City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

July 12, 2011
6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

suggested conditions of approval, if appropriate.

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 14, 2011

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

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

6. TMP-41623 - HORSE & COKE (RESIDENTIAL SUBDIVISION) - TENTATIVE MAP - APPLICANT/OWNER:

COLFIN WLH LAND ACQUISITIONS, LLC - Request for a Tentative Map FOR A 49-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

7. SUP-41866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WELLES BAIL BONDS - OWNER: 228 SOUTH FOURTH, LLC - Request for a Special Use Permit FOR A 217 SQUARE-FOOT BAILBOND SERVICE USE at 228 South Fourth Street (APNs 139-34-210-079), C-2 (General Commercial) Zone, Ward 3 (Reese).

8. SUP-41893 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC - Request for a Special Use Permit FOR A PROPOSED 14,152 SQUARE-FOOT AUTO PARTS (NEW & REBUILT) (ACCESSORY SALES & SERVICE) USE at 1611 South Decatur Boulevard (APN 162-06-211-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

9. SDR-41892 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41893 - PUBLIC HEARING - APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC - Request for a Site Development Plan Review FOR A PROPOSED 14,152 SQUARE-FOOT RETAIL BUILDING on 1.25 acres at 1611 South Decatur Boulevard (APN 162-06-211-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

10. SUP-41908 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUNA FREMONT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - Request for a Special Use Permit FOR A PROPOSED 7,694 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN), A 1,200-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY, AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #101 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

11. SUP-41918 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HABITAT FOR HUMANITY LAS VEGAS - OWNER: W R I CHARLESTON COMMONS, LLC - Request for a Special Use Permit FOR A PROPOSED 2,400 SQUARE-FOOT SECONDHAND DEALER (HOME IMPROVEMENT GOODS) at 27 North Nellis Boulevard (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

12. SUP-41932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CULTURE CONNECTION INTERNATIONAL - OWNER: TOWN BUILDING CORPORATION - Request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT SECONDHAND DEALER (APPAREL) at 4211 West Sahara Avenue, Unit B (APN 162-07-510-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS

13. ABEYANCE - VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL BUILDING at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

14. ABEYANCE - VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A SEVEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

15. ABEYANCE - SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385 AND VAR-41386 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK USE at 2320 Fremont Street (APN 139-35-805-001), C-2 (General

Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

16. ABEYANCE - SDR-41235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41385,VAR-41386 AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Major Amendment of a previously approved Site Development Plan Review (SD-0039-02) FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND A 2,324 SQUARE-FOOT FUEL CANOPY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS AND A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.92 acres at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

17. ABEYANCE - 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 1,020 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED, A 20-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND 24-HOUR OPERATION WHERE HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M. ARE ALLOWED at 3909 West Sahara Avenue, Suite #6 (APN 162-07-512-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

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

19. GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

20. ZON-41778 - REZONING RELATED TO GPA-41777 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a Rezoning FROM: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), Ward 5 (Barlow).

21. SDR-41779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41777 AND ZON-41778 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - Request for a Site Development Plan Review FOR A 136-UNIT APARTMENT COMPLEX WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), O (Office) and C-M (Commercial/Industrial) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow).

22. GPA-41883 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - Request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), Ward 1 (Tarkanian).

23. ZON-41884 - REZONING RELATED TO GPA-41883 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), Ward 1 (Tarkanian).

24. SUP-41885 - SPECIAL USE PERMIT RELATED TO GPA-41883 AND ZON-41884 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - Request for a Special Use Permit FOR AN 8,500 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian).

25. SDR-41886 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41883, ZON-41884 AND SUP-41885 -

PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - Request for a Site Development Plan Review FOR A 37,243 SQUARE-FOOT SHOPPING CENTER WITH A WAIVER TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE EIGHT-FEET IS REQUIRED AND AN 11-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian).

26. GPA-41934 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ROYAL VIEW, LLC - Request for General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 1.54 acres at the northeast corner of Sky Pointe Drive and Horse Drive (APN 125-08-210-002), Ward 6 (Ross).

27. ZON-41933 - REZONING RELATED TO GPA-41934 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL VIEW, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.54 acres at the northeast corner of Sky Pointe Drive and Horse Drive (APN 125-08-210-002), Ward 6 (Ross).

28. GPA-41958 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend the Master Plan of Streets and Highways TO REALIGN SHEEP MOUNTAIN PARKWAY BETWEEN GRAND TETON DRIVE AND FORT APACHE ROAD AND DELETE MASTER PLANNED ROADWAYS WITHIN THE KYLE CANYON MASTER PLAN AREA, Ward 6 (Ross).

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

30. ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - Request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

31. SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

32. ZON-41798 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - Request for a Rezoning FROM: R-1 (LOW DENSITY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.19 acres at 612 North Jones Boulevard (APN 138-25-310-006), Ward 1 (Tarkanian).

33. VAR-41800 - VARIANCE RELATED TO ZON-41798 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE NINE PARKING SPACES ARE REQUIRED on 0.19 acres at 612 North Jones Boulevard, (APN 138-25-310-006), R-1 (Low Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian).

34. VAR-41801 - VARIANCE RELATED TO ZON-41798 AND VAR-41800 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF SIX FEET WHERE 20 FEET IS REQUIRED on 0.19 acres at 612 North Jones Boulevard (APN 138-25-310-006), R-1 (Low Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian).

35. SDR-41799 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41798, VAR-41800 AND VAR-41801 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,576 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE NORTH AND A PORTION OF THE SOUTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.19 acres at 612 North Jones Boulevard, (APN 138-25-310-006), R-1 (Low Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian).

36. VAR-41303 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAYMOND PISTOL - Request for a Variance TO ALLOW A 48-FOOT TALL FREESTANDING SIGN WHERE 40-FEET IS ALLOWED; THREE FREESTANDING SIGNS ALONG A 293-FOOT LONG STREET FRONTAGE WHERE ONLY TWO ARE ALLOWED; A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; AND AN 85-FOOT SEPARATION FROM ONE FREESTANDING SIGN TO ANOTHER WHERE 100 FEET IS REQUIRED on 1.7 acres at 1232 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).

37. VAR-41865 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE AND FRAN REESE - Request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) WITH A TOTAL BUILDING AREA OF 2,880 SQUARE FEET WHERE 1,115 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.75 acres at 6150 Grand Teton Drive (APN 125-11-806-012), R-E (Residence Estates) Zone, Ward 6 (Ross).

38. VAR-41882 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DONALD E. NEWBY - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 45 FEET WHERE 50 FEET IS REQUIRED FOR AN EXISTING PORCH ON THE MAIN DWELLING AND TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) THAT IS NOT AESTHETICALLY COMPATIBLE (METAL) WITH THE MAIN DWELLING (STUCCO) TO BE 14 FEET IN HEIGHT WHERE TEN FEET SIX INCHES IS ALLOWED, TO BE LOCATED FOUR FEET FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED, AND FOR THE TOTAL BUILDING AREA OF ALL ACCESSORY STRUCTURES TO BE 2,256 SQUARE FEET WHERE 854 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.98 acres at 5312 Elkhorn Road (APN 125-13-802-006), R-E (Residence Estates) Zone, Ward 6 (Ross).

39. VAR-41899 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SANCHEZ FAMILY TRUST, ET AL - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED 1,150 SQUARE-FOOT, ONE-STORY ADDITION on 0.40 acres at 8129 Moonstone Circle (APN 138-16-312-058), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Anthony).

40. VAR-41903 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JJM PROPERTIES, LLC - Request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK FOR A PROPOSED 500 SQUARE-FOOT ATTACHED CARPORT WHERE 15 FEET IS REQUIRED on 0.80 acres at 815 Shetland Road (APN 139-32-802-016), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

41. VAR-41930 - VARIANCE - PUBLIC HEARING - APPLICANT: MCDONALD'S CORPORATION - OWNER: GOLDEN ARCH LIMITED PARTNERSHIP - Request for a Variance TO ALLOW TWO EIGHT-FOOT TALL MENU BOARDS WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED, TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND EXTERNAL ILLUMINATION OF THE INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE INTERNAL ILLUMINATION ONLY IS ALLOWED on 0.95 acres at 3500 East Bonanza Road (APN 140-30-411-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

42. VAR-41935 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC - Request for a Variance TO ALLOW A 10-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 84 FEET AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 4,264 SQUARE-FOOT OFFICE BUILDING on 0.35 acres at 1141 and 1149 South Maryland Parkway (APNs 162-02-115-134 and 110), C-D (Designed Commercial) Zone, Ward 3 (Reese).

43. SDR-41936 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41935 - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-32447) FOR A PROPOSED 2,177 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 2,151 SQUARE-FOOT OFFICE BUILDING on 0.35 acres at 1141 and 1149 South Maryland Parkway (APNs 162-02-115-134 and 110), C-D (Designed Commercial) Zone, Ward 3 (Reese).

44. SUP-41880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANNY ITZHAKI - OWNER: TOMER ITZHAKI - Request for a Special Use Permit FOR A PROPOSED 4,162 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITH WAIVERS TO ALLOW OUTDOOR DISPLAY AND SALES AND FOR A BUILDING AREA OF 4,162 SQUARE FEET WHERE 7,000 SQUARE FEET IS THE MINIMUM AREA REQUIRED at 1820 South Rainbow Boulevard, SuiteS #100-104 (APN 163-02-313-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

45. SUP-41901 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC -

OWNER: PACPROP SERVICE, LLC - Request for a Special Use Permit FOR A CHECK CASHING SERVICE, LIMITED WITHIN AN EXISTING 2,032 SQUARE-FOOT CONVENIENCE STORE at 4401 East Bonanza Road (APN 140-32-101-014), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

46. SUP-41921 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP - Request for a Special Use Permit FOR A PROPOSED 16,576 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 1640 Alta Drive, Suite #4 (APN 139-33-202-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

47. SUP-42006 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP - Request for a Special Use Permit FOR A PROPOSED 16,576 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1640 Alta Drive, Suite #4 (APN 139-33-202-006) C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

48. SUP-41923 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ONLY MONEY LOANS - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A PROPOSED 1,501 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 240-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN USE WHERE 1,000 FEET IS REQUIRED at 7703 North El Capitan Way, Suite #150 (APN 125-17-612-006), TC (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] Ward 6 (Ross).

