LV State NV Zip 89169

E-mail Address SARMENIAN@CANVARGAS.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 LARRY A. MILLER

Subscribed and sworn before me

This 21st day of April, 20 11.

Deborah M. West

Notary Public in and for said County and State

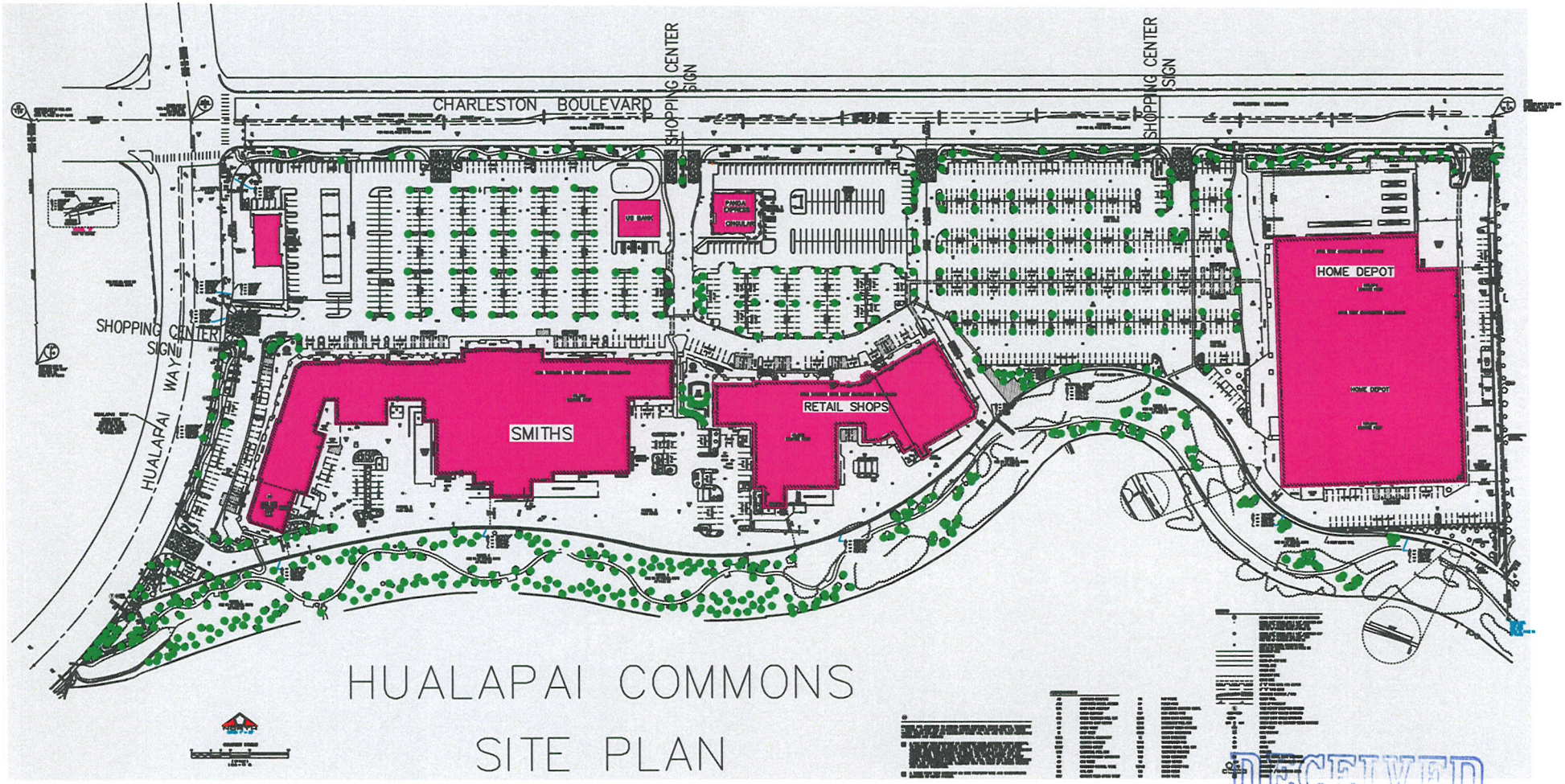
DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

FOR DEPARTMENT USE ONLY

Case #	SUP-41563
Meeting Date:	6-14-11
Total Fee:	1280.00
Date Received:*	4-27-11
Received By:	JFord

*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



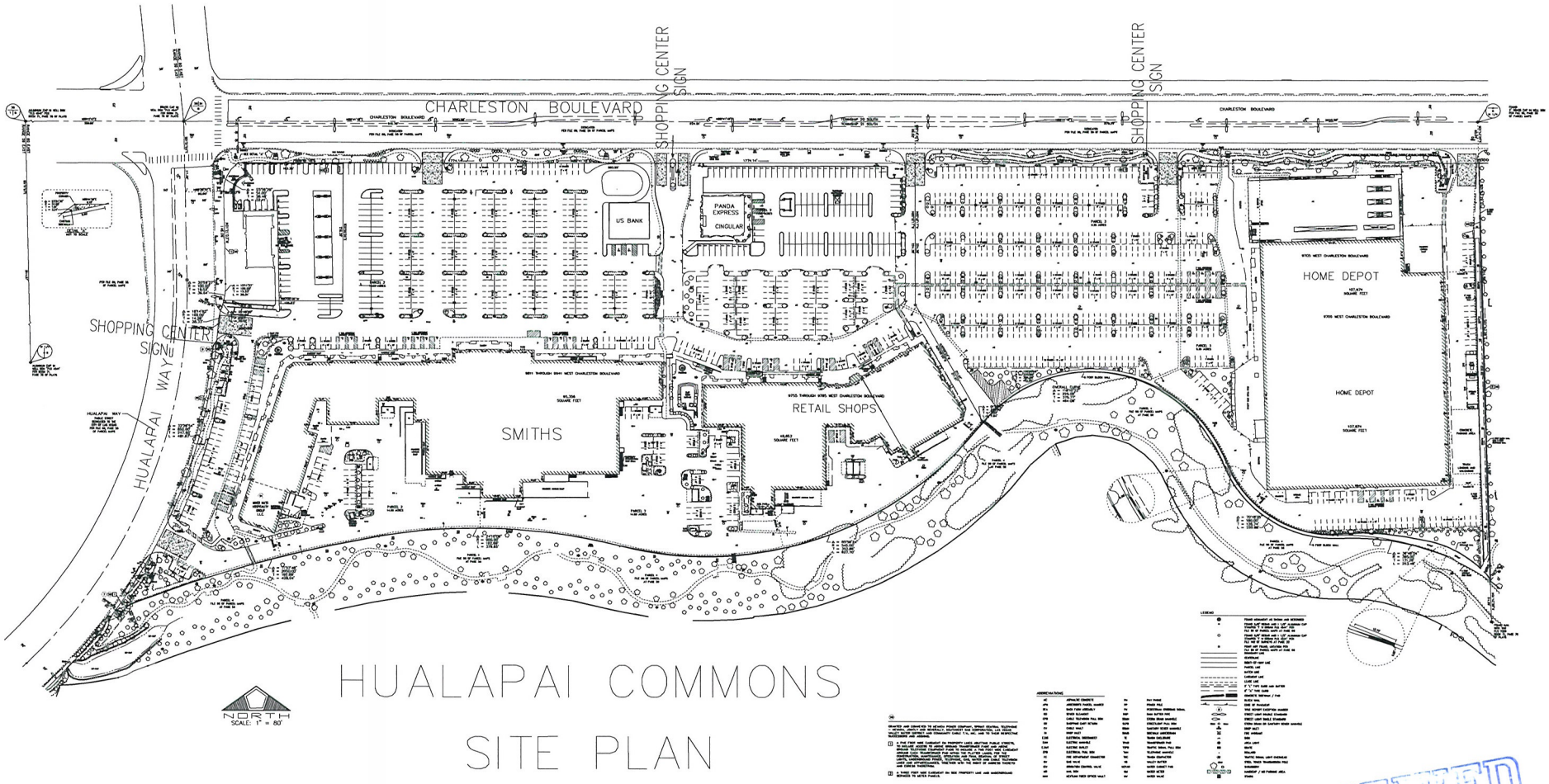
HUALAPAI COMMONS

SITE PLAN

RECEIVED
APR 27 2011

SUP-41563

SDR-41562



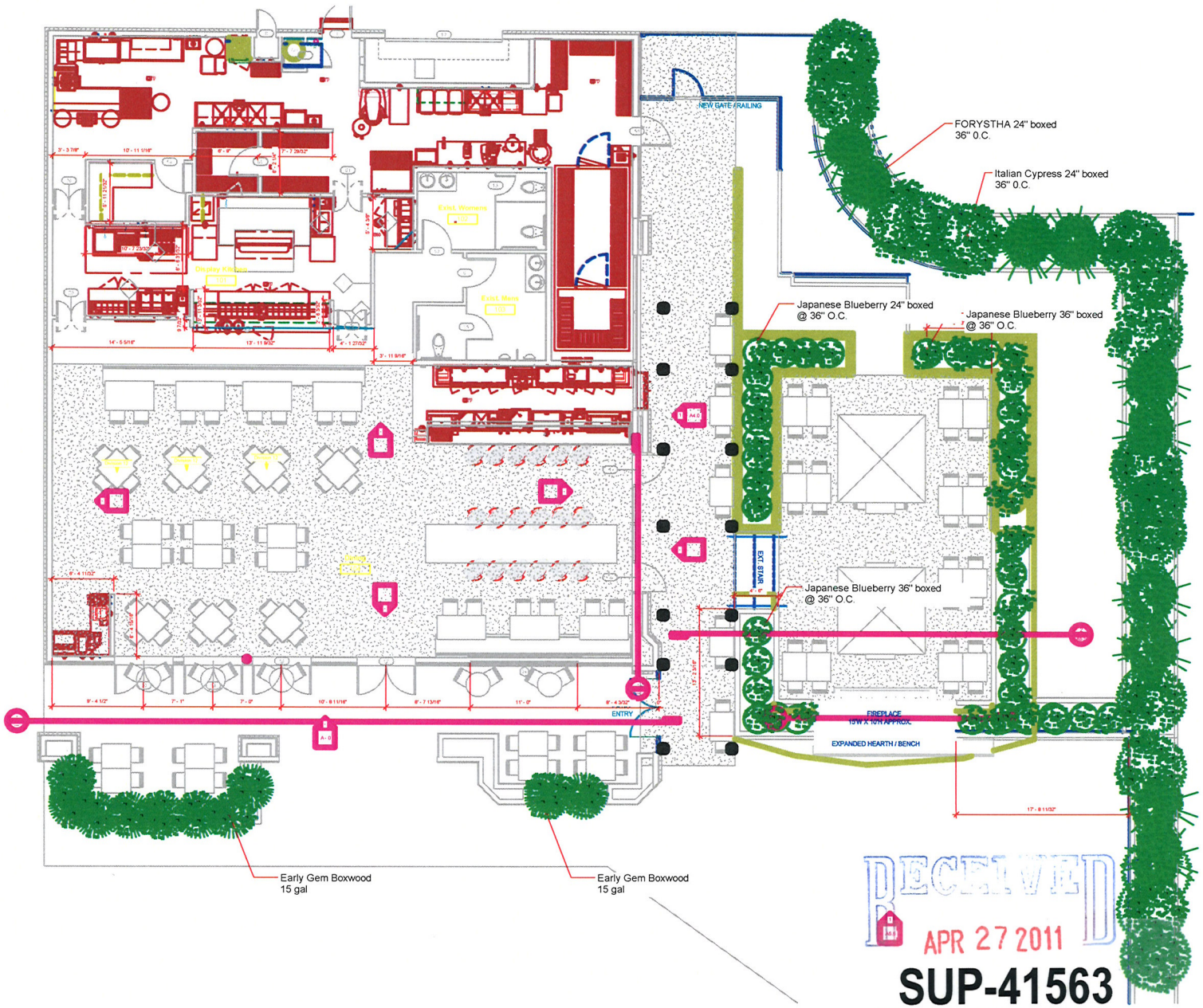
HUALAPAI COMMONS

SITE PLAN

SUP-41563

SDR-41562

RECEIVED
APR 27 2011



RECEIVED
APR 27 2011

SUP-41563
SDR-41562

Daniel E. Downey
ARCHITECT
5538 ORCHARD LANE, LAS VEGAS, NEVADA 89110
(702) 604-8881

No	Description	Date

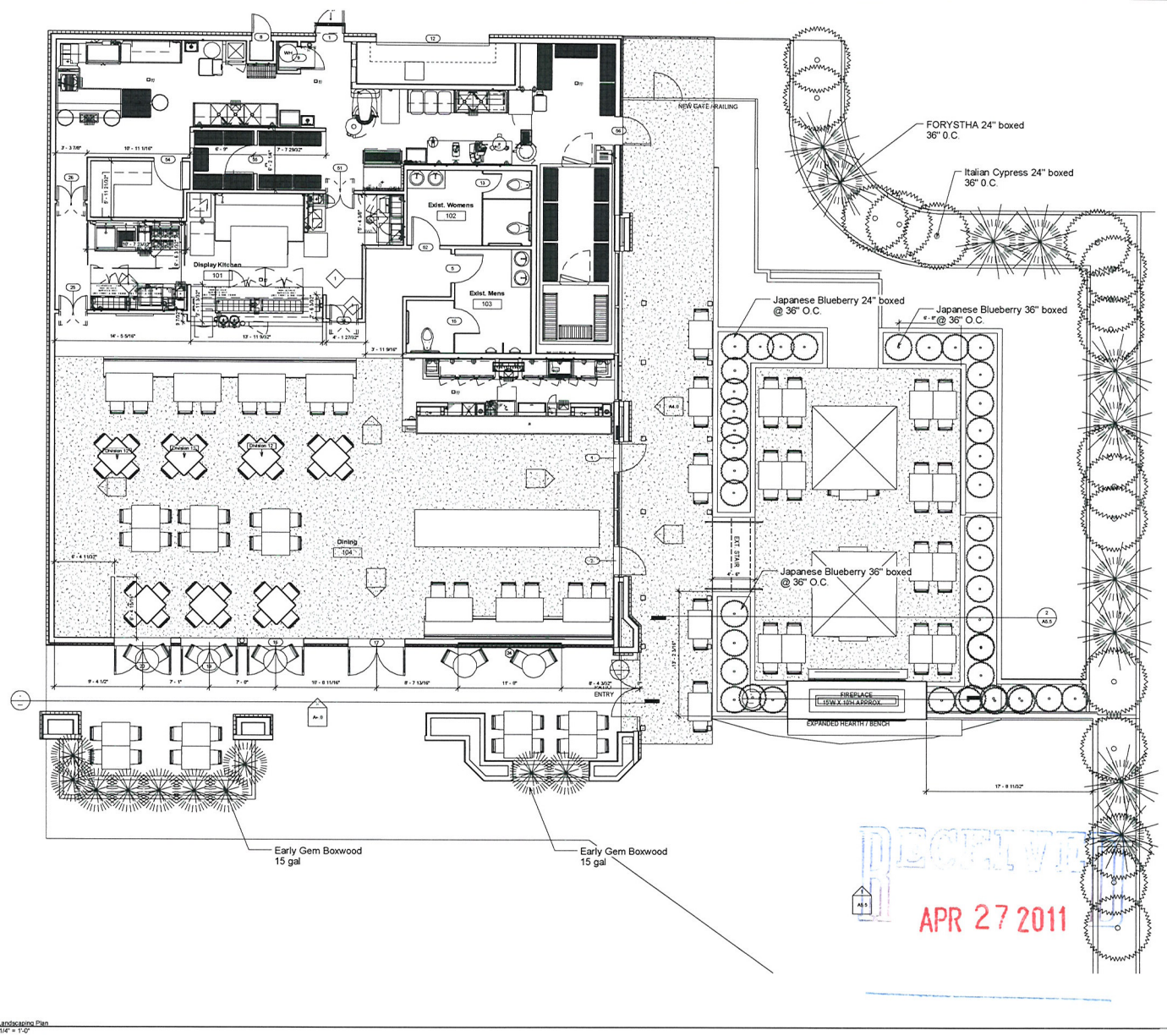
Dom DeMarcos

Landscape Plan

Project Number	2011 Doms
Date	19APRIL 2011
Drawn By	Author
Checked By	Checker

L1.0

Scale 1/4" = 1'-0"



Landscaping Plan
1/4" = 1'-0"

Daniel E. Downey
ARCHITECT
5530 ORCHARD LANE LAS VEGAS, NEVADA 89110
(702) 604-8881

No.	Description	Date

RECEIVED
APR 27 2011

Dom DeMarcos

Landscape Plan

Project Number	2011 Doms
Date	19APRIL 2011
Drawn By	Author
Checked By	Checker

L1.0

Scale 1/4" = 1'-0"

4/26/2011 2:43:16 PM

SUP-41563

SDR-41562



COURTYARD VIEW



FIREPLACE VIEW

Daniel E. Downey
ARCHITECT
5530 ORCHARD LANE LAS VEGAS, NEVADA, 89110
(702) 604-8681

No.	Description	Date

RECEIVED
APR 27 2011

Dom DeMarcos

Renderings

Project Number	2011 Doms
Date	19APRIL 2011
Drawn By	Author
Checked By	Checker

R1.0

Scale

4/26/2011 3:03:38 PM

SUP-41563

SDR-41562

Daniel E. Downey
Architect

April 26, 2011

City of Las Vegas

Department of Planning & Development

731 Fourth Street

Las Vegas, Nevada 89101

Re: Justification Letter for Dom Demarcos

9785 West Charleston

Las Vegas, Nevada

The project is located at the old Atlanta bread company tenant improvement. The new space will specialize in pizza and Italian food. It also will offer indoor and patio dining which is what the Architectural review is for. It will also serve beer, wine, and liquor and will need to apply for a special use permit. This will not be open twenty four hours a day.

If you have any questions please contact me at 702 604 8881.

Thank You

Daniel Downey Architect

RECEIVED
APR 27 2011

5538 Orchard Lane
Las Vegas, Nevada 89110
Ph (702)604-8881
Fax (702)453-4176
email:dandowney2@live.com

SUP-41563
SDR-41562

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

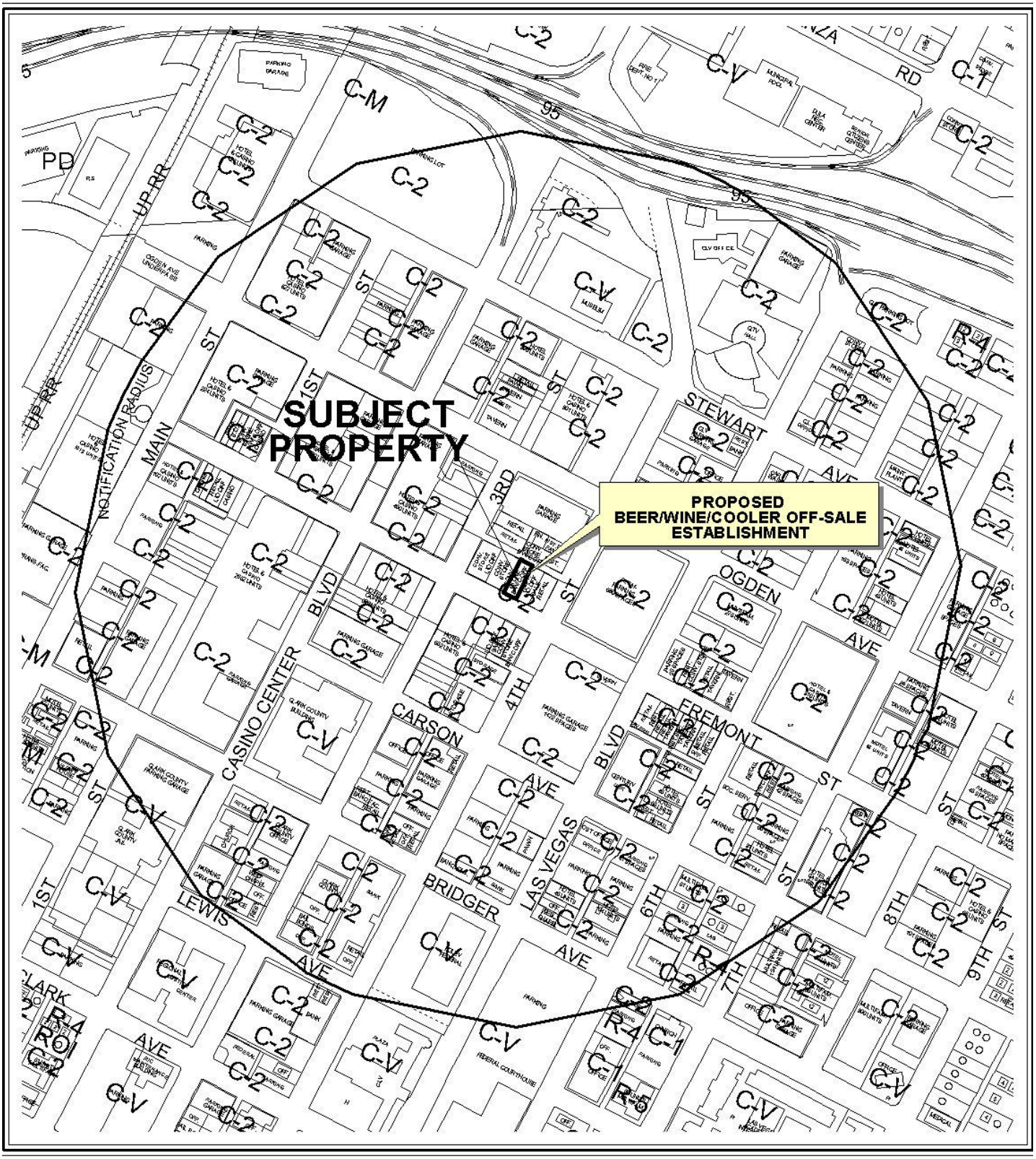
SUBJECT:
SUP-41569 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:HAIM GABAY - OWNER: HS FAMILY LIMITED PARTNERSHIP - Request for a Special Use Permit FOR BEER/WINE/COOLER OFF-SALE ESTABLISHMENT TO AN EXISTING 5,166 SQUARE-FOOT CONVENIENCE STORE at 316 Fremont Street (APN 139-34-510-025), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41569**

RADIUS: 1500 FT

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

N



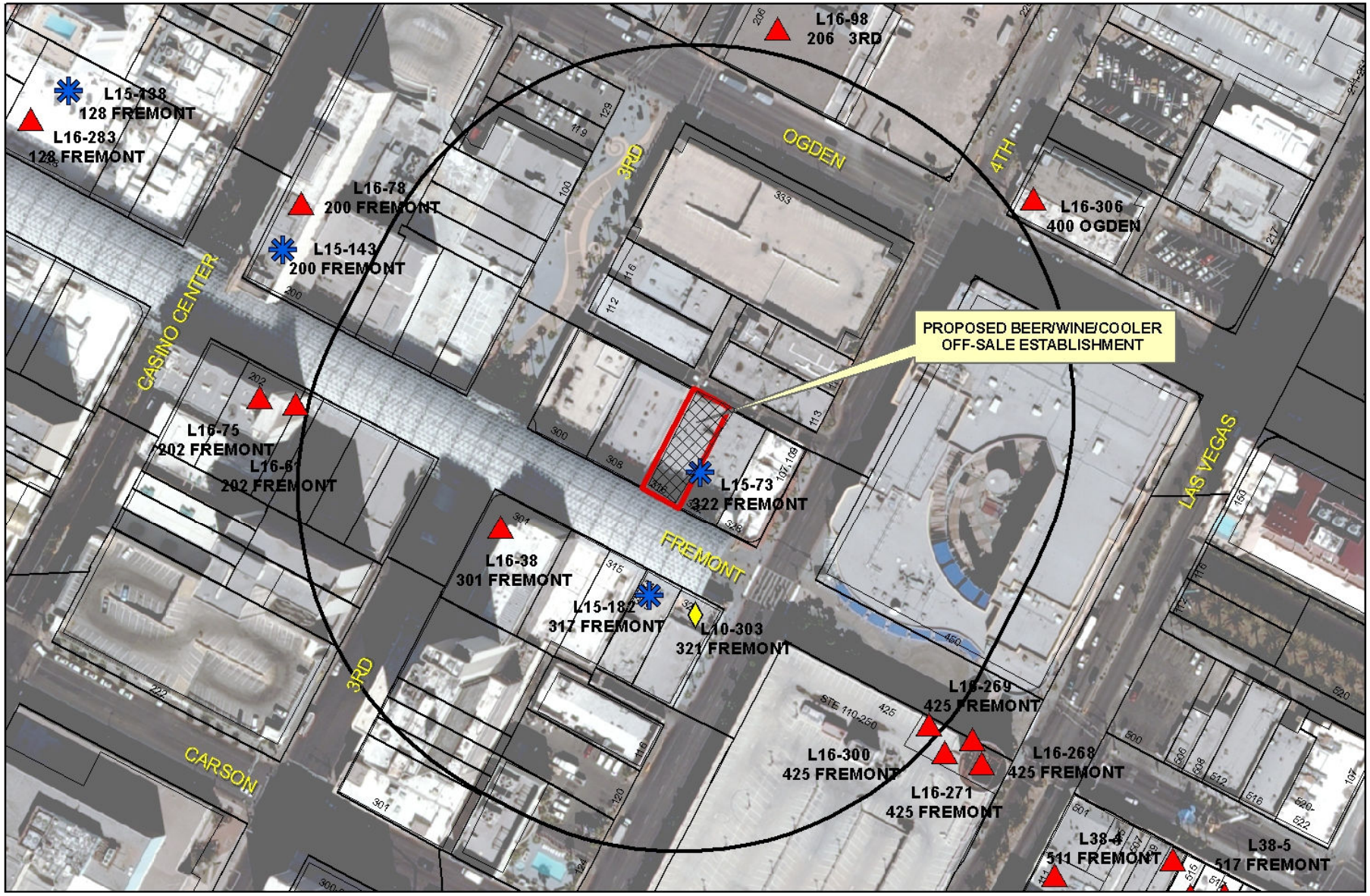
0 300 600 Feet

CASE: **SUP-41569**

RADIUS: 1500 FT

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

N



SUP-41569

Business Licenses

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41569** APN: _____

Name of Property Owner: HS FAMILY LP Y HSCHMIOT

Name of Applicant: Ham Gabay

Name of Representative: Nieves Alvarez

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: Vern J Christensen Trustee

Print Name: Vern J Christensen

Subscribed and sworn before me

This 20th day of April, 2011

Shari High

Notary Public in and for said County and State

SHARI HIGH
Notary Public, State of Nevada
Appointment No. 05-97773-1
My Appt. Expires June 6, 2013

RECEIVED
APR 27 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Crazy Ely Western Village DBA COYOTE

Project Address (Location) 316 Fremont st. L.V. NV. 89101

Project Name COYOTE **Proposed Use** Beer/wine/cooler off sale.

Assessor's Parcel #(s) 139-34-510-025 **Ward #** 5

General Plan: existing C proposed - **Zoning:** existing C2 proposed -

Commercial Square Footage 6500 **Floor Area Ratio** 5500

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

Additional Information _____

PROPERTY OWNER HS FAMILY LPY HSCHMIOT **Contact** _____

Address 714 Lacy LN **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT HAIM GABAY **Contact** _____

Address 6130 W. FLAMINGO RD # 402 **Phone:** (702) 382-3005 **Fax:** (702) 382-7005

City LAS VEGAS **State** NV **Zip** 89103

E-mail Address haimgabay@hotmail.com

REPRESENTATIVE Nieves Alvarez **Contact** _____

Address 2700 Trotwood LN **Phone:** (702) 287-2048 **Fax:** 382-7005

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

E-mail Address western321@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 Vern J Christensen

Subscribed and sworn before me

This 20th day of April, 20 11.

_____

Notary Public in and for said County and State

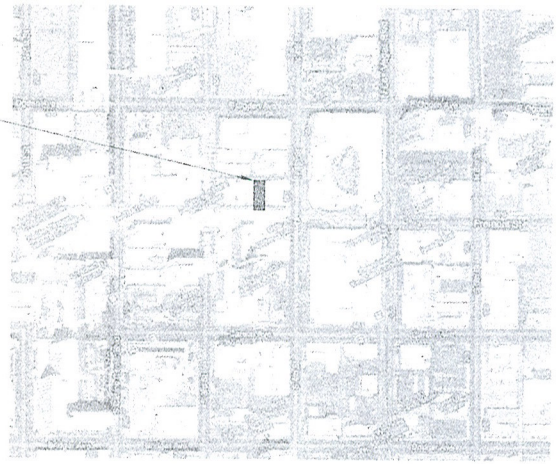
SHARI HIGH
Notary Public, State of Nevada
Appointment No. 05-97773-1
My Appt. Expires June 6, 2013

SHARI HIGH
Notary Public, State of Nevada
Appointment No. 05-97773-1
My Appt. Expires June 6, 2013

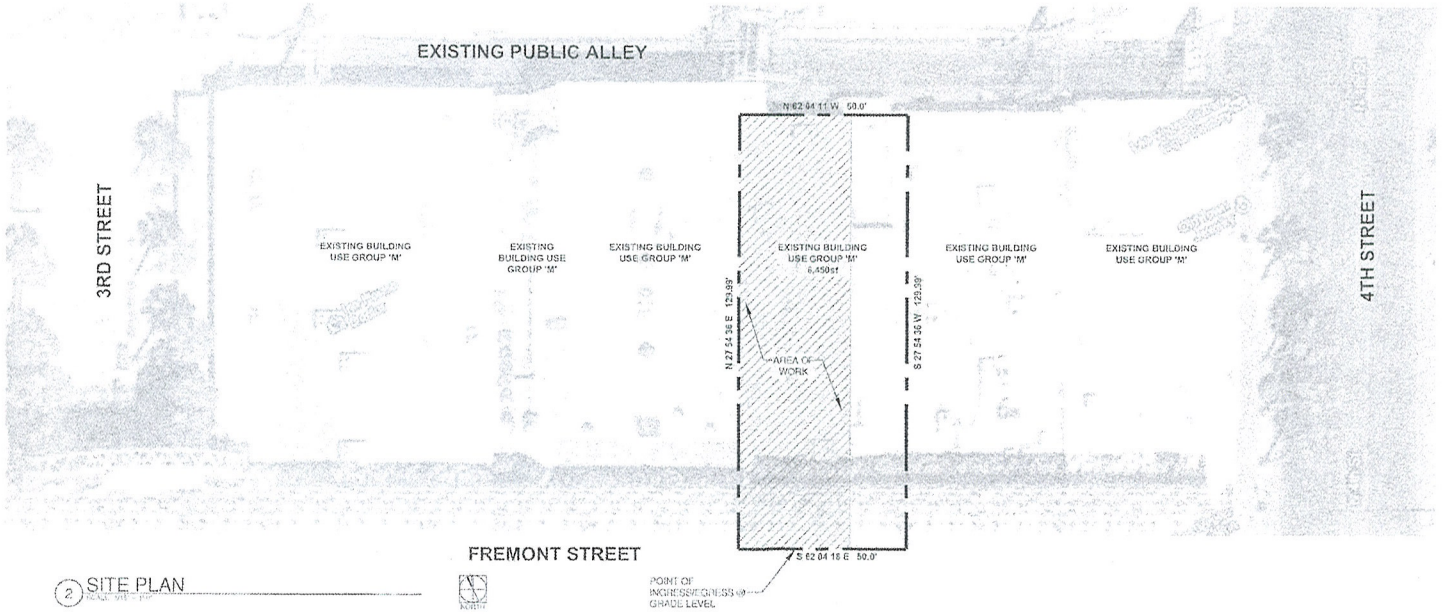
FOR DEPARTMENT USE ONLY

Case #	SUP-41569
Meeting Date:	6-14-11
Total Fee:	1280
Date Received:*	4-27-11
Received By:	KS

*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.



1 VICINITY MAP



2 SITE PLAN

ERIK CHUDY ARCHITECTURE.

(702) 882-2903
erikchudy.com
erik@erikchudy.com

Consultant

Client

Project
Coyote
316 East Fremont Street
Las Vegas, NV

Owner

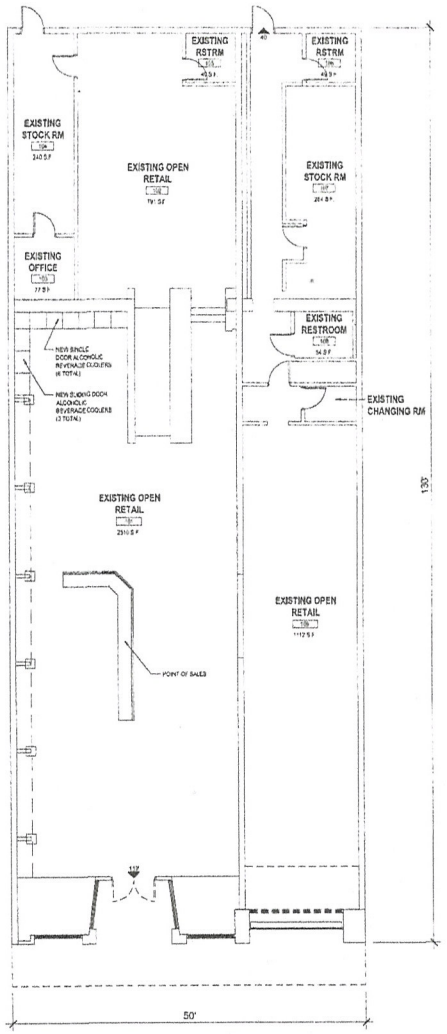
Revisions
No. Date Issue

Drawing Title
VICINITY MAP, PLAN & EXISTING SITE PLAN

Project # 2011036
Issue FOR SUBMITTAL
Date 04.15.2011 Scale AS NOTED

Sheet
AS101

RECEIVED
APR 27 2011
SUP-41569
City of Las Vegas



1 A1.00 EXISTING FLOOR PLAN
SCALE:1/8"=1'-0"

NEW TENANT IMPROVEMENT - OCCUPANT LOAD

OCCUPANCY LOAD:

101 - EXISTING OPEN RETAIL	= 2510	SF/30	=	83	occs.
102 - EXISTING OPEN RETAIL	= 791	SF/30	=	26	occs.
103 - EXISTING OFFICE	= 77	SF/100	=	1	occs.
104 - EXISTING STOCK ROOM	= 240	SF/300	=	1	occs.
105 - EXISTING RESTROOM	= 49	SF/100	=	1	occs.
106 - EXISTING RESTROOM	= 49	SF/100	=	1	occs.
107 - EXISTING STOCK ROOM	= 284	SF/300	=	1	occs.
108 - EXISTING RESTROOM	= 54	SF/100	=	1	occs.
109 - EXISTING OPEN RETAIL	= 1112	SF/30	=	37	occs.
NEW TOTAL INTERIOR FLOOR AREA: 5,166 SF				152	occs.

BUILDING EGRESS ANALYSIS:

BASED ON THE 2006 I.B.C.
BUILDING EXITS REQUIRED

CRITERIA:
ALL PORTIONS OF THE BUILDING OCCUPIED SIMULTANEOUSLY EXCEPT :

- STORAGE ROOMS
- TOILET ROOMS
- CORRIDORS
- MECHANICAL AND ELECTRICAL ROOMS

EGRESS WIDTH MULTIPLIERS IS .20 PER IBC T1005.1
APPROVED UNDER PERMIT #: _____

OCCUPANT LOAD =	152
EXITS PROVIDED =	2
MIN. REQ. EXIT WIDTH = 152 X .20 =	30.40"
WIDTH PROVIDED =	108.0"

231 west charleston boulevard
suite one hourly
las vegas, NV 89107
office: 702.669.2068
fax: 702.668.2069
web: www.hgsbuilds.com

PROJECT
COYOTE INTERIOR REMODEL
300 EAST FREMONT STREET
LAS VEGAS, NEVADA

SHEET TITLE
EXISTING FLOOR PLAN

REVISIONS	DATE
1 ORIGINAL SUBMITTAL	09-21-09

DATE	09-21-2009
SCALE:	AS INDICATED
DRAWN:	D. YORKE
JOB NO:	09-040

SHEET
A1.00

RECEIVED
APR 27 2011
City of Las Vegas

SUP-41569

ATT YORGO

CRAZY ELY WESTERN VILLAGE LLC
DBA COYOTE
316 FREMONT ST
LAS VEGAS NV 89101
MARCH 03, 2011

TO WHOM IT MAY CONCERN:

CRAZY ELY WESTERN VILLAGE LLC DBA (COYOTE) IS AN EXISTING RETAIL/GIFT CONVENIENCE STORE WITH 6 EMPLOYEES, HOUR OF OPERATION FROM 9AM TO MIDNIGHT.
WHERE WE WILL SELL BEER AND WINE PRODUCTS (OFF PREMISES CONSUMPTION) IN ORDER TO ENHANCE OUR PRODUCTIVITY AND OUR BOTTOM LINE.

THANK YOU

HAIM GABAY

RECEIVED
MAY -4 2011

SUP-41569

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

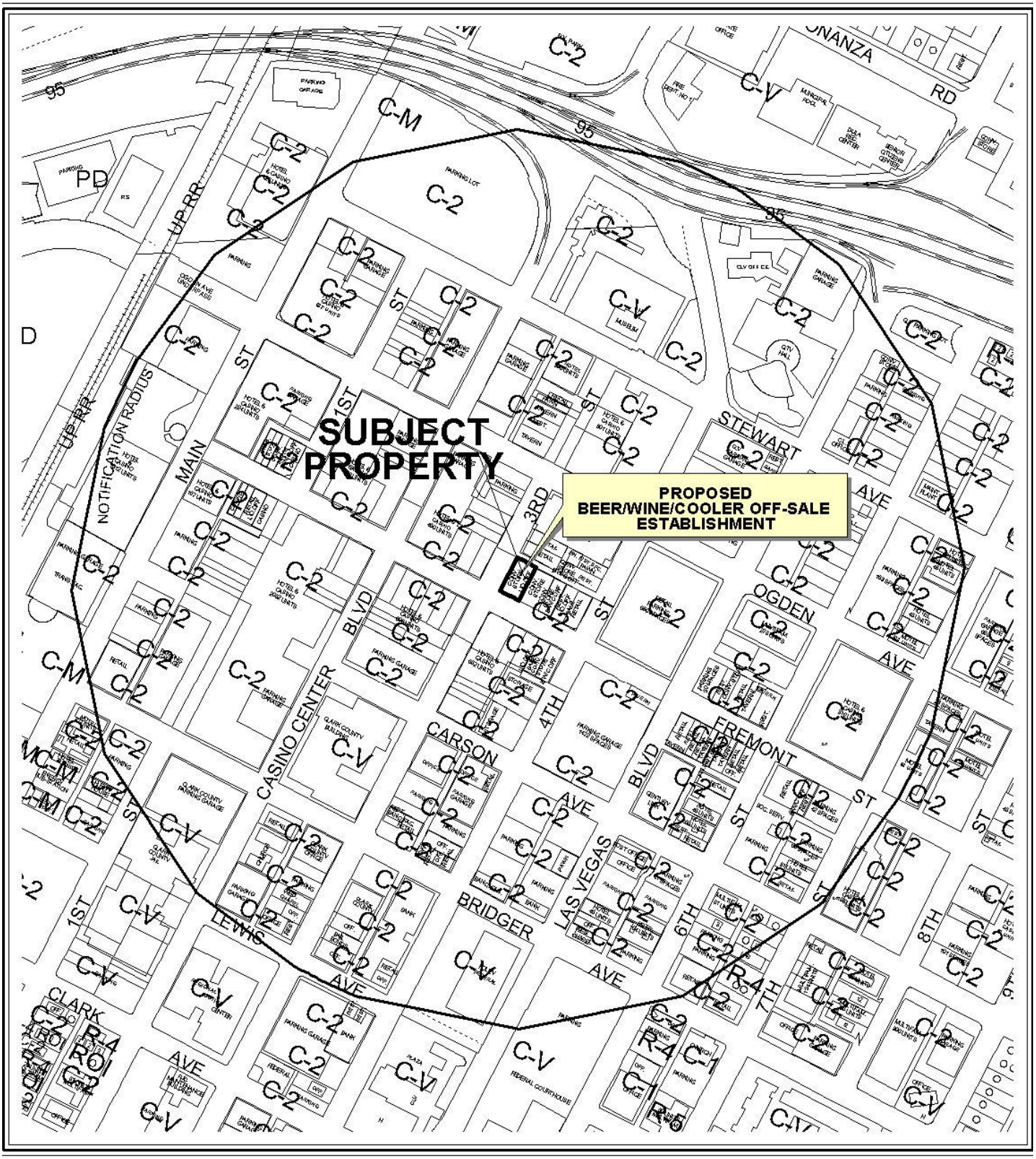
SUBJECT:
SUP-41570 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: L'CHAIM FREMONT ASSOCIATES, INC. - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 8,152 SQUARE-FOOT RETAIL ESTABLISHMENT at 300 Fremont Street (APN 139-34-510-023), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41570**

RADIUS: 1500 FT

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

N



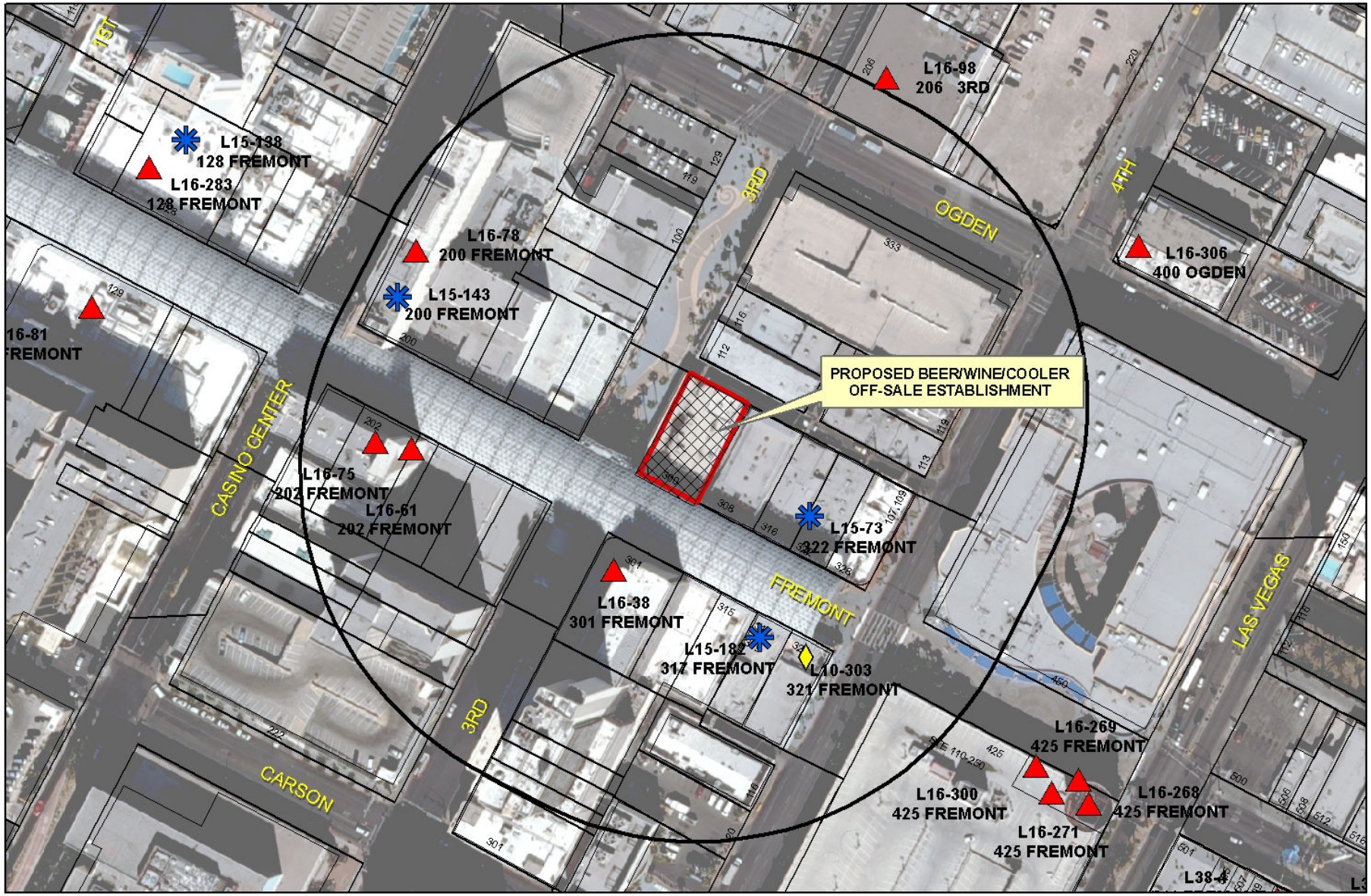
0 300 600 Feet

CASE: **SUP-41570**

RADIUS: 1500 FT

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

N



SUP-41570

Business Licenses

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-41570 APN: _____

Name of Property Owner: L'CHAIM FREMONT ASSOCIATES

Name of Applicant: HAIM GABAY

Name of Representative: NIEVES ALVAREZ

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.

RECEIVED
APR 27 2011
City of Las Vegas

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Haim Gabay

Subscribed and sworn before me

This 14th day of April, 2011

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
EVELYN VALDEZ
Appt. No. 03-81899-1
My Appt. Expires June 15, 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: FABULOUS VEGAS LLC

Project Address (Location) 300 FREMONT ST LV NV 89101

Project Name FABULOUS VEGAS GIFTS **Proposed Use** _____

Assessor's Parcel #(s) 139-34-510-023 **Ward #** 5

General Plan: existing C proposed _____ **Zoning:** existing C 2 proposed _____

Commercial Square Footage 9500 **Floor Area Ratio** 7500

Gross Acres .16 ACRES **Lots/Units** 4 **Density** _____

Additional Information _____

PROPERTY OWNER L'chaim Fremont Associates **Contact** HAIM GABAY

Address 6130 W. FLAMINGO RD # 402 **Phone:** (702) 382-3005 **Fax:** (702) 382-7005

City LAS VEGAS **State** NEVADA **Zip** 89103

E-mail Address haimgabay@hotmail.com

APPLICANT HAIM GABAY **Contact** _____

Address 6130 W. FLAMINGO RD # 402 **Phone:** (702) 382-3005 **Fax:** (702) 382-7005

City LAS VEGAS **State** NEVADA **Zip** 89103

E-mail Address haimgabay@hotmail.com

REPRESENTATIVE NIEVES ALVAREZ **Contact** _____

Address 6130 W. FLAMINGO RD # 402 **Phone:** (702) 287-2048 **Fax:** (702) 382-7005

City LAS VEGAS **State** NEVADA **Zip** 89103

E-mail Address nellyal12@hotmail.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 HAIM GABAY

Subscribed and sworn before me

This 14th day of April, 2011.

[signature]

Notary Public in and for said County and State

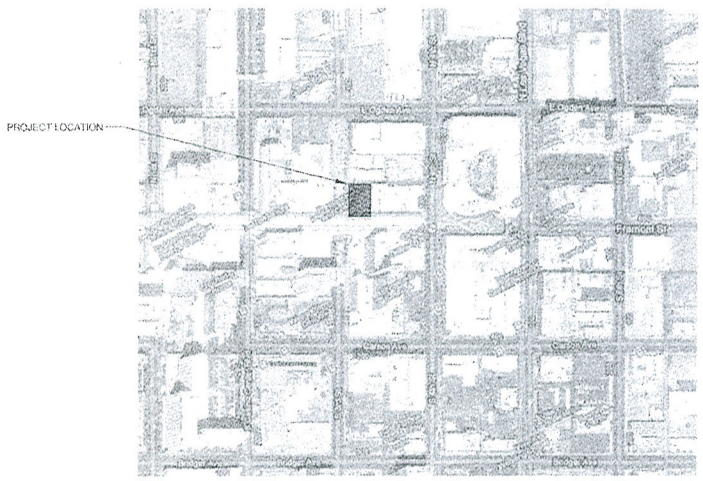
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
EVELYN VALDEZ
Appt. No. 03-81899-1
My Appt. Expires June 15, 2011

Revised 10/27/08

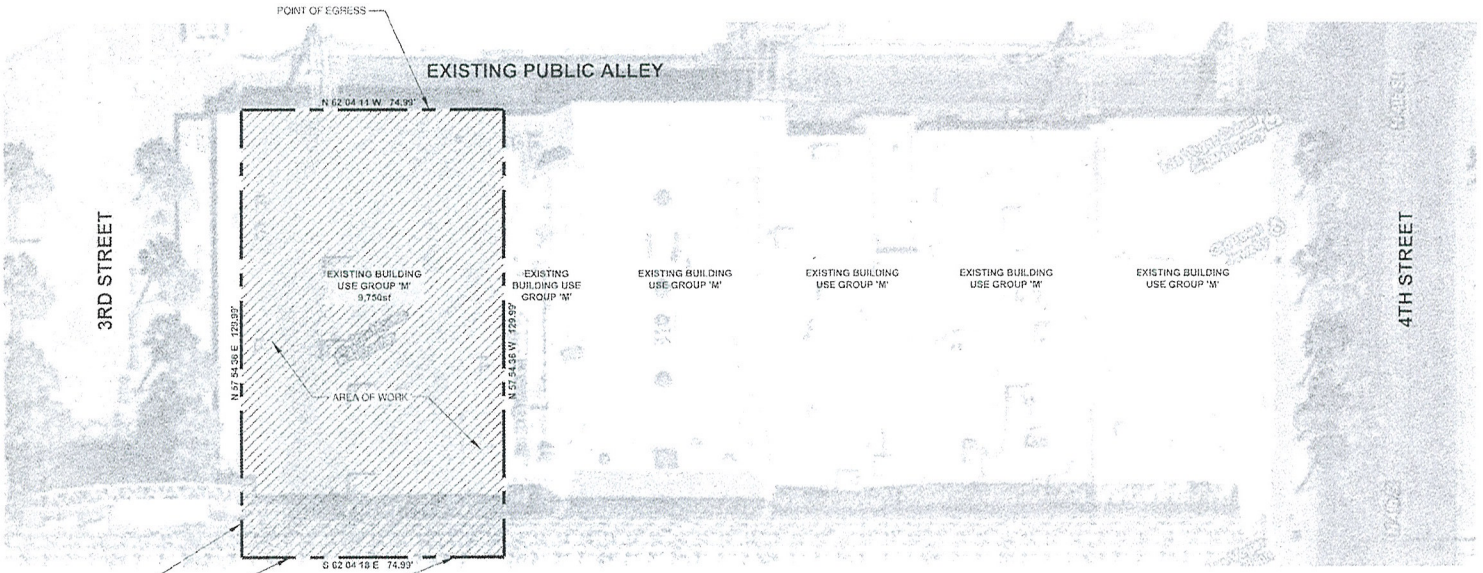
FOR DEPARTMENT USE ONLY

Case #	SUP-41570
Meeting Date:	6-14-11
Total Fee:	~~1280~~ 1280
Date Received:*	4-27-11
Received By:	JB

*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.



