



**PLANNING COMMISSION AGENDA**  
COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://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**

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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, 2<sup>nd</sup> 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 WITH WAIVERS TO ALLOW NO FACADE ALIGNMENT ON THE GROUND FLOOR WHERE SEVENTY PERCENT IS REQUIRED, TO ALLOW NO GROUND FLOOR RETAIL FOR THE PARKING GARAGE WHERE GROUND FLOOR RETAIL IS REQUIRED, TO ALLOW THE MAIN ENTRY OF THE BUILDING TO NOT BE ARTICULATED IN THE DESIGN WHERE REQUIRED AND TO NOT CARRY ARCHITECTURAL DETAILS AROUND ALL SIDES OF THE BUILDING WHERE REQUIRED 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
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 CONVALESCENT 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-FOOT 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-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:**

47. 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



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG, Acting**

**SUBJECT:**

**CALL TO ORDER**



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG, Acting**

**SUBJECT:**

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG, Acting**

**SUBJECT:**  
**ROLL CALL**



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG, Acting**

**SUBJECT:**

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



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

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**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



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

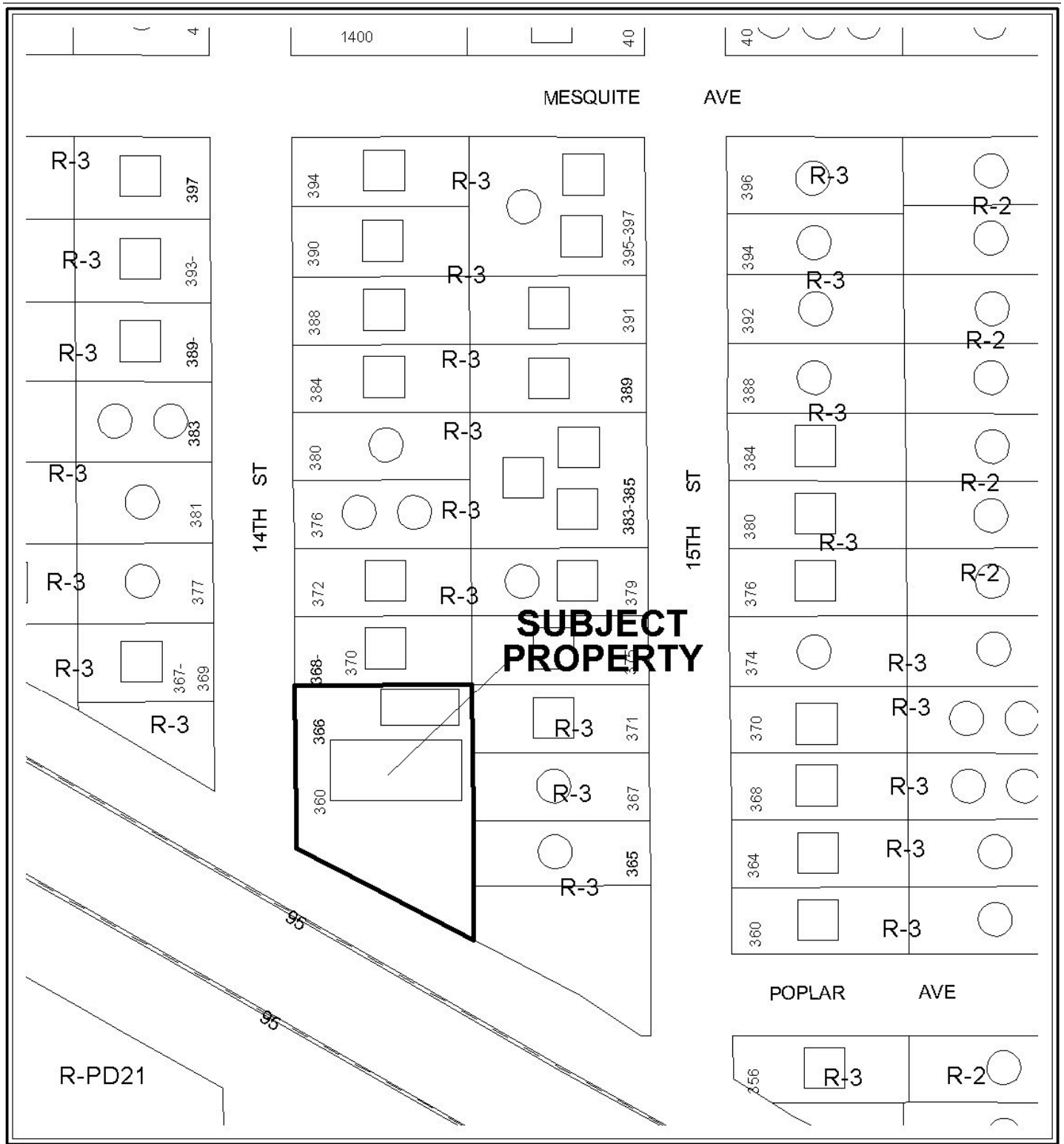
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**RECOMMENDATION:**

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)







## 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 Phanhip

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: PAT PONDAHARN

Print Name: PAT PONDAHARN

RECEIVED

APR 07 2011

City of Las Vegas

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: USE 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 ✓ proposed ✓ Ward # \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Zoning: existing 11-3 proposed \_\_\_\_\_  
Gross Acres \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Additional Information \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

### PROPERTY OWNER PAT PONDANHARN

Address 4275 E. Saint Louis Contact 702-440-6089  
City L.V. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail Address Phanthipa.cox.net State NV Zip 89104

### APPLICANT WAT LAO Puthamesy

Address Same above Contact 702-372-8088  
City \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail Address \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### REPRESENTATIVE Airi Phanthip

Address 337 Bando Dr. Contact 702-372-8088  
City HENDERSON Phone: 372-8088 Fax: \_\_\_\_\_  
E-mail Address Phanthipa.cox.net State NV Zip 89014

### Property Owner Signature\* Pat Pondanharn

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

Subscribed and sworn before me

This 6 day of April, 20 11

Magaly N  
Notary Public in and for said County and State  
MAGALY NEVAREZ  
NOTARY PUBLIC, STATE OF NEVADA  
APPOINTMENT NO. 10-3202-1  
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.



Proposed

Used Permit for

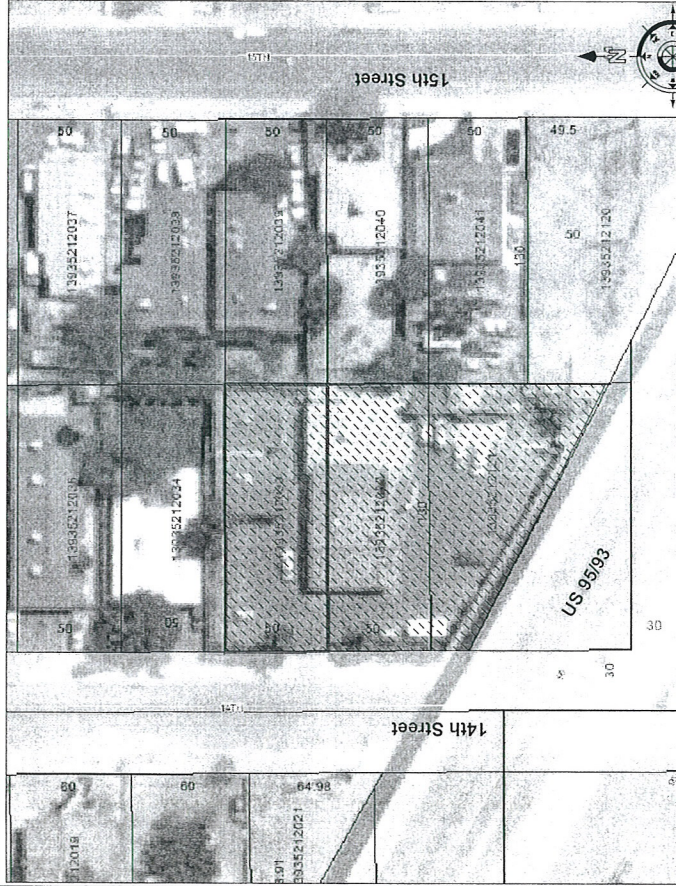
WAT LAO PUTHAMESY ASSN LV INC

360 N 14TH ST

Las Vegas - 89101

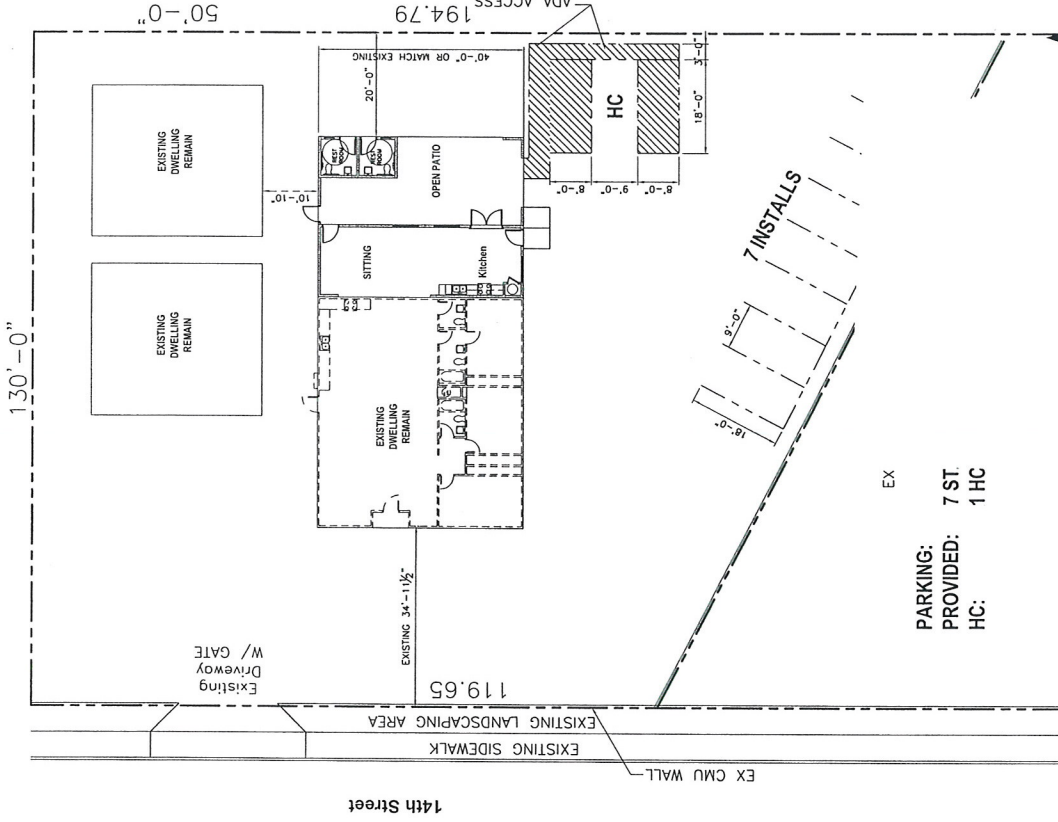
APN No. 13935212130

Zoning: R-3



VICINITY MAP

SCALE: NTS



SITE PLAN

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

PARKING:  
PROVIDED: 7 ST  
HC: 1 HC

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

|       |           |
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| Date  | 6-02-09   |
| Scale | AS NOTED  |
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| Sheet | A1        |
| Of    | Revisions |

EOT-41404

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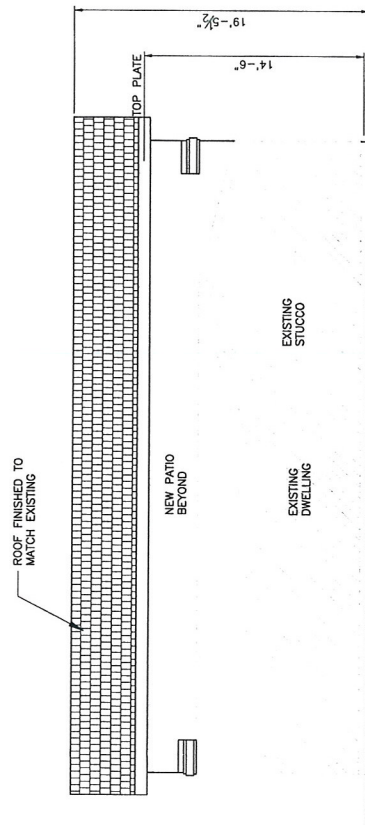
APR 07 2011

City of Las Vegas

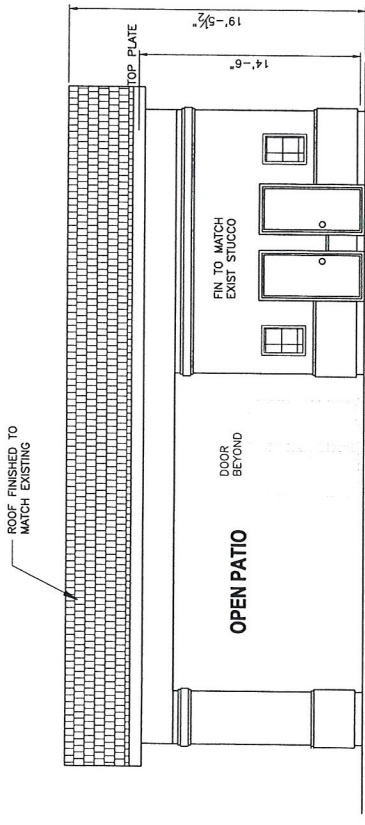
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WAT LAO PUTHAMESY ASSN LV INC  
360 N 14TH ST  
Las Vegas - 89101

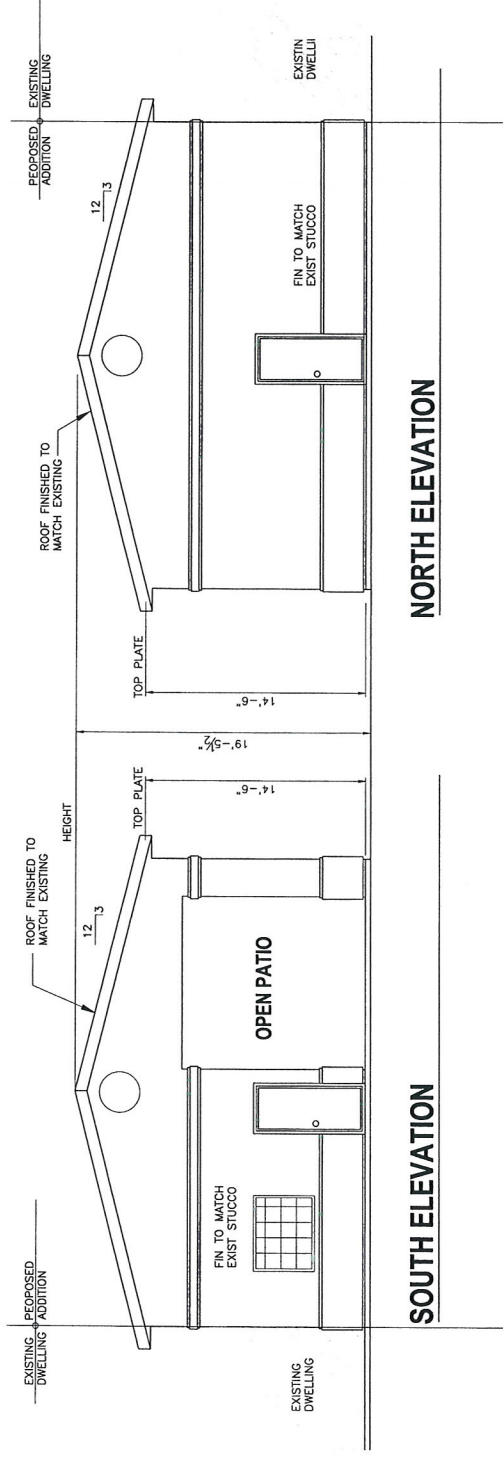
OTED



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

RECEIVED

APR 07 2011

EOT-41404

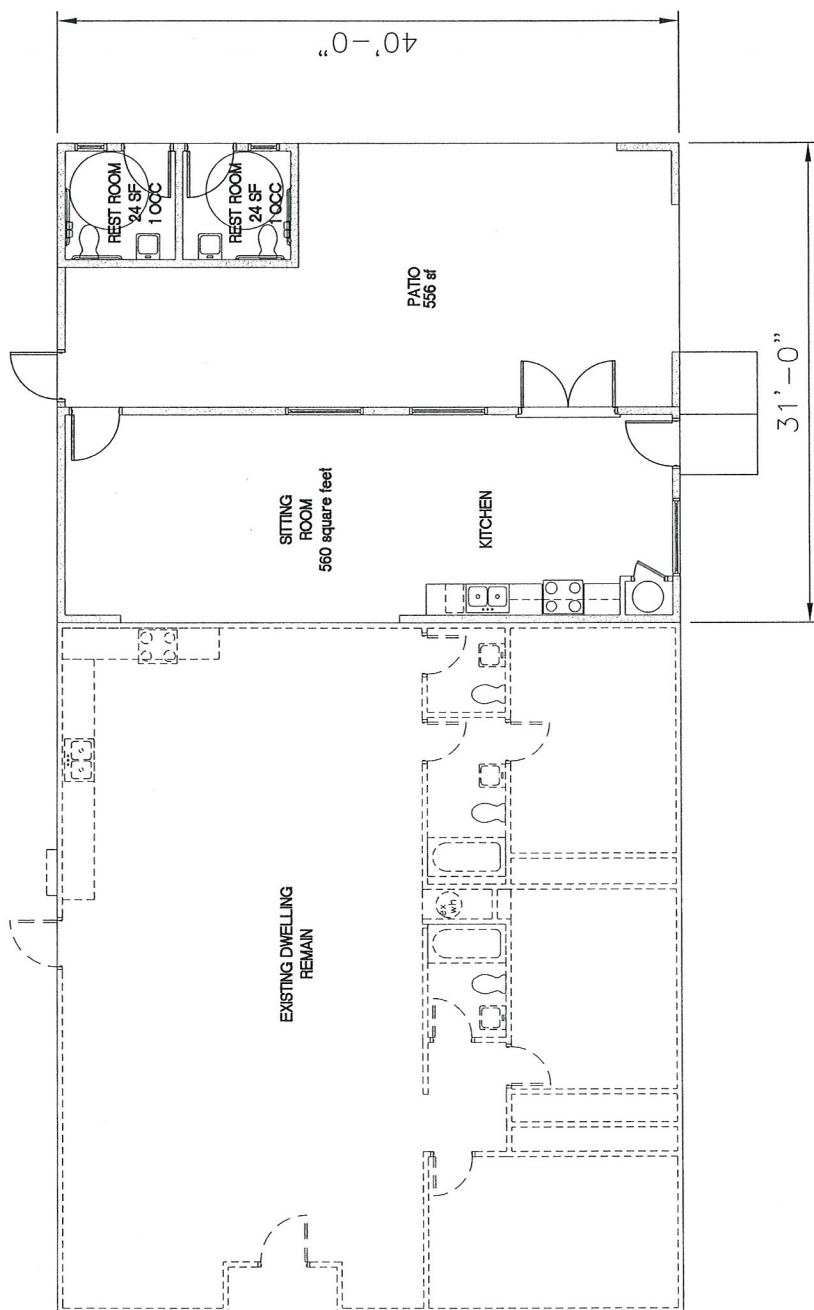
City of Las Vegas

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

|       |          |
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| Date  | 6-02-09  |
| Scale | AS NOTED |
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| Drawn | WL       |
| Sheet | A2       |
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RECEIVED  
APR 07 2011  
City of Las Vegas



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

**EOT-41404**



April 10, 2009

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

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

**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**  
**RECEIVED**

APR 07 2011



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 filed 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**



Aira Phanthip  
SDR-33063 – Page Four  
April 10, 2009

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. 14<sup>th</sup> 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

**RECEIVED**

**APR 07 2011**

**City of Las Vegas**

**EOT-41404**

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

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

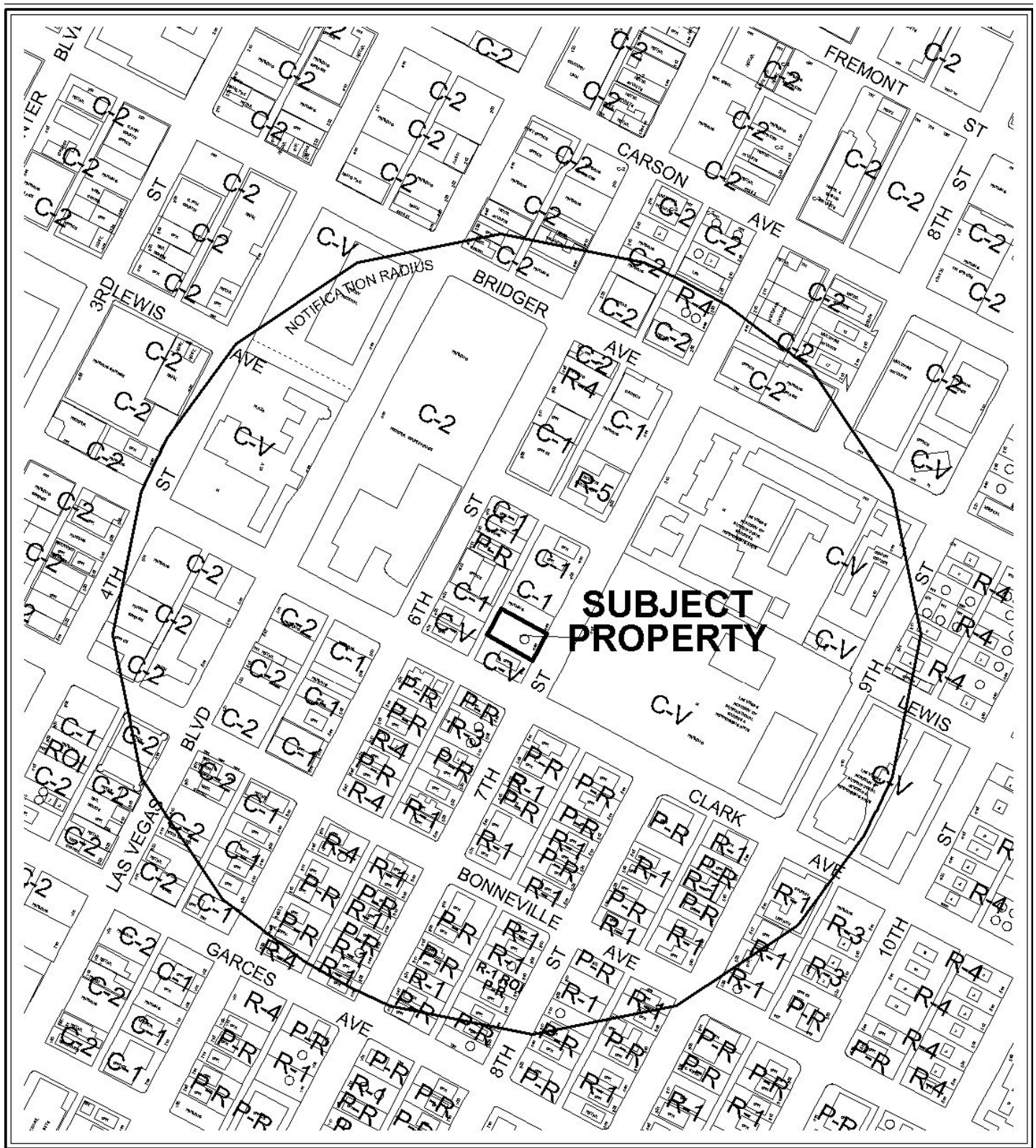
ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese). Staff recommends APPROVAL.

**C.C.: 07/20/2011****PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****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



**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)**







**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)**







## 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 24<sup>th</sup> day of February 11  
Dawn M. Leno Brown  
Notary Public in and for said County and State





[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\* \_\_\_\_\_

\* 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

Revised 10/27/08

**FOR DEPARTMENT USE ONLY**

|                 |                  |
|-----------------|------------------|
| Case #          | <u>ZON-41044</u> |
| Meeting Date:   | <u>4/12/11</u>   |
| Total Fee:      | <u>1200.00</u>   |
| Date Received:* | <u>2-24-11</u>   |
| Received By:    | <u>JFMue</u>     |

\*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

**RECEIVED**  
**FEB 24 2011**





**ZON-41044**  
**SDR-41045**

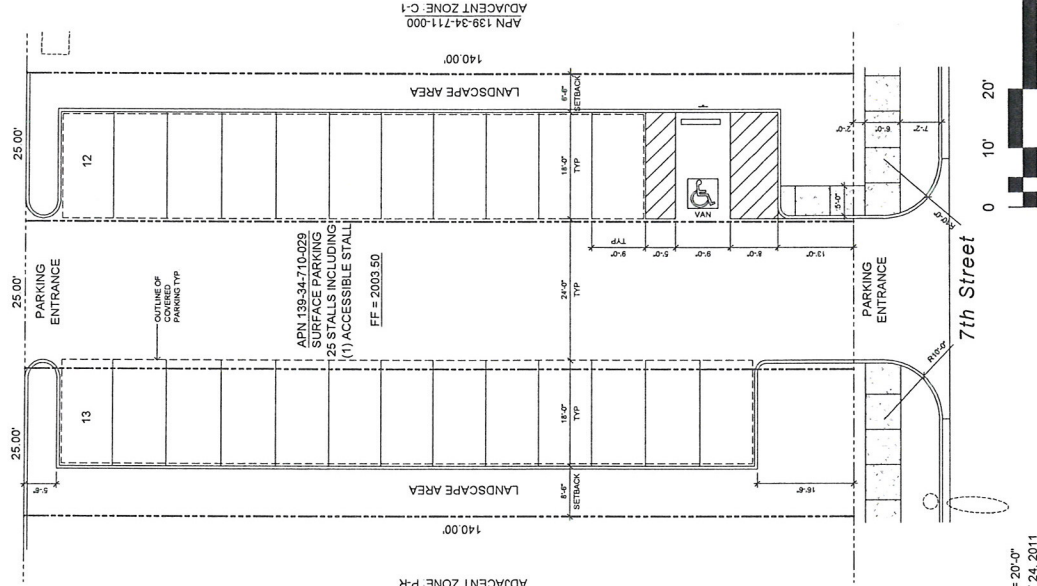


APN 139-34-710-011  
ADJACENT ZONE P-R

APN 139-34-710-010  
ADJACENT ZONE C-1

APN 139-34-711-000  
ADJACENT ZONE C-1

Alley

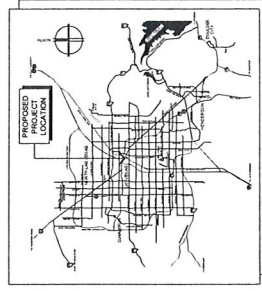


SCALE: 1" = 20'-0"  
FEBRUARY 24, 2011

# 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) |
| TOTAL            | 1 VAN ACCESSIBLE SPACE  |

# VICINITY MAP



designcell

DR01  
SITE PLAN

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

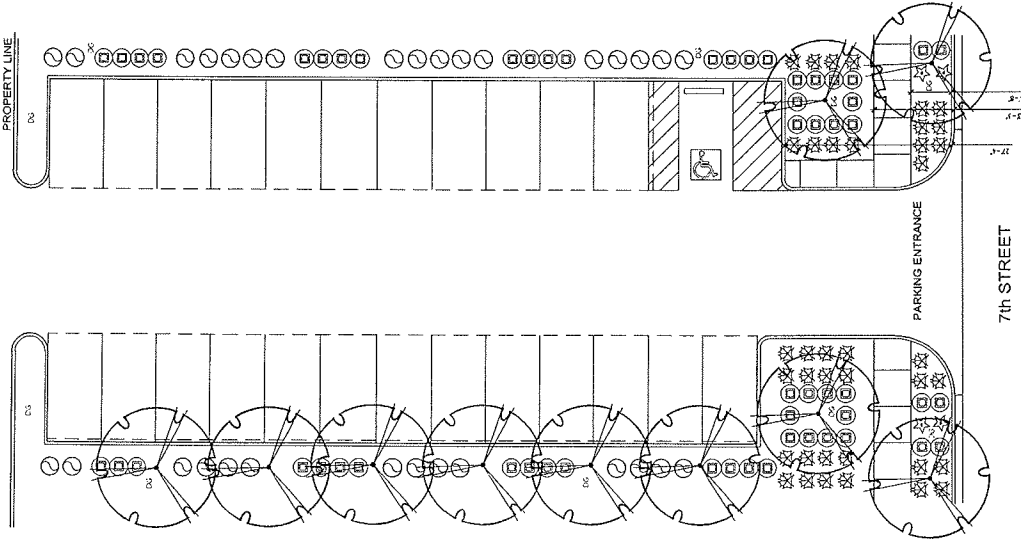
ZON-41044  
SDR-41045

RECEIVED  
FEB 24 2011

Satellite Parking Lot

424 S. 7th Street  
LAS VEGAS, NEVADA 89101

ALLEY



PRELIMINARY PLANTING PLAN

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

EVAPS Law Offices

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



designncel DR02

10777 W. TWIN AVE., STE 135 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNNCEL.COM

ZON-41044  
SDR-41045



southwick  
LANDSCAPE ARCHITECTS  
12 Commerce Center Drive  
Hawthorne, NV 89001  
702.397.3100

PLANTING LEGEND

| TREES  |                               |                   |
|--------|-------------------------------|-------------------|
| SYMBOL | POTENTIAL NAME<br>COMMON NAME | MINIMUM SIZE      |
|        | PAVING MATERIALS - SPREAD     | 1" DIA.<br>7'-10' |

| SHRUBS |                               |                   |
|--------|-------------------------------|-------------------|
| SYMBOL | POTENTIAL NAME<br>COMMON NAME | MINIMUM SIZE      |
|        | PAVING MATERIALS - SPREAD     | 1" DIA.<br>7'-10' |

| LANDSCAPE ELEMENTS |                           |                   |
|--------------------|---------------------------|-------------------|
| SYMBOL             | DESCRIPTION               | DETAIL            |
|                    | PAVING MATERIALS - SPREAD | 1" DIA.<br>7'-10' |

PLANTING NOTES

- SEE SHEET 10 FOR PLANTING DETAILS
- CHOOSE PLANT SPECIES BASED ON THE MINIMUM LEVEL OF CULTURED PLANT IN ALL LANDSCAPE AREAS WITH LANDSCAPE LINE TO MARK, EXCEPT WHERE SPECIFIED OTHERWISE. PLANT SPECIES SHOULD BE SELECTED BASED ON THE CLIMATE, SOIL TYPE, AND MAINTENANCE REQUIREMENTS. PLANT SPECIES SHOULD BE SELECTED BASED ON THE CLIMATE, SOIL TYPE, AND MAINTENANCE REQUIREMENTS. PLANT SPECIES SHOULD BE SELECTED BASED ON THE CLIMATE, SOIL TYPE, AND MAINTENANCE REQUIREMENTS.

SITE NOTES:

|                       |             |
|-----------------------|-------------|
| TOTAL LANDSCAPE AREA  | 2,254 S.F.  |
| TOTAL OPEN SPACE AREA | 11,425 S.F. |
| TOTAL AREA            | 11,425 S.F. |



**ZON-41044 & SDR-41045 - APPLICANT/OWNER: DANIEL ROSS  
424 SOUTH 7<sup>TH</sup> STREET**

03/03/11





**ZON-41044 & SDR-41045 - APPLICANT/OWNER: DANIEL ROSS  
424 SOUTH 7<sup>TH</sup> STREET**

03/03/11

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 7<sup>th</sup> 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. 7<sup>th</sup> 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 7<sup>th</sup> Street and the Alley. A waiver of standard is requested for the driveway entrance from 7<sup>th</sup> 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 7<sup>th</sup> 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**

**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:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation

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





## DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41045** APN: 139-34-710-029Name of Property Owner: Daniel RossName 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?

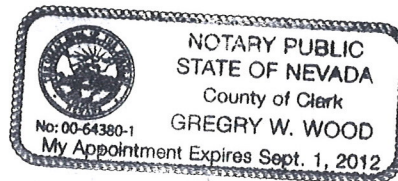
☐ Yes☒ No

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 ROSSCLARK COUNTY, NEVADA  
Subscribed and sworn before meThis 24 day of FEB, 2011*Gregory W. Wood*  
Notary Public in and for said County and State



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

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-41045</u> |
| Meeting Date:   | <u>4-12-11</u>   |
| Total Fee:      | <u>1030.00</u>   |
| Date Received:* | <u>2-24-11</u>   |
| Received By:    | <u>JFm</u>       |

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

Revised 10/27/08



\*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

**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:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

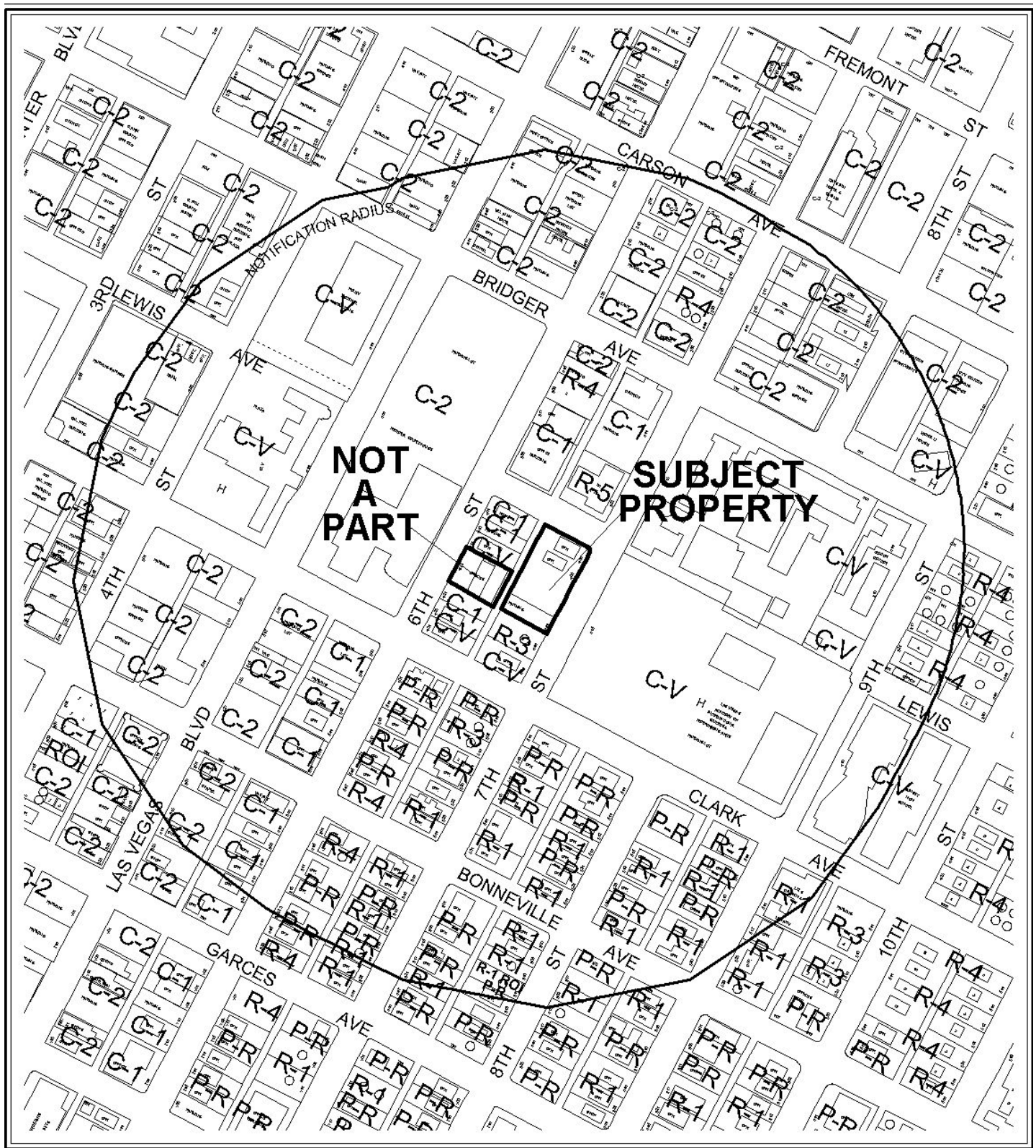
**RECOMMENDATION:**

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





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

RADIUS: 1000 FT

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

0 300 600 Feet







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

RADIUS: 1000 FT

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







## 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: \_\_\_\_\_

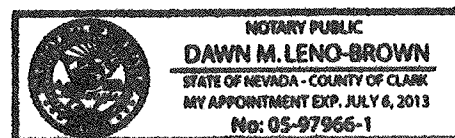
Print Name: ROBERT T. ELLER

Subscribed and sworn before me

This 24<sup>th</sup> day of February 2011

Dawn M. Leno-Brown

Notary Public in and for said County and State



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): \_\_\_\_\_

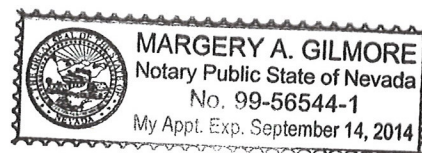
APN: \_\_\_\_\_

Signature of Property Owner: *[Signature]*  
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





## 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

#### FOR DEPARTMENT USE ONLY

Property Owner Signature\* [Signature]

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

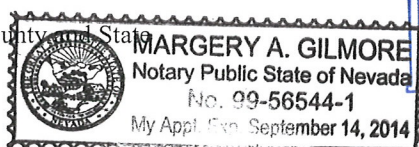
Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11

Margery G. Gilmore

Notary Public in and for said County of \_\_\_\_\_ State of \_\_\_\_\_



Revised 10/27/08

Case #

VAR-41051

Meeting Date: 4-12-11

Total Fee: 830.00

Date Received: 2-24-11

Received By: [Signature]

\*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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## 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 123rd day of February, 20 11

Notary Public in and for the State of Nevada



County of Clark State of Nevada  
CHRISTINA HUTT

No. 06-107299-1

My Appointment Expires July 7, 2014

Revised 10/27/08

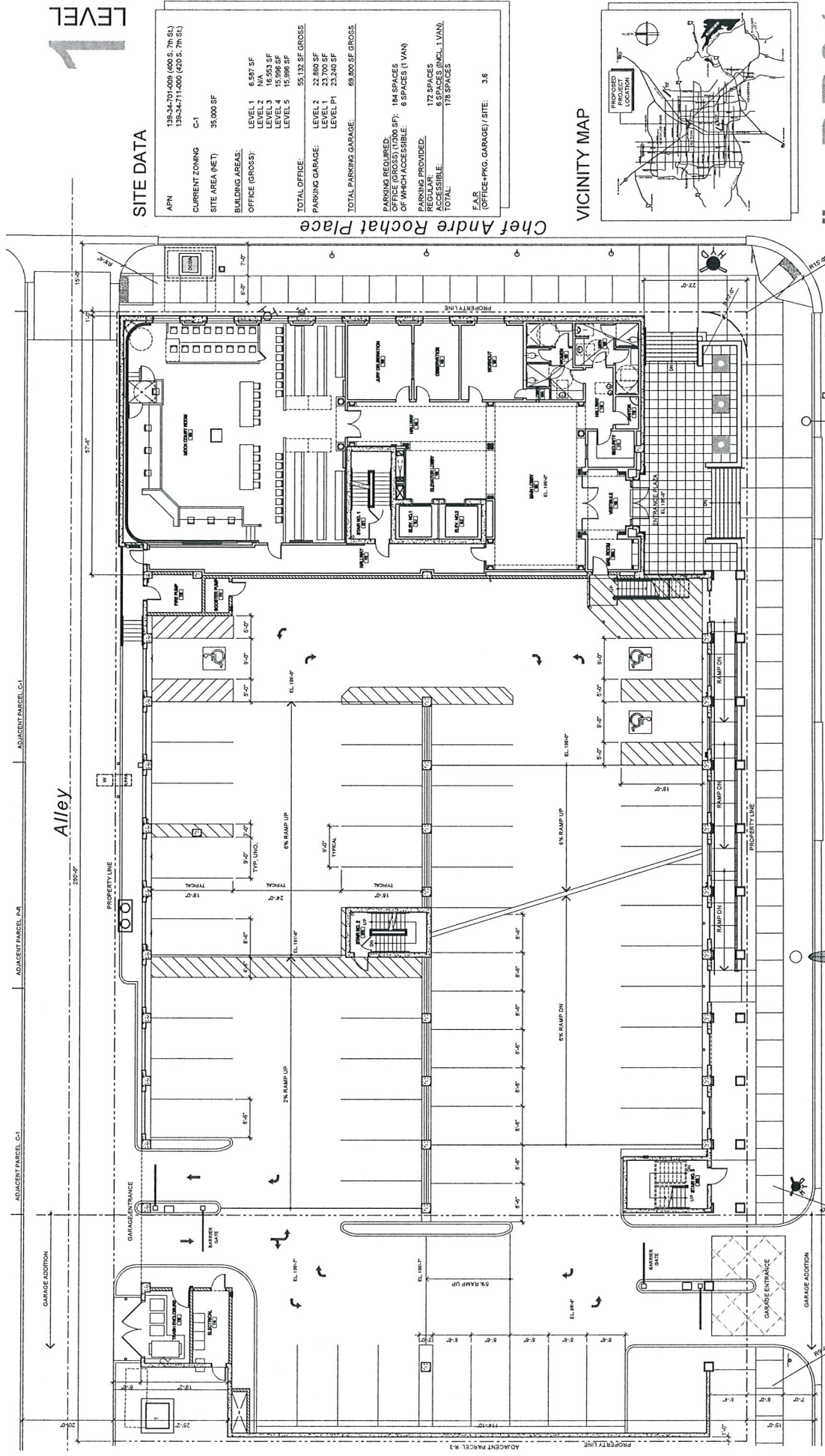
RECEIVED  
FEB 24 2011

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAR-41051</u> |
| Meeting Date:   | <u>4-12-11</u>   |
| Total Fee:      | <u>830.00</u>    |
| Date Received:* | <u>2-24-11</u>   |
| Received By:    | <u>JFM</u>       |

\*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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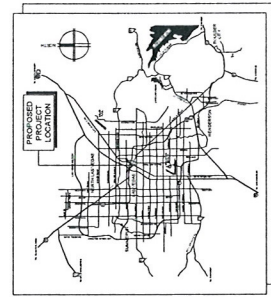


LEVEL 1

**SITE DATA**

|                       |                                        |
|-----------------------|----------------------------------------|
| APN                   | 135-34-701-009 (400 S. 7th St.)        |
| CURRENT ZONING        | C-1                                    |
| SITE AREA (NET)       | 35,000 SF                              |
| BUILDING AREAS:       |                                        |
| OFFICE (GROSS)        | LEVEL 1 6,597 SF                       |
|                       | LEVEL 2 N/A                            |
|                       | LEVEL 3 15,593 SF                      |
|                       | LEVEL 4 15,593 SF                      |
|                       | LEVEL 5 15,596 SF                      |
| TOTAL OFFICE:         | 55,133 SF GROSS                        |
| PARKING GARAGE:       | LEVEL 1 22,800 SF                      |
|                       | LEVEL 2 22,700 SF                      |
|                       | LEVEL P1 22,240 SF                     |
| TOTAL PARKING GARAGE: | 69,800 SF GROSS                        |
| PARKING REQUIRED:     | OFFICE (GROSS) (10,000 SF): 184 SPACES |
| OF WHICH ACCESSIBLE:  | 6 SPACES (1 VAN)                       |
| PARKING PROVIDED:     | 172 SPACES                             |
| ACCESSIBLE:           | 6 SPACES (INCL. 1 VAN)                 |
| TOTAL:                | 178 SPACES                             |
| F.A.R.                | (OFFICE-PKG GARAGE) / SITE: 3.6        |

**VICINITY MAP**



**designcell** DR01



**SITE PLAN/ FIRST FLOOR PLAN**

SCALE: 1" = 20'-0"

FEBRUARY 24, 2011

**EVAPS Law Offices**

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

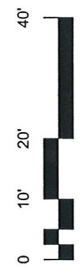
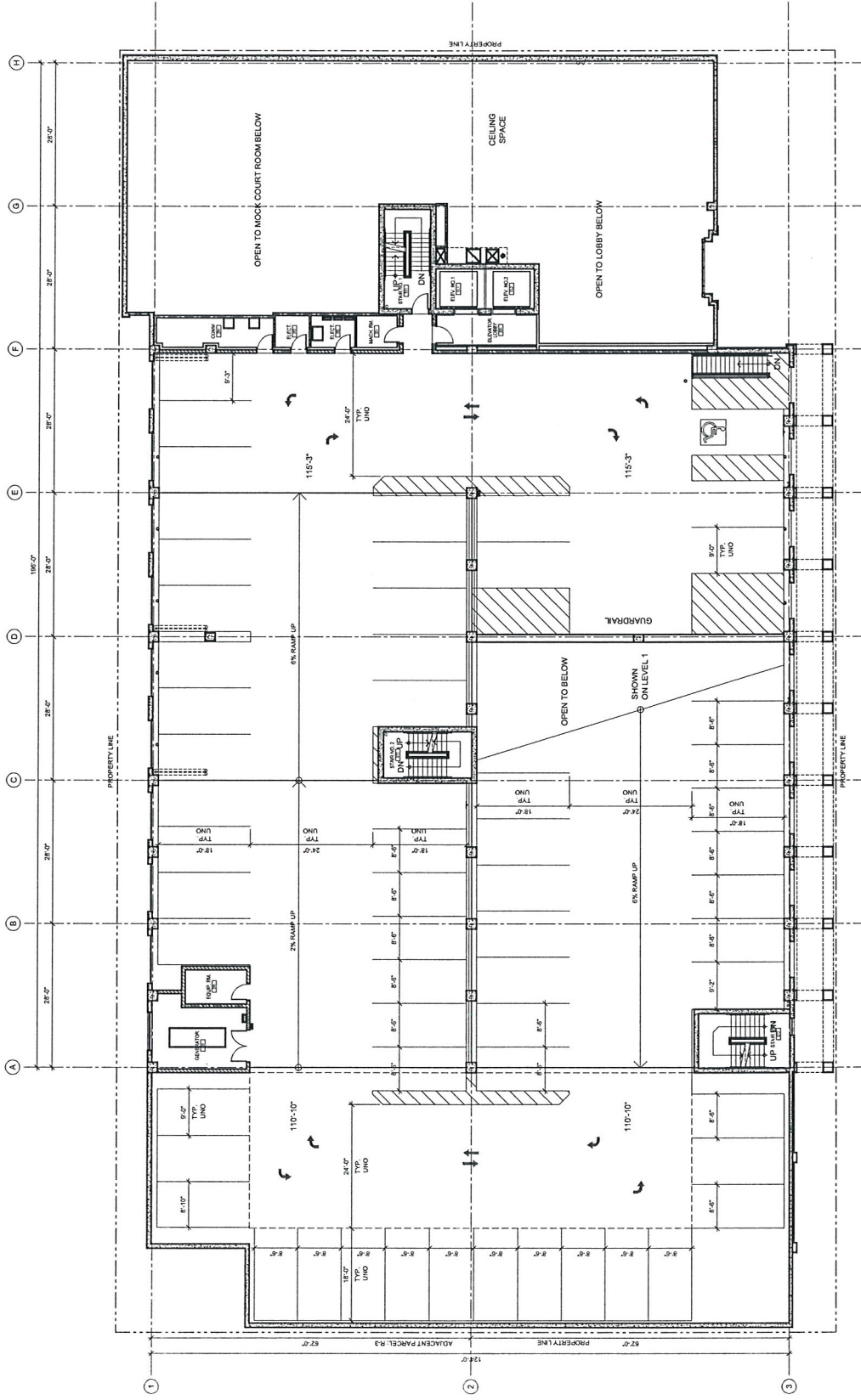
**VAR-41051**  
**VAR-41054**  
**SDR-41047**