49. SUP-41927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0073-85) TO ALLOW THE EXPANSION OF A CHURCH/HOUSE OF WORSHIP USE at the southwest corner of Madison Avenue and "E" Street (APNs 139-27-210-026 through 029), R-4 (High Density Residential) Zone, Ward 5 (Barlow).

50. SDR-41925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41927 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - Request for a Site Development Plan Review FOR EXPANSION OF AN EXISTING PARKING LOT AND WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.66 acres at the southwest corner of Madison Avenue and "E" Street (APNs 139-27-210-026 through 029), R-4 (High Density Residential) Zone, Ward 5 (Barlow).

51. SUP-42173 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC. - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 915 South Rainbow Boulevard (APN 138-34-814-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

52. DIR-41864 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation of the annual report on the Las Vegas 2020 Master Plan.

53. TXT-41987 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend LVMC 6.09 related to Apartment Houses and Apartment House Managers to update the definition of an Apartment House and to amend LVMC 19.16 and 19.18 to address the conversion of a multi-family development or apartment to a co-op and provide a definition for a co-op.

CITIZENS PARTICIPATION:

54. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 14, 2011

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:

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

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

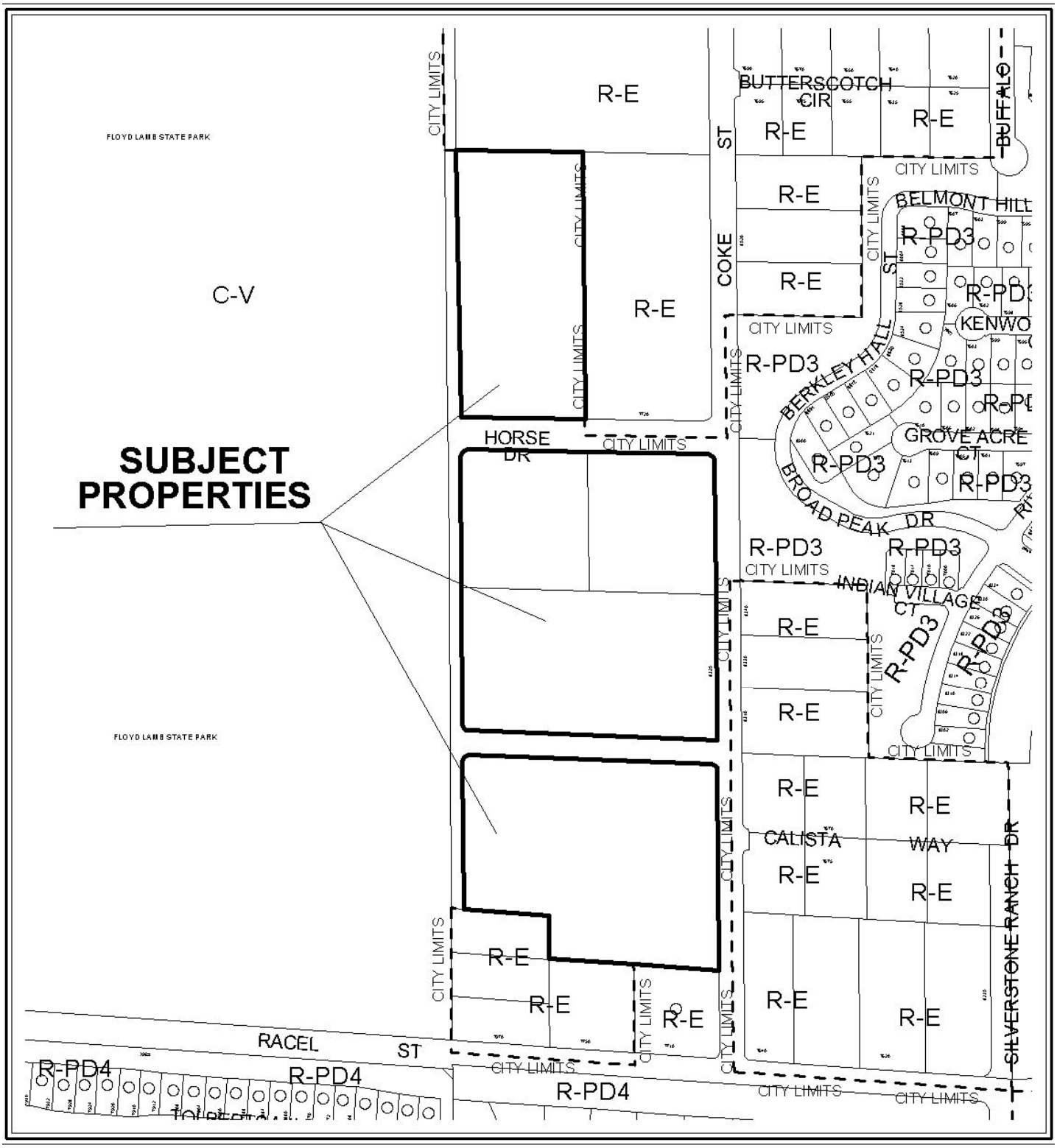
SUBJECT:
TMP-41623 - HORSE & COKE (RESIDENTIAL SUBDIVISION) - TENTATIVE MAP - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - Request for a Tentative Map FOR A 49-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: TMP-41623

ZONING OF SUBJECT PROPERTY: R-PD2 (Residential Planned Development - 2 Units Per Acre)

N

0 300 600 Feet

CASE: TMP-41623

ZONING OF SUBJECT PROPERTY: R-PD2 (Residential Planned Development - 2 Units Per Acre)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-41623** APN: 125-09-702-001,002,003

Name of Property Owner: Colfin WLH Land Acquisitions, LLC 125-09-704-001, 125-09-602-0

Name of Applicant: Colfin WLH Land Acquisitions, LLC

Name of Representative: Taney Engineeering

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: Mark M. Hedstrom
Vice President

Subscribed and sworn before me

This _____ day of _____, 20____

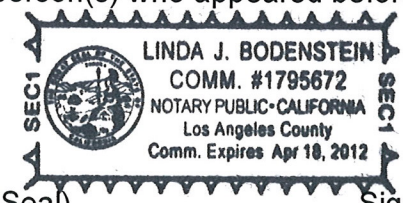
see Calif jurat attached hereto

Notary Public in and for said County and State

RECEIVED
MAY 02 2011
City of Las Vegas

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 14th day of February, 2011, by Mark M. Hedstrom,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature

RECEIVED
MAY 02 2011
City of Las Vegas

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Horse & Coke

Project Name Horse & Coke 125-09-702-001, 002, 003 **Proposed Use** _____

Assessor's Parcel #(s) 125-09-704-001, 125-09-602-004 **Ward #** _____

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

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

Gross Acres 24.8 **Lots/Units** 49 **Density** _____

Additional Information _____

PROPERTY OWNER Colfin WLH Land Acquisitions, LLC **Contact** Scott Swapp

Address 500 Pilot Road, Suite G **Phone:** 263-8200 **Fax:** 263-2880

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address Scott.swapp@lyonhomes.com

APPLICANT Colfin WLH Land Acquisitions, LLC **Contact** Scott Swapp

Address 500 Pilot Road, Suite G **Phone:** 263-8200 **Fax:** 263-2880

City Las Vegas, **State** Nevada **Zip** 89119

E-mail Address Scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering **Contact** Shaelyn Sandoval

Address 3060 S. Jones, Suite 100 **Phone:** 362-8844 **Fax:** 362-5233

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address Shaes@taneycorp.com

Property Owner Signature* _____

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

Print Name Mark M. Hedstrom Vice President

Subscribed and sworn before me

This _____ day of _____, 20 _____.

See Calif jurat attached hereto

Notary Public in and for said County and State

Revised 10/27/08

RECEIVED
MAY 02 2011
City of Las Vegas

FOR DEPARTMENT USE ONLY

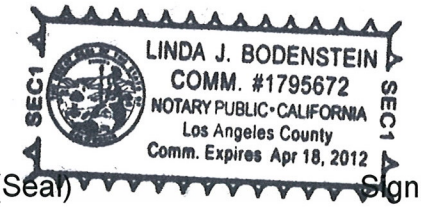
Case #	TMP-41623
Meeting Date:	7-12-11
Total Fee:	750.00
Date Received:*	5-2-11
Received By:	J Fnel

*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

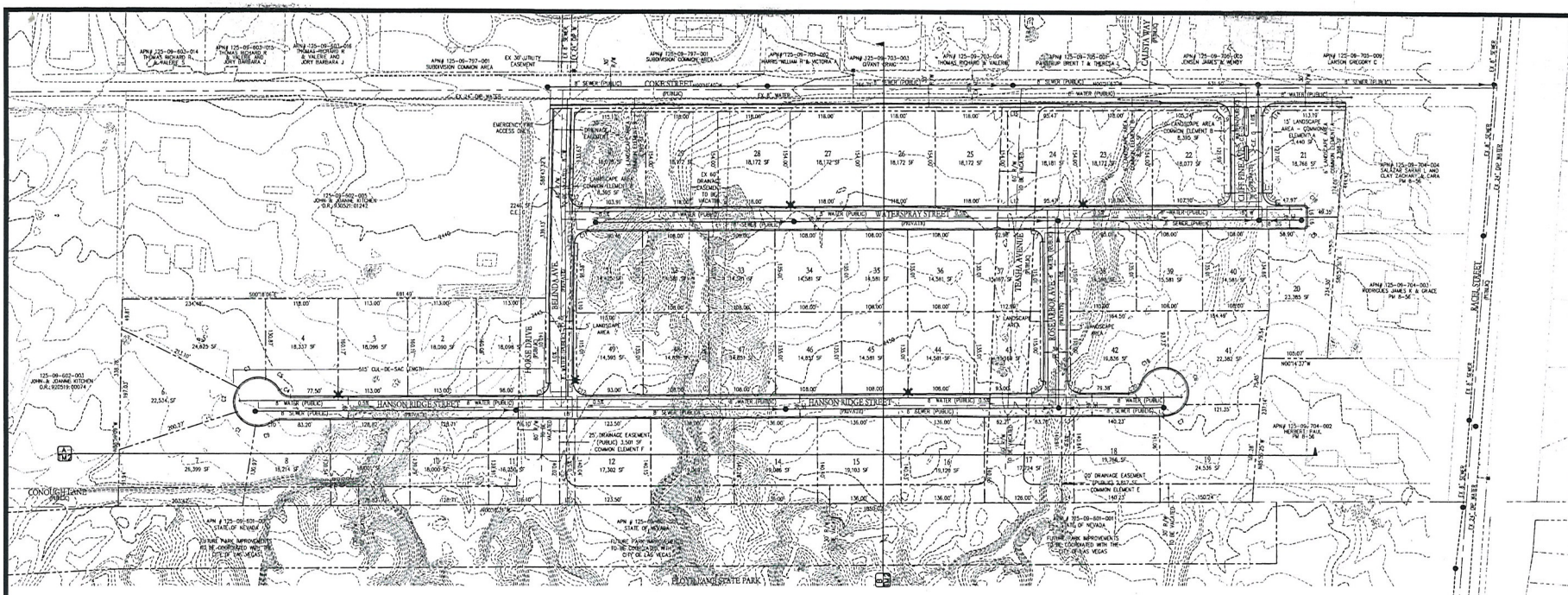
State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 14th day of February, 2011, by Mark M. Hedstrom,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