1 VICINITY MAP
SCALE: 1" = 250'-0"



2 SITE PLAN
SCALE: 1/16" = 1'-0"

ERIK CHUDY ARCHITECTURE.

(702) 882-2903
erikchudy.com
erik@erikchudy.com

Consultant:

Seal:

Project:
Fabulous Las Vegas
Jewelry & Gifts
300 East Fremont Street
Las Vegas, NV

Owner:

Revisions:

No.	Date	Issue

Drawing Title:
VICINITY MAP, PLAN & EXISTING SITE PLAN

Project #: 2011008
Issue: FOR SUBMITTAL
Date: 04.15.2011 Scale: AS NOTED
Filename:
Sheet:

AS101

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SUP-41570

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APR 27 2011
City of Las Vegas

NEW TENANT IMPROVEMENT - OCCUPANT LOAD					
OCCUPANCY LOAD:					
101 - EXISTING OPEN RETAIL	= 7755	SF/30	=	259	occs.
102 - EXISTING STORAGE	= 277	SF/300	=	1	occs.
103 - EXISTING RESTROOM	= 63	SF/100	=	1	occs.
104 - EXISTING STORAGE	= 57	SF/300	=	1	occs.
NEW TOTAL INTERIOR FLOOR AREA: 8,152 SF				262	occs.

BUILDING EGRESS ANALYSIS:

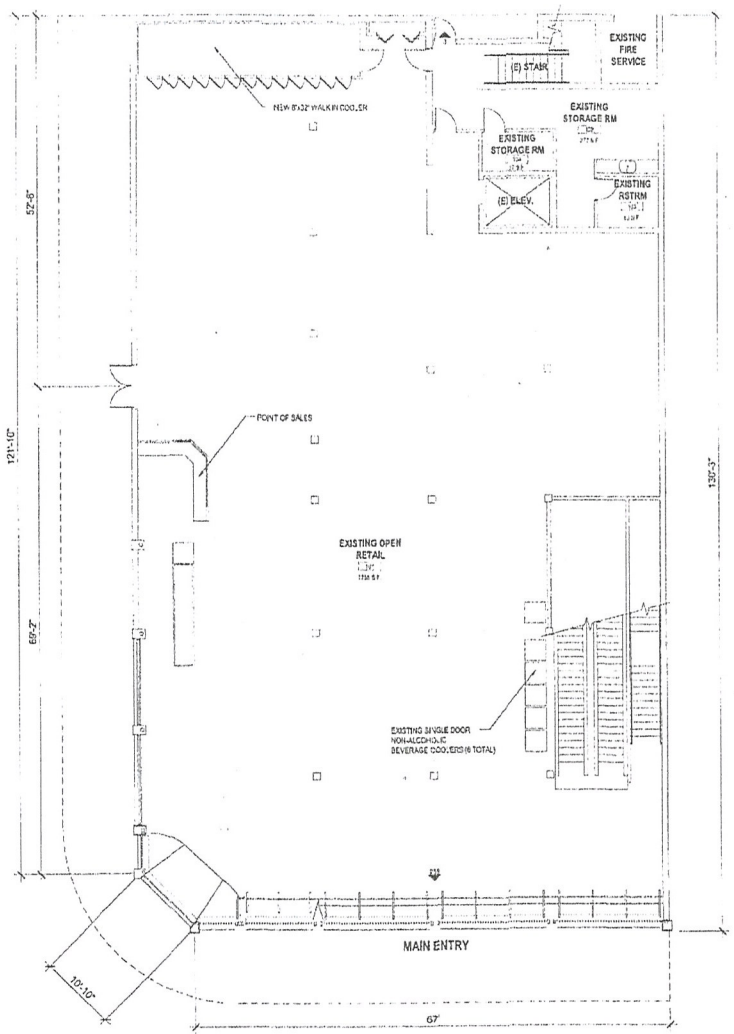
BASED ON THE 2006 I.B.C.
BUILDING EXITS REQUIRED

CRITERIA:
ALL PORTIONS OF THE BUILDING OCCUPIED SIMULTANEOUSLY EXCEPT :

- STORAGE ROOMS
- TOILET ROOMS
- CORRIDORS
- MECHANICAL AND ELECTRICAL ROOMS

EGRESS WIDTH MULTIPLIERS IS .20 PER IBC T1005.1
APPROVED UNDER PERMIT #: _____

OCCUPANT LOAD =	262
EXITS PROVIDED =	2
MIN. REQ. EXIT WIDTH = 262 X .20 =	52.40"
WIDTH PROVIDED =	972.0"



1 / A1.00 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

tkg
231 West Charleston Boulevard
Las Vegas, NV 89102
office: 702.385.2080
fax: 702.385.2091
web: www.tkgdesign.com

PROJECT
FABULOUS LAS VEGAS JEWELRY & GIFTS
300 EAST FREMONT STREET
LAS VEGAS, NEVADA

SHEET TITLE
DESIGN REVIEW - EXISTING FLOOR PLAN

REVISIONS	DATE
1 ORIGINAL SUBMITTAL	04-21-11

DATE: 03-21-2011
SCALE: AS INDICATED
DRAWN: D. YORKE
JOB NO: 09-032

SHEET
A1.00

SUP-41570

FABULOUS VEGAS GIFTS
300 FREMONT ST
LAS VEGAS NV 89101
APRIL 13 , 2011

TO WHOM IT MAY CONCERN:

FABULOU VEGAS GIFTS LLC IS AN EXISTING RETAIL/GIFTCONVENIENCE STORE LOCATED AT 300 FREMONT ST LAS VEGAS NEVADA 89101 WITH 12 EMPLOYEES, HOURS OF OPERATION FROM 8AM TO 2AM.
WHERE WE WILL SELL PACKAGE LIQUOR (UNDER A RESTRICTION RULE)
IN ORDER TO ENHANCE OUR PRODUCTIVITY AND OUR BOTTOM LINE,
BACK ON 2009 WE APPLY AND THEN WE WITHDRAW THE APPLICATION BECAUSE THE CITY COUNSIL DENIED ON OUR APPLICATION, NOW WE RE APPLYING AGAIN FOR A SPECIAL USE PERMIT

THANK YOU



HAIM GABAY

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APR 27 2011
City of Las Vegas
SUP-41570

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

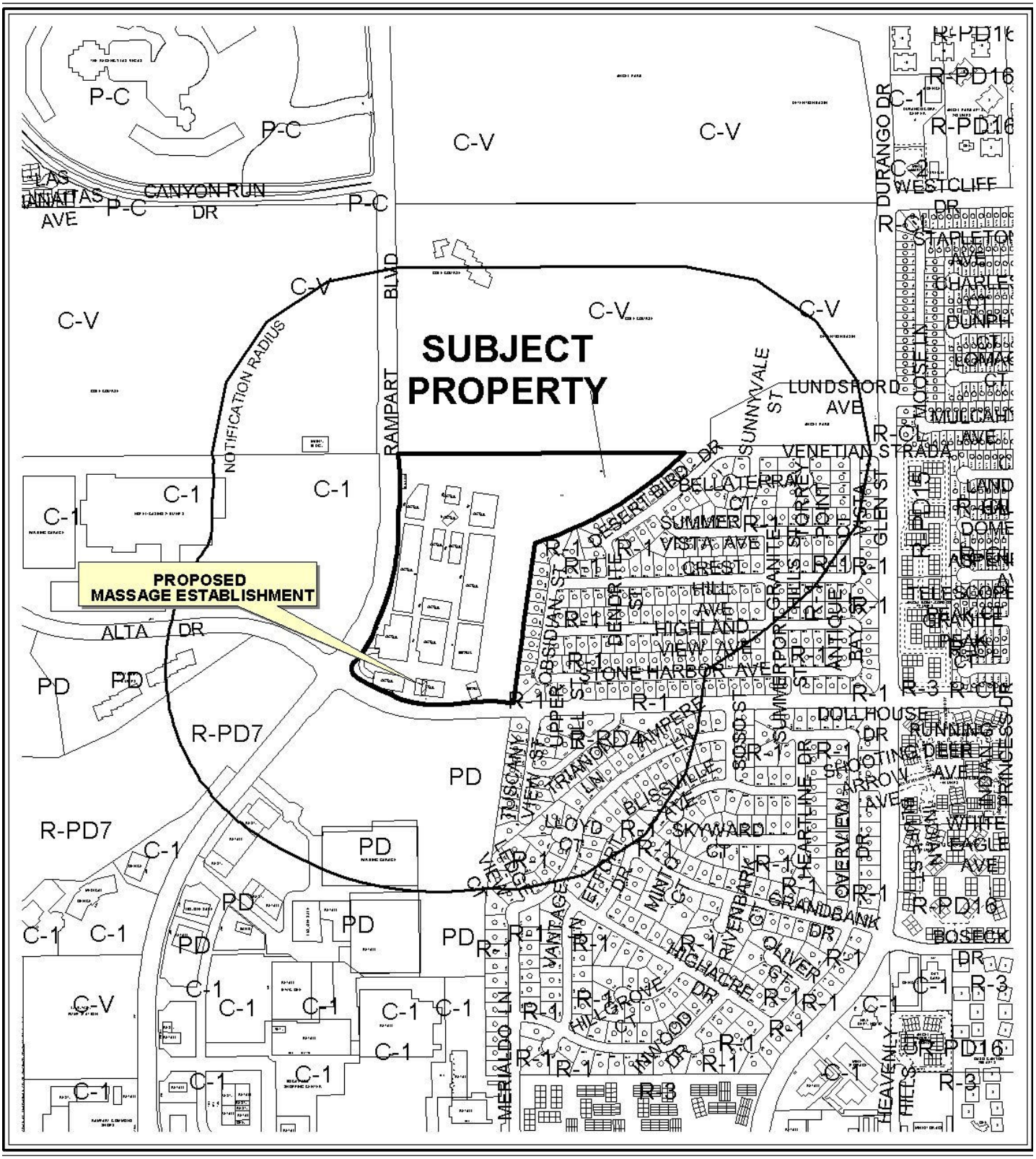
SUBJECT:
SUP-41573 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV SPA VENTURE VQR, LLC - OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED 3,680 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A 160-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED AND AN 80-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #150 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41573**

RADIUS: 1000 FT

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

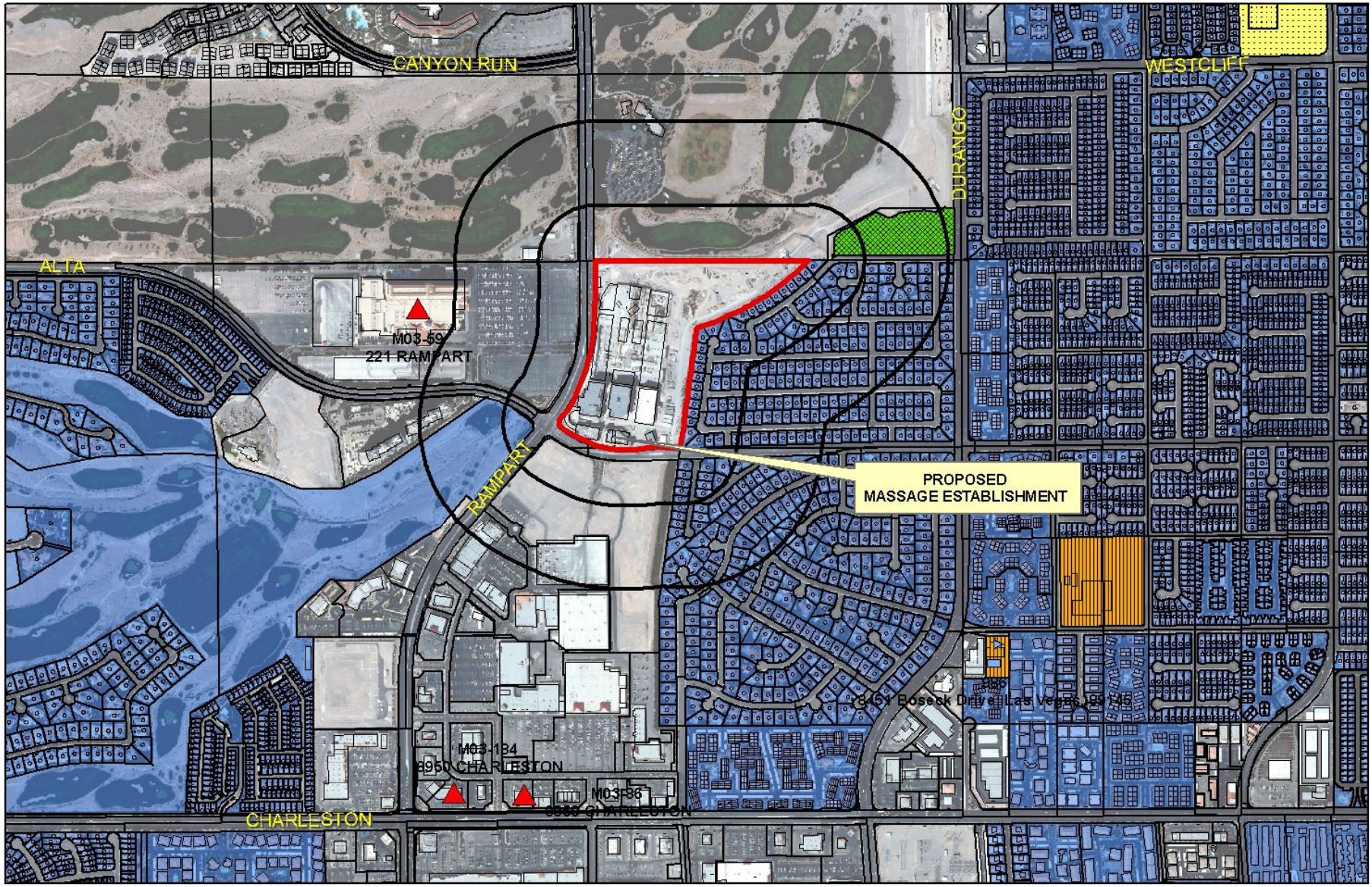
N



CASE: **SUP-41573**

RADIUS: 1000 FT

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



SUP-41573
Massage Establishment

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

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

0 600 1,200 2,400 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41573** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: LV Spa Venture VQR LLC dba Ritual Salon & Spa

Name of Representative: Jennifer Frederick

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Lynn Rutledge

Print Name: LYNN A. RUTLEDGE

Subscribed and sworn before me

This 25th day of April, 2011

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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APR 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Massage Establishment

Project Address (Location) within Tivoli Village, 440 S. Rampart Boulevard, Suite 150

Project Name Ritual Salon & Spa Proposed Use Massage Establishment

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 3,680 total sqft Floor Area Ratio See SUP 5853

Gross Acres 28.44 Lots/Units N/A Density N/A

Additional Information Subject Use Permit is on a portion of a 28.44 acre C - 2 zoned parcel that holds a mixed use permit SUP - 5853. See also Ordinance 6013. Full Service Salon & Spa adding massage services.

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 LV Spa Venture VQR LLC Contact Jennifer Frederick

Address 4085 Abernathy Forest Place Phone: 702-528-0269 Fax: 702-463-2903

City Las Vegas State Nevada Zip 89141

E-mail Address Jennifer@RitualSalonandSpa.net

REPRESENTATIVE Jennifer Frederick Contact Jennifer Frederick

Address 4085 Abernathy Forest Place Phone: 702-528-0269 Fax: 702-463-2903

City Las Vegas State Nevada Zip 89141

E-mail Address Jennifer@RitualSalonandSpa.net

Property Owner Signature* Lynn Rutledge

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

Print Name Lynn A. Rutledge

Subscribed and sworn before me

This 25th day of April, 2011.

Cynthia Callegaro

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-41573
Meeting Date:	4/27/11
Total Fee:	$1,030
Date Received:*	4/27/11
Received By:	

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

Revised 10/27/08

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

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

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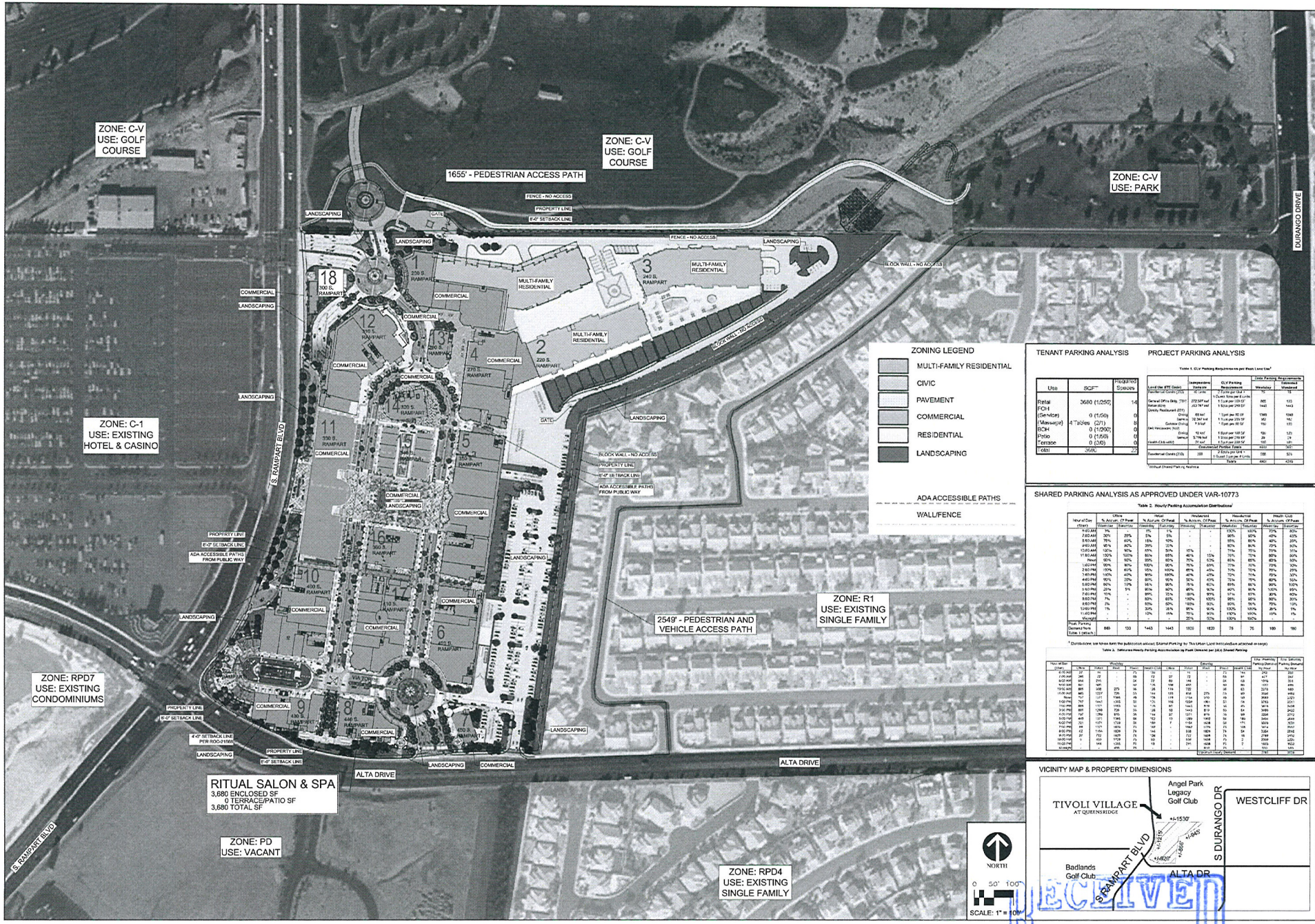
APR 27 2011



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	3680 (1/250)	14
FOH		
(Service)	0 (1/50)	0
(Massage)	4 Tables (2/1)	8
BOH	0 (1/200)	0
Patio	0 (1/50)	0
Terrace	0 (1/0)	0
Total	3680	22

PROJECT PARKING ANALYSIS

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

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Base Parking Requirements	
			Weekday	Weekend
Residential Condo (230)	40 Units	2 Units per Unit + 1 Guest Space per 4 Units	90	90
General Office Bldg. (701)	272 SFF ksf	1 Unit per 333 SF	865	535
Retail (820)	453.787 ksf	1 Space per 250 SF	1448	1443
Quality Restaurant (231)				
(Dining)	48 ksf	1 Unit per 50 SF	1365	1040
(Service)	32.347 ksf	1 Unit per 200 SF	162	162
Cocktail (Drng)	9 ksf	1 Unit per 50 SF	180	180
Del Mercado (932)				
(Dining)	10 ksf	1 Unit per 100 SF	100	121
(Service)	5.756 ksf	1 Space per 250 SF	29	29
Health Club (492)	20 ksf	1 Unit per 200 SF	100	100
		Commercial Portion Totals	4449	3451
Residential Condo (230)	100	2 Units per Unit + 1 Guest Space per 4 Units	226	825
		Totals	4961	4276

[1] Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office		Retail		Residential		Residential		Health Club	
	% Accum. Of Peak		% Accum. Of Peak		% Accum. Of Peak		% Accum. Of Peak		% Accum. Of Peak	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
12:00 AM	5%	-	-	-	-	-	100%	100%	10%	10%
2:00 AM	30%	20%	5%	5%	-	-	95%	90%	40%	40%
4:00 AM	75%	60%	10%	10%	-	-	85%	85%	40%	35%
6:00 AM	95%	80%	35%	20%	-	-	80%	80%	70%	90%
8:00 AM	100%	90%	85%	70%	15%	-	75%	75%	70%	90%
10:00 AM	100%	100%	95%	85%	40%	15%	75%	75%	80%	90%
Noon	90%	90%	95%	95%	70%	40%	75%	75%	80%	90%
2:00 PM	95%	80%	100%	90%	70%	65%	75%	75%	70%	90%
4:00 PM	90%	60%	95%	95%	80%	70%	75%	75%	70%	70%
6:00 PM	40%	40%	90%	100%	90%	45%	75%	75%	70%	30%
8:00 PM	10%	20%	85%	75%	100%	45%	75%	75%	80%	30%
10:00 PM	5%	-	65%	50%	95%	70%	75%	75%	80%	30%
12:00 AM	5%	-	50%	30%	90%	85%	85%	85%	90%	100%
2:00 AM	5%	-	30%	20%	90%	90%	90%	90%	100%	90%
4:00 AM	-	-	10%	5%	90%	90%	100%	100%	20%	5%
6:00 AM	-	-	-	-	75%	90%	100%	100%	10%	5%
Weekday	-	-	-	-	75%	90%	100%	100%	-	-
Peak Parking Demand from Table 1 (attach)	885	133	1443	1443	1835	1820	75	75	180	180

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

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

Hour of Day (Start)	Weekday					Saturday					Total Weekday Parking Demand by Hour	Total Saturday Parking Demand by Hour
	Office	Retail	Hotel	Theater	Health Club	Office	Retail	Hotel	Theater	Health Club		
12:00 AM	27	72	-	0%	72	-	-	72	0%	72	99	144
2:00 AM	266	72	-	0%	72	-	-	58	0%	58	410	344
4:00 AM	664	216	-	0%	72	-	-	58	0%	58	1016	344
6:00 AM	841	497	-	0%	126	-	-	58	0%	58	1557	486
8:00 AM	885	1230	275	0%	126	118	722	-	0%	63	2373	1483
10:00 AM	885	1372	275	0%	126	118	1155	275	0%	63	2548	1856
Noon	797	1443	275	0%	126	106	1155	275	0%	63	2643	1857
2:00 PM	797	1443	275	0%	126	106	1155	275	0%	63	2643	1857
4:00 PM	797	1443	275	0%	126	106	1155	275	0%	63	2643	1857
6:00 PM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
8:00 PM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
10:00 PM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
12:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
2:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
4:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
6:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
8:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
10:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
Noon	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
2:00 PM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
4:00 PM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
6:00 PM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
8:00 PM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
10:00 PM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
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2:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
4:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
6:00 AM	797	1299	275	0%	126	53	1443	275	0%	63	2499	1809
Weekday	-	-	275	0%	-	-	-	275	0%	-	2499	1809
Saturday	-	-	275	0%	-	-	-	275	0%	-	2499	1809
Peak Parking Demand from Table 1 (attach)	885	1443	275	0%	126	118	1443	275	0%	63	2499	1809

VICINITY MAP & PROPERTY DIMENSIONS

TIVOLI VILLAGE

RITUAL SALON & SPA
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
440 S. Rampart Ste. 150
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

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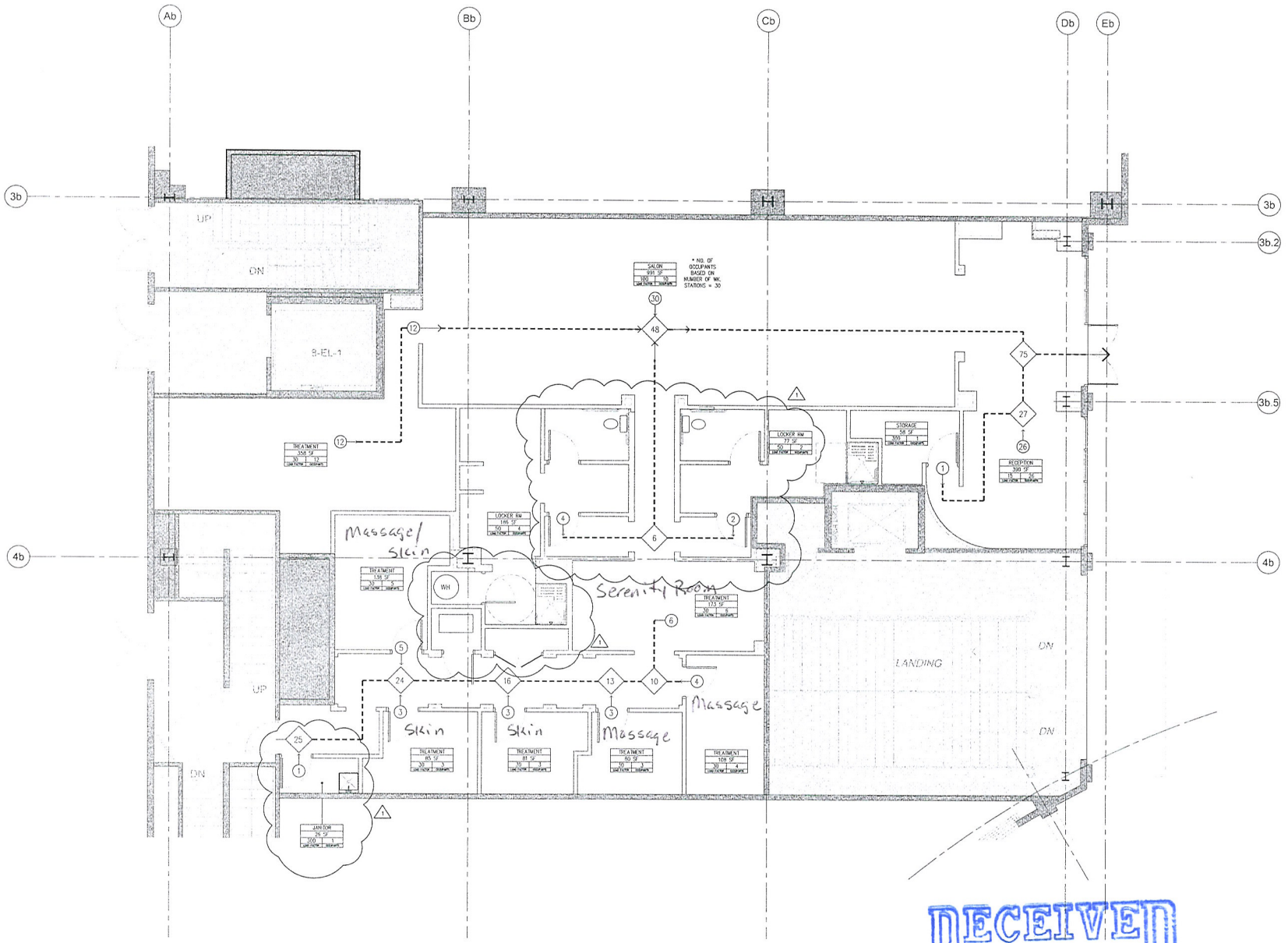
SUP-41573



1 EXITING PLAN
A200 SCALE: 1/4" = 1'-0"

1 DEMOLITION PLAN
1/4" = 1'-0"

N

RECEIVED
APR 27 2011

SUP-41573

CYPRESS
ARCHITECTURE&design
architecture
urban design
interiors

Cypress Architecture & Design, Inc.
2485 Village View Dr. Suite 170
Henderson, NV 89074
T: (702) 696-7625
F: (702) 995-0271
www.cypressarchitecture.com

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All Rights Reserved

SEAL: FEB. 10, 2011

EVAN VAUSE REGISTERED No. 4002 ARCHITECT STATE OF NEVADA

CONSULTANT:

Rev	Date	Description
1	12/27/11	PLAN REVIEW RESPONSE

Ritual Salon & Spa
Tivoli Village at Queensridge
440 S. Rampart Blvd.
Bldg. 8, Suite #8150
Las Vegas, NV 89145

Sheet Title:
EXITING PLAN

Project No.	389-TVSPA
file name:	389-A200
Drawn By:	AEB
Checked By:	
Date:	12.14.10
Sheet No.	A200

003.A201.pdf

April 25, 2011

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

Re: Special Use Permit for Ritual Salon & Spa, a full service salon and massage establishment within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a Massage Establishment 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.

Ritual Salon & Spa meets Title 19 requirements for a massage establishment. The parking allocation for this salon and massage establishment is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

This application requires two waivers of separation distance: 1) to allow less than 400 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 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. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk 1655 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this massage establishment. 2) in addition the subject property is located within 80 feet from another Massage Establishment use and is measured from property line to property line of the commercial subdivision. The commercial subdivision is the shopping center located to the south (Boca Park). Alta Drive right-of-way is an 80-foot right-of-way.

RECEIVED
APR 27 2011
SUP-41573

The subject property will offer accessory massage with-in a full service beauty salon. Additional services offered will include facials, body treatments, and waxing in order to provide an upscale experience for the clients.

5 – Treatment rooms
- 2 – for Aesthetics - Skin
- 2 – for Massage
- 1 - Dual Service Room - Skin / Massage

15 – Hair Stylist Stations
2 –Manicure Stations
2 – Pedicure Stations

Operating hours 9:00am – 5:00 pm 7 days a week

Respectfully,
Jennifer Frederick
Jennifer Frederick

RECEIVED
APR 27 2011

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

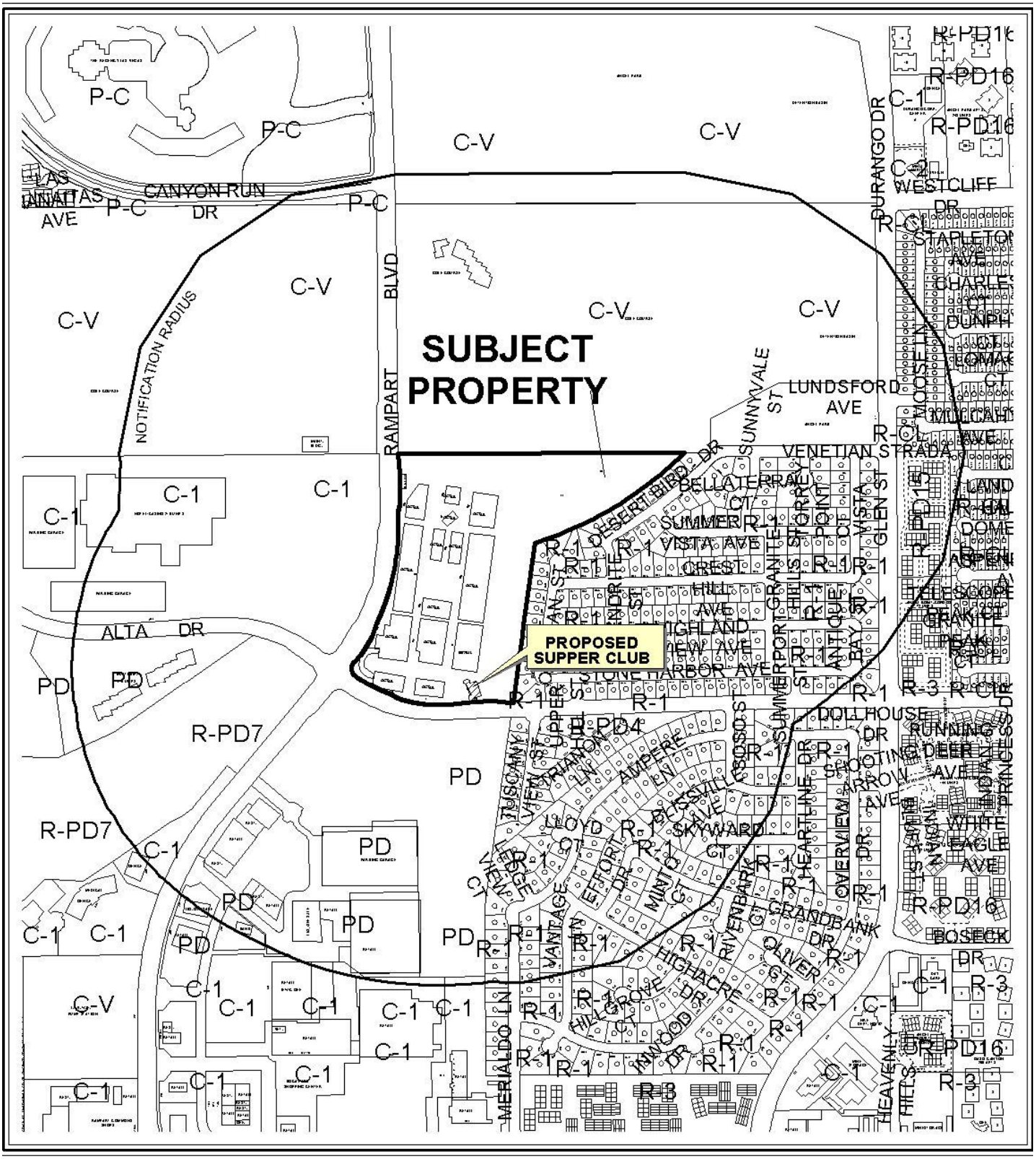
SUBJECT:
SUP-41576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A 6,034 SQUARE-FOOT SUPPER CLUB WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 450 South Rampart Boulevard, Suite #120 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41576**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-41576**

RADIUS: 1500 FT

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

N

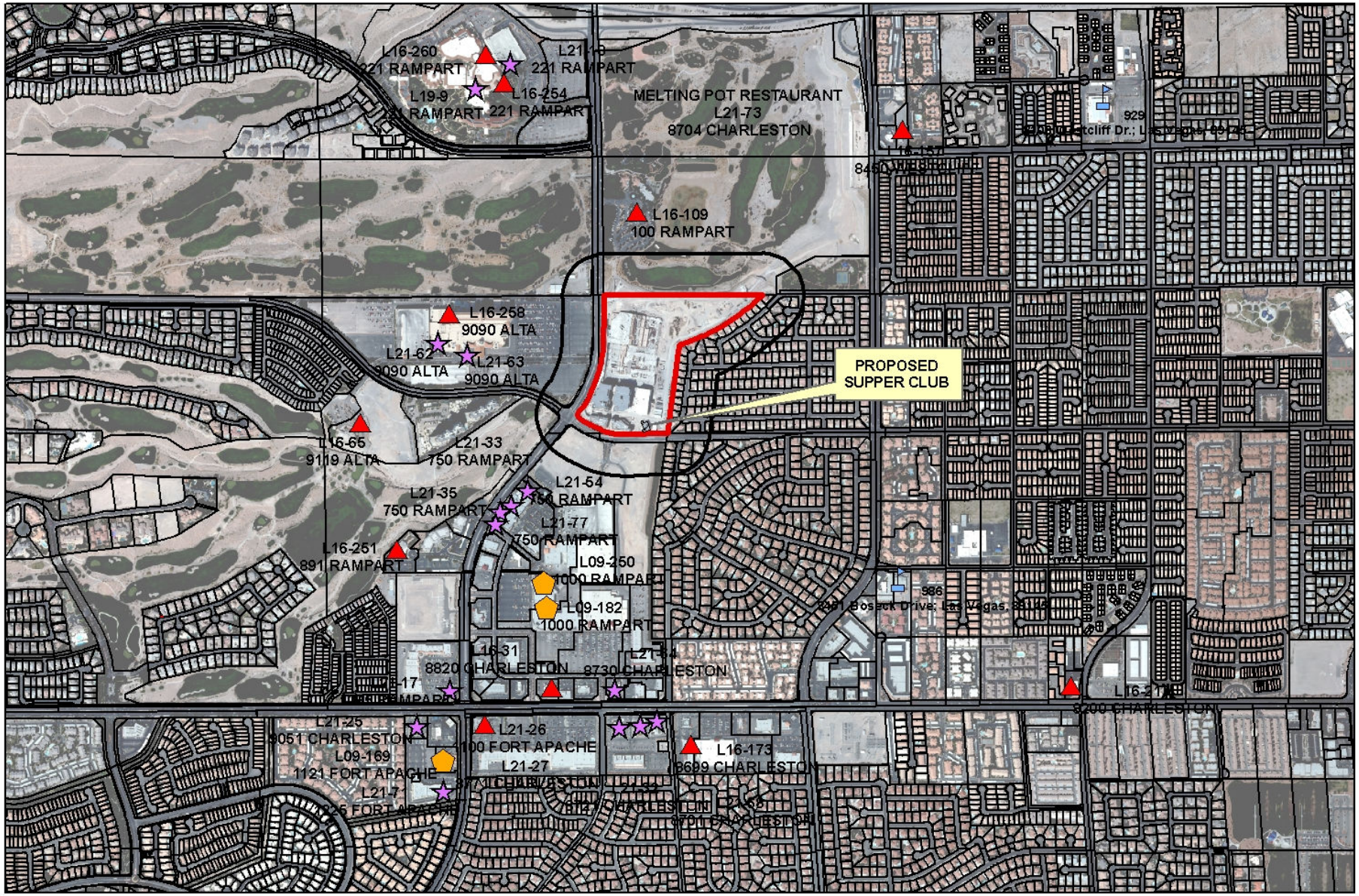


APPROVED & PENDING ALCOHOL ENTITLEMENTS FOR APN: 13832601003

ALCOHOL USES

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

N



SUP-41576

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41576** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Bottles and Burgers

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

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 26th day of April, 2011

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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APR 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for ~~Liquor Establishment~~ (Supper Club)

Project Address (Location) within Tivoli Village, 450 South Rampart Boulevard, Suite 120

Project Name Bottles and Burgers **Proposed Use** Supper Club

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

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

Retail Area - 43 sqft Back Area - 1816 sqft Front Area - 2890 sqft Patio - 547 sqft Terrace - 717 sqft

Commercial Square Footage Total sqft -6,013 **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 acres C - 2 zoned parcel that holds a mixed use permit SUP - 5853. See also ordiance 6013.

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

Address 9755 West Charleston Boulevard **Phone:** 702-940-6930 **Fax:** 702-940-6931

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

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Queensridge **Contact** Cynthia Callegaro

Address 1215 South 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 26th day of April, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

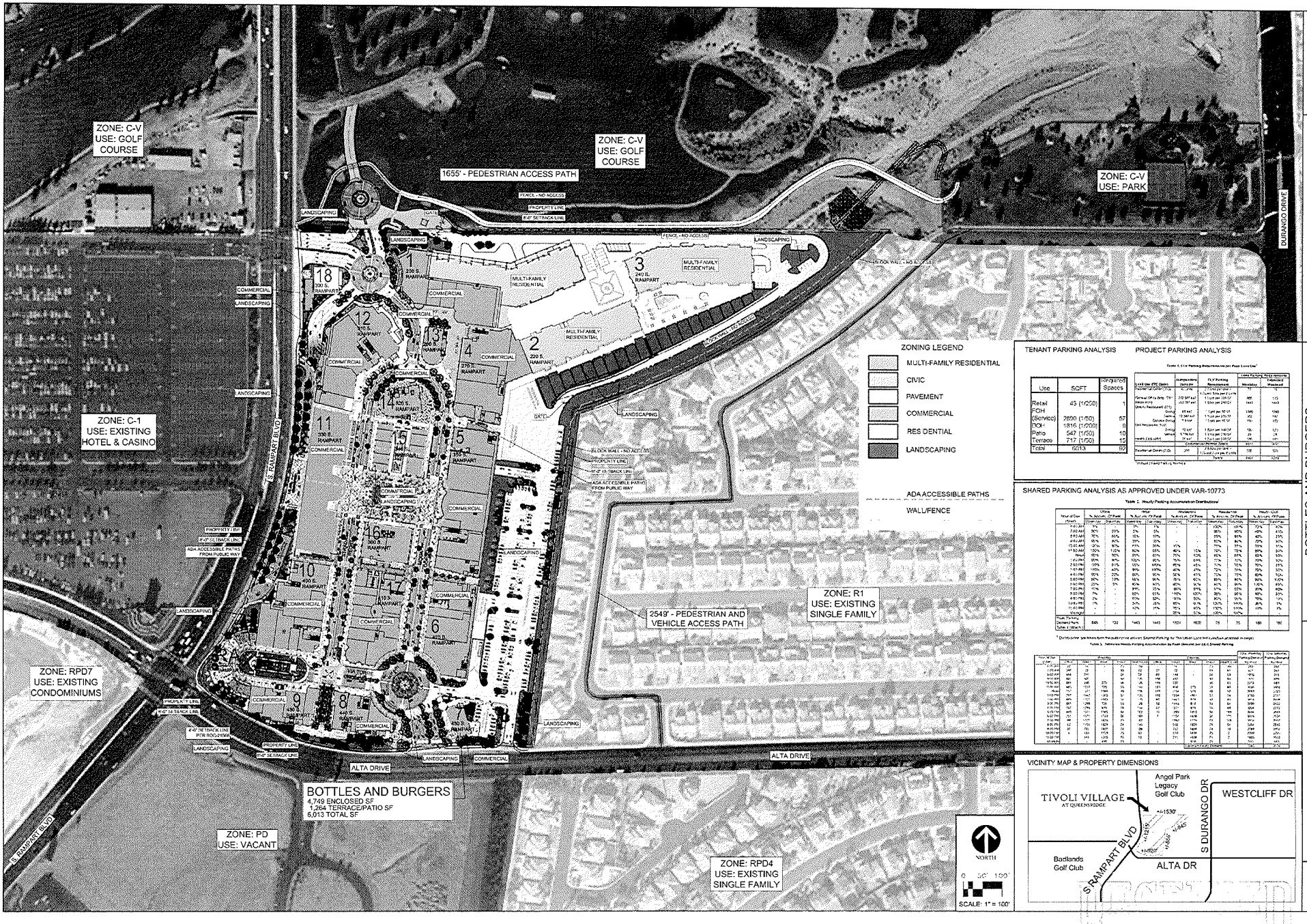
FOR DEPARTMENT USE ONLY

Case #	SUP-41576
Meeting Date:	6-14-11
Total Fee:	1280.00
Date Received:*	4-27-11
Received By:	J Fmuel

*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

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	45 (1/250)	1
FOH (Service)	2890 (1/50)	57
BOH	1816 (1/200)	8
Patio	547 (1/50)	11
Terrace	717 (1/50)	15
Total	6013	92

PROJECT PARKING ANALYSIS

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

VICINITY MAP & PROPERTY DIMENSIONS

TIVOLI VILLAGE

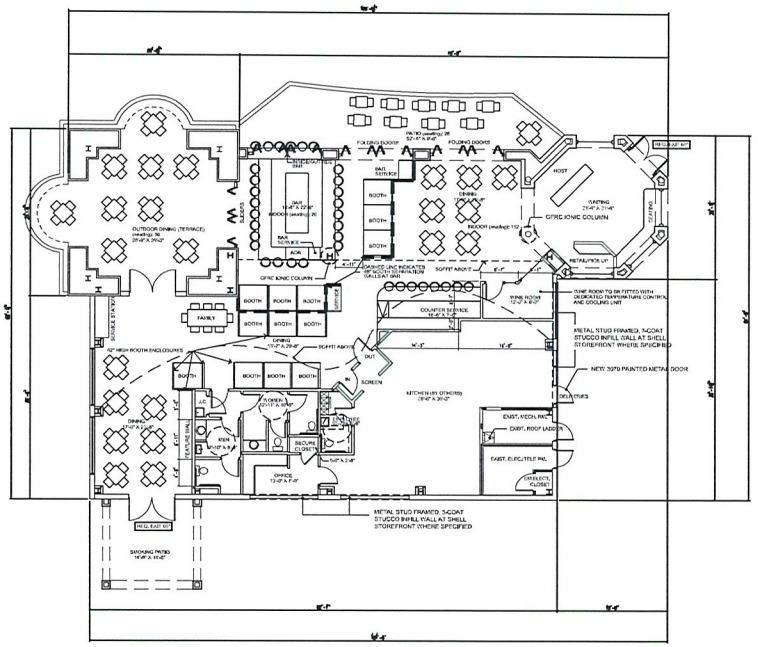
BOTTLES AND BURGERS
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
450 S. Rampart Ste. 120
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

SUP-41576

APR 27 2011



1 FLOOR PLAN
A2.01S / 1"=10'-0"

SEATING	
INDOOR (seating):	112
PATIO (seating):	28
BAR (seating):	20
TERRACE (seating):	36
TOTAL:	196 (SEATING CAP.)

S.F. BY AREA	
RETAIL:	43 SF
BACK AREA:	1836 SF
SEATING AREA:	2890 SF
SUB TOTAL:	4769 SF
PATIO:	547 SF
TERRACE:	717 SF
SUB TOTAL:	1264 SF
TOTAL:	6033 SF

OCCUPANCY	
DINING:	2890 SF/15=193 OCCUPANTS
KITCHEN:	850 SF/200=5 OCCUPANTS
OFFICE:	107 SF/100= 2 OCCUPANTS
WOMENS:	123 SF/100= 2 OCCUPANTS
MENS:	100 SF/ 100= 1 OCCUPANT
WINE ST:	90 SF /300= 1 OCCUPANT
TERRACE:	717 SF / 15 = 48 OCCUPANTS
PATIO:	547 SF / 15 = 37 OCCUPANTS
TOTAL:	290 (OCCUPANTS)

RECEIVED
APR 27 2011
SUP-41576

d3 design studios
5960 South Rainbow Blvd.
Suite 100
Las Vegas, NV 89118
T: 702.487.5349
F: 702.430.5316
www.d3dsfv.com

Client Info
Bottles and Burgers by DH
Attn: Roy Nisli
3227 Las Vegas Blvd.
Las Vegas, NV 89109
1.914.621.1400

BOTTLES & BURGERS BY DOUBLE HELIX

DALLA HEINRICH
No. 4667
ARCHITECT
STATE OF NEVADA

PROJECT NAME & LOCATION:
BOTTLES AND BURGERS BY DH
TIVOLI VILLAGE at QUEENSRIDGE
(F/K/A THE VILLAGE AT QUEENSRIDGE
459 SOUTH RAMPART BLVD., SUITE 120
LAS VEGAS, NEVADA 89145
A PORTION OF A.P.N.# 138-32-601-003

#	Date	Description

The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. - these drawings are not to be scaled

2010.024
project number
April 22, 2011
date
d3
drawn
Darryll Brandwine
project manager
Alan Heinrich, NCARB
principal in charge

Sheet Name:
Floor Plan

Sheet Number:
A2.01S

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2011 d3designstudios

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
333 Ranch Street
Las Vegas, Nevada 89101

Re: Special Use Permit for Bottles and Burgers, a supper club within Tivoli Village at Queensridge Parcel 138-32-601-003

Dear Sir/Madam;

Please consider this request to allow a supper club 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. Specifically, this is a grade level supper club located at street level within the south easternmost building in Tivoli Village. The business will be within building seven and is addressed as 450S. Rampart #120. Building seven is adjacent to the community's access point on Alta Drive.

Bottles and Burgers has provides a family style & diner atmosphere (4,230 SF), two outdoor dining areas (1,264 SF) and a lounge area (approx 540 SF). Please note that a combination of baffler systems and signage is used to ensure minors will not traverse through the lounge area.

This application requires a waiver of separation distance to allow less than 400 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 141 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk 1655 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this supper club.