**designcell**  
10777 W. TWIN AVE. STE 125 T. 702.493.1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

**FEB 24 2011**



LEVEL  
2



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

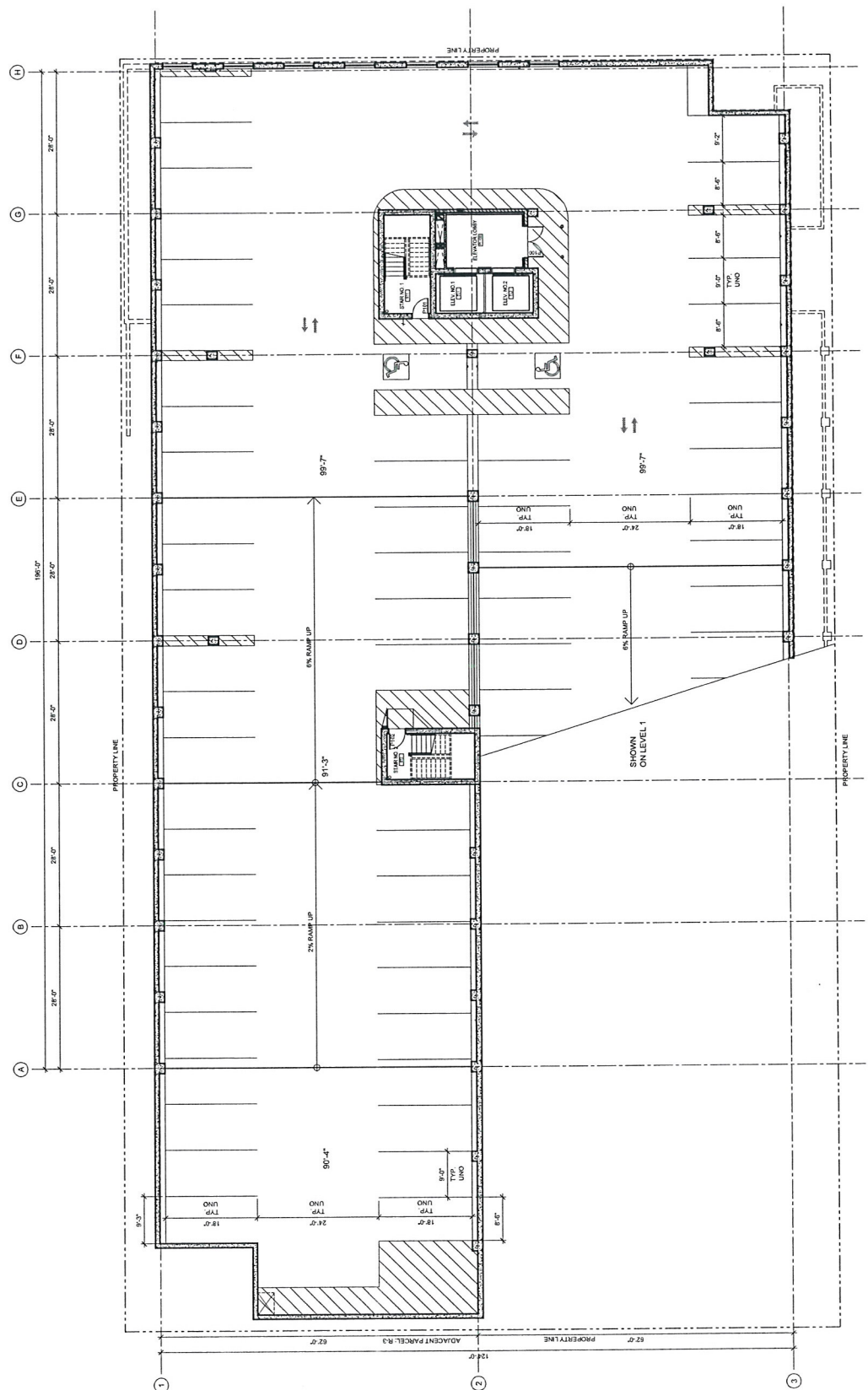
**EVAPS Law Offices**  
SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**designcell DR02**

10777 W. TWAIN AVE, STE 125 T 702-403-1595  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

**VAR-41051**  
**VAR-41054**  
**SDR-41047**

**RECEIVED**  
FEB 24 2011

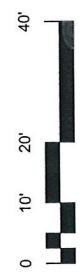


P1  
LEVEL

**EVAPS Law Offices**

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

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



**designcell DR06**

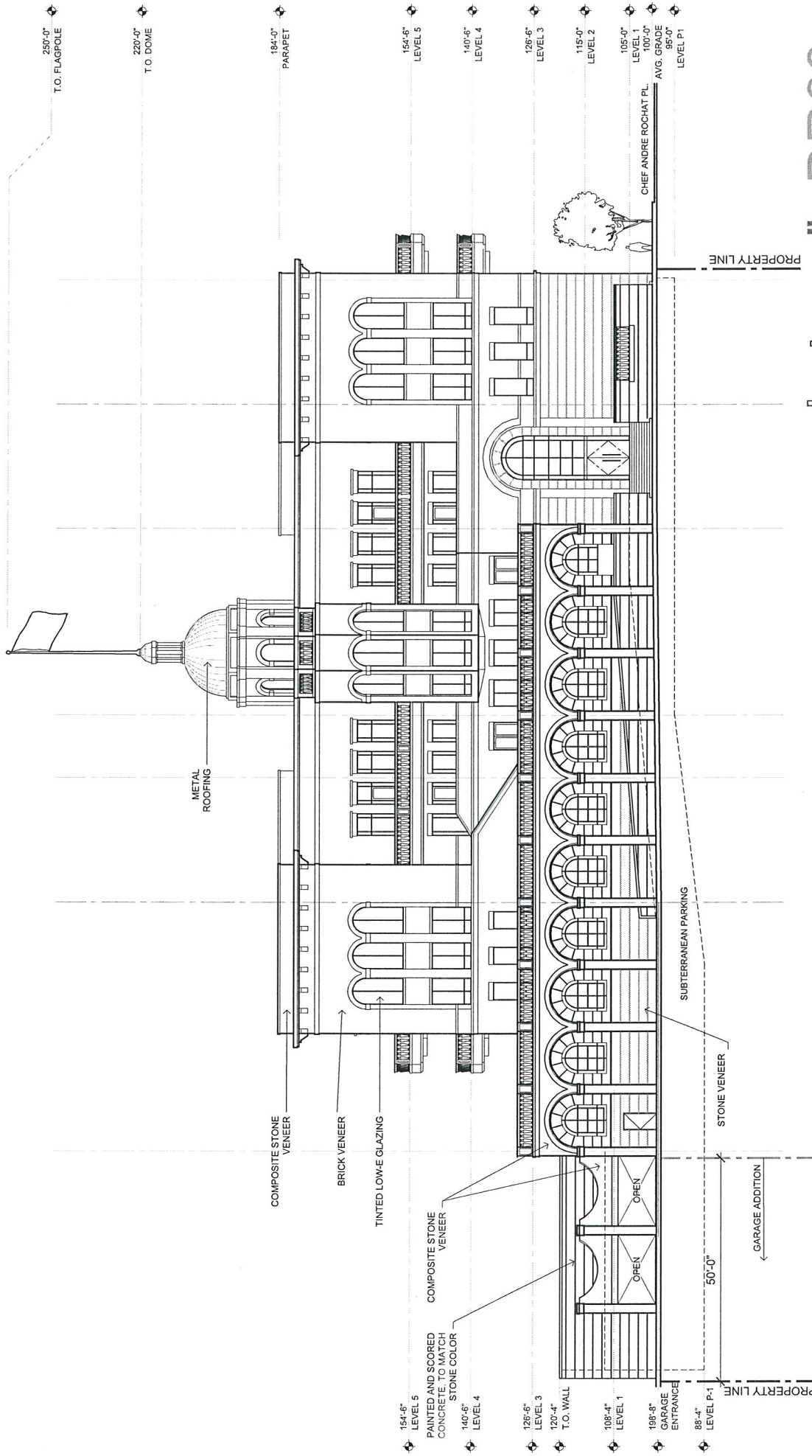
10777 W. TWAIN AVE, STE 125  
LAS VEGAS, NV 89135  
T 702-403-1575  
WWW.DESIGNCELLCC

**RECEIVED**

FEB 24 2011

**VAR-41051**  
**VAR-41054**  
**SDR-41047**





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

designcell DR08

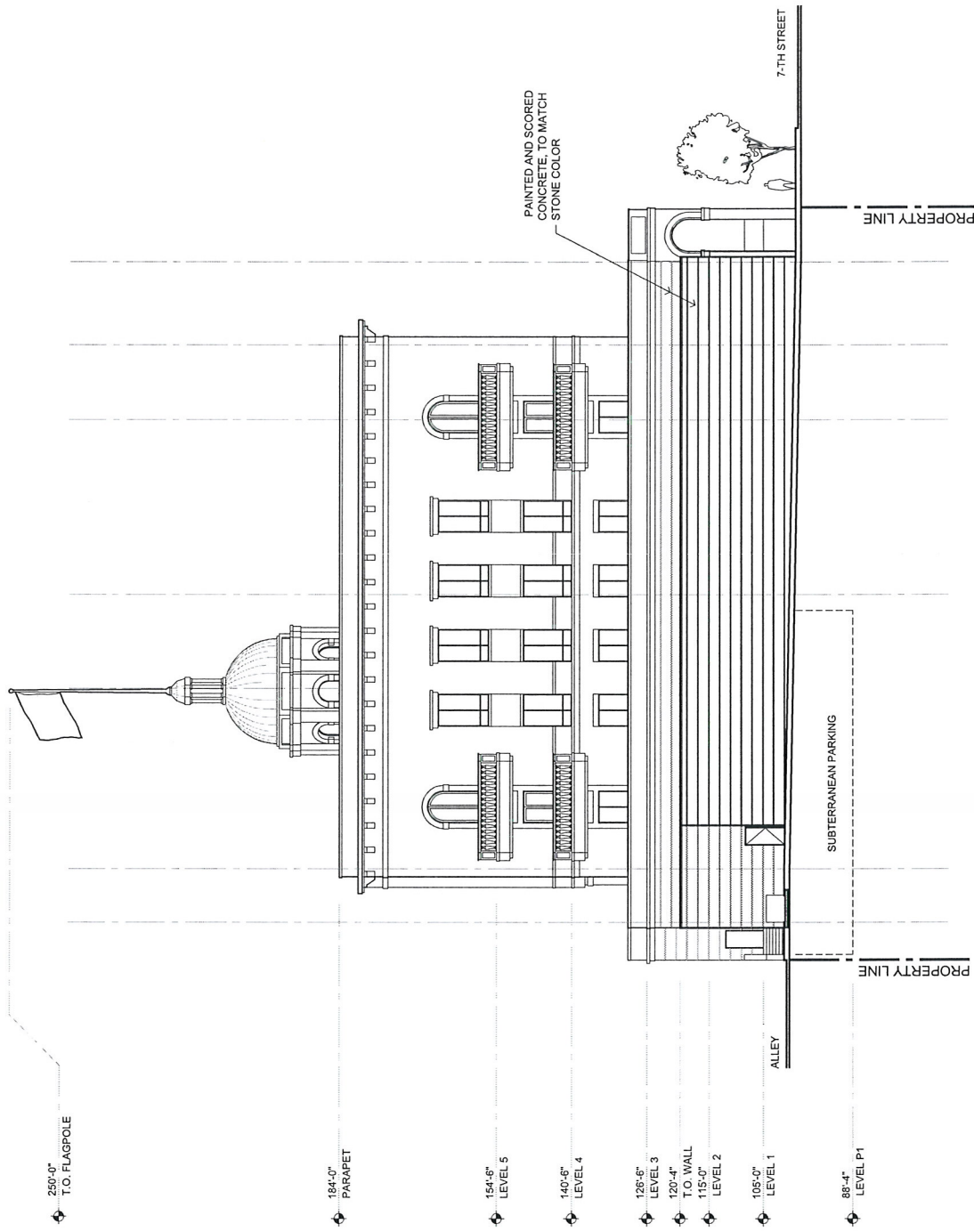
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LAS VEGAS, NV 89135  
WWW.DESIGNCELL.CC

FEB 24 2011

VAR-41051  
VAR-41054  
SDR-41047

EVAPS Law Offices

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



EVAPS Law Offices

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

SOUTH ELEVATION

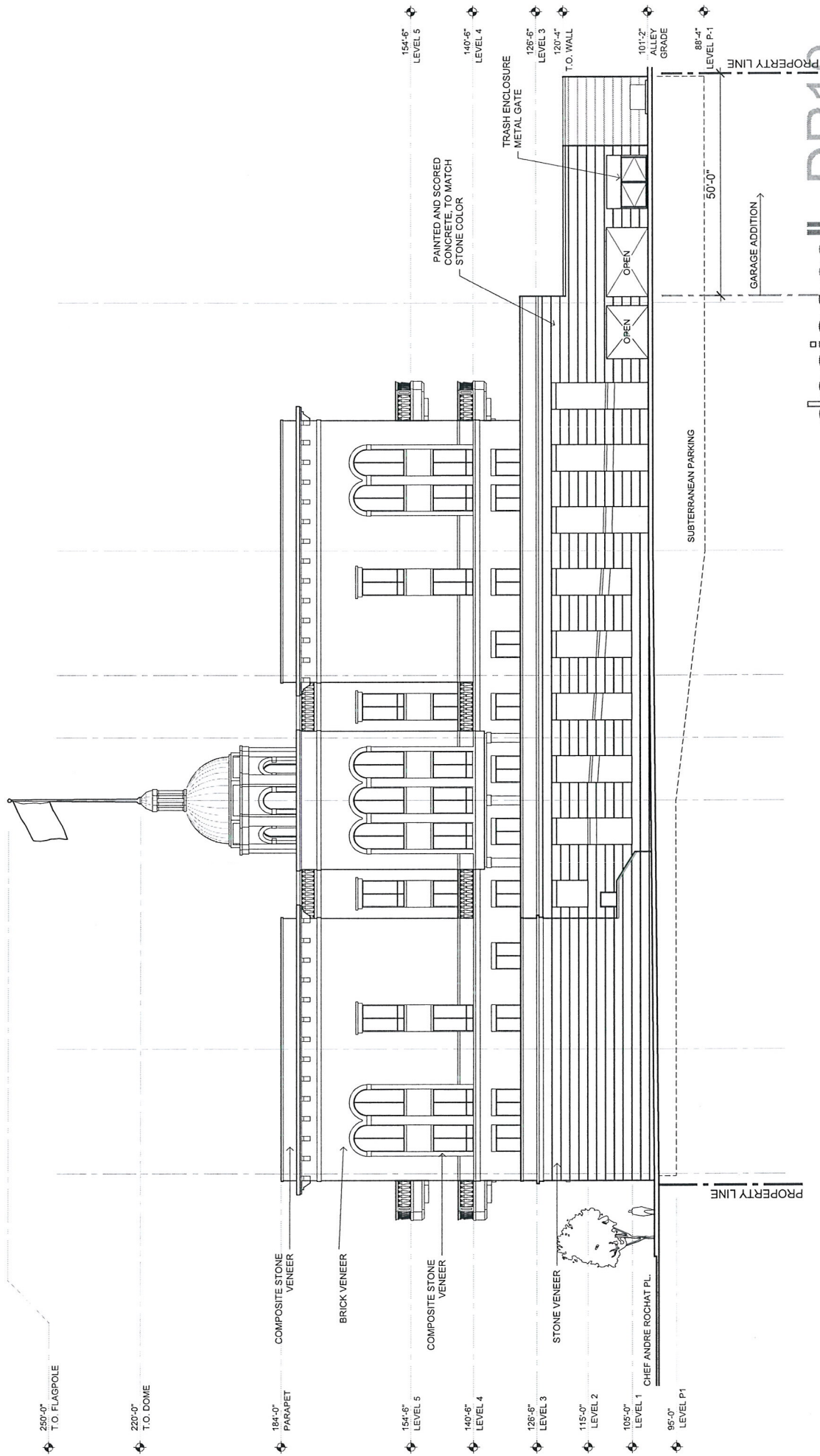
SCALE: 1" = 20'-0"  
FEBRUARY 24, 2011

designcell DR09

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

RECEIVED  
FEB 24 2011

VAR-41051  
VAR-41054  
SDR-41047



designcell DR10

10777 W. TWAIN AVE, STE 125  
LAS VEGAS, NV 89135  
WWW.DESIGNCELL.CC

VAR-41051

VAR-41054

SDR-41047

RECEIVED

FEB 24 2011

EVAPS Law Offices

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



LEVEL  
**1**

**PLANTING LEGEND**

| TREES | SYMBOL | BOTANICAL NAME<br>(COMMON NAME) | QTY | LANDSCAPE ELEMENTS            |
|-------|--------|---------------------------------|-----|-------------------------------|
|       |        | PAVING PLANT (COLUMBIA SPANISH) | 19  | 1. LITE<br>2. LITE<br>3. LITE |
|       |        | PAVING PLANT (COLUMBIA SPANISH) | 3   | 1. LITE<br>2. LITE<br>3. LITE |

| SHRUBS | SYMBOL | BOTANICAL NAME<br>(COMMON NAME) | QTY | LANDSCAPE ELEMENTS            |
|--------|--------|---------------------------------|-----|-------------------------------|
|        |        | PAVING PLANT (COLUMBIA SPANISH) | 97  | 1. LITE<br>2. LITE<br>3. LITE |
|        |        | PAVING PLANT (COLUMBIA SPANISH) | 26  | 1. LITE<br>2. LITE<br>3. LITE |
|        |        | PAVING PLANT (COLUMBIA SPANISH) | 21  | 1. LITE<br>2. LITE<br>3. LITE |
|        |        | PAVING PLANT (COLUMBIA SPANISH) | 50  | 1. LITE<br>2. LITE<br>3. LITE |
|        |        | PAVING PLANT (COLUMBIA SPANISH) | 46  | 1. LITE<br>2. LITE<br>3. LITE |
|        |        | PAVING PLANT (COLUMBIA SPANISH) | 32  | 1. LITE<br>2. LITE<br>3. LITE |

| LANDSCAPE ELEMENTS | SYMBOL | DESCRIPTION                     | QTY        |
|--------------------|--------|---------------------------------|------------|
|                    |        | GRASSY PLANT (COLUMBIA SPANISH) | 3,300 S.F. |
|                    |        | GRASSY PLANT (COLUMBIA SPANISH) | 3,300 S.F. |

**PLANTING NOTES**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF NEVADA LANDSCAPE ARCHITECTURE BOARD'S STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF NEVADA LANDSCAPE ARCHITECTURE BOARD'S STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF NEVADA LANDSCAPE ARCHITECTURE BOARD'S STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.

**SITE NOTES:**

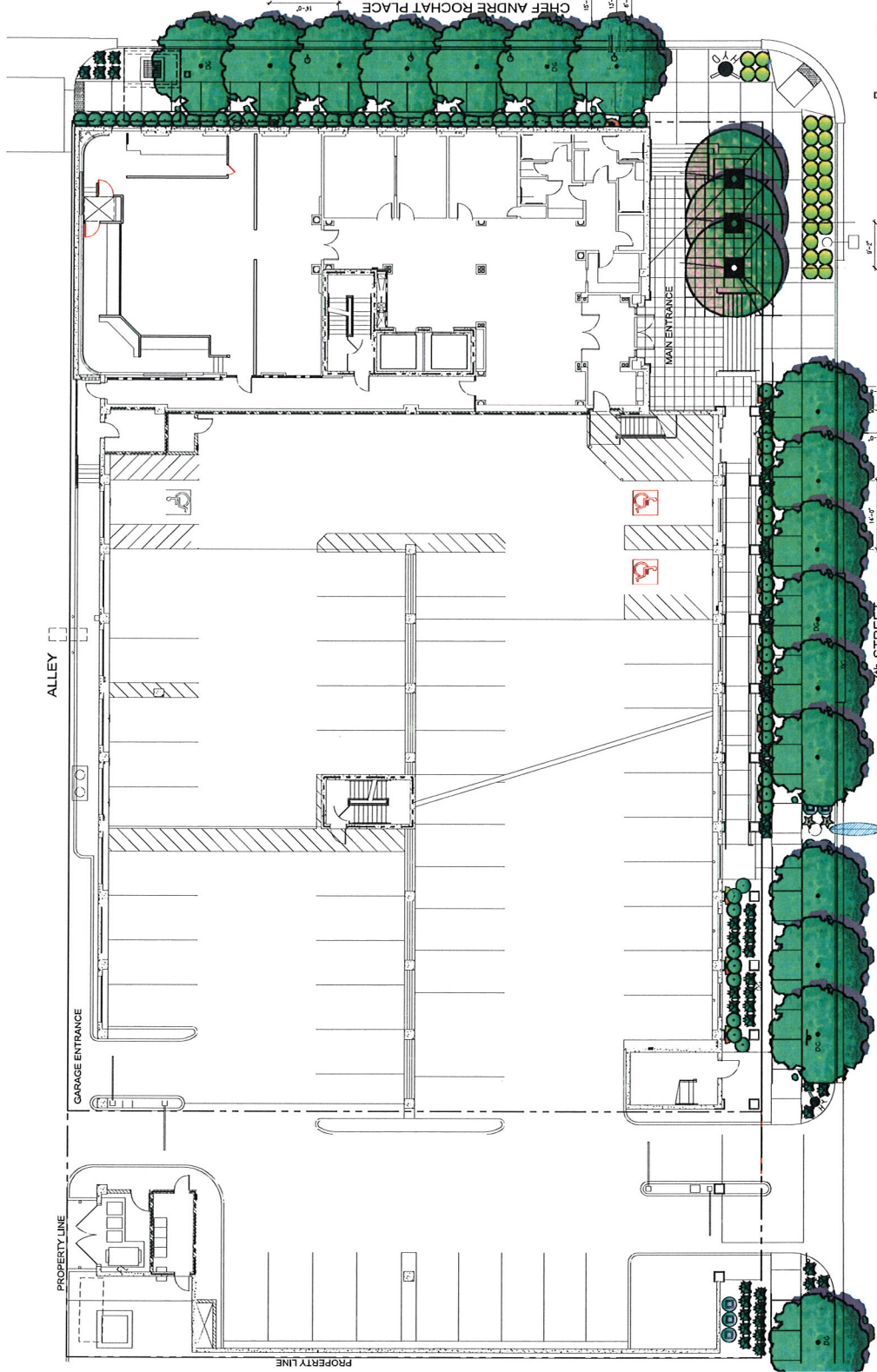
TOTAL LANDSCAPE AREA  
TOTAL OPEN SPACE AREA  
TOTAL AREA

**designcell DR12**

10777 W. TWIN AVE., STE 125  
LAS VEGAS, NV 89135  
T 702-403-1575  
WWW.DESIGNCELL.LC

**Received**  
FEB 24 2011

**VAR-41051  
VAR-41054  
SDR-41047**



**PRELIMINARY PLANTING PLAN**

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

**EVAPS Law Offices**

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

**PLANTING LEGEND**

| TREES | SYMBOL | SCIENTIFIC NAME   | COMMON NAME      | QTY | MINIMUM SIZE |
|-------|--------|-------------------|------------------|-----|--------------|
|       |        | FRAXINUS VELUTINA | WHITE BARKED OAK | 17  | 12" DBH      |
|       |        | QUERCUS LAEVIS    | WHITE OAK        | 1   | 12" DBH      |
|       |        | QUERCUS LAEVIS    | WHITE OAK        | 1   | 12" DBH      |

| SHRUBS | SYMBOL | SCIENTIFIC NAME | COMMON NAME | QTY | MINIMUM SIZE |
|--------|--------|-----------------|-------------|-----|--------------|
|        |        | HYDRANGEA       | HYDRANGEA   | 91  | 5 GALLON     |
|        |        | HYDRANGEA       | HYDRANGEA   | 23  | 5 GALLON     |
|        |        | HYDRANGEA       | HYDRANGEA   | 22  | 5 GALLON     |
|        |        | HYDRANGEA       | HYDRANGEA   | 54  | 5 GALLON     |
|        |        | HYDRANGEA       | HYDRANGEA   | 48  | 5 GALLON     |
|        |        | HYDRANGEA       | HYDRANGEA   | 14  | 5 GALLON     |

**LANDSCAPE ELEMENTS**

| SYMBOL | DESCRIPTION | QTY | DETAIL     |
|--------|-------------|-----|------------|
|        | DRYING BED  | 1   | SEE DETAIL |
|        | DRYING BED  | 1   | SEE DETAIL |

**PLANTING NOTES**

1. SHRUBS PLANTED WITHIN 5 FEET OF A CURB OR WALL OR PLANTED WITH A 10" DBH GRADE DESIGNED TO PROTECT THE CURB OR WALL. SEE DETAIL "A".
2. ANY TREE PLANTED WITHIN 5 FEET OF A CURB OR WALL OR PLANTED WITH A 10" DBH GRADE DESIGNED TO PROTECT THE CURB OR WALL. SEE DETAIL "A".

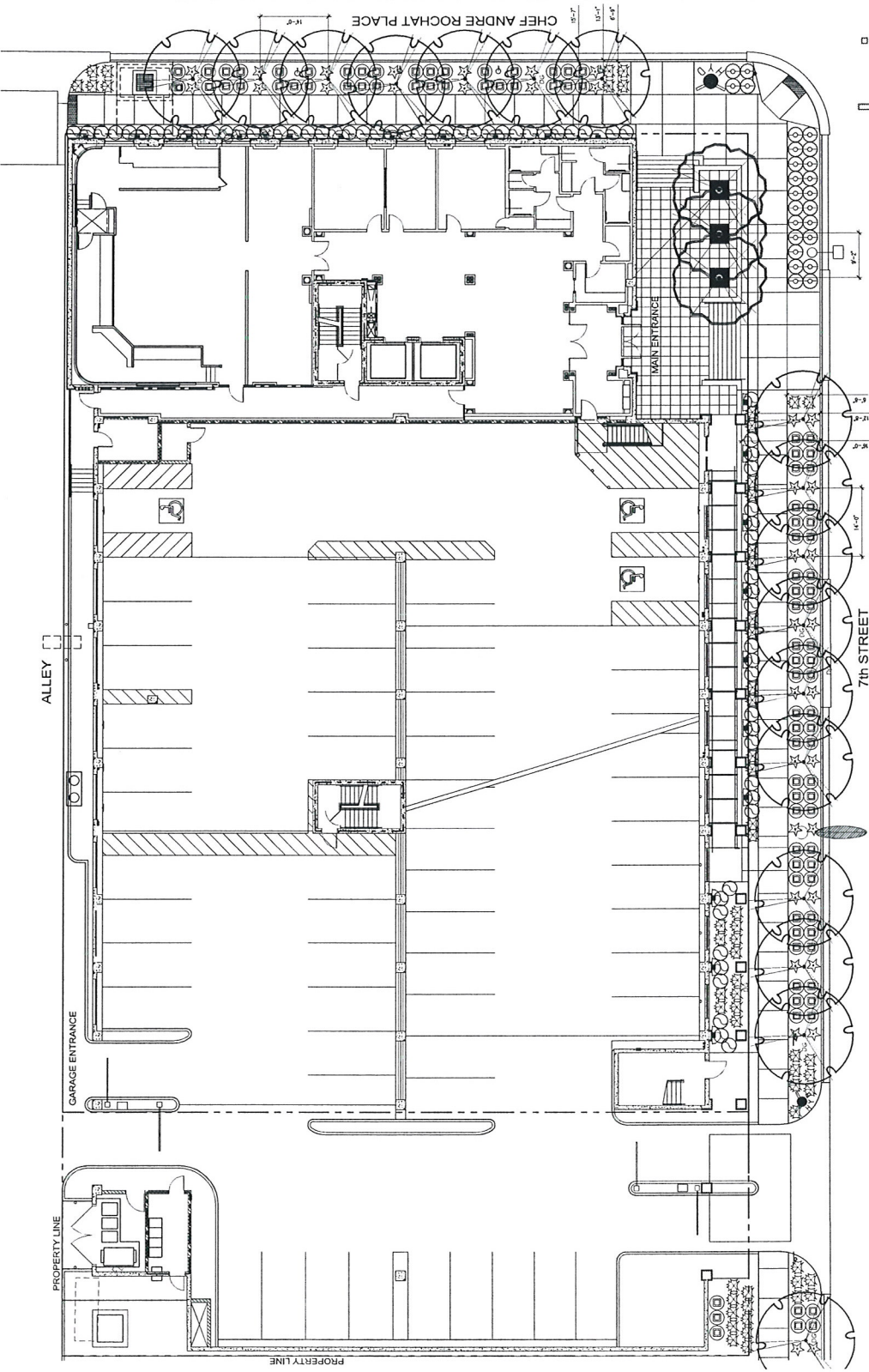
**SITE NOTES:**

TOTAL LANDSCAPE AREA  
TOTAL OPEN SPACE AREA  
TOTAL AREA

**designcell DR12**

10777 W. TWIN AVE STE 135  
LAS VEGAS, NV 89135  
WWW.DESIGNCELL.COM  
FEB 24 2011

**VAR-41051  
VAR-41054  
SDR-41047**



**PRELIMINARY PLANTING PLAN**

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

**EVAPS Law Offices**  
SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101



**DEPARTMENT OF PLANNING****STATEMENT OF FINANCIAL INTEREST**Case Number: **SDR-41047** APN: 139-34-711-000Name of Property Owner: Oxford Court Office CondoName 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: \_\_\_\_\_

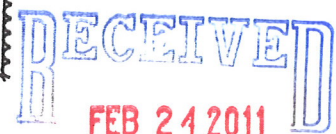
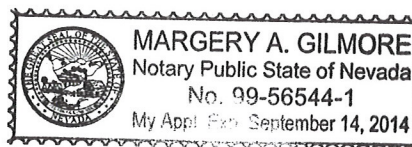
Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Print Name: James J. Jimmerson

Subscribed and sworn before me

This 24 day of Feb, 20 11Margery G. Gilmore  
Notary Public in and for said County and State





## 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: \_\_\_\_\_

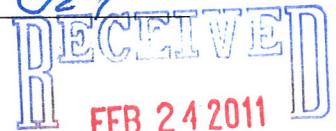
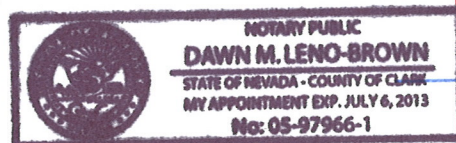
Signature of Property Owner: \_\_\_\_\_

Print Name: Robert T. Egert

Subscribed and sworn before me

This 24th day of February, 2011

Dawn M. Leno-Brown  
Notary Public in and for said County and State





## 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\* [Signature]

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

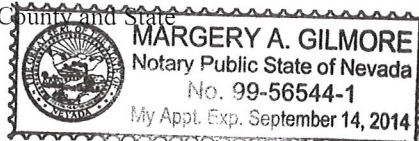
Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11

Margery A. Gilmore

Notary Public in and for said County and State



Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SOR-41047</u>   |
| Meeting Date:   | <u>4-12-11</u>     |
| Total Fee:      | <u>1030.00</u>     |
| Date Received:* | <u>2-24-11</u>     |
| Received By:    | <u>[Signature]</u> |

\*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





## 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\*

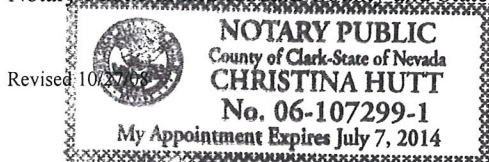
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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



#### FOR DEPARTMENT USE ONLY

Case #

SDR-41047

Meeting Date: 4/12/11

Total Fee: 1030.00

Date Received\*: 2-24-11

Received By: JFm

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

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

RECEIVED  
FEB 24 2011



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

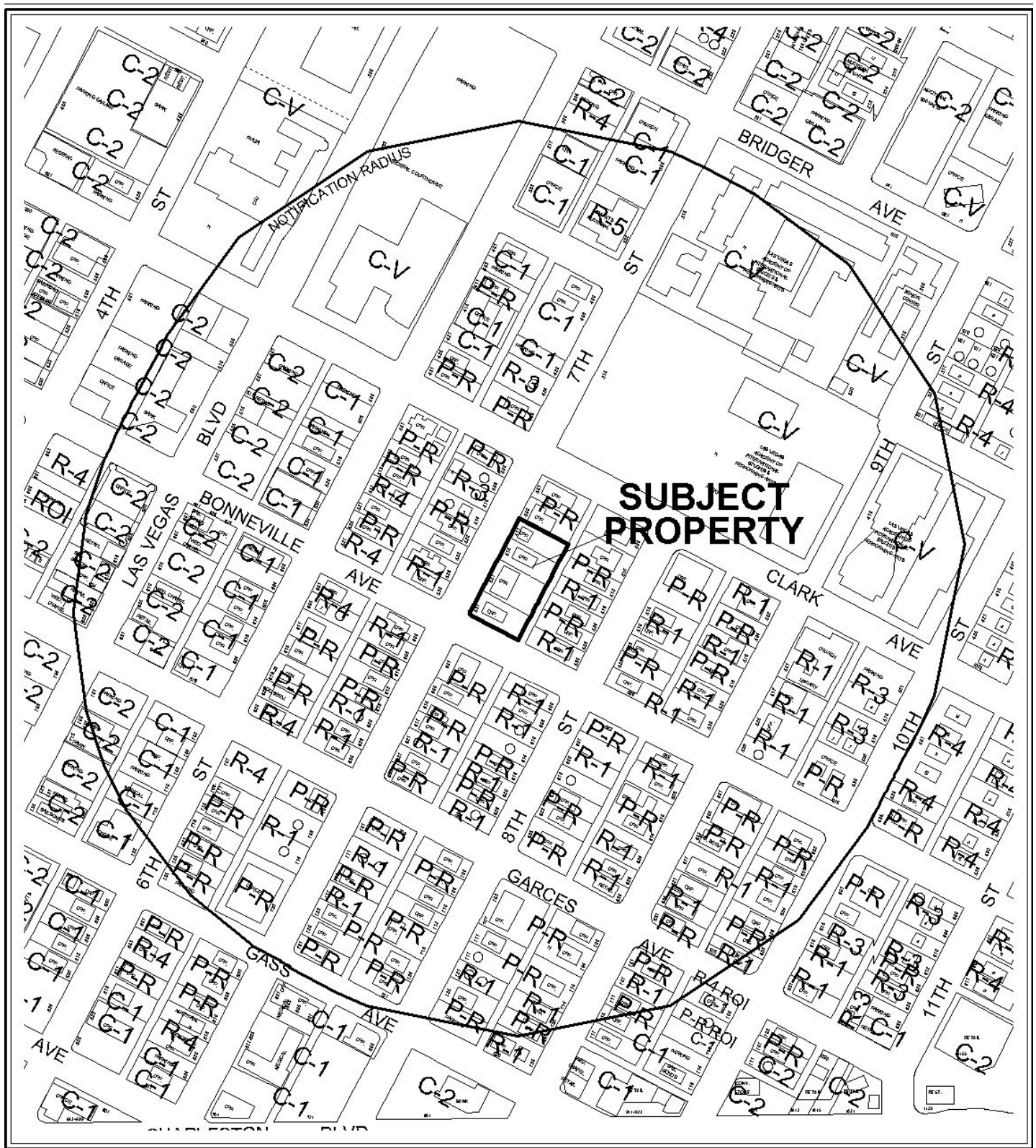
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**RECOMMENDATION:**

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



**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)**

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)**

0 300 600 Feet







## 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: \_\_\_\_\_

Signature of Property Owner: Judean A. Schmidt  
 State of Nevada  
 County of Clark  
 Subscribed and sworn before me

Print Name: JUDEAN A. SCHMIDT

This 21<sup>st</sup> day of April, 2011

[Signature]  
 Notary Public in and for said County and State



RECEIVED  
 APR 25 2011  
 City of Las Vegas



# 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 mjschmidt@house@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, 20 11.

[Signature]

Notary Public in and for said County and State



TRINA YOUNGBLOOD  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 04-09-11  
 Certificate No: 10-2050-1

### FOR DEPARTMENT USE ONLY

|                |                        |
|----------------|------------------------|
| Case #         | <u>20N-41545</u>       |
| Meeting Date:  | <u>6-14-11</u>         |
| Total Fee:     | <u>250.00 / 100.00</u> |
| Date Received: | <u>4-25-11</u>         |
| Received By:   | <u>FS.</u>             |

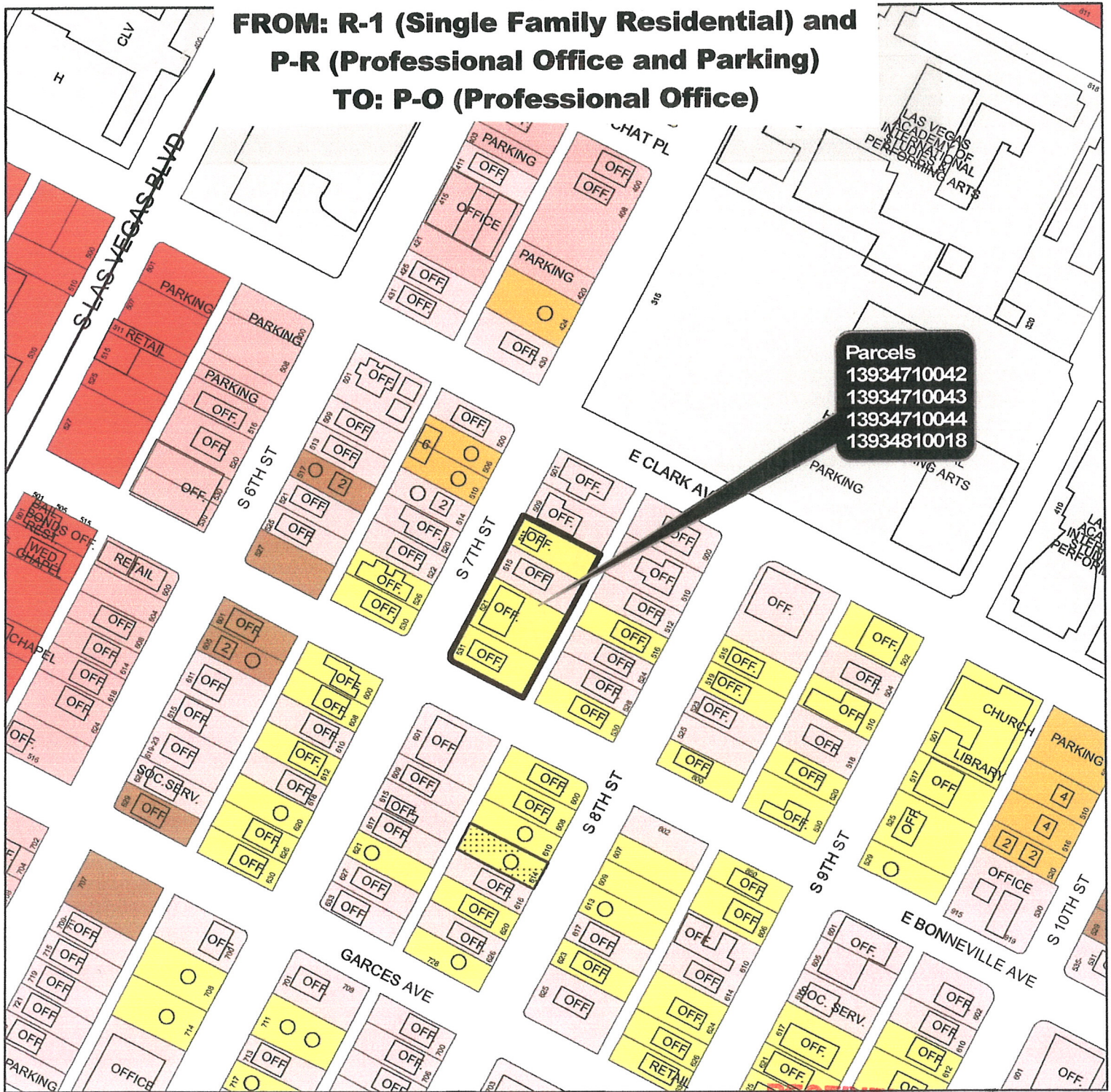
\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



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)**



**Parcels**  
13934710042  
13934710043  
13934710044  
13934810018

### 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 - Professional 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**

RECEIVED

APR 25 2011

City of Las Vegas 130 250 520 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





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 15<sup>th</sup>. 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.

RECEIVED  
APR 25 2011  
**ZON-41545**  
City of Las Vegas  
**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,

A handwritten signature in black ink, appearing to read 'R. Genzer', with a long horizontal flourish extending to the right.

Robert S Genzer  
Genzer Consulting

**ZON-41545**  
**VAR-41546**

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

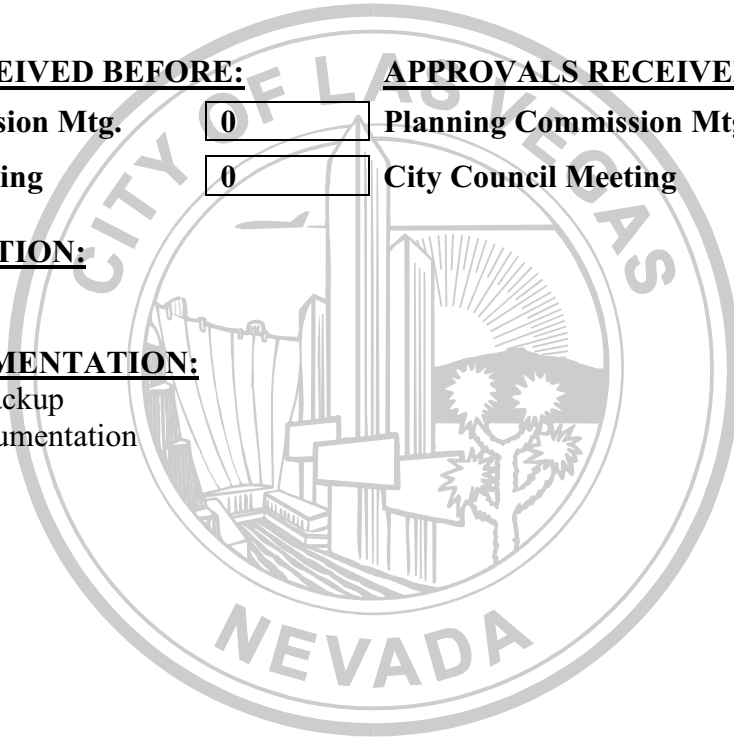
0

**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

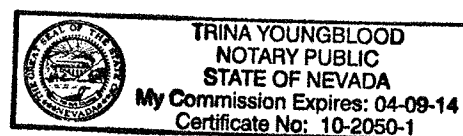
County of Clark

Print Name: JUDEAN A SCHMIDT

Subscribed and sworn before me

This 21<sup>st</sup> day of April, 2011

[Signature]  
Notary Public in and for said County and State





# 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  
 E-mail Address mjschmidt@house@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 21<sup>st</sup> day of April, 2011.  
[Signature]

### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAR-41546</u> |
| Meeting Date:   | <u>6-14-11</u>   |
| Total Fee:      | <u>830.00</u>    |
| Date Received:* | <u>4-25-11</u>   |
| Received By:    | <u>F.S.</u>      |

Notary Public in and for said County and State

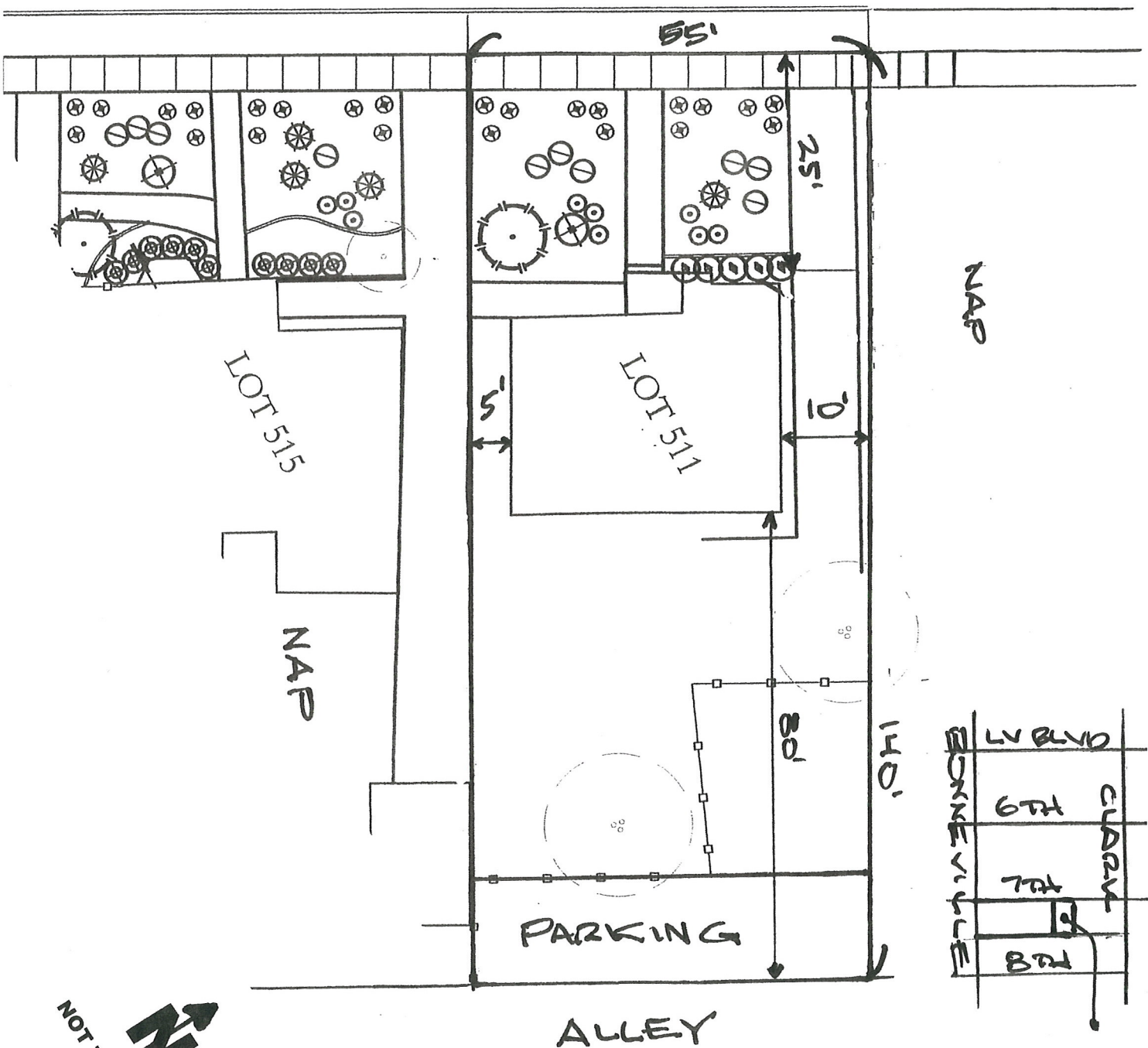


TRINA YOUNGBLOOD  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 04-09-14  
 Certificate No: 10-2050

\*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.