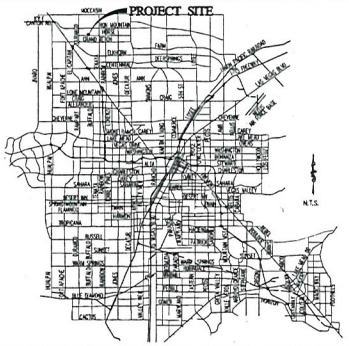


(Seal) Signature

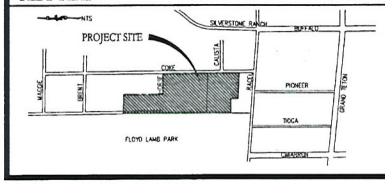
RECEIVED
MAY 02 2011
City of Las Vegas



VICINITY MAP



KEY MAP



LANDSCAPE PLAN NOTE

LANDSCAPE PLAN SUBMITTED WITH SITE DEVELOPMENT REVIEW PER SUN CITY LANDSCAPING.

LEGEND

RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
EASEMENT	
STREET CENTERLINE	
LOT NUMBER	1
WATER LINE	
SEWER LINE W/ MANHOLE	
EDGE OF PAVEMENT	

DEVELOPMENT STANDARDS

PER TITLE 19 (SECTION 19.06.040) FOR RPD-2 ZONING:
DENSITY ALLOWED = 2 UNITS/GROSS ACRE
MIN. LOT SIZE = 14500 SF
MAX. LOT COVERAGE = 50%
MAX. HEIGHT = 35 FEET

UTILITY LOCATIONS

WATER – THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN COKE RIGHT-OF-WAY EAST OF THE PROJECT SITE, LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER – THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER PROVIDED IN RACEL RIGHT-OF WAY ADJACENT TO THE PROJECT SITE, CITY OF LAS VEGAS IS THE PURVEYOR

SEWER CONTRIBUTION

48 LOTS x 250 GPD/LOT = 12,250 GPD (AVERAGE)
48 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 42,875 GPD (PEAK)

SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

SITE INFORMATION

ASSESSORS PARCEL NUMBER	125-09-702-001,002,003;125-09-704-001;125-09-602-004
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	RNP (RURAL NEIGHBORHOOD PRESERVATION)
PROPOSED ZONING (ZON-0274)	R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT DISTRICT)
TOTAL PROPOSED LOTS	48 LOTS
GROSS ACREAGE	24.86
NET ACREAGE	24.06
DENSITY (BASED ON GROSS ACREAGE)	1.96 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 96 SPACES
PARKING PROVIDED	98 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
USABLE OPEN SPACE REQUIRED (TITLE 19, SECTION 19.06.040 G)	35,293 SF
USABLE OPEN SPACE PROVIDED (VAR-13854 FOR 0 SF OPEN SPACE)	0 SF
LANDSCAPED AREA	3,029 SF
AVERAGE LOT SIZE	15,926 SF
SMALLEST LOT SIZE	14,581 SF
LARGEST LOT SIZE	26,399 SF

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS.
2. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
3. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
4. FIRM PANEL 32003C1764 E DATED SEPTEMBER 27, 2002. ENTIRE AREA WITHIN FEMA ZONE "X".
5. NO PROTECTIVE COVENANTS OR DCED RESTRICTIONS ARE PLANNED.
6. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
7. GROUND WATER IS LOCATED AT A DEPTH GREATER THAN 300-FEET.
8. ONSITE STREETS, AND PERIMETER AND INTERIOR LANDSCAPE AREAS ARE PRIVATE AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
10. LANDSCAPING TO BE PROVIDED PER CITY OF LAS VEGAS REQUIREMENTS.
11. NO AREA SHALL BE RESERVED OR DEDICATED FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
12. THERE ARE NO EXISTING OR PROPOSED STORM DRAINS WITH THIS PROPERTY.
13. A VARIANCE TO ALLOW NO OPEN SPACE WHERE 35,293 SF IS THE MINIMUM REQUIRED FOR A 48 LOT SUBDIVISION HAS BEEN APPLIED FOR (VAR-13854).
14. THERE IS AN EXISTING 80' R/W (HORSE STREET) WITH THIS SITE PROPOSED TO BE VACATED.
15. THERE IS AN EXISTING 40' R/W (HORSE STREET) WITH THIS SITE PROPOSED TO BE VACATED.
16. THERE IS AN EXISTING 60' R/W (TIASHIA AVENUE) WITH THIS SITE PROPOSED TO BE VACATED.
17. THERE IS AN EXISTING 30' R/W (CONOUGH LANE) WITH THIS SITE PROPOSED TO BE VACATED.
18. THERE IS AN EXISTING 60' DRAINAGE EASEMENT WITH THIS SITE PROPOSED TO BE VACATED.
19. DRAINAGE EASEMENTS AND SEWER CORRIDORS ARE LABELED AS PUBLIC.
20. NO TRAILS ARE BEING PROPOSED WITH THIS MAP.
21. THE PROPOSED SUBDIVISION IS WITHIN THE ADDRESSING RANGE 8300.

DEVIATIONS FROM STANARDS

DEVIATION FROM UNIFORM STANDARD DRAWING 212: OVER-LENGTH CUL-DE-SAC (515 FEET IN LENGTH).

UTILITY COMPANIES

NV ENERGY
8226 W. SAHARA AVE. 367-5555

CENTURYLINK
330 S. VALLEY VIEW BLVD. 244-7400

COX COMMUNICATIONS
121 S. MARTIN L. 384-6555

SOUTHWEST GAS CORP.
4300 W. TROPICANA AVE. 365-2111

REPUBLIC SERVICES (SOLID WASTE DISPOSAL)
770 E. SAHARA AVE. 735-5151

CITY OF LAS VEGAS (SEWER)
241 S. 4TH STREET 229-2190

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD. 870-2011

OWNER

APN # 125-09-702-001,002,003;
125-09-704-001;125-09-602-004
WILLIAM LYON HOMES
300 PILOT ROAD, SUITE G
LAS VEGAS, NV 89119
263-8200 OFFICE
263-8220 FAX

DEVELOPER

APN # 125-09-702-001,002,003;
125-09-704-001;125-09-602-004
WILLIAM LYON HOMES
300 PILOT ROAD, SUITE G
LAS VEGAS, NV 89119
263-8200 OFFICE
263-8220 FAX

Call Two Working Days Before You Dig!
Dig Safely. Dig Safely.
1-800-227-2600

SETBACKS

FRONT YARD – 18 FEET TO FRONT OF GARAGE MEASURED FROM RC; 15 FEET TO FRONT OF DWELLING

INTERIOR SIDE YARD – 5 FEET

STREET CORNER SIDE YARD–15 FEET MEASURED FROM RC

REAR YARD – 25 FEET

LINE DATA

LINE TABLE		
No.	Bearing	Length
1	S00°01'16"E	123.00'
2	N00°23'37"W	6.72'
3	N00°23'37"W	20.00'
4	S00°18'21"E	120.90'
5	N00°18'40"W	123.00'
6	S89°41'20"W	5.00'
7	N00°18'40"W	5.00'
8	S89°41'20"W	5.00'
9	N00°23'37"W	5.00'
10	N89°36'43"E	123.85'
11	S00°23'00"E	5.00'
12	S00°18'40"E	117.44'
13	N00°23'37"W	110.00'
14	S45°00'00"E	8.22'
15	N45°00'00"E	10.86'
16	N00°18'40"W	5.00'
17	N01°18'18"E	5.00'

CURVE DATA

CURVE TABLE			
No.	Radius	Delta	Length
1	140.50'	58°30'04"	41.41'
2	140.50'	60°01'14"	44.07'
3	140.50'	72°36'19"	51.37'
4	140.50'	43°32'49"	30.55'
5	140.50'	47°11'48"	30.51'
6	140.50'	60°01'14"	44.07'
7	140.50'	58°45'07"	41.74'
8	140.50'	57°38'43"	37.07'
9	140.50'	41°23'38"	28.26'
10	20.00'	90°00'00"	31.42'
11	20.00'	90°23'23"	30.98'
12	20.00'	90°00'00"	31.42'
13	20.00'	90°00'00"	31.42'
14	20.00'	90°01'40"	31.41'
15	20.00'	89°58'51"	31.40'
16	4.50'	90°00'00"	7.07'
17	20.00'	90°00'00"	31.42'
18	20.00'	91°06'06"	31.80'
19	20.00'	89°53'54"	31.38'
20	20.00'	90°01'40"	31.41'
21	20.00'	90°01'40"	31.41'

LEGAL DESCRIPTION

SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH 89°23'29" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 40 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

BENCHMARK# BLVD 3634
ELEV. 742.519 (METERS)

CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHWEST CORNER OF HORSE DR. AND COKE ST., NEAR POWER POLE #243251.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BC	BACK OF CURB	NTS	NOT TO SCALE
BCR	BACK OF CURB RADIUS	OC	ON CENTER
BM	BENCHMARK	PB	PLAT BOOK
BVC	BEGIN VERTICAL CURVE	PCR	POINT OF CURVE
BW	BOTTOM OF EXISTING WALL	PCC	POINT OF COMPOUND CURVE
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CC	CLARK COUNTY	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CLV	CITY OF LAS VEGAS	POC	POINT OF CONNECTION
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CNLV	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PT	POINT OF TANGENCY
COH	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CURB'S, YARD	R	RADIUS
DG	DESIGN GRADE	RCB	REINFORCED CONCRETE BOX
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	R/W	RIGHT-OF-WAY
EC	END OF CURVE	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SL	STREETLIGHT
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVA	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING (CC AREA)
LT	LEFT	VC	VERTICAL CURVE
LVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER