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

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

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APR 27 2011

SUP-41576

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

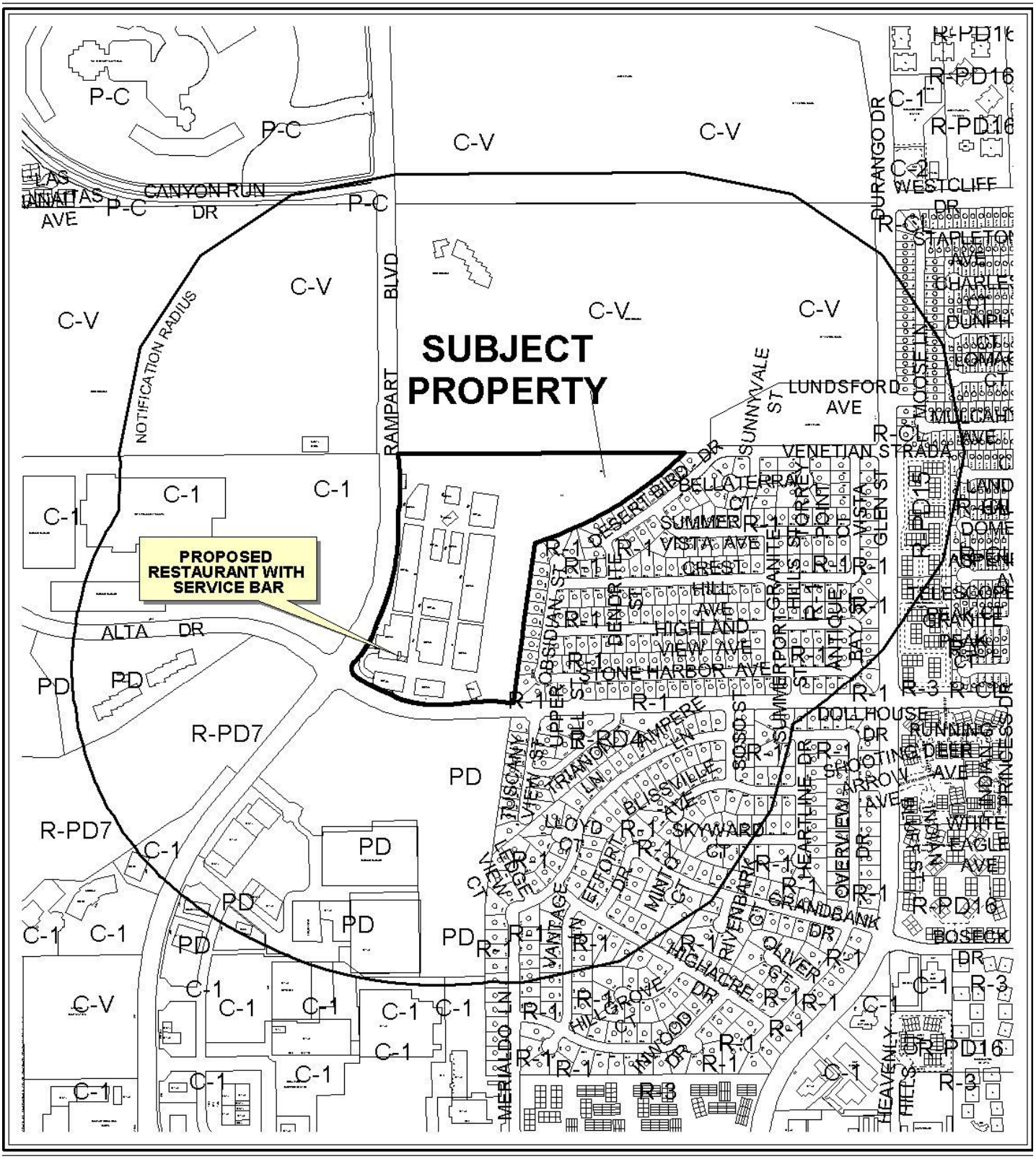
SUBJECT:
SUP-41577 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR WITHIN A PROPOSED 2,146 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 400 South Rampart Boulevard, Suite #165 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41577**

RADIUS: 1500 FT

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

N



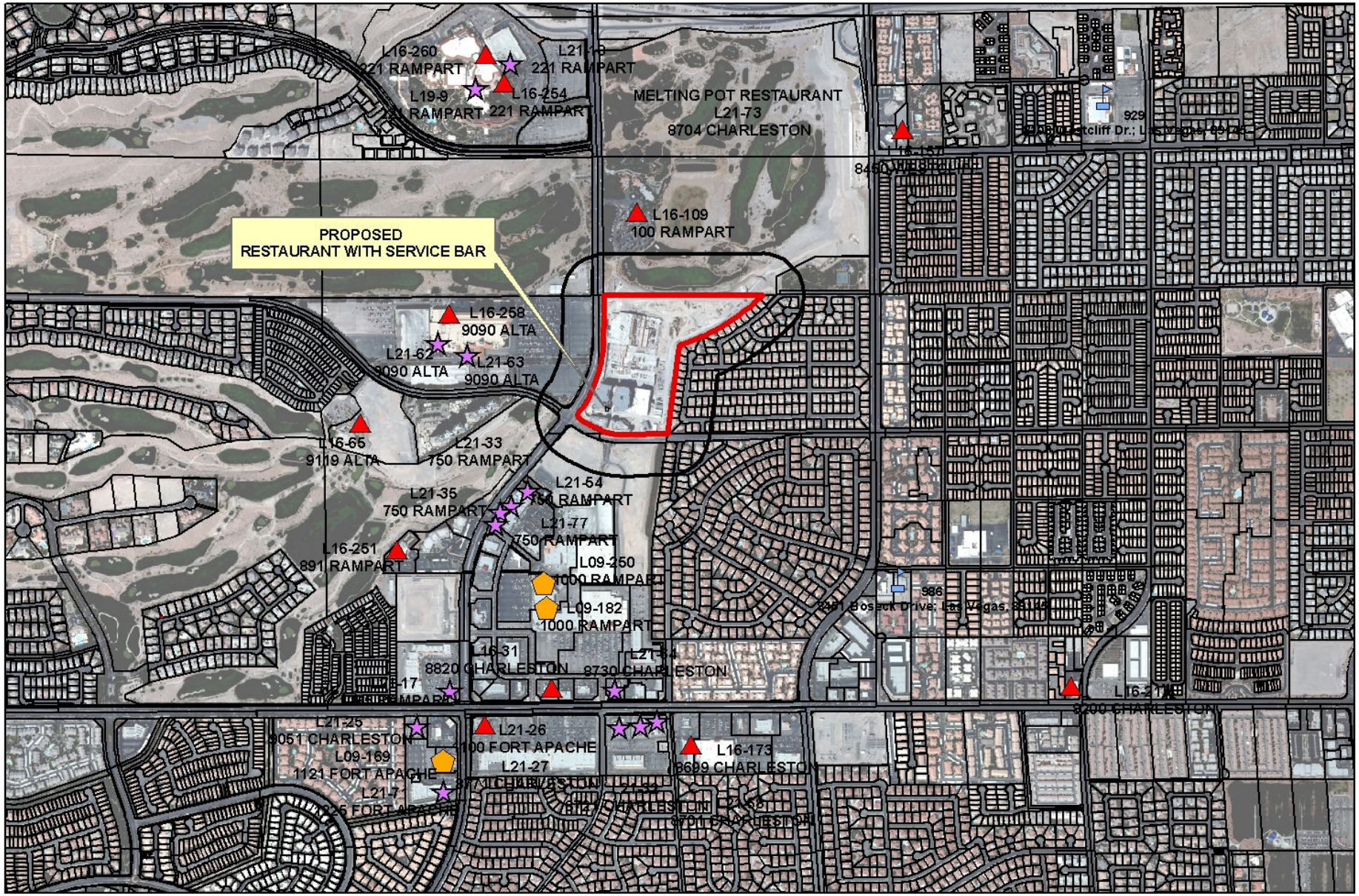
0 300 600 Feet

CASE: **SUP-41577**

RADIUS: 1500 FT

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

N


PROPOSED
RESTAURANT WITH SERVICE BAR
L16-260
221 RAMPART
L21-13
221 RAMPART
L19-9
RAMPART
L16-254
221 RAMPART
MELTING POT RESTAURANT
L21-73
8704 CHARLESTON
L16-109
100 RAMPART
L16-258
9090 ALTA
L21-62
9090 ALTA
L21-63
9090 ALTA
L16-65
9119 ALTA
L21-33
750 RAMPART
L21-35
750 RAMPART
L21-54
RAMPART
L21-77
750 RAMPART
L16-251
891 RAMPART
L09-250
1000 RAMPART
L09-182
1000 RAMPART
L16-31
8820 CHARLESTON
9730 CHARLESTON
L21-25
9051 CHARLESTON
L09-169
1121 FORT APACHE
L21-26
1100 FORT APACHE
L21-27
L16-173
8699 CHARLESTON
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

SUP-41577



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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41577** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Leone Cafe

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

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 26th day of April, 2011

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

RECEIVED
APR 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for ~~Liquor Establishment~~ (Restaurant with Service Bar)

Project Address (Location) within Tivoli Village, 400 South Rampart Boulevard, Suite 165

Project Name Leone Cafe **Proposed Use** Restaurant with Service Bar

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 Total sqft - 2,146 (Back Area - 844 sqft, Front Area - 1078 sqft, Patio Area - 224 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 acres C - 2 zoned parcel that holds a mixed use permit SUP - 5853. See also ordiance 6013.

PROPERTY OWNER Great Wash Park LLC **Contact** Vickie DeHart
Address 9755 West Charleston Boulevard **Phone:** 702-940-6930 **Fax:** 702-940-6931
City Las Vegas **State** Nevada **Zip** 89117
E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Queensridge **Contact** Cynthia Callegaro
Address 1215 South 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* _____

*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 26th day of April, 20 11.

Cynthia Callegaro

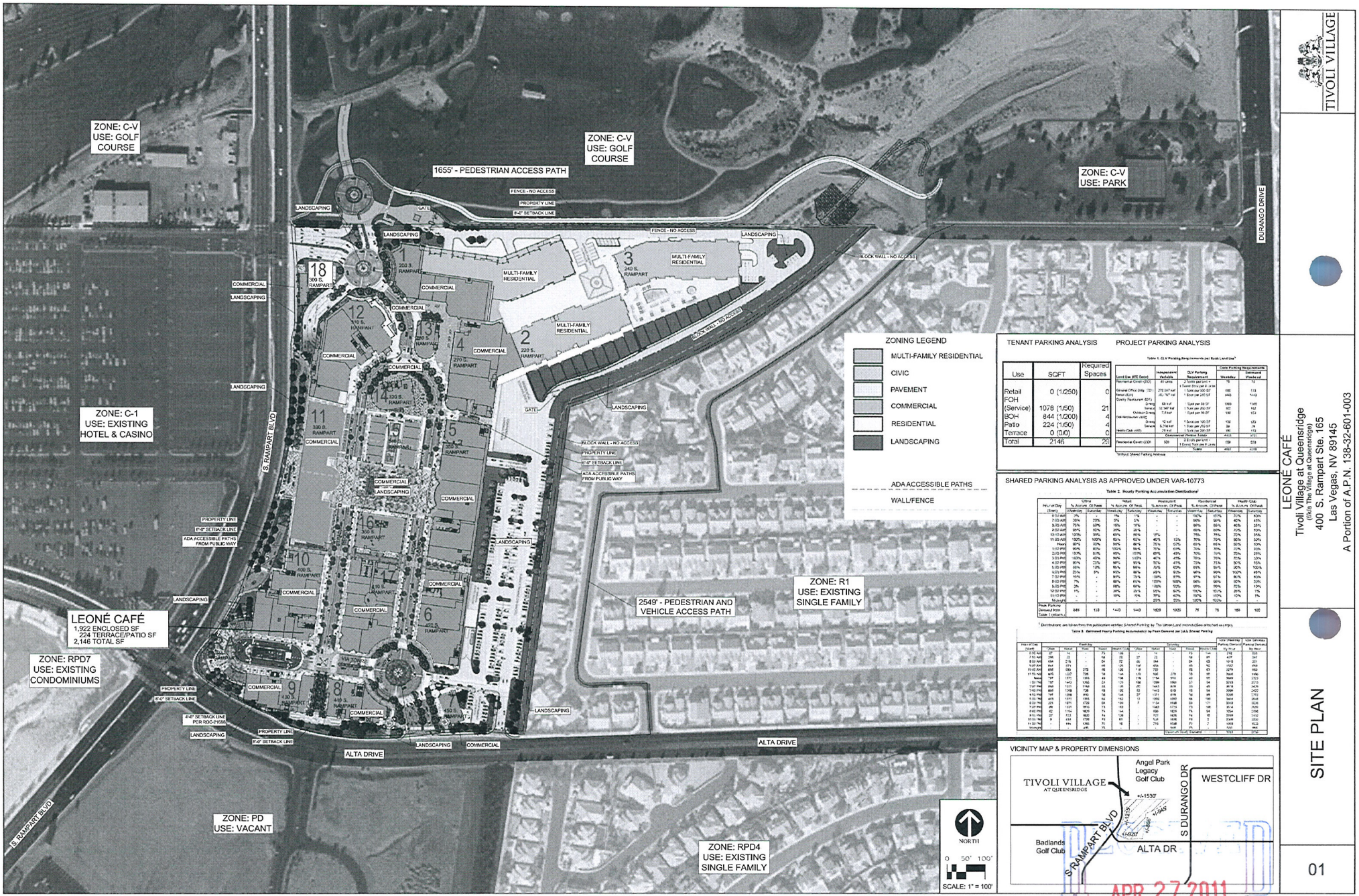
Notary Public in and for said County and State

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-41577
Meeting Date:	6-14-11
Total Fee:	1280.00
Date Received:*	4-27-11
Received By:	JFmurl

*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.



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Service)	1078 (1/50)	21
BOH	844 (1/200)	4
Patio	224 (1/50)	4
Terrace	0 (0/0)	0
Total	2146	29

PROJECT PARKING ANALYSIS

Table 1. CLV Parking Requirements (w/ Built Land Use)*

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements Demand Weekday	Code Parking Requirements Demand Weekend
Residential Condo (230)	40 Units	2 Spots per Unit + 1 Guest Space per 4 Units	76	76
General Office Bldg. (710)	272,597 sqf	1 Spot per 300 SF	695	118
Retail (820)	45,787 sqf	1 Spot per 250 SF	1443	1443
Quality Restaurant (931)	6,966 sqf	1 Spot per 75 SF	1393	1045
Fast Food Restaurant (934)	12,144 sqf	1 Spot per 100 SF	1102	1214
Health Club (492)	6,784 sqf	1 Spot per 250 SF	32	76
	28 sqf	1 Spot per 200 SF	140	140
		Commercial Parking Total	4423	4072
Residential Condo (230)	326	2 Spots per Unit + 1 Guest Spot per 4 Units	739	739
		Totals	4662	4108

Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions*

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)	Residential % Accum. Of Peak (Weekday)	Residential % Accum. Of Peak (Saturday)	Health Club % Accum. Of Peak (Weekday)	Health Club % Accum. Of Peak (Saturday)
8:00 AM	3%	-	1%	1%	-	-	100%	100%	40%	40%
7:00 AM	30%	20%	3%	3%	-	-	96%	96%	40%	45%
8:00 AM	75%	60%	15%	15%	-	-	88%	88%	45%	35%
9:00 AM	99%	80%	38%	38%	-	-	84%	84%	70%	50%
10:00 AM	100%	95%	65%	56%	12%	-	79%	79%	85%	55%
11:00 AM	100%	100%	85%	82%	40%	10%	75%	75%	90%	60%
Noon	95%	90%	98%	90%	75%	50%	69%	69%	95%	80%
1:00 PM	90%	85%	100%	96%	75%	60%	70%	70%	75%	90%
2:00 PM	85%	80%	95%	100%	85%	45%	70%	70%	75%	95%
3:00 PM	85%	80%	90%	100%	85%	75%	70%	70%	75%	100%
4:00 PM	80%	70%	90%	95%	80%	45%	73%	73%	80%	95%
5:00 PM	50%	10%	85%	90%	80%	50%	85%	85%	85%	100%
6:00 PM	25%	5%	90%	80%	90%	90%	90%	90%	100%	95%
7:00 PM	10%	-	90%	70%	100%	75%	95%	95%	95%	80%
8:00 PM	5%	-	80%	65%	100%	100%	96%	96%	80%	50%
9:00 PM	2%	-	60%	50%	100%	100%	98%	98%	75%	10%
10:00 PM	1%	-	30%	25%	95%	100%	100%	100%	85%	1%
11:00 PM	-	-	10%	10%	90%	100%	100%	100%	10%	1%
Midnight	-	-	-	-	25%	50%	100%	100%	-	-
Peak Parking Demand from Table 1 (attach.)	849	133	1443	1443	1820	1820	76	76	180	180

*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 Code (Shared Parking

Hour of Day (Start)	Weekday					Saturday					Code Weekday Parking Demand	Code Saturday Parking Demand
	Office	Retail	Rest.	Resid.	Health Club	Office	Retail	Rest.	Resid.	Health Club	By Hour	By Hour
8:00 AM	25	15	-	76	16	17	15	-	76	16	132	124
7:00 AM	255	44	-	73	16	170	44	-	73	18	404	305
8:00 AM	638	216	94	72	28	383	216	94	72	20	1012	785
9:00 AM	841	551	-	64	28	638	551	-	64	34	1537	886
10:00 AM	849	859	378	60	28	722	810	378	60	38	2379	1948
11:00 AM	849	1227	756	57	28	849	1180	756	57	38	3605	3456
Noon	807	1377	1323	53	28	807	1174	1323	53	38	3809	3503
1:00 PM	764	1443	1323	53	28	764	1389	1323	53	38	3809	3570
2:00 PM	722	1443	1134	53	28	722	1389	1134	53	38	3426	3336
3:00 PM	722	1443	1134	53	28	722	1389	1134	53	38	3426	3336
4:00 PM	679	1299	1134	56	28	637	1389	1134	56	38	3301	3252
5:00 PM	424	1227	1134	60	28	424	1227	1134	60	38	3073	3083
6:00 PM	212	1299	1323	68	28	212	1299	1323	68	38	3358	3340
7:00 PM	85	1191	1323	72	28	85	1154	1323	72	38	3469	3468
8:00 PM	42	1154	1323	74	28	42	1058	1323	74	38	3354	3535
9:00 PM	8	722	1323	74	28	8	722	1323	74	38	3169	3165
10:00 PM	4	433	1058	76	28	4	433	1058	76	38	2649	2609
11:00 PM	-	144	529	76	28	-	144	529	76	38	1053	1013
Midnight	-	-	265	76	28	-	-	265	76	38	373	379
										Peak Hour Demand	3809	3570

VICINITY MAP & PROPERTY DIMENSIONS

TIVOLI VILLAGE

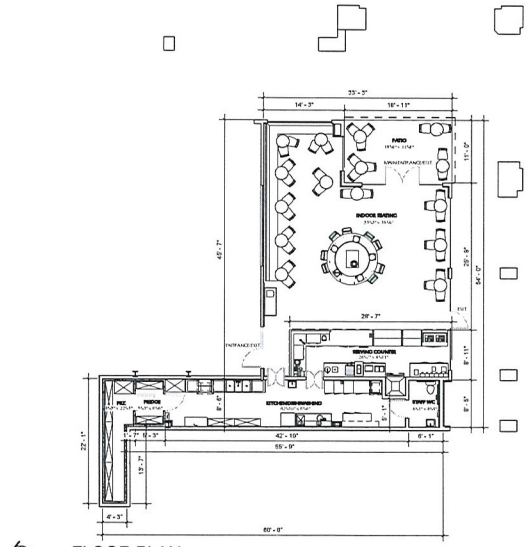
LEONÉ CAFÉ
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
400 S. Rampart Ste. 165
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

RECEIVED
APR 27 2011

SUP-41577



1 FLOOR PLAN
1" = 10'-0"

SEATING	
INDOOR (seating):	39
PATIO (seating):	10
TOTAL:	49 (SEATING CAP.)

S.F. BY AREA	
BACK AREA:	844 SF
SEATING AREA:	1078 SF
SUB TOTAL:	1922 SF
PATIO:	224 SF
SUBTOTAL:	224 SF
TOTAL:	2146 SF

OCCUPANCY	
DINING:	1078 SF/15=72 OCC.
KITCHEN:	675 SF/200=4 OCC.
STAFF WC:	44 SF/100=1 OCC.
W/ FRIDGE/FRZ:	125 SF/300=1 OCC.
TOTAL:	78 (OCCUPANTS)

RECEIVED
APR 27 2011

Executive Home Inc.

9755 W. CHARLESTON BLVD.
LAS VEGAS, NV 89117
PH. 702-940-6930
FAX 702-940-6931
Lic # C11-07887G092351
Type: City of Las Vegas
Exp:

CONTRACTOR:
EXECUTIVE HOME INC.
PH. 702-656-5955
LIC #0048734
TYPE: B2
EXP: 07/31/12

PROJECT TEAM

MECHANICAL ENGINEER:
INTREPID ENGINEERING
DARREL KIECKHAFER PE
5165 S DURANGO DR STE 102
LAS VEGAS, NV 89113
(702) 367-9007 PHONE
(702) 367-9006 FAX

ELECTRICAL ENGINEER:
EDC ELECTRICAL DESIGN & CONSTRUCTION
JEFF KROEPFL
4364 E. CRAIG ROAD
LAS VEGAS, NV 89115
(702) 492-7022 PHONE
(702) 492-7026 FAX

PLUMBING ENGINEER:
DONE RIGHT PLUMBING
DAVE BOLD
3672 RAYMERT DRIVE
LAS VEGAS, NV 89121
(702) 940-5352 PHONE

FIRE SPRINKLERS:
E & E FIRE PROTECTION
LANCE GRIFFITH
5678 LA COSTA CANYON CT. STE 100
LAS VEGAS, NV 89139
(702) 365-8273 PHONE

FIRE ALARMS:
A-1 MECHANICAL
MIKE GOCO
5985 POLARIS AVE.
LAS VEGAS, NV 89118
(702) 363-6222 PHONE
(702) 914-5808 FAX

No.	Description	Date

PROJECT NAME

LEONÉ CAFÉ
TIVOLI VILLAGE AT QUEENSRIDGE
(f/k/a THE VILLAGE AT QUEENSRIDGE)
400 S. RAMPART BLVD. SUITE 165
LAS VEGAS, NV 89145-5741
A PORTION OF APN # 138-601-003

SHEET NAME

SUP Plan

PROJECT NUMBER 11002

ISSUE DATE 4/25/2011

A2.5

SCALE 1" = 10'-0"

SUP-41577

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 and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

Revised: Special Use Permit for Restaurant with Service Bar within Tivoli Village at Queensridge Parcel 138-32-601-003, Building 10 Suite 165

Dear Sir/Madam;

Please consider this request to allow a Café Leone a use permit for a restaurant with service bar within Tivoli Villages mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. The underlying zoning is C-2.

Café Leone is best described as a hybrid between a bakery, sandwich shop and breakfast café. A menu is attached. In daily operations the customer can order items "to go" but also has the option of eating in. All patrons place their order at the service counter. The patrons that consume their meals on-site will be issued a placard to take to a table. Employees will deliver the food to the table after it is prepared. The business requests permission to serve alcoholic beverages in conjunction with the meals consumed on-premise. For example, a mimosa with breakfast, or a designer coffee (i.e. with alcohol) with deserts. As with the meals, the patron requests these beverages from the service counter and an employee will deliver them to the tables. In accordance with Title 19, the request to serve alcohol deems this business a *restaurant with service bar* versus a *bakery* or *restaurant > 2000SF*. This tenant leases 1078 SF indoor space and 224 SF outdoor area within Tivoli Village.

This application requires a waiver of separation distance to allow less than 400 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 141 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk 1655 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this restaurant.

Very truly yours,

Lora Dreja
Land Entitlements

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APR 27 2011

SUP-41577

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

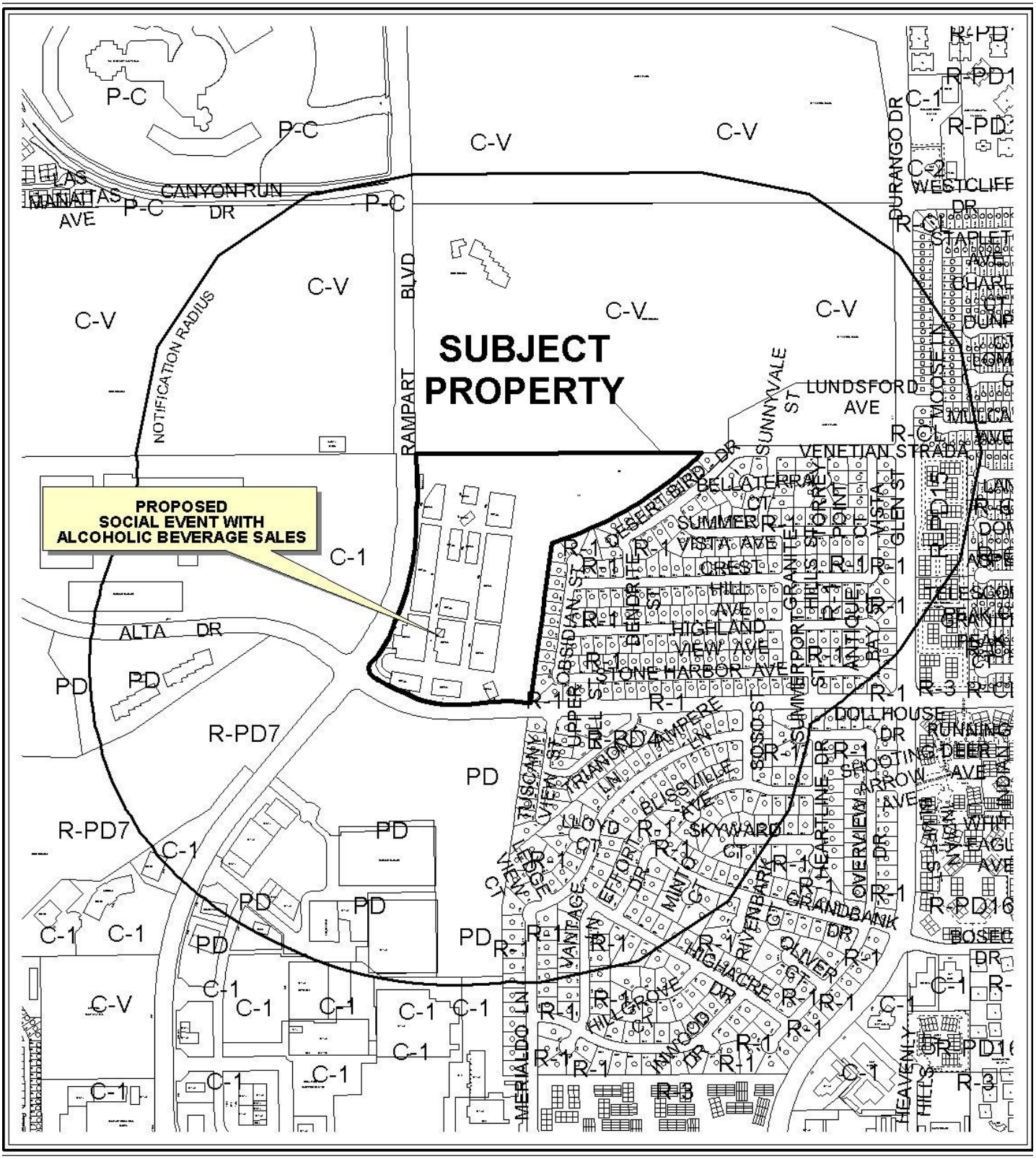
SUBJECT:
SUP-41581 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A SOCIAL EVENT WITH ALCOHOLIC BEVERAGE SALES USE WITHIN AN EXISTING MIXED-USE DEVELOPMENT at 410 South Rampart Boulevard, Suite #175 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41581**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-41581**

RADIUS: 1500 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41581** APN: 138-32-601-003

Name of Property Owner: Great Wash Park LLC

Name of Applicant: TLV Space LLC

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

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 26th day of April, 2011

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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APR 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Social Event with Alcoholic Beverage Sales)

Project Address (Location) within Tivoli Village, 410 South Rampart Boulevard, Suite 175

Project Name TLV Space LLC **Proposed Use** Social Event with Alcoholic Beverage Sales

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 Back Area - 386 sqft Front Area - 1,296 sqft Total sqft -1682 **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 acres C - 2 zoned parcel that holds a mixed use permit SUP - 5853. See also ordiance 6013.

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

Address 9755 West Charleston Boulevard **Phone:** 702-940-6930 **Fax:** 702-940-6931

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

E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC - Tivoli Village at Queensridge **Contact** Cynthia Callegaro

Address 1215 South 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* _____

*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 26th day of APRIL, 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

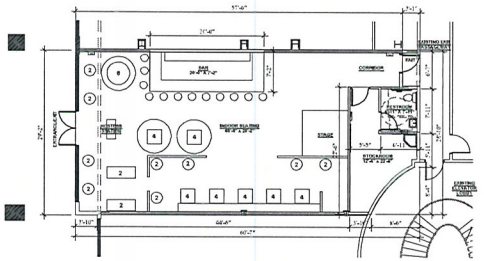
Case #	SUP-41581
Meeting Date:	6-14-11
Total Fee:	1280.00
Date Received:*	4-27-11
Received By:	JFmc

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

RECEIVED
APR 27 2011

Revised 10/27/08

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



1 FIRST FLOOR PLAN
1" = 10'-0"

SEATING	
INDOOR (seating):	68
TOTAL:	68 (SEATING CAP.)

S.F. BY AREA	
BACK AREA:	242 SF
SEATING AREA:	1296 SF
BAR AREA:	144 SF
TOTAL:	1682 SF

OCCUPANCY	
DINING:	1296 SF/15=87 OCC.
KITCHEN:	149 SF/200=1 OCC.
STORAGE:	182 SF/300=1 OCC
STAFF WC:	55 SF/100=1 OCC.
TOTAL:	90 OCCUPANTS

RECEIVED
APR 27 2011

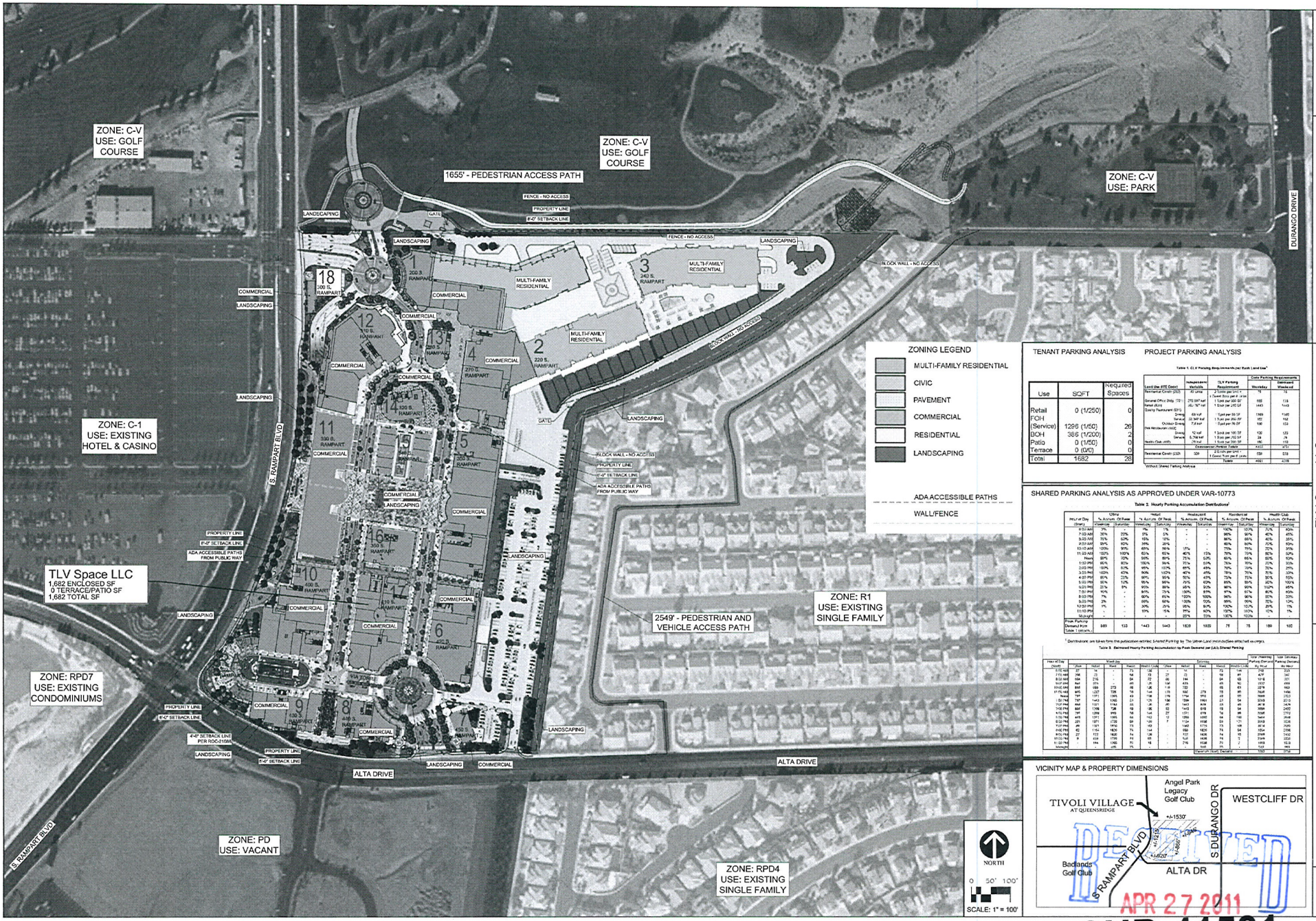
SUP-41581

TIVOLI VILLAGE

TLV Space LLC
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
410 S. Rampart Ste. 175
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

FLOOR PLAN

02



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Service)	1296 (1/50)	26
BOH	386 (1/200)	2
Patio	0 (1/50)	0
Terrace	0 (0/0)	0
Total	1682	28

PROJECT PARKING ANALYSIS

Table 1. CLV Parking Requirements (w/ Rush Land Use)*

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements Subtract Weekend	Code Parking Requirements Subtract Weekday
Residential Condo (232)	40 Units	2 Spaces per Unit + 1 Guest Space per 4 Units	90	90
General Office Bldg. (710)	272,597 sqf	1 Space per 300 SF	908	908
Retail (820)	462,767 sqf	1 Space per 250 SF	1851	1851
Quality Restaurant (931)				
Dining	69 sqf	1 Space per 50 SF	1380	1380
Service	23,345 sqf	1 Space per 250 SF	93	93
Outdoor Dining	7,814 sf	1 Space per 75 SF	104	104
Fast Restaurant (934)				
Dining	52 sqf	1 Space per 100 SF	130	130
Service	6,748 sqf	1 Space per 250 SF	27	27
Health Club (492)	25 sqf	1 Space per 200 SF	0	0
		Commercial Parking Totals	4583	4733
Residential Condo (232)	329	2 Units per Unit + 1 Guest Space per 4 Units	659	659
		Totals	4583	4396

Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Annual Of Peak Weekday	Office % Annual Of Peak Saturday	Retail % Annual Of Peak Weekday	Retail % Annual Of Peak Saturday	Restaurant % Annual Of Peak Weekday	Restaurant % Annual Of Peak Saturday	Residential % Annual Of Peak Weekday	Residential % Annual Of Peak Saturday	Health Club % Annual Of Peak Weekday	Health Club % Annual Of Peak Saturday
6:00 AM	3%	0%	0%	1%	-	-	100%	100%	70%	80%
7:00 AM	30%	10%	3%	3%	-	-	98%	98%	80%	85%
8:00 AM	75%	50%	15%	10%	-	-	96%	96%	85%	90%
9:00 AM	95%	80%	60%	20%	-	-	96%	96%	90%	90%
10:00 AM	100%	95%	85%	50%	15%	5%	75%	75%	75%	95%
11:00 AM	100%	100%	90%	80%	40%	10%	75%	75%	80%	95%
Noon	80%	70%	90%	90%	75%	50%	65%	65%	80%	90%
1:00 PM	80%	80%	100%	90%	80%	75%	65%	65%	80%	90%
2:00 PM	100%	80%	95%	100%	80%	85%	70%	70%	75%	95%
3:00 PM	100%	80%	95%	100%	80%	85%	70%	70%	75%	95%
4:00 PM	95%	70%	90%	95%	80%	85%	75%	75%	80%	90%
5:00 PM	80%	50%	90%	90%	75%	85%	85%	85%	90%	90%
6:00 PM	25%	5%	95%	80%	95%	95%	95%	95%	100%	95%
7:00 PM	10%	-	90%	70%	100%	95%	95%	95%	100%	95%
8:00 PM	5%	-	60%	60%	100%	95%	95%	95%	95%	90%
9:00 PM	5%	-	30%	40%	100%	90%	100%	100%	85%	70%
10:00 PM	5%	-	30%	20%	95%	90%	100%	100%	25%	1%
11:00 PM	-	-	10%	5%	80%	70%	100%	100%	10%	1%
Midnight	-	-	-	-	25%	15%	100%	100%	-	-
Peak Parking Demand from Table 1 (shared)	849	133	1443	1443	1808	1808	76	76	189	160

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

Table 3. Estimated Hourly Parking Accumulation by Peak Demand per ULI's Shared Parking

Hour of Day (Start)	Weekday Office	Weekday Retail	Weekday Restaurant	Weekday Residential	Weekday Health Club	Saturday Office	Saturday Retail	Saturday Restaurant	Saturday Residential	Saturday Health Club	Total Weekday Parking Demand	Total Saturday Parking Demand
6:00 AM	27	14	-	76	132	11	14	-	76	144	249	245
7:00 AM	256	43	-	74	151	85	43	-	74	153	524	355
8:00 AM	640	215	-	74	170	284	215	-	74	172	1099	745
9:00 AM	811	859	-	74	170	454	859	-	74	172	1914	1559
10:00 AM	849	1229	271	57	142	454	1229	90	57	181	2548	2011
11:00 AM	849	1287	722	57	142	454	1287	180	57	181	3052	2159
Noon	679	1287	1353	50	151	363	1287	902	50	172	3520	2774
1:00 PM	679	1287	1443	50	151	363	1287	902	50	172	3610	2774
2:00 PM	849	1373	1443	53	142	454	1373	902	53	181	3860	2963
3:00 PM	849	1373	1443	53	142	454	1373	902	53	181	3860	2963
4:00 PM	811	1287	1353	57	151	397	1287	902	57	172	3659	2815
5:00 PM	679	1287	1353	57	151	284	1287	902	57	181	3627	2711
6:00 PM	213	1373	1429	74	170	57	1373	1353	74	181	3209	3038
7:00 PM	85	1287	1443	74	170	-	1287	1353	74	181	3179	2895
8:00 PM	43	1030	1443	74	151	-	1030	1353	74	181	2718	2638
9:00 PM	43	515	1443	74	132	-	515	1263	74	151	2207	2003
10:00 PM	43	515	1353	76	38	-	515	1263	76	38	2025	1892
11:00 PM	-	172	1082	76	-	-	172	947	76	-	1330	1195
Midnight	-	-	361	76	-	-	-	316	76	-	437	392

VICINITY MAP & PROPERTY DIMENSIONS

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APR 27 2011

SUP-41581

TIVOLI VILLAGE

TLV Space LLC
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
410 S. Rampart Ste. 175
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

SITE PLAN

01

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
333 Rancho Drive,
Las Vegas, Nevada 89101

Re: Special Use Permit for Social Events with alcohol sales within a Mixed-Use District

Dear Sir/Madam;

Please consider this request to allow Social events with alcoholic sales within Tivoli Village. The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. Different phases of this large project are currently under construction while tenant spaces within the first phase are receiving occupancy permits. The subject unit within building 10 suite 175, more specifically 410 S. Rampart 175.

The Developer of the Tivoli Village mixed use district requests permission for a social club to utilize an unleased space as an interim use. The intent of this use permit is to allow nighttime entertainment to patrons of Tivoli Village until other restaurants and taverns are fully operational. The establishment will be open up to three nights weekly and on occasion will provide live entertainment. Weekly events will introduce newly opened businesses and will celebrate ongoing settlement into the new community. Permission to sell packaged liquor, beer, wine and spirits is requested and will be administered by a licensed caterer. The business will be owned and managed by Tivoli Management, and as such the common bathrooms will be available to patrons.

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

Very truly yours,

Lora Dreja
Land Entitlements

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APR 27 2011
SUP-41581

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

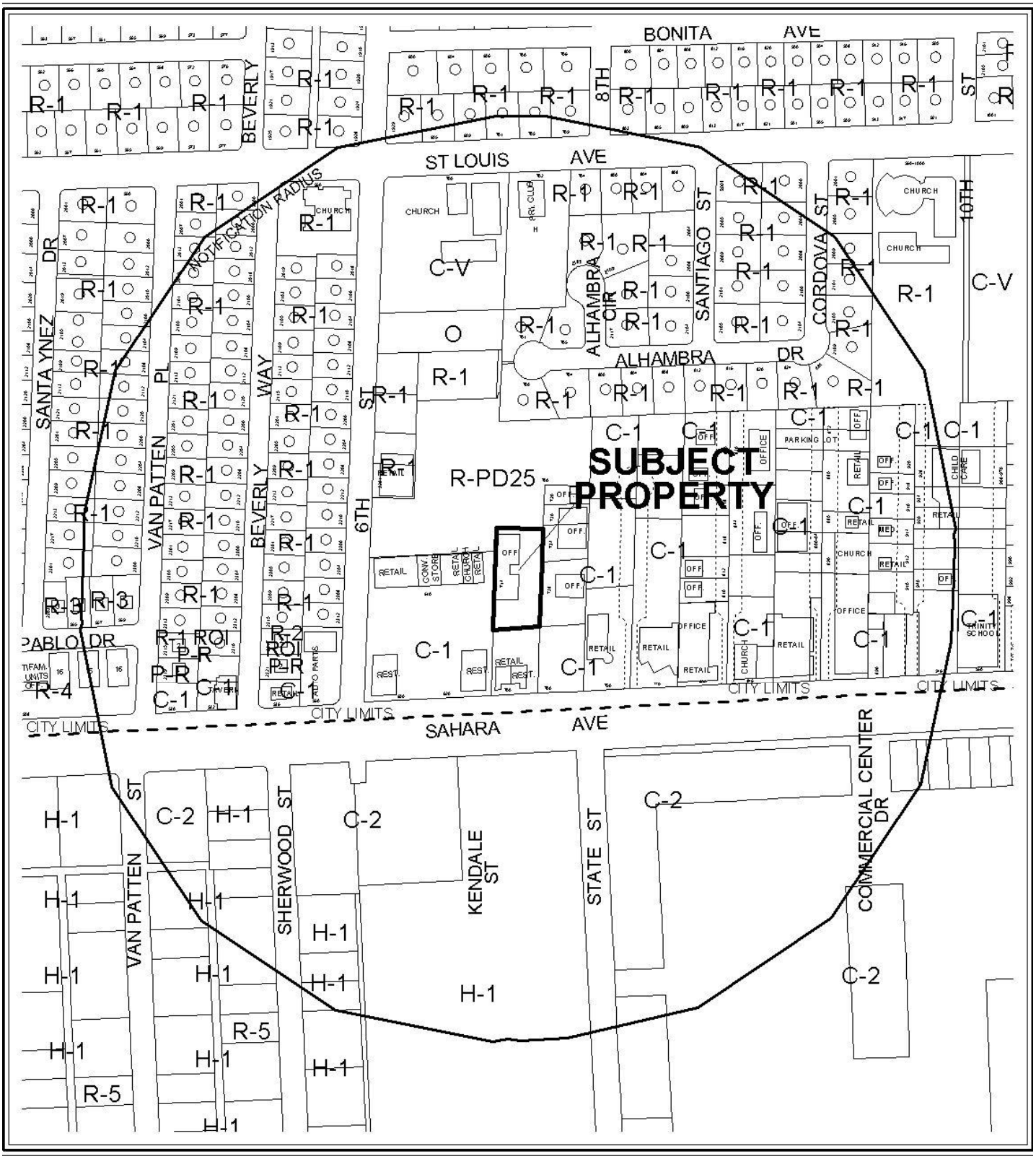
SUBJECT:
SUP-41583 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COMMUNITY COUNSELING CENTER - OWNER: 714 EAST SAHARA AVENUE, LLC - Request for a Special Use Permit FOR A 17,088 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 714 East Sahara Avenue (APN 162-03-801-056), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



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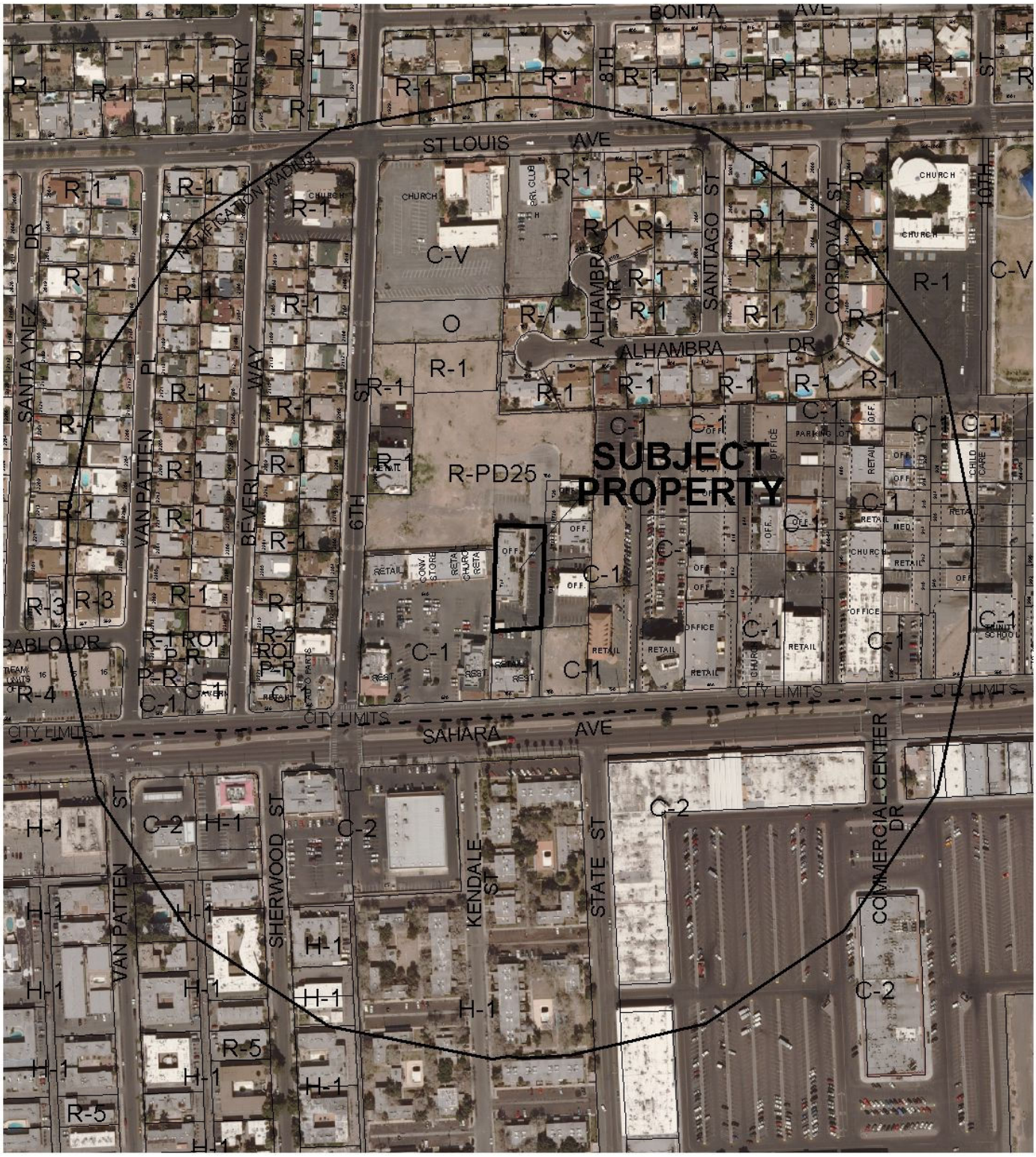
CASE: **SUP-41583**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-41583**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41583** APN: 162-03-801-056

Name of Property Owner: 714 E. Sahara Ave. LLC

Name of Applicant: Community Counseling Center

Name of Representative: Ron Lawrence Community Counseling Center

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: Kevin Ellis

Print Name: KEVIN ELLIS AUTHORIZED AGENT FOR ICA MORTGAGE CAPITAL LLC, OWNER OF 714 E. SAHARA LLC

Subscribed and sworn before me

This 22nd day of April, 2011

Kenna S. DeBlase - Johnson, KS

Notary Public in and for said County and State

KENNA S. DEBLASE
Notary Public, State of Kansas
My Appt. Expires 6-6-2013

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APR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Community Counseling Center

Project Address (Location) 714 E Sahara Ave., Las Vegas, NV 89104

Project Name Community Counseling Center **Proposed Use** ~~alcohol abuse~~ Facility to provide testing, treatment or counseling for drug or

Assessor's Parcel #(s) 162-03-801-056 **Ward #** 3

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

Commercial Square Footage 12,000 **Floor Area Ratio** N/A

Gross Acres .66 **Lots/Units** N/A **Density** N/A

Additional Information N/A

PROPERTY OWNER 714 E. Sahara Avenue, LLC **Contact** ICA Mortgage Capital LLC

Address 10740 Nall Avenue, Suite 215 **Phone:** (913) 649-0705 **Fax:** (312) 873-4152

City Overland Park **State** KS **Zip** 66211

E-mail Address KevinE@icadv.com

APPLICANT Community Counseling Center **Contact** Ron Lawrence

Address 714 E Sahara Ave **Phone:** (702) 369-8700 **Fax:** (702) 369-8489

City Las Vegas **State** NV **Zip** 89104

E-mail Address CCC@CCCOFSN.org

REPRESENTATIVE Community Counseling Center **Contact** Ron Lawrence

Address 714 E Sahara Ave **Phone:** (702) 369-8700 **Fax:** (702) 369-8489

City Las Vegas **State** NV **Zip** 89104

E-mail Address ronlawrence89104@yahoo.com

Property Owner Signature* Kevin Ellis

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

Print Name Kevin Ellis auth. agent ICA Mortgage Capital LLC

CO TRUSTEE OF ICA 2006 LOAN TRUST II

Subscribed and sworn before me

This 22nd day of April, 20 11.

Kenna S. DeBlase - Johnson, KS

Notary Public in and for said County and State

KENNA S. DEBLASE
Notary Public, State of Kansas
My Appt. Expires 10-8-2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41583
Meeting Date:	6/14/11 PC
Total Fee:	$1,030
Date Received:*	4-28-11
Received By:	

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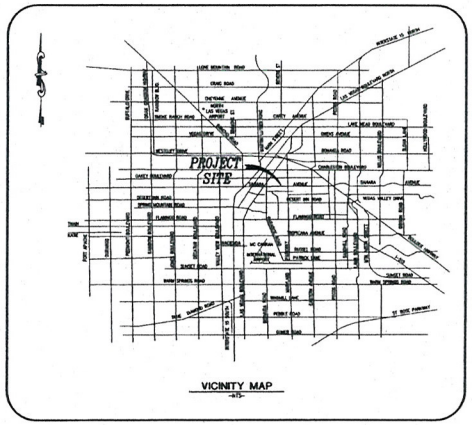
BY APR 28 2011

*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.



VICINITY MAP
-NTS-

PARKING

34	REGULAR SPACES
2	HANDICAP SPACES
36	TOTAL SPACES

THE ABOVE PARKING COUNTS REPRESENTS PARKING SPACES LOCATED ON DESCRIBED PROPERTY

SETBACK, HEIGHT & BULK RESTRICTIONS

PER CITY OF LAS VEGAS, NEVADA ZONING CODE

ZONE C-1	LIMITED COMMERCIAL DISTRICT
FRONT SETBACK	20 FEET
INTERIOR SIDE SETBACK	10 FEET
CORNER SIDE SETBACK	15 FEET
REAR SETBACK	20 FEET
BUILDING HEIGHT	4/A
LOT COVERAGE	50 PERCENT

EASEMENTS

EXCEPTION NO.5 – PATENT EASEMENT FROM THE STATE OF NEVADA, RECORDED JANUARY 3, 1908, IN BOOK "Y" OF MISCELLANEOUS RECORDS, PAGES 377 AND 388 OF LINCOLN COUNTY, NEVADA OFFICIAL RECORDS.

AFFECTS ALL OF DESCRIBED PROPERTY – NOT ABLE TO PLOT.