S. SEVENTH ST.



NAP

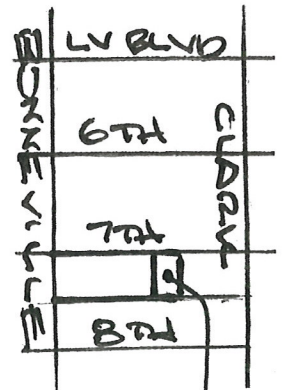
LOT 515

NAP

LOT 511

PARKING

ALLEY



VICINITY MAP

SITE

RECEIVED

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**

**VAR-41546**

**APPLICANT: BONNEVILLE BUNGALOWS LLC**

NOT TO SCALE

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

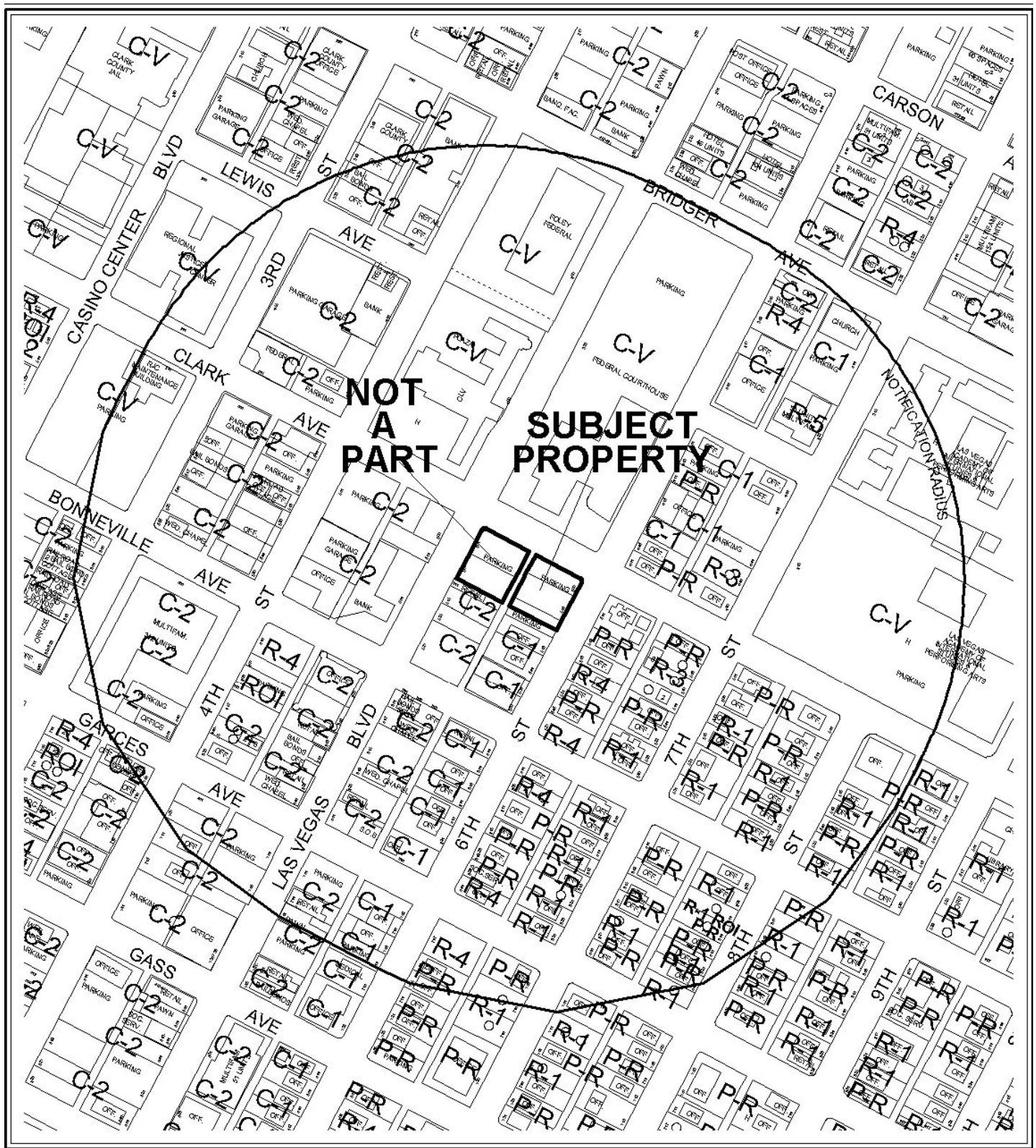
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**RECOMMENDATION:**

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



CASE: ZON-41606

RADIUS: 1000 FT

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

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

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)







## 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.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

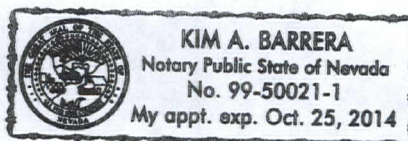
Signature of Property Owner: \_\_\_\_\_

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 2011

Kim Barrera  
Notary Public in and for said County and State



RECEIVED  
MAY -2 2011



# 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) 258-6426  
 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.

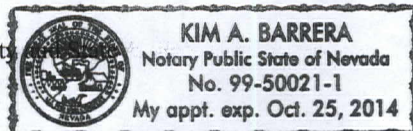
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 20 11

Kim A. Barrera

Notary Public in and for said County



Revised 10/27/08

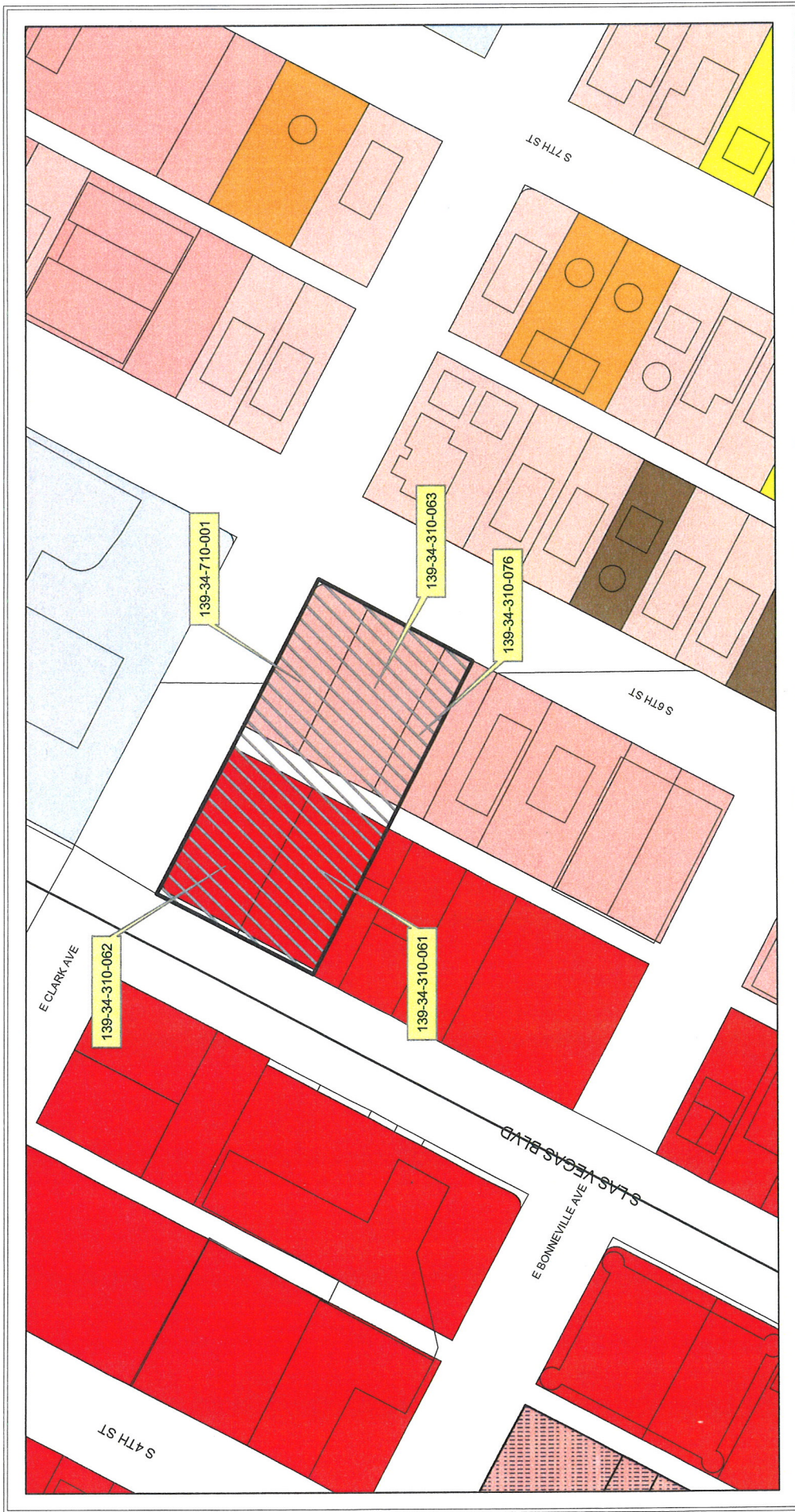
### FOR DEPARTMENT USE ONLY

|                 |
|-----------------|
| 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.

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

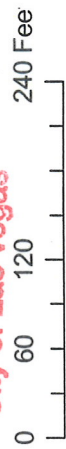




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APR 28 2011

**ZON-41606<sup>+</sup>**  
City of Las Vegas



| 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      |

**Rezoning**  
U.S. Immigration Customs Enforcement Agency Office Building





**ZON-41606**  
**SDR-41601**

City of Las Vegas

**ZON-41606**  
**SDR-41601**



|                                                |                                |
|------------------------------------------------|--------------------------------|
| <b>SITE INFORMATION:</b>                       |                                |
| <b>JURISDICTION:</b>                           | CITY OF LAS VEGAS              |
| <b>DISTRICT:</b>                               | REDEVELOPMENT                  |
| <b>USE:</b>                                    | OFFICE                         |
| <b>SITE SIZE:</b>                              | APPROX. 1.03 ACRES (44,680 SF) |
| <b>BUILDING AREA:</b>                          |                                |
| FIRST FLOOR (OFFICE)                           | 9,000 S.F.                     |
| SECOND - FIFTH FLOORS                          | 13,156 S.F.                    |
| <b>TOTAL BUILDING AREA</b>                     | <b>61,632 S.F.</b>             |
| <b>PARKING GARAGE FIRST FLOOR:</b>             | <b>16,750 S.F.</b>             |
| <b>TOTAL BUILDING FOOTPRINT AREA:</b>          | <b>25,750 S.F.</b>             |
| <b>FLOOR AREA RATIO: 25,750 SF / 44,680 SF</b> | <b>58.0%</b>                   |
| <b>PARKING ANALYSIS:</b>                       |                                |
| OFFICE: 1 / 300 = 61,632 / 300 =               | 206 SPACES                     |
| TOTAL REQUIRED PARKING:                        | 206SPACES                      |
| <b>PARKING PROVIDED:</b>                       | <b>172 SPACES</b>              |
| <b>H.C. SPACES: 151-200 =</b>                  | <b>6 REQUIRED</b>              |
|                                                | <b>6 PROVIDED</b>              |



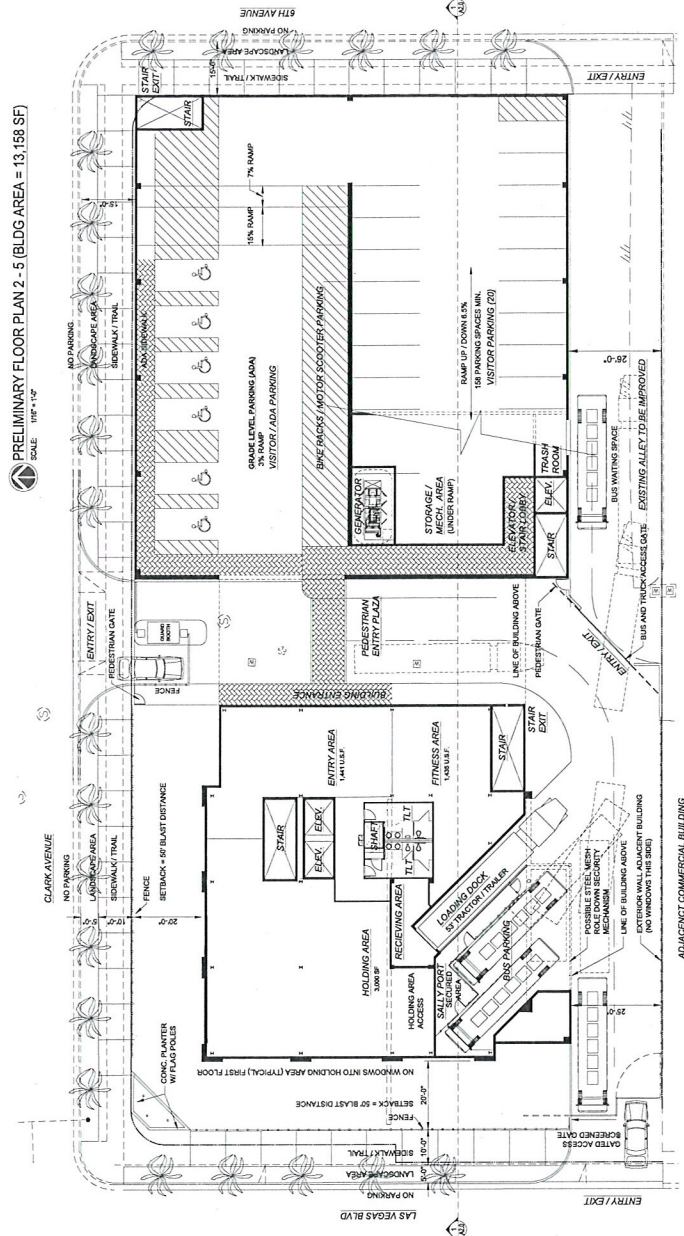
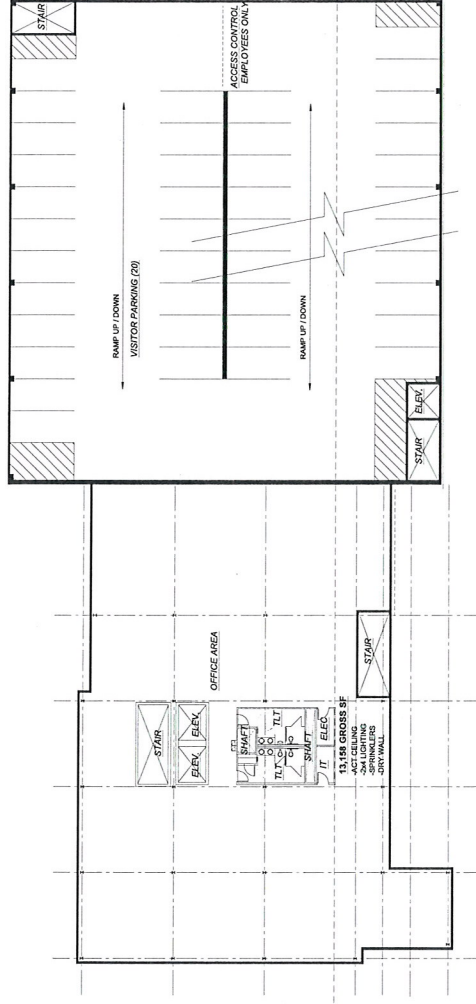


CONCEPTUAL NORTHEAST VIEW



CONCEPTUAL SOUTHEAST VIEW

| AREA CALCULATIONS        |                        |
|--------------------------|------------------------|
| FIRST FLOOR              | 9,009 GROSS SF         |
| SECOND FLOOR             | 13,156 GROSS SF        |
| THIRD FLOOR              | 13,156 GROSS SF        |
| FOURTH FLOOR             | 13,156 GROSS SF        |
| FIFTH FLOOR              | 13,156 GROSS SF        |
| TOTAL GROSS AREA         | 61,632 GROSS SF        |
| RENTABLE AREA (+5 TO 8%) | 58,509 +/- RENTABLE SF |
| USABLE AREA (+15 TO 18%) | 51,009 +/- USABLE SF   |



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APR 28 2011  
City of Las Vegas

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

ZON-41606

SDR-41601



EXTERIOR FINISH SCHEDULE

EXT. PAINT P-1 (P-1) VAN DALL COLOR (BUDHART) CO. - PALE ALUMINUM  
EXT. PAINT P-2 (P-2) ACCENT - BENIMAR MOORE - SUDAN BROWN  
ALUM. WINDOW/DOOR CHARLES COOKS  
GLASS CLODASILE GLASS - 1/4" LITE 2009 47474752048 BROWN #4  
FLOORING LAMINATE - 1/4" LITE 2009 47474752048 BROWN #4  
FLOORING LAMINATE - 1/4" LITE 2009 47474752048 BROWN #4

PAINT P-1

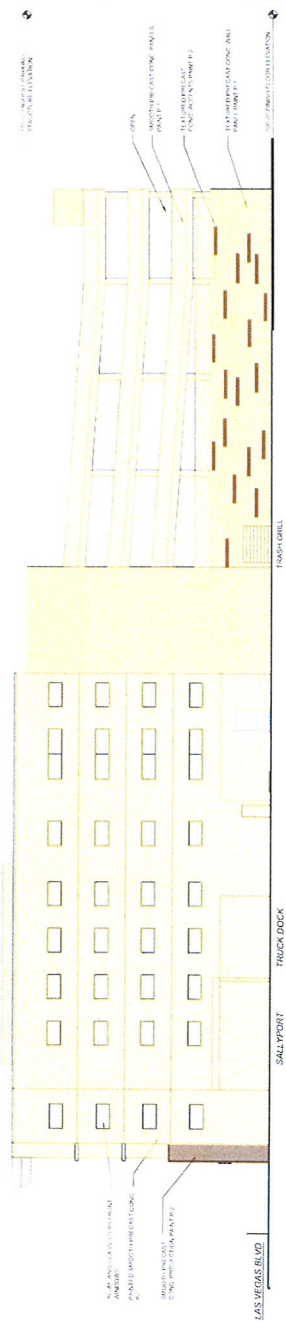
PAINT P-2



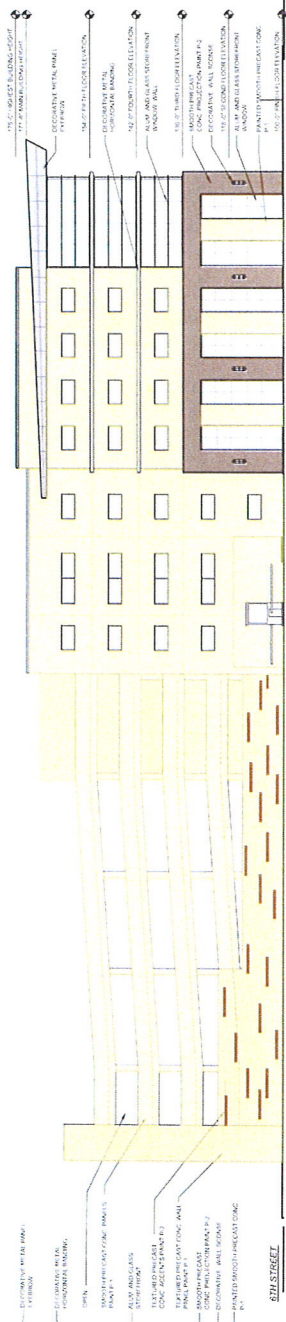
CONCEPTUAL NORTHEAST VIEW



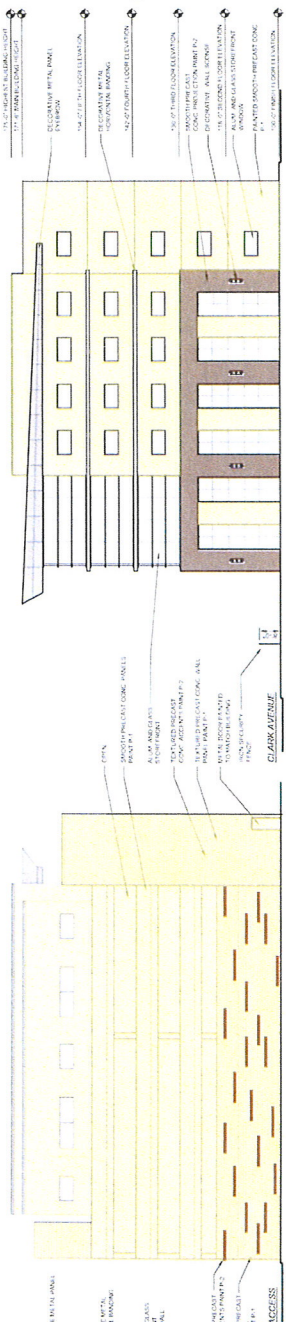
CONCEPTUAL SOUTHEAST VIEW



4 PRELIMINARY SOUTH ELEVATION



3 PRELIMINARY NORTH ELEVATION



2 PRELIMINARY EAST ELEVATION

1 PRELIMINARY WEST ELEVATION

210018

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MAY 03 2011

A2.0

City of Las Vegas

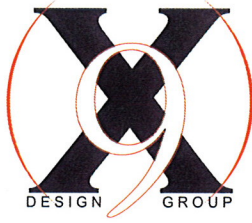
ZON-41606  
SDR-41601

SDA INC.  
5605 South Yosemite Street  
Suite 307  
Las Vegas, NV 89103  
P (702) 875-2025  
F (702) 875-2026



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

Preliminary  
Elevations



April 28, 2011

Planning and Development Department  
731 South 4<sup>th</sup> 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** **RECEIVED**

**SDR-41601** **APR 28 2011**

**City of Las Vegas**

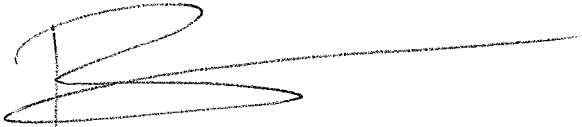
P. (702) 870-7076  
F. (702) 258-6326  
[www.10NINE.com](http://www.10NINE.com)



- 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,

A handwritten signature in black ink, consisting of a large, stylized 'B' followed by a long horizontal line extending to the right.

Benjamin Girardin, AIA, NCARB, LEED AP  
Principal Architect

3579 Red Rock Street  
Las Vegas, Nevada 89103

**ZON-41606**  
**SDR-41601**

P. (702) 870-7076  
F. (702) 258-6326  
[www.10NINE.com](http://www.10NINE.com)

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

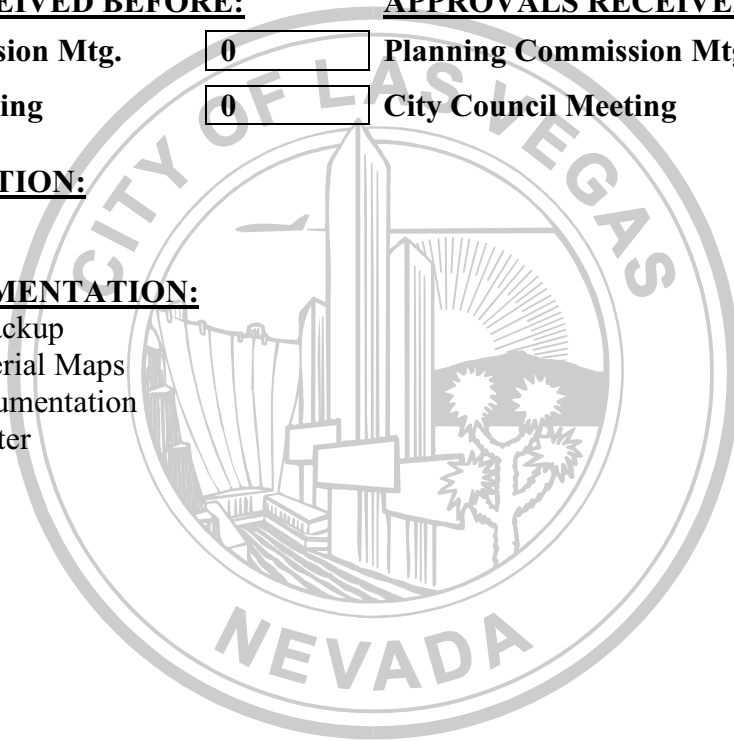
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**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



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





April 28, 2011

Planning and Development Department  
731 South 4<sup>th</sup> 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

**RECEIVED**

**MAY 03 2011**

**City of Las Vegas**

P. (702) 870-7076  
F. (702) 258-6326  
[www.10NINE.com](http://www.10NINE.com)

**VAC-41661**



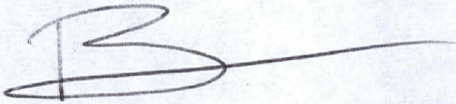
The building was designed to complement the surrounding buildings with precast concrete exterior walls, clear anodized aluminum window frames with blue tinted glass, and metal decorative accents to match the window frame color.

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.
- 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

RECEIVED  
MAY 03 2011  
City of Las Vegas

**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 WITH WAIVERS TO ALLOW NO FACADE ALIGNMENT ON THE GROUND FLOOR WHERE SEVENTY PERCENT IS REQUIRED, TO ALLOW NO GROUND FLOOR RETAIL FOR THE PARKING GARAGE WHERE GROUND FLOOR RETAIL IS REQUIRED, TO ALLOW THE MAIN ENTRY OF THE BUILDING TO NOT BE ARTICULATED IN THE DESIGN WHERE REQUIRED AND TO NOT CARRY ARCHITECTURAL DETAILS AROUND ALL SIDES OF THE BUILDING WHERE REQUIRED 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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





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







**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

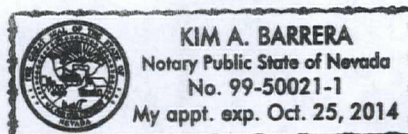
Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 2011

Kim A. Barrera  
Notary Public in and for said County and State





# 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 \_\_\_\_\_

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.

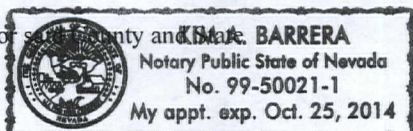
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 2 day of May, 20 11

Kuiabau

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



Revised 10/27/08

### 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.

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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





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







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: [Signature]

State of Nevada  
County of Clark

Print Name: Raymond Pistol

Subscribed and sworn before me

This 9th day of March, 2011

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



RECEIVED  
MAR 23 2011  
City of Las Vegas





## 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 10,000 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 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-Conael

Notary Public in and for said County and State

State of Nevada  
County of Clark

Revised 10/27/08



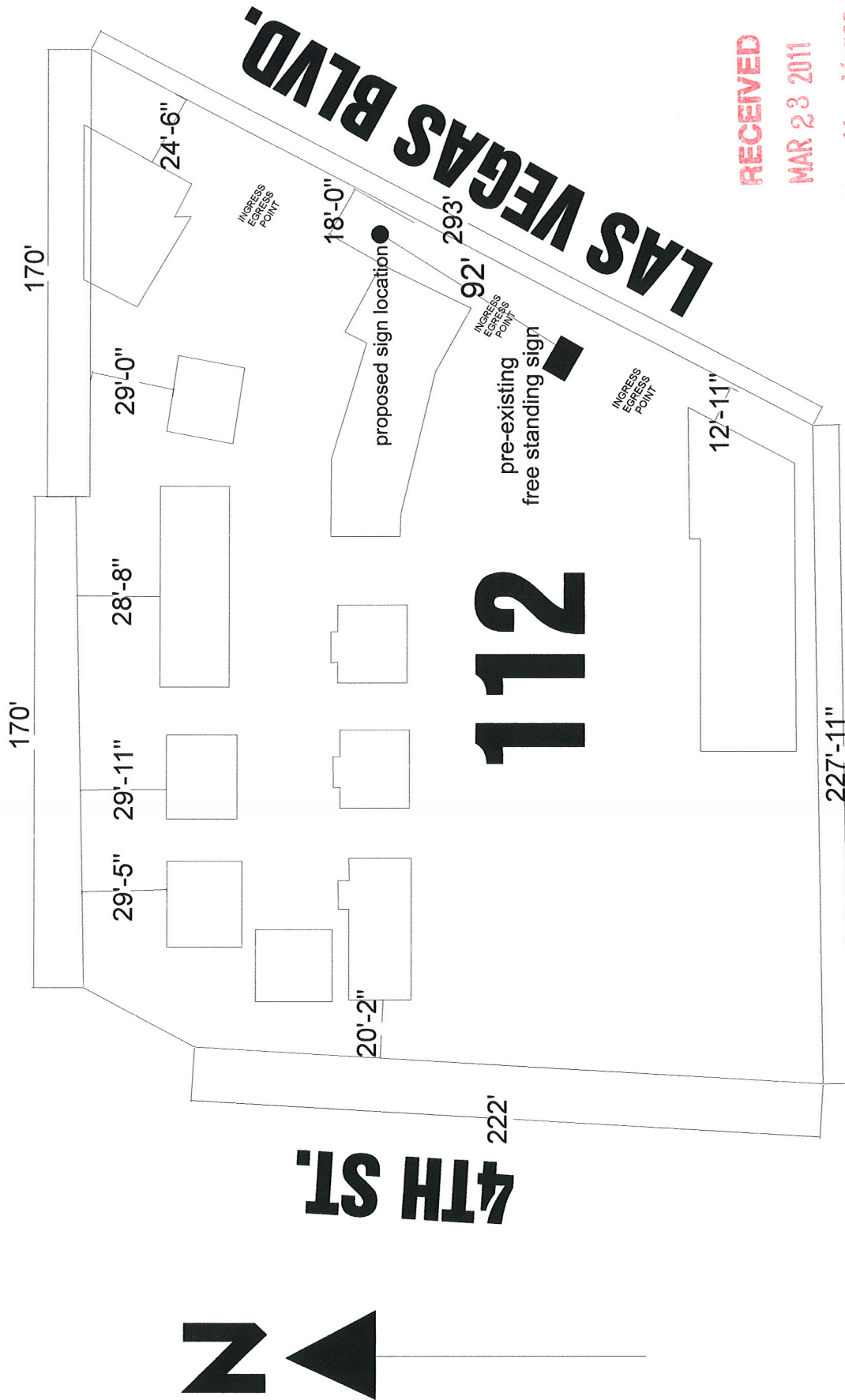
#### FOR DEPARTMENT USE ONLY

|                |                |
|----------------|----------------|
| Case #         | <u>VAR</u>     |
|                | <u>41303</u>   |
| Meeting Date:  | <u>5-10-11</u> |
| Total Fee:     | <u>830</u>     |
| Date Received: | <u>3-24-11</u> |
| Received By:   | <u>FS</u>      |

\*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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VAR-41303

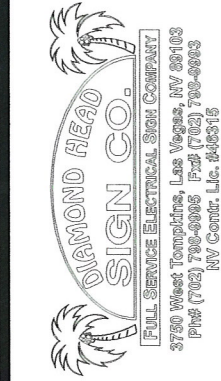


**Client:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Landlord:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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.

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/signwork 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/signwork.



**Client :** HOSTEL CAT

**Location:** \_\_\_\_\_

**Date:** 3-24-11

**Sales:** John/Bill

**Artwork:** \_\_\_\_\_

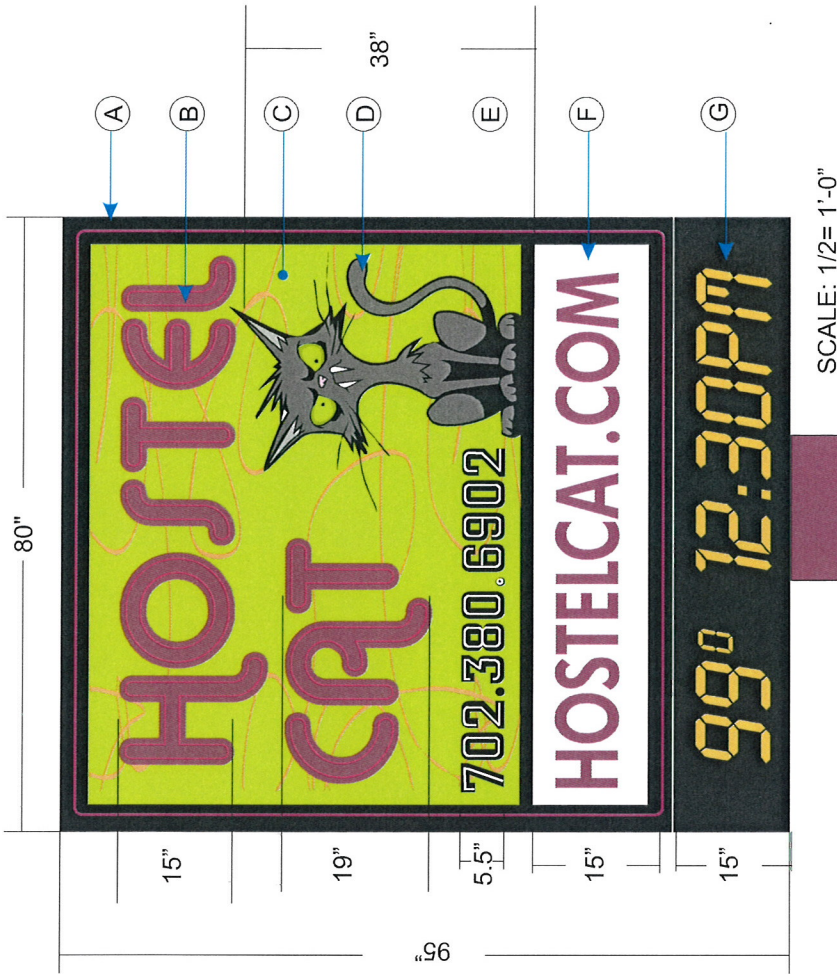
**File Name:** \_\_\_\_\_

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: 1/2" = 1'-0"

A) U-CHANNEL BORDER WITH EXPOSED NEON

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

C) METAL FACE CABINET WITH PAINTED BACKGROUND

D) CAT: PAINTED CAT LOGO WITH EXPOSED CONTOUR NEON

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

F) ILLUMINATED CABINET / TRANSLUCENT VINYL COPY

G) DIGITAL MATRIX READER BOARD 15" X 80"

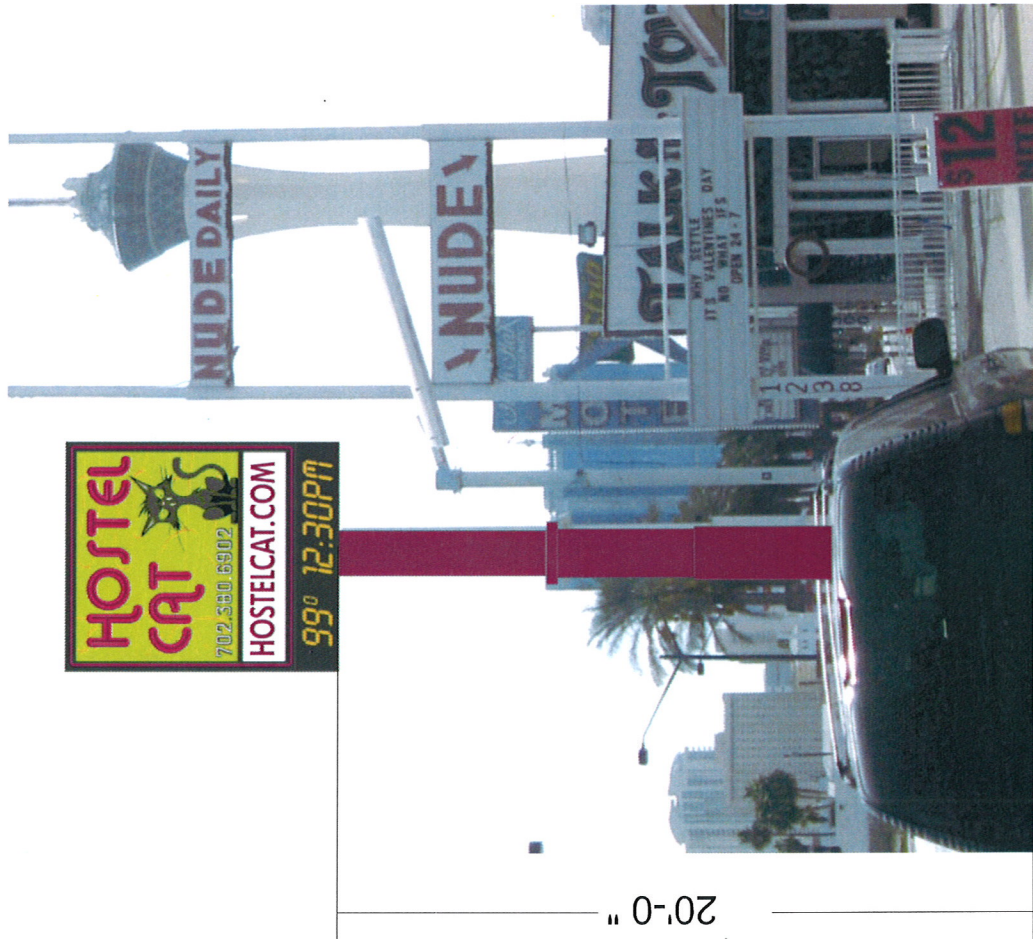
RECEIVED

MAR 23 2011

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

VAR-41303

City of Las Vegas







Ph# (702) 798-9995

3350 Ali Baba Ln. Suite A  
Las Vegas, NV. 89118  
NV. Contr. Lic. #0046315

Fax: (702) 798-9993

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 separation 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'.

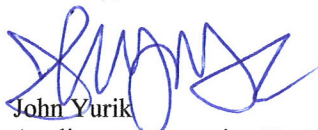
Due to the fact that most signs in this corridor are in line and no setback from right of way, there are visibility issues with placing this sign any further back on the property than what is permitted currently for the surrounding properties. Therefore, a request for a 3 1/2' setback from the standard 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 separation 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

RECEIVED  
MAR 23 2011  
City of Las Vegas

"Professional Signs with a Personal Touch" **VAR-41303**

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

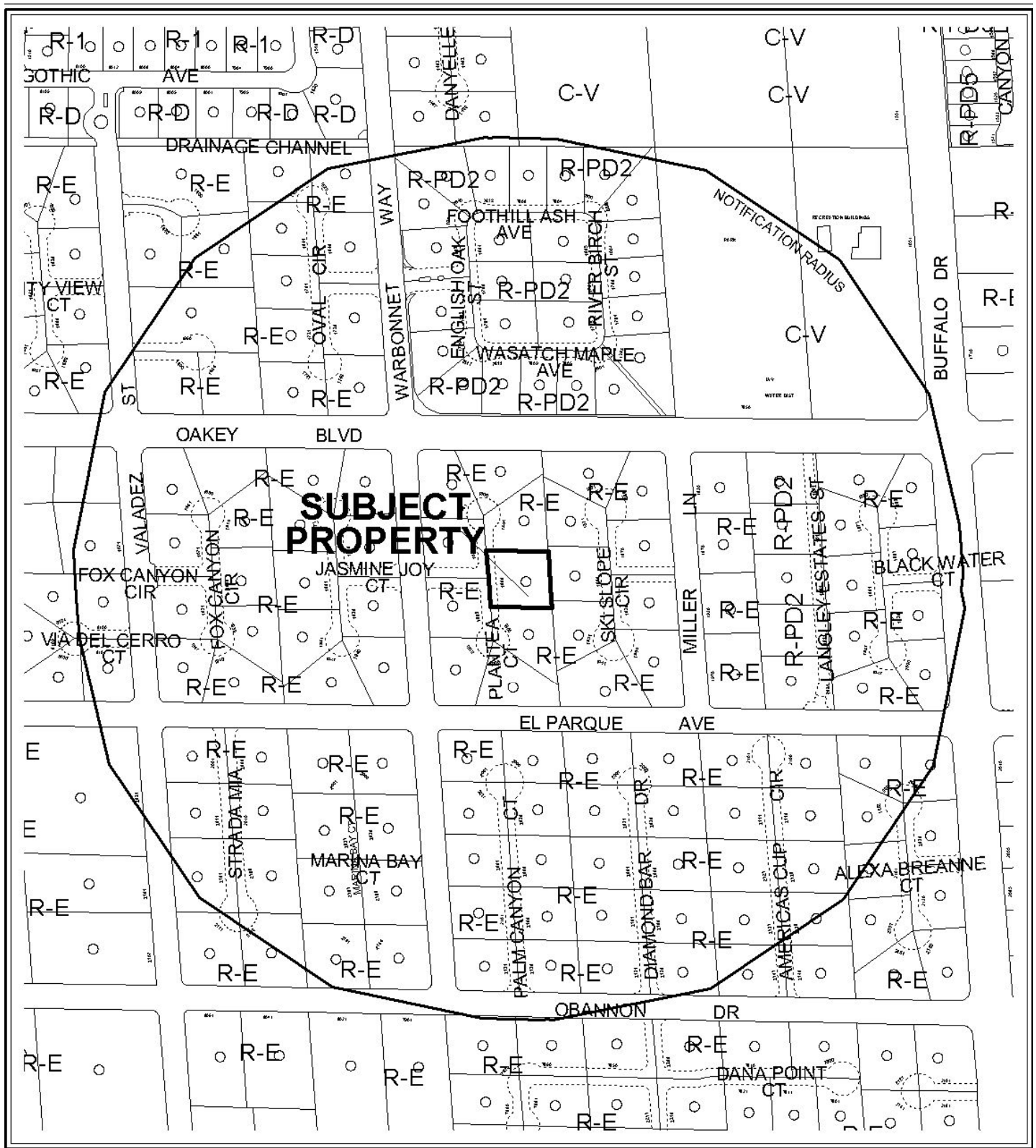
0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



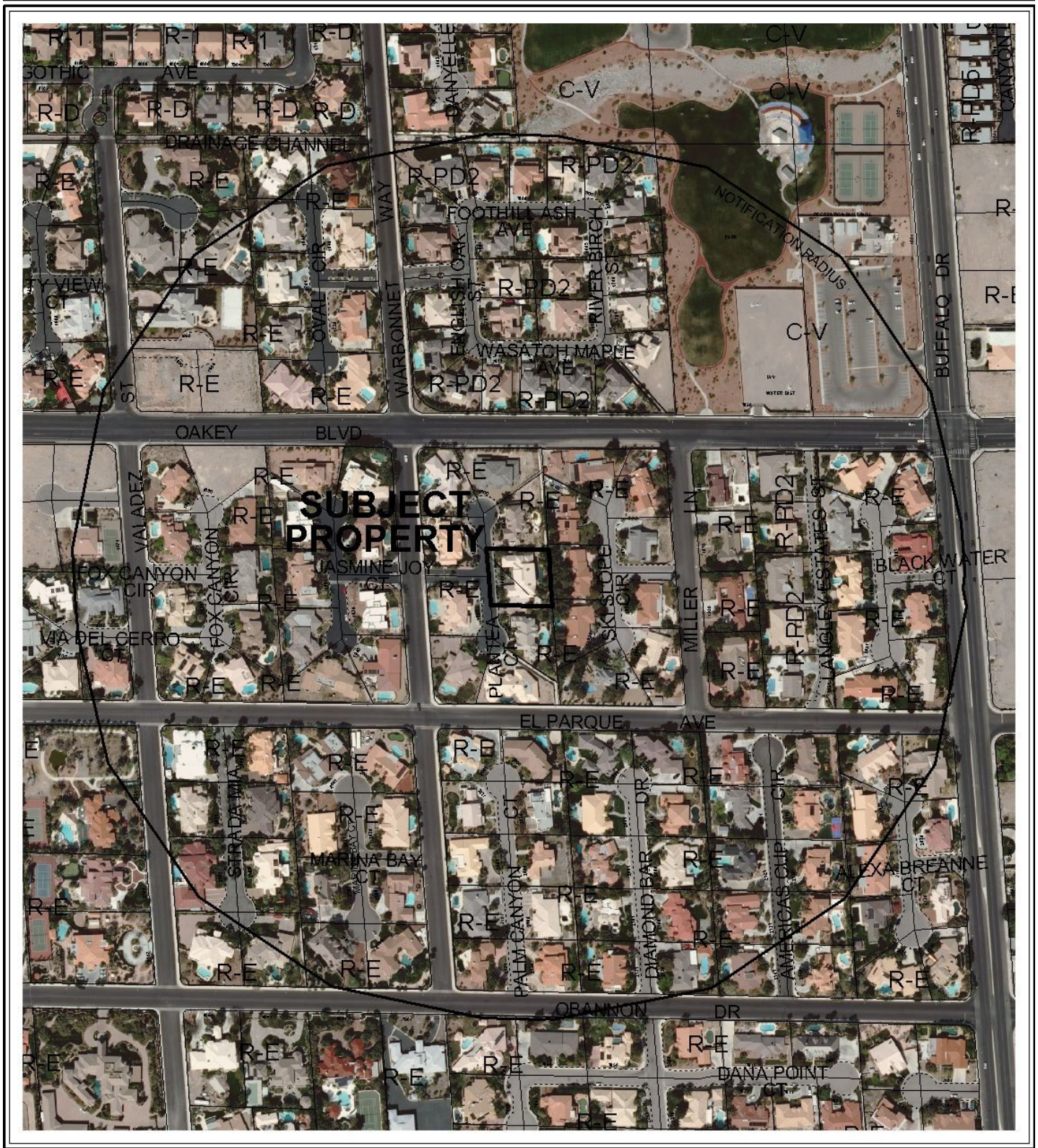
CASE: VAR-41401

RADIUS: 1000 FT

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







CASE: **VAR-41401**

RADIUS: 1000 FT

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







## 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: \_\_\_\_\_

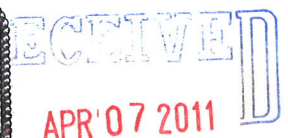
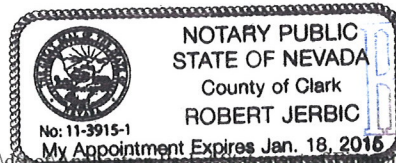
Signature of Property Owner: *Alec Fatalevich*