WILLIAM LYON HOMES, INC
ATTN: CRAIG STEELE
981 KELLY PALMS STATION
LAS VEGAS, NV 89119
(702) 263-3200 FAX: (702) 233-8229

TANEY ENGINEERING
LAND DEVELOPMENT CONSULTANTS
9120 COLLEGE POINTE DRIVE, SUITE #310
LAS VEGAS, NEVADA 89143
(702) 562-8444 FAX: (702) 562-8445

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

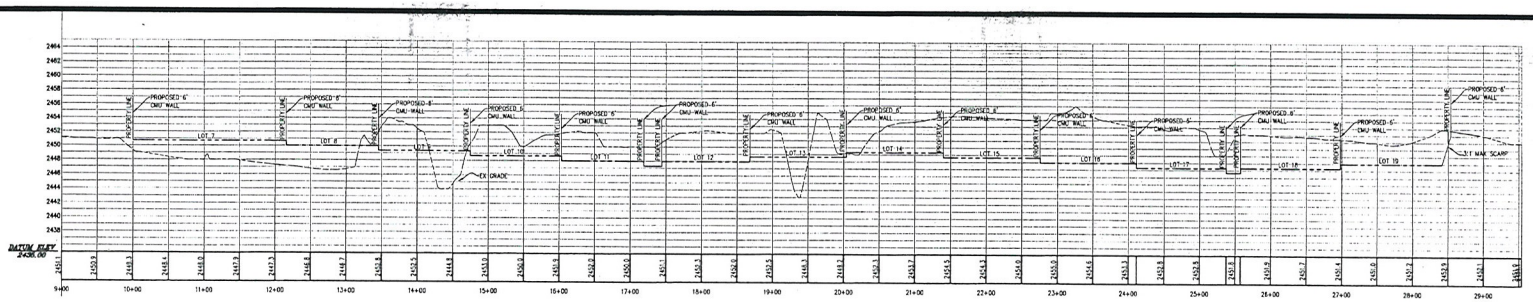
HORSE AND COKE
A RESIDENTIAL SUBDIVISION
TENTATIVE MAP

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
STATE OF NEVADA
ENGINEER'S SEAL

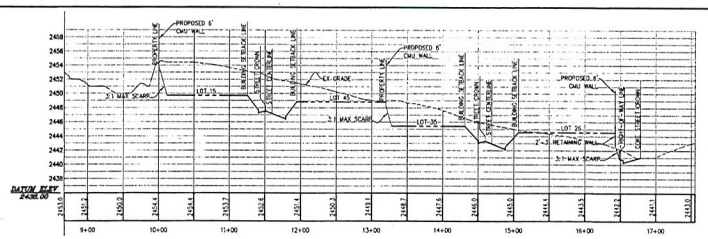
DATE:	04.13.11
SCALE:	1"=80'
JOB NO:	WLL-07-054
DESIGNED BY:	RRL
CHECKED BY:	RRL
SHEET NAME:	T1
SHEET:	1 OF 2

FILE NAME: WLL07054TM.DWG

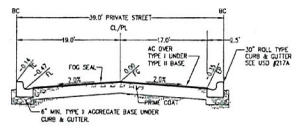
RECEIVED
MAY 02 2011
City of Las Vegas
TMP-41623



SECTION A

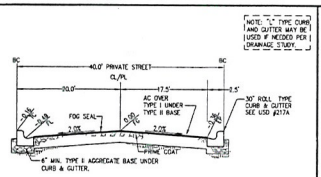


SECTION B



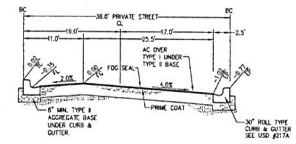
TYPICAL 39.0' PRIVATE DRIVE

PER CLARK COUNTY AREA USD #210 (MODIFIED)



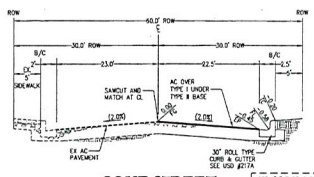
40.0' PRIVATE DRIVE

PER CLARK COUNTY AREA USD #210



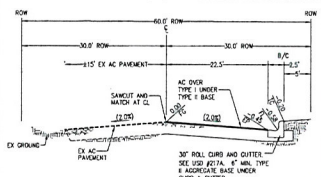
TYPICAL 39.0' PRIVATE DRIVE

PER CLARK COUNTY AREA USD #210 (MODIFIED)



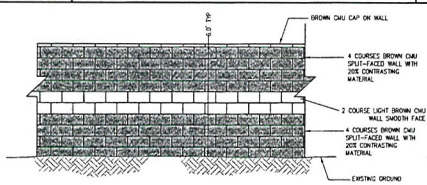
COKE STREET

PER CLARK COUNTY AREA USD #205

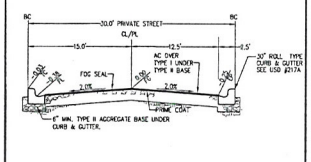


COKE STREET

PER CLARK COUNTY AREA USD #205

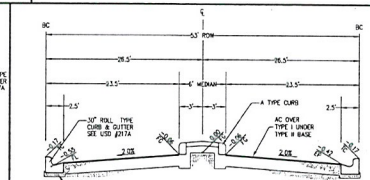


PERIMETER DECORATIVE BLOCK WALL SECTION



30.0' PRIVATE DRIVE

PER CLARK COUNTY AREA USD #210 (MODIFIED)



53.0' PRIVATE ENTRY DRIVE

PER CLARK COUNTY AREA USD #222A (MODIFIED)

NO.	DESCRIPTION	BY	DATE	APPR.

REVISIONS

WILLIAM LYON HOMES, INC
500 PILOT ROAD, SUITE G
LAS VEGAS, NV 89119
(702) 263-5800 FAX: (702) 263-5229

TAYLOR ENGINEERING
1199 GALLERIA DRIVE #101
HENDERSON, NV 89014
(702) 342-8844 FAX: (702) 342-5233

HORSE AND COKE
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
4/14/11
ENGINEER'S SEAL

DATE:	04.13.11
SCALE:	1"=80'
JOB NO:	WLL-07-054
DESIGNED BY:	RRL
CHECKED BY:	RRL
SHEET NAME:	T2
SHEET:	2 OF 2

RECEIVED
MAY 02 2011
City of Las Vegas

FILE NAME: WLL07054TM.DWG

TMP-41623

TMP-41623 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND COKE STREET

06/02/11

TMP-41623 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND COKE STREET

06/02/11

TMP-41623 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND COKE STREET

06/02/11

TMP-41623 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND COKE STREET

06/02/11

TMP-41623 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND COKE STREET

06/02/11

TMP-41623 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND COKE STREET

06/02/11

TANEY ENGINEERING
6030 S. JONES BLVD. #100
LAS VEGAS, NEVADA 89118
TELEPHONE: (702) 362-8844
FAX: (702) 362-5233

April 21, 2011

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Horse and Coke
Tentative Map / Waiver of Standards

On behalf of our client, William Lyon Homes, Taney Engineering is submitting an application for a Tentative Map of 49 Lots near the intersection of Horse Drive and Coke Street. This tentative map was previously approved as TMP-23104 on August 23, 2007. Due to the current housing market conditions and lending conditions, the start of construction of this project has been delayed and the TMP will expire on August 23, 2011. We are resubmitting a new Tentative Map for this reason. No changes have been made to the site plan.

In conjunction with the Tentative Map, we are requesting a Waiver of Standards to allow a stub street within the subdivision. Within the course of time between the TMP's first approval and now, the City of Las Vegas code has been changed so that stub streets are no longer allowed. We are requesting a waiver of this standard found in section 18.12.110 of the Code of Ordinances so as to propose an identical plan to the one previously approved.

We appreciate your support on this waiver. If you have any questions, please do not hesitate to contact our firm. Thank you.

Sincerely,

Rebecca Leonard
Taney Engineering

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MAY 02 2011
City of Las Vegas
TMP-41623

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

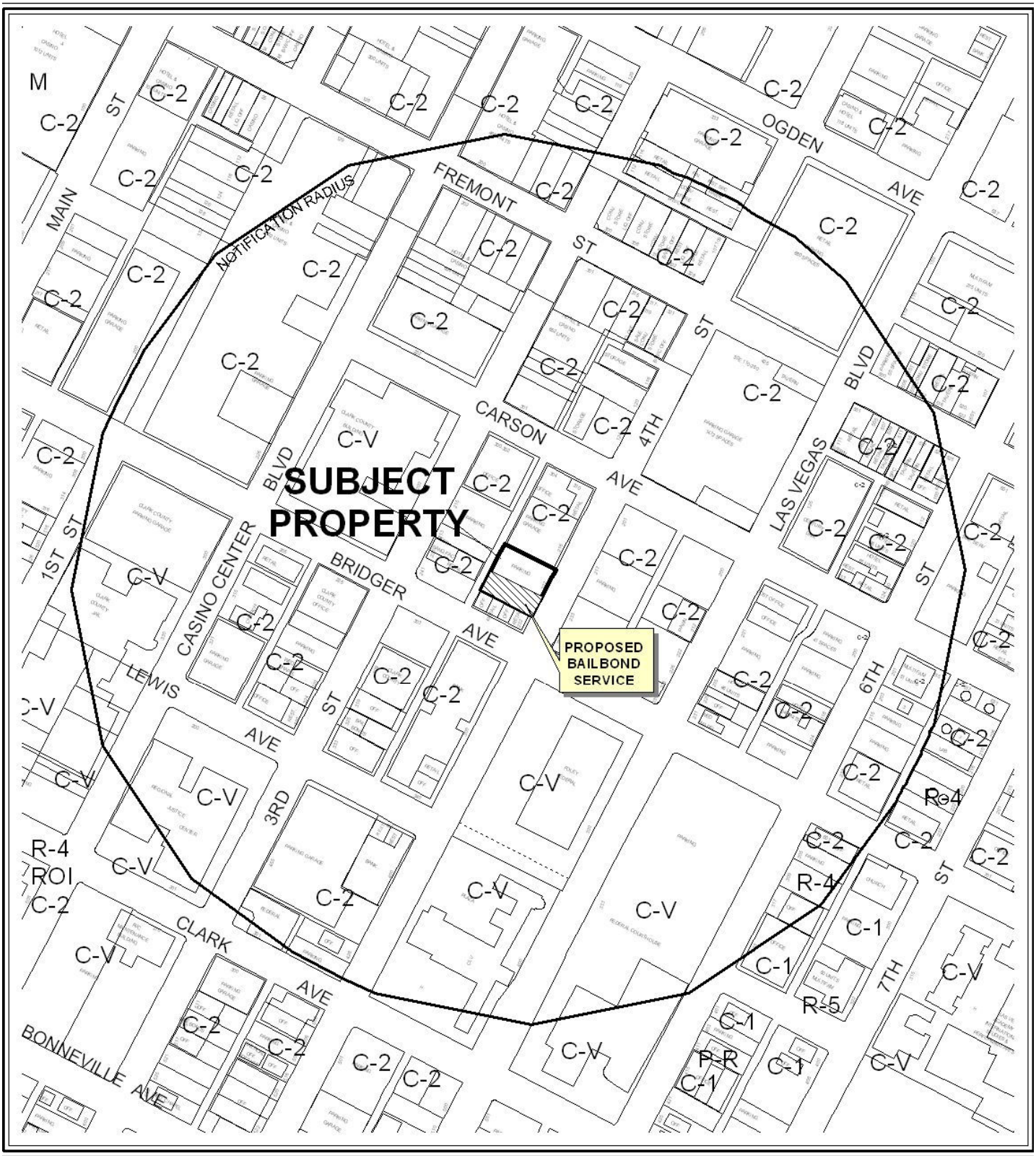
SUBJECT:
SUP-41866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WELLES BAIL BONDS - OWNER: 228 SOUTH FOURTH, LLC - Request for a Special Use Permit FOR A 217 SQUARE-FOOT BAILBOND SERVICE USE at 228 South Fourth Street (APNs 139-34-210-079), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-41866**