EXCEPTION NO.6 – EASEMENT IN FAVOR OF NEVADA POWER COMPANY, RECORDED APRIL 12, 1962 IN BOOK 353 AS INSTRUMENT NO. 285433 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.7 – RIGHT OF WAY & EASEMENT IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, RECORDED FEBRUARY 19, 1964 IN BOOK 515 AS INSTRUMENT NO. 414805 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.8 – RIGHT OF WAY & EASEMENT IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, RECORDED FEBRUARY 19, 1964 IN BOOK 515 AS INSTRUMENT NO. 414806 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.9 – COVENANTS, CONDITIONS AND PROVISIONS IN DECLARATION OF EASEMENTS, RECORDED AUGUST 1, 1968, IN BOOK 891 AS INSTRUMENT NO. 715756 AND AMENDED SEPTEMBER 3, 1968 IN BOOK 897 AS INSTRUMENT NO. 720230 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.10 – RIGHT OF WAY & EASEMENT IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, RECORDED AUGUST 23, 1968 IN BOOK 895 AS INSTRUMENT NO. 718629 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.11 – RIGHT OF WAY & EASEMENT IN FAVOR OF SOUTHWEST GAS CORPORATION, RECORDED MARCH 22, 1974 IN BOOK 411 AS INSTRUMENT NO. 370138 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.12 – RIGHT OF WAY & EASEMENT IN FAVOR OF NEVADA POWER COMPANY, RECORDED FEBRUARY 7, 1996 IN BOOK 960207 AS INSTRUMENT NO. 00796 OF OFFICIAL RECORDS.

AFFECTS ALL OF PARCEL I – NOT ABLE TO PLOT

SURVEYOR'S COMMENTS

1. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED SOLELY ON SUPPLIED DOCUMENTATION SHOWN IN A PRELIMINARY TITLE REPORT PROVIDED BY NATIONAL TITLE COMPANY, ORDER NO. 269346 DATED AUGUST 28, 2006 AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD THAT MIGHT AFFECT THE PROPERTY SHOWN ON THIS SURVEY.
2. ADDRESS: 714 EAST SAHARA AVENUE, LAS VEGAS, NEVADA 89104
3. TOTAL AREA OF SUBJECT PROPERTY: 28,136 S.F. OR 0.646 ACRES, MORE OR LESS.
4. ASSESSOR'S PARCEL NUMBER: 162-03-801-056
5. SUBJECT PROPERTY HAS EVIDENCE OF RECENT CONSTRUCTION
6. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF BEING USED AS A SOLID WASTE DEPOSITORY, DUMP, OR LANDFILL.
7. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
8. THERE ARE NO ENCROACHMENTS ON DESCRIBED PROPERTY. EXISTING WALLS RUN ALONG DESCRIBED PROPERTY LINES

SURVEYOR'S CERTIFICATE

TO ZGMUNT AMARETTI, JOANNA M. RYBAK, ICA MORTGAGE CAPITAL, LLC, AND NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MASE UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 14, 16, AND 18 OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON OCTOBER 5, 2006.

JERRY A. COOK, JR.
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9388

10/05/2006
DATE

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA – JERRY A. COOK, JR. – CERTIFICATE NO. 9388 – RENEWAL DATE 12-31-06

10/5/06

FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 32003C2170 E, DATED SEPTEMBER 27, 2002.

ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

LEGAL DESCRIPTION

PARCEL I

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 3, AS SHOWN ON SURVEY RECORDED IN FILE 18, PAGE 72; THENCE NORTH 02°11'58" EAST ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4) A DISTANCE OF 50.19 FEET TO A POINT ON THE NORTH LINE OF SAHARA AVENUE; THENCE NORTH 87°12'48" EAST ALONG THE NORTH LINE OF SAHARA AVENUE, A DISTANCE OF 331.25 FEET TO A POINT; THENCE NORTH 02°11'58" EAST, A DISTANCE OF 150.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°11'58" EAST, A DISTANCE OF 253.13 FEET TO A POINT; THENCE SOUTH 88°00'33" EAST, A DISTANCE OF 112.83 FEET TO A POINT; THENCE SOUTH 01°59'27" WEST, A DISTANCE OF 243.63 FEET TO A POINT; THENCE SOUTH 87°12'48" WEST, A DISTANCE OF 114.13 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II

A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 3; THENCE NORTH 2°11'58" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 3, A DISTANCE OF 50.19 FEET TO A POINT ON THE NORTH LINE OF SAHARA AVENUE; THENCE NORTH 87°12'48" EAST ALONG THE SAID NORTH LINE OF SAHARA AVENUE, A DISTANCE OF 420.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1°59'27" EAST, A DISTANCE OF 150.84 FEET TO A POINT; THENCE NORTH 88°00'33" WEST, A DISTANCE OF 14.00 FEET TO A POINT; THENCE NORTH 1°59'27" EAST, A DISTANCE OF 361.76 FEET TO A POINT; THENCE FROM A TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE TURNING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 20.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 32°27'42", AN ARC LENGTH OF 11.33 FEET TO A POINT ON A TANGENT REVERSE CURVE; THENCE TURNING TO THE RIGHT ALONG SAID TANGENT REVERSE CURVE HAVING A RADIUS OF 44.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 212°27'42" AN ARC LENGTH OF 163.16 FEET TO A POINT; THENCE SOUTH 1°59'27" WEST, A DISTANCE OF 393.60 FEET TO A POINT, THENCE NORTH 88°00'33" WEST, A DISTANCE OF 14.00 FEET TO A POINT; THENCE SOUTH 1°59'27" WEST, A DISTANCE OF 149.16 FEET TO A POINT ON THE SAID NORTH LINE OF SAHARA AVENUE; THENCE SOUTH 87°12'48" WEST, A DISTANCE OF 50.17 FEET TO THE TRUE POINT OF BEGINNING.

REVISIONS

No.	Date	CHKD	APPD

DESIGNED: ___ SJC
DRAWN: ___ SJC
CHECKED: ___ SJC
JOB NO: 041174
SCALE: 1"=20'
HORIZ: 1"=20'
DATE: 10-05-06

Carter :: Burgess
6655 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: 714 EAST SAHARA AVENUE
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY
SHEET 1 1 OF 3

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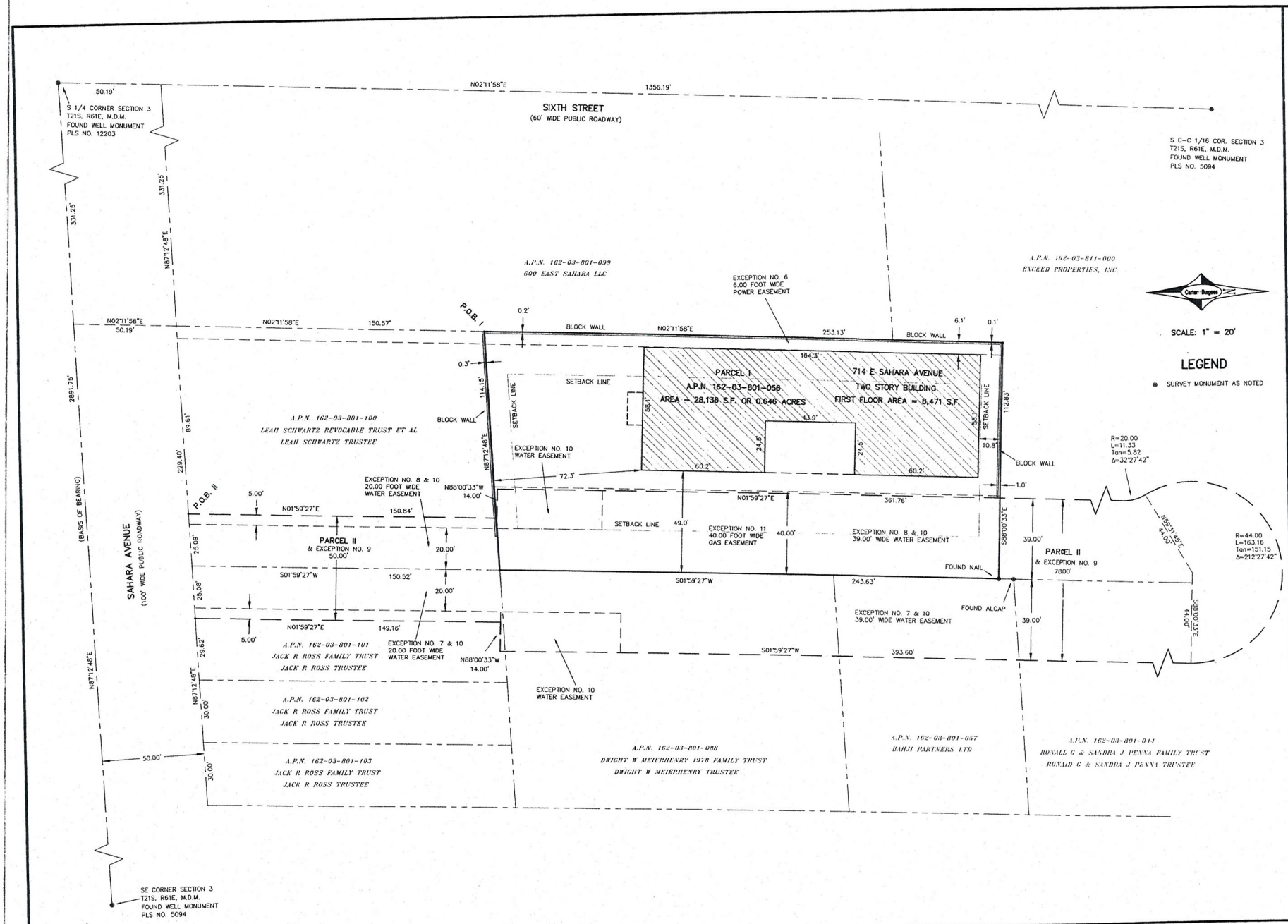
APR 28 2011
SUP-41583



REVISIONS

No.	Date		CHKD	APPD

DESIGNED: —
DRAWN: JAC
CHECKED: JAC
JOB NO: 241774
SCALE: 1"=20'
DATE: 10-05-06

Carter::Burgess
6655 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: 714 EAST SAHARA AVENUE

DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY

SHEET 2 OF 3

RECEIVED
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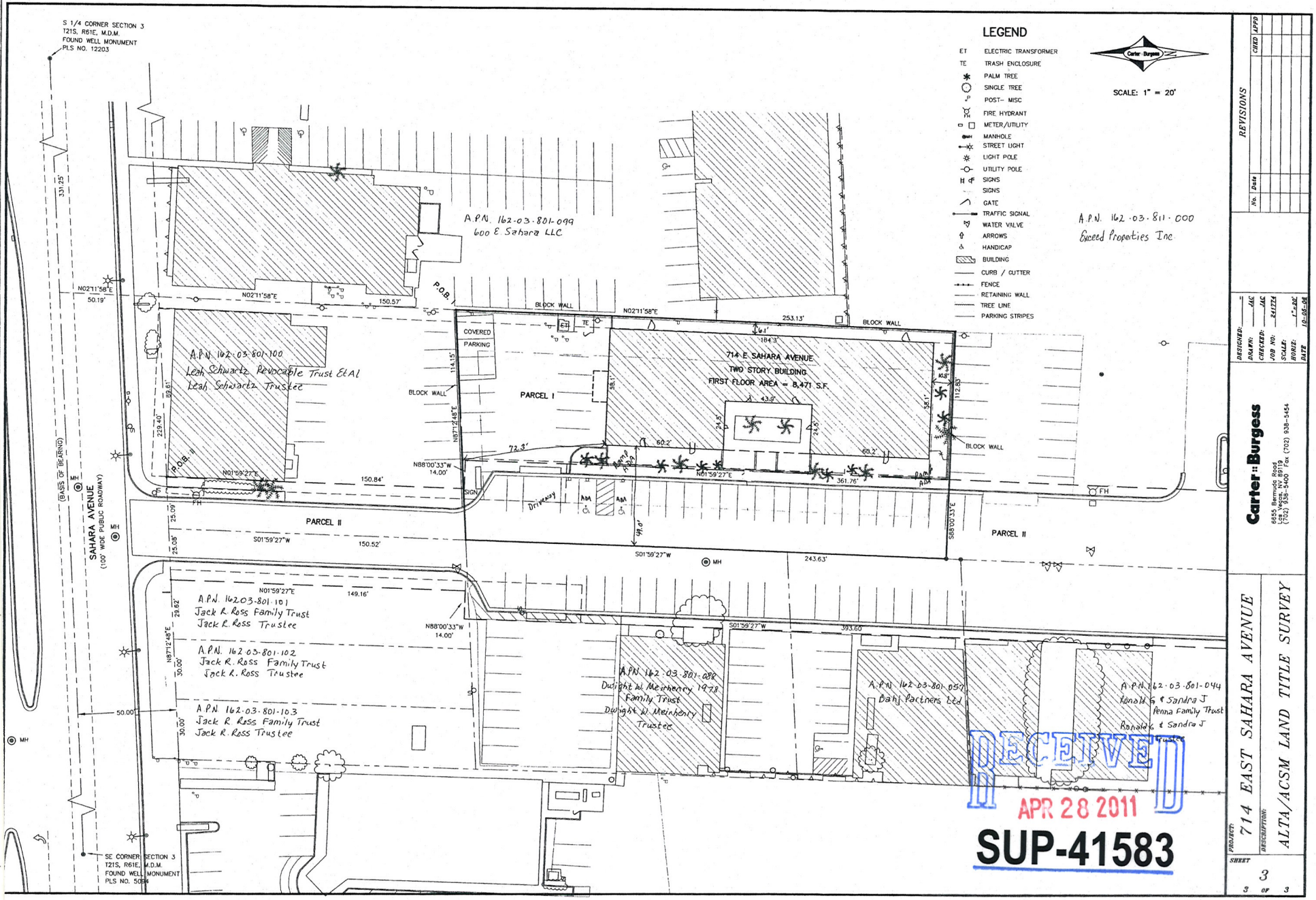
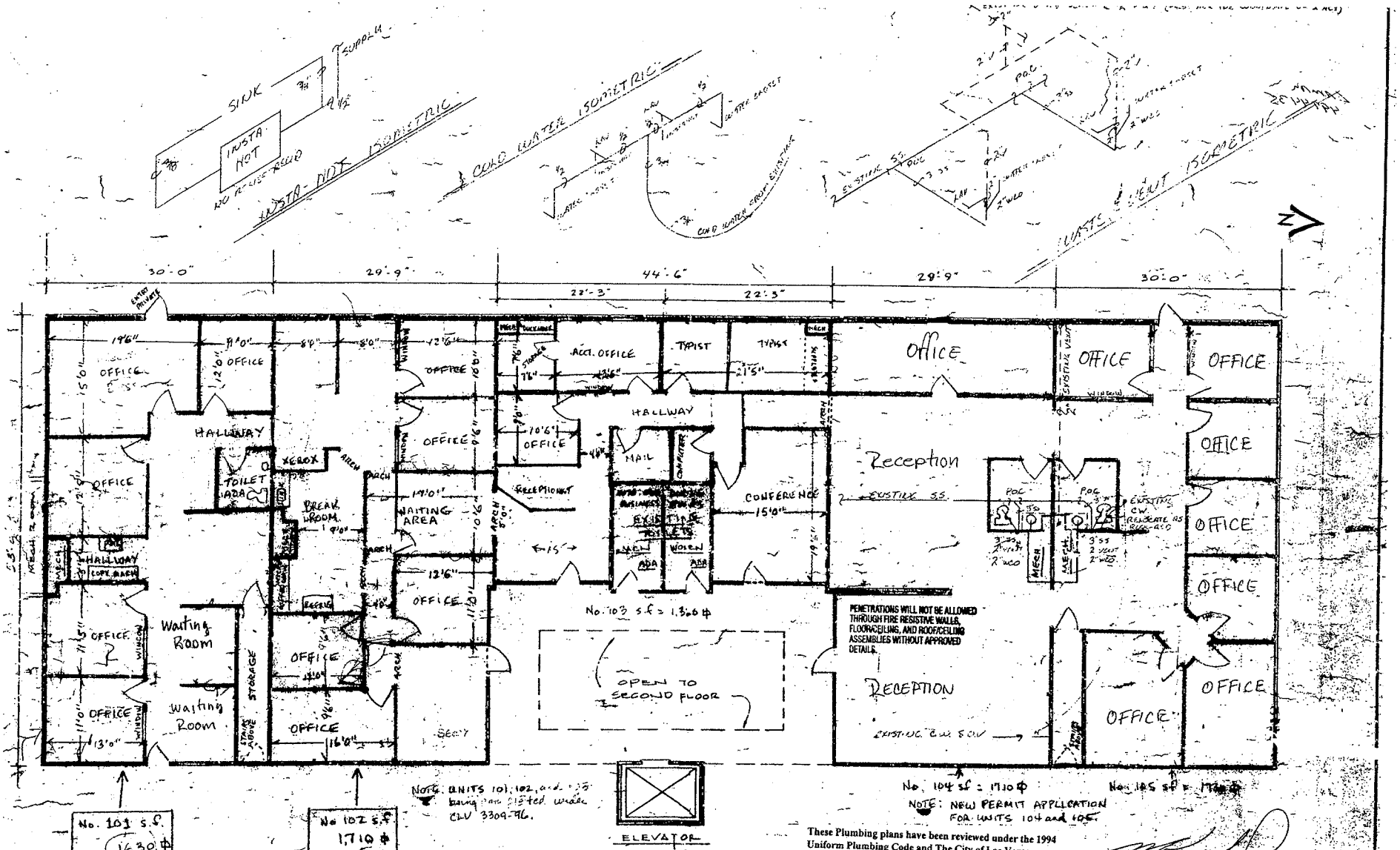
SUP-41583



S 1/4 CORNER SECTION 3
T21S, R61E, M.D.M.
FOUND WELL MONUMENT
PLS NO. 12203
LEGEND
ET ELECTRIC TRANSFORMER
TE TRASH ENCLOSURE
PALM TREE
SINGLE TREE
POST- MISC
FIRE HYDRANT
METER/UTILITY
MANHOLE
STREET LIGHT
LIGHT POLE
UTILITY POLE
SIGNS
SIGNS
GATE
TRAFFIC SIGNAL
WATER VALVE
ARROWS
HANDICAP
BUILDING
CURB / GUTTER
FENCE
RETAINING WALL
TREE LINE
PARKING STRIPES
SCALE: 1" = 20'
A.P.N. 162-03-801-099
600 E Sahara LLC
A.P.N. 162-03-811-000
Exceed Properties Inc
A.P.N. 162-03-801-100
Leah Schwartz Revocable Trust Et Al
Leah Schwartz Trustee
714 E SAHARA AVENUE
TWO STORY BUILDING
FIRST FLOOR AREA = 8,471 S.F.
COVERED PARKING
PARCEL I
PARCEL II
BLOCK WALL
SAHARA AVENUE
(100' WIDE PUBLIC ROADWAY)
(BASIS OF BEARING)
A.P.N. 162-03-801-101
Jack R. Ross Family Trust
Jack R. Ross Trustee
A.P.N. 162-03-801-102
Jack R. Ross Family Trust
Jack R. Ross Trustee
A.P.N. 162-03-801-103
Jack R. Ross Family Trust
Jack R. Ross Trustee
A.P.N. 162-03-801-088
Dwight W. Meirhenry 1978
Family Trust
Dwight W. Meirhenry
Trustee
A.P.N. 162-03-801-057
Bahj Partners Ltd
A.P.N. 162-03-801-044
Ronald G & Sandra J
Penna Family Trust
Ronald G & Sandra J
Trustee
SE CORNER SECTION 3
T21S, R61E, M.D.M.
FOUND WELL MONUMENT
PLS NO. 5094
RECEIVED
APR 28 2011
SUP-41583
REVISIONS
No. Date CHKD APPD
DESIGNED: -
DRAWN: JAC
CHECKED: JAC
JOB NO: 241774
SCALE: 1"=20'
HORIZ:
DATE 10-05-08
Carter::Burgess
6655 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454
PROJECT: 714 EAST SAHARA AVENUE
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY
SHEET 3
3 OF 3



These Plumbing plans have been reviewed under the 1994 Uniform Plumbing Code and The City of Las Vegas Supplemental Plumbing Code -Ordinance No. 3910. All Installations shall comply with these documents.

FIRST FLOOR

714 E. SAHARA

PLUMBING NOTES

1. WASTE AND VENTS TO BE P.V.C.
2. WATER PIPING BELOW GRADE TO BE "K" ABOVE SLAB TO BE "M"
3. WATER AND SEWER PIPING TO BE FROM EXISTING STUBS AS SHOWN.
4. VENT EACH FIXTURE PER CHAPTER #9 1994 UPC.
5. INSTALL DRAINAGE SYSTEM PER CHAPTER #7 1994 UPC
6. FIELD VERIFY ALL P.O.C. FOR WATER AND SEWER
7. ALL [illegible] MUST COMPLY W/ 1994 [illegible]

PLUMBING NOTES

8. ALL FIXTURES MUST COMPLY WITH ALL LOCAL CODES AND ORDINANCES / #3910 SECTION 403.2
9. WHERE APPLICABLE, ALL [illegible]

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CONTRACTOR'S SIGNATURE
MICHAEL KNAUFF
BUILDER PLUMBING

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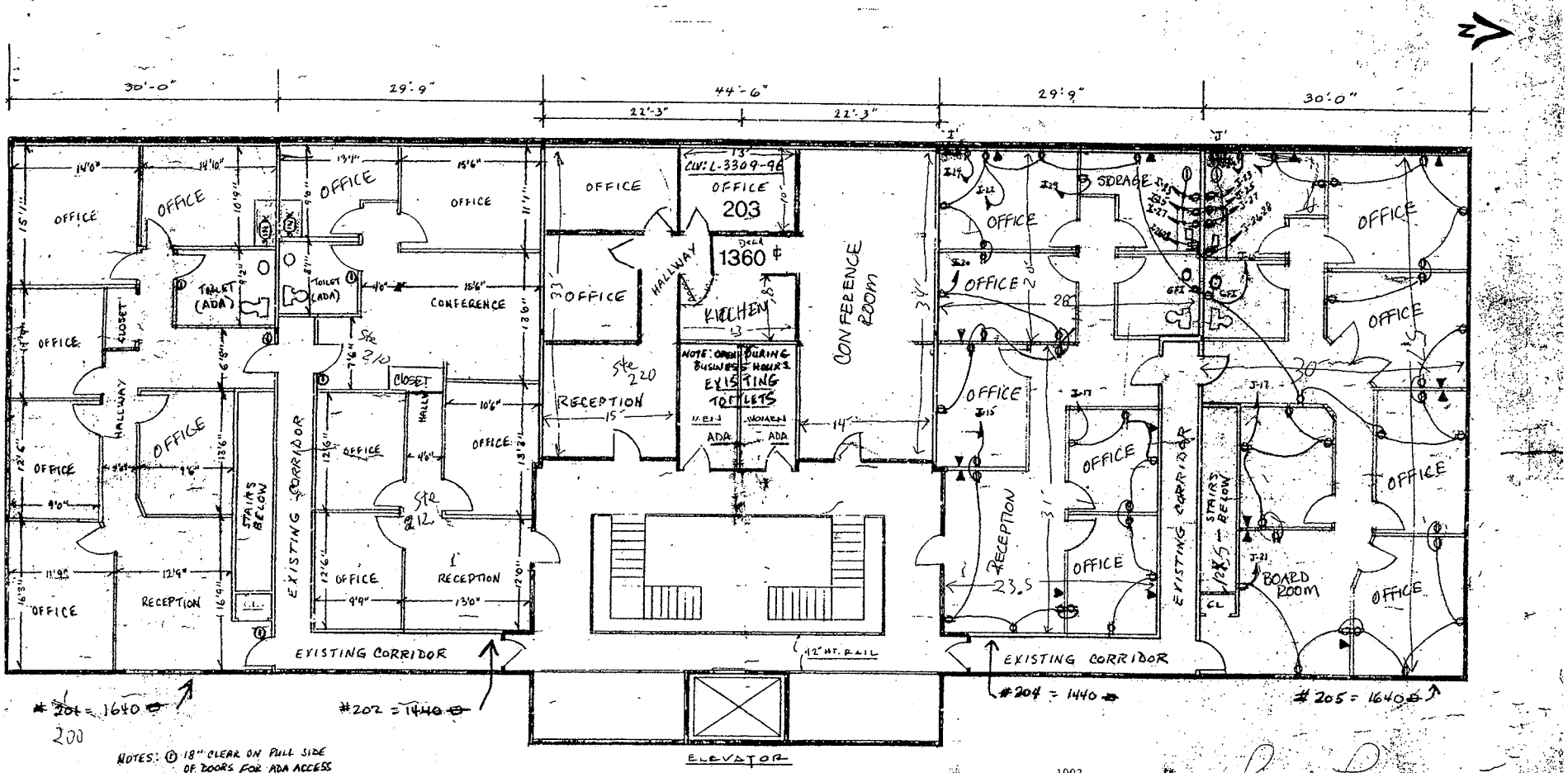
FLOOR PLAN - 1ST		
SCALE: 1/8"=1'-0"	APPROVED BY: PERSONAL BUILDING SVC NV #0032997	DRAWN BY KEN
DATE: 1/6/97		REVISED
714 E. SAHARA BLDG.		
FIRST FLOOR		DRAWING NUMBER P-1

NOTES

ALL A/C UNITS, A/H's, PANELS, SUB-FEEDERS, MSB, HALL WAY REST Rm's AND EXTERIOR LIGHTING IS EXISTING SEPARATE CIRCUITS, WITH GFCI RECEPTICALS EACH.

GFCI PROTECTION REQUIREMENTS. ALL 125 VOLT OUTLETS: ON BUILDING EXTERIOR TO 6 FT. 6 IN. GRADE ACCESS, AND ON ROOFS EXCLUDING DWELLINGS; IN GARAGES; IN BATHROOMS INCLUDING CIRCUIT TO FIXTURES WITHIN 8 FT. VERTICAL 3 FT. HORIZONTAL ZONE OF TUBS AND SHOWERS; AND WITHIN 6 FT. OF ANY SINKS.

- ⊕ - DUPLEX RECEPTICAL
- ⊕ - 208 V WATER HTR.
- ⊙ - 75 W. RECESSED INSUL. RATED
- + - CEILING FAN OUTLET
- ▲ - TELEPHONE OUTLET
- Comb. EXIST. EMER. BATT. BACK UP
- PANEL BOARD


30'-0"
29'-9"
44'-6"
22'-3"
22'-3"
29'-9"
30'-0"
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
203
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE

community
COUNSELING CENTER
OF SOUTHERN NEVADA
A NONPROFIT/PRIVATE CORPORATION

April 19, 2011

RE: Community Counseling Center
Business License #: N35-00003

To Whom It May Concern:

Community Counseling Center (CCC) is a non-profit, outpatient-counseling center that provides counseling services for mental health issues such as assault, anger management, depression, and grief. CCC began as a reaction to the AIDS pandemic and the lack of therapeutic services available to those that are affected/infected by HIV/AIDS.

Additionally, in response to the needs of the Southern Nevada community, CCC also offers substance abuse treatment to those who are mandated to attend through the courts and those self-referred who need a support system to help them remain sober and addiction free. We gladly treat families, groups, and individuals and approximately five hundred clients depend on our services monthly. The majority of our clients are under or uninsured and receive services at a reduced rate as determined by a State approved Sliding-Fee Scale. We are contracted with TANF (Welfare) to provide services for substance abuse issues. Child Protective Services (one of our largest referring agencies) refers clients for mental health, substance abuse, and family counseling. We are also contracted with Federal Parole and Probation and Pre-trial services for treatment of Federal parolees. To date, Community Counseling Center is the only counseling center in Las Vegas to have received national accreditation from the Council on Accreditation and is also accredited by United Way.

Community Counseling Center, however, does not and has never treated sex-offenders or violent criminals, though we have treated victims of such crimes.

CCC has been in operation for over twenty-one years. Nineteen of those years were spent at the same address at 1120 Almond Tree Lane, Las Vegas, Nevada. CCC owns that building, and we are about two years from paying off our mortgage. It was our intention that we would remain at that location for many years to come.

On December 26th, 2010, Community Counseling Center suffered a fire at the hands of an arsonist. Thankfully, the agency was closed for the holiday so no staff or clients were present and, therefore, no physical injuries occurred. However, the damage to our building caused us to immediately seek a new office location in order to continue operation. It was our hope that we could find a place temporarily while the building was repaired. However, it was discovered that our building contained asbestos. This finding required our building to be tested and cleaned before the repair efforts could even begin. This further delayed our hopes of moving quickly back into our building. The asbestos has been removed and the building has been cleaned. While the majority of the building is now functional, repair work on the fire-damaged area is just now beginning. It is likely that it will take several months before the building can be restored to its full functionality.

In an effort to find temporary office space, we began leasing the property at 714 E. Sahara Ave. Suite #101, Las Vegas, Nevada 89104. This property is less than half a mile away from our original location

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and is still accessible to the bus routes used by a large number of our clients. Though it meets our needs, many clients and staff prefer our former building, but as stated above, we will have to remain at our temporary location for several months. That approximation of time, of course, is only if everything goes as planned.

The services that CCC provides greatly benefit the Las Vegas community. Our existence as an agency, regardless of our location, does not pose any hindrance or threat to neighboring businesses. Rather, our presence is an example of why non-profits struggle to serve its clients even amid adversity and hardship. We reestablished operations only six days after the fire ravaged our building. Even then, our staff rallied to continue services to the many clients intent on resuming their daily sessions. All of our counselors are licensed or certified by the State of Nevada and authorized to provide treatment. CCC is funded in part by city, state, and federal funds and a majority of those funds are strictly set aside for substance abuse services. Without the ability to provide substance abuse counseling, more than half of our staff is currently unable to do their jobs, and many of our clients are left without services.

We are requesting two Special Use Permits. A "Social Service Provider" Special Use Permit and a "Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse" Special Use Permit to allow us to provide outpatient mental health and substance abuse counseling for individual counseling and group counseling sessions. Please consider that CCC did not wish to move to a new location, even temporarily, but was forced to move due to the emergent nature of being victimized by a violent crime. With our former building decimated by the arsonist, we still consider ourselves to be in an "emergency operation status". It is understood that the process of acquiring a Special Use Permit for substance abuse treatment could take as long as three months and that, even then, one may not be granted. We are hoping that the City of Las Vegas has established allowances for businesses who face similar predicaments, and that a resolution can be made which will expedite our plea. The sooner we can obtain our business license, the sooner we can resume our substance abuse services and regain our foothold as a fully productive agency serving the Las Vegas community.

Community Counseling Center was begun as a response to a community crisis and, twenty-one years later, finds itself in a crisis of its own. Please aid the agency staff and the clients we serve by providing a timely resolution to allow us to continue our services and grant a Special Use Permit.

Thank you for your time.

Sincerely,

Ronald W Lawrence

Ronald W. Lawrence, MS, MFT, LADC-S
Executive Director

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City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

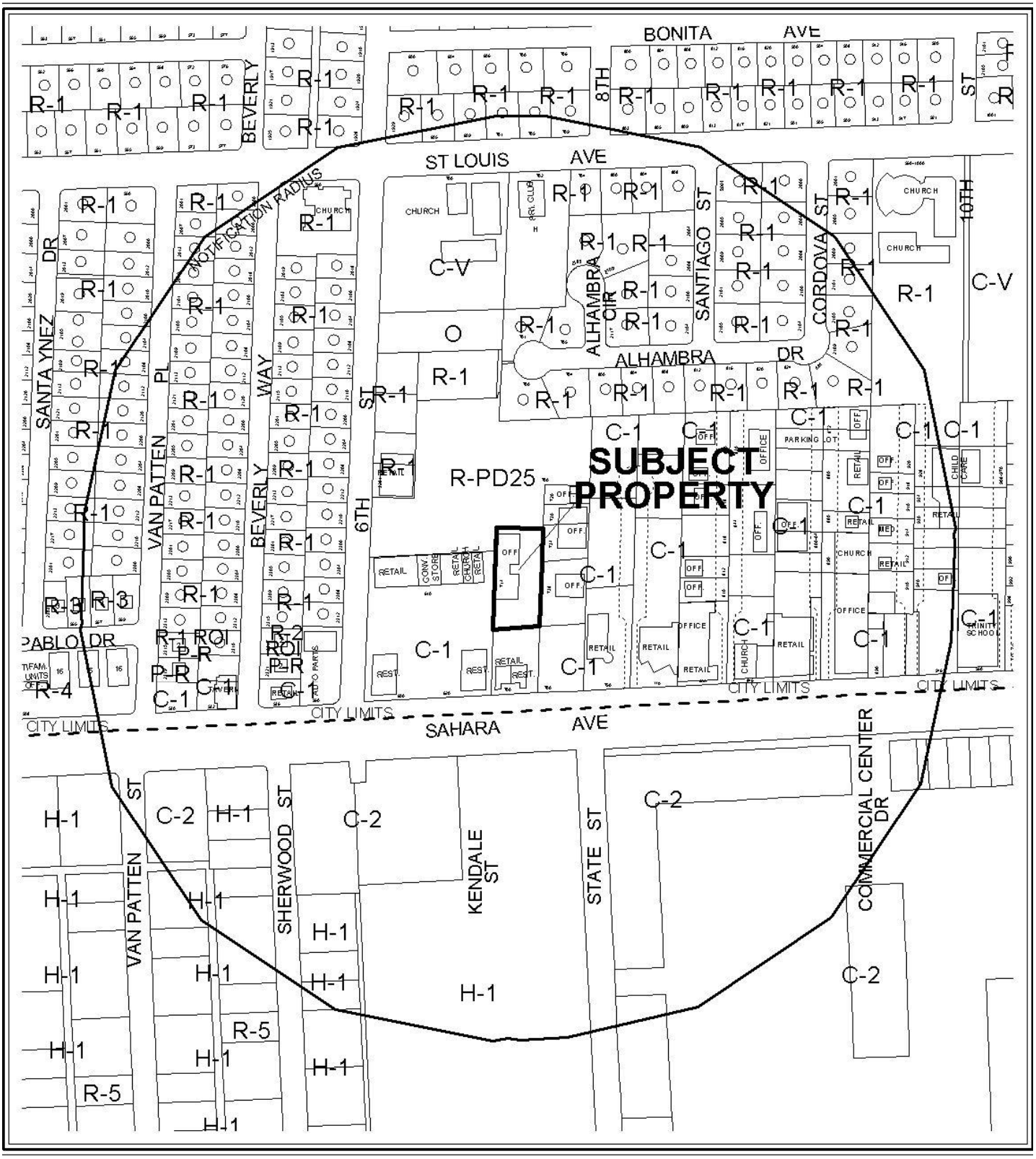
SUBJECT:
SUP-41584 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COMMUNITY COUNSELING CENTER - OWNER: 714 EAST SAHARA AVENUE, LLC - Request for a Special Use Permit FOR A 17,088 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 714 East Sahara Avenue (APN 162-03-801-056), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



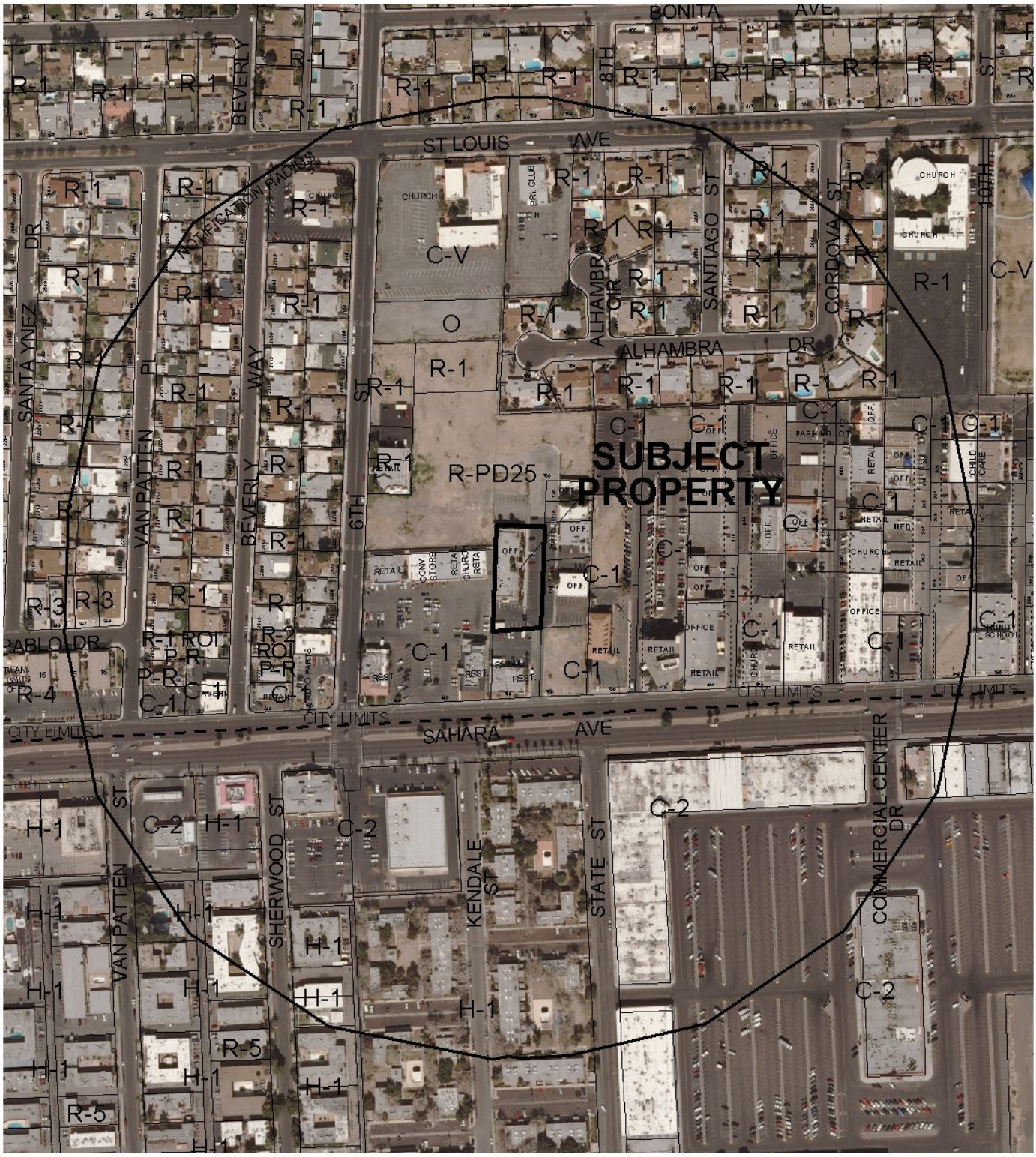
0 300 600 Feet

CASE: **SUP-41584**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-41584**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41584** APN: 162-03-801-056

Name of Property Owner: 714 E. Sahara Ave. LLC

Name of Applicant: Community Counseling Center

Name of Representative: Ron Lawrence Community Counseling Center

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: Kevin Ellis

Print Name: Kevin Ellis Authorized Agent for ICA Mortgage Capital LLC owner of 714 E Sahara LLC

Subscribed and sworn before me

This 22nd day of April, 2011

Kenna S. DeBlase-Johnson, KS

Notary Public in and for said County and State

KENNA S. DEBLASE
Notary Public, State of Kansas
My Appt. Expires 6-5-2013

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Community Counseling Center

Project Address (Location) 714 E Sahara Ave., Las Vegas, NV 89104

Project Name Community Counseling Center **Proposed Use** social service provider

Assessor's Parcel #(s) 162-03-801-056 **Ward #** _____

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

Commercial Square Footage 12,000 **Floor Area Ratio** N/A

Gross Acres .66 **Lots/Units** N/A **Density** N/A

Additional Information N/A

PROPERTY OWNER 714 E. Sahara Avenue, LLC **Contact** ICA Mortgage Capital LLC

Address 10740 Nall Avenue, Suite 215 **Phone:** (913) 649-0705 **Fax:** (312) 873-4152

City Overland Park **State** KS **Zip** 66211

E-mail Address KevinE@icadv.com

APPLICANT Community Counseling Center **Contact** Ron Lawrence

Address 714 E Sahara Ave **Phone:** (702) 369-8700 **Fax:** (702) 369-8489

City Las Vegas **State** NV **Zip** 89104

E-mail Address CCC@CCCOFSN.org

REPRESENTATIVE Community Counseling Center **Contact** Ron Lawrence

Address 714 E Sahara Ave **Phone:** (702) 369-8700 **Fax:** (702) 369-8489

City Las Vegas **State** NV **Zip** 89104

E-mail Address ronlawrence89104@yahoo.com

Property Owner Signature* Kevin Ellis

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

Print Name Kevin Ellis auth. agent ICA Mortgage Capital LLC COTRUSTEE OF ICA 2006 LOAN TRUST II

Subscribed and sworn before me

This 22nd day of April, 20 11.

Kenna S. DeBlase

Notary Public in and for said County and State Johnson, Kansas

KENNA S. DEBLASE
Notary Public, State of Kansas
My Appt. Expires 6-8-2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-41584
Meeting Date:	6/14/11 PC
Total Fee:	$1,030
Date Received:*	4-28-11
Received By:	

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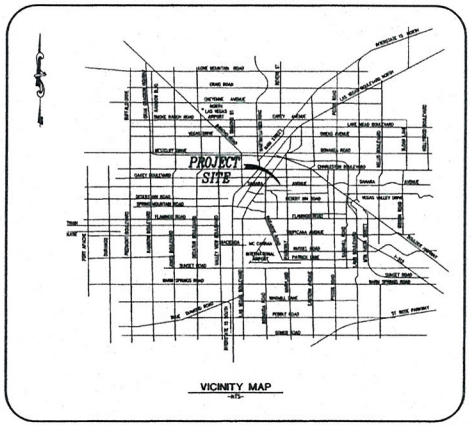
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



VICINITY MAP

EASEMENTS

EXCEPTION NO.5 – PATENT EASEMENT FROM THE STATE OF NEVADA, RECORDED JANUARY 3, 1908, IN BOOK "Y" OF MISCELLANEOUS RECORDS, PAGES 377 AND 388 OF LINCOLN COUNTY, NEVADA OFFICIAL RECORDS.

AFFECTS ALL OF DESCRIBED PROPERTY – NOT ABLE TO PLOT.

EXCEPTION NO.6 – EASEMENT IN FAVOR OF NEVADA POWER COMPANY, RECORDED APRIL 12, 1962 IN BOOK 353 AS INSTRUMENT NO. 285433 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.7 – RIGHT OF WAY & EASEMENT IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, RECORDED FEBRUARY 19, 1964 IN BOOK 515 AS INSTRUMENT NO. 414805 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.8 – RIGHT OF WAY & EASEMENT IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, RECORDED FEBRUARY 19, 1964 IN BOOK 515 AS INSTRUMENT NO. 414806 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.9 – COVENANTS, CONDITIONS AND PROVISIONS IN DECLARATION OF EASEMENTS, RECORDED AUGUST 1, 1968, IN BOOK 891 AS INSTRUMENT NO. 715756 AND AMENDED SEPTEMBER 3, 1968 IN BOOK 897 AS INSTRUMENT NO. 720230 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.10 – RIGHT OF WAY & EASEMENT IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, RECORDED AUGUST 23, 1968 IN BOOK 895 AS INSTRUMENT NO. 718629 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.11 – RIGHT OF WAY & EASEMENT IN FAVOR OF SOUTHWEST GAS CORPORATION, RECORDED MARCH 22, 1974 IN BOOK 411 AS INSTRUMENT NO. 3701.38 OF OFFICIAL RECORDS.

SHOWN ON SURVEY

EXCEPTION NO.12 – RIGHT OF WAY & EASEMENT IN FAVOR OF NEVADA POWER COMPANY, RECORDED FEBRUARY 7, 1996 IN BOOK 960207 AS INSTRUMENT NO. 00796 OF OFFICIAL RECORDS.

AFFECTS ALL OF PARCEL I – NOT ABLE TO PLOT

PARKING

34	REGULAR SPACES
2	HANDICAP SPACES
36	TOTAL SPACES

THE ABOVE PARKING COUNTS REPRESENTS PARKING SPACES LOCATED ON DESCRIBED PROPERTY

SURVEYOR'S COMMENTS

1. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED SOLELY ON SUPPLIED DOCUMENTATION SHOWN IN A PRELIMINARY TITLE REPORT PROVIDED BY NATIONAL TITLE COMPANY, ORDER NO. 269346 DATED AUGUST 28, 2006 AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD THAT MIGHT AFFECT THE PROPERTY SHOWN ON THIS SURVEY.
2. ADDRESS: 714 EAST SAHARA AVENUE, LAS VEGAS, NEVADA 89104
3. TOTAL AREA OF SUBJECT PROPERTY: 28,136 S.F. OR 0.646 ACRES, MORE OR LESS.
4. ASSESSOR'S PARCEL NUMBER: 162-03-801-056
5. SUBJECT PROPERTY HAS EVIDENCE OF RECENT CONSTRUCTION
6. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF BEING USED AS A SOLID WASTE DEPOSITORY, DUMP, OR LANDFILL.
7. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
8. THERE ARE NO ENCROACHMENTS ON DESCRIBED PROPERTY. EXISTING WALLS RUN ALONG DESCRIBED PROPERTY LINES

SURVEYOR'S CERTIFICATE

TO ZGMUNT AMARETTI, JOANNA M. RYBAK, ICA MORTGAGE CAPITAL, LLC, AND NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MASE UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 14, 16, AND 18 OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON OCTOBER 5, 2006.

JERRY A. COOK, JR.
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9388

10/05/2006
DATE

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA – JERRY A. COOK, JR. – EXPIRES 12-31-08 – 9388

10/5/06

SETBACK, HEIGHT & BULK RESTRICTIONS

PER CITY OF LAS VEGAS, NEVADA ZONING CODE

ZONE C-1	LIMITED COMMERCIAL DISTRICT
FRONT SETBACK	20 FEET
INTERIOR SIDE SETBACK	10 FEET
CORNER SIDE SETBACK	15 FEET
REAR SETBACK	20 FEET
BUILDING HEIGHT	4/A
LOT COVERAGE	50 PERCENT

FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 32003C2170 E, DATED SEPTEMBER 27, 2002.

ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

LEGAL DESCRIPTION

PARCEL I

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 3, AS SHOWN ON SURVEY RECORDED IN FILE 18, PAGE 72; THENCE NORTH 02°11'58" EAST ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4) A DISTANCE OF 50.19 FEET TO A POINT ON THE NORTH LINE OF SAHARA AVENUE; THENCE NORTH 87°12'48" EAST ALONG THE NORTH LINE OF SAHARA AVENUE, A DISTANCE OF 331.25 FEET TO A POINT; THENCE NORTH 02°11'58" EAST, A DISTANCE OF 150.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°11'58" EAST, A DISTANCE OF 253.13 FEET TO A POINT; THENCE SOUTH 88°10'33" EAST, A DISTANCE OF 112.83 FEET TO A POINT; THENCE SOUTH 01°59'27" WEST, A DISTANCE OF 243.63 FEET TO A POINT; THENCE SOUTH 87°12'48" WEST, A DISTANCE OF 114.13 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II

A NON-EXCLUSIVE RIGHT OF WAY ANC EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 3; THENCE NORTH 2°11'58" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 3, A DISTANCE OF 50.19 FEET TO A POINT ON THE NORTH LINE OF SAHARA AVENUE; THENCE NORTH 87°12'48" EAST ALONG THE SAID NORTH LINE OF SAHARA AVENUE, A DISTANCE OF 420.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1°59'27" EAST, A DISTANCE OF 150.84 FEET TO A POINT; THENCE NORTH 88°00'33" WEST, A DISTANCE OF 14.00 FEET TO A POINT; THENCE NORTH 1°59'27" EAST, A DISTANCE OF 361.78 FEET TO A POINT; THENCE FROM A TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE TURNING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 20.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 32°27'42", AN ARC LENGTH OF 11.33 FEET TO A POINT ON A TANGENT REVERSE CURVE; THENCE TURNING TO THE RIGHT ALONG SAID TANGENT REVERSE CURVE HAVING A RADIUS OF 44.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 212°27'42" AN ARC LENGTH OF 163.16 FEET TO A POINT; THENCE SOUTH 1°59'27" WEST, A DISTANCE OF 393.60 FEET TO A POINT; THENCE NORTH 88°00'33" WEST, A DISTANCE OF 14.00 FEET TO A POINT; THENCE SOUTH 1°59'27" WEST, A DISTANCE OF 149.16 FEET TO A POINT ON THE SAID NORTH LINE OF SAHARA AVENUE; THENCE SOUTH 87°12'48" WEST, A DISTANCE OF 50.17 FEET TO THE TRUE POINT OF BEGINNING.