Print Name: ARKADY FATALEVICH

State of Nevada, County of Clark  
Subscribed and sworn before me

This 30<sup>th</sup> day of March, 20 11 by Arkady I. Fatalevich \*K

*Robert Jerbic*  
Notary Public in and for said County and State





# 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@cmpbstudios.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\* Alec Fatalevich

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

Print Name ARKADY FATALEVICH

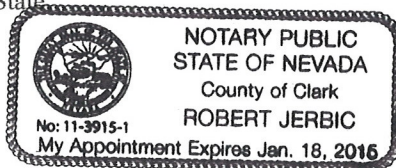
State of Nevada, County of Clark

Subscribed and sworn before me

This 30<sup>th</sup> day of March, 20 11  
by Arkady I. Fatalevich

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

Case #

VAR-41401

Meeting Date: 6-14-11

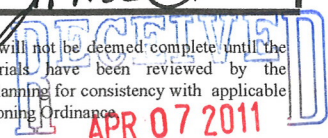
Total Fee: \$ 830.00

Date Received: 4-7-11

Received By: JFmuel

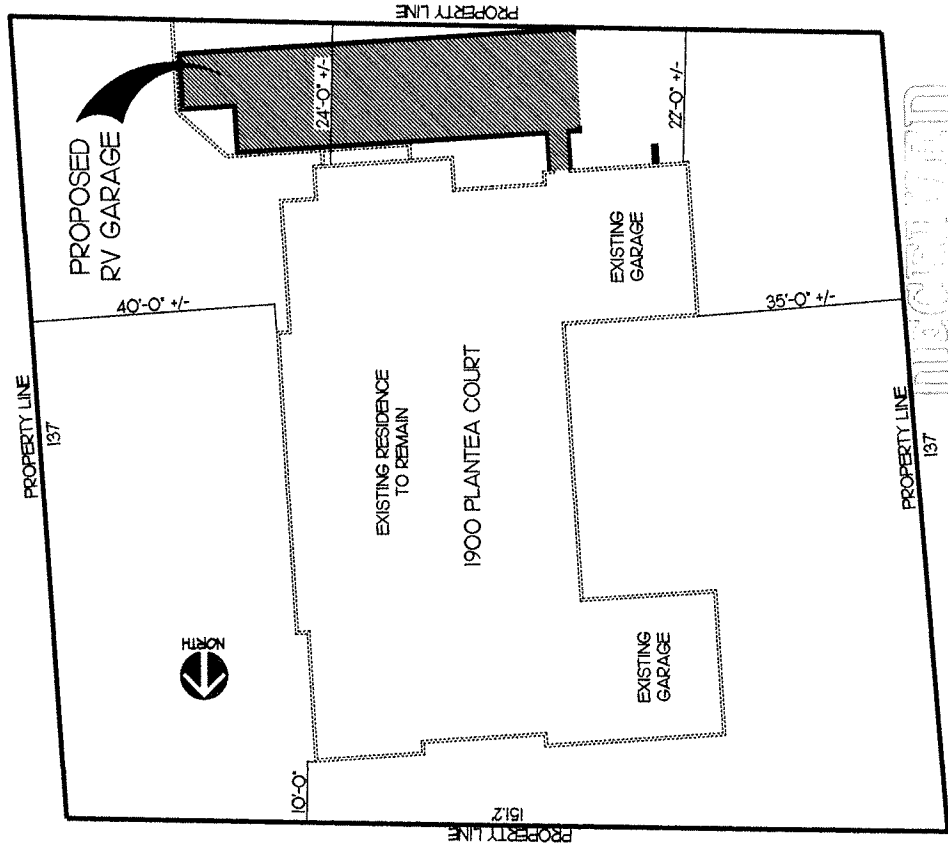
\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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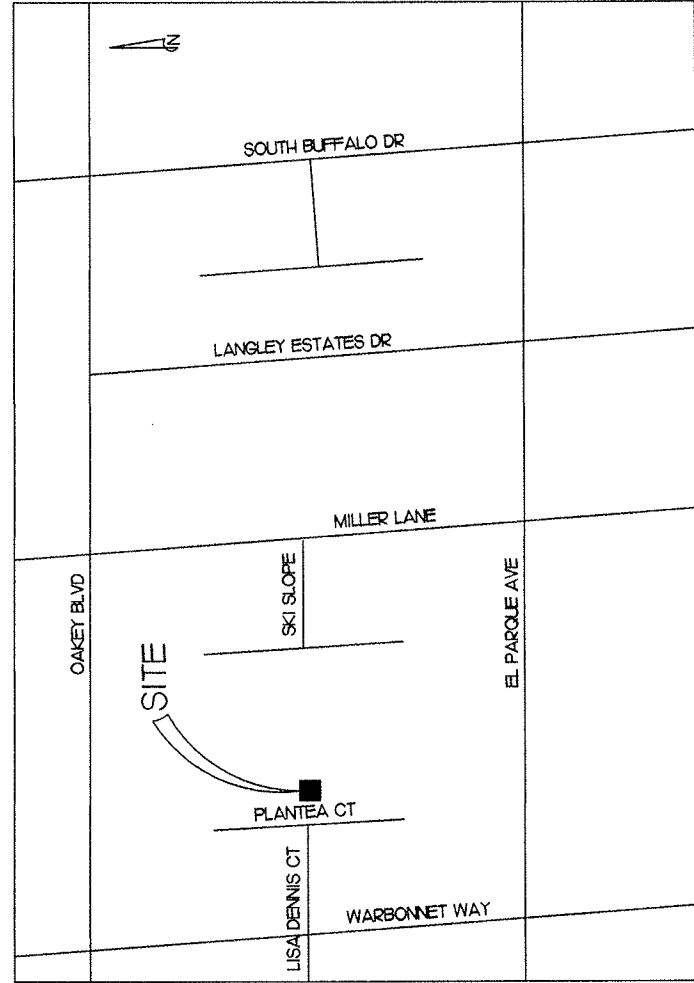




|                        |
|------------------------|
| Job No: 344-001        |
| Job Name: 1900 Plantea |
| Revision: .            |
| Sheet No: A1           |



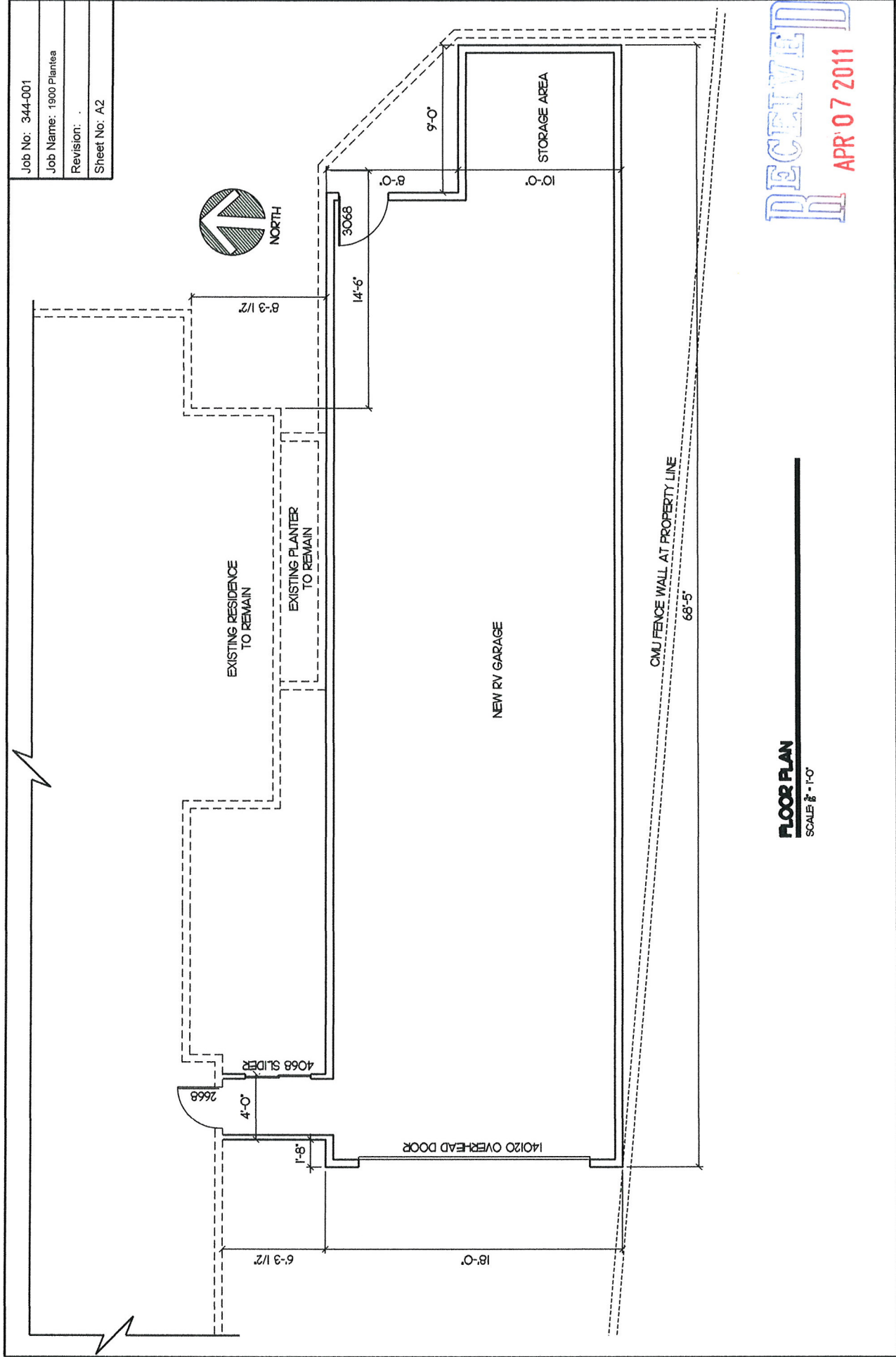
**SITE PLAN**  
NTS.



**VICINITY MAP**  
NTS.

**VAR-41401**

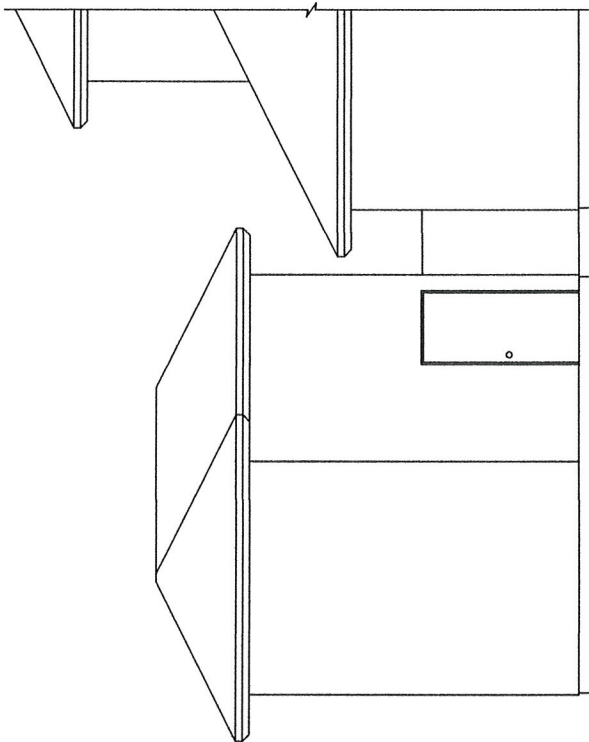
|                        |
|------------------------|
| Job No: 344-001        |
| Job Name: 1900 Plantea |
| Revision:              |
| Sheet No: A2           |



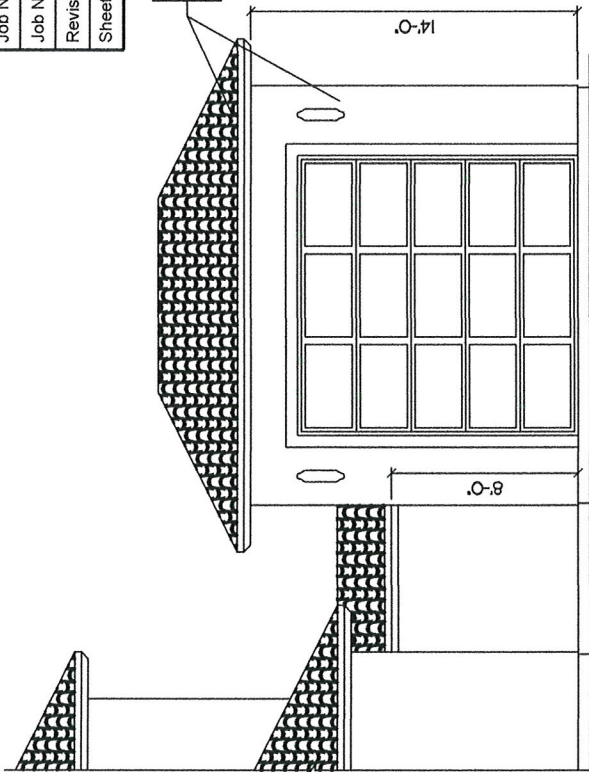
VAR-41401



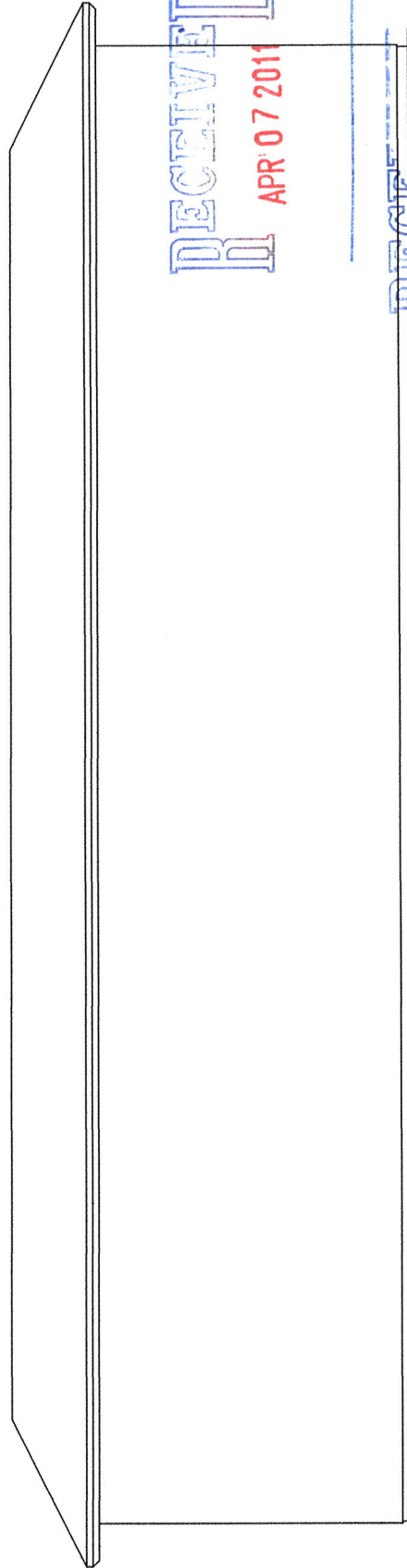
|                        |
|------------------------|
| Job No: 344-001        |
| Job Name: 1900 Plantea |
| Revision:              |
| Sheet No: A3           |



**REAR ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$



**FRONT ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$



**SIDE ELEVATIONS**  
SCALE:  $\frac{1}{8}'' = 1'-0''$

**VAR-41401**

May 9, 2011

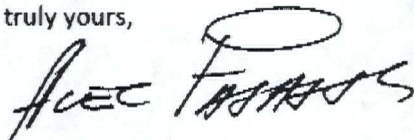
Alec Fatalevich  
1900 Plantea CT  
Las Vegas, NV 89117

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.  
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

RECEIVED  
MAY 09 2011

VAR-41401  
REVISED

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

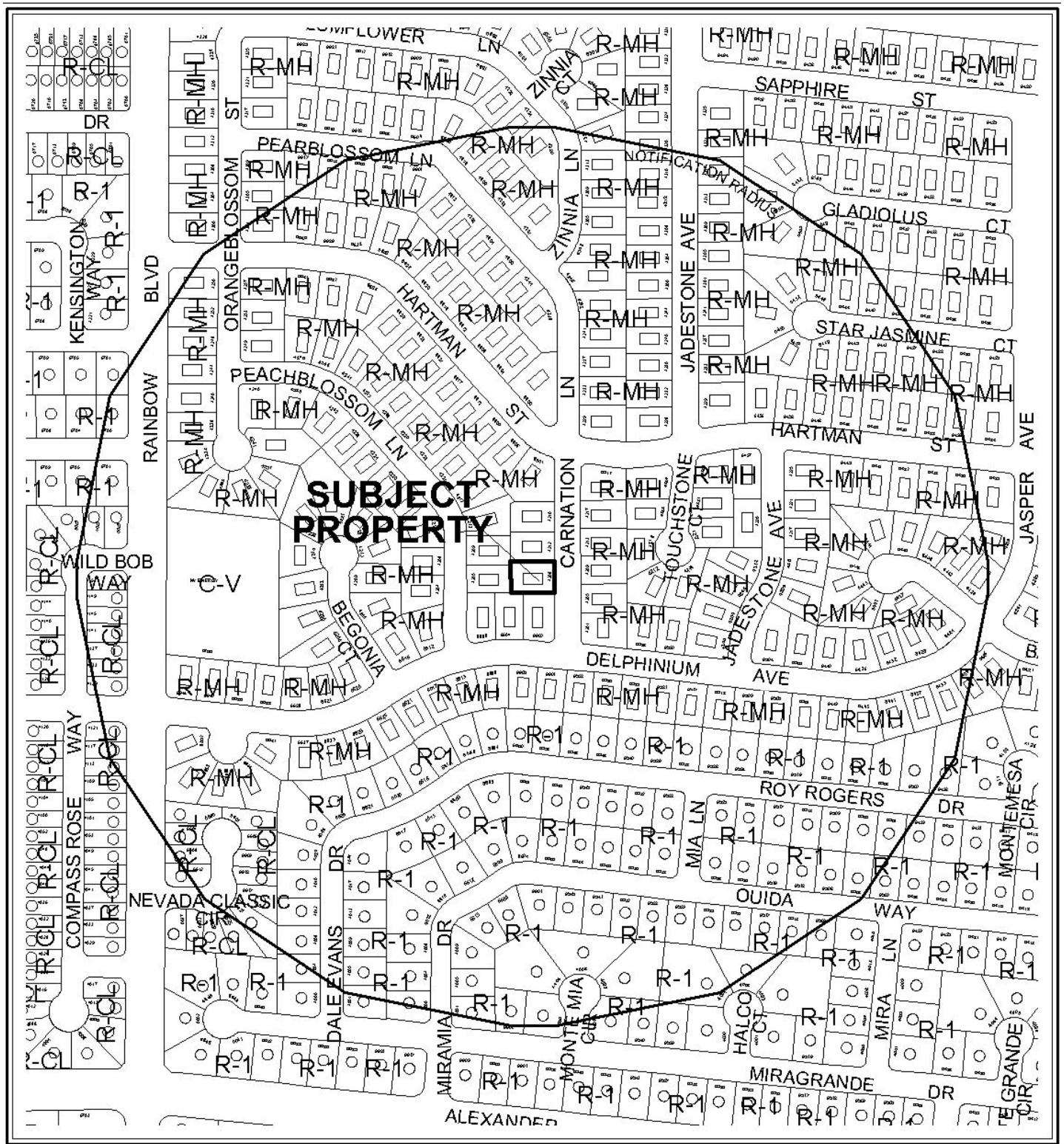
**RECOMMENDATION:**

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)







CASE: **VAR-41486**

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





## 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: \_\_\_\_\_

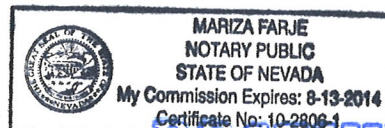
Signature of Property Owner: Martha G Kent

Print Name: Martha G. Kent

Subscribed and sworn before me

This 10<sup>th</sup> day of February, 2011

Margo Forgy  
Notary Public in and for said County and State



**RECEIVED**  
**APR 19 2011**



# 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 10 day of February, 20 11.

Mariza Farje

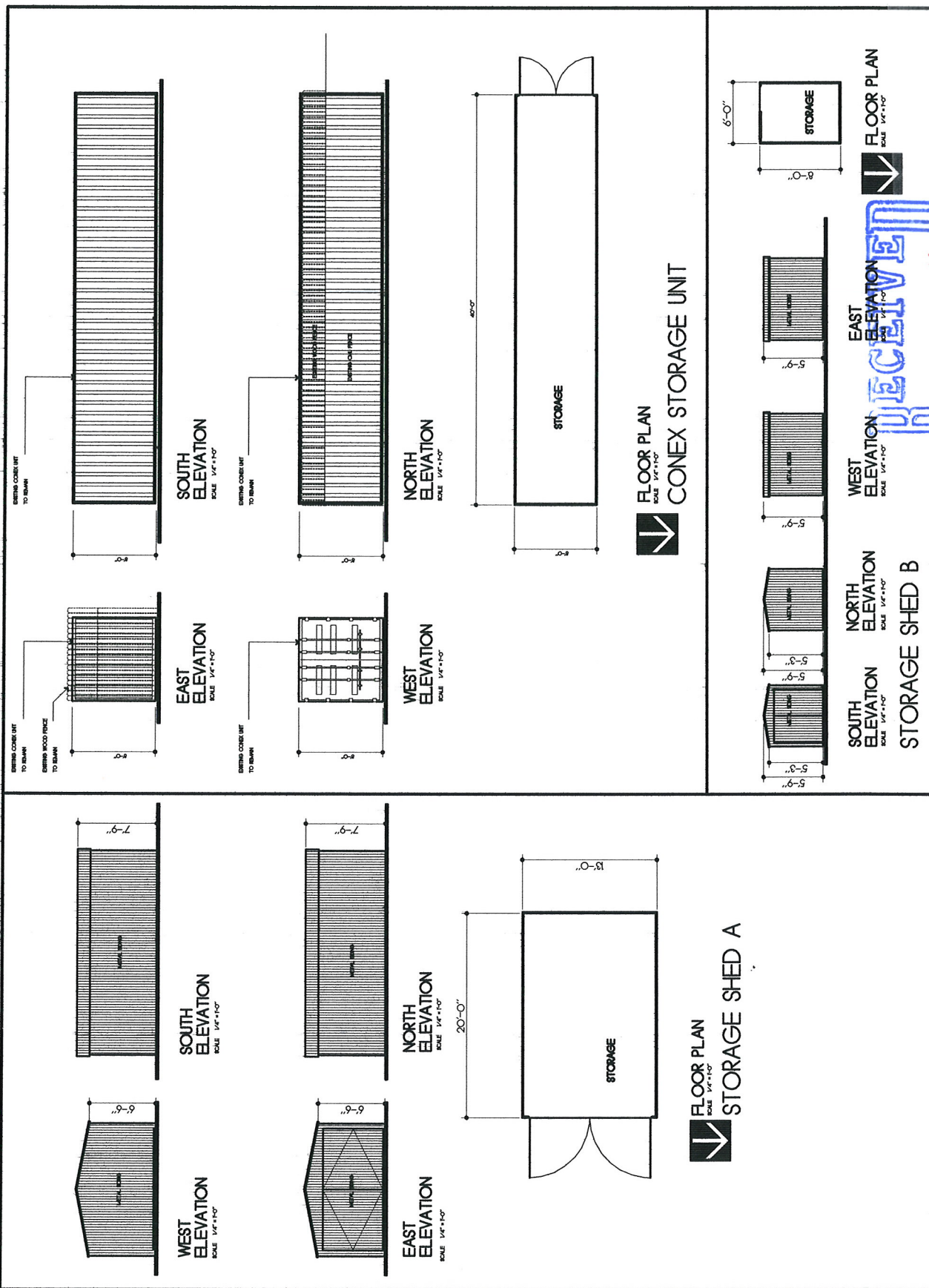
Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAR-41486</u> |
| Meeting Date:   | <u>6/14 PC</u>   |
| Total Fee:      | <u>\$830</u>     |
| Date Received:* | <u>4/19/11</u>   |
| Received By:    | <u>Be S.</u>     |

\*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





JOB NO. \_\_\_\_\_  
DATE 2/2/71 \_\_\_\_\_  
SCALE \_\_\_\_\_  
CHECKED BY: PCT \_\_\_\_\_





RECEIVED

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 permissible 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.

**RECEIVED**  
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 variance be granted for the existing 9 ft. high screen fence. Again, if this is not possible, the applicant would be willing to reduce the screen fence to 8 ft. high.~~

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APR 19 2011

**VAR-41486**



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

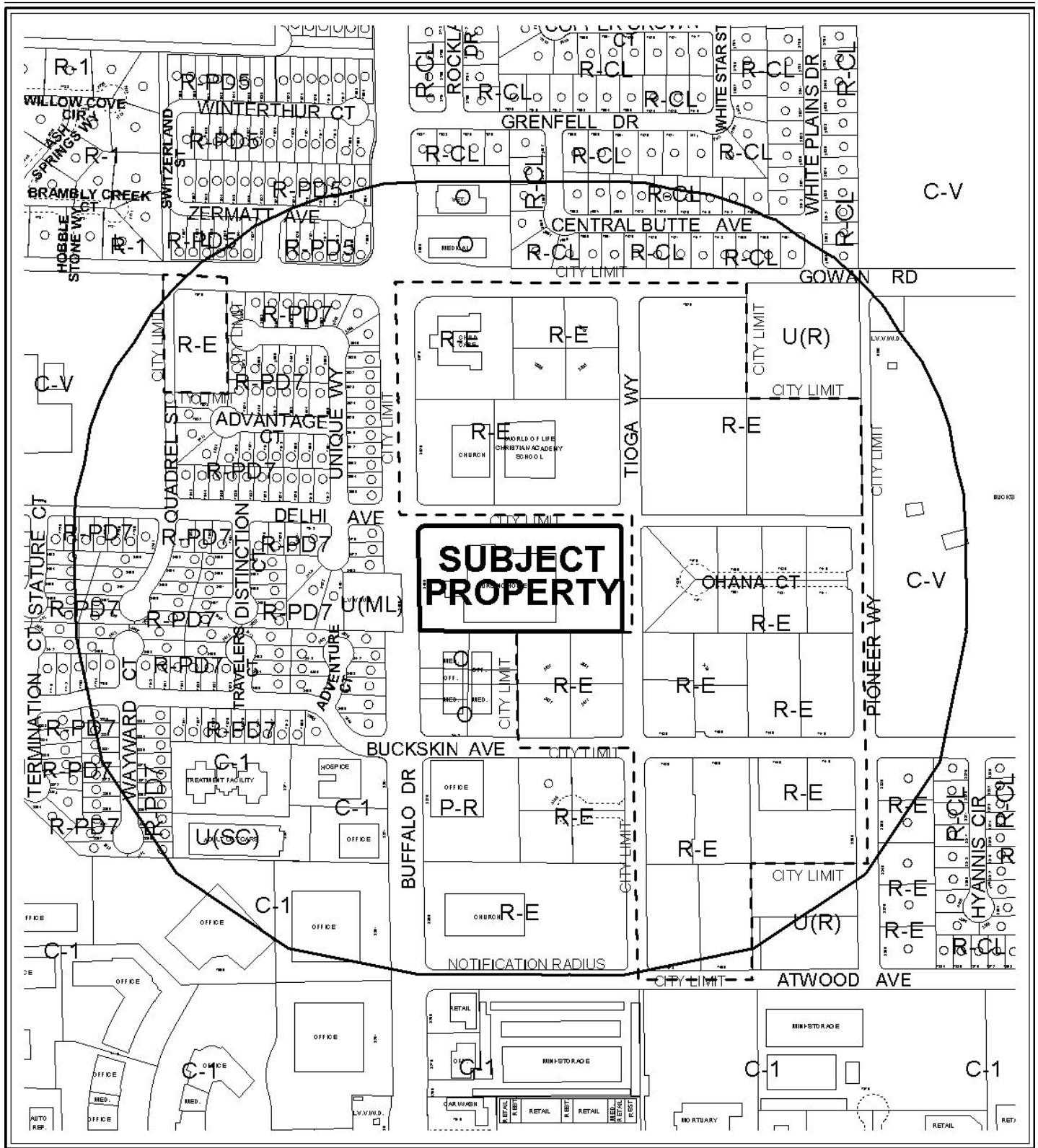
0

**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)

0 300 600 Feet











## 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: \_\_\_\_\_

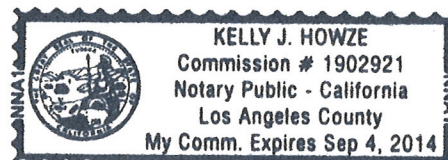
Signature of Property Owner: *Susan M. Tate*

Print Name: Susan Tate

Subscribed and sworn before me

This 25<sup>th</sup> day of APRIL, 2011

*Kelly J. Howze*  
Notary Public in and for said County and State



RECEIVED  
APR 23 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

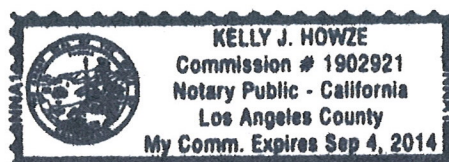
Subscribed and sworn before me

This 25<sup>th</sup> day of APRIL, 20 11

Kelly J. Howze

Notary Public in and for said County and State

Revised 10/27/08



#### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>VAR-41558</u>   |
| Meeting Date:  | <u>6/14/11 PC</u>  |
| Total Fee:     | <u>\$830</u>       |
| Date Received: | <u>4-26-11</u>     |
| Received By:   | <u>[Signature]</u> |

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

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



| SITE ANALYSIS          |                         |
|------------------------|-------------------------|
| Zoning:                | R-3                     |
| General Plan:          | M                       |
| Proposed Project:      | 138-10-301-018          |
| APN (a portion of):    | 91 acres / 39,640 sf    |
| Proposed Portion Area: | 17,496 sf (38 beds)     |
| Building Area:         | 2,251,000               |
| Land Bldg. Ratio:      | 44%                     |
| Coverage:              |                         |
| Existing Project:      | 138-10-301-018          |
| APN (a portion of):    | 3,08 acres / 134,165 sf |
| Existing Portion Area: | 39,845 sf (118 beds)    |
| Building Area:         | 3,361,000               |
| Land Bldg. Ratio:      | 29%                     |
| Coverage:              |                         |
| Total Project:         | 138-10-301-018          |
| APN:                   | 3,99 acres / 173,805 sf |
| Total Area:            | 57,105 sf (154 beds)    |
| Building Area:         | 3,041,000               |
| Land Bldg. Ratio:      | 32%                     |
| Coverage:              |                         |

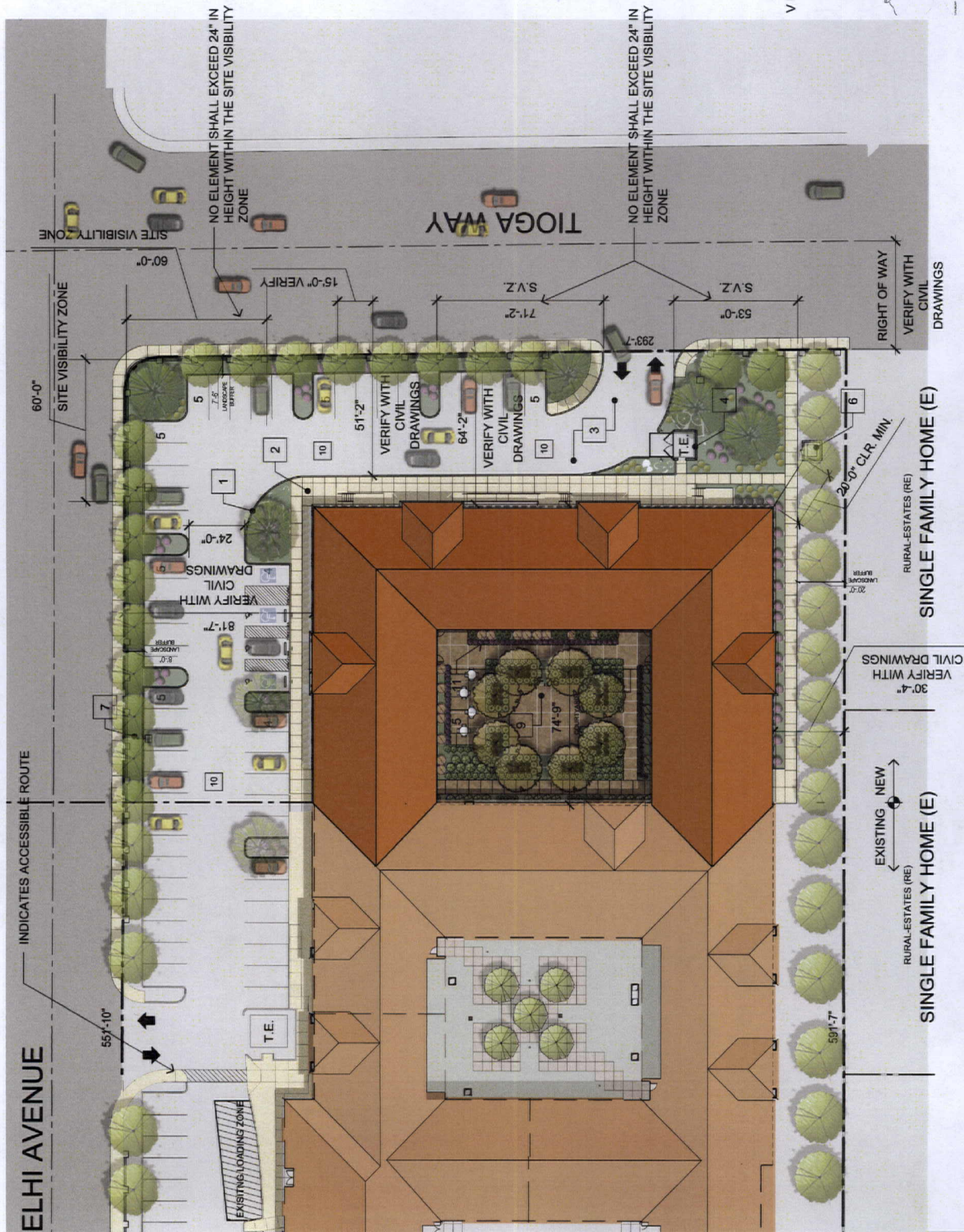
### PARKING ANALYSIS

Per CLV Parking Requirements:

| Proposed Project               |            |
|--------------------------------|------------|
| 1 space / 8 beds (38 beds)     | 6 spaces   |
| 1 space / every employee       | 6 spaces   |
| 3 spaces / visiting doctors    | 3 spaces   |
| Total Proposed Required:       | 15 spaces  |
| Total Proposed Provided:       | 38 spaces  |
| Existing Project               |            |
| 1 space / 8 beds (118 beds)    | 20 spaces  |
| 1 space / every employee       | 48 spaces  |
| 3 spaces / visiting doctors    | 3 spaces   |
| Total Existing Required:       | 71 spaces  |
| Total Existing Provided:       | 108 spaces |
| Total Project                  |            |
| 1 space / 8 beds (154 beds)    | 26 spaces  |
| 1 space / every employee       | 54 spaces  |
| 3 spaces / visiting doctors    | 6 spaces   |
| Total Required:                | 86 spaces  |
| Total Provided:                | 146 spaces |
| Percent of Req. Space (146/86) | 169%       |

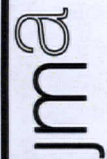
- SITE NOTES:**
1. CONCRETE CURB. REFER TO CIVIL DRAWINGS.
  2. CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS.
  3. ASPHALT DRIVE. REFER TO CIVIL DRAWINGS.
  4. NEW TRASH ENCLOSURE. SET 5' FROM 5' ON 10' AT 10'.
  5. AREA DRAINAGE TYPICAL OF FOUR (4). REFER TO CIVIL.
  6. NEW 10" AND 12" CONCRETE AND CONCRETE AND REFER TO CIVIL.
  7. NEW 10" AND 12" CONCRETE AND CONCRETE AND REFER TO CIVIL.
  8. NEW 10" AND 12" CONCRETE AND CONCRETE AND REFER TO CIVIL.
  9. NEW 10" AND 12" CONCRETE AND CONCRETE AND REFER TO CIVIL.
  10. NEW 10" AND 12" CONCRETE AND CONCRETE AND REFER TO CIVIL.
  11. NEW 10" AND 12" CONCRETE AND CONCRETE AND REFER TO CIVIL.
  12. NEW 10" AND 12" CONCRETE AND CONCRETE AND REFER TO CIVIL.

### VICINITY MAP



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

Design  
10150 Covington Cross Drive  
Las Vegas, NV 89144  
702.731.2033



### SITE PLAN

VAR-41558 SUP-41559  
SDR-41557 REVISED







| SYMBOL | BOTANICAL COMMON NAME | SIZE | QUANTITY |
|--------|-----------------------|------|----------|
|--------|-----------------------|------|----------|

### SUGGESTED SHRUB LEGEND

| ITEM NO. | ITEM NAME                     | UNIT  | QTY   |
|----------|-------------------------------|-------|-------|
| 1        | REINFORCED CONCRETE SLAB      | 5 GAL | 5 GAL |
| 2        | CASPER MEMPHIS                | 5 GAL | 5 GAL |
| 3        | CASPER                        | 5 GAL | 5 GAL |
| 4        | CASPER GOLD                   | 5 GAL | 5 GAL |
| 5        | SHIMMERING SANDS              | 5 GAL | 5 GAL |
| 6        | FORTE BEIGE                   | 5 GAL | 5 GAL |
| 7        | FORTNIGHT LILY                | 5 GAL | 5 GAL |
| 8        | FLORISSANT JAPANESE           | 5 GAL | 5 GAL |
| 9        | EVERGREEN DREAMS              | 5 GAL | 5 GAL |
| 10       | HISPERALICE FANTASY RED       | 5 GAL | 5 GAL |
| 11       | RED HISPERALICE               | 5 GAL | 5 GAL |
| 12       | LEUCOPHYLLUM PRINCESS         | 5 GAL | 5 GAL |
| 13       | TEAS RANGER                   | 5 GAL | 5 GAL |
| 14       | LIROPE (MUSCARI)              | 5 GAL | 5 GAL |
| 15       | LILY LUT                      | 5 GAL | 5 GAL |
| 16       | NEEDHAM GRANDE PETITE PINK    | 5 GAL | 5 GAL |
| 17       | DANF PINK CLAMBER             | 5 GAL | 5 GAL |
| 18       | ROMANUS OFFICINUS PROSPERATUS | 5 GAL | 5 GAL |
| 19       | WALLING RESEARCH              | 5 GAL | 5 GAL |
| 20       | SHINY COCOSMA                 | 5 GAL | 5 GAL |
| 21       | COMPACTOR                     | 5 GAL | 5 GAL |

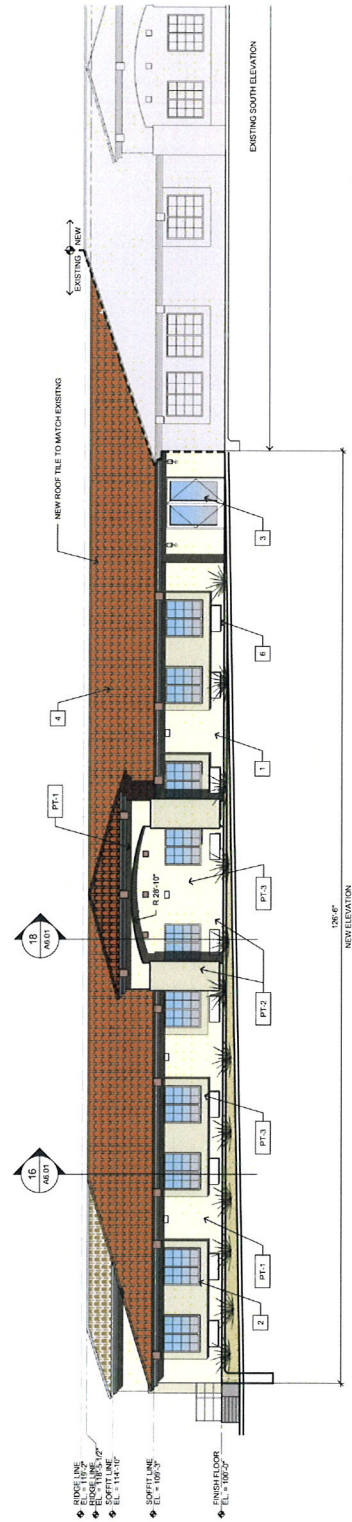
1 DECOMPOSED GRANITE (100% INSTALL 2" LAYER OF 3/4" SCREENED REBEL  
2 DECOMPOSED GRANITE CONTINUOUSLY IN ALL PLANTERS, UNDER ALL  
3 TREES AND SHRUBS. DECOMPOSED GRANITE AVAILABLE THROUGH  
4 VALANCO MATERIALS INC. (702) 958-9532. BEFORE PLACING  
5 GRANITE IN PLANTERS, IT MUST BE MOISTENED WITH  
6 WATER TO SOAK ALL PLANTERS. GRANITE MUST BE MOISTENED TO  
7 ENTIRE DEPTH, ALLOW TO DRY, KEEP TOP OF GRANITE 1" BELOW  
8 ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOLCH  
9 TRUNKS OF ANY PLANT. INSTALL GRANITE AFTER INSTALLATION OF PLANT  
10 MATERIAL.

11 ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY OF LAS VEGAS  
12 TITLE 18A.

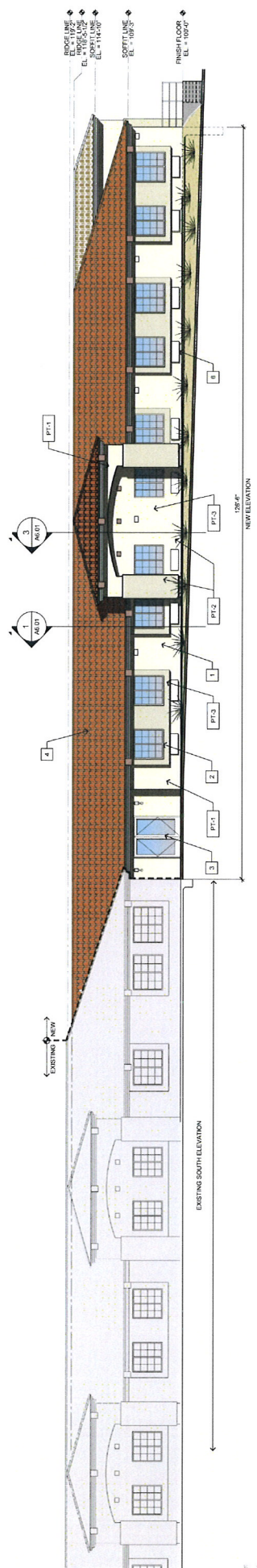




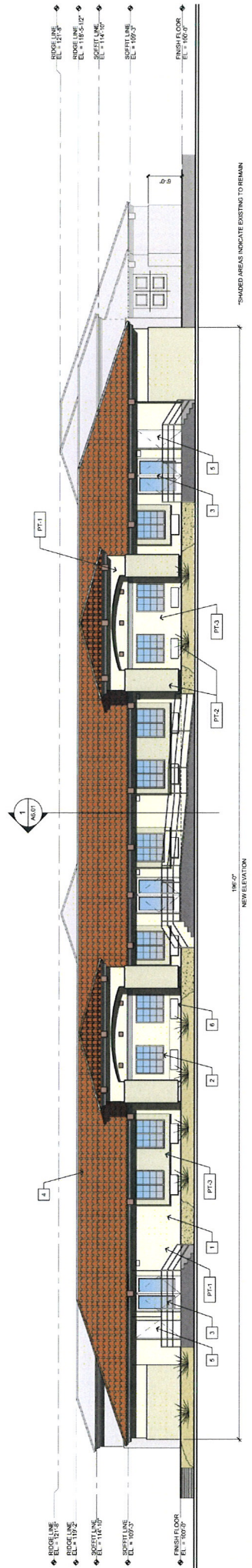




6 NORTH ELEVATION  
1/8"=1'-0"



11 SOUTH ELEVATION  
1/8"=1'-0"



16 EAST ELEVATION  
1/8"=1'-0"

**DECEIVED**

ELEVATIONS  
APR 29 2011  
VAR-41558  
SUP-41559  
SDR-41557

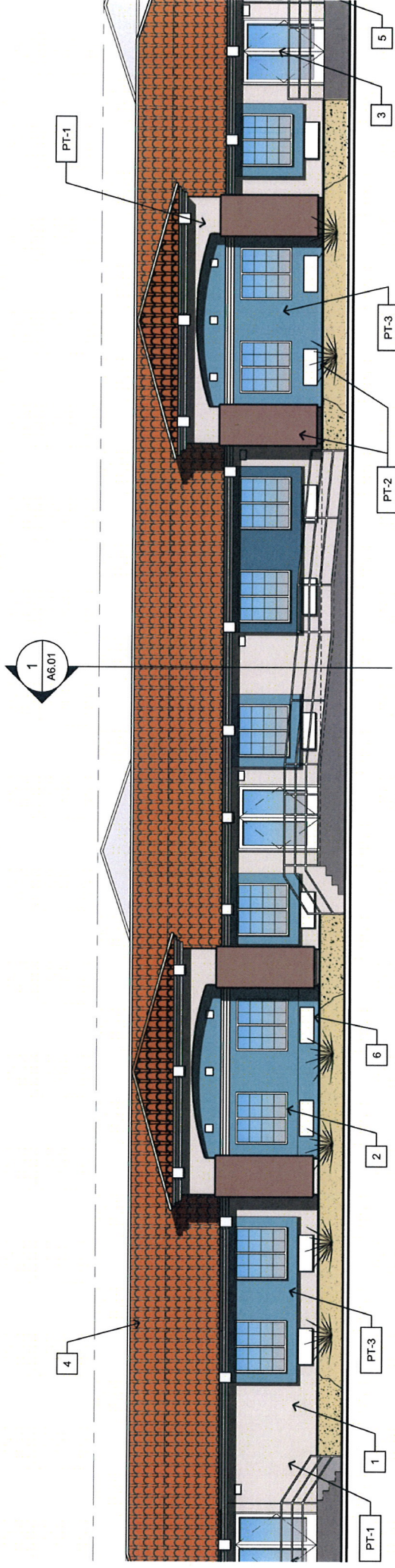
SILVER HILLS HEALTHCARE  
3450 N. BUFFALO DRIVE  
PROJECT # 2006219 / #2011102  
LAS VEGAS NV.89129

Design  
10150 Covington Cross Drive  
Las Vegas, NV 89144  
702.731.2033

jma

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





FRAZEE PT-3  
#8465D INDIGO  
VIOLET

FRAZEE PT-2  
#8375D RUBY  
RIVE

FRAZEE PT-1  
#8752W STONE-  
HENG SHADOW

RECEIVED  
APR 29 2011

VAR-41558  
SUP-41559  
SDR-41557

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

Design  
10150 Covington Cross Drive  
Las Vegas, NV 89144  
702.731.2033

jma

COLOR BOARD

N.T.S.





elevated architecture

May 5, 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 provide 8 feet on the north side and 7'-6" on the east side. We also ask for an exception for the required 8 trees in the parking area, we are providing 8 trees in the plaza area.