RADIUS: 1000 FEET

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

0 300 600 Feet

CASE: **SUP-41866**

RADIUS: 1000 FEET

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

N

6

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41866** APN: 139-34-210-079, 139-34-210-080

Name of Property Owner: Bradley J. Hofland, 228 S. Fourth St.

Name of Applicant: Brigitte Welles → Welles Bail Bonds

Name of Representative: Shawn Huggins → Huggins Law Offices

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: BH

Print Name: Brael Hofland Managing Member

Subscribed and sworn before me

This 29th day of October, 2010

Suzanne Allison

Notary Public in and for said County and State

SUZANNE ALLISON
Notary Public State of Nevada
No. 09-9794-1
My appt. exp. May 12, 2013

RECEIVED
MAY 23 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Bail Bond Service

Project Address (Location) 228 S. Fourth St Las Vegas, NV 89101

Project Name Welles Bail Bonds **Proposed Use** _____

Assessor's Parcel #(s) 139-34-210-079, 139-34-210-080 **Ward #** _____

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

Commercial Square Footage 217 sqft office **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER 228 S. FOURTH LLC **Contact** 228 South Fourth St.

Address 228 S. Fourth St. **Phone:** 895-6760 **Fax:** 731-6910

City Las Vegas **State** NV **Zip** 8910

E-mail Address BRADH@HOFLANDLAW.COM

APPLICANT Brigitte Welles **Contact** Welles Bail Bonds

Address 2700 Palomino Ln **Phone:** 373-3366 **Fax:** 383-6769

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

E-mail Address WELLESBAIL@GMAIL.COM

REPRESENTATIVE Shawn Huggins **Contact** Huggins Law Offices

Address 228 S. Fourth St. **Phone:** 387-4014 **Fax:** _____

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

E-mail Address shugginslaw@yahoo.com

Property Owner Signature* _____

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

Print Name Brad Hofland

Subscribed and sworn before me

This 29th day of October, 20 10.

_____

Notary Public in and for said County and State

SUZANNE ALLISON
Notary Public State of Nevada
No. 09-9794-1
My appt. exp. May 12, 2013

Revised 10/27/08

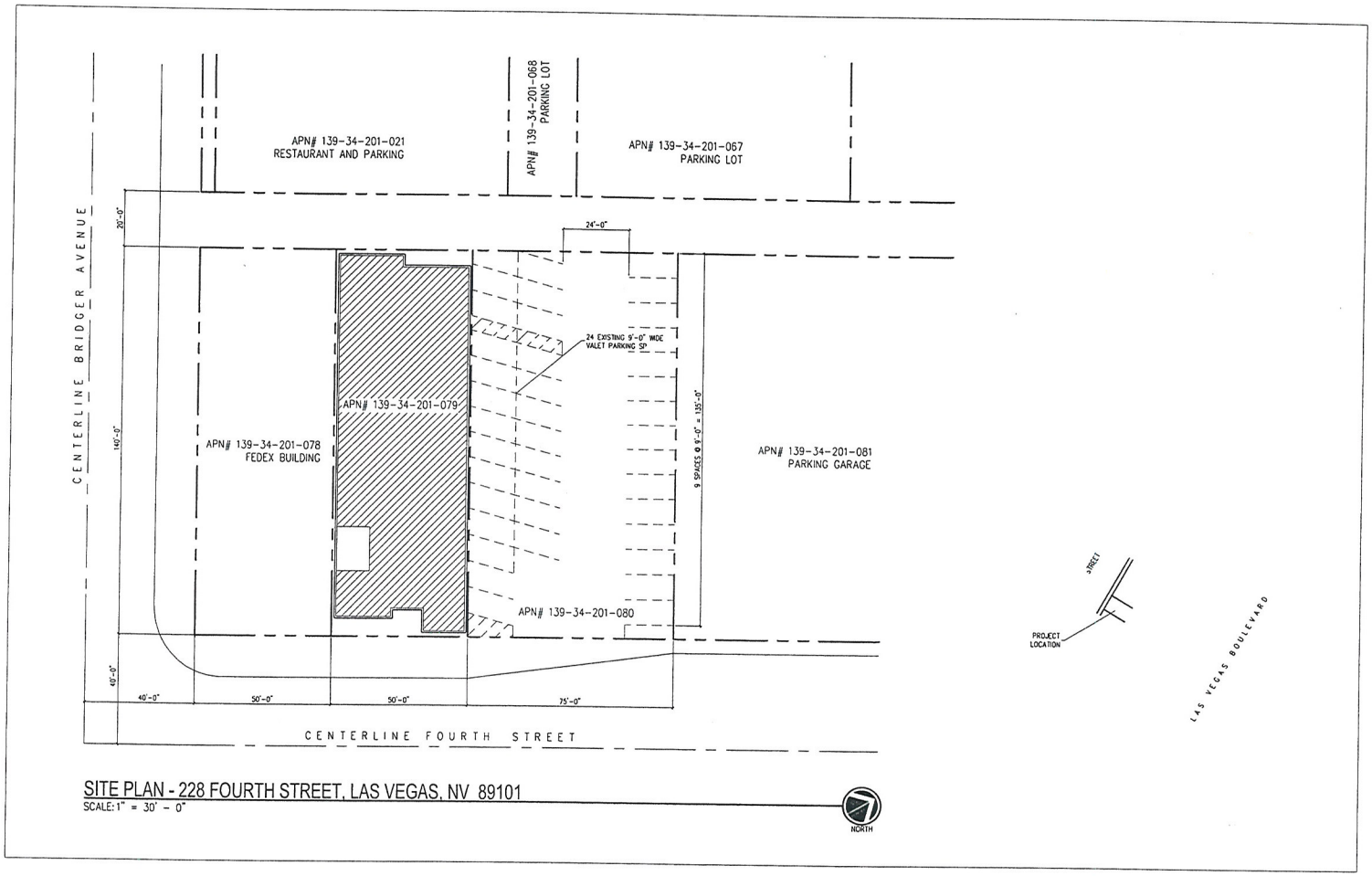
FOR DEPARTMENT USE ONLY

Case #	SUP-41866
Meeting Date:	7/12/11 PC
Total Fee:	$1,030
Date Received:*	5-23-11
Received By:	