REVISIONS

No.	Date	CHKD	APPVD

DESIGNED: —
DRAWN: JAC
CHECKED: JAC
JOB NO: 8431.24
SCALE: 1"=80'
DGN#: —
DATE: 10-05-06

Carter :: Burgess
6855 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: 714 EAST SAHARA AVENUE

DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY

SHEET 1 OF 3

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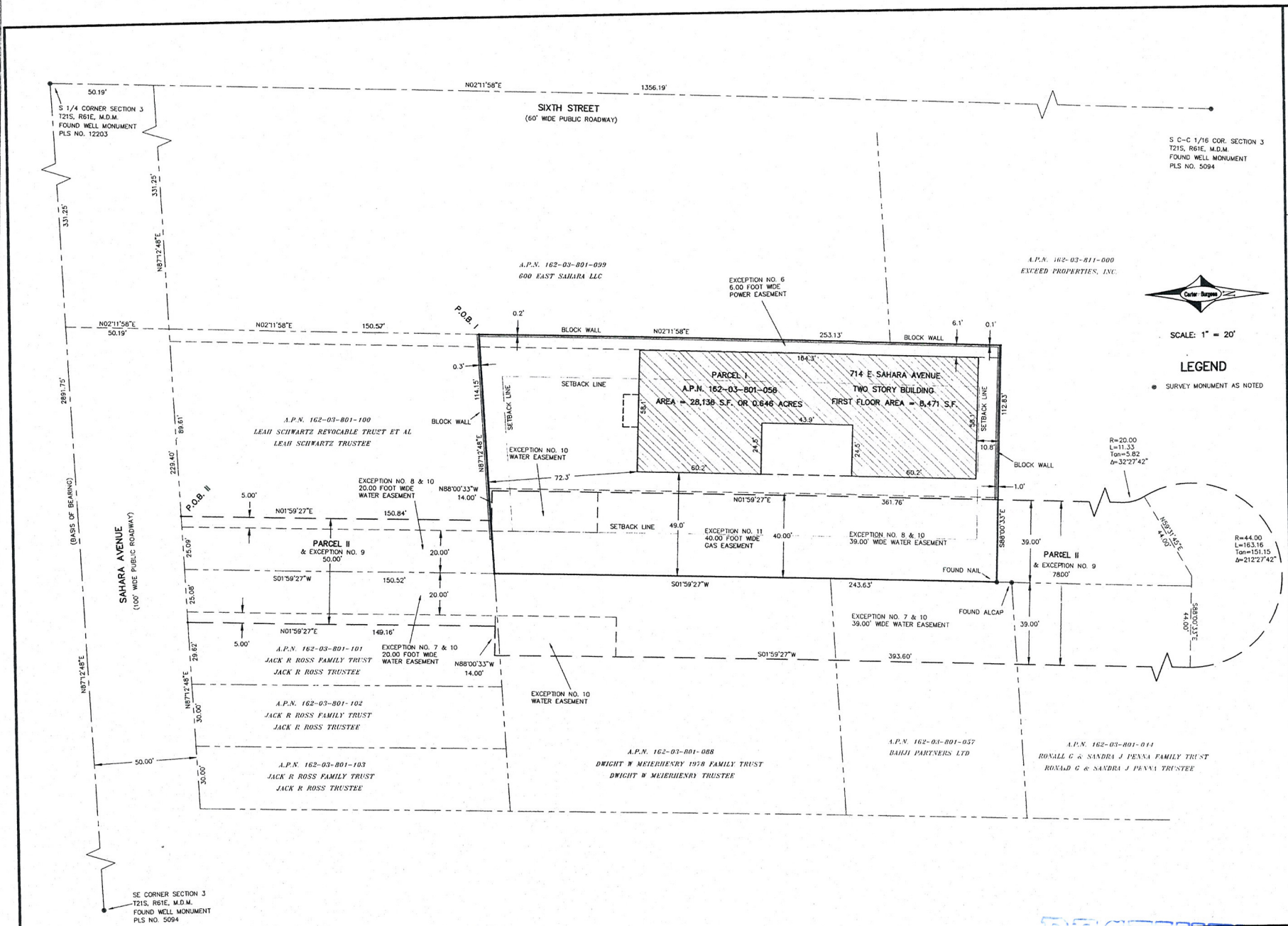
SUP-41584



REVISIONS						
No.	Date					
CHKD	APPD					

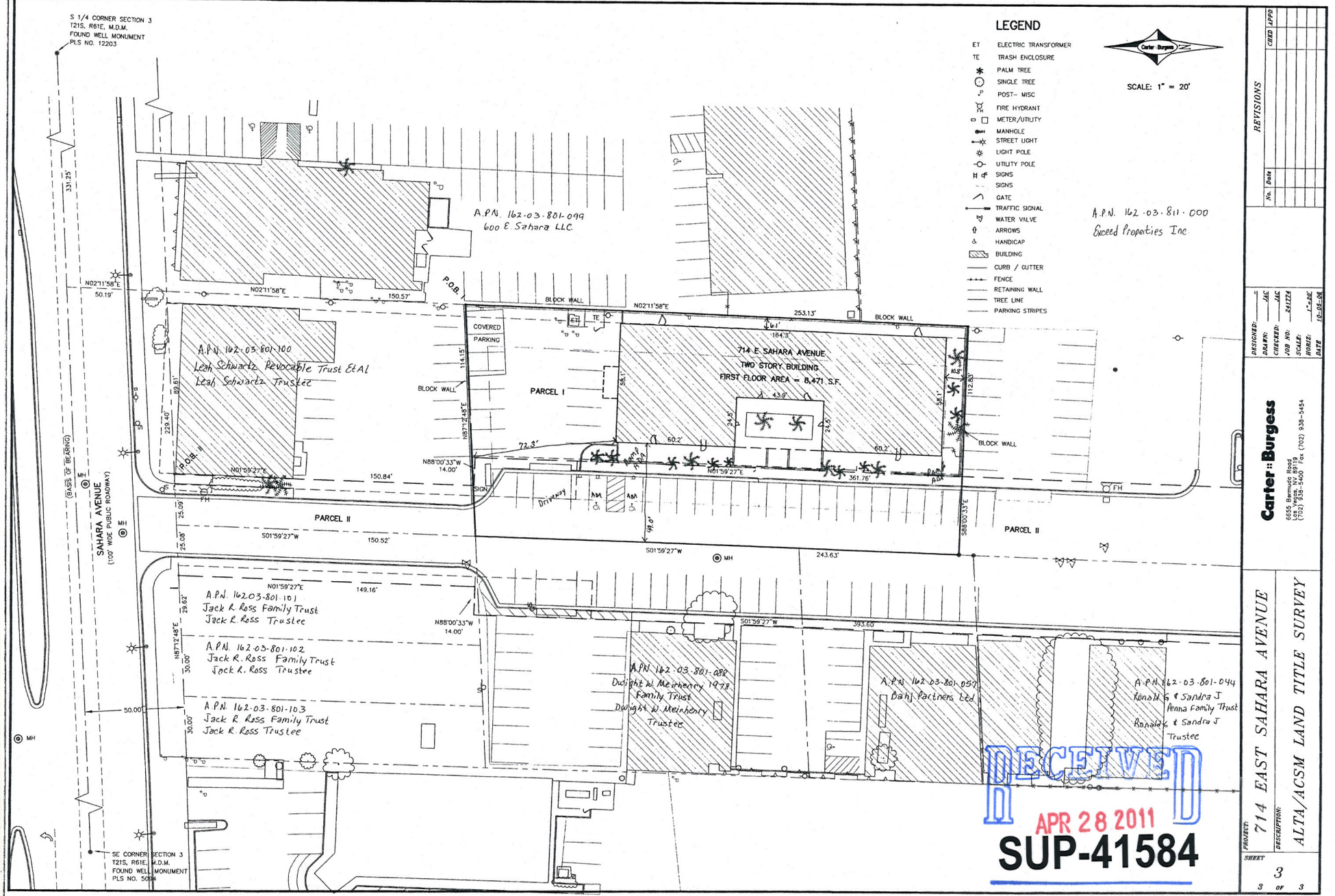
DESIGNED: ___ JAC
DRAWN: ___ JAC
CHECKED: ___ JAC
JOB NO: 841724
SCALE: HORIZ: 1"=20' DATE: 10-05-06

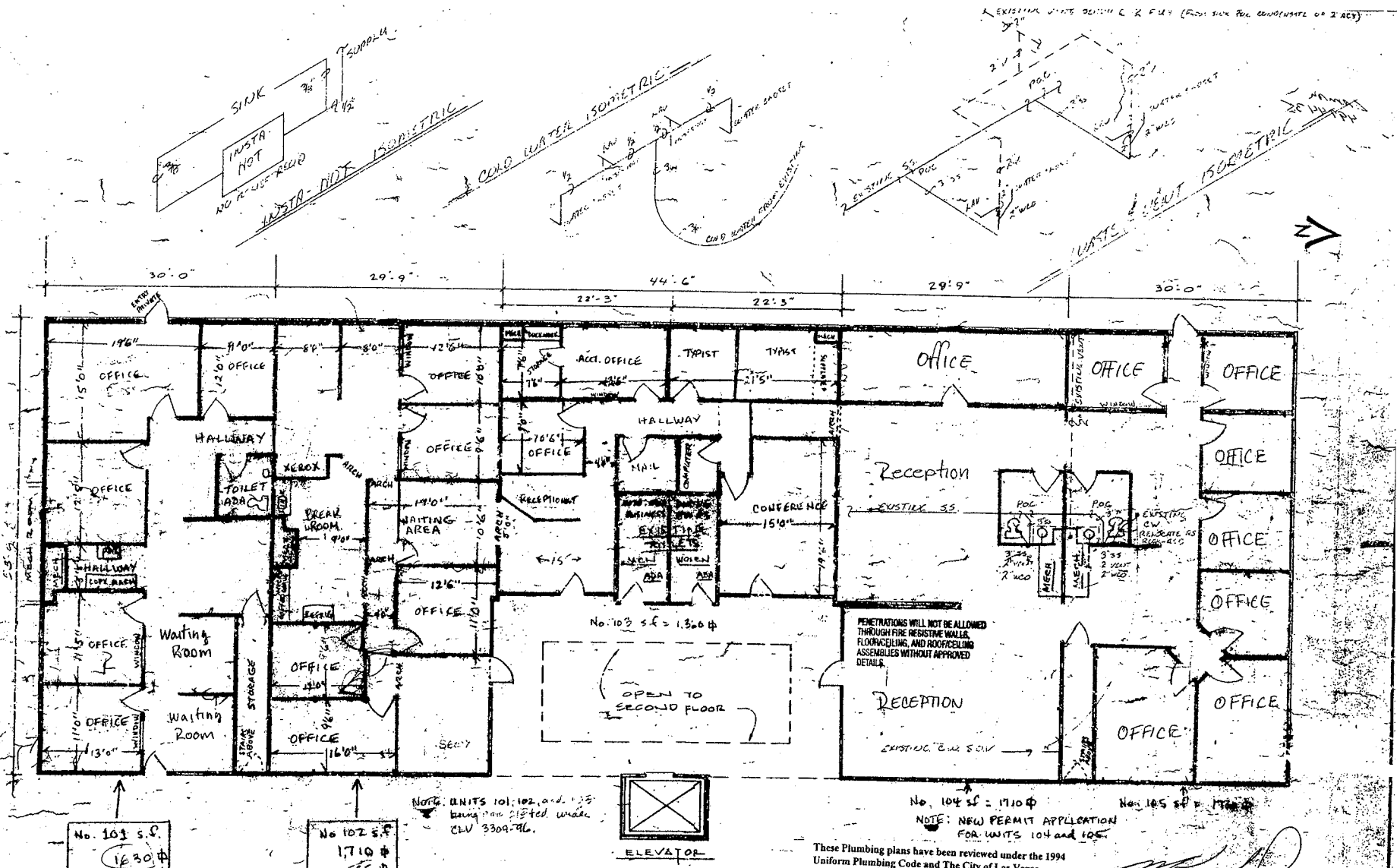
Carter::Burgess
6655 Remuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: 714 EAST SAHARA AVENUE
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY

SHEET 2 OF 3

RECEIVED
APR 28 2011
SUP-41584


S 1/4 CORNER SECTION 3
T21S, R61E, M.D.M.
FOUND WELL MONUMENT
PLS NO. 12203
LEGEND
ET ELECTRIC TRANSFORMER
TE TRASH ENCLOSURE
PALM TREE
SINGLE TREE
POST- MISC
FIRE HYDRANT
METER/UTILITY
MANHOLE
STREET LIGHT
LIGHT POLE
UTILITY POLE
SIGNS
SIGNS
GATE
TRAFFIC SIGNAL
WATER VALVE
ARROWS
HANDICAP
BUILDING
CURB / GUTTER
FENCE
RETAINING WALL
TREE LINE
PARKING STRIPES
SCALE: 1" = 20'
A.P.N. 162-03-801-099
600 E. Sahara LLC
A.P.N. 162-03-811-000
Exceed Properties Inc
A.P.N. 162-03-801-100
Leah Schwartz Revocable Trust Et Al
Leah Schwartz Trustee
714 E. SAHARA AVENUE
TWO STORY BUILDING
FIRST FLOOR AREA = 8,471 S.F.
PARCEL I
PARCEL II
COVERED PARKING
BLOCK WALL
P.O.B. 1
P.O.B. 2
SAHARA AVENUE
(100' WIDE PUBLIC ROADWAY)
(BASIS OF BEARING)
A.P.N. 162-03-801-101
Jack R. Ross Family Trust
Jack R. Ross Trustee
A.P.N. 162-03-801-102
Jack R. Ross Family Trust
Jack R. Ross Trustee
A.P.N. 162-03-801-103
Jack R. Ross Family Trust
Jack R. Ross Trustee
A.P.N. 162-03-801-098
Dwight W. Meinhenry 1978
Family Trust
Dwight W. Meinhenry
Trustee
A.P.N. 162-03-801-057
Bahj Partners Ltd
A.P.N. 162-03-801-044
Ronald G & Sandra J
Penna Family Trust
Ronald G & Sandra J
Trustee
SE CORNER SECTION 3
T21S, R61E, M.D.M.
FOUND WELL MONUMENT
PLS NO. 5058
RECEIVED
APR 28 2011
SUP-41584
REVISIONS
No. Date CHKD APPD
DESIGNED: JAC
DRAWN: JAC
CHECKED: JAC
JOB NO: 241224
SCALE: 1"=20'
DATE: 10-05-10
Carter :: Burgess
6555 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454
PROJECT: 714 EAST SAHARA AVENUE
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY
SHEET 3 OF 3



NOTE: UNITS 101, 102, and 103 being [illegible] under CLV 3309-96.

NOTE: NEW PERMIT APPLICATION FOR UNITS 104 and 105.

No. 101 s.f.
1630 ф
+595 ф
+116 ф
2,341 ф

No 102 s.f.
1,710 ф
-595 ф
-116 ф
999 ф

These Plumbing plans have been reviewed under the 1994 Uniform Plumbing Code and The City of Las Vegas Supplemental Plumbing Code -Ordinance No. 3910. All Installations shall comply with these documents.

CONTRACTOR'S SIGNATURE
MICHAEL KNAUFF

FIRST FLOOR

714 E. SAHARA

PLUMBING NOTES

1. WASTE AND VENTS TO BE PVC
2. WATER PIPING BELOW GRADE TO BE "K" ABOVE SLAB TO BE "M"
3. WATER AND SEWER PIPING TO BE FROM EXISTING STUBS AS SHOWN.
4. VENT EACH FIXTURE PER CHAPTER #9 1994 UPC
5. INSTALL DRAINAGE SYSTEM PER CHAPTER #7 1994 UPC
6. [illegible] FOR WATER AND SEWER
7. [illegible] 1994

PLUMBING NOTES

8. [illegible] 403.2
9. [illegible]

SUP-41584

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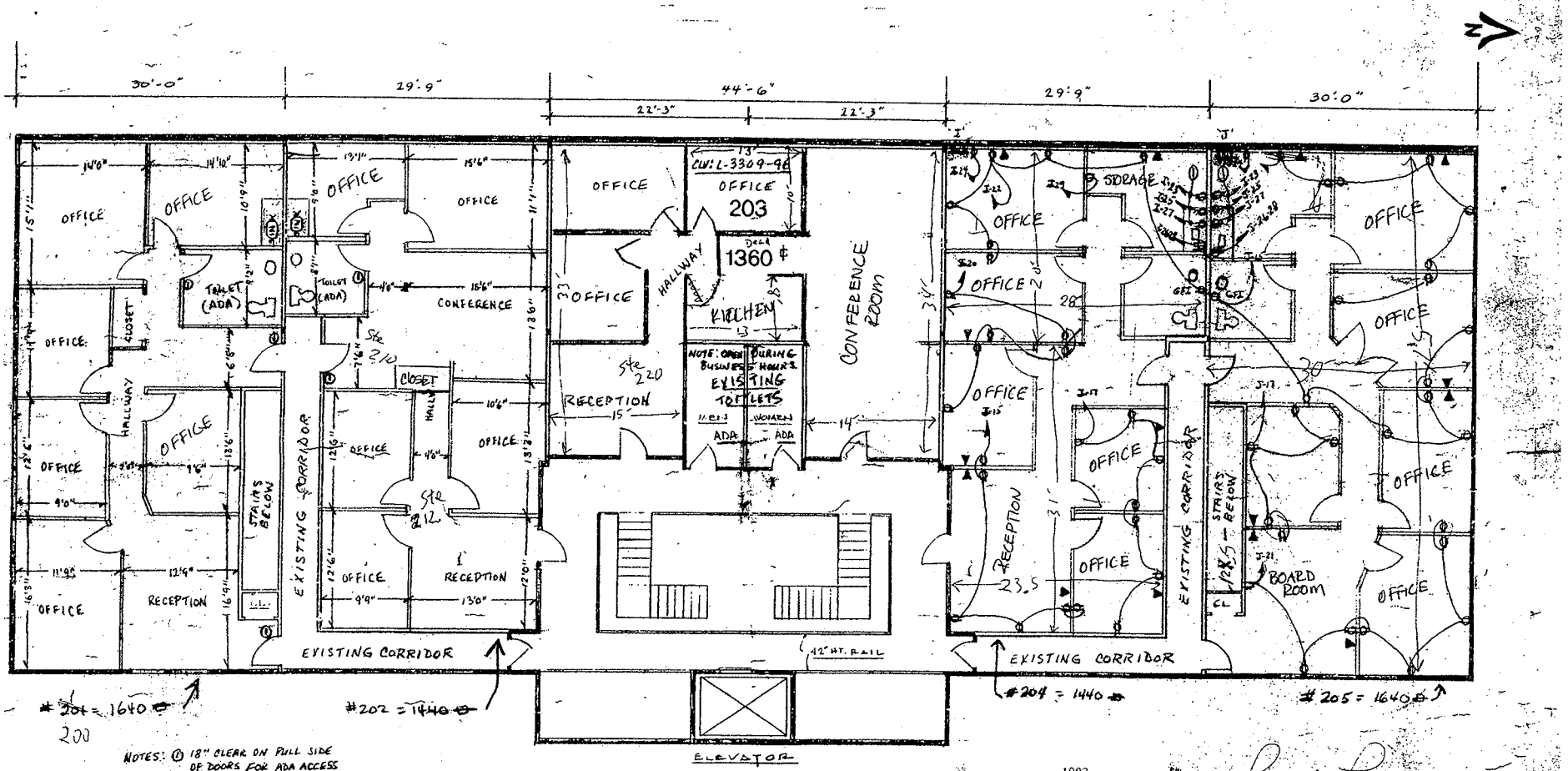
FLOOR PLAN 1ST
SCALE: 1/8"=1'-0"
DATE: 1/6/97
APPROVED BY: [illegible] HV #0032999
DRAWN BY: KEH
REVISED
714 E. SAHARA BLDG.
FIRST FLOOR
DRAWING NUMBER: P-1

ALL A/C UNITS, A/H's, PANELS, SUB-FEEDERS, 'MSB', HALL WAY REST Rm's
AND EXTERIOR LIGHTING IS EXISTING
) SEPARATE CIRCUITS, WITH GFCI RECEPTICAL'S EACH.

GFCI PROTECTION REQUIREMENTS:
ALL 125 VOLT OUTLETS: ON BUILDING EXTERIOR TO 6 FT. 6 IN. GRADE ACCESS, AND ON ROOFS EXCLUDING DWELLINGS; IN GARAGES; IN BATHROOMS INCLUDING CIRCUIT TO FIXTURES WITHIN 8 FT. VERTICAL 3 FT. HORIZONTAL ZONE OF TUBS AND SHOWERS; AND WITHIN 6 FT. OF ANY SINKS.

- DUPLEX RECEPTICAL
- 208 V WATER HTR.
- 75 W RECESSED INSUL. RATED
- CEILING FAN OUTLET
- TELEPHONE OUTLET
- COMB. EXIST. EMER. BATT. BACK UP
- PANEL BOARD



NOTES: ① 18" CLEAR ON PULL SIDE OF DOORS FOR ADA ACCESS
PINK EXISTING WALLS
YELLOW NEW WALLS

SECOND FLOOR
714 E. SAHARA

SUITES 204 - 205 TI'S

1993
NATIONAL
ELECTRICAL CODE
AND
A SUPPLEMENTAL DOCUMENT
COMPLETING THE ELECTRICAL COD
OF THE CITY OF LAS VEGAS, NEVADA

BY ORDINANCE NO. 3626
PASSED, ADOPTED AND APPROVED ON
DECEMBER 7, 1992

SUP-41584

CONTRACTOR'S SIGNATURE
POSER ELECTRIC INC. PH 7337285 MASTER 0146

APR 28 2011

SCALE: 1/8" = 1'-0"	APPROVED BY: PERSONAL BUILDING SVC. NV. #0032999	DRAWN BY: KE
DATE: 10/15/96		REVISED
714 E. SAHARA BLDG		
SECOND FLOOR		DRAWING NUMBER E-1

community
COUNSELING CENTER
OF SOUTHERN NEVADA
A NONPROFIT/PRIVATE CORPORATION

April 19, 2011

RE: Community Counseling Center
Business License #: N35-00003

To Whom It May Concern:

Community Counseling Center (CCC) is a non-profit, outpatient-counseling center that provides counseling services for mental health issues such as assault, anger management, depression, and grief. CCC began as a reaction to the AIDS pandemic and the lack of therapeutic services available to those that are affected/infected by HIV/AIDS.

Additionally, in response to the needs of the Southern Nevada community, CCC also offers substance abuse treatment to those who are mandated to attend through the courts and those self-referred who need a support system to help them remain sober and addiction free. We gladly treat families, groups, and individuals and approximately five hundred clients depend on our services monthly. The majority of our clients are under or uninsured and receive services at a reduced rate as determined by a State approved Sliding-Fee Scale. We are contracted with TANF (Welfare) to provide services for substance abuse issues. Child Protective Services (one of our largest referring agencies) refers clients for mental health, substance abuse, and family counseling. We are also contracted with Federal Parole and Probation and Pre-trial services for treatment of Federal parolees. To date, Community Counseling Center is the only counseling center in Las Vegas to have received national accreditation from the Council on Accreditation and is also accredited by United Way.

Community Counseling Center, however, does not and has never treated sex-offenders or violent criminals, though we have treated victims of such crimes.

CCC has been in operation for over twenty-one years. Nineteen of those years were spent at the same address at 1120 Almond Tree Lane, Las Vegas, Nevada. CCC owns that building, and we are about two years from paying off our mortgage. It was our intention that we would remain at that location for many years to come.

On December 26th, 2010, Community Counseling Center suffered a fire at the hands of an arsonist. Thankfully, the agency was closed for the holiday so no staff or clients were present and, therefore, no physical injuries occurred. However, the damage to our building caused us to immediately seek a new office location in order to continue operation. It was our hope that we could find a place temporarily while the building was repaired. However, it was discovered that our building contained asbestos. This finding required our building to be tested and cleaned before the repair efforts could even begin. This further delayed our hopes of moving quickly back into our building. The asbestos has been removed and the building has been cleaned. While the majority of the building is now functional, repair work on the fire-damaged area is just now beginning. It is likely that it will take several months before the building can be restored to its full functionality.

In an effort to find temporary office space, we began leasing the property at 714 E. Sahara Ave. Suite #101, Las Vegas, Nevada 89104. This property is less than half a mile away from our original location.

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APR 28 2011

and is still accessible to the bus routes used by a large number of our clients. Though it meets our needs, many clients and staff prefer our former building, but as stated above, we will have to remain at our temporary location for several months. That approximation of time, of course, is only if everything goes as planned.

The services that CCC provides greatly benefit the Las Vegas community. Our existence as an agency, regardless of our location, does not pose any hindrance or threat to neighboring businesses. Rather, our presence is an example of why non-profits struggle to serve its clients even amid adversity and hardship. We reestablished operations only six days after the fire ravaged our building. Even then, our staff rallied to continue services to the many clients intent on resuming their daily sessions. All of our counselors are licensed or certified by the State of Nevada and authorized to provide treatment. CCC is funded in part by city, state, and federal funds and a majority of those funds are strictly set aside for substance abuse services. Without the ability to provide substance abuse counseling, more than half of our staff is currently unable to do their jobs, and many of our clients are left without services.

We are requesting two Special Use Permits. A "Social Service Provider" Special Use Permit and a "Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse" Special Use Permit to allow us to provide outpatient mental health and substance abuse counseling for individual counseling and group counseling sessions. Please consider that CCC did not wish to move to a new location, even temporarily, but was forced to move due to the emergent nature of being victimized by a violent crime. With our former building decimated by the arsonist, we still consider ourselves to be in an "emergency operation status". It is understood that the process of acquiring a Special Use Permit for substance abuse treatment could take as long as three months and that, even then, one may not be granted. We are hoping that the City of Las Vegas has established allowances for businesses who face similar predicaments, and that a resolution can be made which will expedite our plea. The sooner we can obtain our business license, the sooner we can resume our substance abuse services and regain our foothold as a fully productive agency serving the Las Vegas community.

Community Counseling Center was begun as a response to a community crisis and, twenty-one years later, finds itself in a crisis of its own. Please aid the agency staff and the clients we serve by providing a timely resolution to allow us to continue our services and grant a Special Use Permit.

Thank you for your time.

Sincerely,

Ronald W Lawrence

Ronald W. Lawrence, MS, MFT, LADC-S
Executive Director

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City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

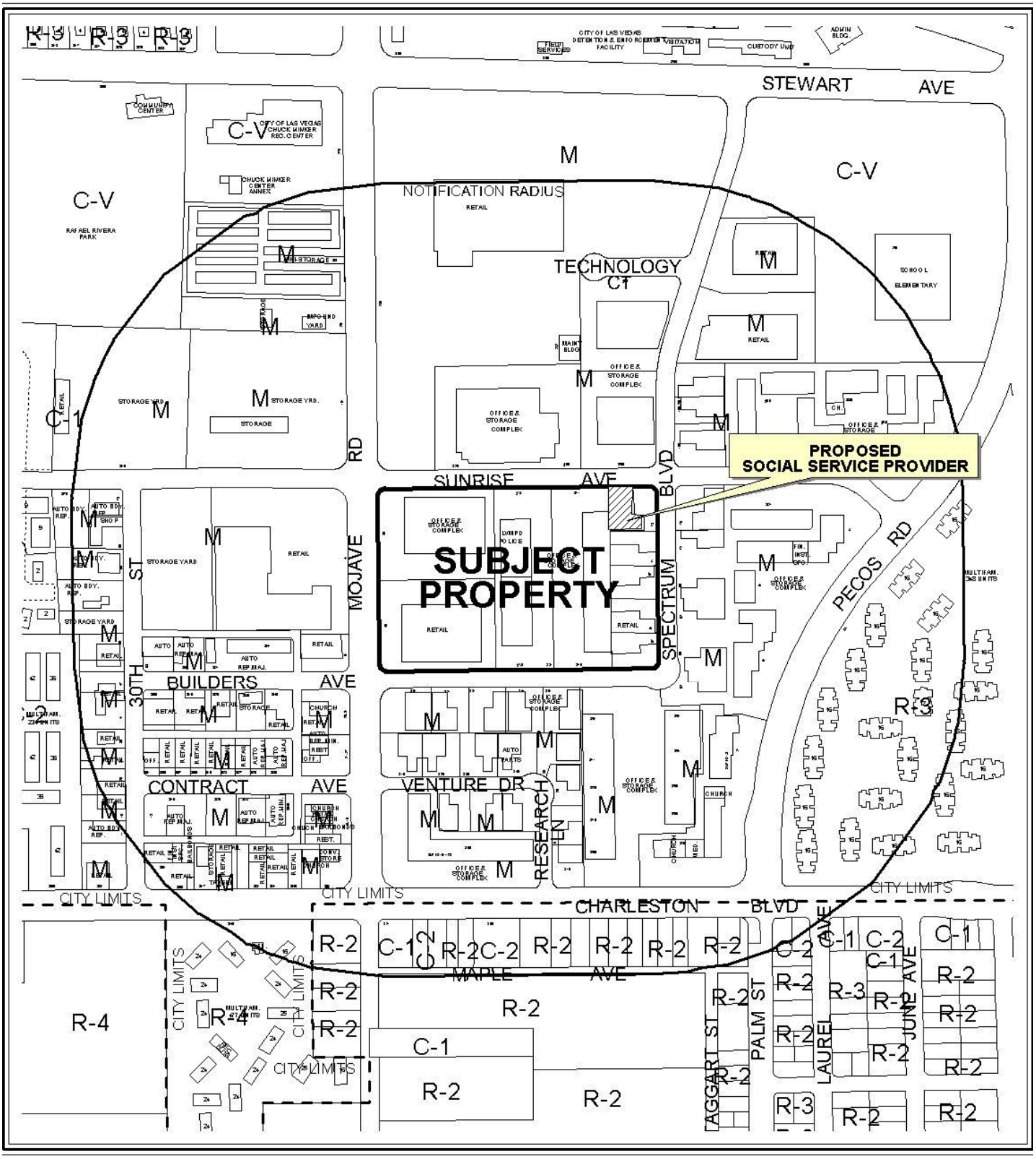
SUBJECT:
SUP-41586 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUTHERAN SOCIAL SERVICES OF NEVADA - OWNER: HARSCH INVESTMENT PROPERTIES - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 73 Spectrum Boulevard (APN 139-36-811-008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41586**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 300 600 Feet

CASE: **SUP-41586**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 139-36-811-008

Name of Property Owner: HARSCH INVESTMENT PROPERTIES

Name of Applicant: LUTHERAN SOCIAL SERVICES of Nevada

Name of Representative: ARMENA MKHITARYAN

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 D. RAMOUS

Subscribed and sworn before me

This 14 day of April, 2011

_____

Notary Public in and for said County and State

RUTH BRENDA ALVARADO
Notary Public State of Nevada
No. 04-91364-1
My appt. exp. Aug. 20, 2012

RECEIVED
APR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 73 Spectrum Blvd.

Project Name _____ **Proposed Use** Social Service Provider

Assessor's Parcel #(s) 139-36-811-008 **Ward #** 3

General Plan: existing L/R proposed No Change **Zoning:** existing M-Ind. proposed No change

Commercial Square Footage 11,597 SF **Floor Area Ratio** _____

Gross Acres 0.52 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HARSCH INVESTMENT PROPERTIES **Contact** _____

Address 3111 Valley View #K101 **Phone:** 362-1410 **Fax:** 368-2930

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

E-mail Address johnr@harsch.com

APPLICANT Lutheran Social Services of Nevada **Contact** Paula Rammer

Address 51 N. Pecos Rd., Suites 109-113 **Phone:** 639-1730 **Fax:** 639-1736

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

E-mail Address paula@lssnv.org

REPRESENTATIVE Armena Mkhitaryan **Contact** Same as Representative

Address 51 N. Pecos Rd., Suites 109-113 **Phone:** 639-1730 **Fax:** 639-1736

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

E-mail Address armena@lssnv.org

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 Ramous

Subscribed and sworn before me

This 27th day of April, 20 11.

_____

Notary Public in and for said County and State

RUTH BRENDA ALVARADO
Notary Public State of Nevada
No. 04-91364-1
My appt. exp. Aug. 20, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-41586
Meeting Date:	6-14-11 PC
Total Fee:	$1,030
Date Received:*	4-28-11
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.

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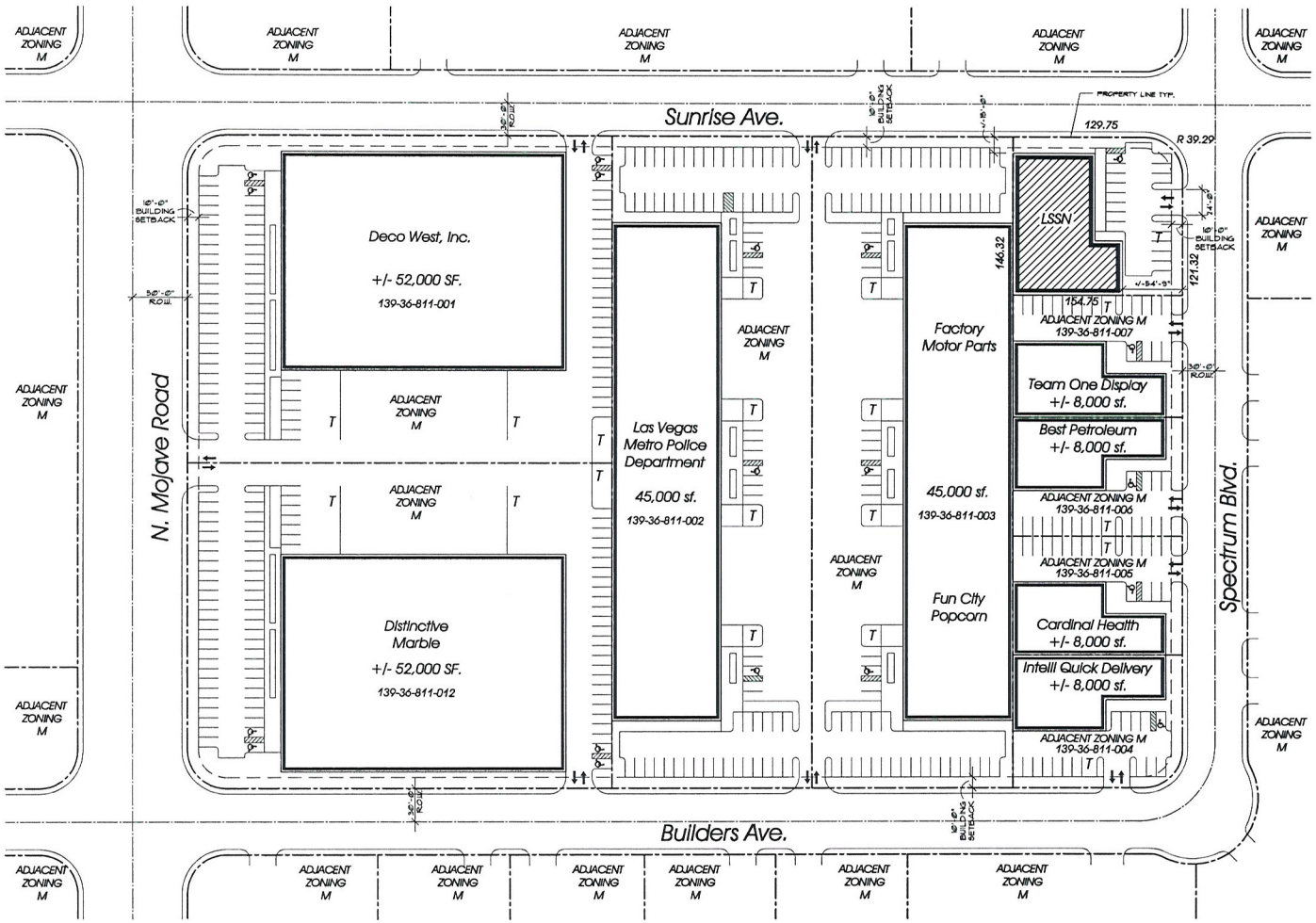
APR 28 2011

Revised 10/27/08



Master Site Plan

Scale: 1" = 50'-0"

Site Data

ASSESSORS PARCEL NUMBER (APN)	139-36-811-008
CURRENT ZONING	INDUSTRIAL DISTRICT (M)

Site Area Data

SITE GROSS	+/- .52 ACRES / +/- 22,330 S.F.
SITE COVERAGE	52% PERCENT

Building & Parking Data:

PARCEL	AREA	RATIO Warehouse 1/1000	RATIO Office 1/300	RATIO Food Pantry Thrift Store 1/250	REQ'D	PROVIDED
LUTHERAN SOCIAL SERVICES OF NV.		-	21	22	43	15
139-36-811-008	11,597 SF	-	6,088 SF.	5,509 SF.		
TEAM ONE DISPLAY		7	4	-	11	18
139-36-811-007	8,000 SF.	6,800 SF.	1,200 SF.	-		
BEST PETROLEUM		7	4	-	11	18
139-36-811-006	8,000 SF.	6,800 SF.	1,200 SF.	-		
CARDINAL HEALTH		7	4	-	11	18
139-36-811-005	8,000 SF.	6,800 SF.	1,200 SF.	-		
INTELLI QUICK DELIVERY		7	4	-	11	15
139-36-811-004	8,000 SF.	6,800 SF.	1,200 SF.	-		
Factory Motor Parts & FUN CITY		40	17	-	57	75
139-36-811-003	45,000 SF.	40,000 SF.	5,000 SF.	-		
LAS VEGAS METRO POLICE DEPT.		36	30	-	66	74
139-36-811-002	45,000 SF.	36,000 SF.	9,000 SF.	-		
Deco West, Inc.		43	26	-	69	88
139-36-811-001	52,000 SF	44,200 SF.	7,800 SF.	-		
DISTINCTIVE MARBLE		43	26	-	69	88
139-36-811-012	52,000 SF	44,200 SF.	7,800 SF.	-		
Total	237,597 SF				348	409 SPACES

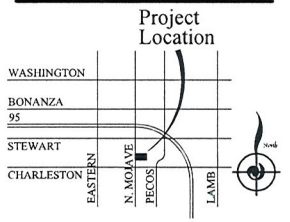
REQUIRED HANDICAP STALLS	9
PROVIDED HANDICAP STALLS	19

Owner / Developer

LUTHERAN SOCIAL SERVICES OF NEVADA
51 N PECOS ROAD, SUITES 109-113
LAS VEGAS, NEVADA 89101

OWNER REPRESENTITIVE:
ARMENA MKHITARYAN, MPA

Vicinity Map



Misc 2011

NORTH

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Lutheran Social Services of Nevada

73 Spectrum Blvd. - Las Vegas, Nevada 89101

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April 26, 2011
Las Vegas, Nevada

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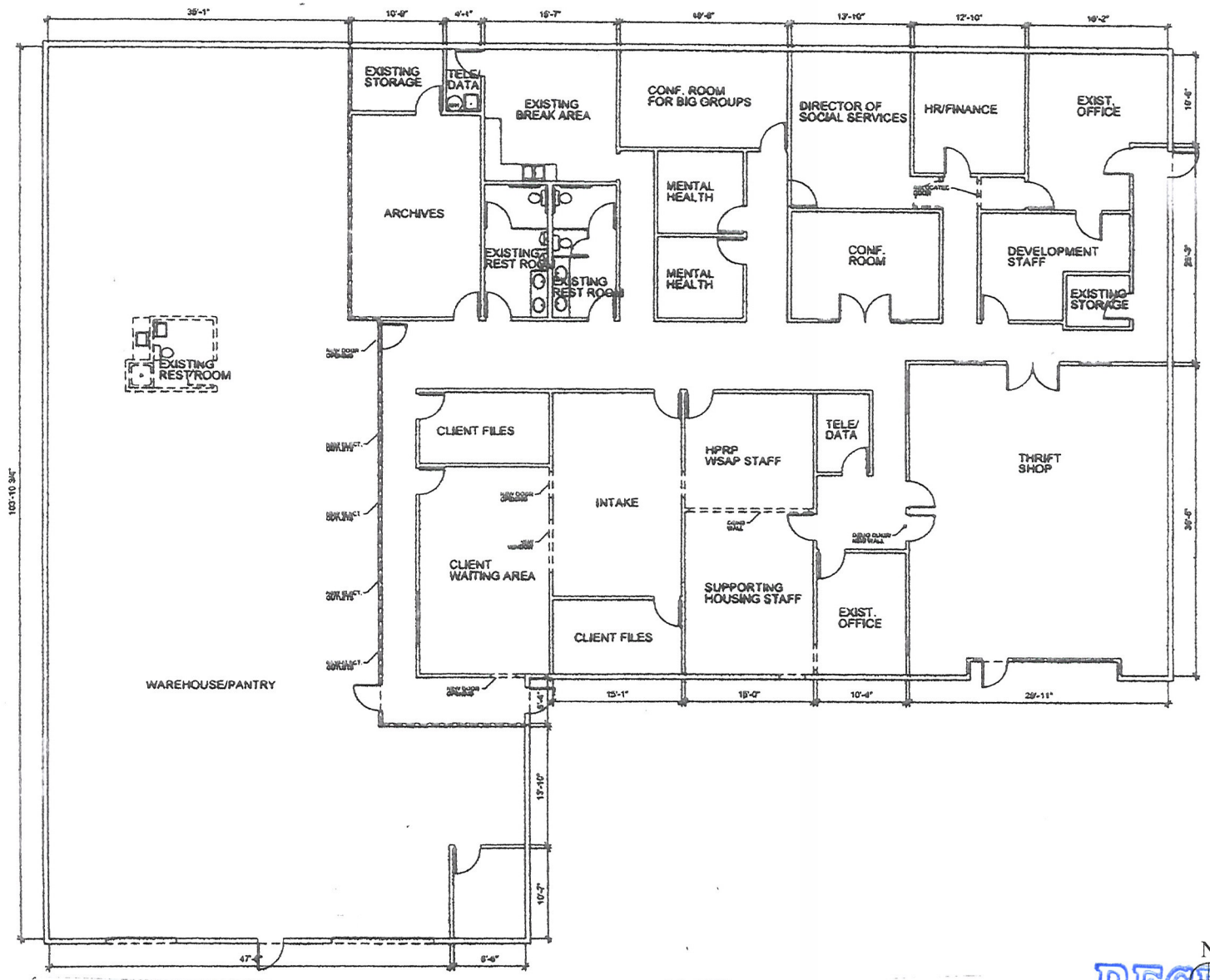
SUP-41586

Indigo Architecture, Inc.
(702) 456-2772



1 OVERALL FLOOR PLAN

N

SCALE: N.T.S

SUITE SUMMARY

JURISDICTION: N.L.V. SPRINKLERED: YES
APN# 139-36-710-007 OCCUPANCY: B, S-1
DECK HEIGHT: 18'-0" OFFICE S.F.: 7,132 S.F.
TRUSS HEIGHT: 14'-0" WAREHOUSE S.F.: 4,465 S.F.
TOTAL S.F.: 11,597 S.F.

HARSCH INVESTMENT PROPERTIES
211 S. RAMPART BLVD., SUITE 270, LAS VEGAS, NEVADA 89145
PHONE: (702) 443-2676, FAX: (702) 364-1643

FLOOR PLAN

AS-BUILTS
73 SPECTRUM BLVD.
LAS VEGAS, NEVADA 89101

AS-BUILT DRAWINGS FROM 07-13-10 MS

NOTICE
THESE DRAWINGS HAVE BEEN PREPARED IN WHOLE OR IN PART, ON THE BASIS OF INFORMATION COMPILED IN A SITE SURVEY PROVIDED BY DESIGN'S EDGE. THE CONTRACTOR SHALL REVIEW AND VERIFY ANY MODIFICATIONS MADE TO THESE DOCUMENTS AS A RESULT CAREFUL EXAMINATION OF ACTUAL CONSTRUCTION DIFFICULTIES ENCOUNTERED PRIOR TO THE START OF CONSTRUCTION AND DURING THE CONNECTION OF SUBSEQUENT CONSTRUCTION

DESIGN'S EDGE
LAS VEGAS, NEVADA 89145
Email: Designsedge@gmail.com Phone (702) 300-7247

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SUP-41586



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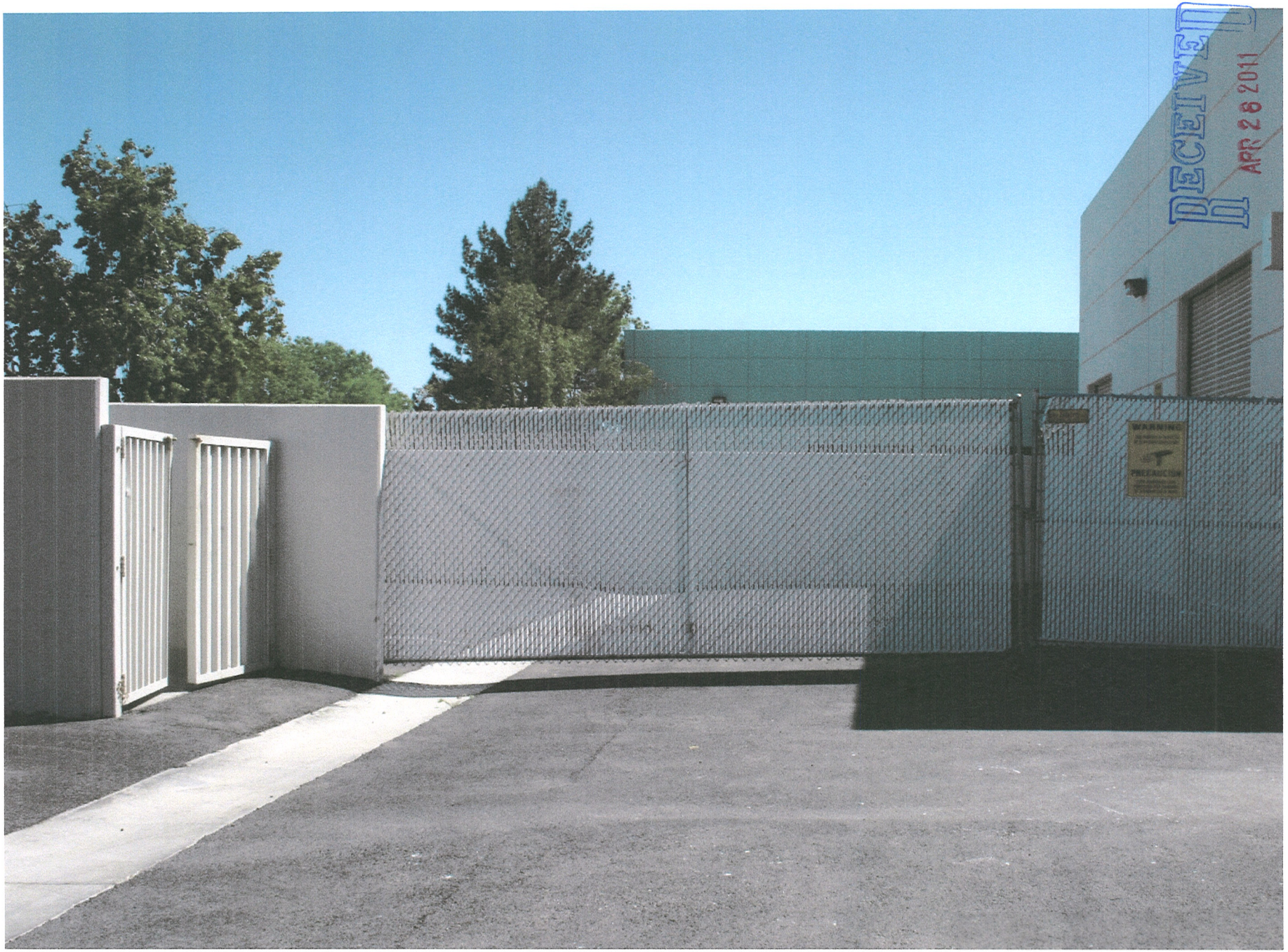

SUP-41586



SUP-41586



SUP-41586



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APR 28 2011

SUP-41586



SUP-41586



SUP-41586

LUTHERAN SOCIAL SERVICES
OF NEVADA

Celebrating thirteen years of serving and caring for people in need…

Mailing Address:
P.O. Box 2079
Las Vegas, NV
89125

Physical Address:
51 North Pecos Rd Suite
109-113
Las Vegas, NV 89101

Contact Information:
702-639-1730 (Phone)
702-639-1736 (Fax)

Executive Board
David Knowlton
Board President

Sonia Vermeys, Esq.
President Elect

Ron Bjokne
Treasurer

Hyla Winters
Secretary

Board Members
Donna Hall
Kirk Kaplan, Esq.
Robin Smith
Carey Miller
Kimberly Wanker, Esq.
Elmo Douglass

Executive Director
Armena Mkhitaryan, MPA

April 26, 2011

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

To Whom It May Concern:

LSSN is proposing to move our offices from 51 N. Pecos, Suites 109-113, Las Vegas to 73 Spectrum Blvd., Las Vegas. This move is within the "Spectrum" complex and a very short distance from our current location. We are a Social Services Provider and have Special Use Permit, SUP-26576.

LSSN provides an emergency food pantry, home care, emergency rental and utility assistance, supportive housing, referral services, and employment services to our clients. We also offer classes in resume writing skills, interview skills, job search skills and financial literacy training and budgeting workshops. We assist those who are in need as a result of homelessness, unemployment, domestic violence, etc. Our "Break and Empower" plan is part of the positive contribution to the lives of every individual that steps through our door. We are in the process of opening a Thrift Store which will sell second-hand articles to our current clients while they are visiting our Food Pantry. LSSN has procedures in place to address client overflow which includes well-placed signage and a dedicated staff member when the need arises.

When our business is located at 73 Spectrum Blvd., it should not significantly increase traffic on the surrounding streets, and it will not present a problem to the safety of local residents or properties in the area. For over three years, we have been at our current office at 51 North Pecos. LSSN has not experienced any traffic problems plus our clients and neighbors are pleased with our quiet, professional conduct. We will be introducing ourselves to our neighbors and letting them know that we are part of the community.

We have 12 employees. We serve approximately 55 clients on a daily basis. Our business hours are Monday thru Friday, 7:30 a.m. to 5:30 p.m. Our web site is www.lssnv.org

If I can be of any assistance in this matter, feel free to contact me directly.

Very truly yours,

Armena Mkhitaryan
Executive Director

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APR 28 2011

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

SUBJECT:
SUP-41587 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIGHTSQUARED, INC. - OWNER: BAR ACQUISITIONS, LLC - Request for a Special Use Permit FOR A CO-LOCATION ON AN EXISTING WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 3811 West Charleston Boulevard (APN 162-06-501-002) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-41587 APN: 162-06-501-002

Name of Property Owner: BAR Charleston Acquisitions, LLC

Name of Applicant: LightSquared, Inc.

Name of Representative: Cary Warren Powder River Development Services

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robert M. Anderson

Print Name: Robert M. Anderson

Subscribed and sworn before me, Carley Hummel.

This 4th day of March, 20 11

Orange County, California

Notary Public in and for said County and State

Carley Hummel

CARLEY HUMMEL
Commission # 1896788
Notary Public - California
Orange County
My Comm. Expires Jul 25, 2014

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APR 28 2010

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Wireless Communication Facility - Stealth Design

Project Address (Location) 3811 West Charleston Blvd.

Project Name TMUSNVLVGS0156-C1 **Proposed Use** Wireless Telecom

Assessor's Parcel #(s) 162-06-501-002 **Ward #** 1

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

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

Gross Acres 4.5 **Lots/Units** N/A **Density** N/A

Additional Information The addition of 6 panel antennas and related radio equipment at a 50' centerline on an existing stealth monopine.

PROPERTY OWNER Bar Acquisitions, LLC **Contact** _____

Address 151 Kalmus Dr., #A-102 **Phone:** _____ **Fax:** _____

City Costa Mesa **State** CA **Zip** 92626-5900

E-mail Address _____

APPLICANT LightSquared, Inc. **Contact** Chris McGee

Address 701 N. Green Valley Parkway **Phone:** _____ **Fax:** _____

City Henderson **State** NV **Zip** 89074

E-mail Address chris.mcgee@lightsquared.com

REPRESENTATIVE Powder River Development Services **Contact** ~~Norm MacLeod~~ Cary Warren

Address ~~701 N. Green Valley Parkway, STE 279~~ 2580 Pine Prairie Ave **Phone:** ~~(949) 235-8812~~ 310-985-3555 **Fax:** (310) 943-2468

City Henderson **State** NV **Zip** ~~89074~~ 89052

E-mail Address ~~norm.macleod@powderriverdev.com~~ Cary.Warren@powderriverdev.com

Property Owner Signature* Robert M. Anderson

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

Print Name Robert M. Anderson

Subscribed and sworn before me

This 4th day of March, 20 11.

Orange County, California

Notary Public in and for said County and State Carley Hummel

CARLEY HUMMEL
Commission # 1896788
Notary Public - California
Orange County
My Comm. Expires Jul 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-41587
Meeting Date:	6/14/11
Total Fee:	$1,030
Date Received:*	4/28/11
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.