-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

RECEIVED  
MAY 05 2011

**VAR-41558 SUP-41559  
SDR-41557 REVISED**

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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: \_\_\_\_\_

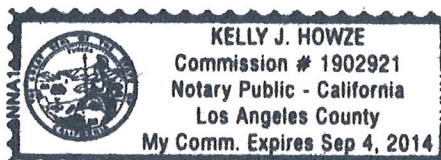
Signature of Property Owner: *Susan M. Tate*

Print Name: Susan Tate

Subscribed and sworn before me

This 25<sup>th</sup> day of APRIL, 2011

*Kelly J Howze*  
Notary Public in and for said County and State







## 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

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 25<sup>th</sup> day of APRIL, 20 11.

Kelly J. Howze

Notary Public in and for said County and State

Revised 10/27/08



#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SUP-41559</u>   |
| Meeting Date:   | <u>6/14/11 PC</u>  |
| Total Fee:      | <u>\$1,030</u>     |
| Date Received:* | <u>4-26-11</u>     |
| Received By:    | <u>[Signature]</u> |

\*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

**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 CONVALESCENT 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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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: \_\_\_\_\_

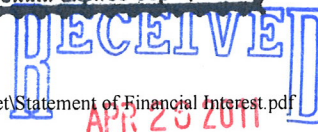
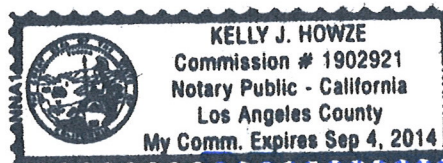
Signature of Property Owner: Susan M. Tate

Print Name: Susan Tate

Subscribed and sworn before me

This 25<sup>th</sup> day of APRIL, 2011

Kelly J. Howze  
Notary Public in and for said County and State







# 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

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

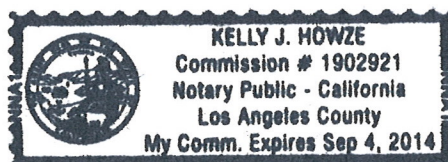
Subscribed and sworn before me

This 25<sup>th</sup> day of APRIL, 20 11

Kelly J. Howze

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SDR - 41557</u> |
| Meeting Date:   | <u>6/14/11 PC</u>  |
| Total Fee:      | <u>\$1,030</u>     |
| Date Received:* | <u>4-26-11</u>     |
| Received By:    | <u>[Signature]</u> |

\*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

APR 26 2011

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

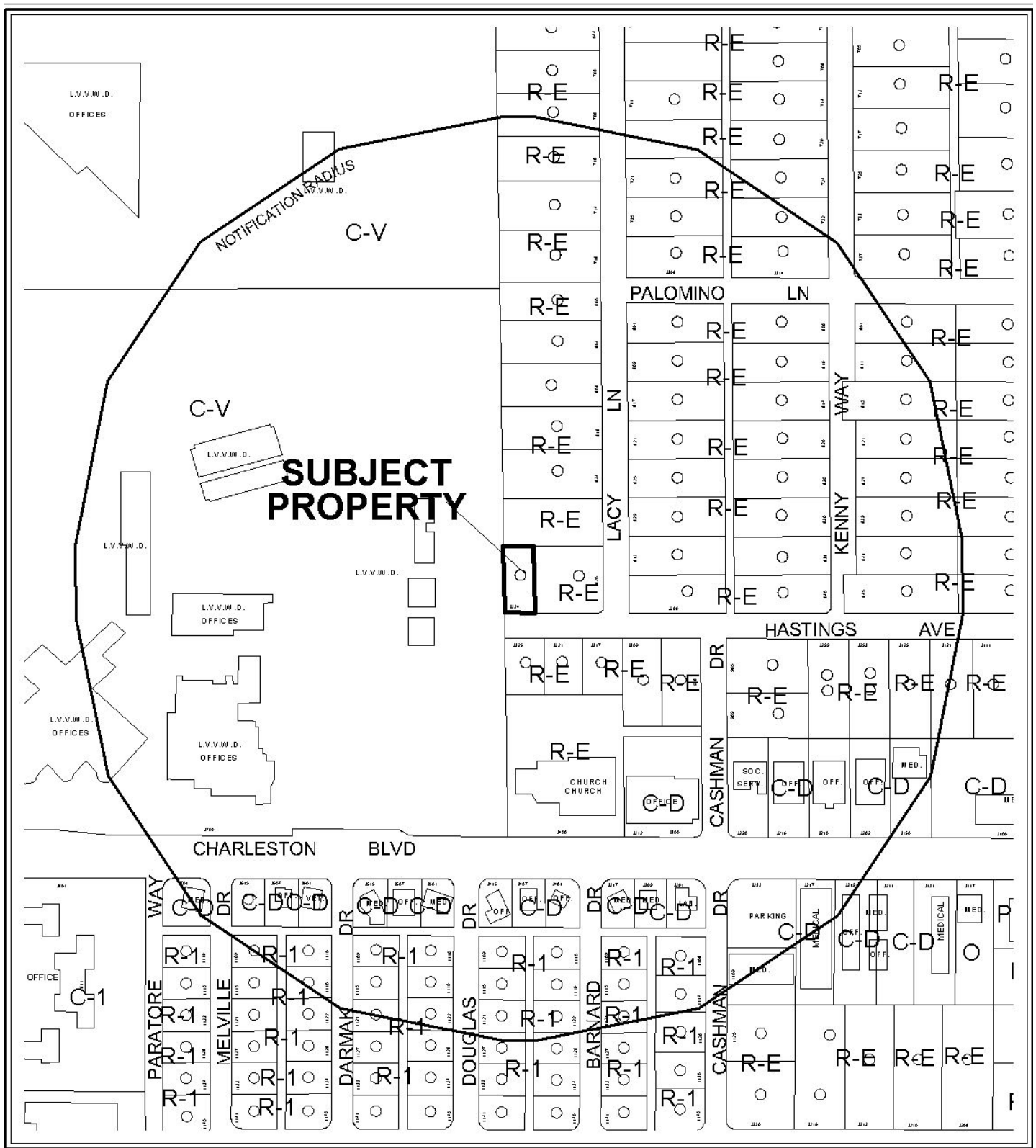
**RECOMMENDATION:**

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





**CASE: VAR-41565 AND SUP-41564**

**RADIUS: 1000 FT**

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



**CASE: VAR-41565 AND SUP-41564**

**RADIUS: 1000 FT**

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

0 300 600 Feet







## 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: X

Partner(s): X

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

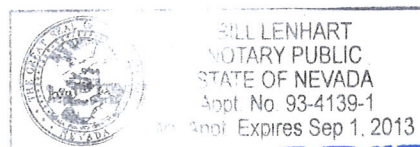
Print Name: \_\_\_\_\_

Ginie W. Harris  
Ginie W Harris

Subscribed and sworn before me

This 26 day of APRIL, 2011

Bill Lenhart  
Notary Public in and for said County and State



RECEIVED  
APR 27 2011



# 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: 4005436 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  
B. M. A.

Notary Public in and for said County and State

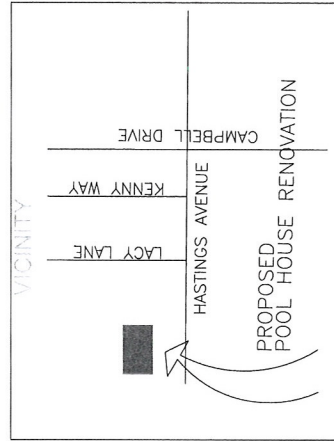
### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>VAR-41565</u>   |
| Meeting Date:  | <u>6-14-11 PC</u>  |
| Total Fee:     | <u>\$830</u>       |
| Date Accepted: | <u>4-27-11</u>     |
| Accepted By:   | <u>[Signature]</u> |

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       | WALL 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                               |
| PI        | PLUMBING PLAN                                     |

GINIE HARRIS  
(OWNER/BUILDER)  
3324 HASTINGS AVE.  
LAS VEGAS, NEVADA 89107

OWNER / BUILDER  
POOL HOUSE  
DEMOLITION PLAN

DATE  
SCALE  
SHEET

TITLE

RECEIVED  
APR 27 2011  
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'-6" 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. HALF WALL FROM ORIGINAL SUBMITTAL TO REMAIN  
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

NEW FLOOR PLAN  
SCALE: 3/4" = 1'-0"



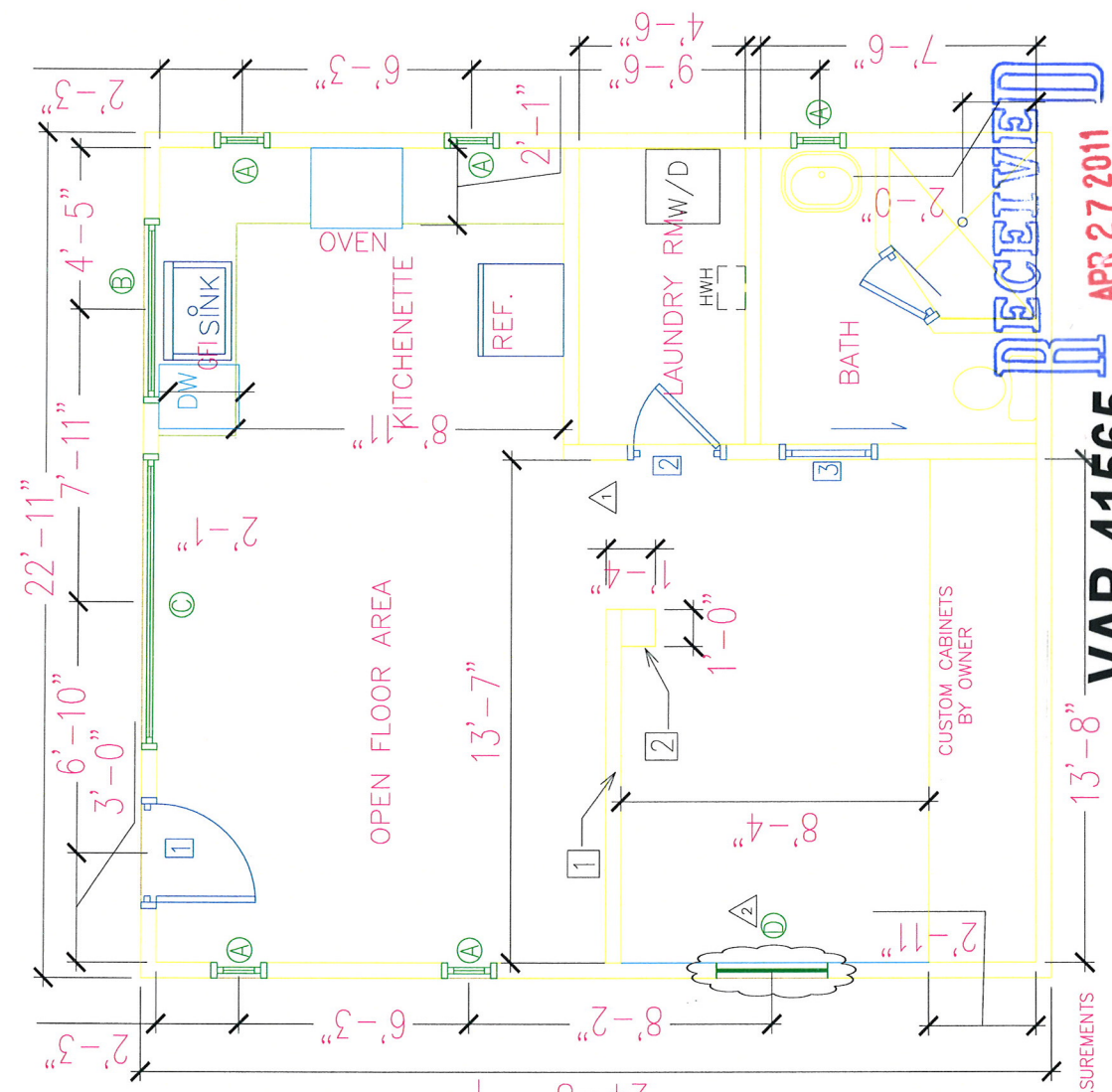
**DOOR SCHEDULE**

| SIZE (W X HGT.)           | TYPE          | LOCATION     | EXISTING/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     | EXISTING/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



GINIE HARRIS  
(OWNER/BUILDER)  
3324 HASTINGS AVE.  
LAS VEGAS, NEVADA 89107

OWNER/ BUILDER  
POOL HOUSE RENOVATION  
NEW FLOOR PLAN  
DATE: 06/12/07  
SHEET: A-1

**VAR-41565**  
**SUP-41564**



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  
CONSTRUCTION TYPE: VB

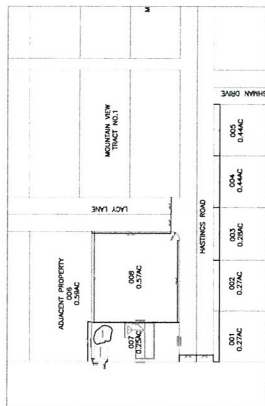
## NOTE:

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



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



DATE  
SITE

GINIE HARRIS  
(OWNER/BUILDER)  
3324 HASTINGS AVE.  
LAS VEGAS, NEVADA 89107

OWNER/BUILDER  
SITE PLAN

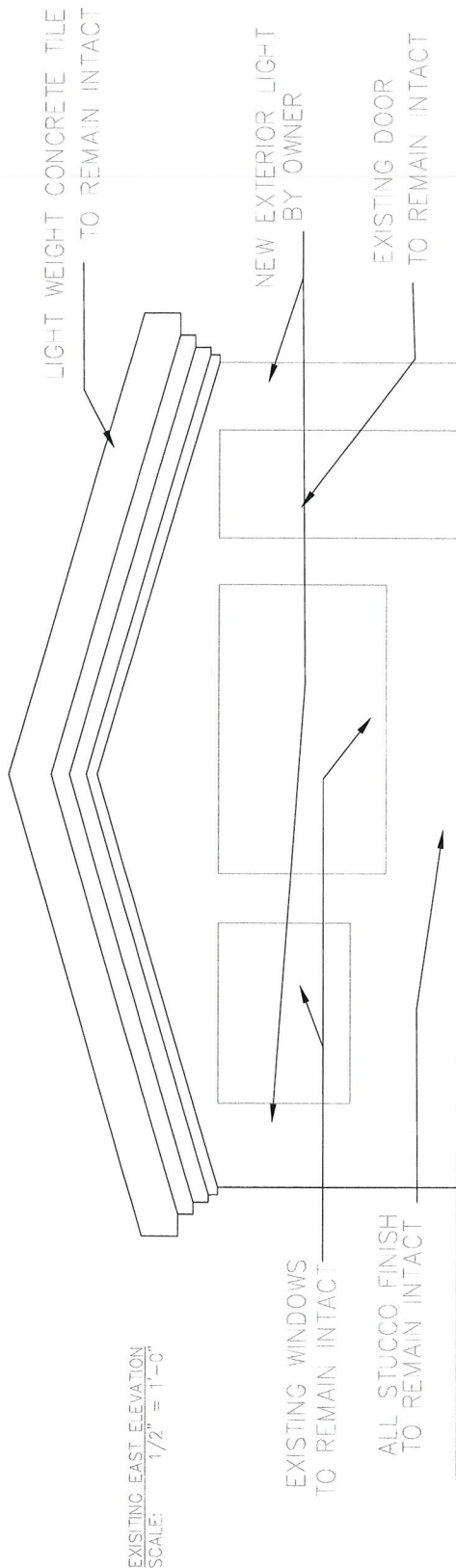
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VAR-41565  
SUP-41564

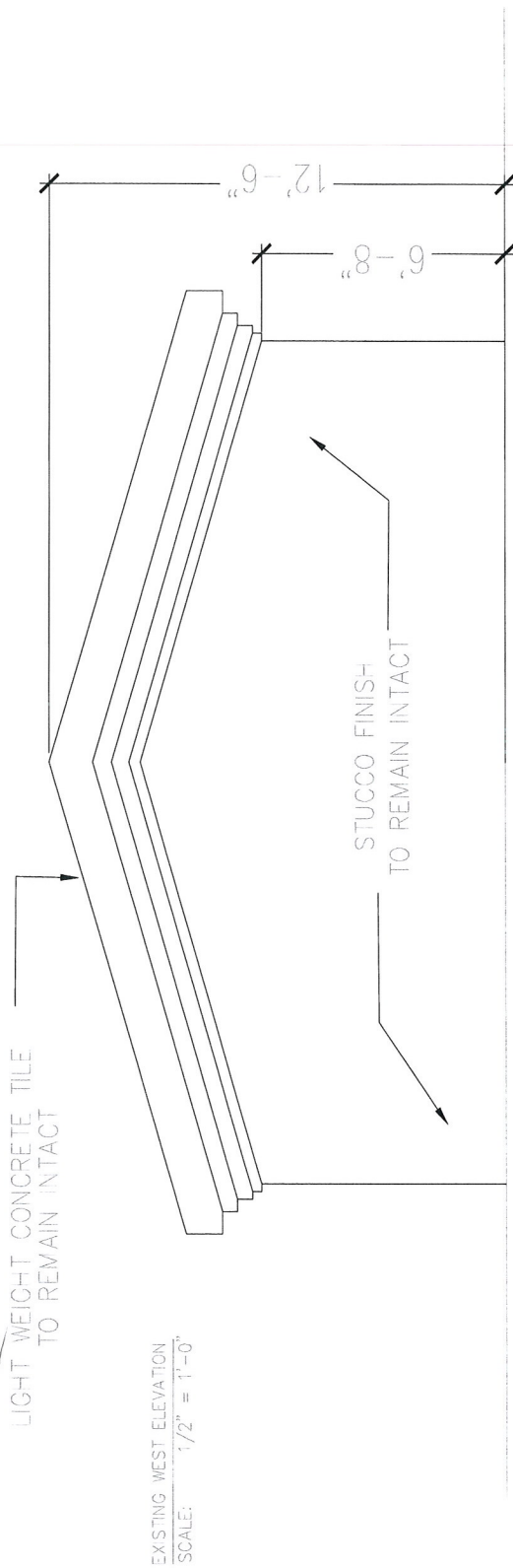
GINIE HARRIS  
(OWNER/BUILDER)  
3524 HASLINGS AVE.  
LAS VEGAS, NEVADA 89107

OWNER/BUILDER  
POOL HOUSE  
FAST/WEST ELEVATIONS

A-2

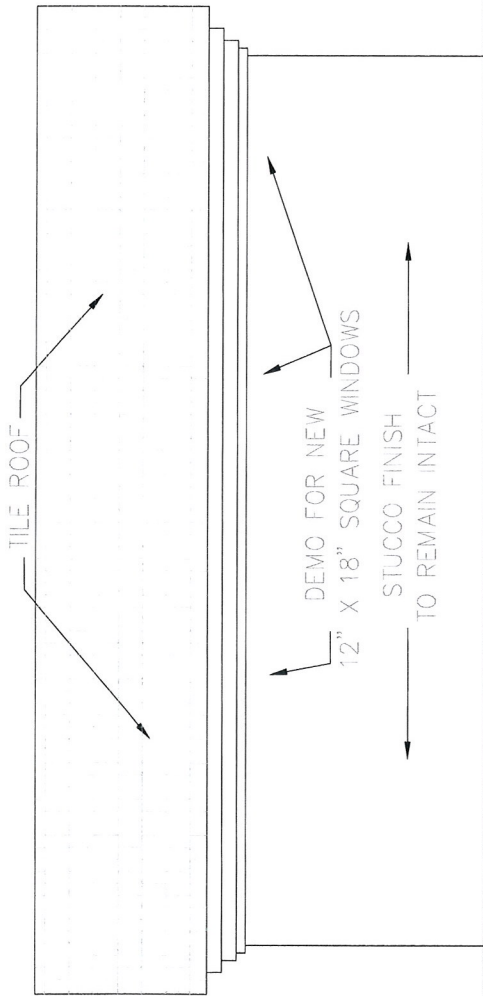


TYPICAL NOTE:  
EXISTING EAST AND WEST ELEVATIONS TO REMAIN INTACT



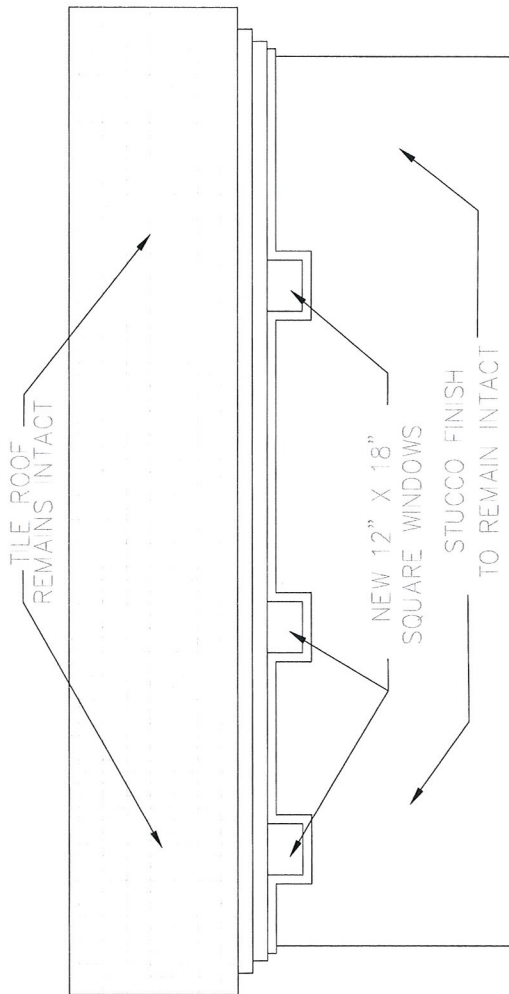
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**APR 27 2011**  
**VAR-41565**  
**SUP-41564**





EXISTING SOUTH ELEVATION  
SCALE:  $\frac{1}{2}" = 1'-0"$

TYPICAL NOTE:  
EXISTING EAST AND WEST ELEVATIONS TO REMAIN INTACT



NEW SOUTH ELEVATION  
SCALE:  $\frac{1}{2}" = 1'-0"$

GINIE HARRIS  
(OWNER/BUILDER)  
3324 HASTINGS AVE.  
LAS VEGAS, NEVADA 89107

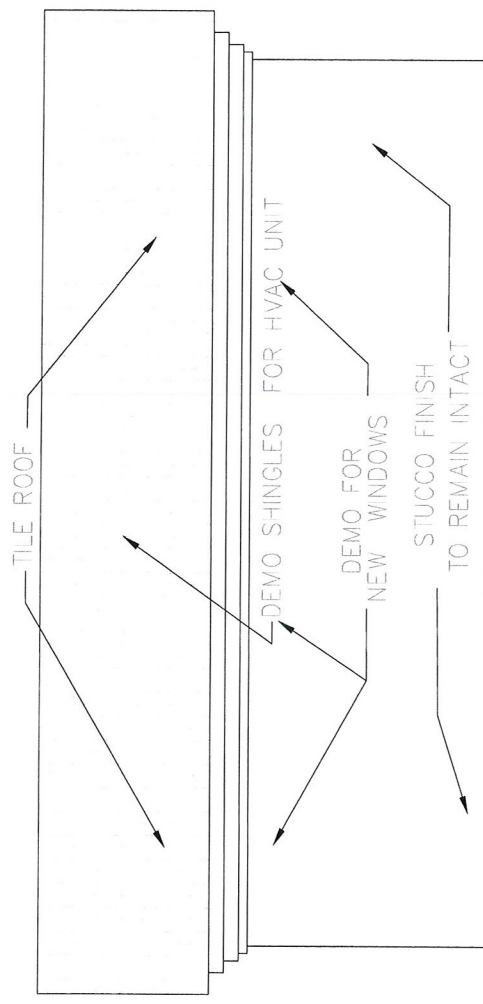
POOL HOUSE  
OWNER/BUILDER  
SOUTH ELEVATIONS

|         |              |
|---------|--------------|
| DATE    | 09/12/07     |
| BY      | GINIE HARRIS |
| CHECKED |              |
| DATE    |              |
| BY      |              |
| CHECKED |              |
| DATE    |              |
| BY      |              |
| CHECKED |              |
| DATE    |              |
| BY      |              |

A-3

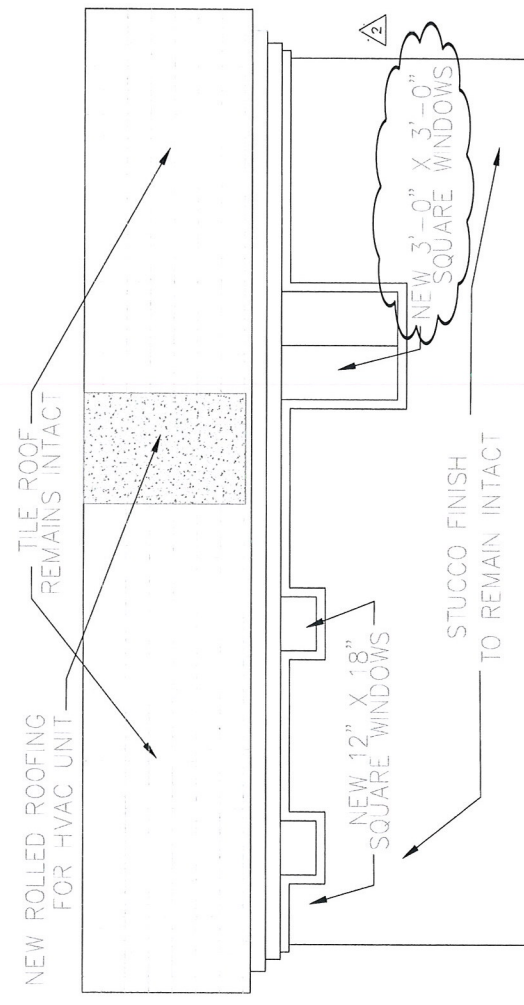
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APR 27 2011

VAR-41565  
SUP-41564



EXISTING NORTH ELEVATION  
SCALE: 3/4" = 1'-0"

TYPICAL NOTE:  
EXISTING EAST AND WEST ELEVATIONS TO REMAIN INTACT



NEW NORTH ELEVATION  
SCALE: 3/4" = 1'-0"

2. 3'-0" x 5'-0" WINDOW ADDED FOR CROSS

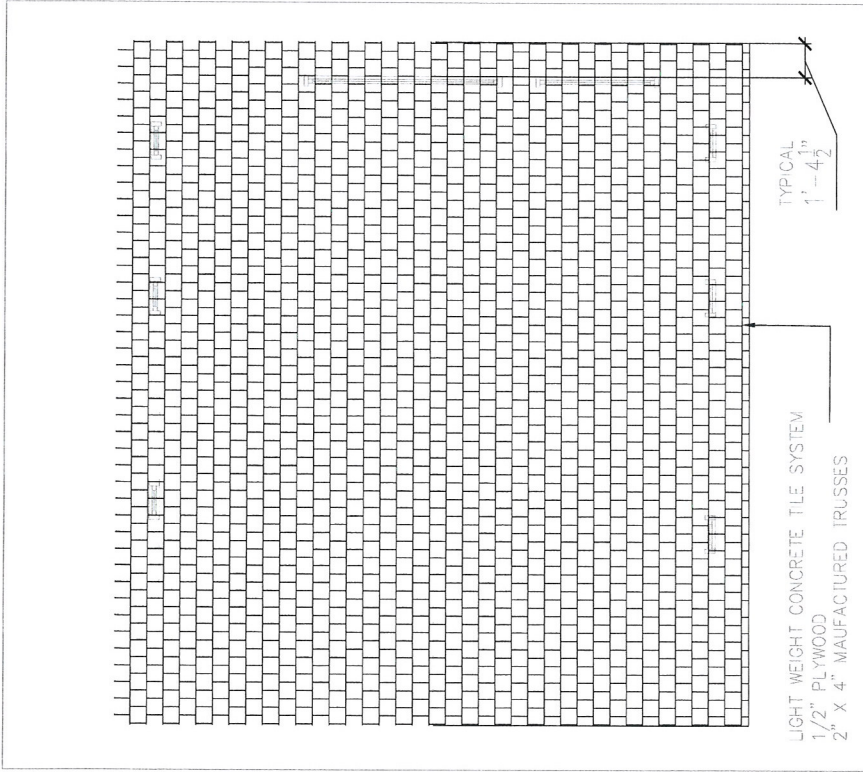
OWNER/ BUILDER  
FOR HQAR  
NORTH ELEVATIONS  
A-4

GINIE HARRIS  
(OWNER/BUILDER)  
3324 HASTINGS AVE.  
LAS VEGAS, NEVADA 89107

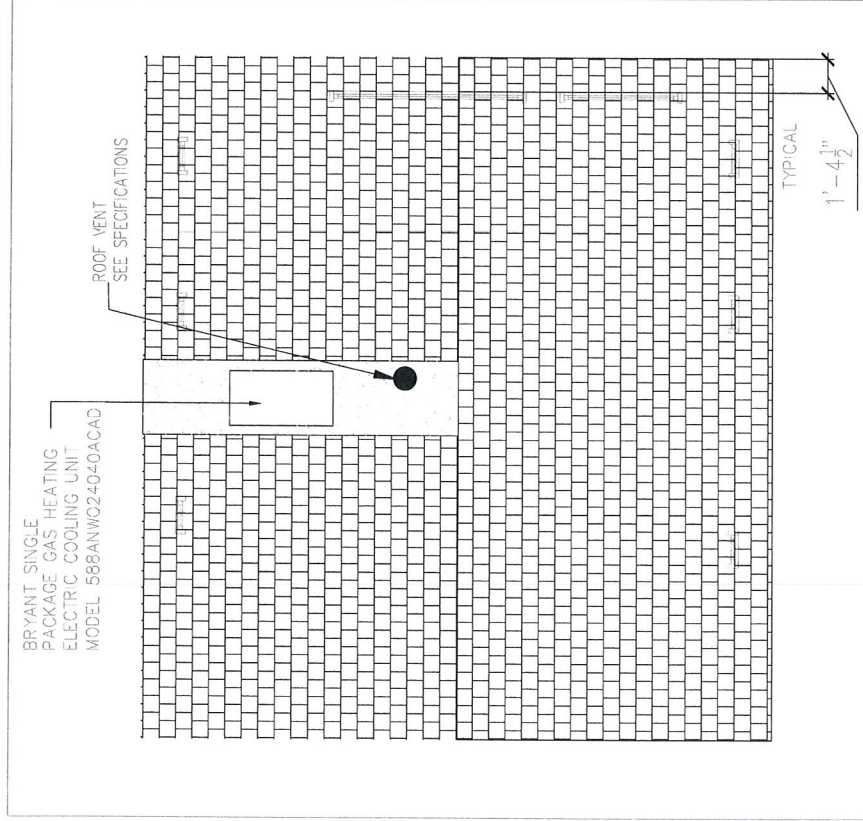
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APR 27 2011  
VAR-41565  
SUP-41564



TYPICAL NOTE: EXISTING ROOFING SYSTEM TO REMAIN INTACT EXCEPT TO EXTENT SHOWN



EXISTING 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  
Material Finish Mill  
UPC CODE 05006889055  
Ventilation Type Pro 1 Mill Roof Mount Vent

ROOF VENT SHALL BE EQUAL IN COMPLIANCE WITH  
CITY OF LAS VEGAS REQUIREMENTS

RECEIVED  
APR 27 2011

VAR-41565  
SUP-41564

CINIE HARRIS  
(OWNER/BUILDER)  
3324 HASTINGS AVE.  
LAS VEGAS, NEVADA 89107

OWNER/BUILDER  
POOL HOUSE  
SOUTH ELEVATIONS

DATE  
SCALE  
SHEET

A-5





VAR-41565

SUP-41564





VAR-41565

SUP-41564





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APR 27 2011

VAR-41565  
SUP-41564





RECEIVED

APR 27 2011

VAR-41565

SUP-41564





VAR-415665 APR 27 2011

SUP-415664





RECEIVED  
APR 27 2011

VAR-41565

SUP-41564





RECEIVED  
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.

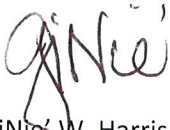
**VAR-41565**  
**SUP-41564**

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**APR 27 2011**

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

**VAR-41565**  
**SUP-41564**

**RECEIVED**  
**APR 27 2011**



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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: X

Partner(s): X

APN: X

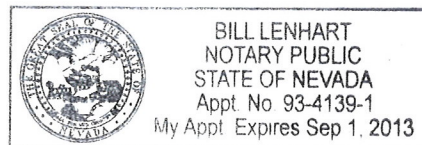
Signature of Property Owner: Ginie W. Harris

Print Name: Ginie W. Harris

Subscribed and sworn before me

This 26 day of APRIL, 20 11

B. M. A.  
Notary Public in and for said County and State



**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 4605436 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

B. M. A.

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

|                              |                    |
|------------------------------|--------------------|
| Case #                       | <u>SUP-41564</u>   |
| Meeting Date:                | <u>6-14-11 PC</u>  |
| Total Fee:                   | <u>\$1,030</u>     |
| Date Accepted:               | <u>4-27-11</u>     |
| Accepted By:                 | <u>[Signature]</u> |
| My Appl. Expires Sep 1, 2013 |                    |

\*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.



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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















## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Variance to Reduce Parking  
Project Address (Location) Red Coach Ave. and Rancho Dr.  
Project Name Bridgestone 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@kcncvlaw.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

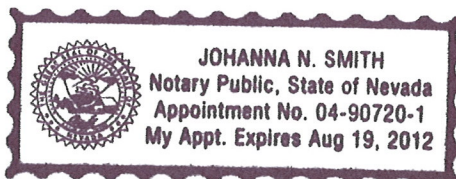
Subscribed and sworn before me

This 22<sup>nd</sup> day of April, 20 11

Notary Public in and for said County and State

Revised 10/27/08

993007.1



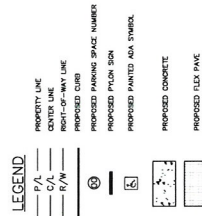
#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>VAR-41579</u> |
| Meeting Date:  | <u>6/14/11</u>   |
| Total Fee:     | <u>\$830</u>     |
| Date Received: | <u>4/27/11</u>   |
| Received By:   | <u>B. S.</u>     |

RECEIVED  
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:\dept\Application Packet\Application Form.pdf  
APR 27 2011

16277.3





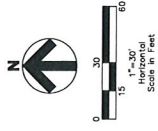
FTA  
TRUCK PR  
NTS

RECEIVED  
APR 27 2011

1. RECYCLED MULCH AND ASSOCIATED ECO-ACTIVITY 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. PROJECT HYDROLOGIC 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.

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 BBSD. 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 BBSD 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 BBSD CROSS.
8. NOOT REVIEW AND APPROVAL WILL BE REQUIRED FOR CURB CUT ALONG RANCHO DRIVE.
9. ACCORDING TO FEMA FIRM AN 'A' FLOOD ZONE EXISTS ALONG RANCHO DRIVE. NORTHEAST CORNER OF LOT 10 IS IN 'A' FLOOD ZONE. A FLOOD ZONE MAP WILL BE OBTAINED TO CLONE AND LONG BE APPLIED FOR IN ORDER TO OBTAIN CC OF A LAND USE.

| PARKING SPACES                                                                                                                                               |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| NUMBER OF SPACES                                                                                                                                             | 43       |
| 37                                                                                                                                                           | PROVIDED |
| SITE AREA: 1.18 ACRES; 51,369 S.F.<br>BLDG AREA: 8,360 S.F.                                                                                                  |          |
| PARKING REQUIREMENTS<br>1/200 S.F. BUILDING AREA +5<br>THEREFORE, 47 ARE REQUIRED.<br>PARKING PROVIDED: 35 SPACES<br>HANDICAP: 2 SPACES<br>TOTAL = 37 SPACES |          |
| LAND USE DATA                                                                                                                                                |          |
| PERCENTAGE OF SITE AREA                                                                                                                                      |          |
| BUILDING                                                                                                                                                     | 17%      |
| PAVEMENT/IMPERVIOUS                                                                                                                                          | 56%      |
| LANDSCAPING                                                                                                                                                  | 27%      |
| TOTAL                                                                                                                                                        | 100%     |
| CURRENT ZONING: C2                                                                                                                                           |          |



| 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.    |
| <b>TOTAL: 8,500 S.F.</b> |             |
| TIRE CAPACITY            | 1,404 TIRES |
| PARTS SHELVES            | 568 L.F.    |

|                 | REQUIRED | PROVIDED |
|-----------------|----------|----------|
| FRONT: RANCHO   | 20'      | 39.5'    |
| SIDE: RED COACH | 15       | 15       |
| SIDE: WEST      | 20'      | 19.3'    |
| 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'       |

|                     |                |
|---------------------|----------------|
| PHONE APPROVAL      | (BY DATE)      |
| PP                  |                |
| DDTTL               |                |
| RA                  |                |
| MA                  |                |
| PROPERTY NO.:       | W21 V04-S-8    |
| STTORRE NO.:        | 000000         |
| FILE NAME:          | X000000        |
| FOR PROJECT NUMBER: | 00-00-00-00    |
| TO PERMIT:          | DATE: 00-00-00 |
| TO BID:             | DATE: 00-00-00 |

**SHEET TITLE:**  
**PRELIMINARY  
CONCEPTUAL  
SITE PLAN**

**SHEET NUMBER:**  
**CSP-4.7**

THE CONCEPT PLAN IS BASED ON THE AERIAL

**VAR-41579**





THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL SERVICES, INC. AND IS LOANED TO THE BUILDING CONTRACTOR FOR THE EXCLUSIVE PURPOSE OF CONSTRUCTION. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR REPRODUCTION IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL SERVICES, INC.

NEW FCAC STORE  
"ER - LEFT HAND"  
RANCHO & RED COACH  
LAS VEGAS, NV

PRELIMINARY  
NOT BE USED FOR  
PERMITS OR  
CONSTRUCTION

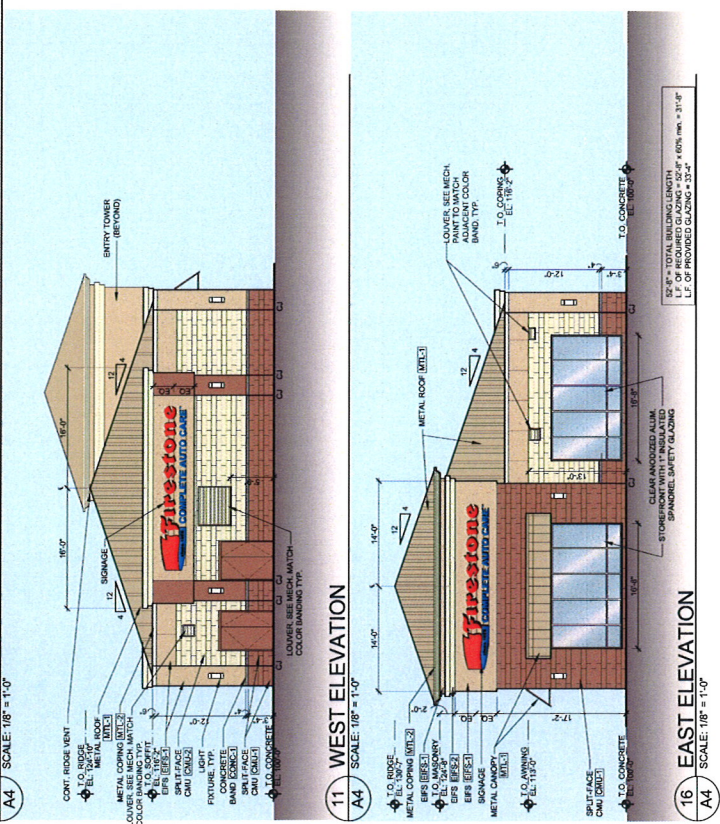
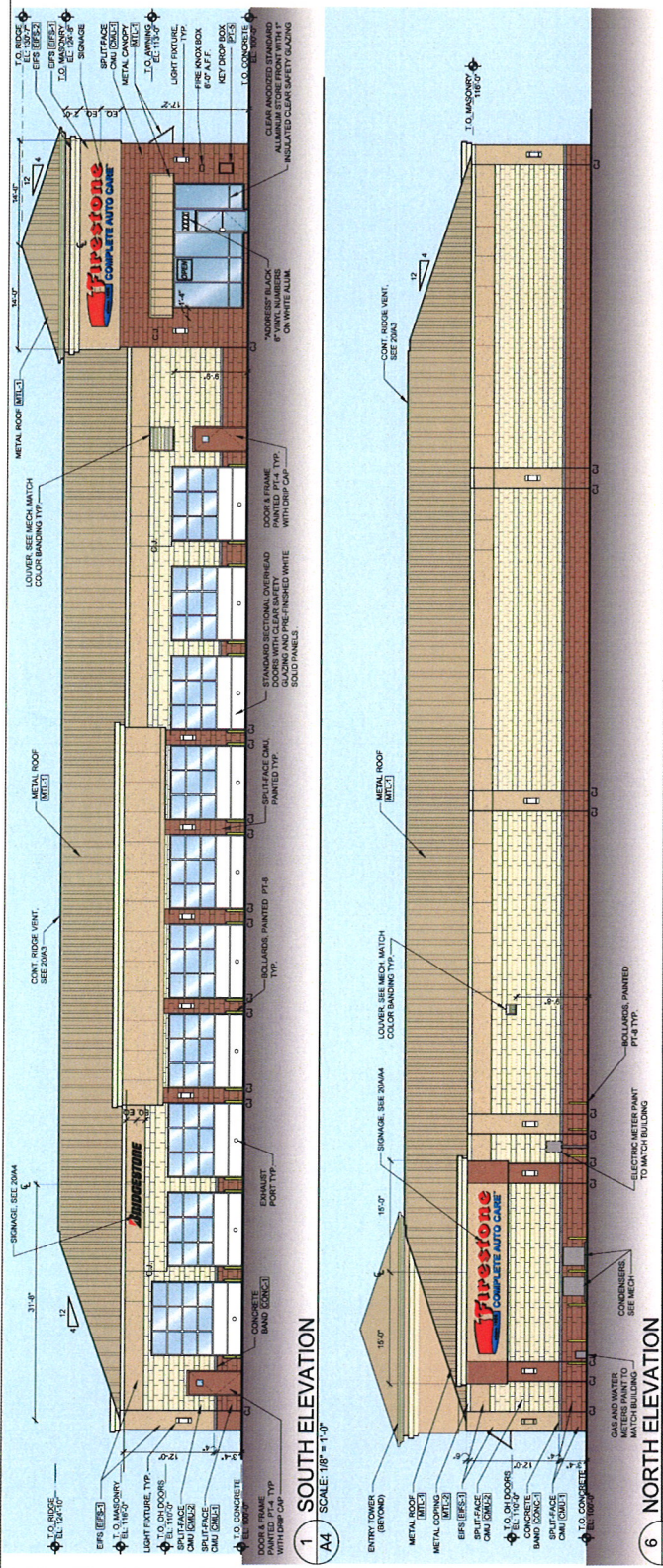
| ZONE APPROVAL (BY DATE) |  |
|-------------------------|--|
| VP                      |  |
| COMTE                   |  |
| RM                      |  |
| CM                      |  |

|                |           |
|----------------|-----------|
| PROPERTY NO.   | NZL 004-B |
| 8 DRAFT NO.    | 00000     |
| 4 DRAFT NO.    | 0000      |
| PROJECT NUMBER | 200000    |
| DATE           | 04-12-11  |

UPDATED PERMITS  
SHEET TITLE:  
SHEET NUMBER:  
R4

VAR-41579  
SDR-41578

RECEIVED  
APR 27 2011





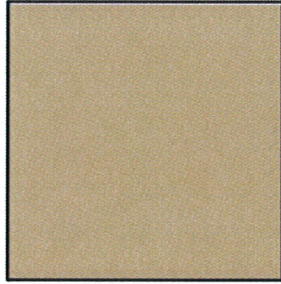




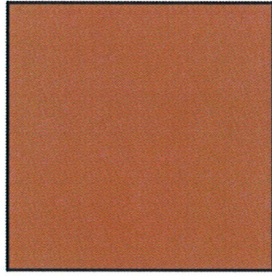


# Color and Material Board For BSRO – FCAC at Rancho & Red Coach Las Vegas, Nevada

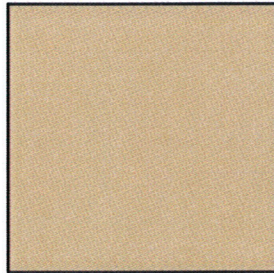
## Paint & Colors:



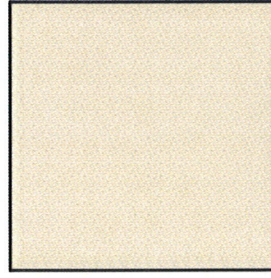
**METAL 1**  
FIRESTONE  
UNA-CLAD  
"SIERRA TAN SR"



**PAINT 1**  
SHERWIN WILLIAMS  
"BRANDYWINE"  
-SW7710



**PAINT 2**  
SHERWIN WILLIAMS  
"ROW HOUSE TAN"  
-SW7689

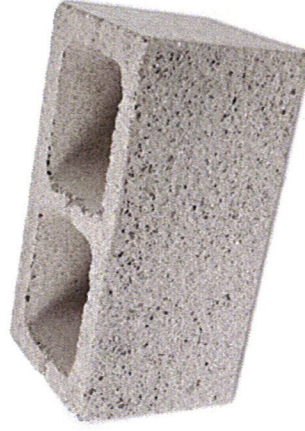


**PAINT 3**  
SHERWIN WILLIAMS  
"ANTIQUE WHITE"  
-SW6119

## Materials:



Metal Roofing with Firestone  
"Sierra Tan SR"



Sandblasted Masonry Unit



Masonry Unit with paint

RECEIVED  
APR 27 2011

scheme  
**VAR-41579**  
**SDR-41578**





**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ROBERT J. GRONAUER**

[rgronauer@kcnvlaw.com](mailto:rgronauer@kcnvlaw.com)  
702.792.7000

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

April 27, 2011

CITY OF LAS VEGAS PLANNING DEPT.  
333 No. Rancho Drive, 3<sup>rd</sup> 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.