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

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

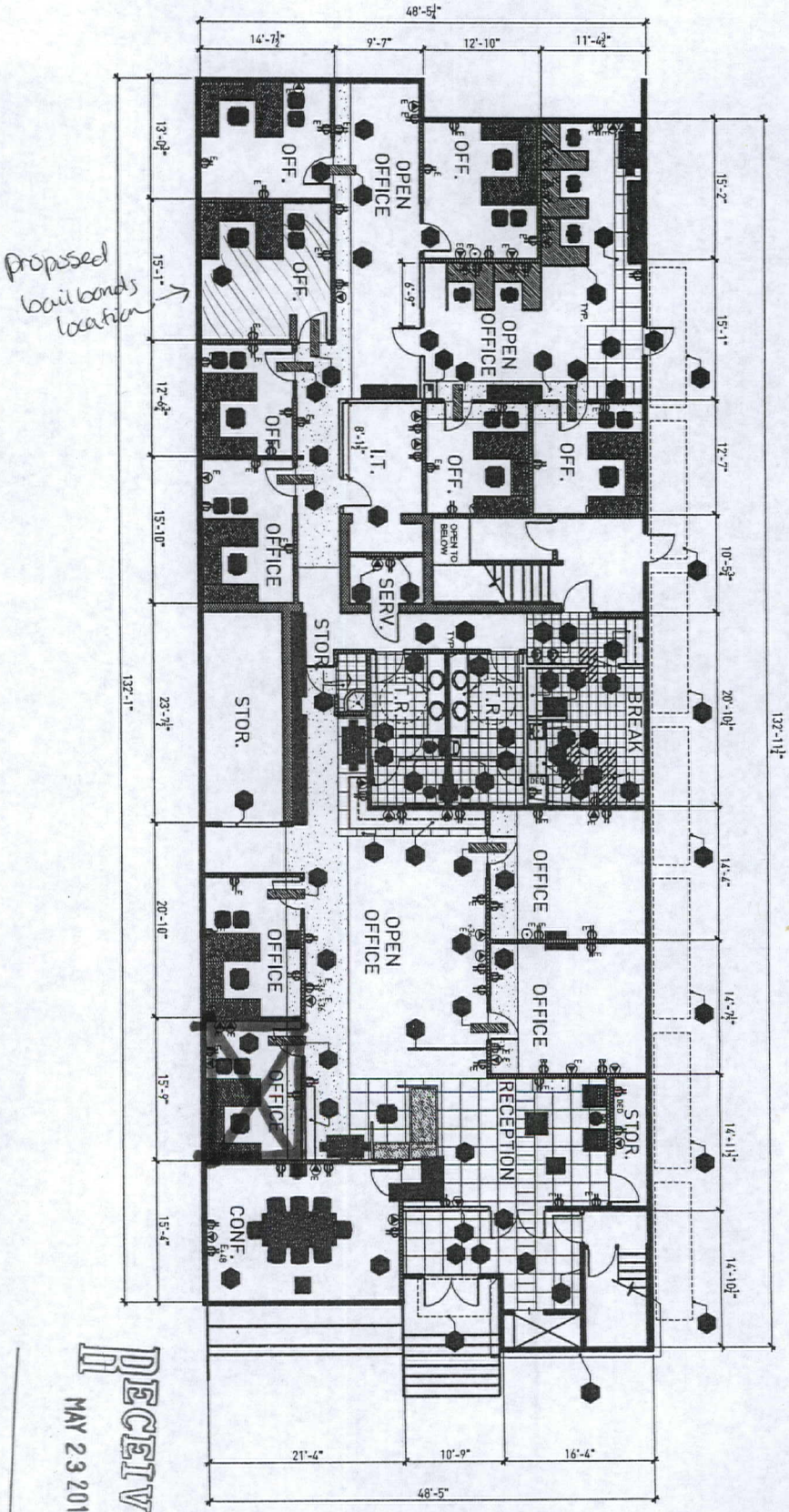
RECEIVED
MAY 23 2011



SITE PLAN - 228 FOURTH STREET, LAS VEGAS, NV 89101

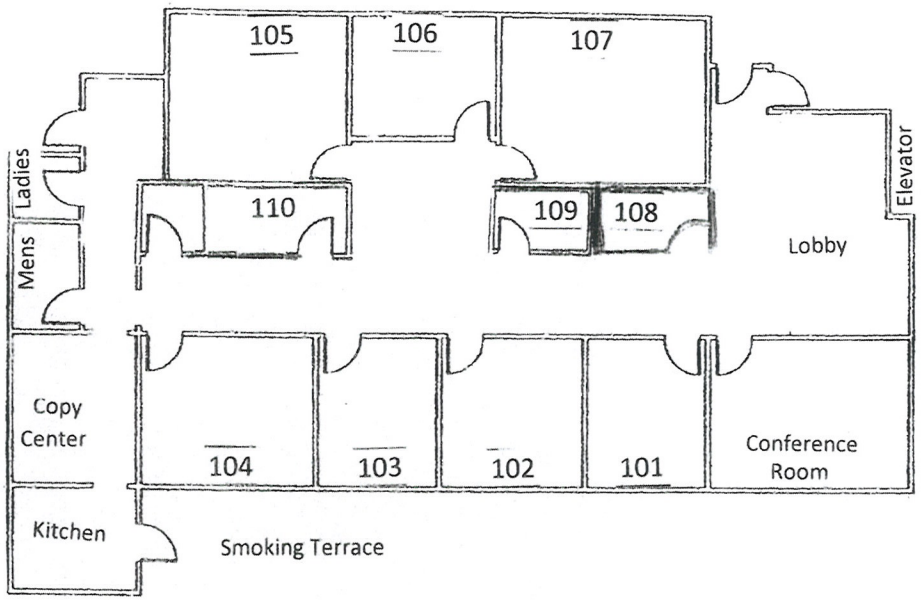
SCALE: 1" = 30' - 0"

RECEIVED
MAY 23 2011
SUP-41866



RECEIVED
MAY 23 2011

SUP-41866
07/12/11 PC



Windsor Professional Suites

228 S. 4th St. Las Vegas, NV 89101

RECEIVED
MAY 23 2011
SUP-41866

RECEIVED
MAY 23 2011

SUP-41866

SUP-41866 - APPLICANT: BRIGITTE WELLES - OWNER: 228 SOUTH FOURTH, LLC
228 SOUTH FOURTH STREET

06/06/11

SUP-41866 - APPLICANT: BRIGITTE WELLES - OWNER: 228 SOUTH FOURTH, LLC
228 SOUTH FOURTH STREET

06/06/11

SUP-41866 - APPLICANT: BRIGITTE WELLES - OWNER: 228 SOUTH FOURTH, LLC
228 SOUTH FOURTH STREET

06/06/11

SUP-41866 - APPLICANT: BRIGITTE WELLES - OWNER: 228 SOUTH FOURTH, LLC
228 SOUTH FOURTH STREET

06/06/11

SUP-41866 - APPLICANT: BRIGITTE WELLES - OWNER: 228 SOUTH FOURTH, LLC
228 SOUTH FOURTH STREET

06/06/11

3

Justification Letter for 228 So. Fourth st. Las Vegas, NV 89101

This letter is to request a special use permit for a Bail Bonds to occupy 228 So. Fourth st. Las Vegas, NV 89101. This site is currently a C2 zoning designation. We would like Welles Bail Bonds to be able to occupy an office at the above address through the use of special permit.

Thank you,

B-Welles

Brigitte Welles

RECEIVED
MAY 23 2011
SUP-41866

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

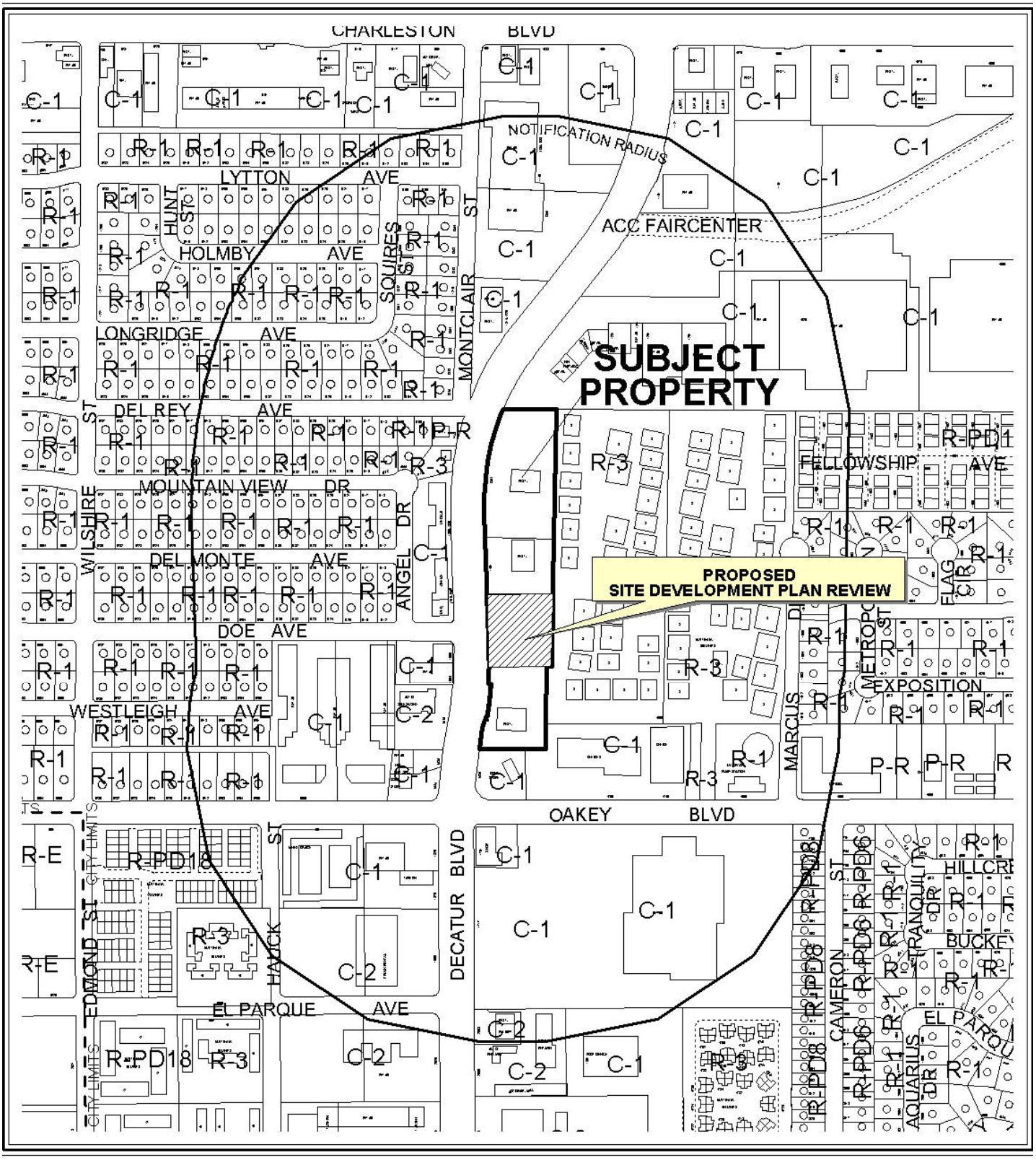
SUBJECT:
SUP-41893 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: O"REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC - Request for a Special Use Permit FOR A PROPOSED 14,152 SQUARE-FOOT AUTO PARTS (NEW & REBUILT) (ACCESSORY SALES & SERVICE) USE at 1611 South Decatur Boulevard (APN 162-06-211-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-41893 and SDR-41892
2. Conditions and Staff Report - SUP-41893 and SDR-41892
3. Supporting Documentation
4. Photos - SUP-41893 and SDR-41892
5. Justification Letter - SUP-41893 and SDR-41892



CASE: **SUP-41893 AND SDR-41892**

RADIUS: 1000 FT

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

0 300 600 Feet

N

CASE: **SUP-41893 AND SDR-41892**

RADIUS: 1000 FT

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

0 300 600 Feet

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41893** APN: 162-06-711-003

Name of Property Owner: LS Las Vegas NV Return, LLC

Name of Applicant: O'Reilly Auto Parts

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: _____

LS Las Vegas NV Return, LLC
By: Master Control, LLC, its managing member
By: Armed Forces Bank, its managing member

Signature of Property Owner: _____

Print Name: John E. Baxter
Senior Vice President

Subscribed and sworn before me

This 23rd day of May, 2011

Tracy R Dyer
Notary Public in and for said County and State

TRACY R. DYER
Notary Public - Notary Seal
STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXPIRES JULY 24, 2011
Commission # 07846540