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APR 28 2011

Revised 10/27/08

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

811
Know what's **below.**
Call before you dig.

Nokia Siemens Networks

LightSquared

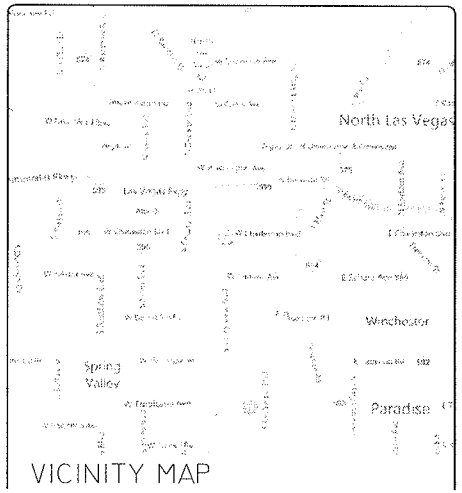
Paratore and Charleston
TMUSNVLVGS0156-C1
(TowerCo NV2068)

3811 W. Charleston Blvd
Las Vegas, NV 89102

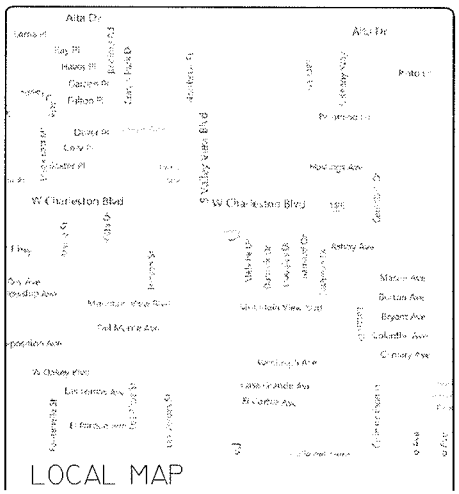
APPLICANT INFO:
LightSquared LP, A Delaware Limited Partnership
10802 Parkridge Blvd.
Reston, VA 20191

PROJECT MANAGER:
Powder River Development Services, LLC
701 N. Green Valley Parkway, Suite 200
Henderson, NV 89074
Phone: 702.990.3295
Contact: Cary Warren

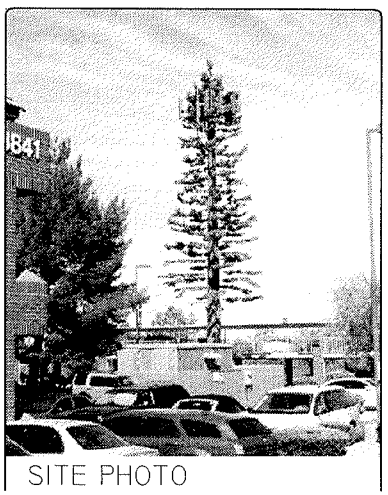
ENGINEER:
Powder River Development Services, LLC.
100 E. Shenango Street
Sharpsville, PA 16150
Phone: 724 962 5999 Fax: 724 962 6009
Contact: Mark Thompson



VICINITY MAP



LOCAL MAP


SITE PHOTO

GEOGRAPHIC COORDINATES:

SHEET INDEX

[illegible]	[illegible]

TOWER OWNER:
TowerCo, LLC
Contact Name: Tim Brown
5000 Valleystone Dr. Suite 200
Cary, NC Ph. 949.242.8782
TowerCo Site Number NV2068

PROPERTY OWNER:
[illegible]

UTILITY COMPANIES:
[illegible]

PROJECT DATA:
NEW EQUIPMENT AND NEW ANTENNAS ON AN EXISTING STEALTH POLE
[illegible]

APPROVAL:

OWNER	DATE
RF ENGINEERING	DATE
GENERAL CONTRACTOR	DATE
PROJECT MANAGER	DATE
MANAGER OF CONSTRUCTION	DATE

Nokia Siemens Networks
6000 CONNECTION DRIVE
IRVING, TX 75039

LightSquared
[illegible]

POWDER RIVER
Development Services, LLC
100 E. SHENANGO STREET
SHARPSVILLE, PA 16150
724.962.5999
www.powderriverdev.com

SITE INFORMATION:
TMUSNVLVGS0156-C1
[illegible]
3811 W Charleston Blvd
Las Vegas, NV 89102

SHEET TITLE
TITLE SHEET

SHEET NUMBER:
T-1

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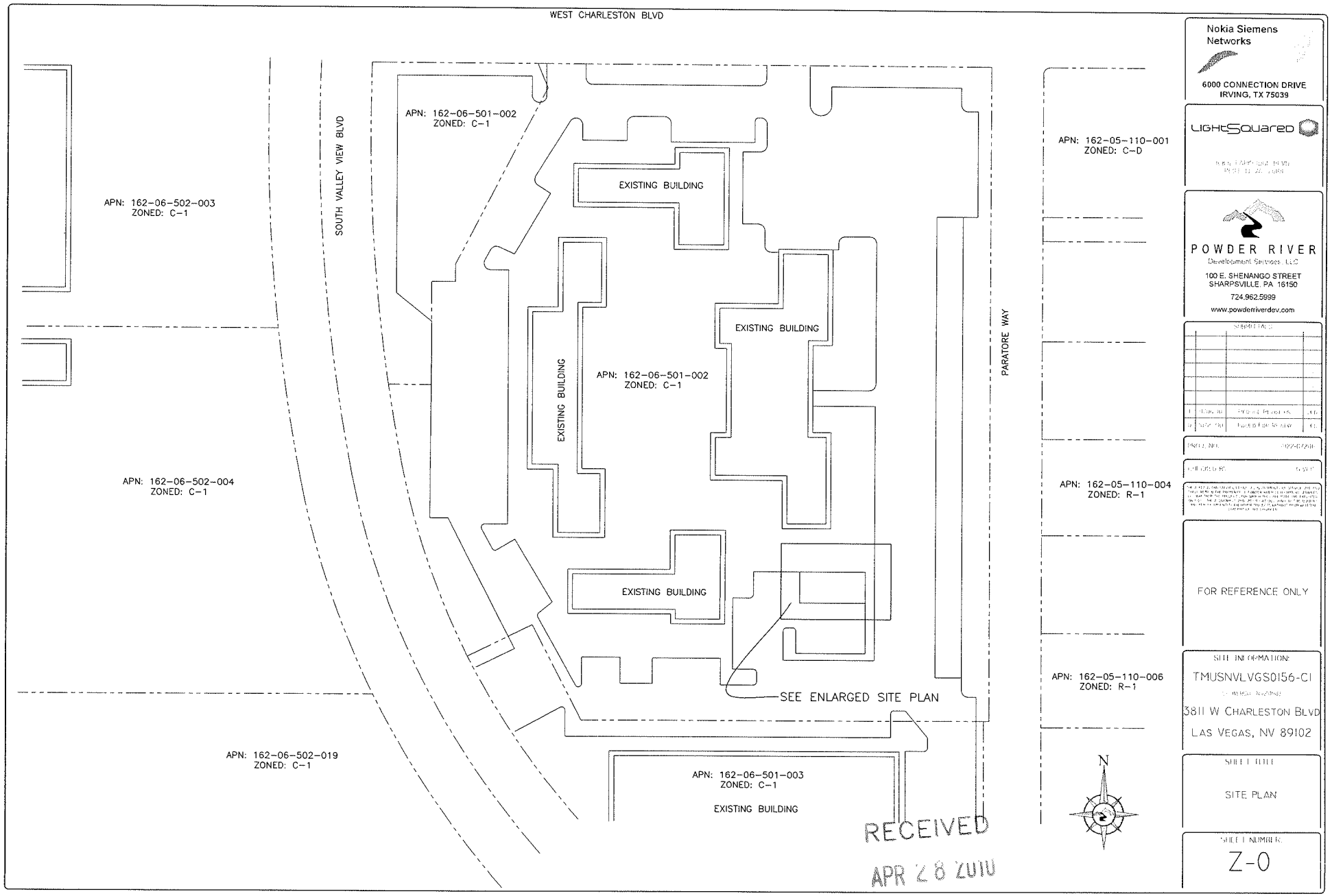
SUP-41587


WEST CHARLESTON BLVD
SOUTH VALLEY VIEW BLVD
PARATORE WAY
APN: 162-06-502-003
ZONED: C-1
APN: 162-06-502-004
ZONED: C-1
APN: 162-06-502-019
ZONED: C-1
APN: 162-06-501-002
ZONED: C-1
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
APN: 162-06-501-002
ZONED: C-1
SEE ENLARGED SITE PLAN
APN: 162-06-501-003
ZONED: C-1
EXISTING BUILDING
APN: 162-05-110-001
ZONED: C-D
APN: 162-05-110-004
ZONED: R-1
APN: 162-05-110-006
ZONED: R-1
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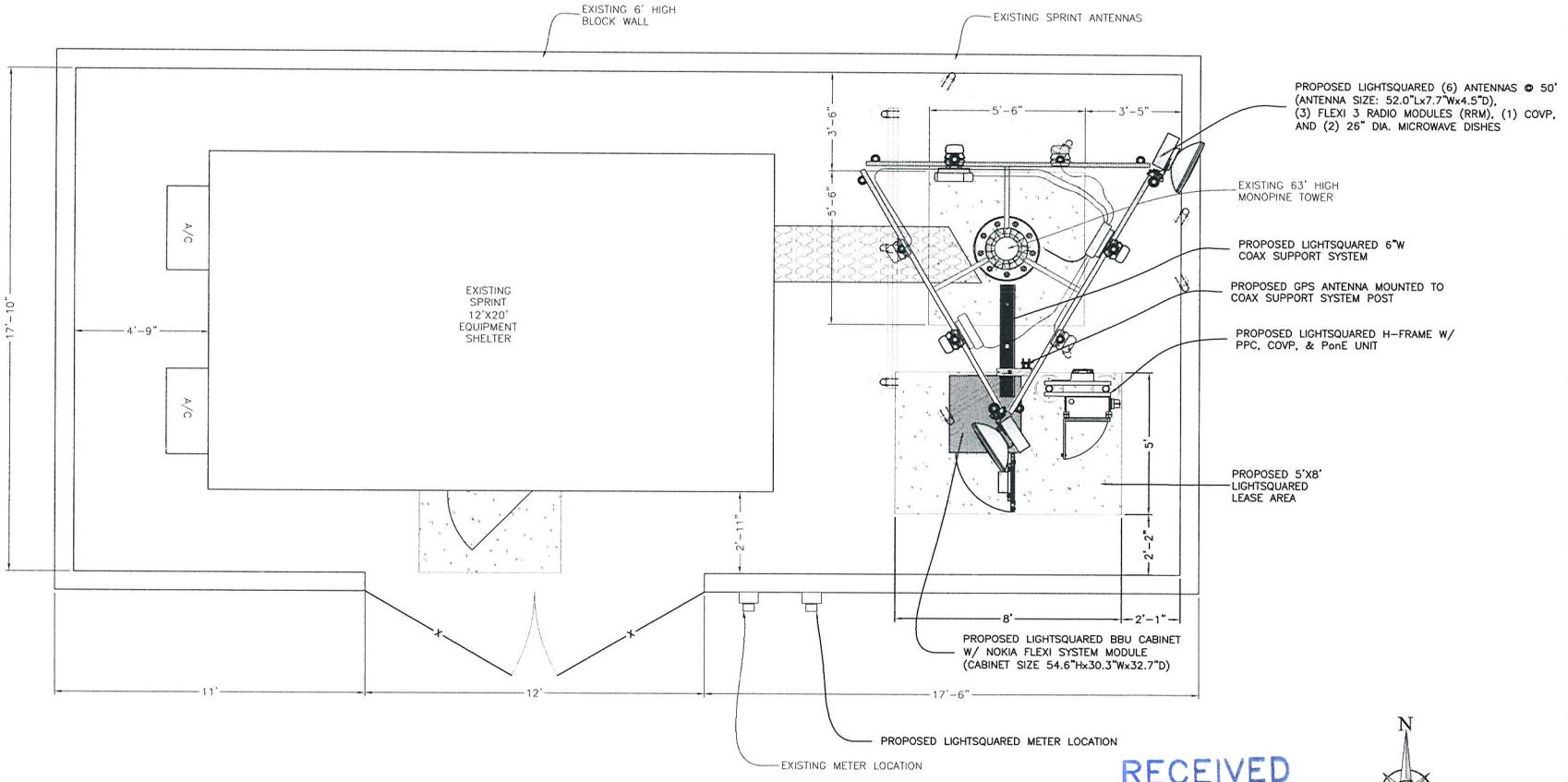
Development Services, LLC
100 E. SHENANGO STREET
SHARPSVILLE, PA 16150
724.962.5999
www.powderriverdev.com
FOR REFERENCE ONLY
SITE INFORMATION:
TMUSNVLVGS0156-C1
3811 W CHARLESTON BLVD
LAS VEGAS, NV 89102
SITE PLAN
Z-0

SUP-41587



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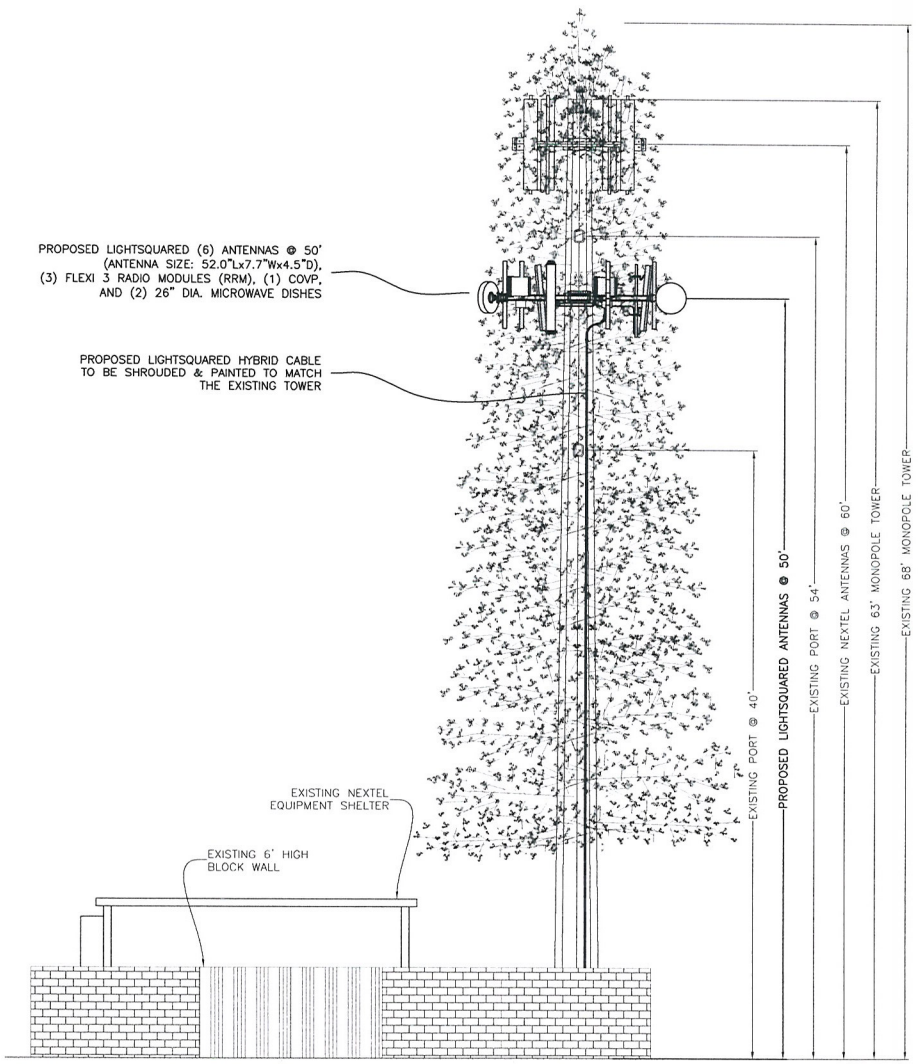
Nokia Siemens Networks
6000 CONNECTION DRIVE
IRVING, TX 75039

LightSquared
10332 FAIRFORDGE BLVD
RESTON, VA 20191

POWDER RIVER
Development Services, LLC
100 E. SHENANGO STREET
SHARPSVILLE, PA 16150
724.962.5999
www.powderriverdev.com

SUBMITTALS



1 SOUTH ELEVATION

SCALE:
2" 0 2" 4" 6"
1/8"=1' (11x17)
1/4"=1' (24x36)

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Nokia Siemens Networks
6000 CONNECTION DRIVE
IRVING, TX 75039

LightSquared
[illegible]

POWDER RIVER
Development Services, LLC
100 E. SHENANGO STREET
SHARPSVILLE, PA 16150
724.962.5999
www.powderriverdev.com

SUBMITTALS

1	11/04/10	REQUIRE REVISIONS	JED
0	10/27/10	ISSUED FOR REVIEW	JED

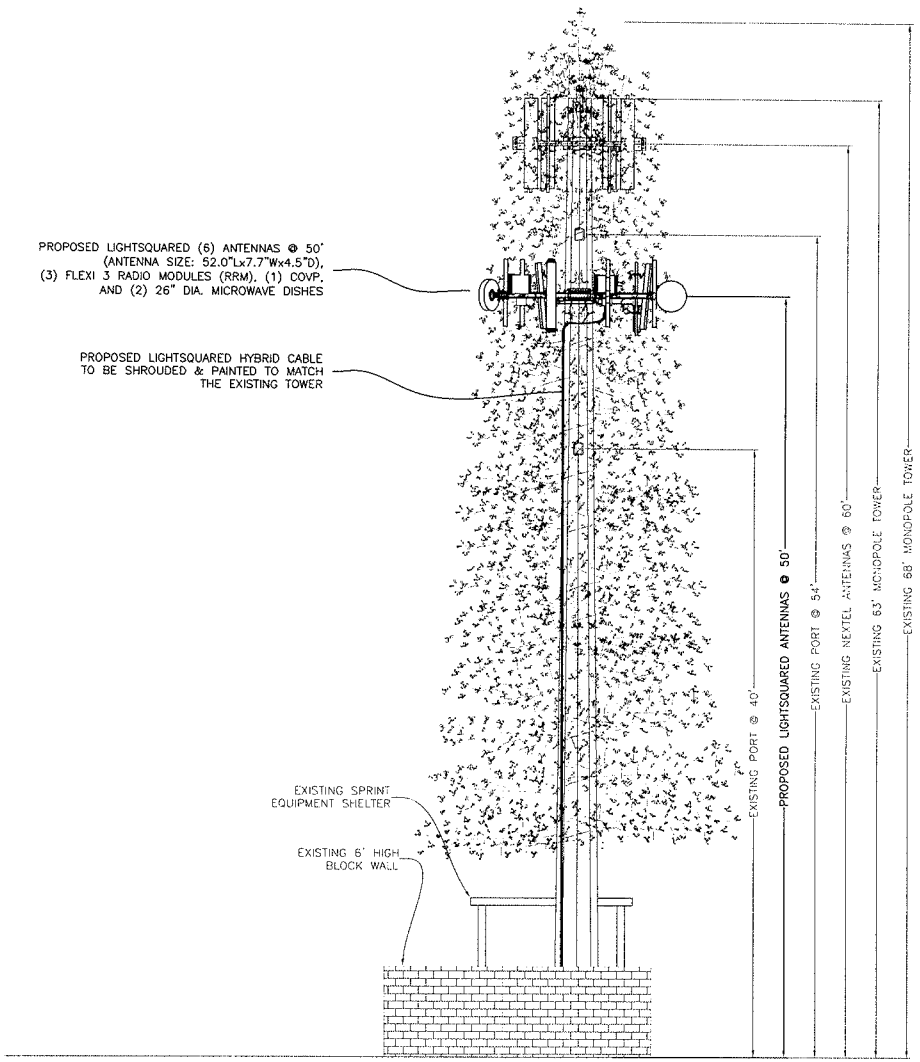
PROJ. NO.: [illegible]
CHECKED BY: G.W.C.

SITE INFORMATION:
TMUSNVLVGS0156-C1
(T-MOBILE NV2094)
3811 W CHARLESTON BLVD
LAS VEGAS, NV 89102

SHEET TITLE:
ELEVATION

SHEET NUMBER:
Z-2

SUP-41587



1 EAST ELEVATION

SCALE:
2' 0 2' 4' 6'
1/8"=1' (11x17)
1/4"=1' (24x36)

RECEIVED
APR 28 2010

Nokia Siemens Networks
6000 CONNECTION DRIVE
IRVING, TX 75039

LightSquared

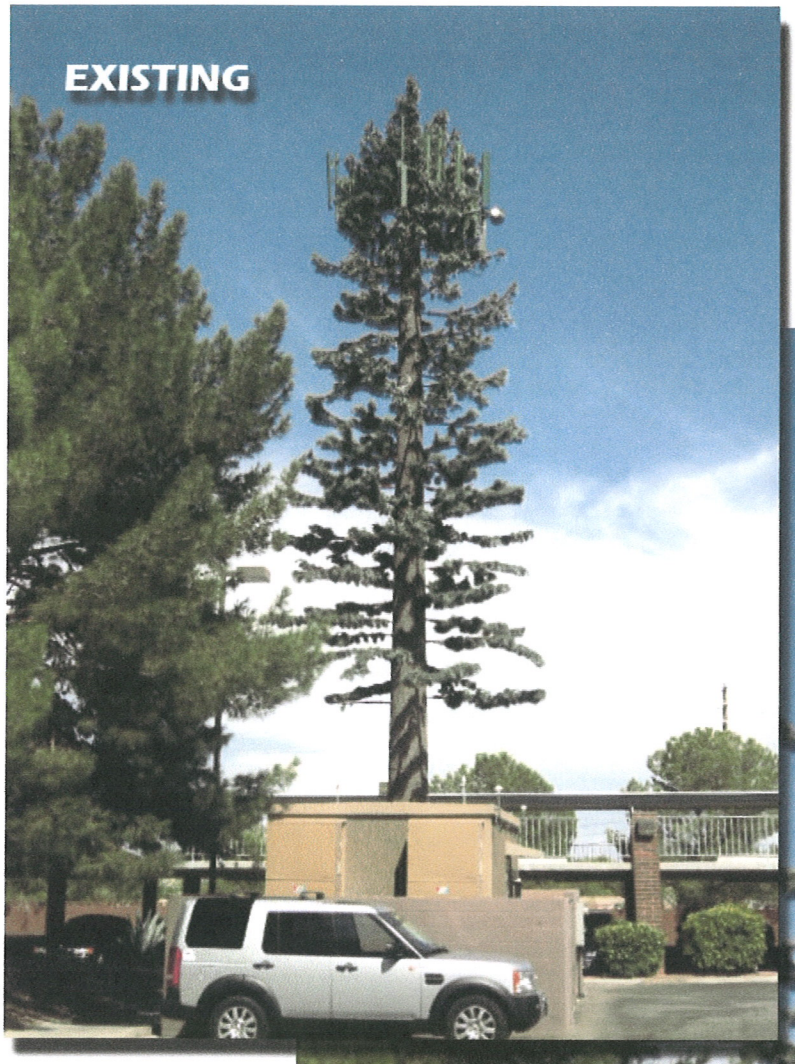
POWDER RIVER
Development Services, LLC
100 E. SHENANGO STREET
SHARPSVILLE, PA 16150
724.962.5999
www.powderriverdev.com

SITE INFORMATION
TMUSNVLVGS0156-C1
3811 W CHARLESTON BLVD
LAS VEGAS, NV 89102

SHEET TITLE
ELEVATION

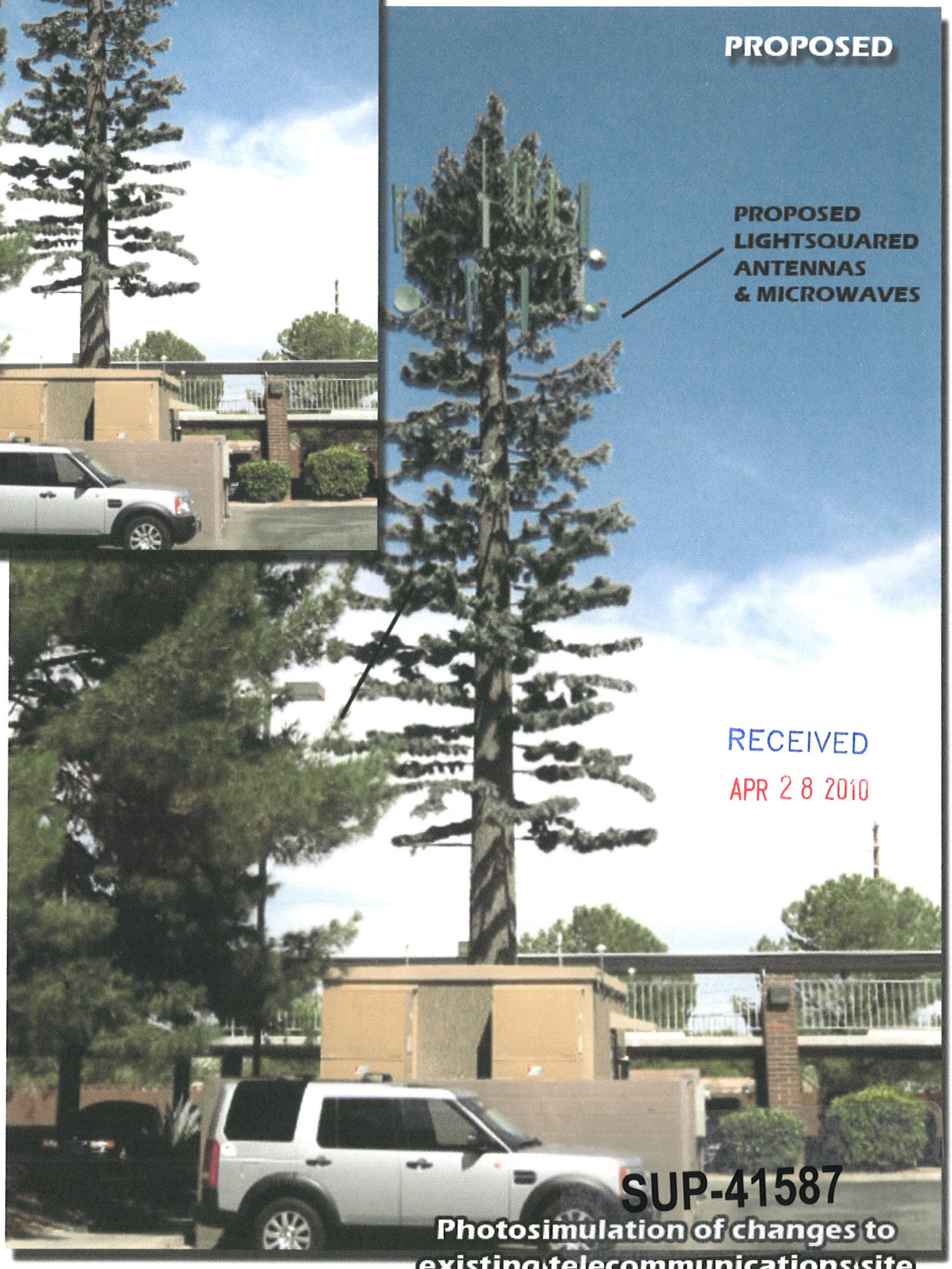
SHEET NUMBER
Z-3

SUP-41587



LightSquared

TMUSNVLVGS0156-C1
Paratore and Charleston



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APR 2 8 2010

(This documnt is provided for illustrative purposes only)

POWDER RIVER

SUP-41587
Photosimulation of changes to existing telecommunications site

LightSquared

City of Las Vegas
Planning and Development
731 S 4th Street
Las Vegas, NV 89101

RE: Special Use Permit / 3811 W. Charleston Blvd. APN#162-06-501-002
LightSquared LP Project TMUSNVLVGS0156-C1

Dear Community Development,

LightSquared LP is submitting a request for a Special Use Permit on the above mentioned project site. LightSquared is a wireless provider; operating to provide LTE services (data) through the proposed collocation located at 3811 W. Charleston Blvd. The subject site is currently zoned C-1 and located within office building development. LightSquared is proposing to colocate six (6) panel antennas within the existing 68' monopine at an elevation of 50'. To best conceal its tower mounted equipment, LightSquared is proposing to mount the panel antennas within the existing branches of the monopine similar to the existing antenna installation currently in place.

- Proposed is the installation of six (6) antennas, three (3) radio modules and two (2) microwave dishes to be mounted within the branches of the existing monopine at the 50' level of the approved 68' stealth monopine.
- The related ground mounted base station cabinet will be located adjacent to the monopine within the existing compound and will be hidden from public view behind the existing CMU wall.
- As seen in the photo simulation and plans; all of the proposed antennas at the 50' level will be mounted within the existing monopine branches and painted to match the existing facility.

LightSquared believes the collocation of their installation meets the intent of the Henderson zoning code by:

- The monopine collocation installation reduces visual impact to the surrounding properties and neighboring community.
- Alleviating proliferation of additional wireless facilities throughout the community by collocating with existing facilities.
- Locating wireless communication antennas on existing stealth structures such as the monopine.
- The installation does not increasing the height of an existing communications tower.

LightSquared believes the proposed collocation will be generally unnoticeable given the stealth appearance of the existing facility and the concealment of the proposed panels installed within the branches of the monopine. The installation will not be detrimental to the surrounding area as the location is in an area away from the general public generally going unnoticed and necessary for the increased operations of LightSquared's communications facility coverage necessities.

Please let me know if the City of Las Vegas has any questions or comments regarding the proposed LightSquared project

Sincerely,

Norman MacLeod
Representative for LightSquared LP

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APR 28 2010

SUP-41587
POWDER RIVER
Development Services, LLC

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

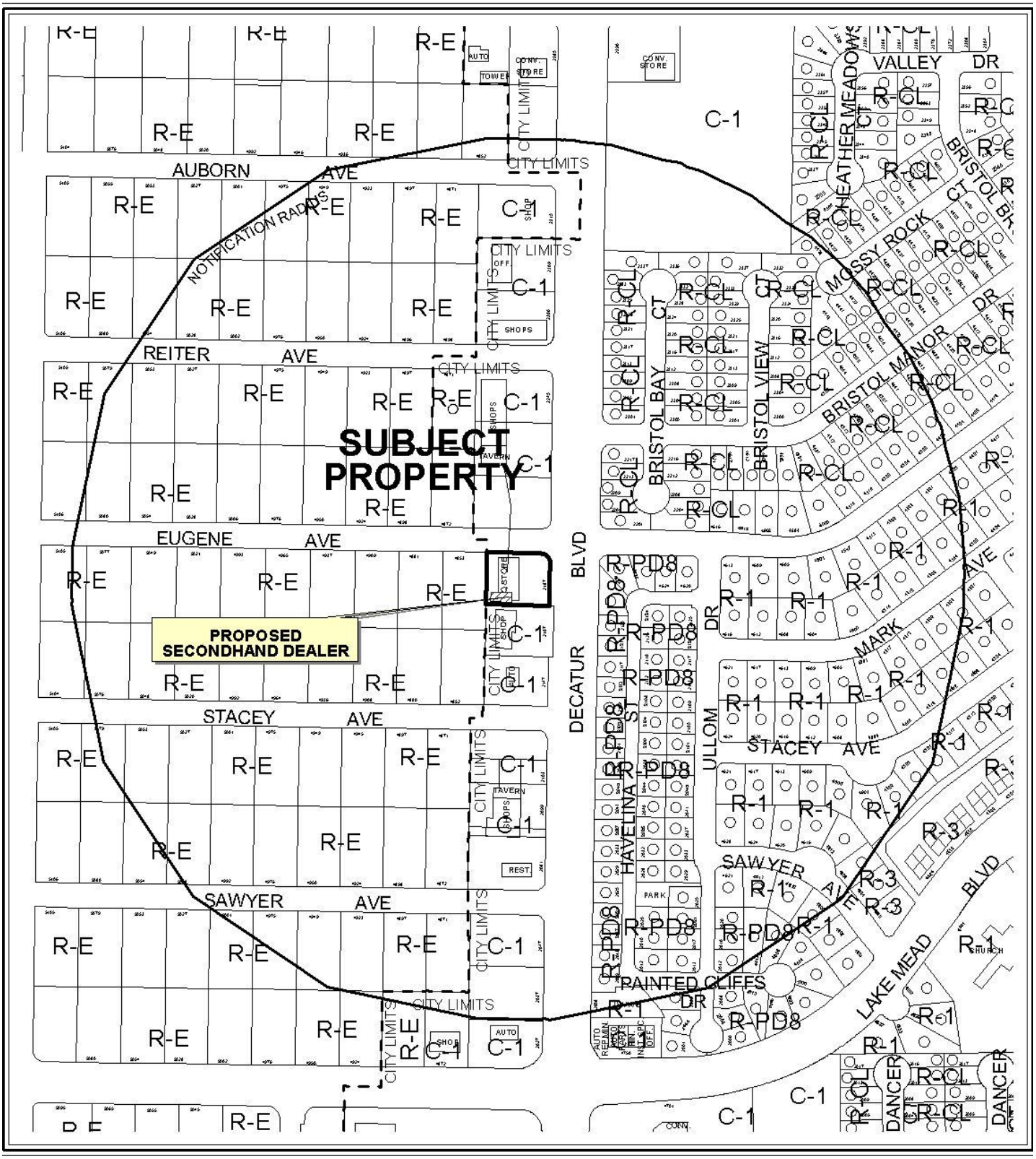
SUBJECT:
SUP-41592 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARYETTA BREWER - OWNER: CONSTRUCTION GROUP, INC. - Request for a Special Use Permit FOR A 1,232 SQUARE-FOOT SECONDHAND DEALER USE (Household Items) at 2187 North Decatur Boulevard, Suite #100 (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-41592**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-41592**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41592** APN: 138-24-611-073

Name of Property Owner: CONSTRUCTION GROUP, INC.

Name of Applicant: House of Bargains

Name of Representative: Mary Brewer

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: FRED SHAKIB, President

Subscribed and sworn before me

This 21 day of APRIL, 2011

_____

Notary Public in and for said County and State

NOBUO HIRAKO
Commission # 1832404
Notary Public - California
Los Angeles County
My Comm. Expires Feb 5, 2013

RECEIVED
APR 28 2011

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Second hand dealer / thrift Store

Project Address (Location) 2187 N. Decatur Blvd #160, Las Vegas, NV. 89108

Project Name House of Bargains **Proposed Use** C1

Assessor's Parcel #(s) 138-24-611-073 **Ward #** 5 - Barlow

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

Commercial Square Footage 1200 sqft **Floor Area Ratio** _____

Gross Acres .44 **Lots/Units** 4 units **Density** _____

Additional Information _____

PROPERTY OWNER Construction Group Inc **Contact** Sherry / Fred

Address 4405 Medley Pl **Phone:** 818 326-6766 **Fax:** _____

City Encino **State** Ca **Zip** 91316-4344

E-mail Address _____

APPLICANT Maryetta Brewer **Contact** Myself

Address 2187 N. Decatur Blvd #100 **Phone:** 217-1885 **Fax:** 1-866-521-3765

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

E-mail Address mbrewer5175@embarqmail.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

CONSTRUCTION GROUP, INC.

Property Owner Signature* _____

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

Print Name FRED SHAKIB, President

Subscribed and sworn before me

This 21 day of APRIL, 20 11.

_____

Notary Public in and for said County and State

NOBUO HIRAKO
Commission # 1832404
Notary Public - California
Los Angeles County
My Comm. Expires Feb 5, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-41592
Meeting Date:	6/14/11
Total Fee:	$1,030
Date Received:*	4/28/11
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.

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RECEIVED
APR 28 2011

Revised 10/27/08

B0277

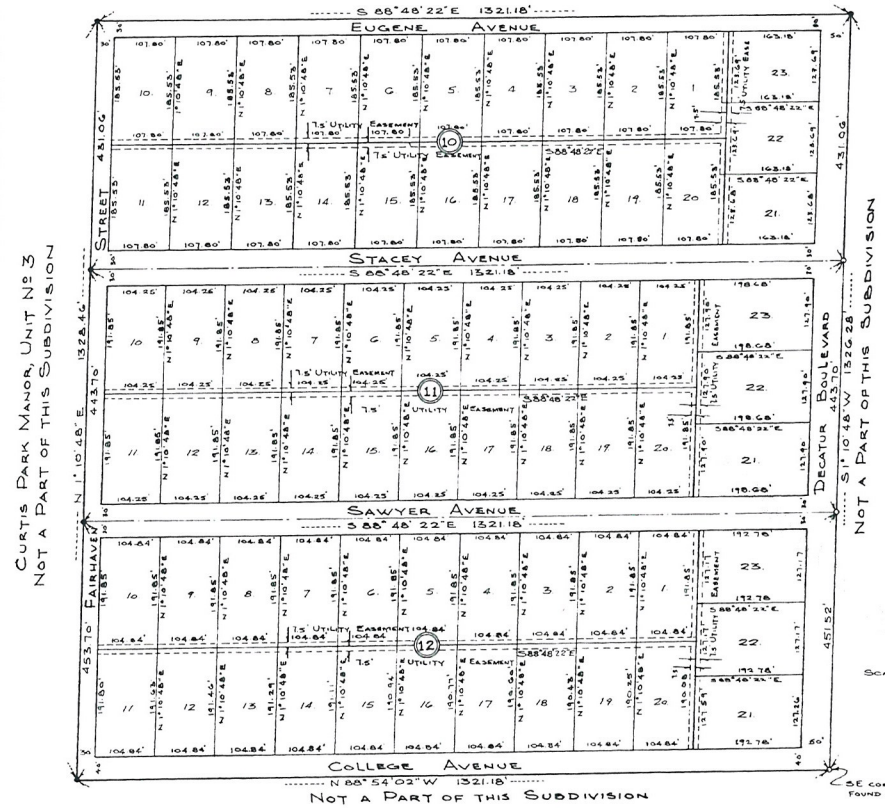
224006

CURTIS PARK MANOR

UNIT Nº 4

BEING THE SE 1/4 OF THE NE 1/4 OF SECTION 24, T. 20 S., R. 60 E., M.D.B.&M., CLARK COUNTY, NEVADA.

CURTIS PARK MANOR UNIT Nº 2
NOT A PART OF THIS SUBDIVISION



SCALE - 1 IN. = 100 FT.

SCALE IN FEET

LEGEND

O - INDICATES 6" CON. MON. TAGGED R.L.S. 361 (SET 12" BELOW SURFACE)
● - INDICATES FOUND CON. MON. TAGGED R.L.S. 361

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED FOR THIS MAP IS THE BEARING OF SOUTH LINE OF CURTIS PARK MANOR, UNIT Nº 2 RECORDED AS N 88°48'22"W ON MAP THEREOF ON FILE IN BOOK 5 OF PLATS, AT PAGE 24, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ENGINEER'S CERTIFICATE

I, FRANK D. RATHBUN, JR., DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED BY ME AND LAID OUT INTO BLOCKS, LOTS, STREETS AND PUBLIC PLACES AT THE INSTANCE OF ALFRED F. SWARTZ; THAT THE LOCATION OF SAID BLOCKS, LOTS, STREETS, AND PUBLIC PLACES HAVE BEEN DEFINITELY ESTABLISHED AND PERPETUATED IN STRICT ACCORDANCE WITH THE LAW AND AS SHOWN HEREON; THAT THE SAID BLOCKS, LOTS, STREETS, AND PUBLIC PLACES ARE SITUATE WHOLLY WITHIN THE SE¼ OF THE NE¼ OF SECTION 24, T.20S., R.60E., M.D.B.&M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF CURTIS PARK MANOR, UNIT Nº 2, AS THE SAME APPEARS ON MAP THEREOF ON FILE IN BOOK 5, OF PLATS, AT PAGE 24, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA; SAID SOUTHEAST COR. ALSO BEING THE SOUTHEAST COR. OF THE NE¼ OF THE NE¼ OF SAID SEC. 24, T.20S., R.60E., M.D.B.&M.; THENCE S. 1°10'48"W ALONG THE EAST LINE OF THE NE¼ OF SAID SEC. 24, A DISTANCE OF 1328.46 FT. TO THE SOUTHEAST COR. OF THE NE¼ OF SAID SEC. 24; THENCE N 88°54'02"W ALONG THE SOUTH LINE OF THE NE¼ OF SAID SEC. 24 A DISTANCE OF 1321.18 FT. TO THE SOUTHEAST CORNER OF CURTIS PARK MANOR, UNIT Nº 3; THENCE N 1°10'48"E ALONG THE EAST LINE OF CURTIS PARK MANOR, UNIT Nº 3 A DISTANCE OF 1328.46 FT. TO THE SOUTHWEST COR. OF THE AFOREMENTIONED CURTIS PARK MANOR, UNIT Nº 2; THENCE S 88°48'22"E ALONG THE SOUTH LINE OF SAID CURTIS PARK MANOR, UNIT Nº 2 A DISTANCE OF 1321.18 FT. TO THE POINT OF BEGINNING; THAT THIS SURVEY WAS COMPLETED ON THE 31ST DAY OF AUGUST, 1960.

Frank D. Rathbun Jr.
REGISTERED PROFESSIONAL ENGINEER AND LICENSED LAND SURVEYOR, NEVADA CERTIFICATE Nº 361

SEAL AFFIXED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ALFRED F. SWARTZ, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY PLATTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE ENGINEER'S CERTIFICATE HEREON AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY DEDICATE ALL OF THE STREETS, ALLEYS, PUBLIC PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

DATED THIS 20th DAY OF OCTOBER 1960

Alfred F. Swartz

ACKNOWLEDGMENT

STATE OF NEVADA } S.S.
COUNTY OF CLARK }

ON THIS 20th DAY OF OCTOBER 1960, PERSONALLY APPEARED BEFORE ME ZELDA MAE SHEFFIELD A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ALFRED F. SWARTZ, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

SEAL AFFIXED

Zelda Mae Sheffield
NOTARY PUBLIC IN AND FOR CLARK COUNTY, NEVADA.

MY COMMISSION EXPIRES July 28 1963

COUNTY SURVEYOR'S CERTIFICATE

I, PAT MAGUIRE, COUNTY SURVEYOR, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THE 1st DAY OF Oct. 1960, DID EXAMINE SAID FINAL MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE LAW AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

Pat Maguire
COUNTY SURVEYOR

APPROVALS

APPROVED THIS 24 DAY OF October 1960 BY THE CLARK COUNTY PLANNING COMMISSION CLARK COUNTY, NEVADA:

Norman L White
CHAIRMAN

APPROVED AND ACCEPTED THIS 9th DAY OF NOVEMBER 1960 BY THE BOARD OF COUNTY COMMISSIONERS CLARK COUNTY, NEVADA:

Adelbert H Harmon
CHAIRMAN

ATTEST Adele Scott Reed

SEAL AFFIXED

SEAL AFFIXED

NO. 224006
RECORDED AT THE REQUEST OF
CURTIS PARK MANOR
DATE 1-10-61 AT 2:05 P.M.
BOOK 6 PAGE 11
OFFICIAL RECORDS REC. NO. 277
CLARK COUNTY, NEVADA RECORDS
PAUL C. O'MALLEY, RECORDER
FEE $17.75 J.S. DEPUTY

BOOK 6 PAGE 11

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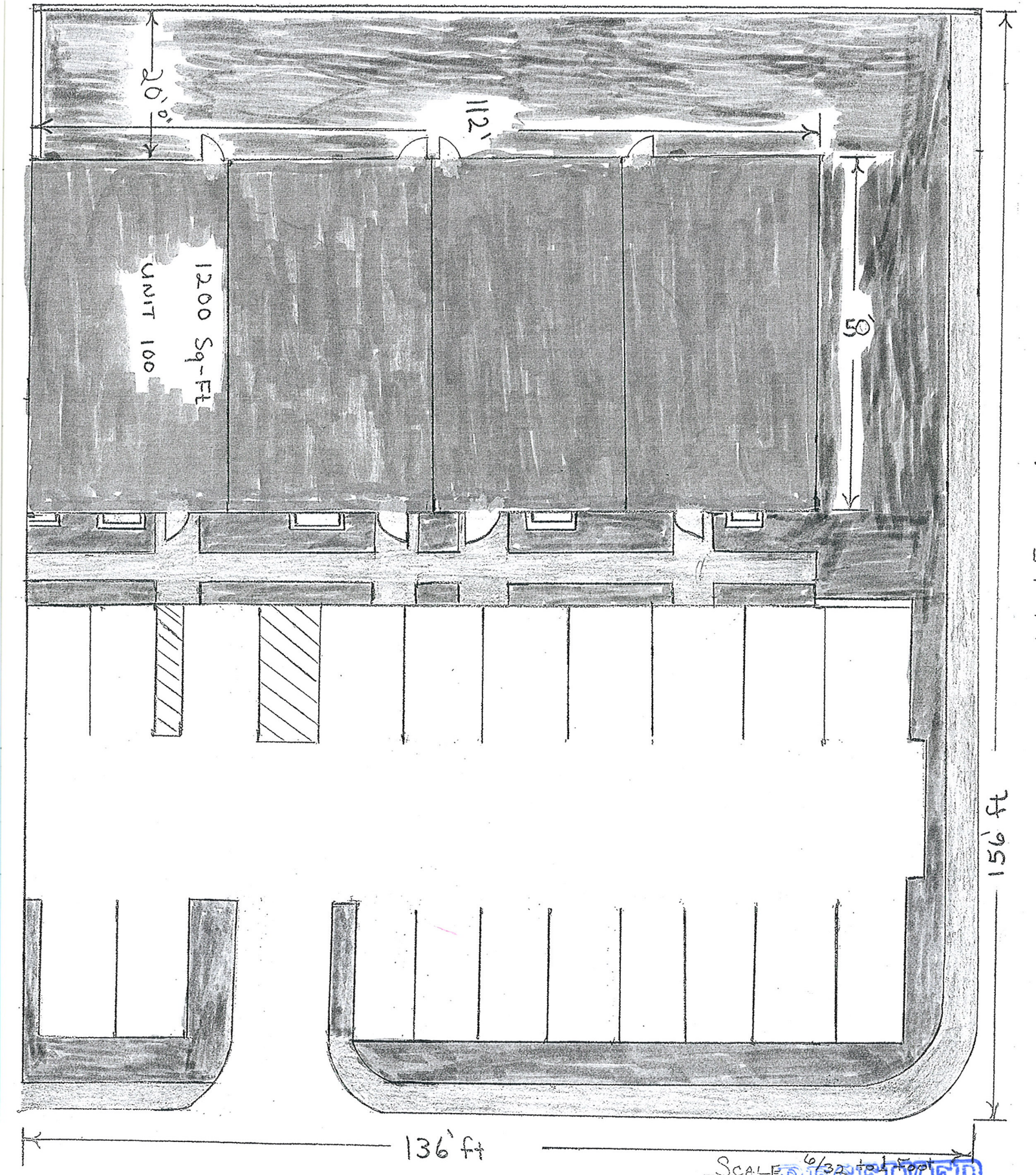
SUP-41592

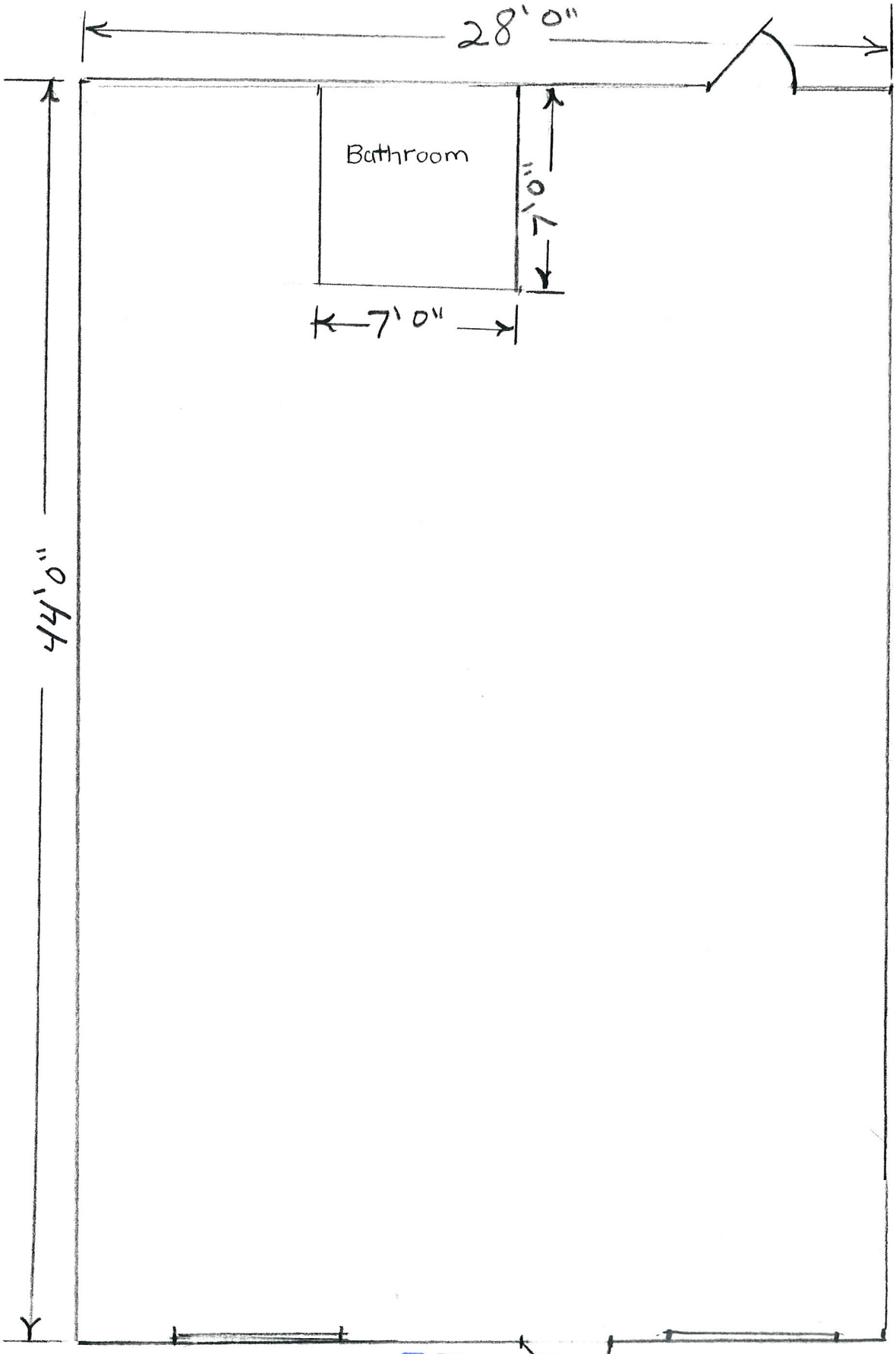


2187 North Decatur Blvd

NORTH

RECEIVED
APR 28 2011

SUP-41592



1/4" = 1 Foot Scale

RECEIVED
APR 28 2011

SUP-41592

FLOOR PLAN
2187 N. Decatur Bl
#100

JUSTIFICATION LETTER

April 28, 2011

I'm applying for a special use permit license for a second hand dealer store selling new & use items. The intended use of the property is to sell quality new & use household items, clothing, appliances, electronics, jewelry, and other new & use items. Items are picked up & drop off by me are other delivery personal. We will be offer quality, affordable products to the community. Our hours of operation will be 7 days a week between the hours of 10am-6pm. My spouse and I will be the ones operating the business in the beginning. We plan to have other part-time employees working once we get up and going. As far as the connectivity to other adjacent parcels right next to our propose location south of the property there is a furniture store that the parking lot are adjacent to each other allowing access to exit and enter to Decatur. To the question of the propose project having walkable access for residents. There is walkable access allowing residents in the community access through the property to conduct their everyday routine daily activities. Allowing them access to and from public transportation and other recreation activities. As to the plans floor plan that was submitted we have not decided on how the store will be displayed inside so my floor plan just show an open floor plan with the bath. I hope that is sufficient enough.