**RECEIVED**  
APR 27 2011

**VAR-41579  
SDR-41578**

Please contact me if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &  
FIORENTINO

A handwritten signature in cursive script that reads "Robert J. Gronauer/mlt".

Robert J. Gronauer

RJG/mlt

RECEIVED  
APR 27 2011

VAR-41579  
SDR-41578



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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

### APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review  
Project Address (Location) Red Coach Ave. and Rancho Dr.  
Project Name Bridgestone 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 22<sup>nd</sup> day of April, 20 11

Johanna N. Smith

Notary Public in and for said County and State

Revised 10/27/08

993009.1



#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-41578</u> |
| Meeting Date:   | <u>4/14/11</u>   |
| Total Fee:      | <u>\$1,030</u>   |
| Date Received:* | <u>4/27/11</u>   |
| Received By:    | <u>B. S.</u>     |

\*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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16277.3



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

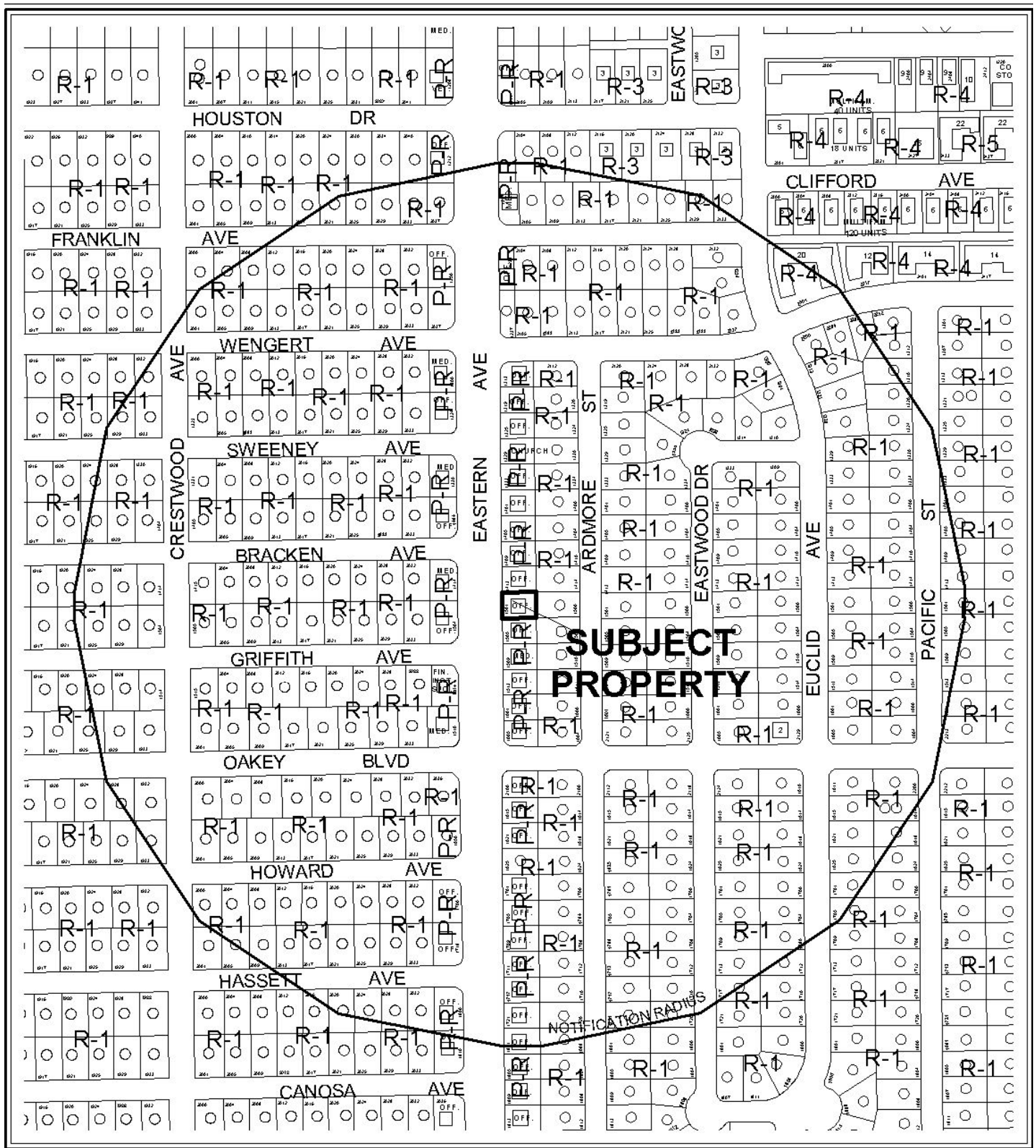
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**RECOMMENDATION:**

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

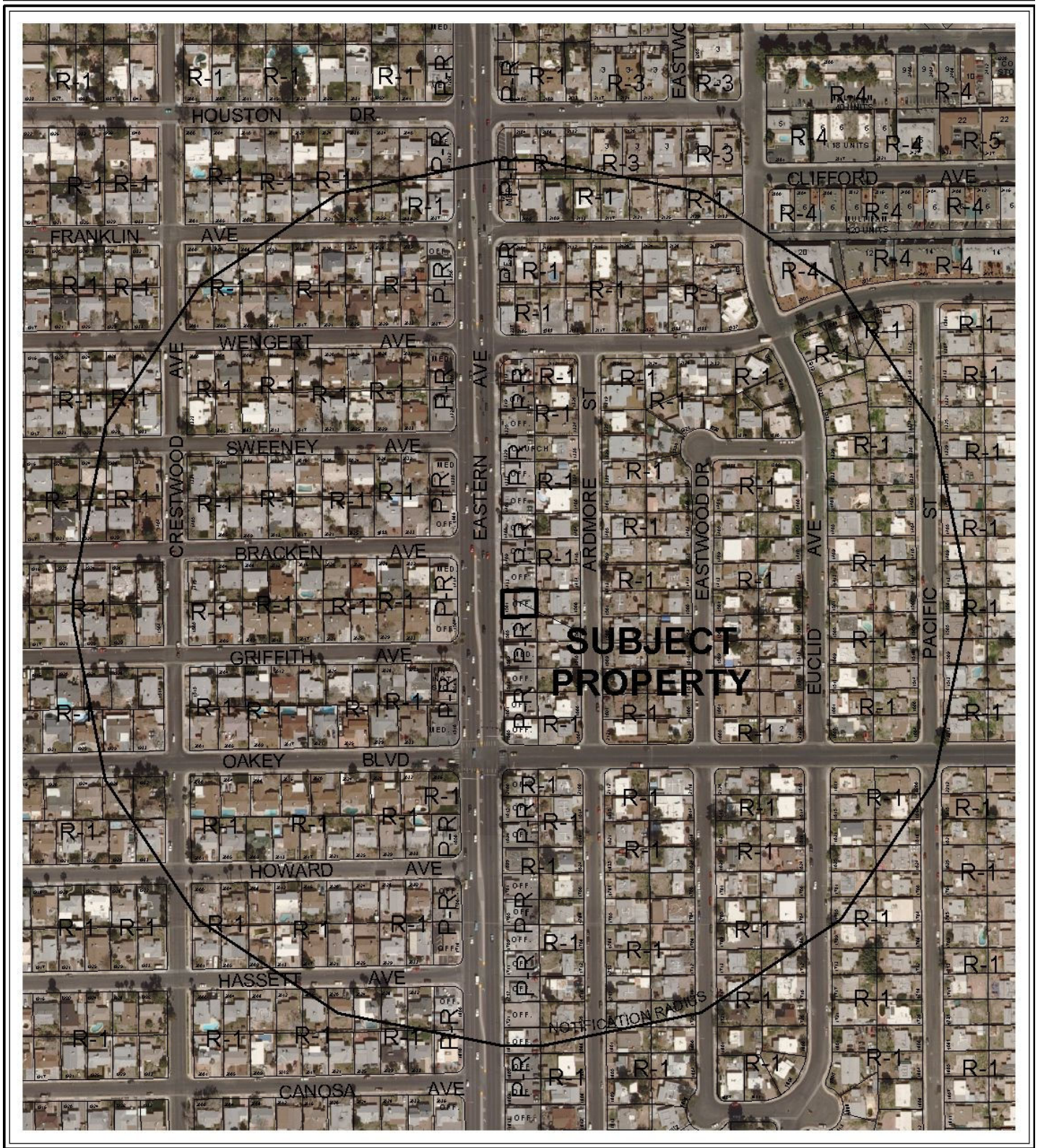
RADIUS: 1000 FT

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)







## 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

State of NV

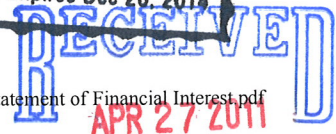
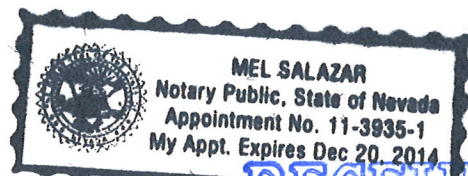
County of Clark

Subscribed and sworn before me

Print Name: Rogelio Machuca

This 26 day of April, 2011

[Signature]  
Notary Public in and for said County and State







# 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 PR 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 21 day of April, 20 11  
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>VAR-41580</u>   |
| Meeting Date:   | <u>6/14/11 PC</u>  |
| Total Fee:      | <u>\$830</u>       |
| Date Received:* | <u>4-27-11</u>     |
| Received By:    | <u>[Signature]</u> |

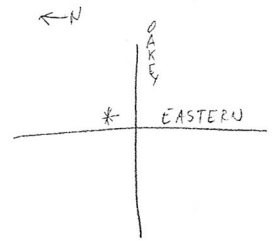
\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

depot\Application Packet\Application Form.pdf

# Site plan 1501 S. EASTERN

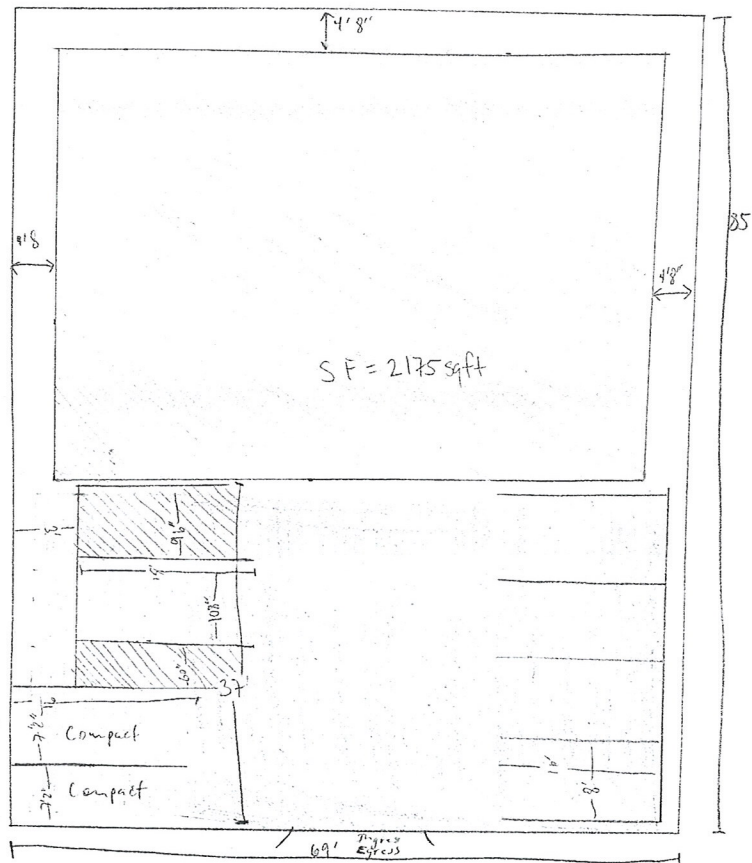


1 inch = 10 feet



R-1

P-R



Lot size = 0.11 Acre

EASTERN

P-R

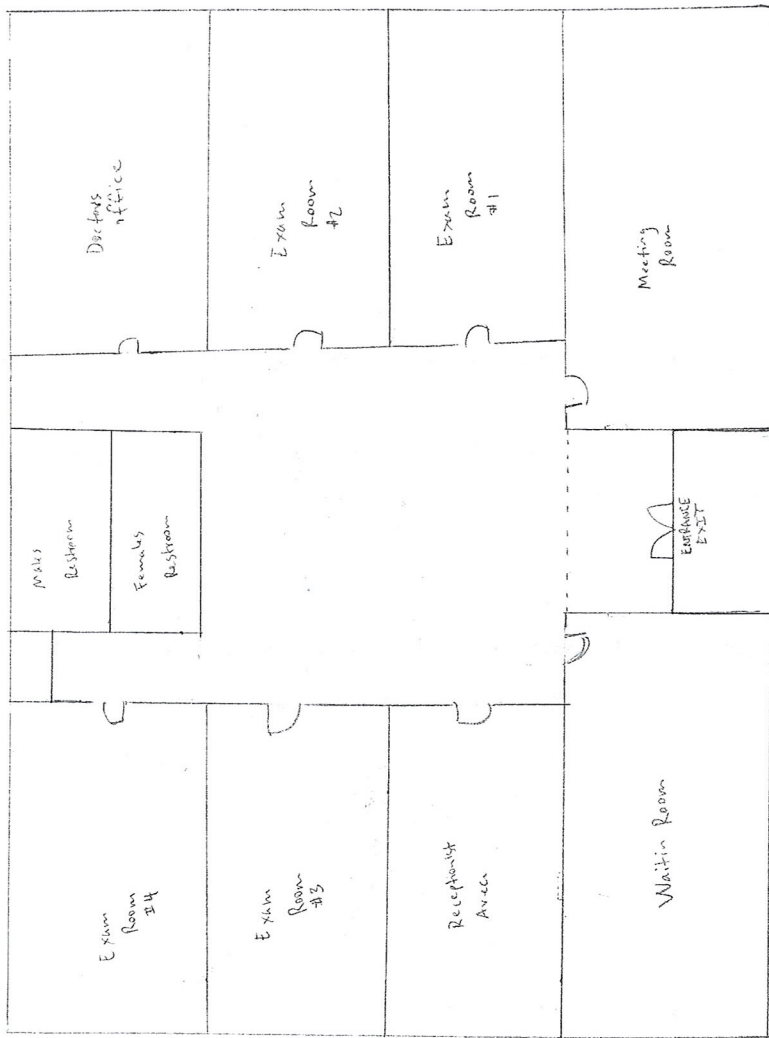
RECEIVED  
APR 27 2011

VAR-41580





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 30<sup>th</sup>, 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



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

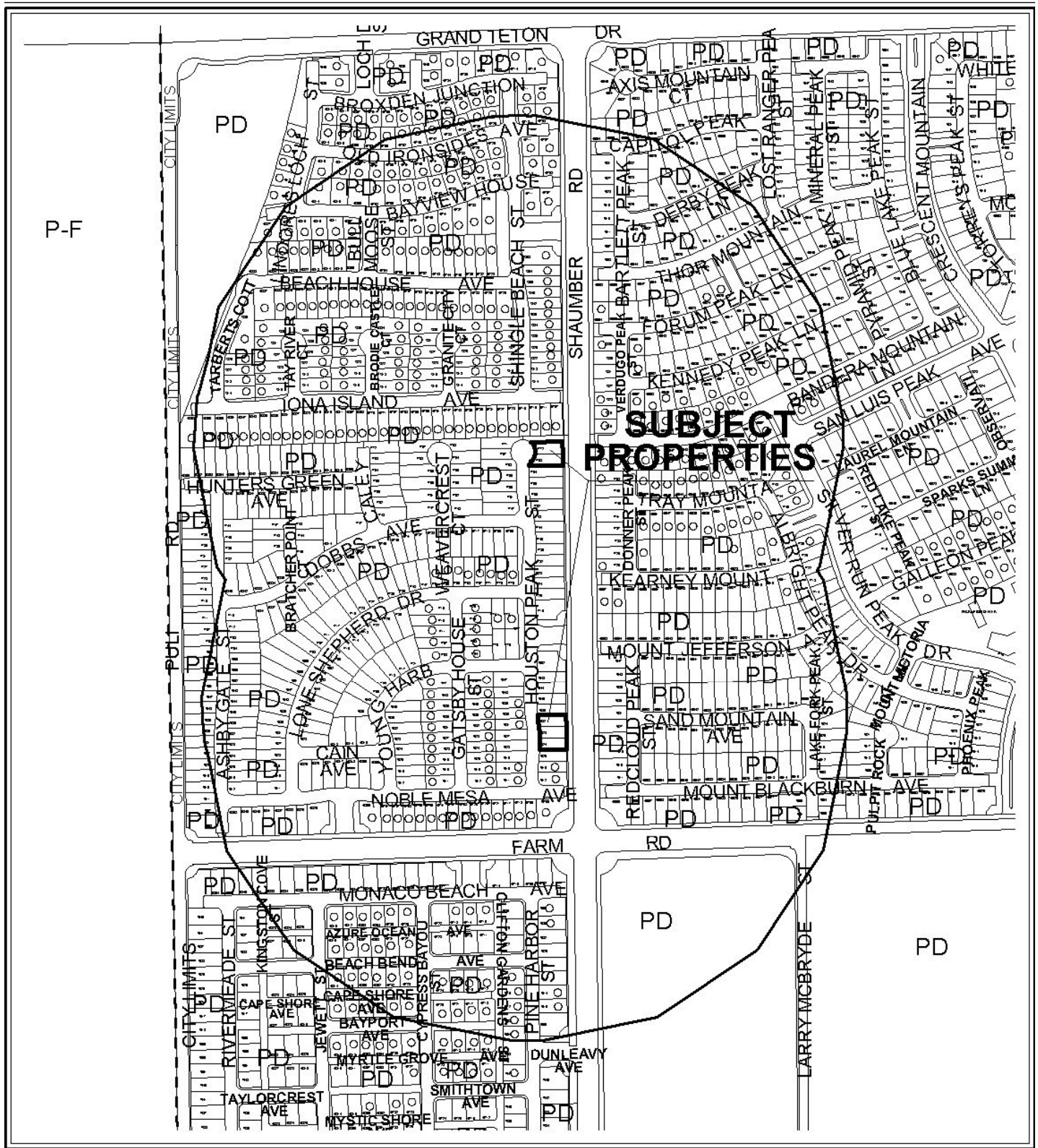
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**RECOMMENDATION:**

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

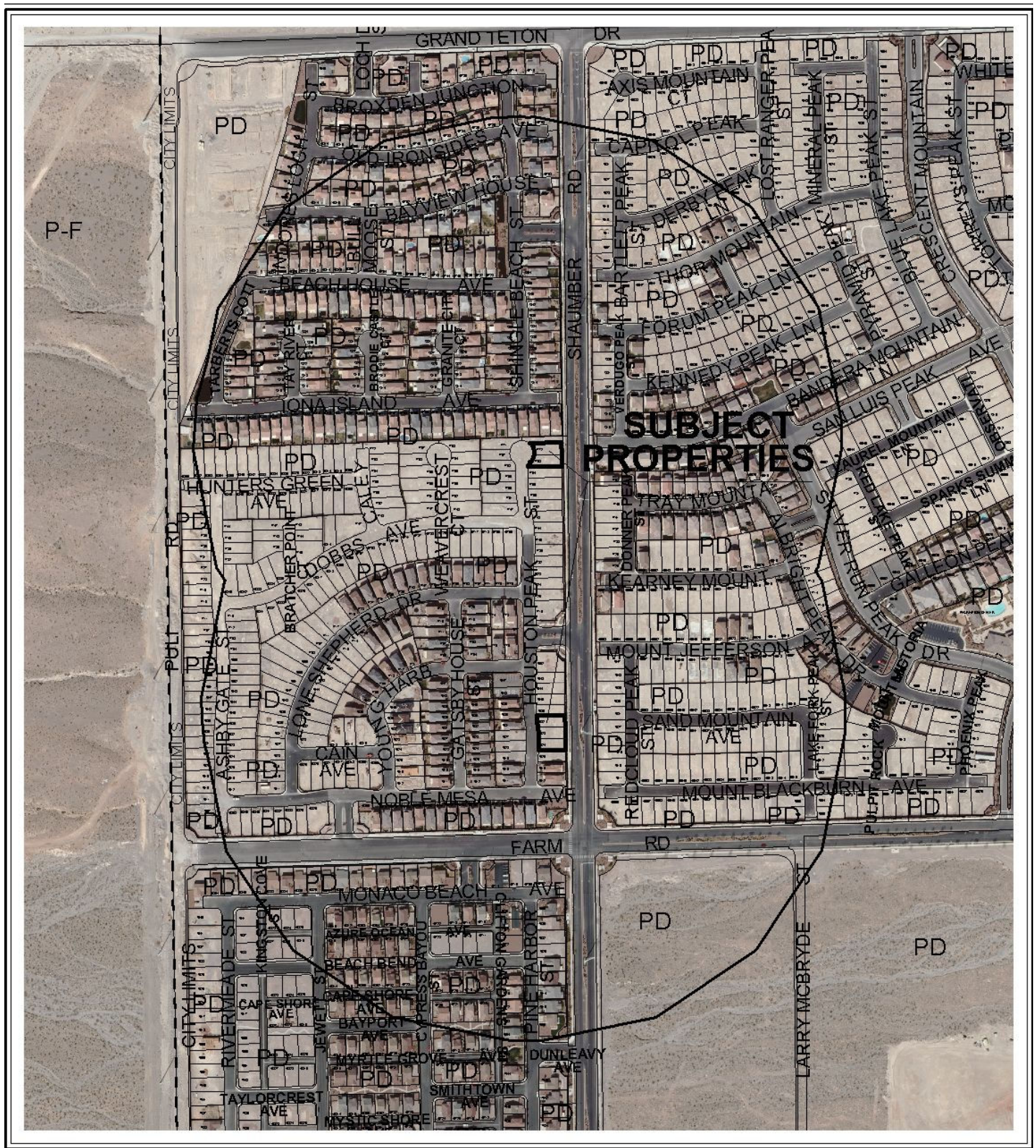


CASE: **VAR-41585**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





**CASE: VAR-41585**

**RADIUS:** 1000 FT

**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)







## 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: \_\_\_\_\_

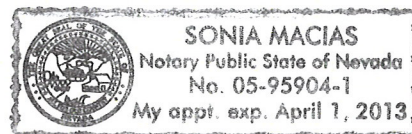
Signature of Property Owner: \_\_\_\_\_

Print Name: Ray Huff

Subscribed and sworn before me

This 25 day of April, 20 11

Sonia Macias  
Notary Public in and for said County and State







## 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 3.38 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\* [Signature]

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

Print Name Ray Huff

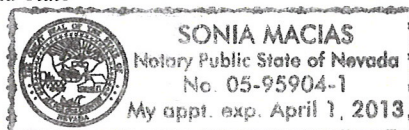
Subscribed and sworn before me

This 25 day of April, 20 11.

Sonia Macias

Notary Public in and for said County and State

Revised 10/27/08



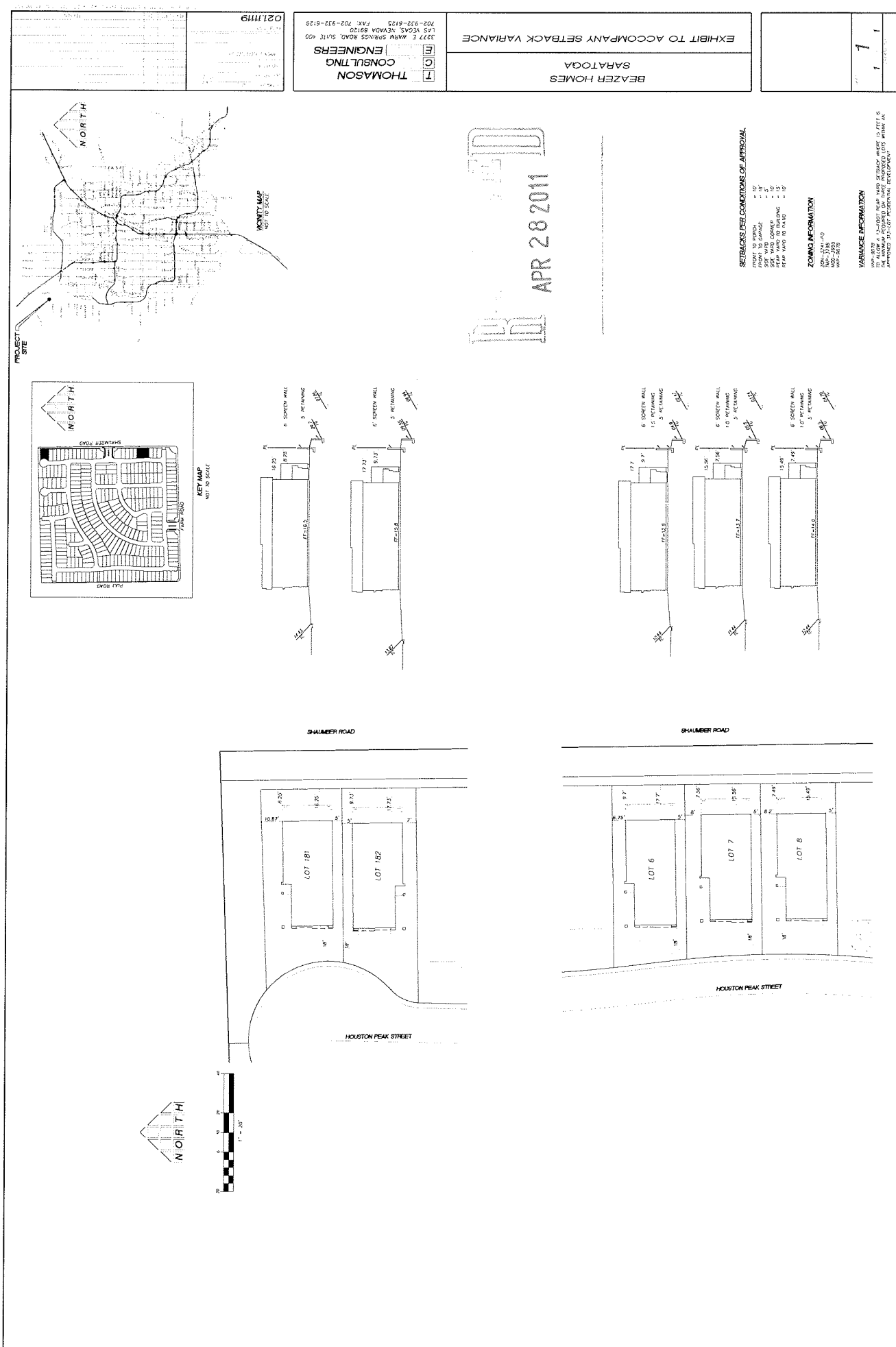
#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>VAR-41585</u>   |
| Meeting Date:   | <u>6-14-11</u>     |
| Total Fee:      | <u>830.00</u>      |
| Date Received:* | <u>4-28-11</u>     |
| Received By:    | <u>[Signature]</u> |

\*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

APR 28 2011



**VAR-41585**







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

RECEIVED  
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

RECEIVED  
APR 28 2011

3277 East Warm Springs Road, Suite 400  
Las Vegas, Nevada 89120  
Phone (702) 932-6125 • Fax (702) 932-6129

**VAR-41585**

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

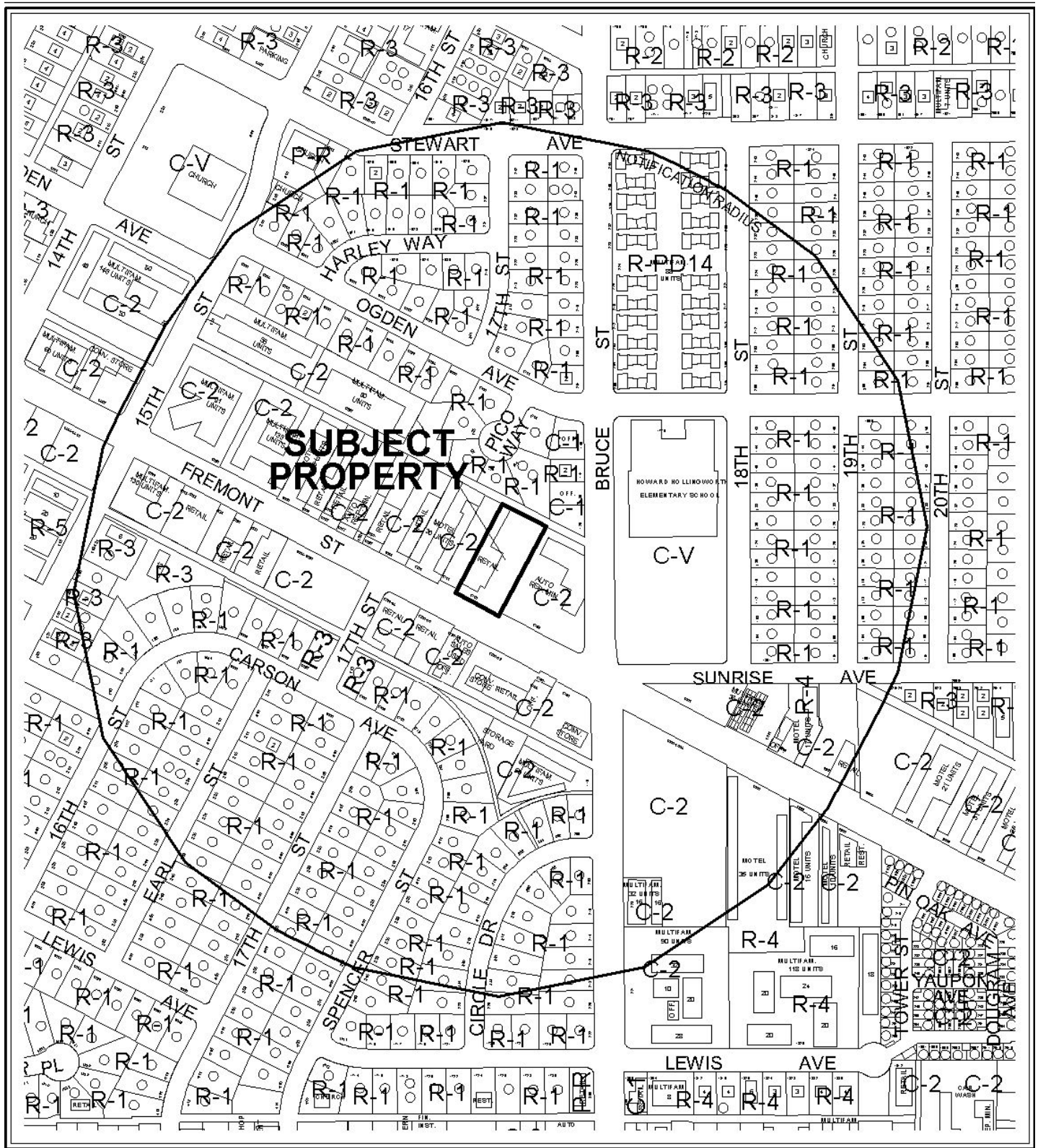
**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





CASE: SUP-41024

RADIUS: 1000 FT

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

0 300 600 Feet







**CASE: SUP-41024**

**RADIUS: 1000 FT**

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

0 300 600 Feet







## 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: \_\_\_\_\_

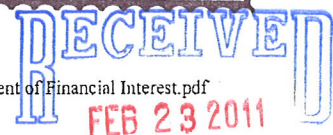
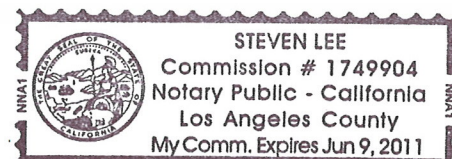
Signature of Property Owner: [Signature]

Print Name: RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 2011

Notary Public in and for said County and State



# 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) 139-35-315-067; 006 Ward # \_\_\_\_\_  
 General Plan: existing C proposed \_\_\_\_\_ Zoning: existing C-2 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: 213 927 2700 Fax: 213 927 5200  
 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 [Signature]

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

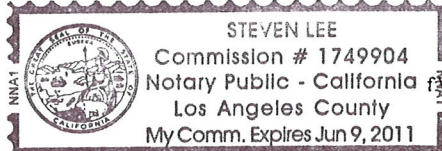
Print Name RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 20 11

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SUP-41024</u>   |
| Meeting Date:   | <u>4-12-11 PC</u>  |
| Total Fee:      | <u>\$1,030</u>     |
| Date Received:* | <u>2-23-11</u>     |
| Received By:    | <u>[Signature]</u> |

\*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



RIETZ CONSULTING INC  
6740 S ARVILL ST. # 206  
LAS VEGAS, NV 89118  
702-621-8366

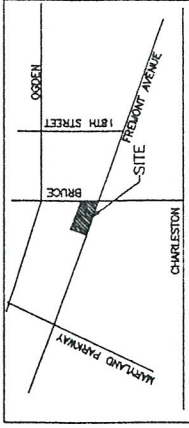
ELAT PROPERTIES & BEL AIR HG, L.L.C.  
1716 & 1736 FREMONT STREET  
LAS VEGAS, NEVADA

TOPOGRAPHIC SURVEY

|            |          |
|------------|----------|
| DATE       | 11-18-10 |
| DRAWN BY   | CLK      |
| CHECKED BY | CLK      |
| JOB NO.    | 1009-12  |

SHEET  
1

VICINITY MAP



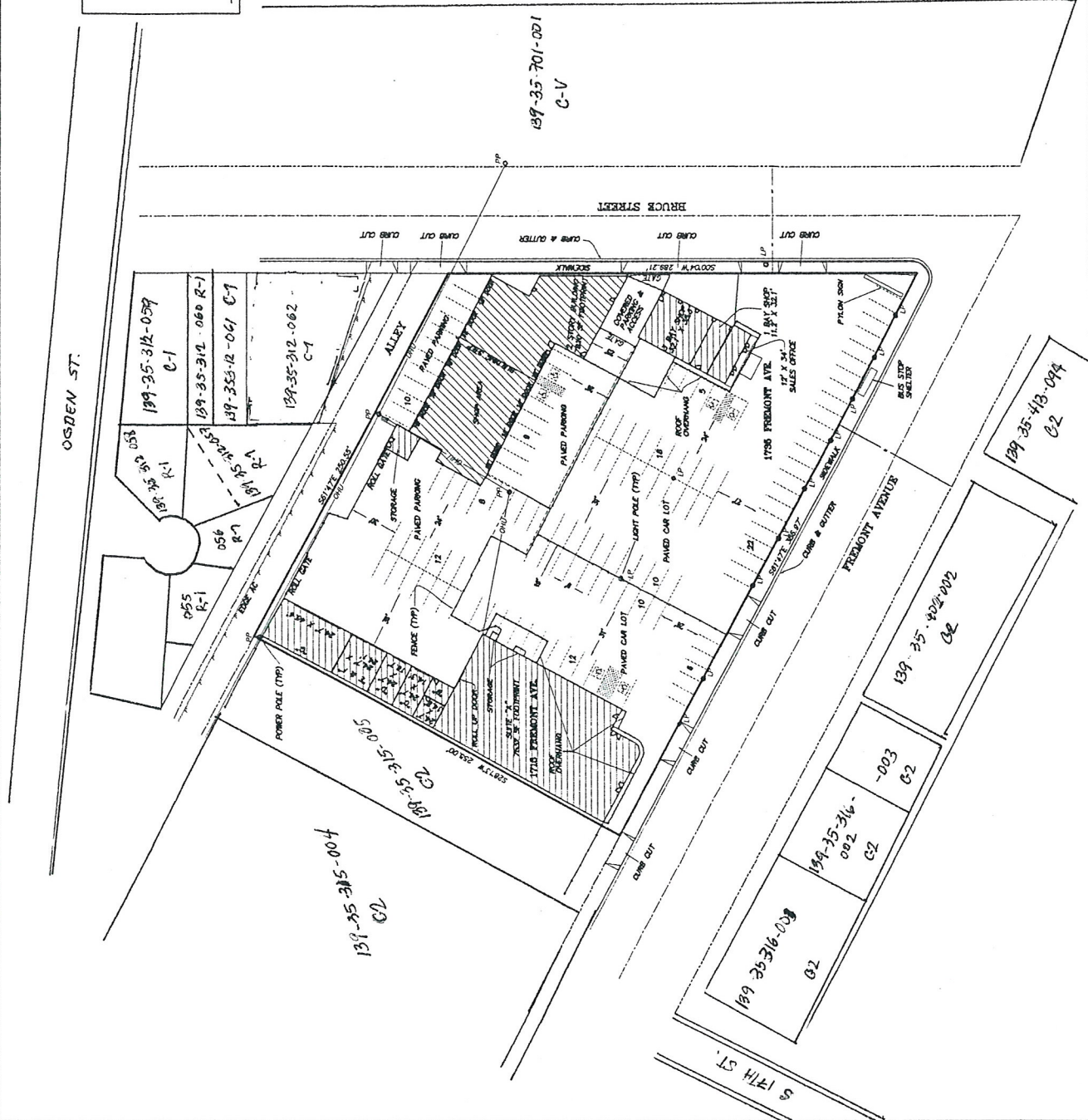
SCALE 1" = 30'

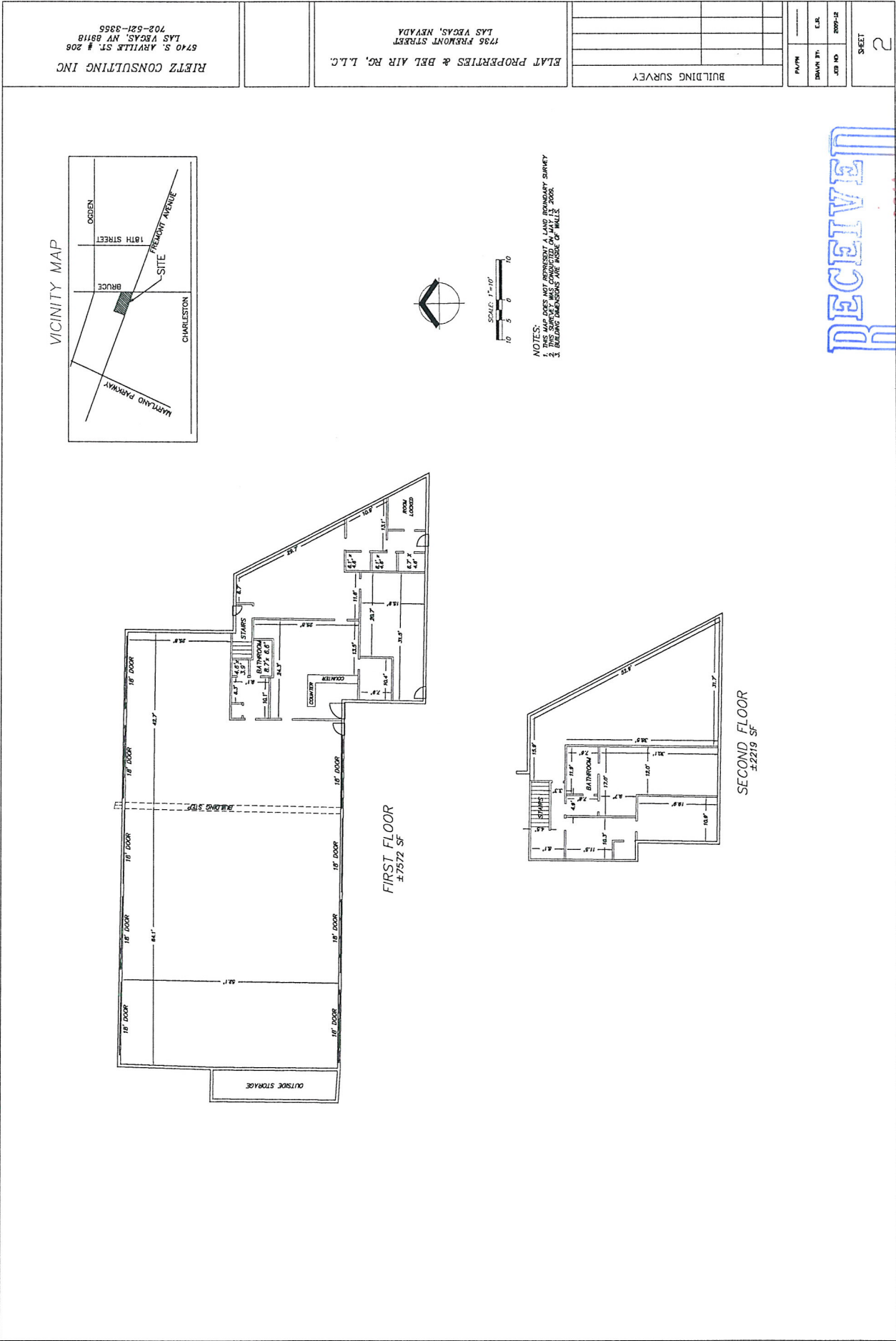
NOTES:  
1. THIS SURVEY WAS CONDUCTED ON MAY 11, 2010.  
2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE STATE OF NEVADA.  
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE STATE OF NEVADA.  
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE STATE OF NEVADA.

|                      |        |
|----------------------|--------|
| PARKING CALCULATIONS |        |
| AREA (sq ft)         | 11,111 |
| AREA (sq ft)         | 11,111 |
| AREA (sq ft)         | 11,111 |
| AREA (sq ft)         | 11,111 |

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 4<sup>th</sup> 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;<br>595.3sf #140; 1121.4sf #150                                                                                      |
| Use:       | <b>Auto Body repair - major</b>                                                                                                                                |

Hours of operation will be from 9am to 6pm. Days of operation shall depend on the tenants.

We would appreciate if you grant special use permit for the property at the soonest possible time. For any clarification, feel free to call our office at phone number 213-927-2700.

Truly,  
The Management  
Bel Air RG LLC

**RECEIVED**  
**FEB 23 2011**  
**SUP-41024**

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

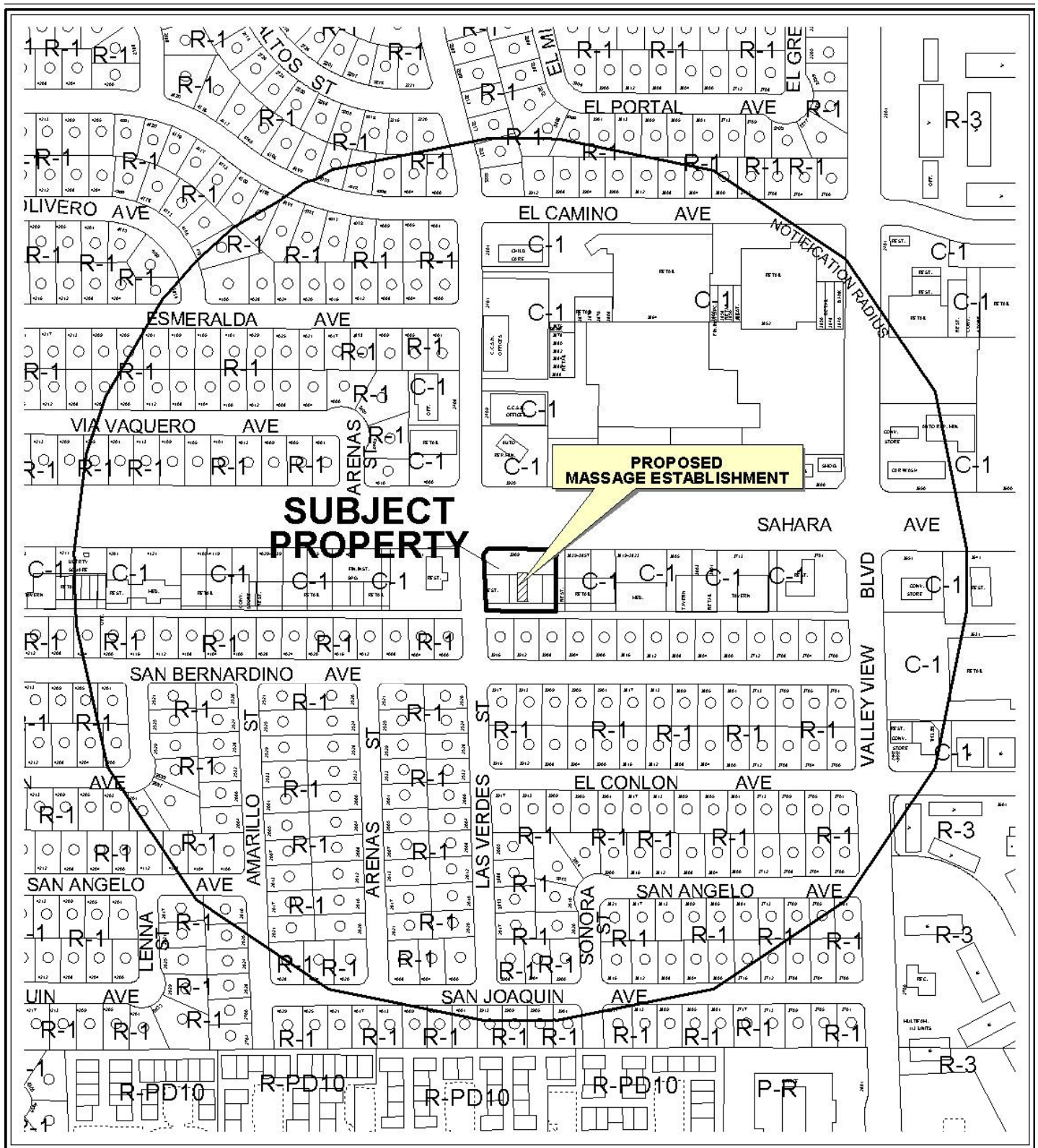
**RECOMMENDATION:**

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-41542**

**RADIUS: 1000 FT**

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





**CASE: SUP-41542**

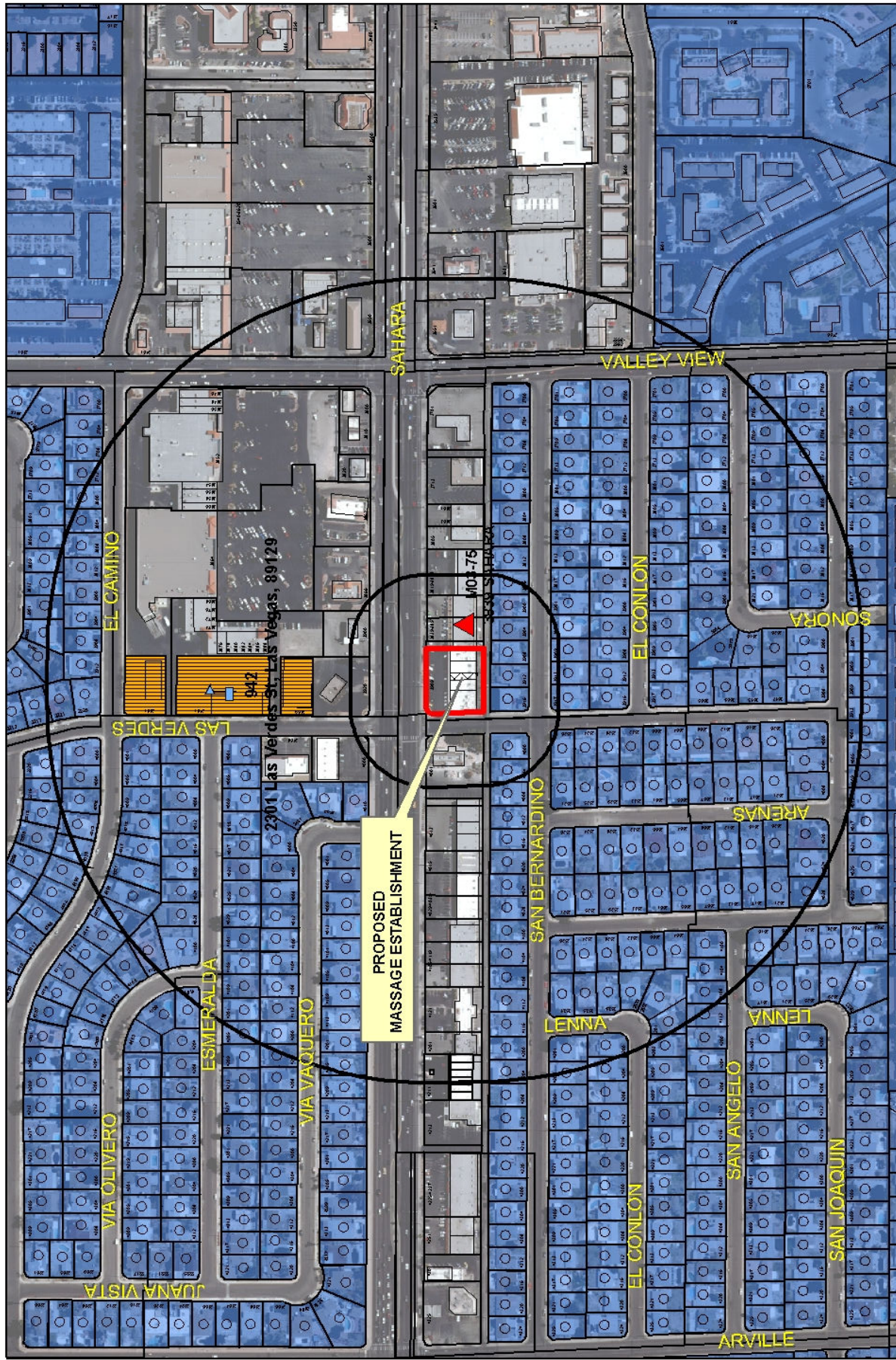
**RADIUS: 1000 FT**

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

0 300 600 Feet







**SUP-41542**

**Message Establishment**

**Business Licenses**

- Message Establishment
- Child Care/Children Facility

**Protected Lands**

- RELIGIOUS
- CITY PARKS
- SCHOOLS

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



**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:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**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









**CASE: SUP-41599 AND SDR-41600**

**RADIUS: 1000 FT**

**ZONING OF SUBJECT PROPERTY: C-1 (Limited Commercial) AND C-2 (GENERAL COMMERCIAL)**







## 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\_\_

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APR 26 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: \_\_\_\_\_

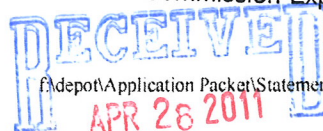
Print Name: BARNET L LIBERMAN

Subscribed and sworn before me

This 28th day of APRIL, 2011

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, 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 LIBERMAN

Subscribed and sworn before me

This 28th day of APRIL, 20 11

Notary Public in and for said County and State of NEW YORK  
 Notary Public, State of New York  
 No. 31-4501747  
 Qualified in New York County  
 Commission Expires May 31, 20 11

Revised 10/27/08

FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SUP-41599</u> |
| Meeting Date:   | <u>6/14/11</u>   |
| Total Fee:      | <u>\$1,030</u>   |
| Date Received:* | <u>4/28/11</u>   |
| Received By:    | <u>Barnet</u>    |

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 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.