RECEIVED
MAY 25 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1611 S. DECATUR BOULEVARD

Project Name O'REILLY AUTO PARTS STORE **Proposed Use** RETAIL STORE

Assessor's Parcel #(s) 162-06-211-003 **Ward #** _____

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

Commercial Square Footage 14,152 **Floor Area Ratio** 25%

Gross Acres 1.29 **Lots/Units** NA **Density** NA

Additional Information _____

PROPERTY OWNER LS Las Vegas NV Return, LLC **Contact** Jane Dickinson Kress

Address 1111 Main Street, Suite 1600 **Phone:** 816 472-5244 **Fax:** 816 472-5211 ~~221-3694~~

City Kansas City ~~MO~~ **State** MO **Zip** 64105

E-mail Address JKress@dfckc.com

APPLICANT O'REILLY AUTO PARTS **Contact** MARK BERGQUIST

Address 645 E. MISSOURI AVE. **Phone:** 6026317359 **Fax:** 6026317902

City PHOENIX **State** ARIZONA **Zip** 85012

E-mail Address MBERGQUIST@OREILLYAUTO.COM

REPRESENTATIVE SAME AS APPLICANT **Contact** _____

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

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

E-mail Address _____

LS LAS Vegas NV Return, LLC By Mastr Control, LLC, its Managing Member By: Armed Forces Bank, N.A. its Managing Member

Property Owner Signature* _____

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

Print Name John E. Baxter, Senior Vice President

Subscribed and sworn before me

This 23rd day of May, 20 11

Tracy R Dyer

Notary Public in and for said County and State

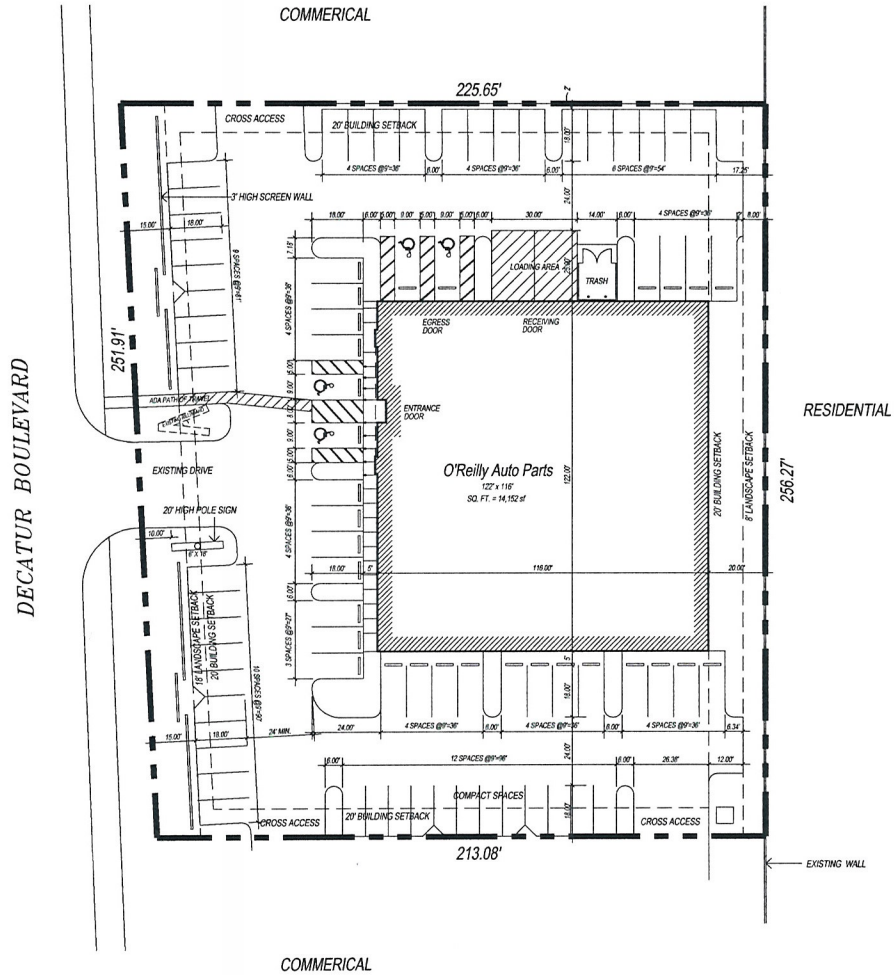
TRACY R. DYER
Notary Public - Notary Seal
STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXPIRES JULY 24, 2011
Commission # 07846540

FOR DEPARTMENT USE ONLY

Case #	SUP-41893
Meeting Date:	7/12/11 PC
Total Fee:	$1,030
Date Accepted:	5-25-11
Accepted By:	

RECEIVED
MAY 25 2011

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



O'Reilly Auto Parts

PROPOSED SITE PLAN

1611 S. DECATUR BLVD.
LAS VEGAS, NEVADA

PARKING SPACES

REQUIRED STANDARD SPACES [9' X 18']:
5 + 14,152 / 200 = 76
PROVIDED: 76

ALLOWED CONPACT SPACES [8' X 18']:
76 X 0.30 = 24
PROVIDED: 12

REQUIRED ADA SPACES: 4
PROVIDED: 4

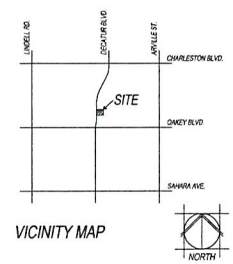
LOADING AREA

REQUIRED LOADING AREAS [25' X 15']: 2
PROVIDED: 2

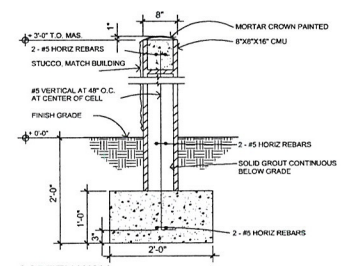
SITE AREA

56,217 SQUARE FEET - 1.29 ACRES

FLOOR AREA RATIO:
14,152 / 56,217 = 25%



VICINITY MAP



SCREEN WALL
SCALE NTS

1 SITE PLAN
A1 SCALE: 1" = 20'

NORTH

RECEIVED
MAY 25 2011

SUP-41893
SDR-41892

REVISIONS:

SITE PLAN

O'Reilly AUTO PARTS

PROJECT:
PRE-SURVEY SITE PLAN O'REILLY AUTO PARTS STORE
1611 S DECATUR
LAS VEGAS, NV

233 South Patterson
Springfield, MO 65802
Phone: (417) 862-2674

DRAWN: MWB
CHECKED:
DATE: 05-24-11
JOB NO.:
SHEET:
A1
SHEET 1 OF 2

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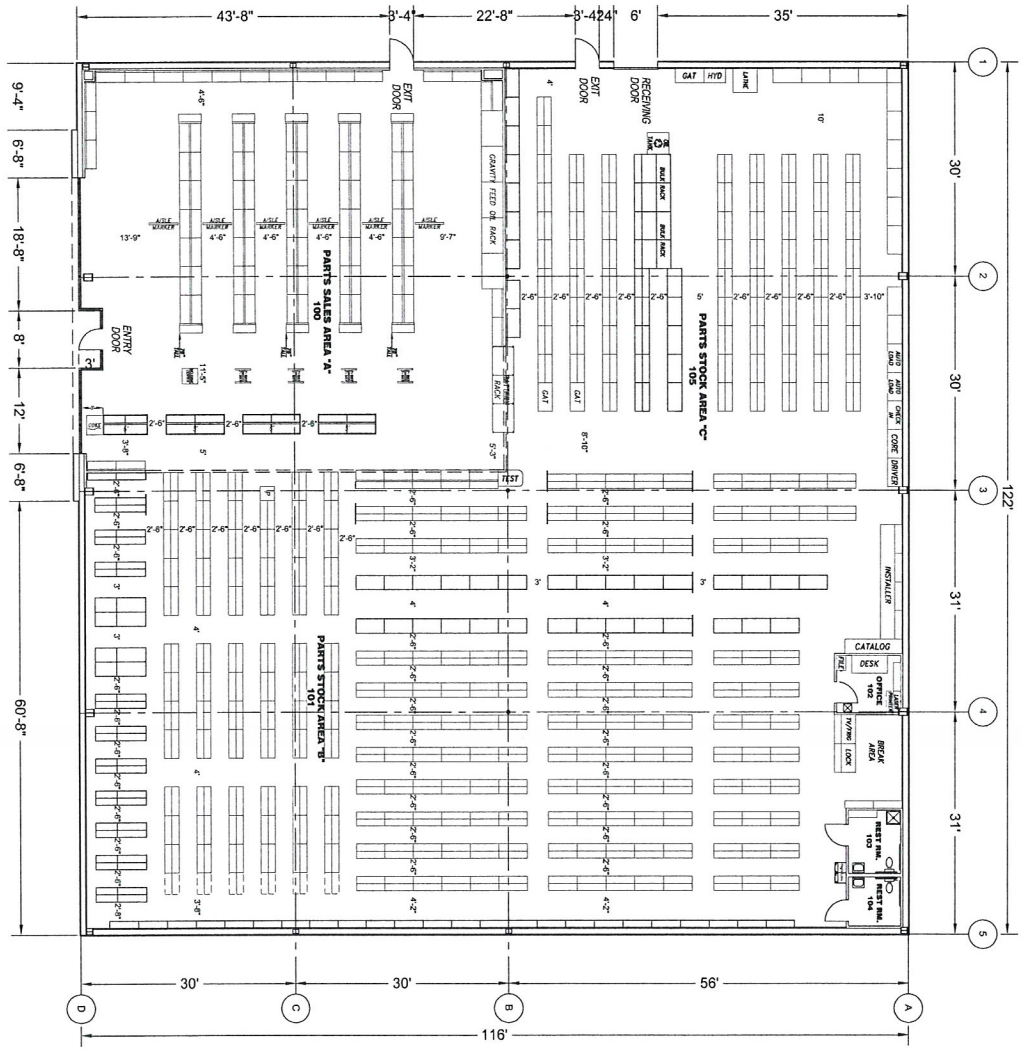