Thanks you,

Maryetta Brewer

Maryetta Brewer

RECEIVED
APR 28 2011
SUP-41592

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

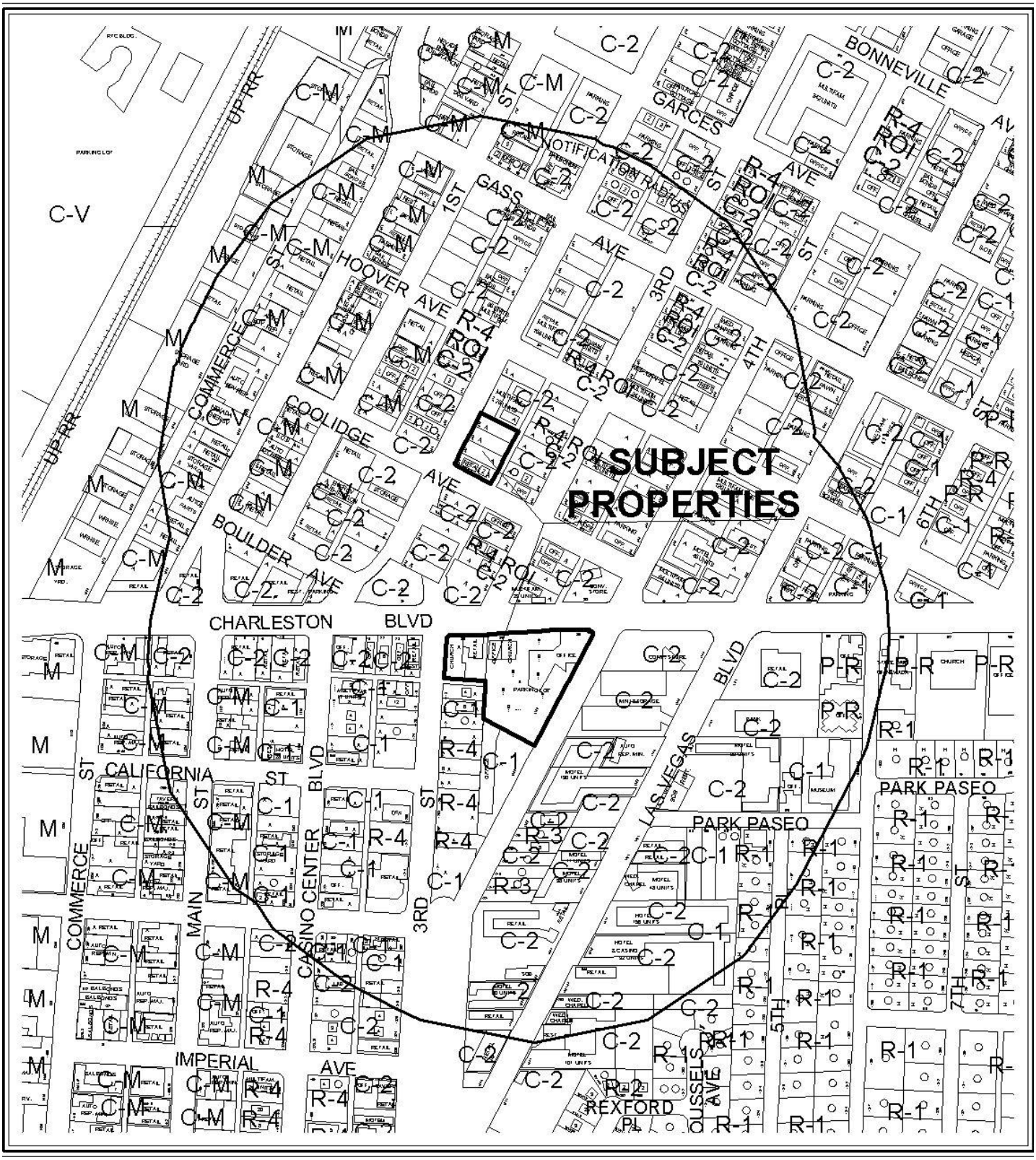
SUBJECT:
SUP-41599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC, ET AL - Request for a for a Major Amendment of a previously approved Special Use Permit (SUP-20519) TO ADD A PROPOSED 16-STORY MIXED-USE DEVELOPMENT, INCLUDING 16,000 SQUARE FEET OF COMMERCIAL SPACE AND 336 RESIDENTIAL UNITS TO AN APPROVED 12-STORY MIXED-USE DEVELOPMENT on 3.30 acres at the southwest corner of Charleston Boulevard and Fourth Street; and northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 162-03-115-001 and 002; 139-34-410-056 through 059), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Reese). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-41599 and SDR-41600
2. Conditions and Staff Report - SUP-41599 and SDR-41600
3. Supporting Documentation
4. Photos - SUP-41599 and SDR-41600
5. Justification Letter - SUP-41599 and SDR-41600



0 300 600 Feet

CASE: **SUP-41599 AND SDR-41600**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (Limited Commercial) AND C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-41599 AND SDR-41600**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (Limited Commercial) AND C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41599** APN: 162-03-115-001 and 002

Name of Property Owner: 305 Las Vegas LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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: BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20__

RECEIVED
APR 28 2011

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41599** APN: 139-34-410-056, 057 ,058 ,059

Name of Property Owner: Leah Properties, LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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: BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

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APR 28 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SUP-20519

Project Address (Location) 919 to 931 Casino Center Blvd.

Project Name The Royale at Casino Center **Proposed Use** Mixed use

Assessor's Parcel #(s) 139-34-410-056, 057, 058, 059 **Ward #** 3- Reese

General Plan: existing MXU proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 16,000 **Floor Area Ratio**

Gross Acres 064 **Lots/Units** 330 **Density**

Additional Information

PROPERTY OWNER Leah Property LLC **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1212

City Las Vegas **State** NV **Zip** 89104

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 BARNET J LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11.

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

FOR DEPARTMENT USE ONLY

Case #	SVP-41599
Meeting Date:	6/14/11
Total Fee:	$1,630
Date Received:*	4/28/11
Received By:	Bra 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.

RECEIVED
APR 28 2011

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SUP-20519

Project Address (Location) 330 E. Charleston Boulevard

Project Name Aquarius Apartments **Proposed Use** Mixed use

Assessor's Parcel #(s) 162-03-115-001 and 002 **Ward #** 3- Reese

General Plan: existing MXU proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 58,000 sf **Floor Area Ratio**

Gross Acres 2.67 **Lots/Units** 1,100 **Density**

Additional Information

PROPERTY OWNER 305 Las Vegas LLC **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1212

City Las Vegas **State** NV **Zip** 89104

E-mail Address

Property Owner Signature* [signature]

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

Print Name BARNET L LIBERMAN

Subscribed and sworn before me

This 28th day of April, 20 11.

[signature]

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

FOR DEPARTMENT USE ONLY

Case #	SUP-41599
Meeting Date:	6/14/11
Total Fee:	$1,030
Date Received:*	4/28/11
Received By:	Bm 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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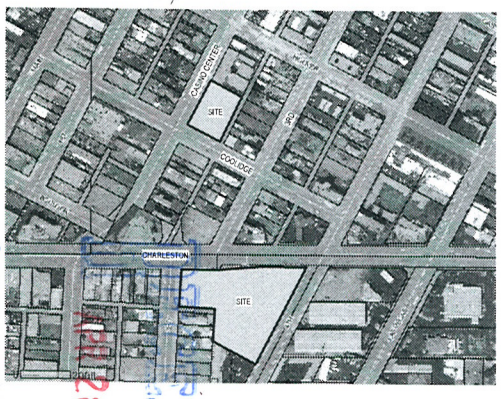
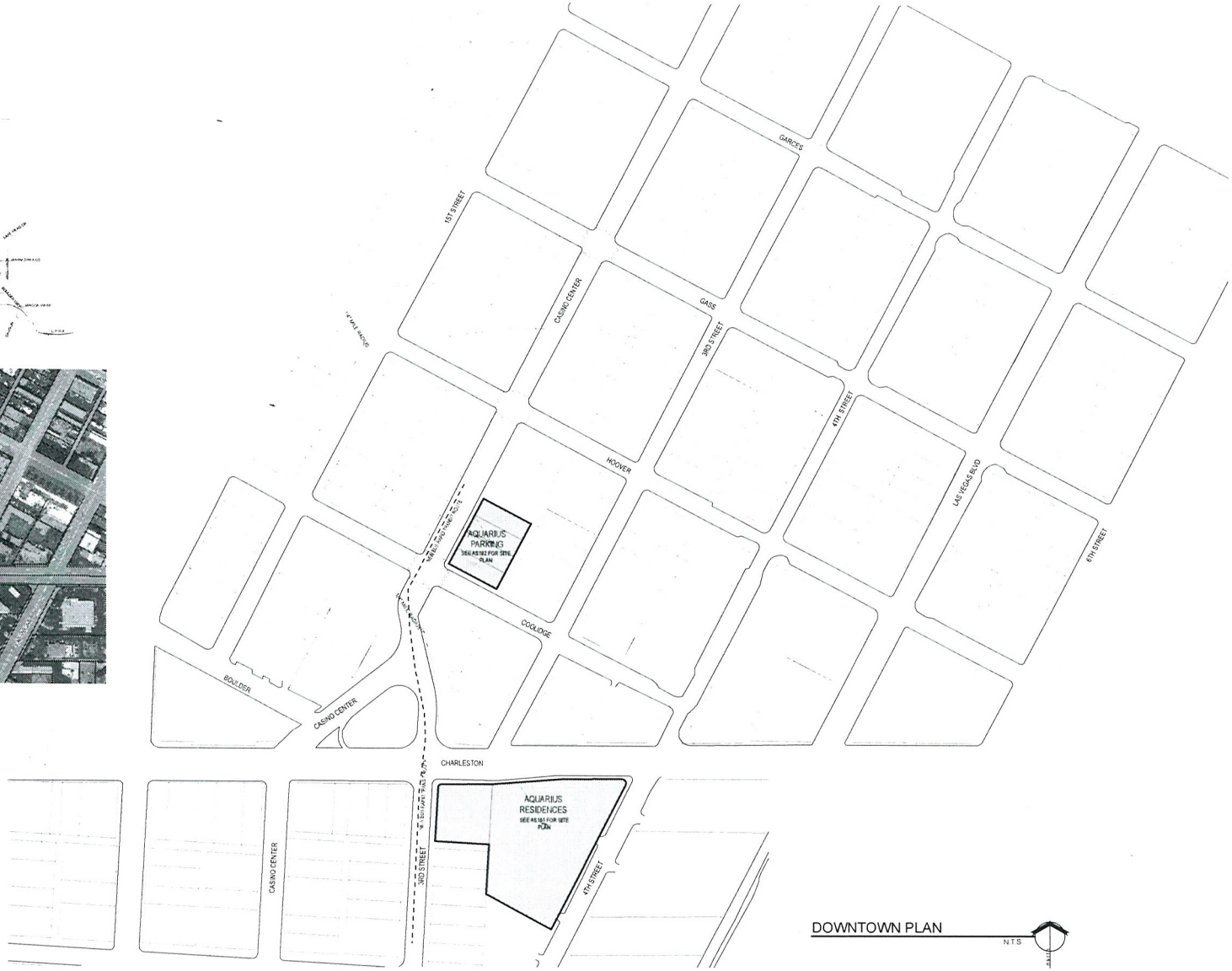
RECEIVED
APR 28 2011

Revised 10/27/08







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APR 26 2011

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Aquarius Residences

Charleston and 4th Street
Las Vegas, Nevada 89104

City of Las Vegas SDR SUP RZ VAC Submittal 3.13.07

SITE PLAN

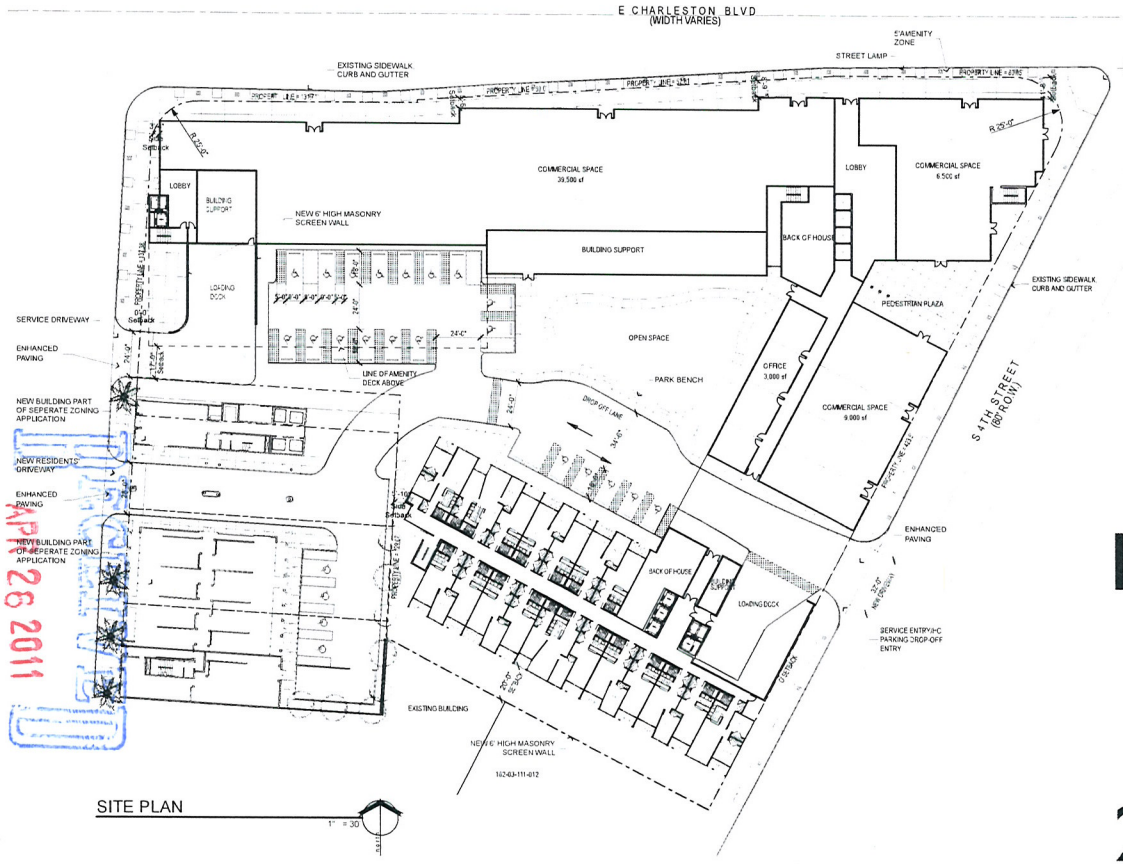
AS100

LV Land Partners

SUP-41599

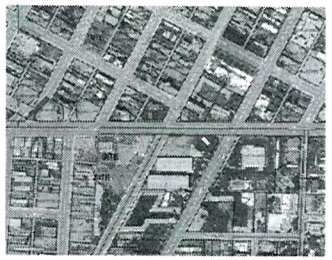
SDR-41600

F 06.177 LV Land Partners\DWGS\06.177 AS100.pln, 3.14.2007 4:38 PM, lecuman



SITE PLAN

1" = 30'



Site Zoning & Data

SITE DATA

PARCEL NUMBER	162-03-115-001, 002
JURISDICTION	CITY OF LAS VEGAS, 89104
EXISTING ZONING	PR, C-1 AND C-2
PROPOSED ZONING	C-1
SITE AREA	116,305 NSF 2.67 NET ACRES

SETBACKS - (R) BUILDING

	REQD	PROVIDED
FRONT	10'-0"	5'-6", 8'-3", 11'-3"
INTERIOR SIDE	10'-0"	5'-0"
SIDE STREET	10'-0"	8', 3'-4"
REAR	10'-0"	20'-0"

MAX HEIGHT	N/A
ACTUAL HEIGHT	160'
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	70%

BUILDING AREA

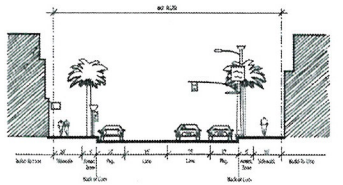
BUILDING AREAS:	
COMMERCIAL	58,000 SF
RESIDENTIAL	917,000 SF
TOTAL	975,000 SF

UNITS

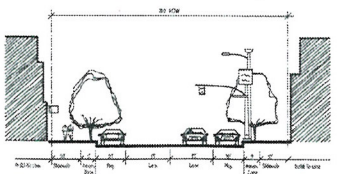
STUDIO UNITS	450
1 BEDROOM UNITS	430
2 BEDROOM UNITS	220
TOTAL UNITS	1,100
F.A.R.	8.10
D/UACRE	412

PARKING COUNTS

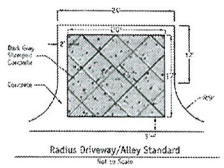
	REQUIRED PARKING	PROVIDED
BUILDING AREA		
UNITS	1,100 UNITS = 1,100 SPACES	
COMMERCIAL SPACE	58,000/ 250 = 232 SPACES	
HANDICAP PARKING (ON SITE)		2% OF TOTAL UNITS
TOTAL REQUIRED		1,332
TOTAL PROVIDED IN CASINO CENTER/ COG LIGE PARKING STRUCTURE		1,500



1 STREET SECTION
(North - South)
N.T.S.



2 STREET SECTION
(East-West)
N.T.S.



3 RADIUS DRIVEWAY / ALLEY STANDARD
N.T.S.

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Aquarius Apartments Master Plan
Site Development Review
Charleston and 4th Street
Las Vegas, Nevada 89104

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Las Vegas, Nevada 89104
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F 702.839.1213

City of Las Vegas SDR, SUP, RZ, VAC Submittal	3.13.07
City of Las Vegas SDR, SUP, RZ, VAC Submittal (REV.)	4.6.07
City of Las Vegas SDR, SUP, RZ, VAC Submittal (REV.)	4.8.09
City of Las Vegas SDR, SUP, RZ, VAC Submittal (REV.)	4.14.09

SITE PLAN
AS101

Aquarius Residences

SUP-41599
SDR-41600

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LANDSCAPE PLAN

1" = 20'-0"

Landscape Legend

SYMBOL	COMMON NAME	SIZE	QTY
	DESLET-ADOR DATE PALM	30" Box	35
	SHOESTRING ACACIA	36" Box	32
	SOUTHERN LIVE OAK	36" Box	25
	TEXAS RANGER AND ANITE CLOUD "TEXAS RANGER VID"	10 Gal.	41
	SILK MIMOSA	10 Gal.	51
	DESERT CASSIA	10 Gal.	66
	BRONZE SEDGE & DEER GRASS 50/50 MIX	10 Gal.	39

DECORATIVE GRAVEL - 1/2" MINUS SANDSTONE
NO TURF

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LANDSCAPE PLAN

L101

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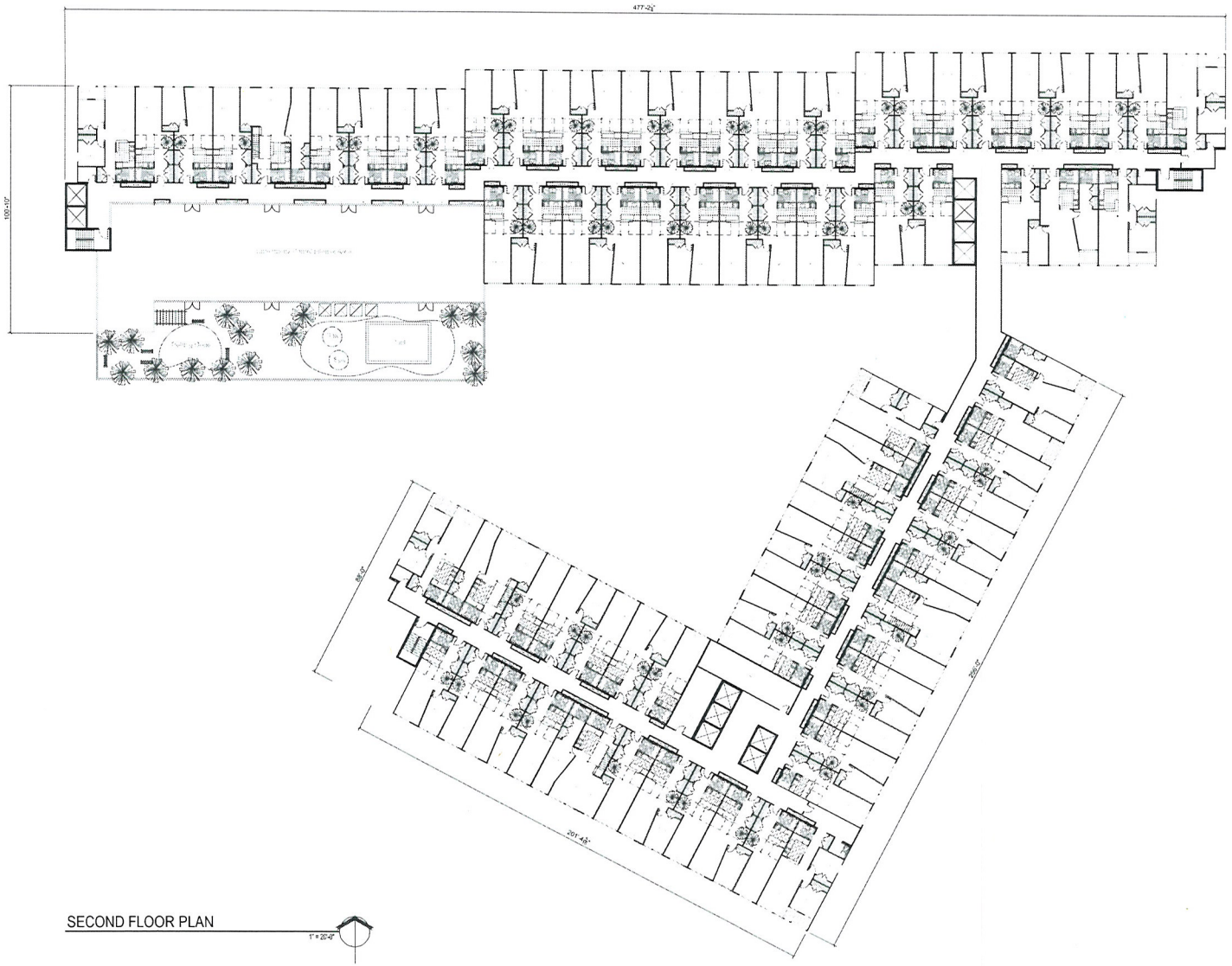
SDR-41600



SECOND FLOOR PLAN

1" = 20'-0"

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SECOND FLOOR PLAN

A100

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TYPICAL FLOOR PLATE (3-11)

1" = 20'-0"

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TYPICAL FLOOR PLATE

A101

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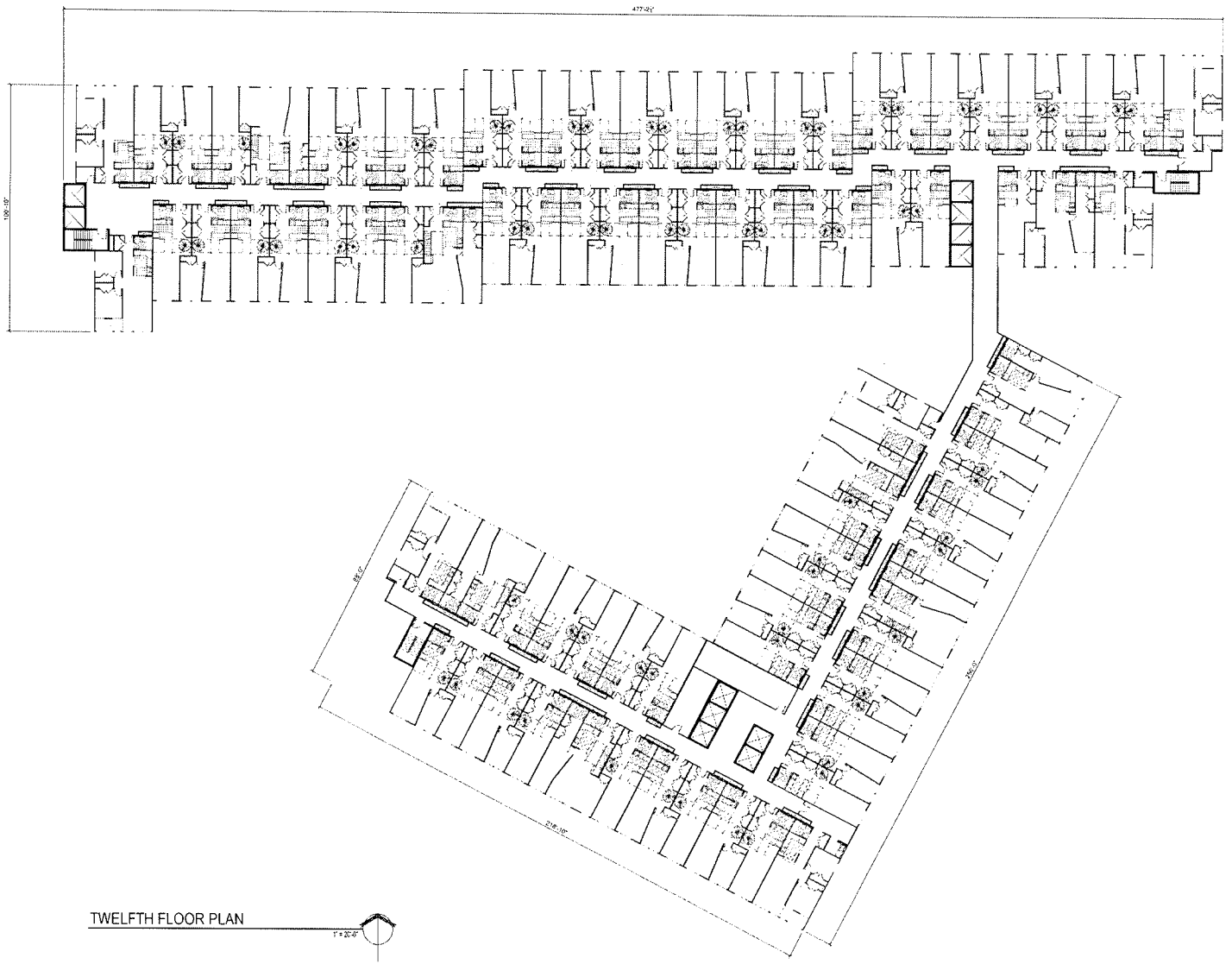

TWELFTH FLOOR PLAN

1" = 20'-0"

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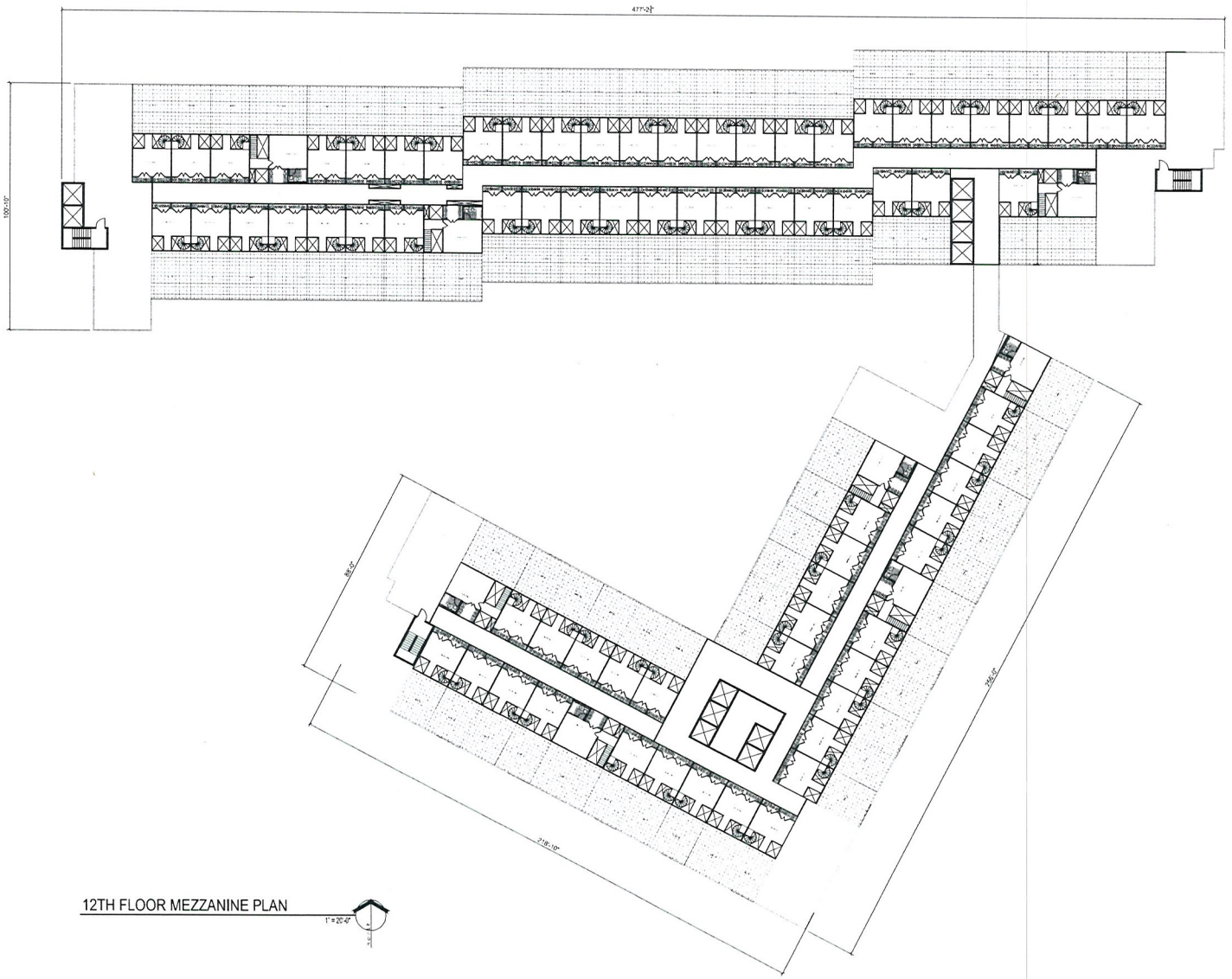
TWELFTH FLOOR PLAN

A102

SUP-41599

SDR-41600



12TH FLOOR MEZZANINE PLAN

1" = 20'-0"

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12TH FLOOR MEZZANINE PLAN

A103

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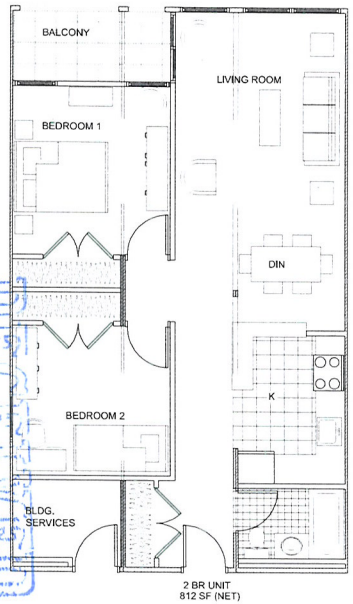
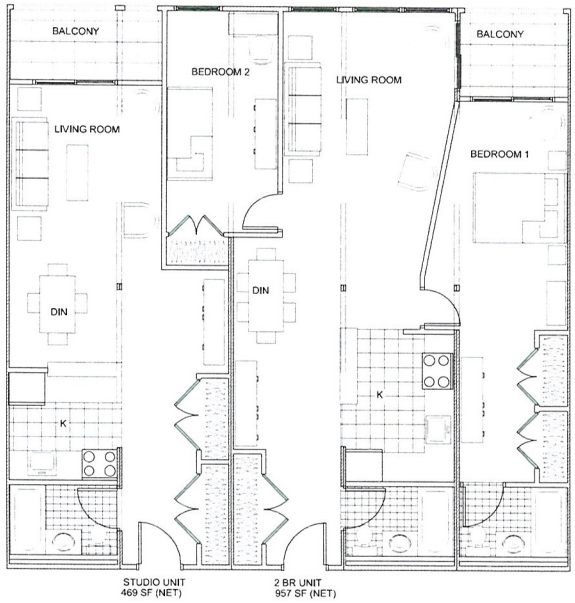
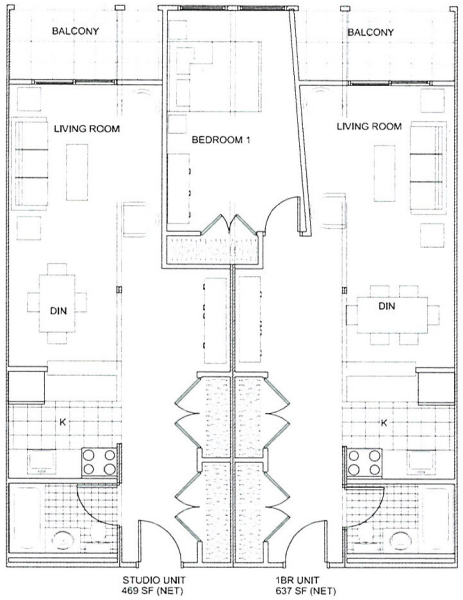
SUP-41599
SDR-41600







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AQUARIUS
UNIT PLANS

A120

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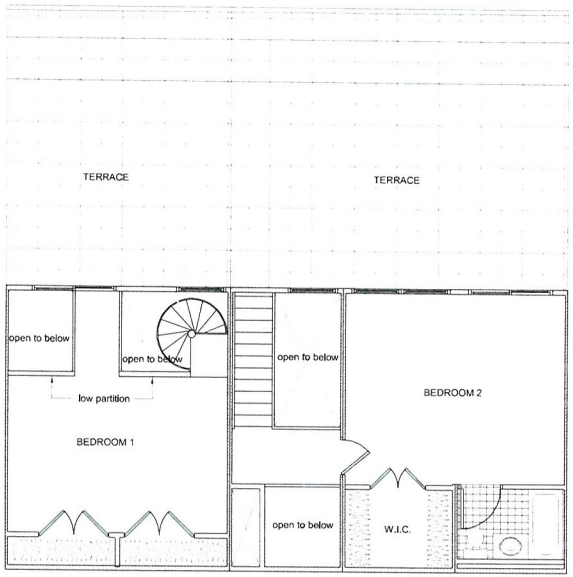
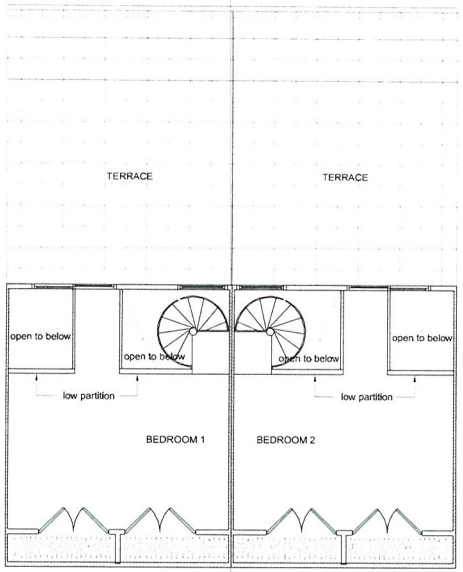
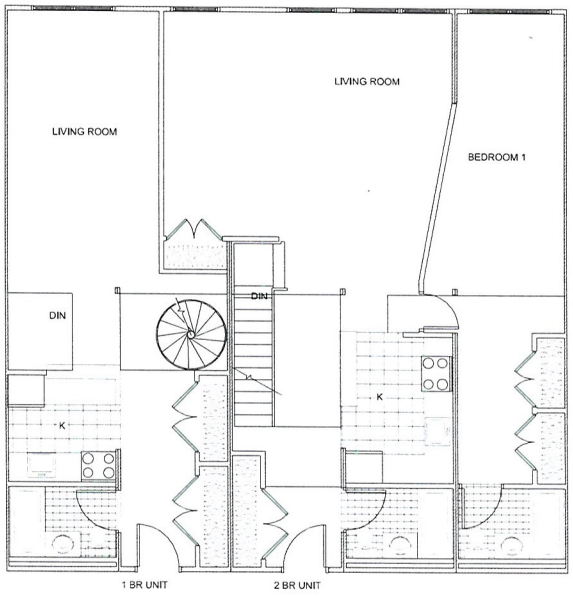
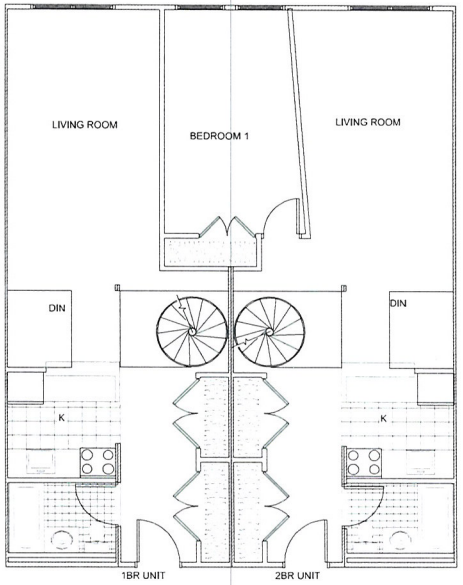


12TH FLOOR MEZZANINE PLANS





12TH FLOOR PLANS



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TWO-STORY
UNIT PLANS

A121

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NORTH ELEVATION

1"=20'-0"

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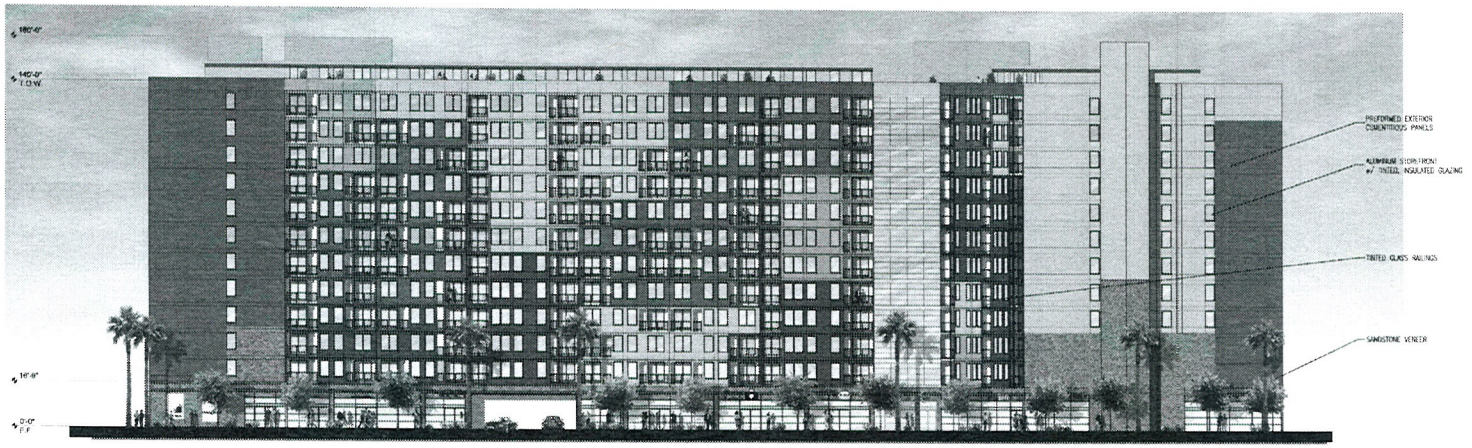

EAST ELEVATION

1"=20'-0"

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ELEVATIONS

A200

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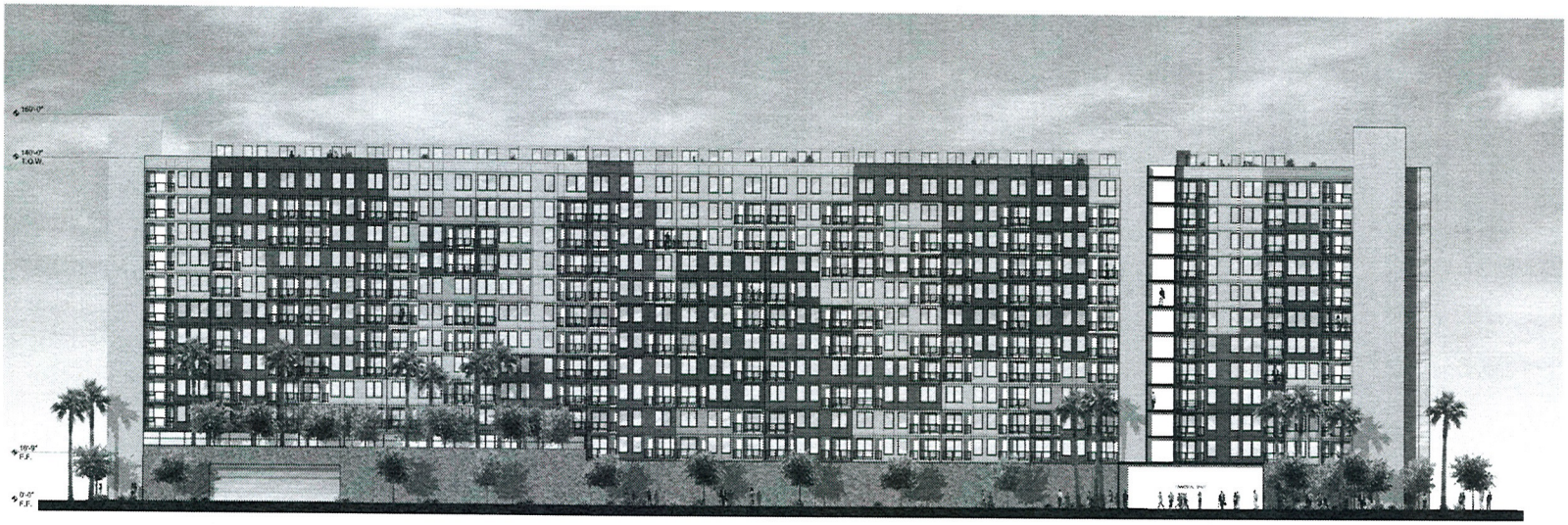
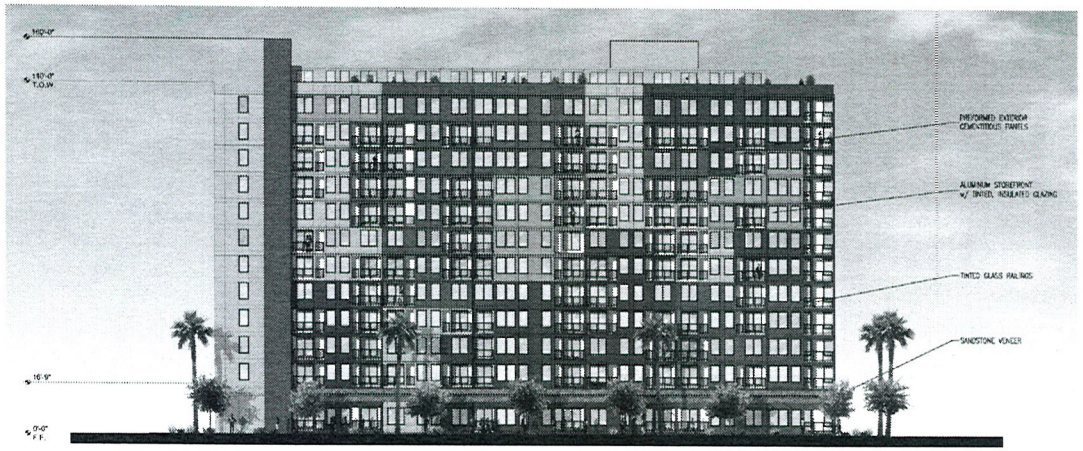


SOUTH COURTYARD ELEVATION
1"=20'-0"



SOUTH ELEVATION
1"=20'-0"

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ELEVATIONS

A201

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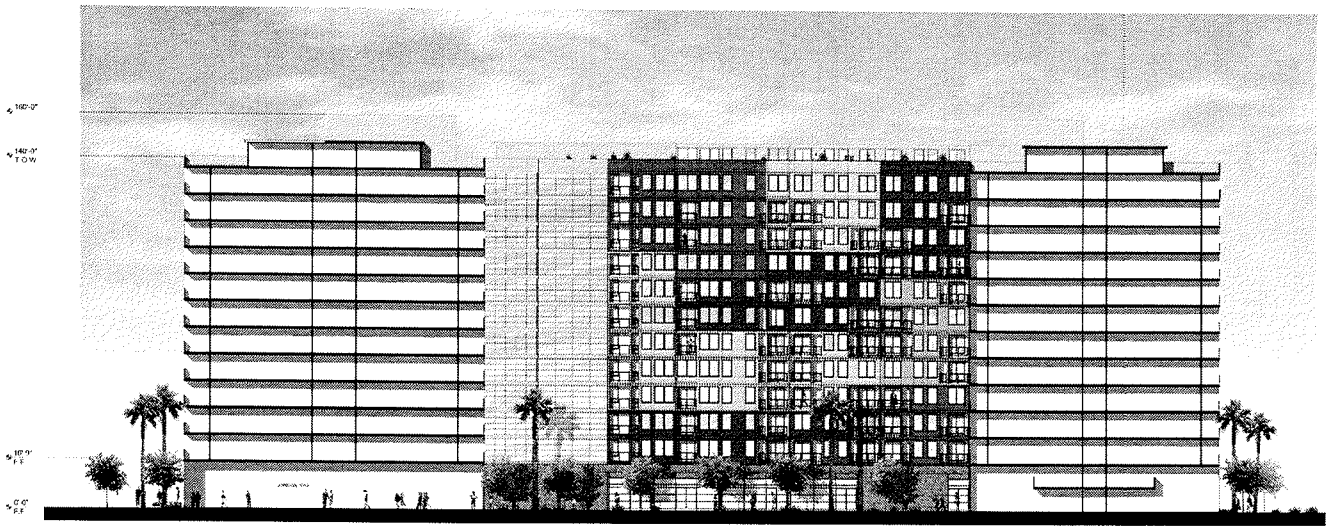
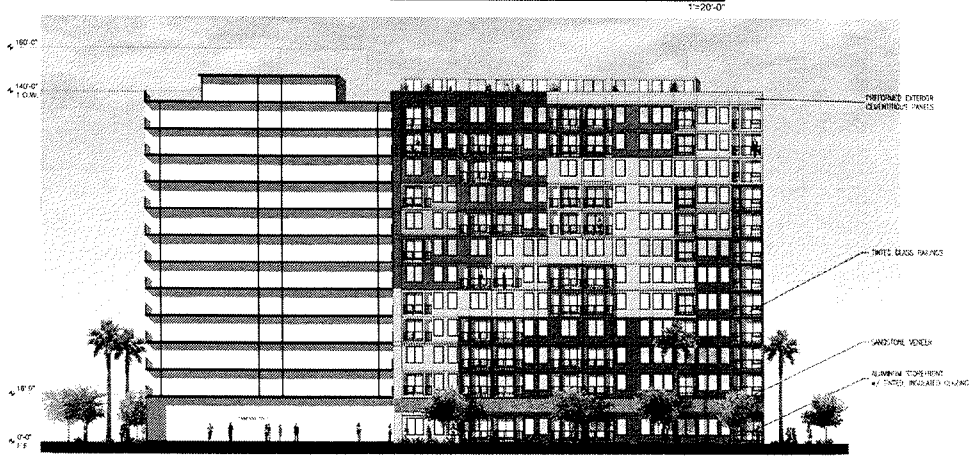


WEST COURTYARD ELEVATION
1"=20'-0"



NORTH COURTYARD ELEVATION
1"=20'-0"

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Las Vegas, Nevada 89104

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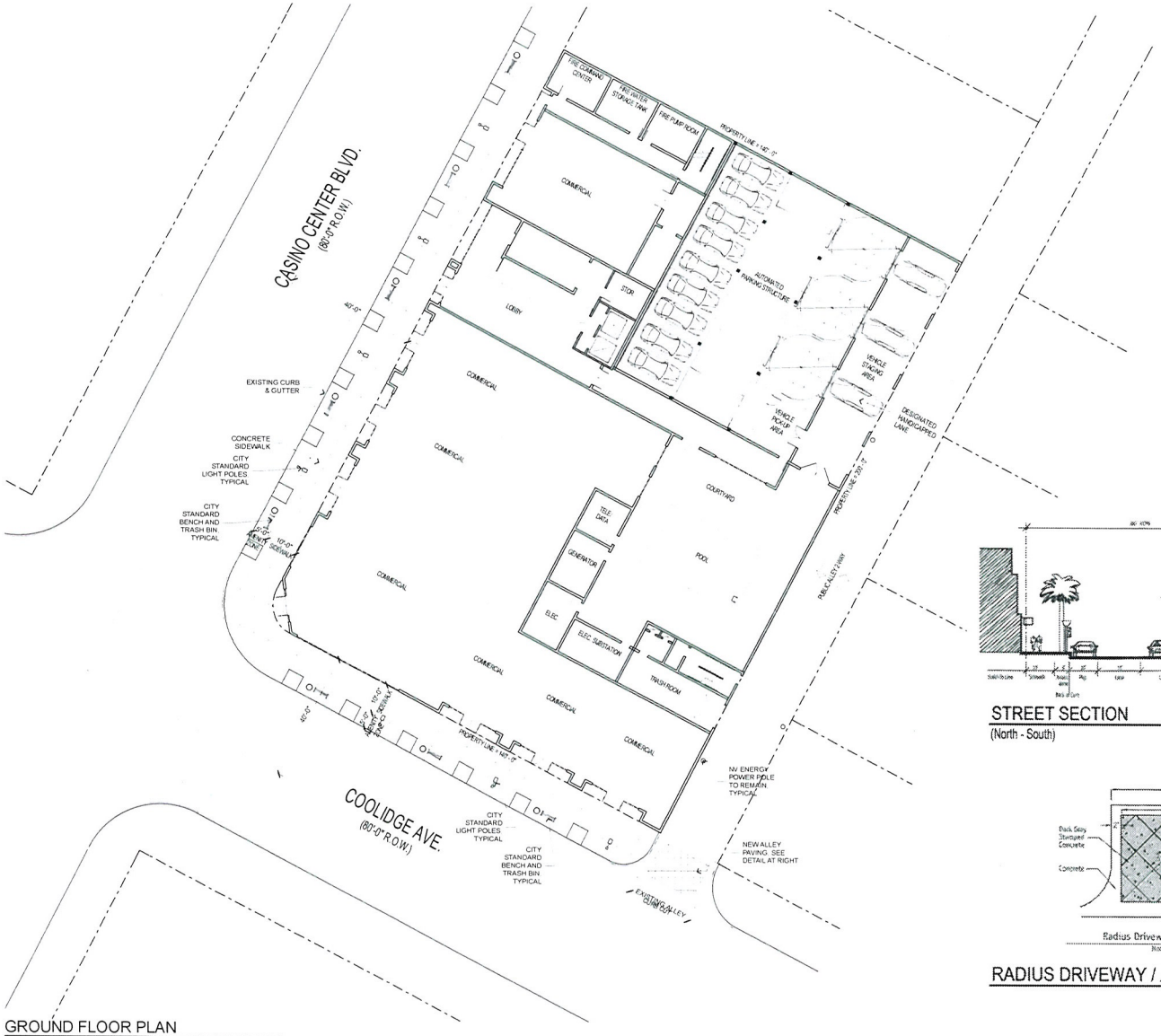
ELEVATIONS
A202

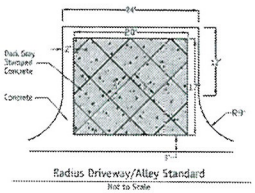
06.177 LV Land Partners

SUP-41599
SDR-41600

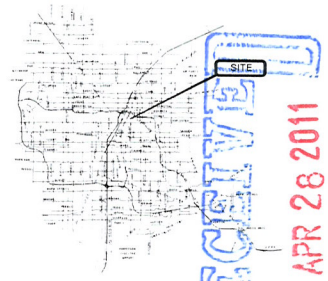


GROUND FLOOR PLAN

STREET SECTION
(North - South) N.T.S.