File: \Dept\Application Packet\Application Form.pdf



## 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

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

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

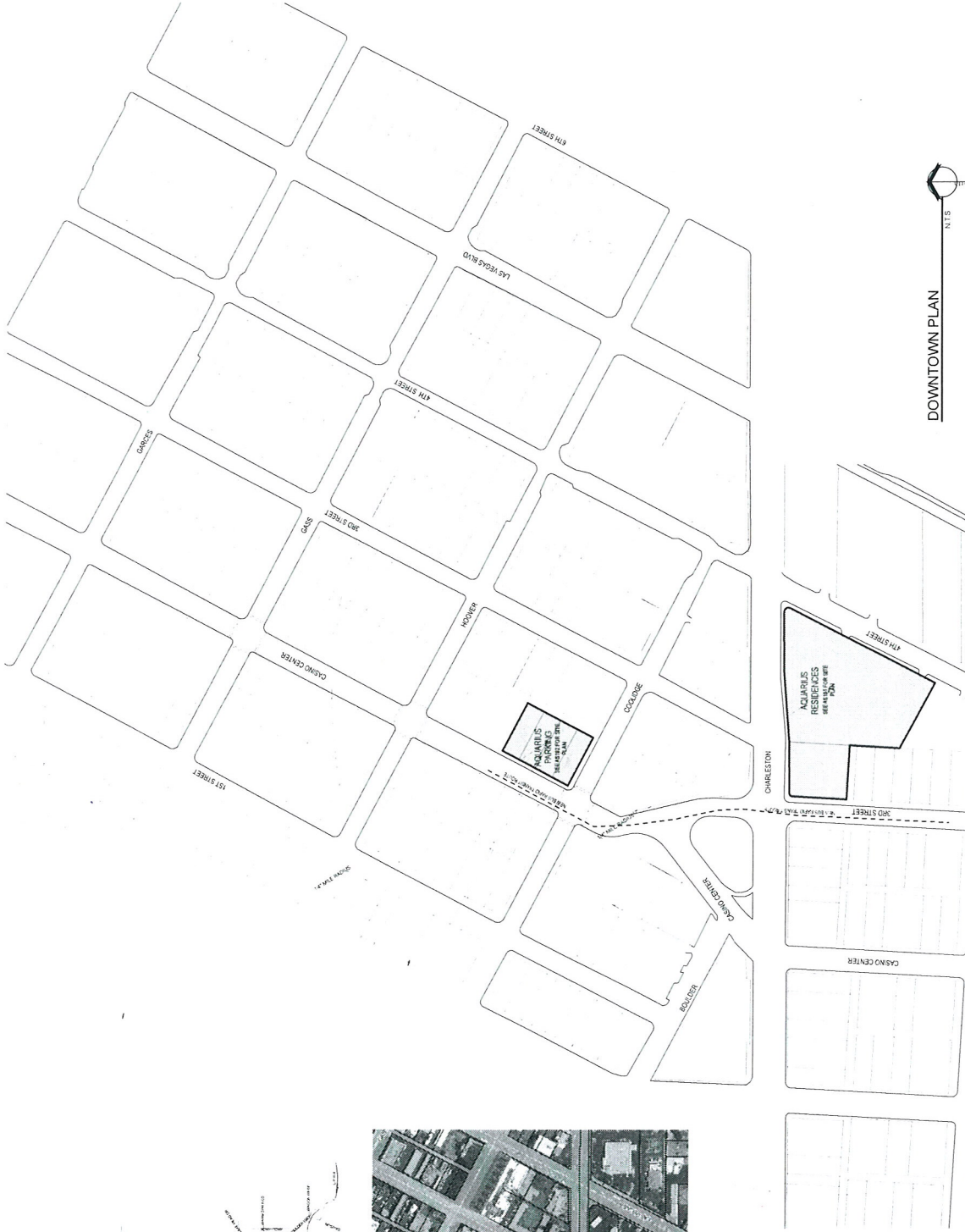
Case # SUP-41599  
Meeting Date: 6/14/11  
Total Fee: \$1,030  
Date Received: 4/28/11  
Received By: Bu 5

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

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

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APR 28 2011



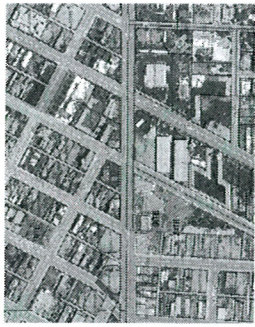


# **Aquarius Residences** Charleston and 4th Street Las Vegas, Nevada 89104

**SITE PLAN**  
**ASI00**  
**SUP-41599**  
**SDR-41600**

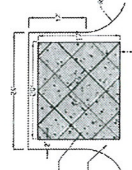
City of Las Vegas, SUP-41599, SUP-41600, Submitted: 11/17

**APTUS Architecture**  
 1000 S. Las Vegas Blvd., Suite 200  
 Las Vegas, Nevada 89104  
 P: 702.879.1211

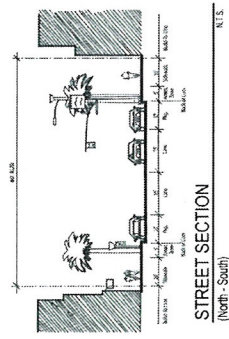


# Site Zoning & Data

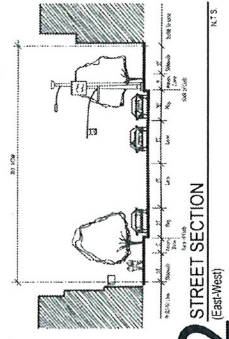
|                                            |                         |
|--------------------------------------------|-------------------------|
| <b>SITE DATA</b>                           |                         |
| PINEL NUMBER                               | 16203-115-001 002       |
| JURISDICTION                               | CITY OF LAS VEGAS 89104 |
| EXISTING ZONING                            | PRE C-1 AND C-2         |
| PROPOSED ZONING                            | C-1                     |
| SITE AREA                                  | 114,324 NSF             |
| SETBACKS - (REAR)                          | 2 FT NET ADJACENT       |
| REAR                                       | 10'-0"                  |
| INTERIOR                                   | 10'-0"                  |
| MAX HEIGHT                                 | 10'-0"                  |
| ACTUAL HEIGHT                              | 10'-0"                  |
| ACTUAL LOT COVERAGE                        | 100%                    |
| <b>BUILDING AREA</b>                       |                         |
| BUILDING AREA                              | 917,000 SF              |
| RESIDENTIAL                                | 917,000 SF              |
| TOTAL                                      | 917,000 SF              |
| <b>UNITS</b>                               |                         |
| STUDIO UNITS                               | 450                     |
| 1-BEDROOM UNITS                            | 220                     |
| 2-BEDROOM UNITS                            | 1,100                   |
| TOTAL UNITS                                | 1,770                   |
| <b>PARKING COUNTS</b>                      |                         |
| BUILDING AREA REQUIRED PARKING             | PROVIDED                |
| COMMERICAL SPACE 28,000 SQ FT - 122 SPACES | 2% OF TOTAL UNITS       |
| HANDICAP PARKING (ON SITE)                 | 1.3%                    |
| TOTAL PROVIDED CARPORTS                    | 1.3%                    |
| DOORWAY PARKING STRUCTURE                  | 1.3%                    |



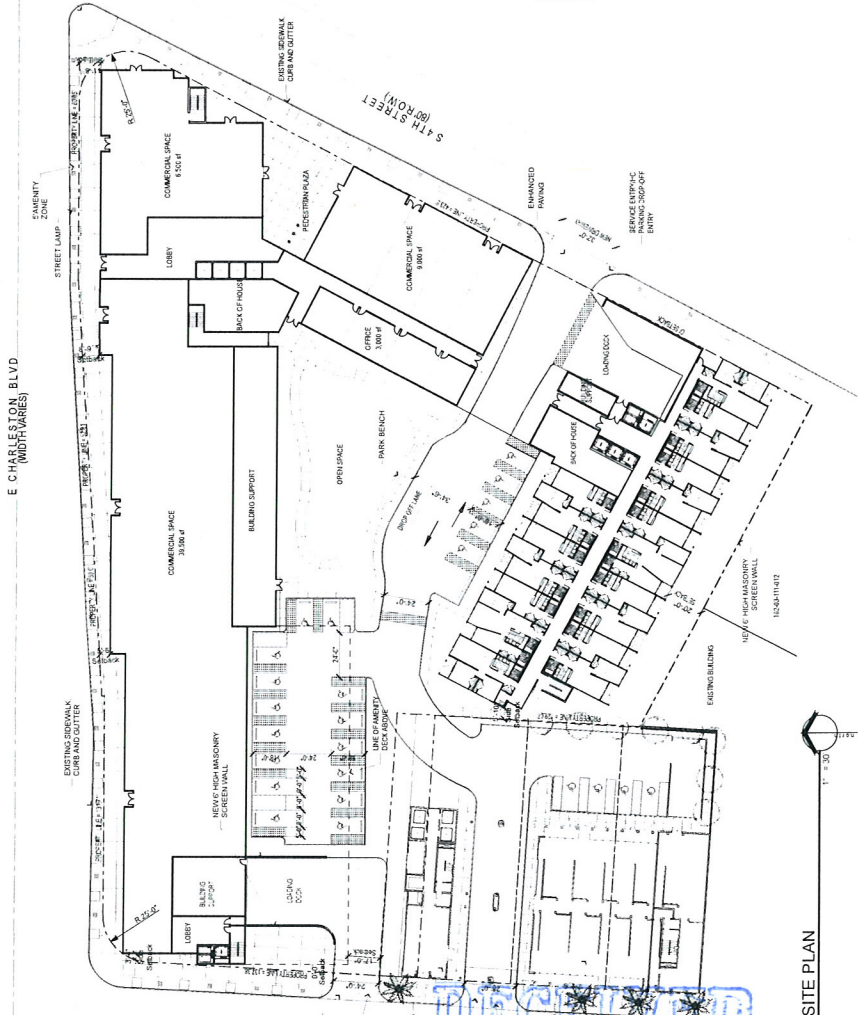
## 3 RADIUS DRIVEWAY / ALLEY STANDARD



STREET SECTION  
(North-South)



2 STREET SECTION  
(East-West)



SITE PLAN

## Aquarius Apartments Master Plan Site Development Review Charleston and 4th Street Las Vegas, Nevada 89104

**SUP-41599**  
**SDR-41600**

**APTUS Architecture**  
1111 S. Las Vegas Blvd.  
Suite 200  
Las Vegas, NV 89104  
P: 702.259.1200  
F: 702.259.1211

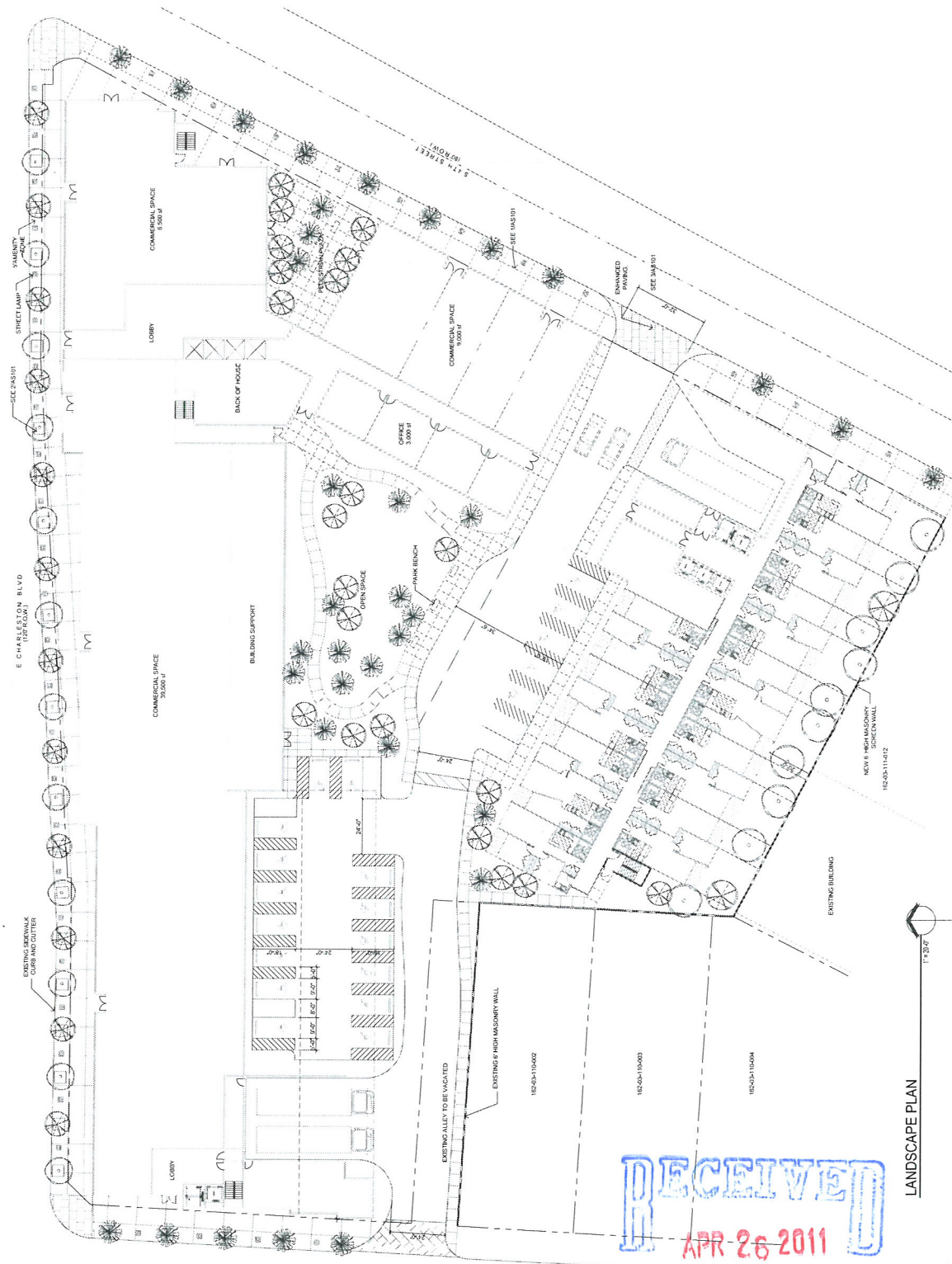
11117  
4467  
41479

City of Las Vegas SDR SUP A2, MAC, Labeled  
City of Las Vegas SDR SUP A2, MAC, Labeled  
City of Las Vegas SDR SUP A2, MAC, Labeled

SITE PLAN

ASI01





# Landscape Legend

| SYMBOL | COMMON NAME      | SIZE    | QTY |
|--------|------------------|---------|-----|
|        | DESERT OAK TREE  | 24" DIA | 25  |
|        | DESERT TREE      | 24" DIA | 25  |
|        | DESERT PALM TREE | 24" DIA | 25  |
|        | DESERT SHRUB     | 18" DIA | 40  |
|        | DESERT SHRUB     | 18" DIA | 31  |
|        | DESERT SHRUB     | 18" DIA | 48  |
|        | DESERT SHRUB     | 18" DIA | 35  |

DECORATIVE GRAVEL - 1/2" MINUS SANDSTONE  
NO TURF

LANDSCAPE  
PLAN

31137

City of Las Vegas SDR, SUP, RZ, MAC, Sewerall

APTUS Architecture

1000 S. Las Vegas Blvd., Suite 200  
Las Vegas, NV 89104  
702.735.1234  
aptus@aptusarch.com

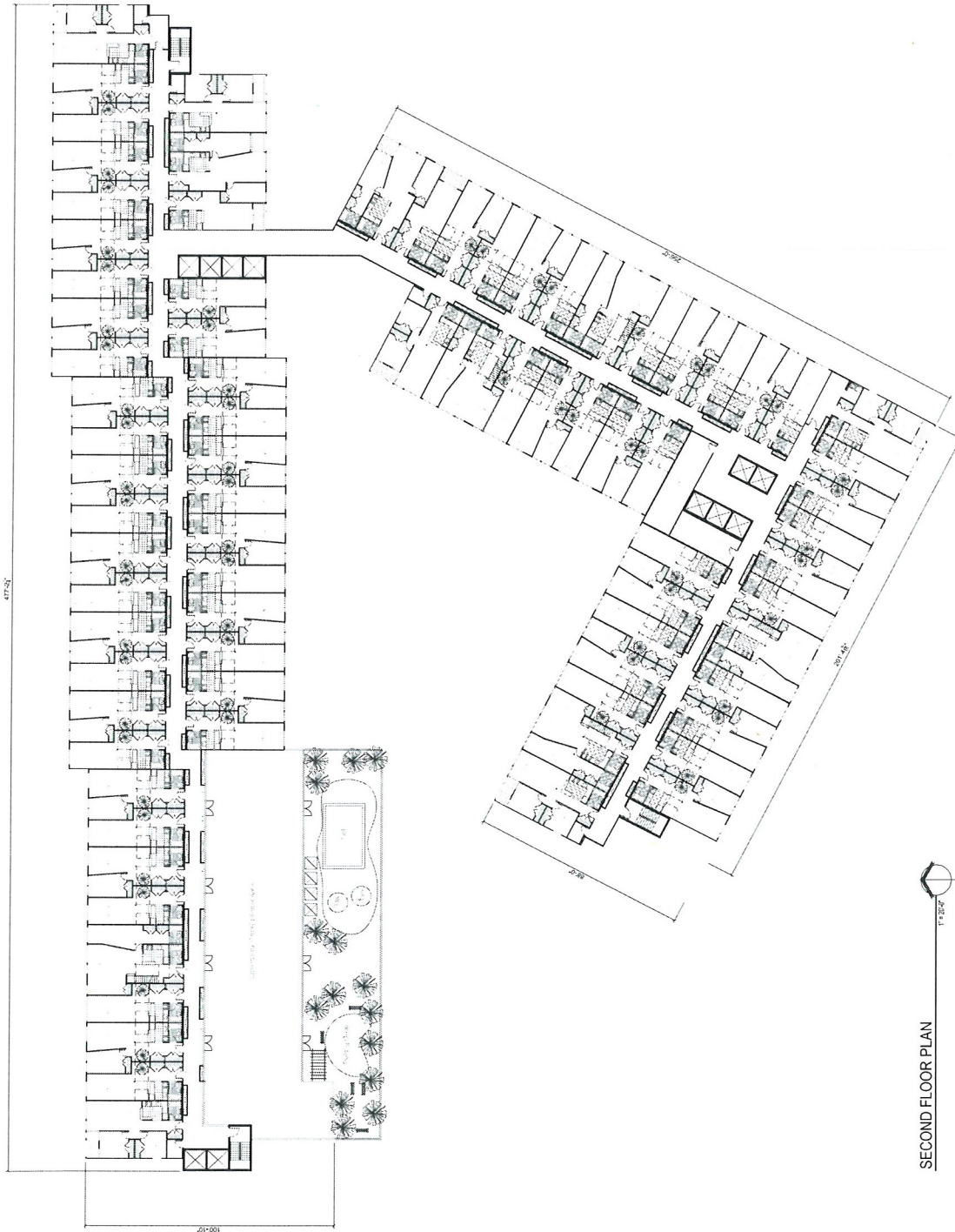
**Aquarius Residences**  
Site Development Review  
Charleston and 4th Street  
Las Vegas, Nevada 89104

L101

06.177 LV Land Plan

**SUP-41599**  
**SDR-41600**

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**APR 26 2011**



SECOND FLOOR PLAN



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APR 28 2011

SECOND  
FLOOR PLAN

City of Las Vegas SDR, SUP, & MAC Submittal  
3.13.09

AI00

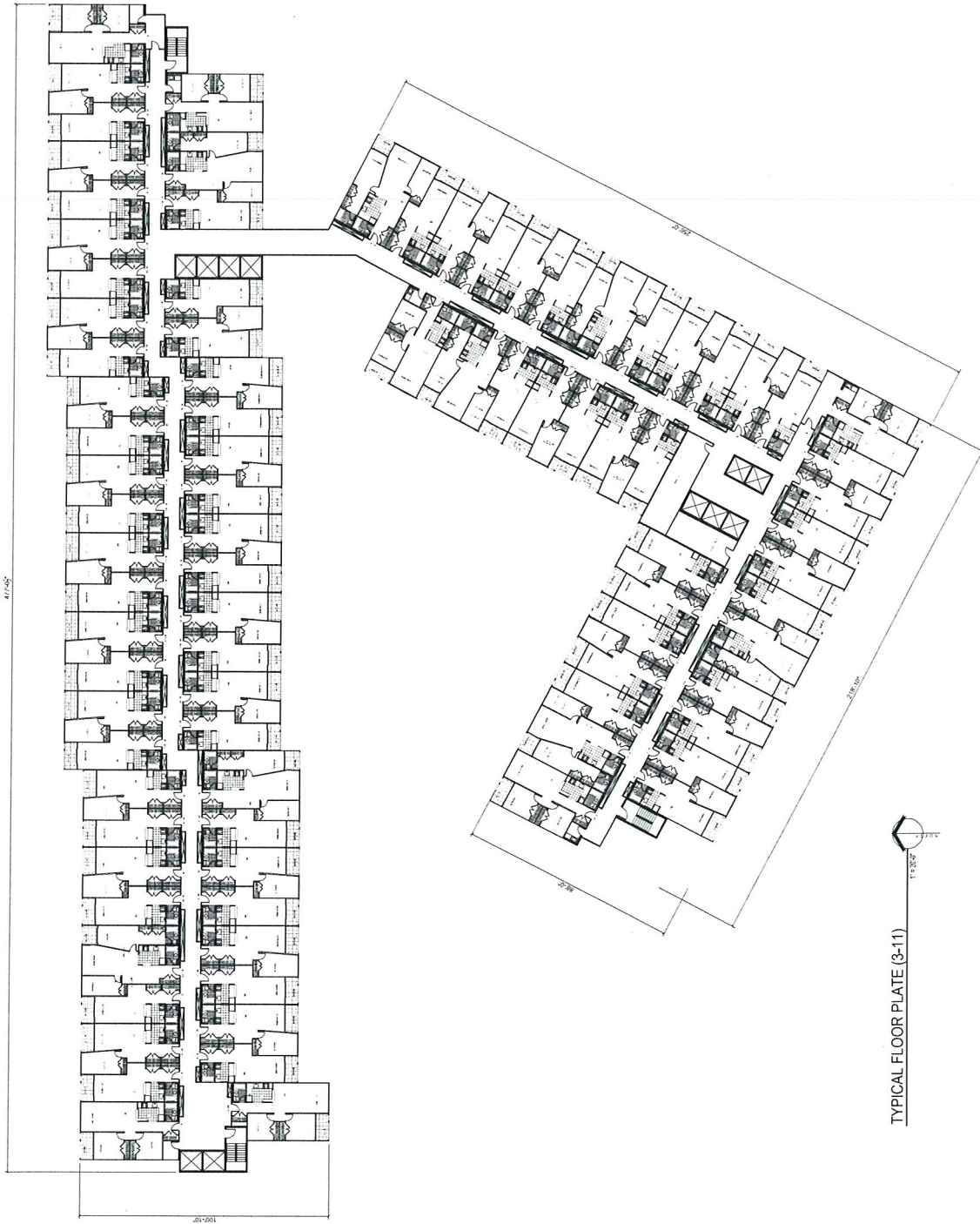
06.177.14 Land Permit

**SUP-41599**  
**SDR-41600**

**Aquarius Residences**  
Site Development Review  
Charleston and 4th Street  
Las Vegas, Nevada 89104

**APTUSA Architecture**  
1000 S. Las Vegas Blvd., Suite 200  
Las Vegas, NV 89104  
P: 702.735.1200  
F: 702.735.1201  
www.apptusa.com





TYPICAL FLOOR PLATE (3-11)

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APR 28 2011

TYPICAL  
FLOOR PLATE

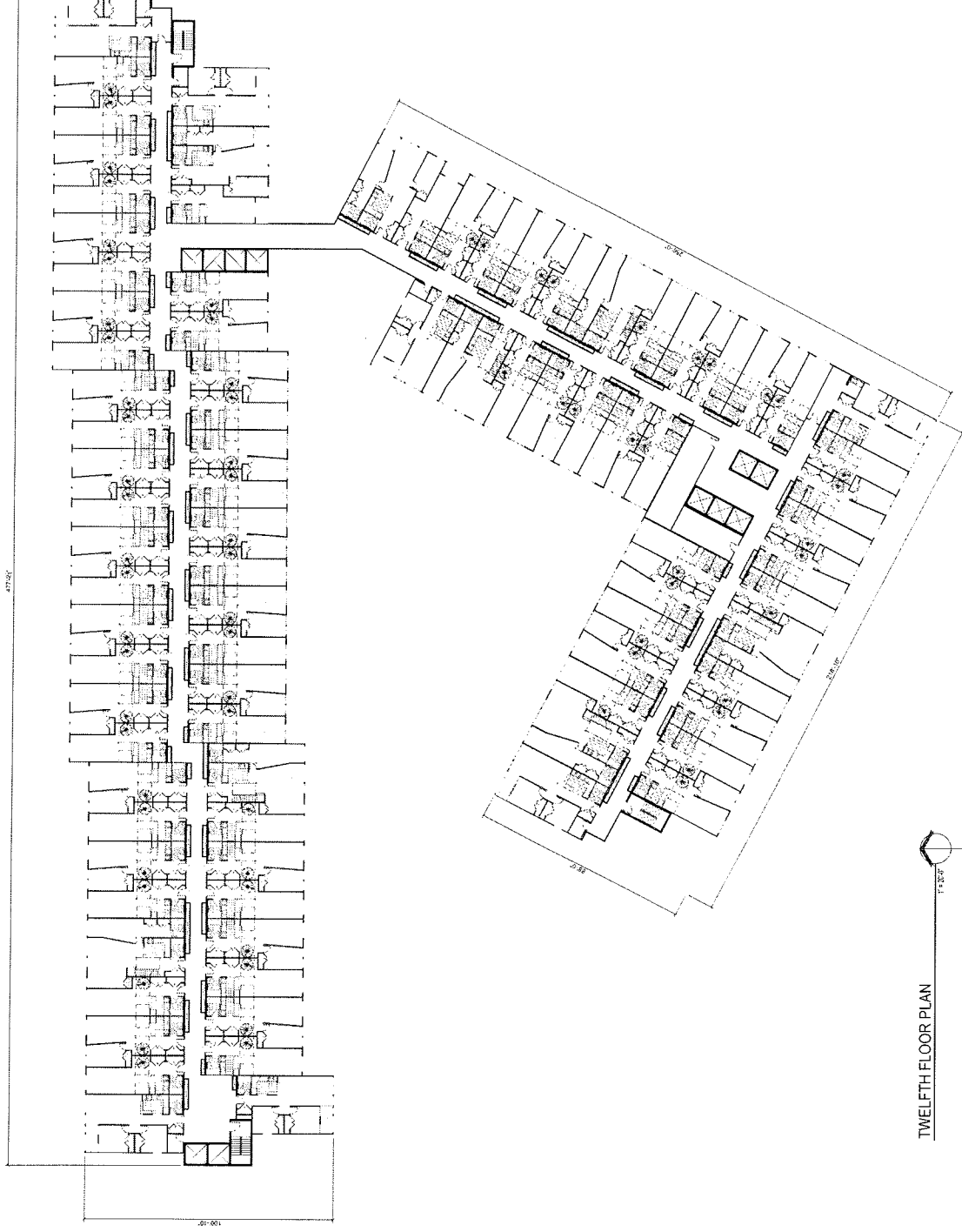
City of Las Vegas, SDG, SDR, E2, and C, General  
3/13/07

**A101**

**SUP-41599**  
**SDR-41600**

**Aquarius Residences**  
**Site Development Review**  
Charleston and 4th Street  
Las Vegas, Nevada 89104

**APTUS Architecture**  
12300 S. Eastern Ave., Suite 200  
Las Vegas, NV 89104  
P 702.891.1200  
F 702.891.1212  
www.aptusarchitecture.com



TWELFTH FLOOR PLAN



TWELFTH  
FLOOR PLAN

City of Las Vegas, SDR, SUP, RZ, MAC, Remedial 2/13/07

A102

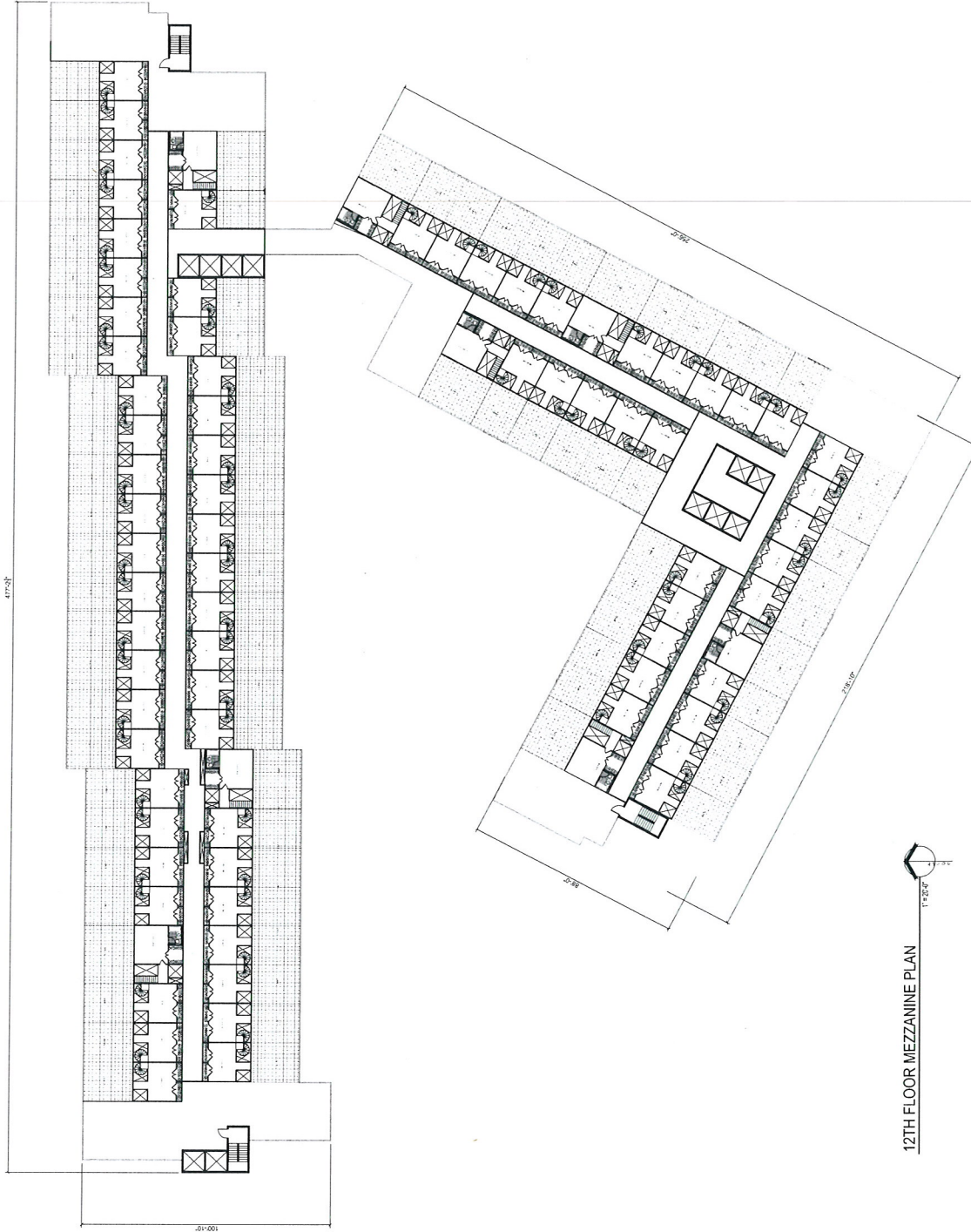
**Aquarius Residences**  
Site Development Review  
Charleston and 4th Street  
Las Vegas, Nevada 89104

**APTUSA Architecture**  
1000 W. Charleston Ave., Suite 200  
Las Vegas, NV 89104  
702.735.1234  
www.apptusa.com

**SUP-41599**  
**SDR-41600**

06/17/10 Land Permit





12TH FLOOR MEZZANINE PLAN

12TH FLOOR  
MEZZANINE  
PLAN

31107

City of Las Vegas SDR, SDR, RZ, MAC, Shortfall

**Aquarius Residences**  
Site Development Review  
Charleston and 4th Street  
Las Vegas, Nevada 89104

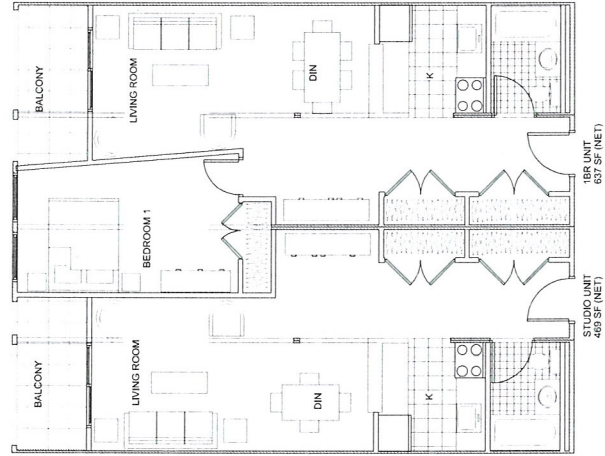
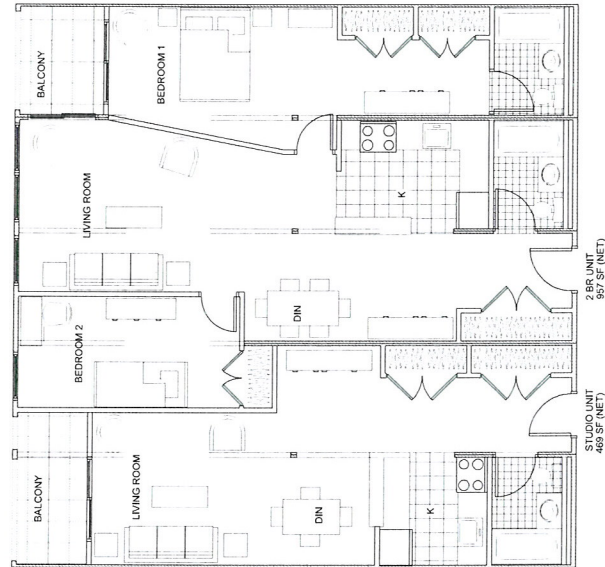
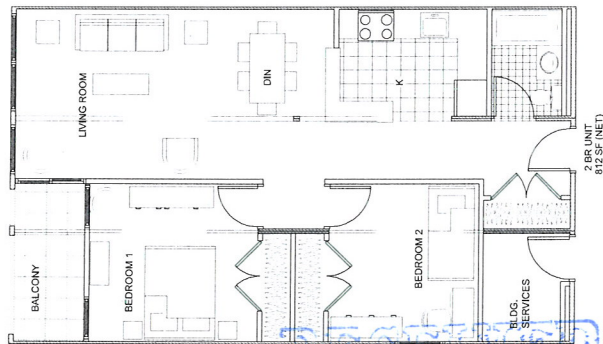
**APTUSArchitecture**  
1000 W. Charleston Ave. Suite 200  
Las Vegas, NV 89104  
P 702.891.1200  
F 702.891.1213  
info@aptusarchitecture.com

**A103**

**SUP-41599**  
**SDR-41600**

06/17/11 Land Permit

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APTUS Architecture

1100 S. Main Street  
Suite 200  
Las Vegas, NV 89104  
P 702.819.1200  
F 702.819.1201  
www.aptusarchitecture.com

# Aquarius Residences Site Development Review Charleston and 4th Street Las Vegas, Nevada 89104

AQUARIUS  
UNIT PLANS

3130P

City of Las Vegas, 226, 10th, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

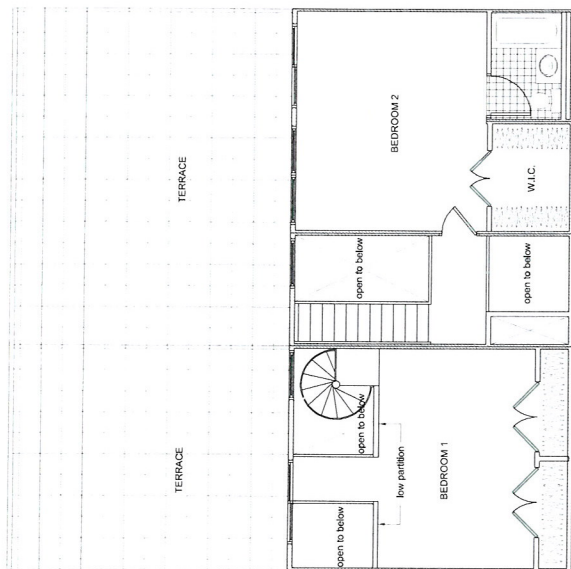
A120

SUP-41599  
SDR-41600

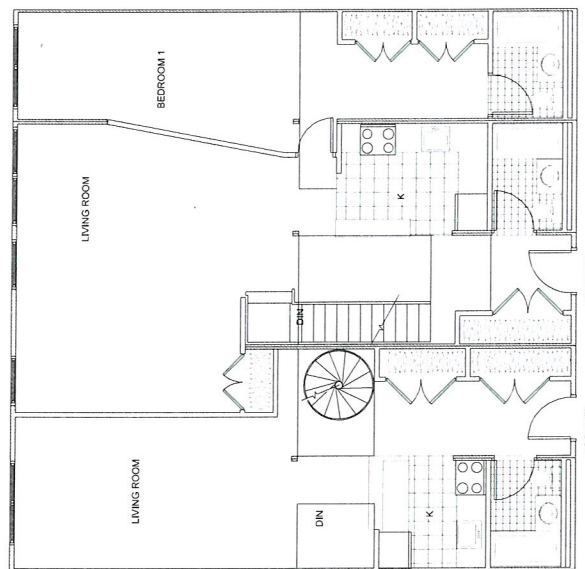
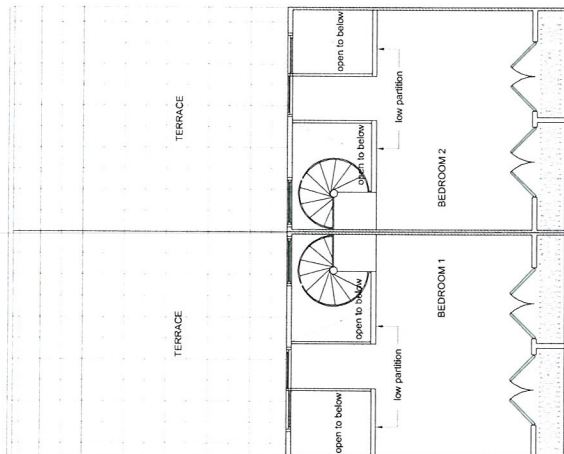
06.177.13.1.000

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APR 26 2011

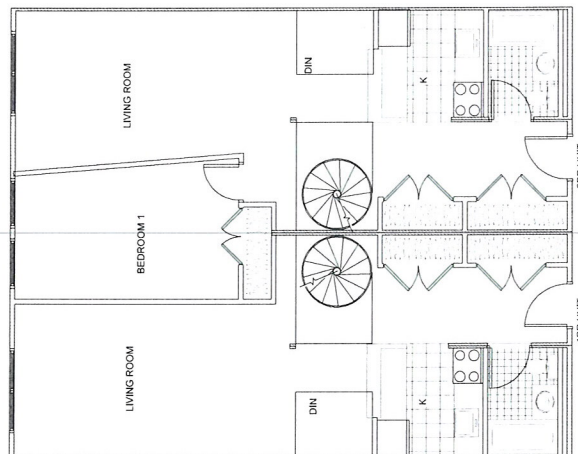




12TH FLOOR MEZZANINE PLANS

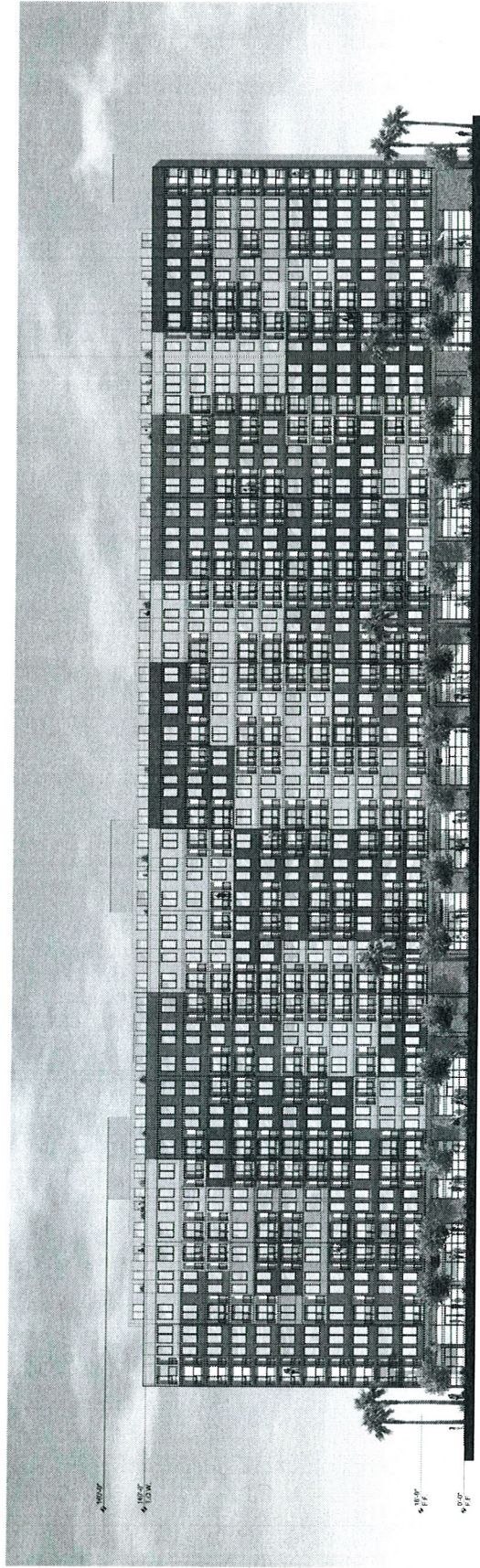


12TH FLOOR PLANS



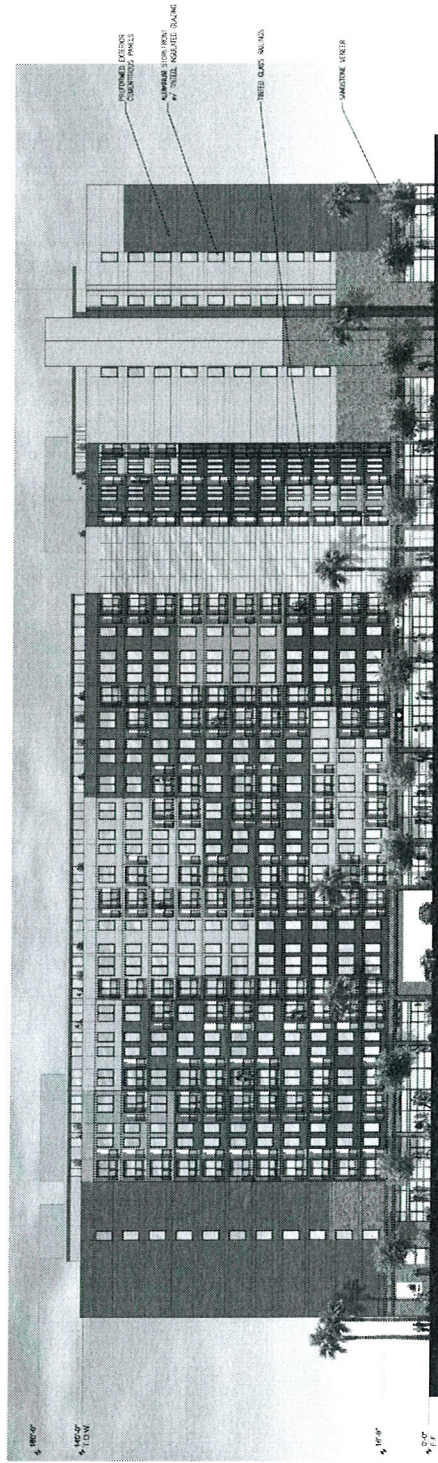
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 APR 26 2011