RADIUS DRIVEWAY / ALLEY STANDARD
N.T.S.





VICINITY & LOCATION MAPS

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Site Zoning & Data

SITE DATA

PARCEL NUMBER	139-34-410-056 139-34-410-057 139-34-410-058 139-34-410-059
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN OVERLAY ZONES	MXU CENTENNIAL PLAN / ARTS DISTRICT
EXISTING ZONING	C-2
SITE AREA	28,000 NSF 64 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	0'-0"	0'-0"
INTERIOR SIDE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"

COMMERCIAL SPACE	16,000 SF
PARKING SPACES	336

RESIDENTIAL UNIT DATA

STUDIO	180
ONE BEDROOM	135
TWO BEDROOM	15
TOTAL	330

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0' 8' 16' 32'

The Royale at Casino Center
Site Development Review
919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

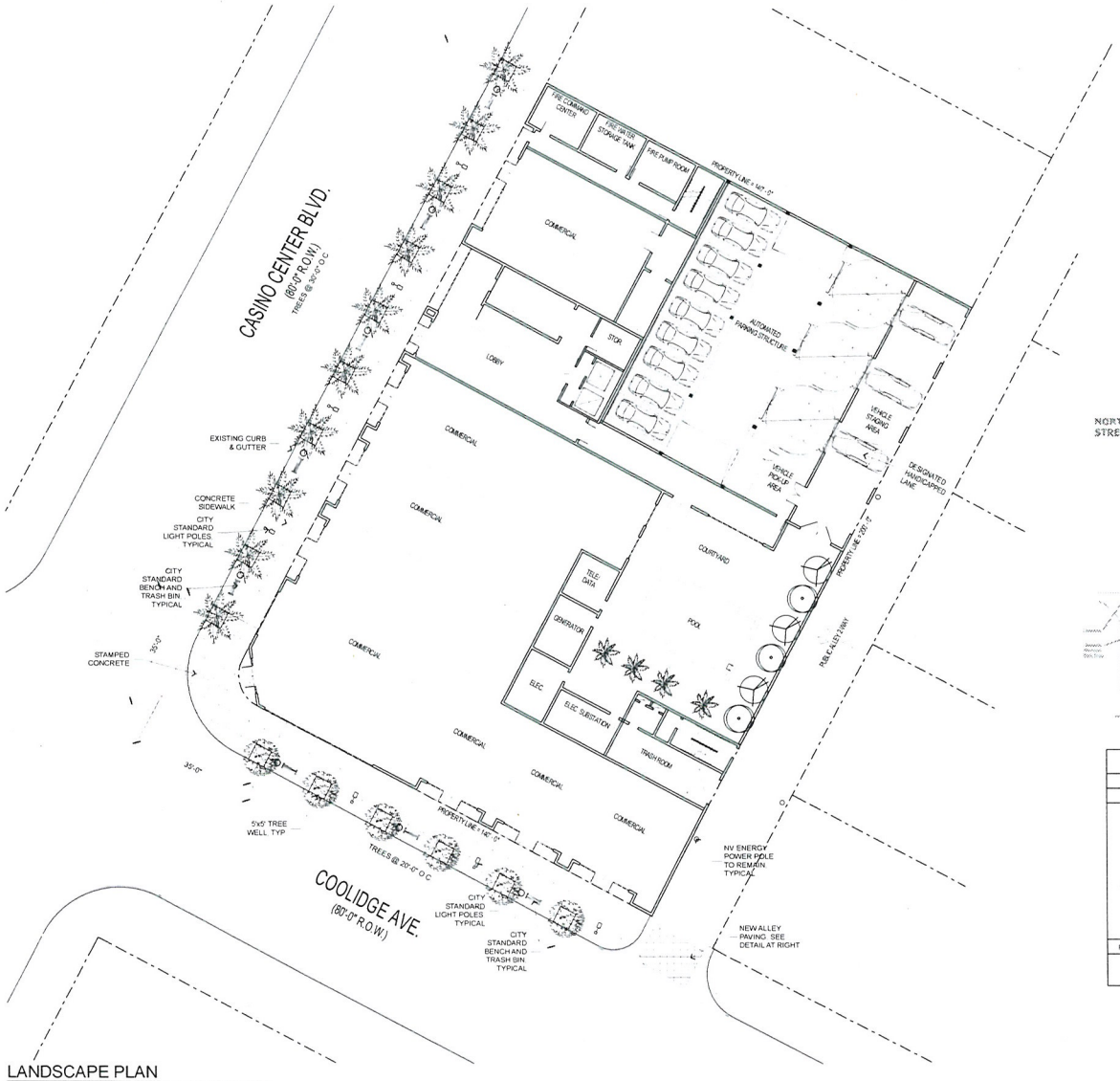
City of Las Vegas SDR SUP Submittal 04.28.11

SITE / GROUND FLOOR PLAN

AS100

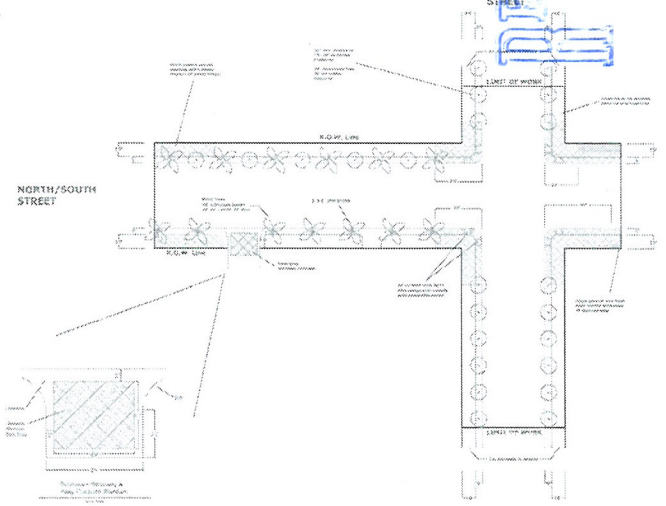
06.177.7 The Royale at Casino Center

SUP-41599
SDR-41600



LANDSCAPE PLAN

1/16" = 1'-0"



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LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	HONEY LOCUST	prosopis	24" Box
	SHOESTRING ACACIA	acacia stenophylla	24" Box
	MEDITERRANEAN FAN PALM		25' High
	SOUTHERN LIVE OAK	acacia stenophylla	36" Box
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD	MIN. 2" DEEP

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0' 8' 16' 32'

The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

City of Las Vegas SDR SUP Submittal 04.28.11

SUP-41599
SDR-41600

LANDSCAPE PLAN

AS101

06.177 The Royale at Casino Center

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TYPICAL FLOOR PLAN W/GARAGE
1/16" = 1'-0"



TYPICAL FLOOR PLAN ABOVE GARAGE
1/16" = 1'-0"

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The Royale at Casino Center

Site Development Review

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0' 8' 16' 32'

City of Las Vegas SDR: SUP Submittal 04 28 11

TYPICAL FLOOR PLANS

A100

06 177 7 The Royale at Casino Center

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SDR-41600

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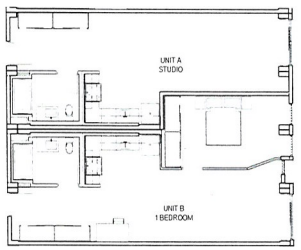
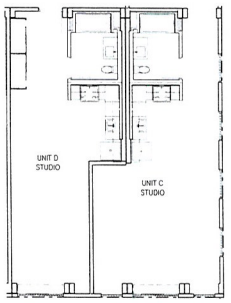
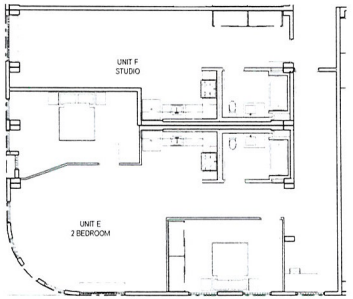


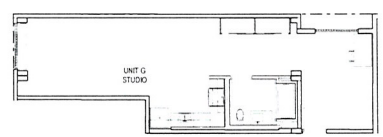
TYPICAL UNIT PLAN A/B
1/8" = 1'-0"



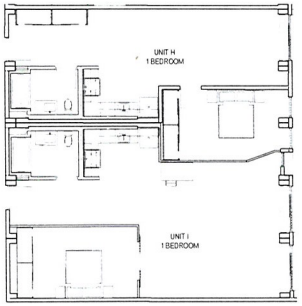
TYPICAL UNIT PLAN C/D
1/8" = 1'-0"



TYPICAL UNIT PLAN E/F
1/8" = 1'-0"



TYPICAL UNIT PLAN G
1/8" = 1'-0"



TYPICAL UNIT PLAN H/I
1/8" = 1'-0"

The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

TYPICAL UNIT PLANS

A101

06.177.7 The Royale at Casino Center

City of Las Vegas SDR SUP Submittal 04.28.11

SUP-41599
SDR-41600

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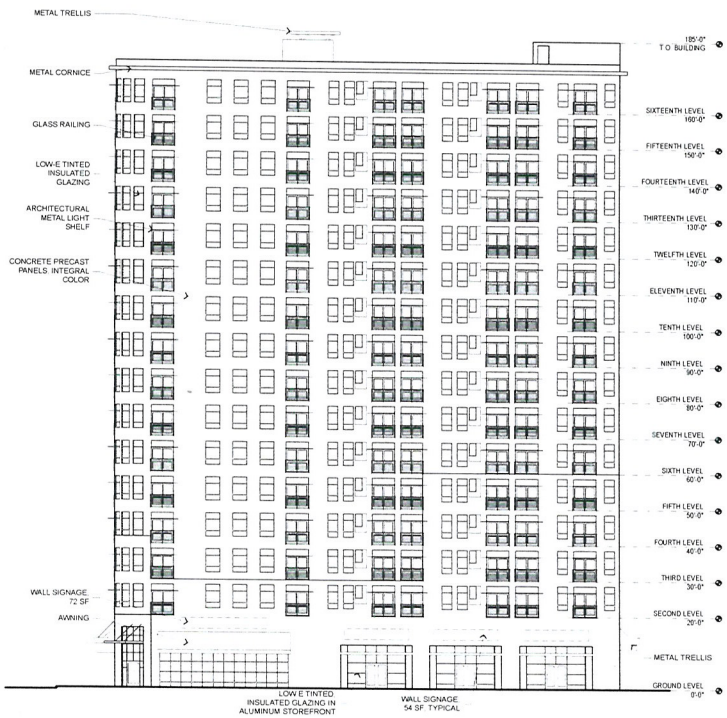
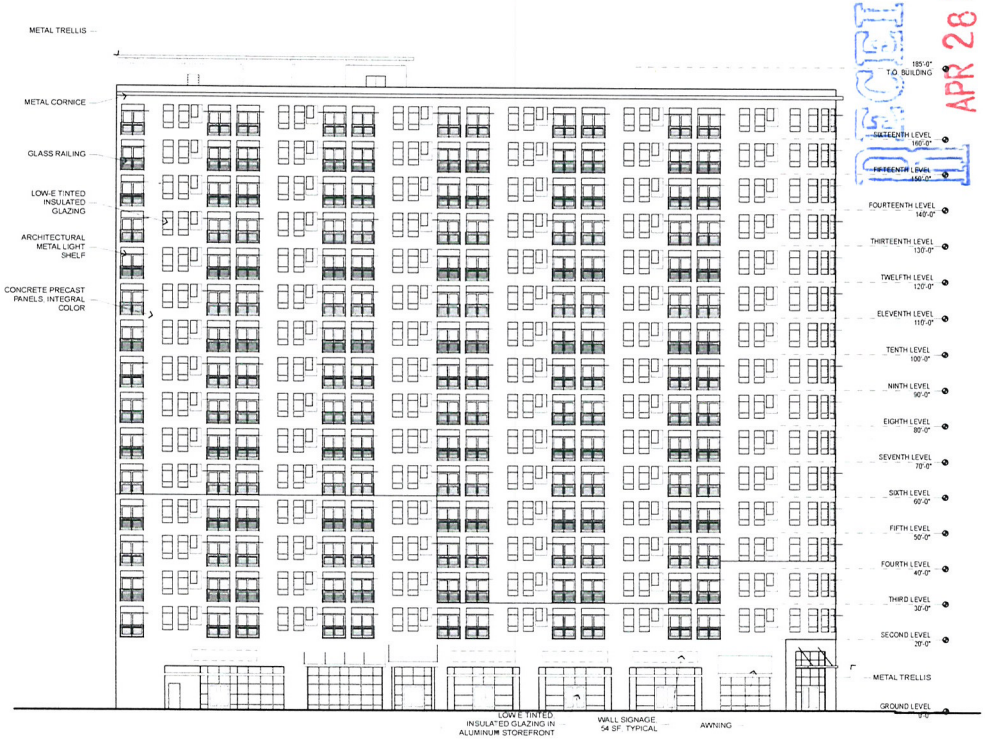
APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

F:\06.177.7 Aquarius Coolidge\DWG\06.177.7 Aquarius Coolidge.pln 4/28/2011 11:43 AM ssatz saved by



SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

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The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

BUILDING ELEVATIONS

A200

06.177.7 The Royale at Casino Center

City of Las Vegas SDR SUP Submittal 04.28.11

SUP-41599
SDR-41600

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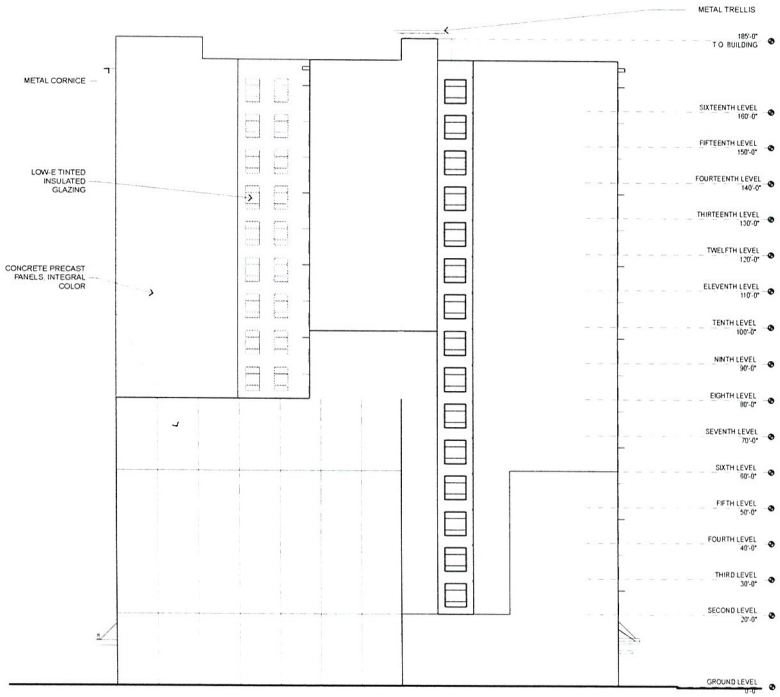
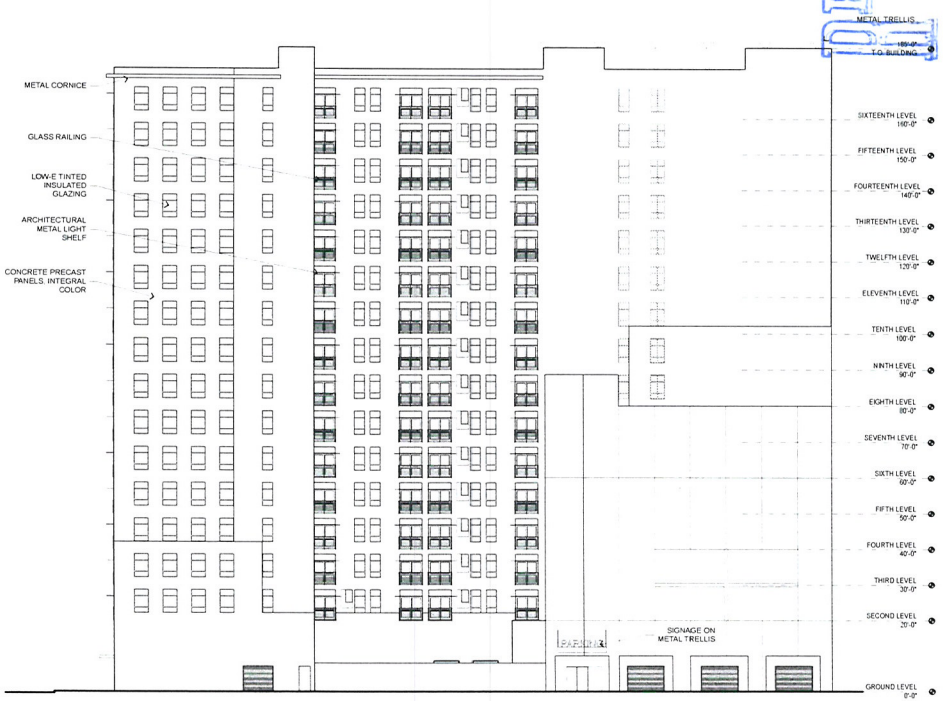


NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

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The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

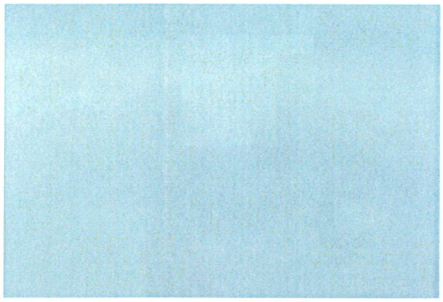
City of Las Vegas SDR SUP Submittal 04.28.11

SUP-41599
SDR-41600

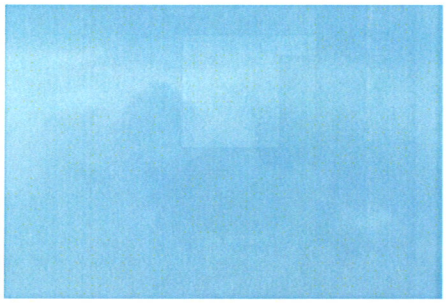
BUILDING ELEVATIONS

A201

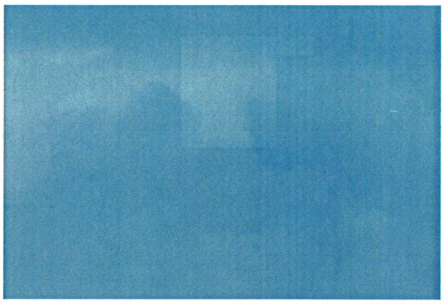
06.177.7 The Royale at Casino Center



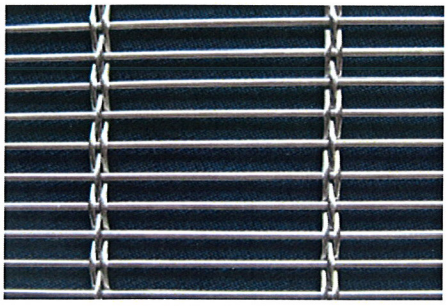
Colored Glass 1



Colored Glass 2



Colored Glass 3

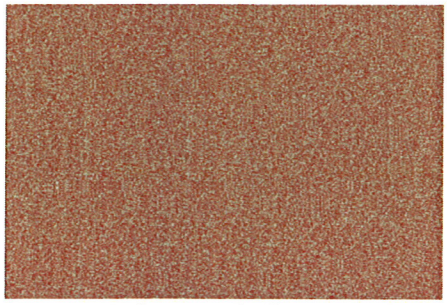


Metal Mesh

Aggregate 1



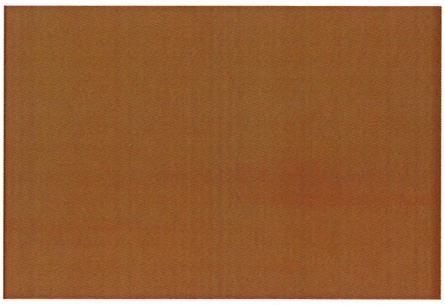
Aggregate 2



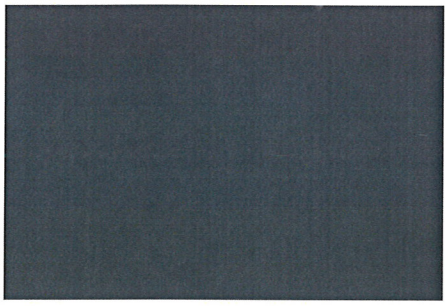
Aggregate 3



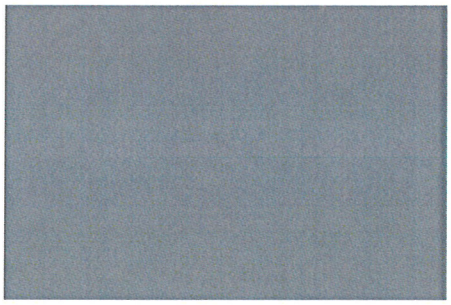
Aggregate 4



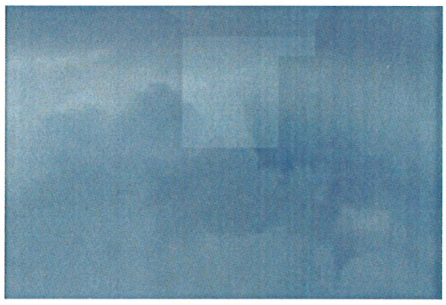
Fabric Awning



Metal



Aluminum Storefront Framing



Glazing

APTUS
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Las Vegas, Nevada 89104
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info@aptusarchitecture.com

The Royale at Casino Center
Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

4.28.11

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SUP-41599
SDR-41600

APTUS

April 28, 2011

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 162-03-115-001, 002 and 139-34-410-056, 057, 058, 059

Re:

a. Major Amendment of previously approved Site Development Review (SDR-20502)
b. Major Amendment of previously approved Special Use Permit (SUP-20519)

Architecture
Engineering
Planning
Interiors
Landscape

To Whom It May Concern:

We respectfully submit this application for a Major Amendment of a Site Development Review and Special Use Permit for the projects "Aquarius Apartment" at 4th and Charleston and "The Royale at Casino Center" at Coolidge and casino Center. This is a mixed use project containing ground floor commercial and "for-rent" residences above the ground floor. These parcels are currently zoned C-2 and are in the Downtown Centennial Plan, as well as the Arts District

Originally the combined sites had 1,100 apartment units and 70,000 sf of commercial space, as well as an automated parking structure with 1500 parking spaces and 17 on grade handicap spaces. This major amendment proposes to add 330 apartments for a total of 1,430 and 4,000 sf of commercial for a total of 74,000sf and modifying the automated parking structure to have 336 parking spaces.

All of the apartments have been added to the Coolidge site. No changes have been made to the 4th and Charleston site. Access to the automated parking structure will be off of the alley from Coolidge to Hoover. All commercial tenants will be serviced from the front doors. There is no rear service access for the commercial tenants.

Downtown Centennial Plan standards are being met by way of landscaping and required amenity zone and wide pedestrian sidewalks, as well as alley and street corner paving and upgrades. However, the owner will defer the underground installation of the power poles until the remainder of the block is developed.

With this application we are requesting an encroachment permit to allow for the awnings and trellises which compliment the façade and shelter storefront entrances to project out over the Right of way line..

Wall mounted signage is shown on the elevations, along with corresponding sizes.

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SUP-41599
SDR-41600

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

The owner desires to provide much needed attainable rental housing within the downtown area of the city. To compliment approximately 1,430 units will be ground floor commercial space. This residential and commercial development will be an asset to the city by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS

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APR 28 2011

SUP-41599
SDR-41600

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

SUBJECT:
SDR-41600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41599 - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC, ET AL - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-20502) TO ADD A PROPOSED 16-STORY MIXED-USE DEVELOPMENT INCLUDING 16,000 SQUARE FEET OF COMMERCIAL SPACE AND 336 RESIDENTIAL UNITS TO AN APPROVED 12-STORY MIXED-USE DEVELOPMENT on 3.30 acres at the southwest corner of Charleston Boulevard and Fourth Street; and northeast corner of Casino Center Boulevard and Coolidge Avenue (APN 162-03-115-001 and 002; and 139-34-410-056 through 059), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Reese). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41600** APN: 162-03-115-001 and 002

Name of Property Owner: 305 Las Vegas LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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: BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41600** APN: 139-34-410-056, 057 ,058 ,059

Name of Property Owner: Leah Properties, LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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: BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL 20 11

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-20502

Project Address (Location) 330 E. Charleston Boulevard

Project Name Aquarius Apartments **Proposed Use** Mixed use

Assessor's Parcel #(s) 162-03-115-001 and 002 **Ward #** 3- Reese

General Plan: existing MXU proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 58,000 sf **Floor Area Ratio**

Gross Acres 2.67 **Lots/Units** 1,100 **Density**

Additional Information

PROPERTY OWNER 305 Las Vegas LLC **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1212

City Las Vegas **State** NV **Zip** 89104

E-mail Address

Property Owner Signature* [signature]

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

Print Name BARNET L LIBERMAN

Subscribed and sworn before me

This 28th day of April, 20 11.

[signature]

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 14

FOR DEPARTMENT USE ONLY

Case #	SDR-41600
Meeting Date:	6/14/11
Total Fee:	$1,030
Date Received:*	4/28/11
Received By:	BMS

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*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: Major Amendment to SDR-20502

Project Address (Location) 919 to 931 Casino Center Blvd.

Project Name The Royale at Casino Center **Proposed Use** Mixed use

Assessor's Parcel #(s) 139-34-410-056, 057, 058, 059 **Ward #** 3- Reese

General Plan: existing MXU proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 16,000 **Floor Area Ratio**

Gross Acres 064 **Lots/Units** 330 **Density**

Additional Information

PROPERTY OWNER Leah Property LLC **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1212

City Las Vegas **State** NV **Zip** 89104

E-mail Address

Property Owner Signature* [signature]

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

Print Name BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11.

[signature]

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
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Commission Expires May 31, 20 11

FOR DEPARTMENT USE ONLY

Case #	SDR-41600
Meeting Date:	6/14/11
Total Fee:	$1,030
Date Received:*	4/28/11
Received By:	BJS

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Revised 10/27/08

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APR 28 2011

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

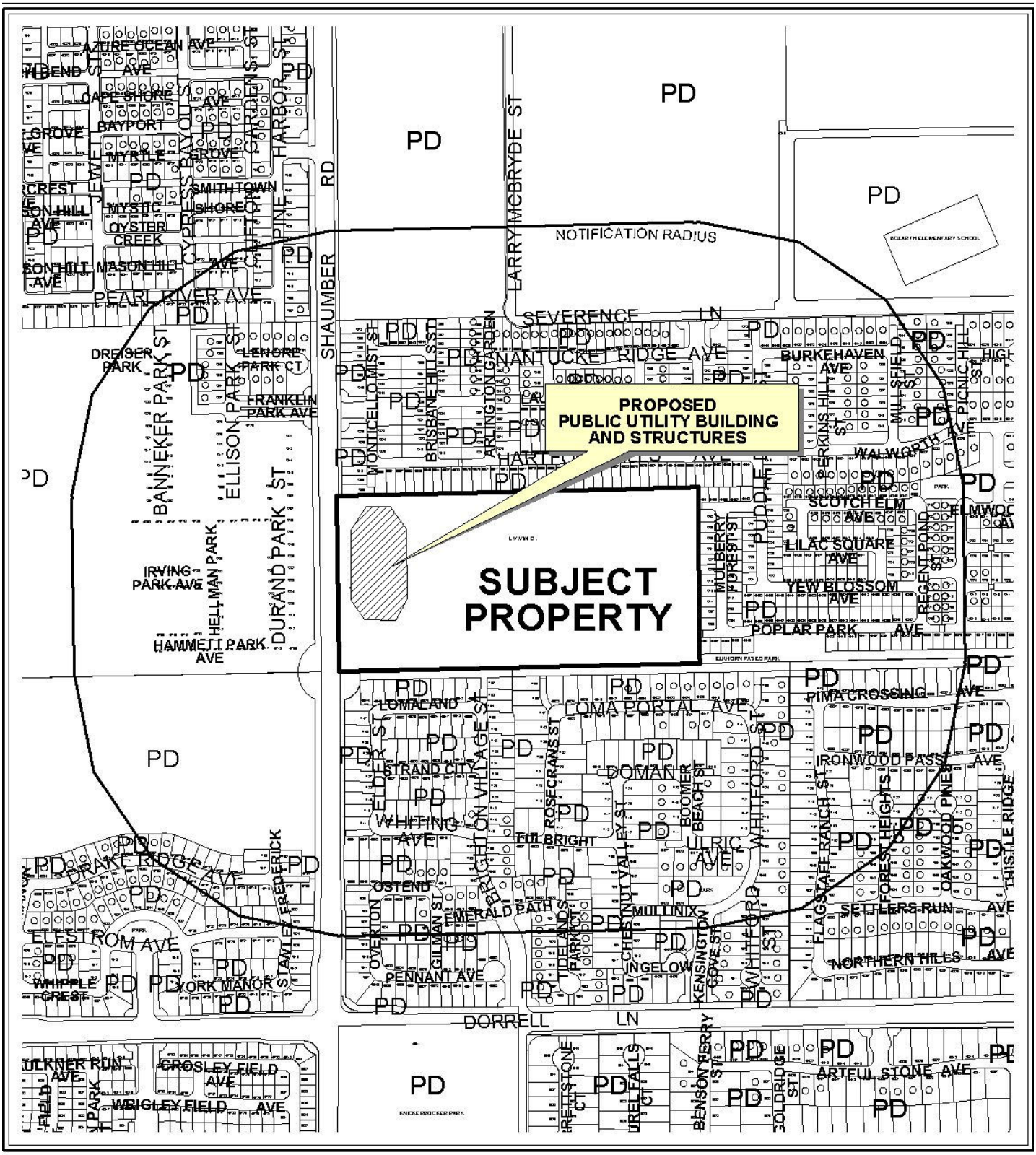
SUBJECT:
SDR-41591 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Site Development Plan Review TO INSTALL TWO, 93-FOOT HIGH SOLAR POWER GENERATION FACILITIES on 20.69 acres at 7210 Shaumber Road (APN 126-13-401-014), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends

MAY GO TO CITY COUNCIL ON 07/20/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



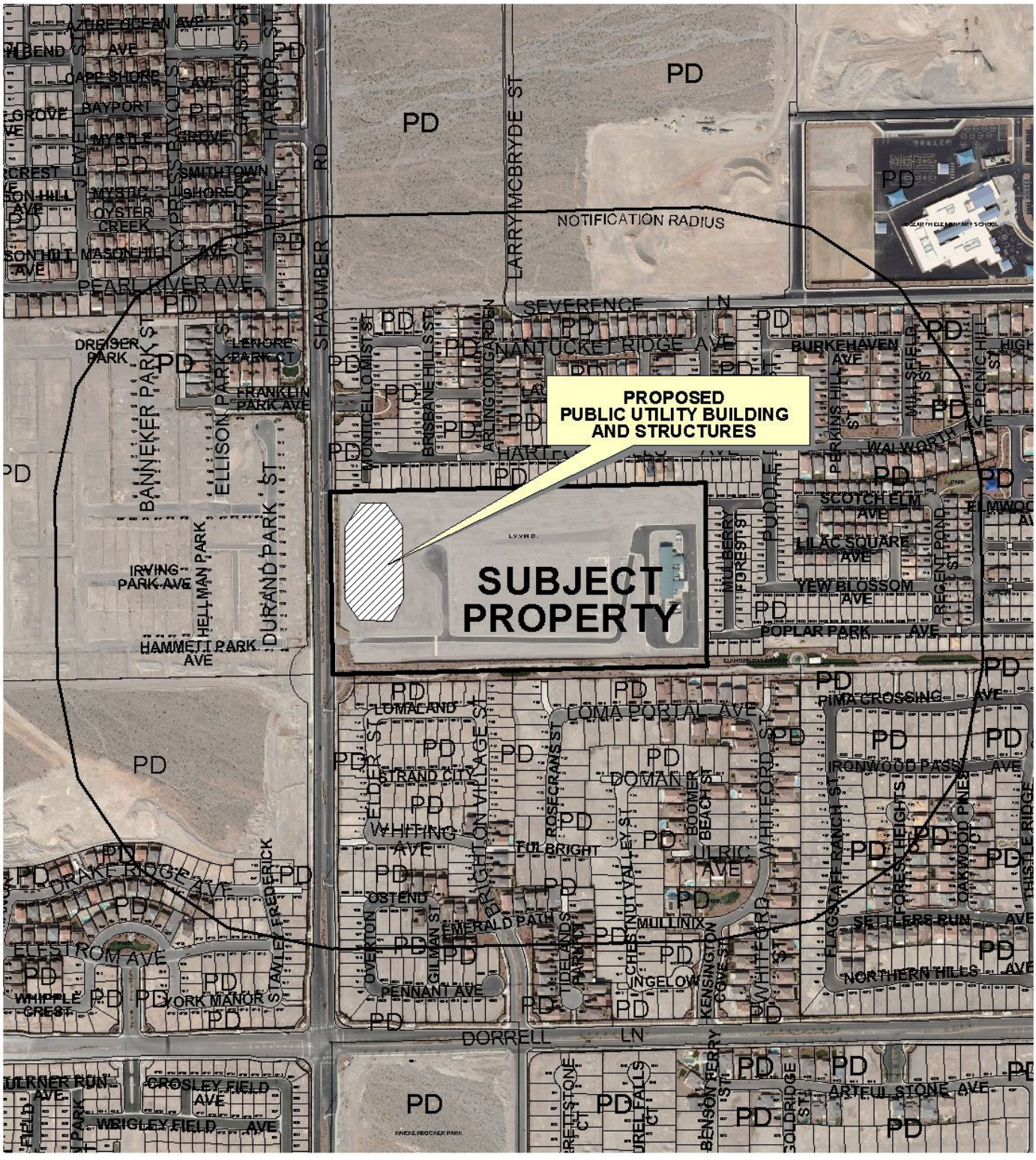
0 300 600 Feet

CASE: **SDR-41591**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: **SDR-41591**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 7210 Shaumber Rd.

Project Name C1341 - Turbo Solar Power Generation **Proposed Use** Utility Installation

Assessor's Parcel #(s) 126-13-401-014 **Ward #** 6 - Ross

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

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

Gross Acres 20.69 ac **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Las Vegas Valley Water District **Contact** Patricia Mulroy

Address 1001 S. Valley View Boulevard **Phone:** (702) 258-3266 **Fax:** (702) 862-7452

City Las Vegas **State** Nevada **Zip** 89153

E-mail Address _____

APPLICANT Las Vegas Valley Water District **Contact** Shawn P. Mollus

Address 1001 S. Valley View Boulevard **Phone:** (702) 258-3266 **Fax:** (702) 862-7452

City Las Vegas **State** Nevada **Zip** 89153

E-mail Address _____

REPRESENTATIVE Las Vegas Valley Water District **Contact** Peter J. Jauch

Address 1001 S. Valley View Boulevard **Phone:** (702) 258-3240 **Fax:** (702) 862-7452

City Las Vegas **State** Nevada **Zip** 89153

E-mail Address _____

Property Owner Signature* Gary A Wood

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

Print Name Gary A. Wood

Subscribed and sworn before me

This 27th day of April, 20 11.

Alena Adrianse

Notary Public in and for said County and State Clark NV

ALENA ADRIANSE
Notary Public, State of Nevada
Appointment No. 03-80022-1
My Appt. Expires Dec. 23, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-41591
Meeting Date:	6-14-11
Total Fee:	1080
Date Received:*	4-28-11
Received By:	FS

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41591** APN: 126-13-401-014

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

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: Gary A Wood

Print Name: Gary A. Wood

Subscribed and sworn before me

This 27th day of APRIL, 2011

Alena Adrianse

Notary Public in and for said County and State CLARK NV

ALENA ADRIANSE
Notary Public, State of Nevada
Appointment No. 03-80022-1
My Appt. Expires Dec. 23, 2014

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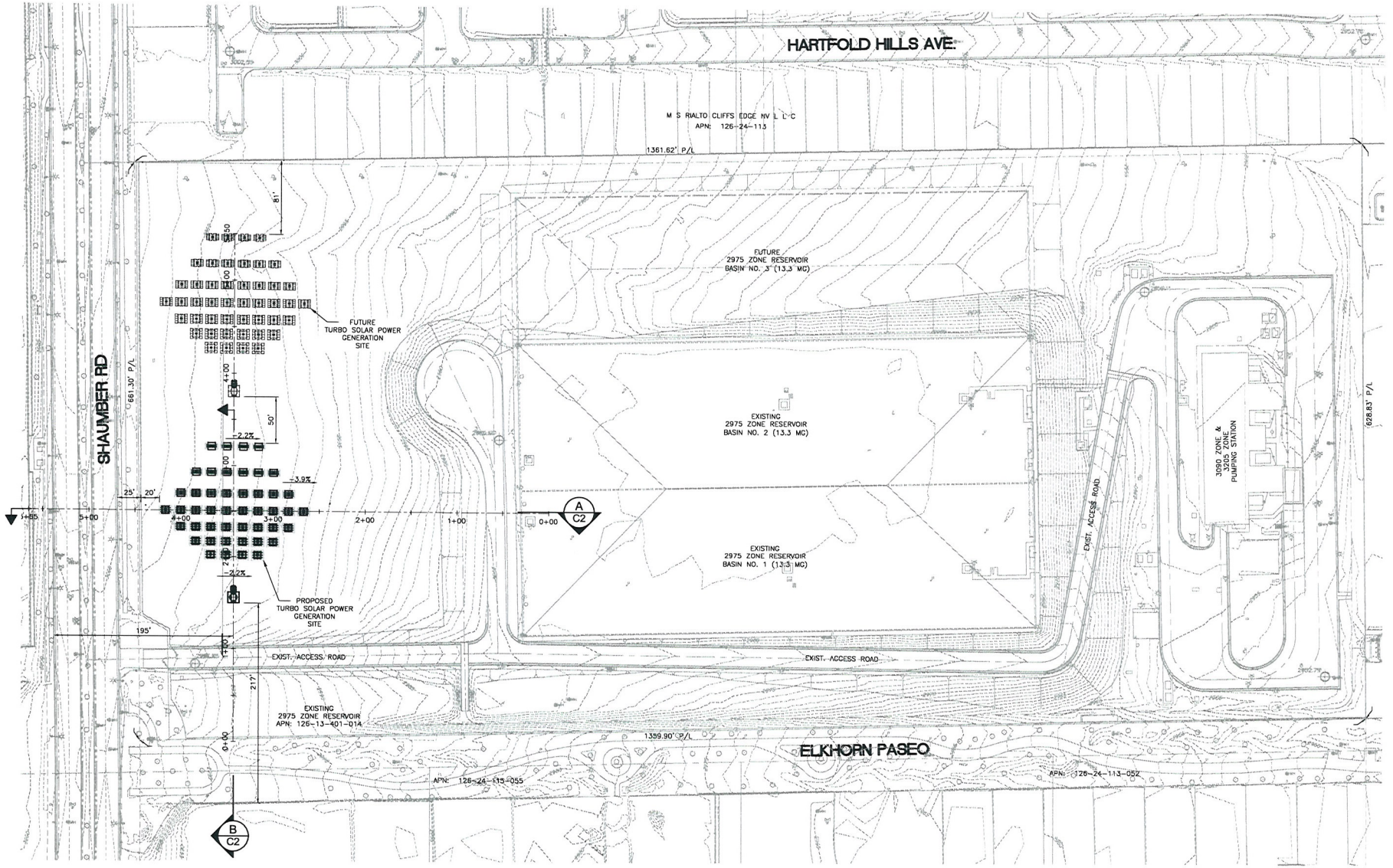
City of Las Vegas



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APR 20 2011

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-3011

VERIFY SCALE
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

TURBO SOLAR POWER GENERATION
ELKHORN 2975 ZONE RESERVOIR

SITE PLAN

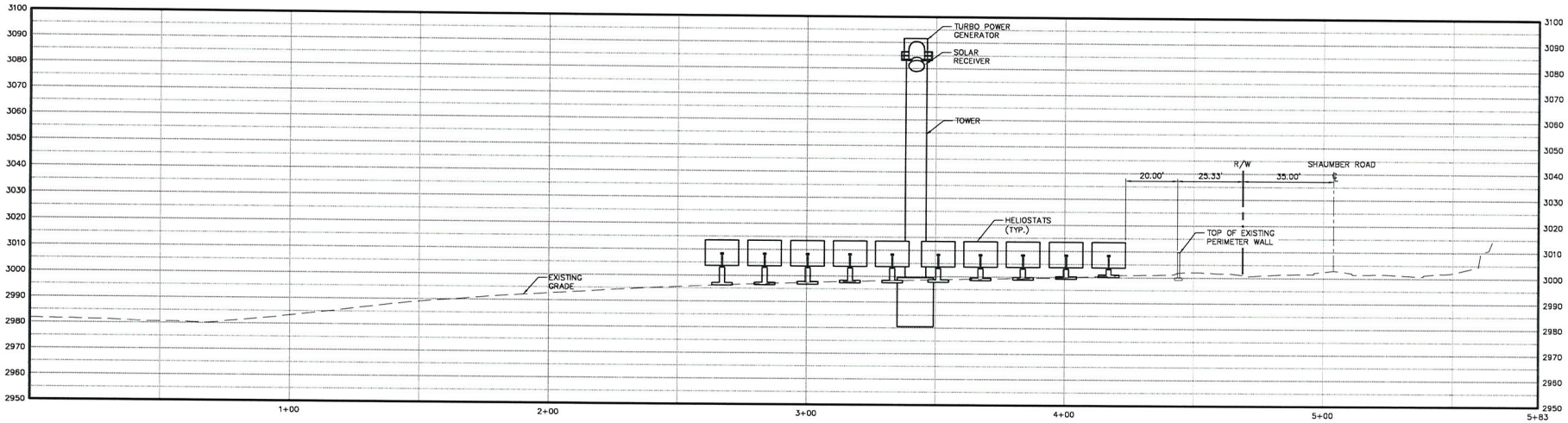
SCALE 1"= 50'

DRAWN BY:
CHECKED BY:
RECOMMENDED BY: JOSEPH Y. LIN DATE
ACCEPTED BY: PETER J. JAUCH DATE

REVISIONS:

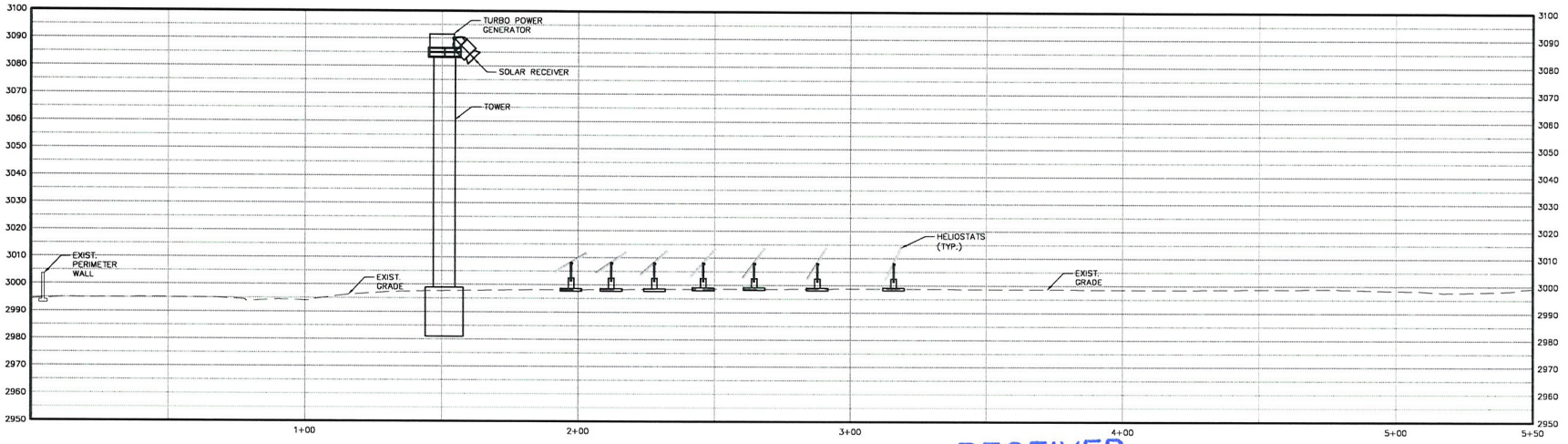
CONTRACT NUMBER
C1341
DRAWING NUMBER C1
SHEET 1 OF 2

SDR-41591



GRADING SECTION (A / C2)

SCALE: HORZ. 1"=20'
VERT. 1"=20'



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GRADING SECTION (B / C2)

SCALE: HORZ. 1"=20'
VERT. 1"=20'

SDR-41591

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-3011

VERIFY SCALE
BAR REPRESENTS ONE-HALF INCHES ON ORIGINAL

TURBO SOLAR POWER GENERATION
ELKHORN 2975 ZONE RESERVOIR

GRADING SECTIONS

SCALE 1"= 20'

DRAWN BY: PJ
CHECKED BY:
RECOMMENDED BY: JOSEPH Y. LIN DATE
ACCEPTED BY: PETER J. JAUCH DATE

REVISIONS:

CONTRACT NUMBER
C1341
DRAWING NUMBER C2
SHEET 2 OF 2

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwwd.com

April 26, 2011

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

SUBJECT: CONTRACT NO. C1341 – RENEWABLE ENERGY PROJECT, PHASE II, REQUEST FOR SITE DEVELOPMENT PLAN REVIEW AND VARIANCE

The Las Vegas Valley Water District (District) is in the process of designing renewable energy facilities on a portion of 20 acres of Bureau of Land Management land (Right-of-Way Grant N-61412) located at the northeast corner of Shaumber Road and the Elkhorn Road alignment (APN: 126-13-401-014). The Renewable Energy Project is to be located on the western-most portion of this site and includes the installation of a solar concentrator mast, heliostats, buried electrical conduit and conductors, and minor site grading.

This is a pilot project to demonstrate a new technology that uses heated air to drive a series of micro-turbines rather than steam driving a single large turbine. This pilot facility will initially generate 100 kW of electrical energy to be used entirely on-site and which will offset a portion of the site's existing electrical power needs. Ultimately, two of these systems are planned to be installed at this site, generating a total of 200 kW. Future improvements to the systems would include capturing of waste heat for use in a combined heat and power application, extending the daily energy generation time. This project will continue the energy sustainability efforts initiated by the District in 2004 with the installation of six photovoltaic array systems.

At this time, the District respectfully requests review and approval of a Site Development Plan Review and Title 19.08.060 Variance for height and setback requirements for the proposed facilities. Constraints on the separation between the 46 heliostats to maximize solar reflectivity and eliminate shading requires the systems to be located such that the 3:1 setback requirements are not met at the western and southern property lines. The western property line is bounded by Shaumber Road and the southern property line is bounded by a 70-foot wide paseo, minimizing the impact on the surrounding residential development of the requested variance.

The project is scheduled to begin construction in fall 2011 and to be completed in early 2012.

If you have any questions, or require additional information, please contact Joseph Lin, Engineering Project Manager at (702) 875-7062.

Sincerely,

Peter Jauch, P.E.
Engineering Design Manager
Engineering Design Division

PJJ:jlr
Attachments

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APR 28 2011
City of Las Vegas

SDR-41591

SOUTHERN NEVADA WATER AUTHORITY
1001 South Valley View Boulevard • Las Vegas, NV 89153
(702) 258-3939 • snwa.com

April 28, 2011

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

Attn: Mike Howe

Subject: Designees authorized to sign on behalf of the Southern Nevada Water Authority

Dear Mr. Howe:

The Southern Nevada Water Authority's Board Resolution 99-003 dated July 15, 1999, herein attached, provides for the General Manager or her designee to conduct property management activities, file applications for rezoning or variances, conditional use or other permits, and to sign documents associated with the applications.

The following is a list of designees authorized to sign on behalf of the Southern Nevada Water Authority in accordance with Resolution 99-003:

- Leanne Miller, Project Manager
- Gerry Hester, Project Manager
- Don Bittle, Project Manager
- Erika Moonin, Project Manager
- Gina Neilson, Project Manager
- John Evans, Project Manager
- Gary Wood, Renewable Energy Program Manager

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APR 28 2011
City of Las Vegas

Should you have any questions or if additional information is required, please do not hesitate to contact me at (702) 258-3288.

Sincerely,

Mary E. Madden
Deputy Counsel

Paulette Stacy

PAULETTE STACY
Notary Public State of Nevada
No. 02-75419-1
My Appt. Exp. July 12, 2014

MEM/ps

cc: Christopher D. Figgins, Esq.
Robert Warhola, Esq.

SDR-41591

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 2011

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

SUBJECT:
TXT-41610 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to update the Downtown Centennial Plan to REVISE THE LANGUAGE OF THE OUTDOOR DINING AND ENTERTAINMENT STANDARDS. Staff recommends

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 14, 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