NORTH ELEVATION

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APR 26 2011



EAST ELEVATION

**Aquarius Residences**  
Site Development Review  
Charleston and 4th Street  
Las Vegas, Nevada 89104

**APTUS Architecture**  
1000 W. Charleston Ave., Suite 200  
Las Vegas, NV 89104  
P 702.895.1200  
F 702.895.1212  
info@aptusarchitecture.com

ELEVATIONS

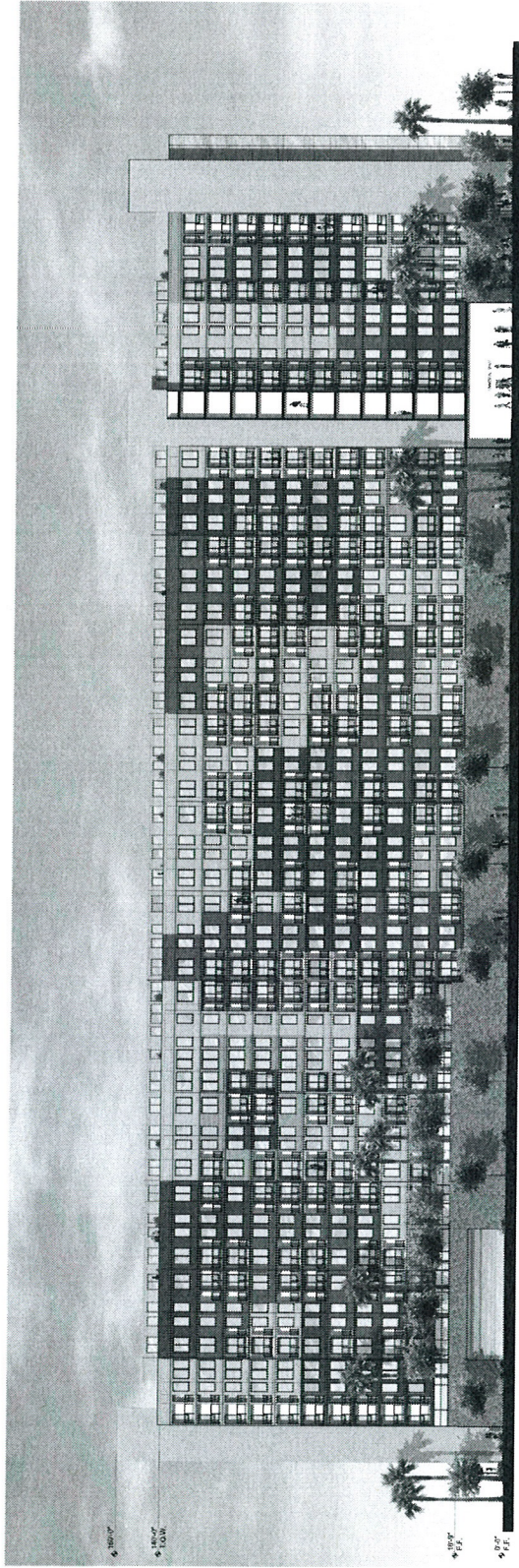
**A200**

City of Las Vegas SDR, SUP, A2, VAC, Supplement 3.11.07

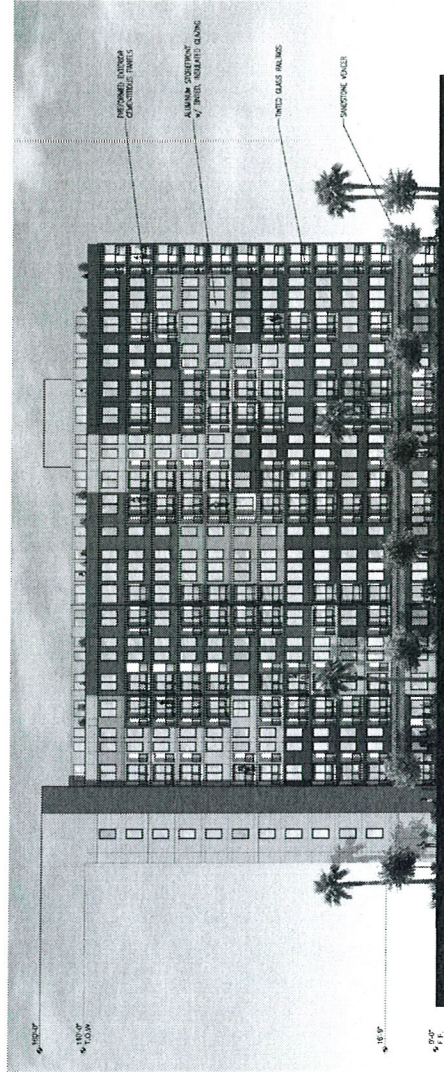
**SUP-41599**  
**SDR-41600**

06/17/11 Land Planning





SOUTH COURTYARD ELEVATION  
1"=20'-0"



SOUTH ELEVATION  
1"=20'-0"

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APR 28 2011

ELEVATIONS

A201

City of Las Vegas SOL SUP RZ, MAC Submitted 11/10/10

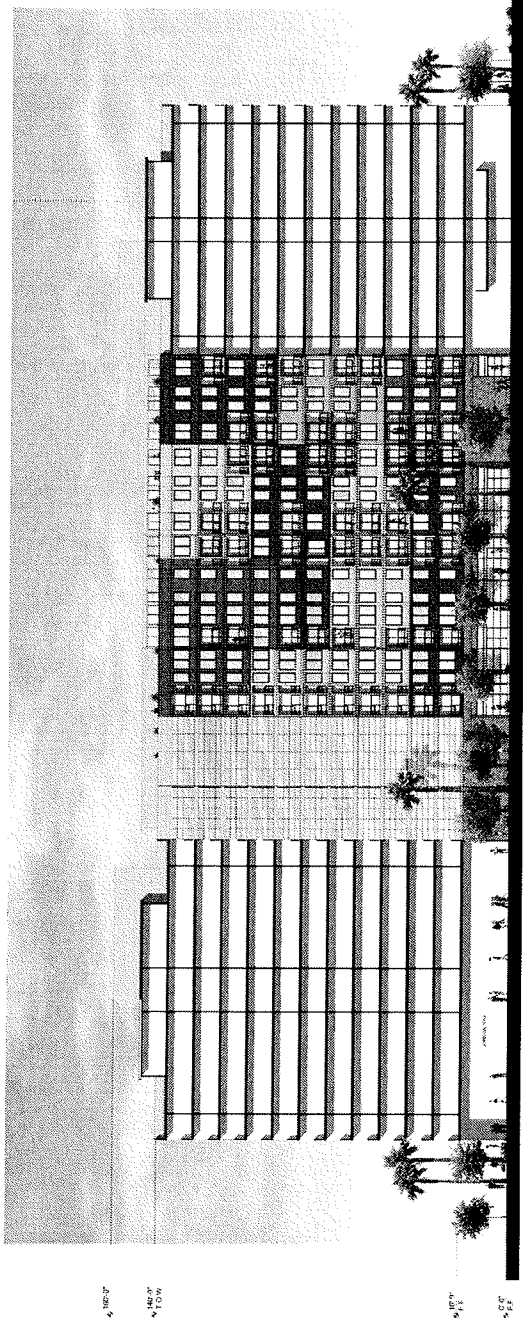
06.177.14 Land Permits

**SUP-41599**  
**SDR-41600**

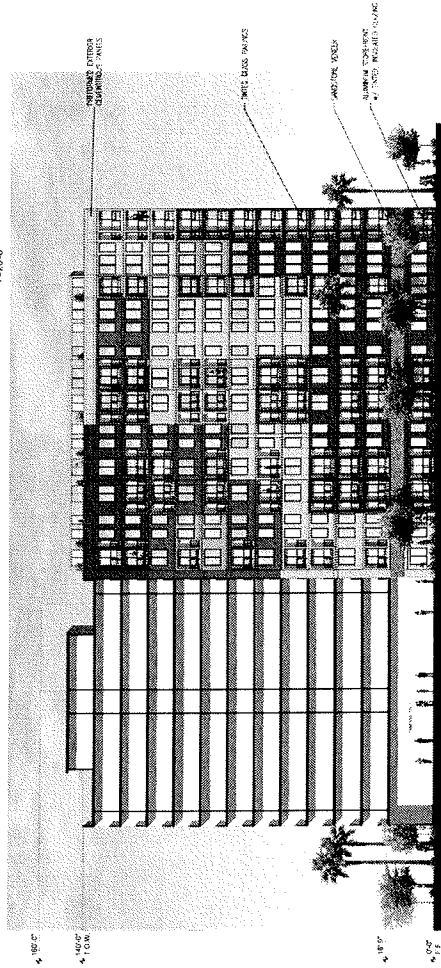
**Aquarius Residences**  
**Site Development Review**  
Charleston and 4th Street  
Las Vegas, Nevada 89104

**APTUS Architecture**

3005 S. Las Vegas Blvd.  
Suite 206  
Las Vegas, NV 89104  
P 702.251.1206  
F 702.251.1207  
info@aptusarch.com



WEST COURTYARD ELEVATION  
1-200'-0"



NORTH COURTYARD ELEVATION  
1-200'-0"

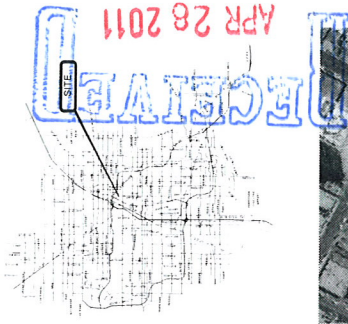
**Aquarius Residences**  
Site Development Review  
Charleston and 4th Street  
Las Vegas, Nevada 89104

**APTUSA architecture**  
3000 Las Vegas Blvd. S. Suite 200  
Las Vegas, NV 89102  
P: 702.879.1211  
www.aptusa.com

**ELEVATIONS**  
**A202**  
City of Las Vegas SDR, LUP, ST, VMS, General  
3/1/07  
Sh. TT. V. Land Report

**SUP-41599**  
**SDR-41600**

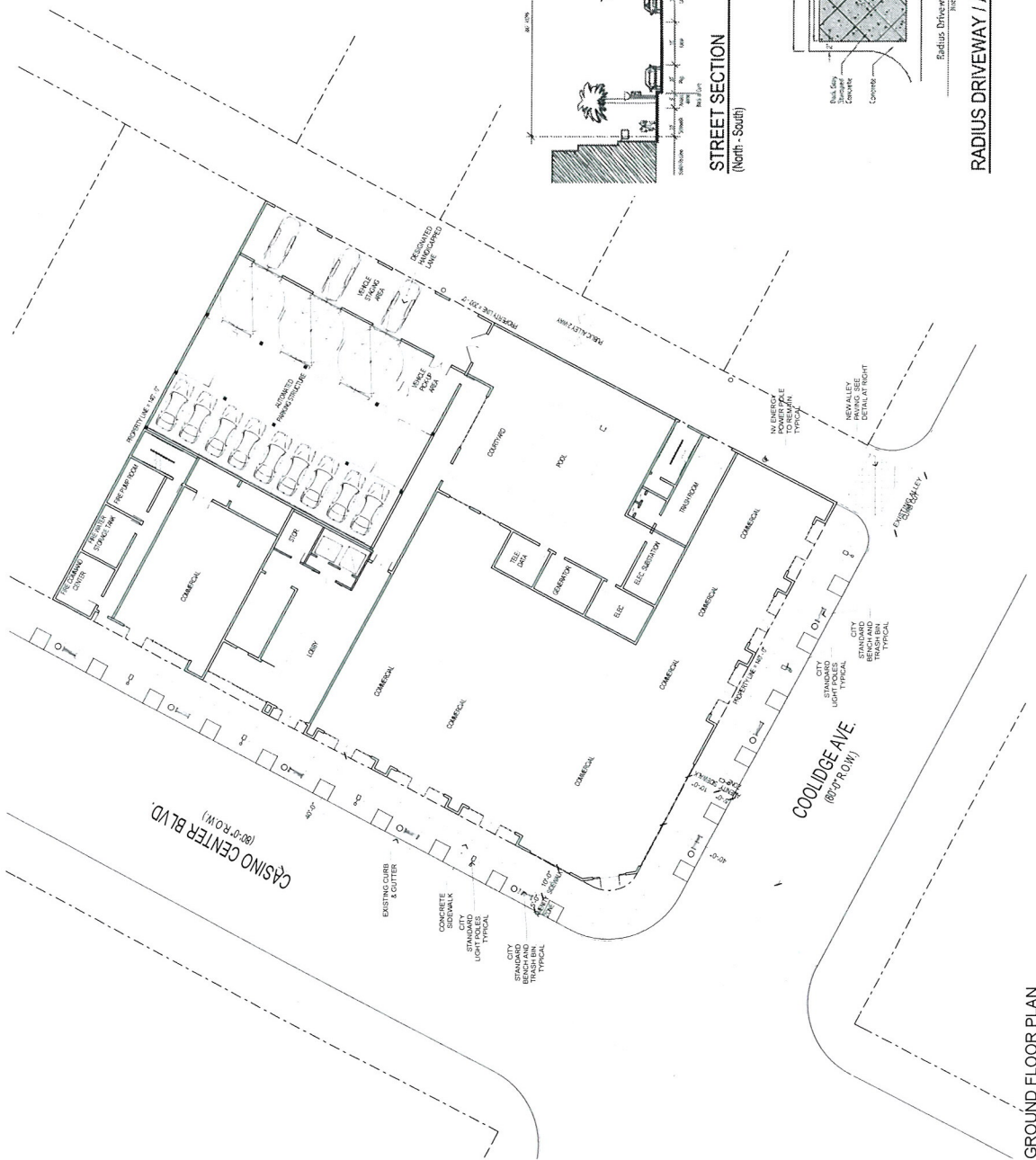




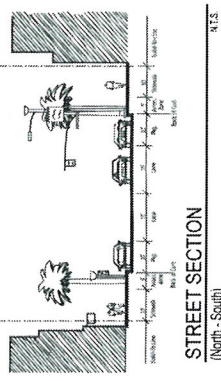
VICINITY & LOCATION MAPS

Site Zoning & Data

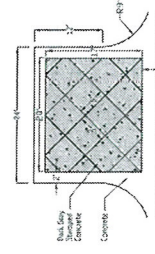
|                              |                              |
|------------------------------|------------------------------|
| <b>SITE DATA</b>             |                              |
| PARCEL NUMBER                | 129-34-410-006               |
|                              | 129-34-410-007               |
|                              | 129-34-410-008               |
|                              | 129-34-410-009               |
| JURISDICTION                 | CITY OF LAS VEGAS - 89101    |
| EXISTING GENERAL PLAN        | NRU                          |
| EXISTING ZONING              | CENTENNIAL PLANNING DISTRICT |
| EXISTING ZONING              | C-2                          |
| SITE AREA                    | 24,000 SQ. FT.               |
|                              | 54 NET ACRES                 |
| <b>SETBACKS (BUILDING)</b>   |                              |
| FRONT                        | 10'-0"                       |
| REAR                         | 10'-0"                       |
| SIDE STREET                  | 10'-0"                       |
| REAR                         | 10'-0"                       |
| COMMERCIAL SPACE             | 10'-0"                       |
| PARKING SPACES               | 10'-0"                       |
| <b>RESIDENTIAL UNIT DATA</b> |                              |
| STUDIO                       | 100                          |
| ONE BEDROOM                  | 15                           |
| TOTAL                        | 115                          |



GROUND FLOOR PLAN



STREET SECTION  
(North - South)



RADIUS DRIVEWAY / ALLEY STANDARD

The Royale at Casino Center  
Site Development Review  
919-931 Casino Center Boulevard  
Las Vegas, Nevada 89101

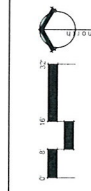
SITE / GROUND  
FLOOR PLAN

City of Las Vegas, SDP Submitter 04/28/11

AS100

04/17/11 The Royale at Casino Center

SUP-41599  
SDR-41600



APR 28 2011





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ROOM 217  
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APR 28 2011



TYPICAL FLOOR PLAN ABOVE GARAGE  
11/02' x 11/02'

TYPICAL FLOOR PLAN W/GARAGE  
11/02' x 11/02'

The Royale at Casino Center  
Site Development Review  
919-931 Casino Center Boulevard  
Las Vegas, Nevada 89101

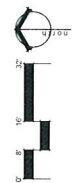
TYPICAL FLOOR  
PLANS

City of Las Vegas SDR, SUP Submittal 04/28/11

AI00

06/17/77 The Royale at Casino Center

**SUP-41599**  
**SDR-41600**

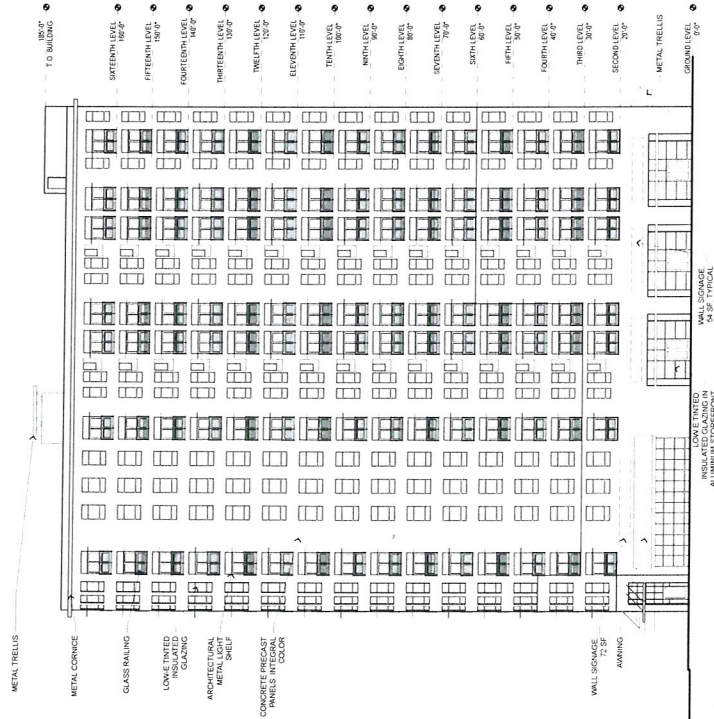


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APTUS  
12300 South Las Vegas  
Suite 206  
Las Vegas, Nevada 89104  
P 702.893.1200  
F 702.893.1213

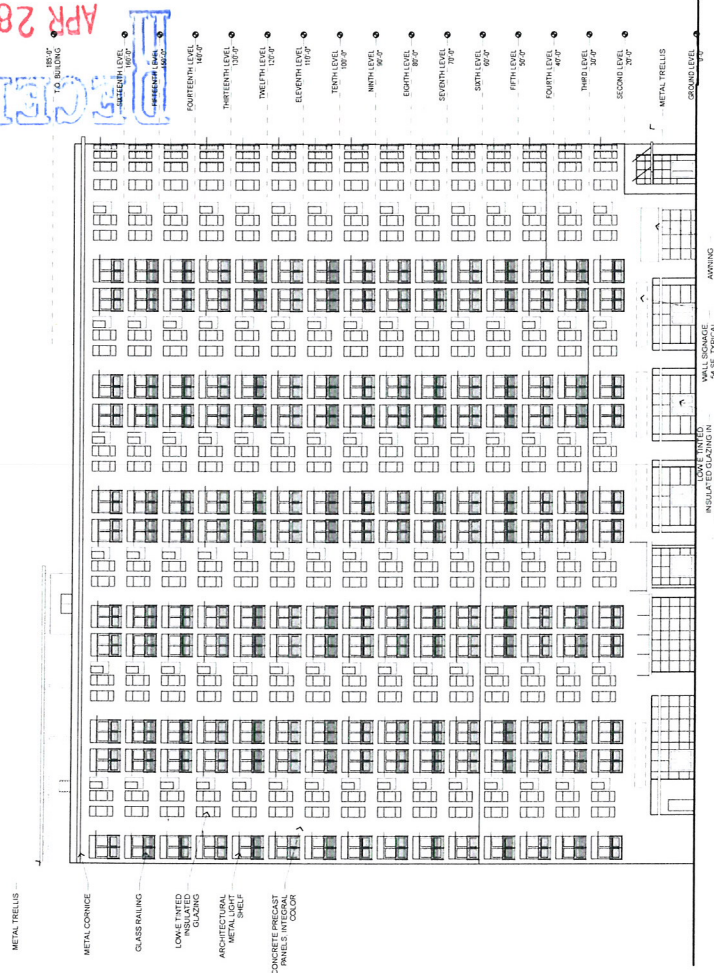




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APR 28 2011  
10:00 AM



SOUTH ELEVATION  
1/16" = 1'-0"



WEST ELEVATION  
1/16" = 1'-0"

The Royale at Casino Center  
Site Development Review  
919-931 Casino Center Boulevard  
Las Vegas, Nevada 89101

BUILDING  
ELEVATIONS

City of Las Vegas SDR SUP Summary 04-18-11

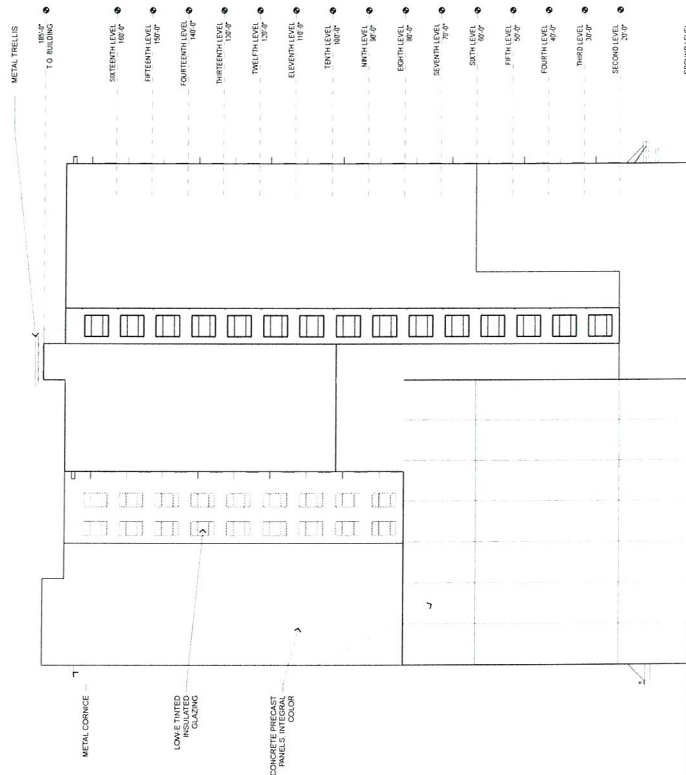
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SUP-41599  
SDR-41600

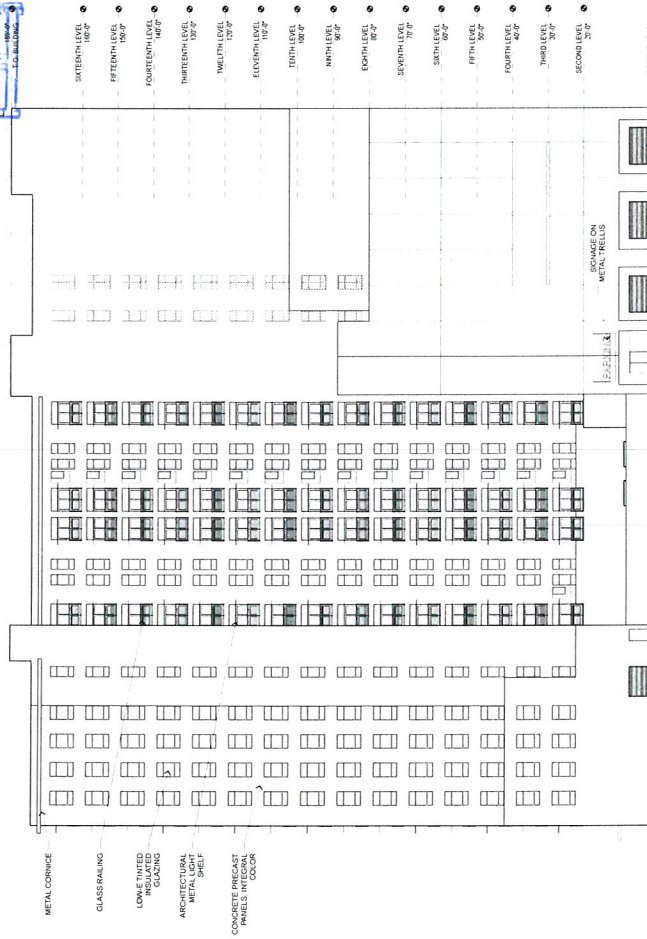
04/17/11 The Royale at Casino Center

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APTUS  
1200 South Arts Center  
Suite 206  
Las Vegas, Nevada 89104  
P 702.899.1200  
F 702.899.1213

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METAL TRELLIS  
TO BUILDING



NORTH ELEVATION  
1/16" = 1'-0"



EAST ELEVATION  
1/16" = 1'-0"

The Royale at Casino Center  
Site Development Review  
919-931 Casino Center Boulevard  
Las Vegas, Nevada 89101

BUILDING  
ELEVATIONS

A201  
SUP-41599  
SDR-41600

City of Las Vegas, NV, Sup. Submittal 04/28/11

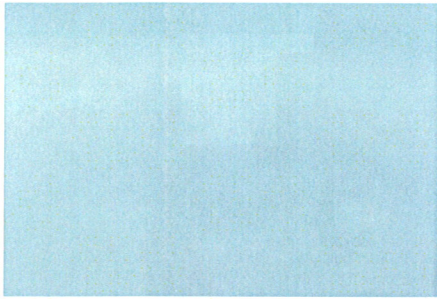
56177 The Royale at Casino Center

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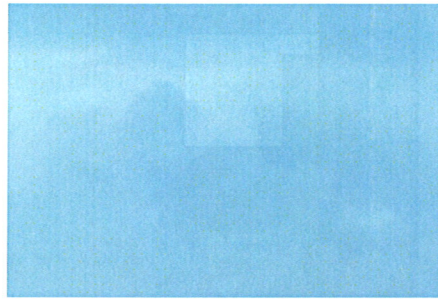
APTUS

1000 S. Las Vegas Blvd. Suite 200  
Las Vegas, Nevada 89104  
P: 702.899.1213

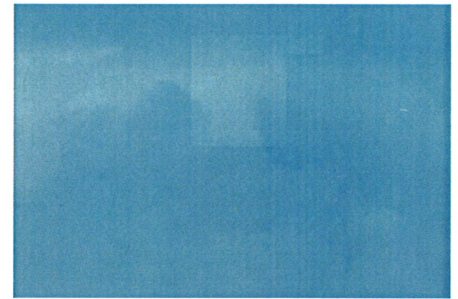




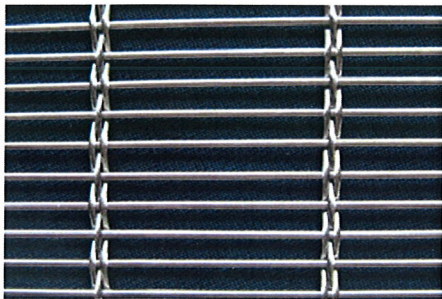
Colored Glass 1



Colored Glass 2



Colored Glass 3



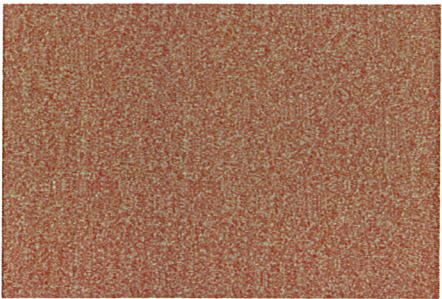
Metal Mesh



Aggregate 1



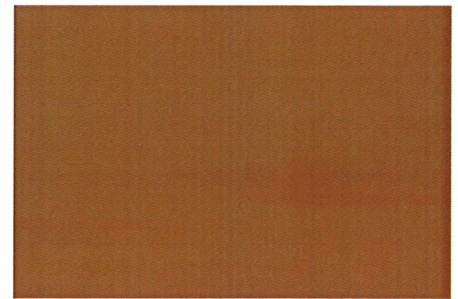
Aggregate 2



Aggregate 3



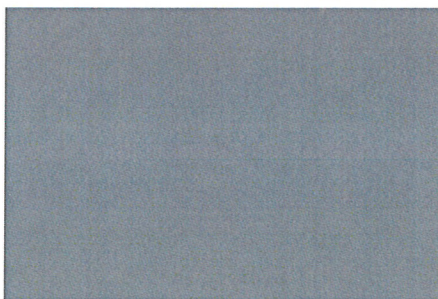
Aggregate 4



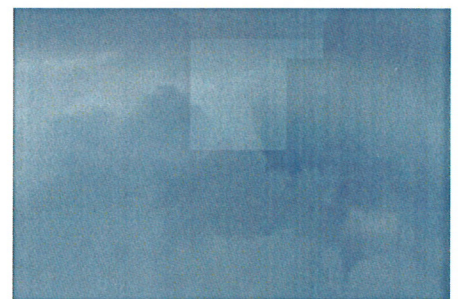
Fabric Awning



Metal



Aluminum Storefront Framing



Glazing

**APTUS**

1200 South 4th Street  
Suite 206  
Las Vegas, Nevada 89104  
P 702.839.1200  
F 702.839.1213  
info@aptusarchitecture.com

# The Royale at Casino Center Site Development Review

919-931 Casino Center Boulevard  
Las Vegas, Nevada 89101

4.28.11

**RECEIVED**  
APR 28 2011

**SUP-41599**

**SDR-41600**



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 4<sup>th</sup> 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 4<sup>th</sup> 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.



**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



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



**SUP-41599**

**SDR-41600**

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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, 2011

\_\_\_\_\_  
Notary Public in and for said County and State

Revised 11-14-06

JANET GRONIERI  
Notary Public, State of New York  
No. 31-4501747  
Qualified in New York County  
Commission Expires May 31, 2011

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

RECEIVED  
APR 28 2011





## 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, 2011



## 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\*

\* 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

Notary Public in and for said County and State

JANET GRONIER  
Notary Public, State of New York  
No. 31-4501747  
Qualified in New York County  
Commission Expires May 31, 2011

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-41600</u> |
| Meeting Date:   | <u>6/14/11</u>   |
| Total Fee:      | <u>\$1,030</u>   |
| Date Received:* | <u>4/28/11</u>   |
| Received By:    | <u>BM5</u>       |

\* 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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## DEPARTMENT OF PLANNING

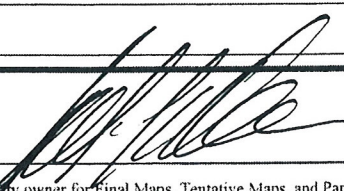
### APPLICATION / PETITION FORM

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\* 

\* 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

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

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>SDR-41600</u> |
| Meeting Date:  | <u>6/14/11</u>   |
| Total Fee:     | <u>\$1,030</u>   |
| Date Received: | <u>4/28/11</u>   |
| Received By:   | <u>BLS</u>       |

\*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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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

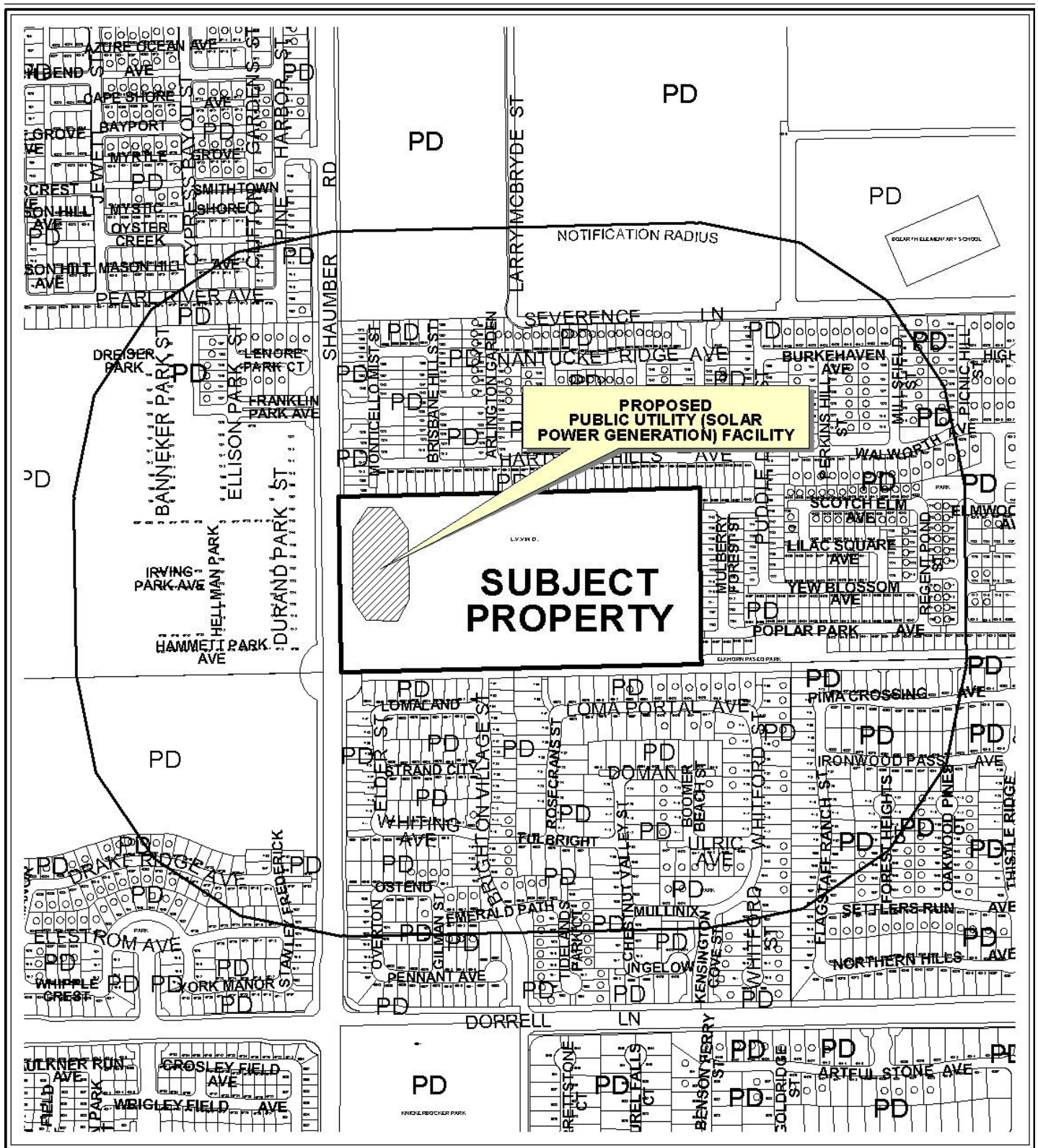
**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





CASE: **SDR-41591**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)











# 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\*

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

Print Name Gary A. Wood

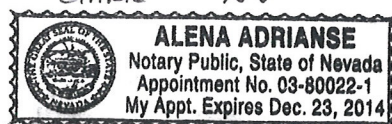
Subscribed and sworn before me

This 27<sup>th</sup> day of APRIL, 20 11.

Alena Adrianse

Notary Public in and for said County and State

CLARK NV



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

\*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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## 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: \_\_\_\_\_

Print Name: Gary A. Wood

Subscribed and sworn before me

This 27<sup>th</sup> day of APRIL, 2011

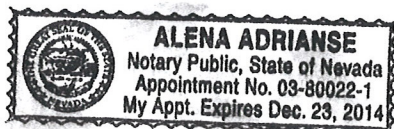
Alena Adrianse

Notary Public in and for said County and State

CLARK

NV

Revised 11-14-06



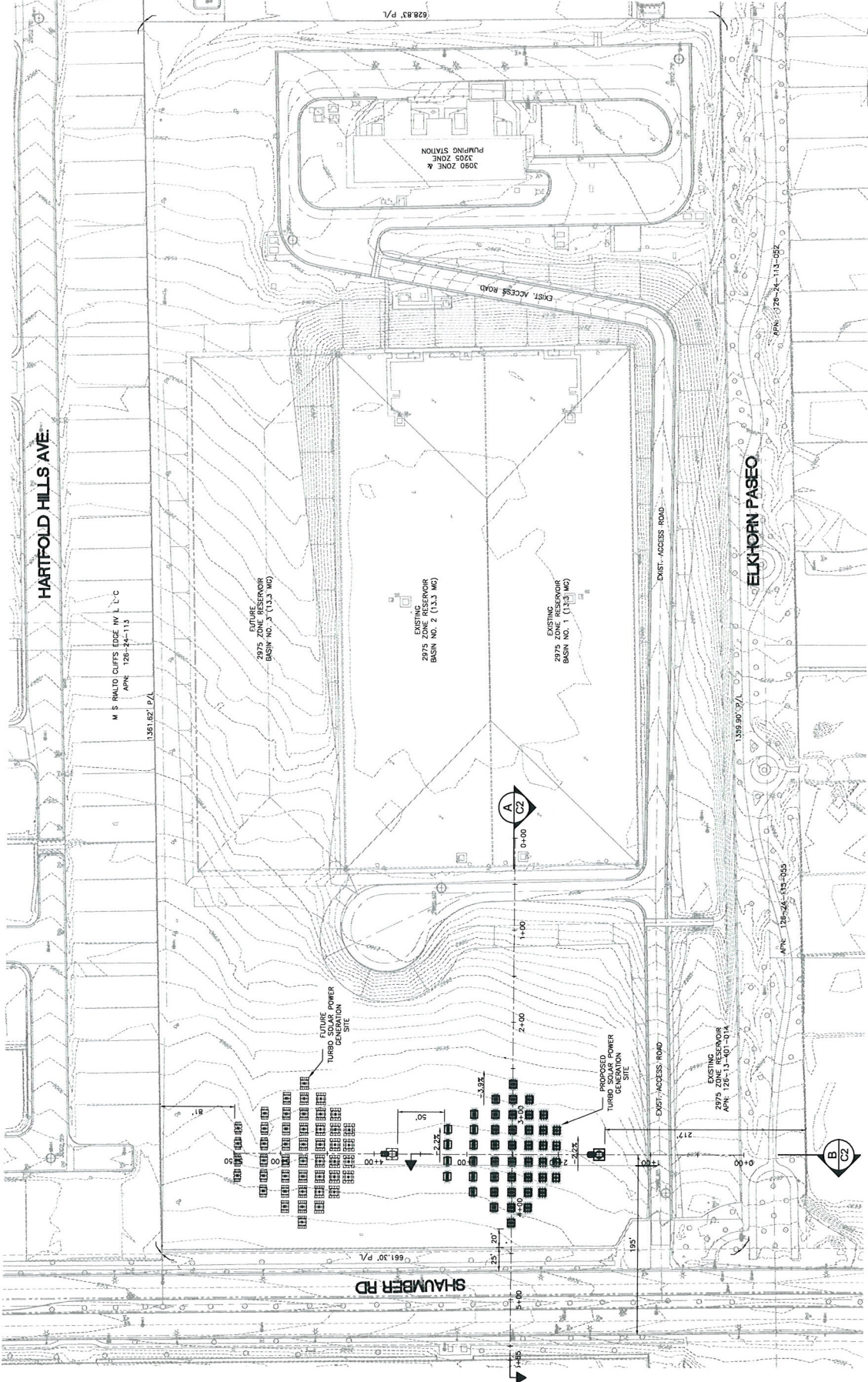
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**APR 28 2011**

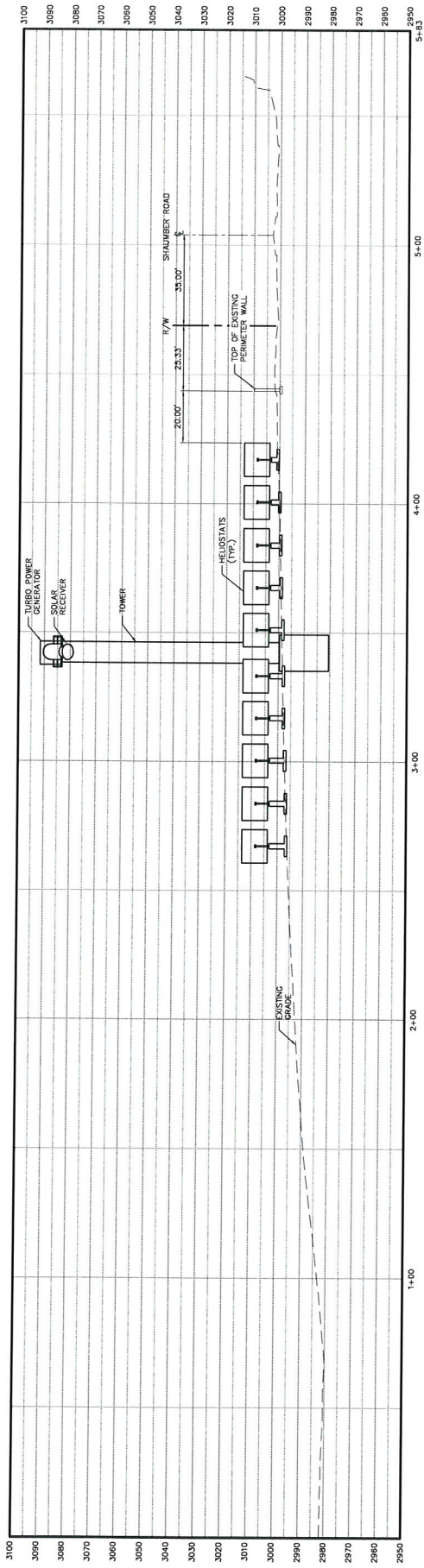
**City of Las Vegas**

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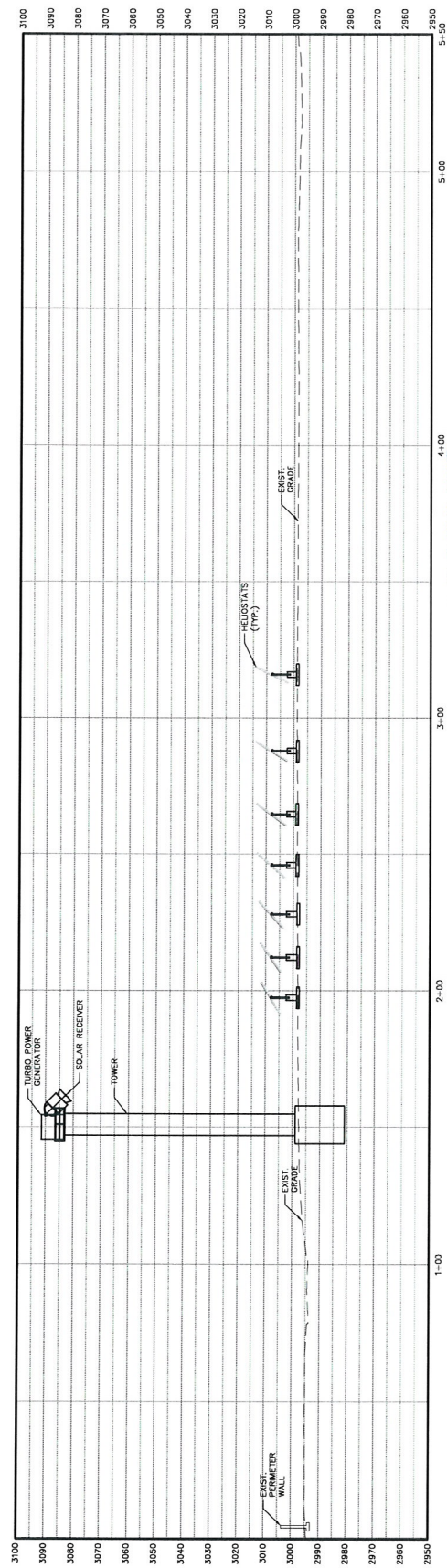








**GRADING SECTION**



**GRADING SECTION**

SCALE: HORZ. 1"=20'  
VERT. 1"=20'

B C2

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4-8-68

APR 20 2011





**LAS VEGAS VALLEY  
WATER DISTRICT**

1001 South Valley View Boulevard  
Las Vegas, NV 89153  
(702) 870-2011 • [lvwd.com](http://lvwd.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:jl  
Attachments

**RECEIVED**

**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

**RECEIVED**

**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.

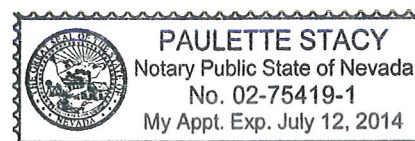
Sincerely,

Mary E. Madden  
Deputy Counsel

  
Paulette Stacy

MEM/ps

cc: Christopher D. Figgins, Esq.  
Robert Warhola, Esq.



**SDR-41591**

SNWA MEMBER AGENCIES

Big Bend Water District • Boulder City • Clark County Water Reclamation District • City of Henderson • City of Las Vegas • City of North Las Vegas • Las Vegas Valley Water District



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

Proposed Amendment and Staff Report