1 L1 **FLOOR PLAN**

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

NORTH

MAXIMUM OCCUPANCY:
SALES AREA 3,000SF / 30 = 100
STOCK AREA 11,182SF / 300 = 37
TOTAL: 137

SUP-41893

SDR-41892

RECEIVED
MAY 25 2011

O'Reilly AUTO PARTS

233 South Patterson
Springfield, MO 65802
Phone: (417) 862-2674

PROJECT:
PRE-SURVEY SITE PLAN O'REILLY AUTO PARTS STORE
1611 S DECATUR
LAS VEGAS, NV

FLOOR PLAN

REVISIONS:

DRAWN: MWB
CHECKED:
DATE: 05-24-11
JOB NO.:
SHEET: **A2**
SHEET 2 OF 2

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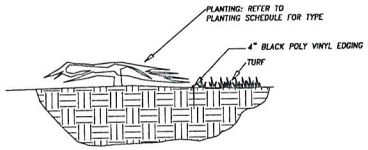
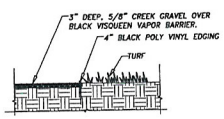
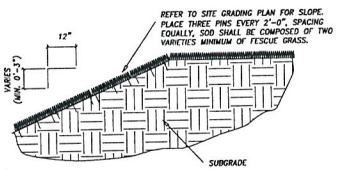


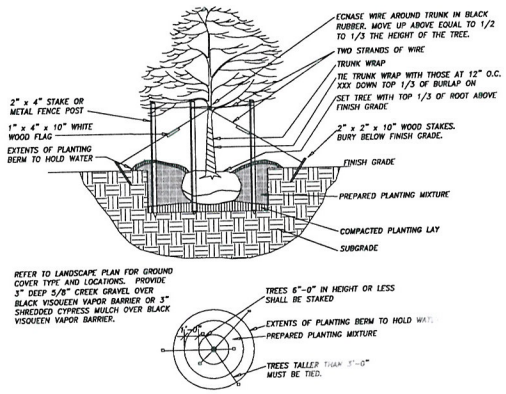
5 SMALL SHRUB PLANTING
L1 SCALE: 3/8" = 1'-0"



4 GRAVEL LANDSCAPE FABRIC
L1 SCALE: 3/8" = 1'-0"



3 SODDING WITH PINS
L1 SCALE: 1/2" = 1'-0"



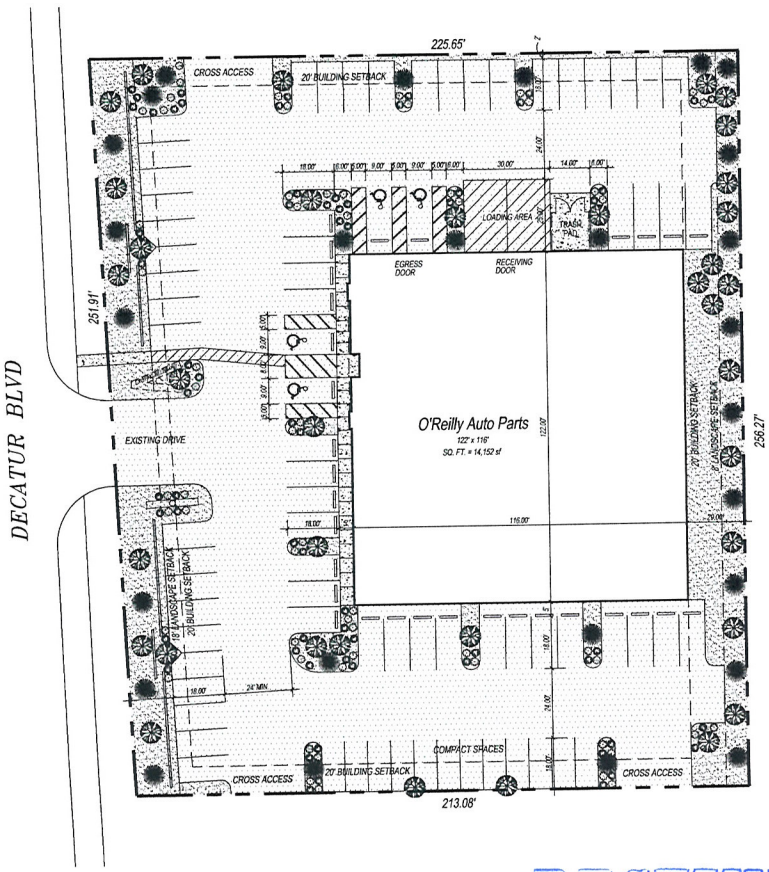
2 TREE PLANTING
L1 SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	AREA OF DECOMPOSED GRANITE
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

PLANTING SCHEDULE						
SYMBOL	LABEL	TYPE	COMMON NAME	SCIENTIFIC NAME	QUANTITY	CALIPER AT PLANTING
	TRO	DEC.	TEXAS RED OAK	QUERCUS BUCKLEY	36	2" CALIPER MIN
	AFS	EVERGR.	AFRICAN SUMAC	RHUS LANCEA	27	2" CALIPER MIN
	WTB	DEC.	WESTERN DWARF ENDEAVY	XYLOSMA PARVIFOLIUM	65	5 GALLON MIN
	RSA	DEC.	ROSEMARY	SALVIA ROSMARINUS	57	5 GALLON MIN

GENERAL NOTES:

A. SITE CONDITIONS BASED UPON SURVEY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
C. ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANTLIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
D. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
E. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
F. QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
G. PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
H. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF TURF LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
I. REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
J. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.



1 L1 SCALE: 1" = 30' — LANDSCAPE PLAN

NORTH

RECEIVED
MAY 25 2011

SUP-41893
SDR-41892

REVISIONS:

LANDSCAPE PLAN

O'Reilly AUTO PARTS

PROJECT:
PRE-SURVEY SITE PLAN O'REILLY AUTO PARTS STORE
1611 S DECATUR
LAS VEGAS, NV

233 South Patterson
Springfield, MO 65802
Phone: (417) 862-2674

DRAWN:	MRB
CHECKED:	SP
DATE:	05-24-11
JOB NO.:	
SHEET:	L1

SHEET 1 OF 1

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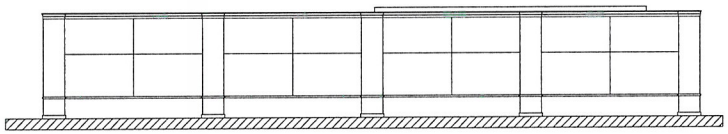
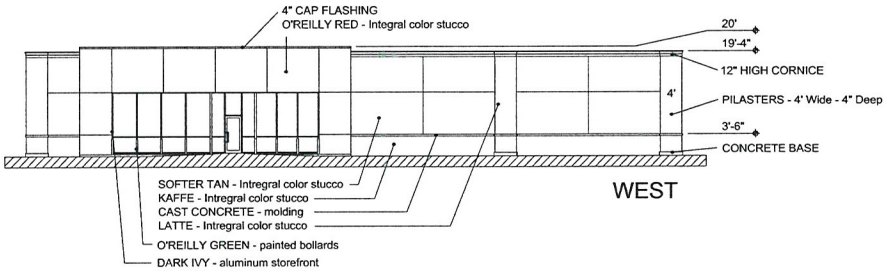
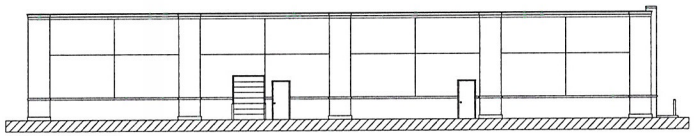


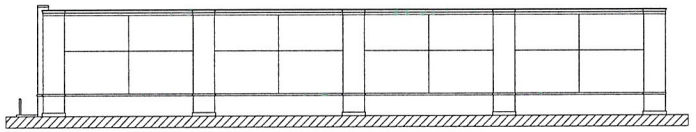
EAST



WEST



NORTH



SOUTH

1 A1 **ELEVATIONS**
SCALE: 3/32" = 1'-0"

DECEIVED
MAY 25 2011

SUP-41893
SDR-41892

REVISIONS:

ELEVATIONS

O'Reilly AUTO PARTS

PROJECT:
PRE-SURVEY SITE PLAN O'REILLY AUTO PARTS STORE
1611 S DECATUR
LAS VEGAS, NV

233 South Patterson
Springfield, MO 65802
Phone: (417) 862-2674

DRAWN: MWB
CHECKED:
DATE: 05-24-11
JOB NO.:
SHEET:

E1

SHEET 1 OF 1

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SUP-41893
SDR-41892

RECEIVED
MAY 25 2011

SUP-41893 & SDR-41892 - APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC
1611 SOUTH DECATUR BOULEVARD

06/02/11

SUP-41893 & SDR-41892 - APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC
1611 SOUTH DECATUR BOULEVARD

06/02/11

SUP-41893 & SDR-41892 - APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC

1611 SOUTH DECATUR BOULEVARD

06/02/11

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Justification Letter

New store: 1611 S. Decatur Las Vegas, NV

O'Reilly Auto Parts is planning to construct a new 14,152sf store at this location with new parking and landscaping. The existing closed restaurant building will be removed and the entire site will be redeveloped with a new building and landscaping per current codes. All of the current access points will be maintained, including the existing drive from Decatur Blvd.

O'Reilly Auto Parts is a just retail store. The store sells after market auto parts, auto accessories and associated products. Vehicles are not serviced at the store and tires are not sold. The store will blend well with the other retail and restaurant establishments along Decatur Blvd.

The new building and site will coordinate with adjacent development. The parking lot will be concrete and will have landscaping integrated in appropriate areas. The new building will have a flat roof with parapets to screen the HVAC units. The main entrance to the store will face west and have a pedestrian sidewalk that will connect to the sidewalk on Decatur.

The receiving area for the store will be on the north side of the building away from the residential area to the east. The receiving door is an 8' high 6' wide overhead door. The trash enclosure will be located to the east of the receiving door.

The interior of the store is essentially an open space with racks for products. The main sales area has racks up to 5' high and the parts area has racking up to 10'. The 2 areas are separated with parts counters where computer stations are located for employees to look up parts and make sales. The store will also have 2 ADA compliant restrooms and a manager's office. The sales area has an acoustical ceiling and the parts area has an open ceiling.

RECEIVED
MAY 25 2011

SUP-41893
SDR-41892

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:
SDR-41892 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41893 - PUBLIC HEARING - APPLICANT: O"REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC - Request for a Site Development Plan Review FOR A PROPOSED 14,152 SQUARE-FOOT RETAIL BUILDING on 1.25 acres at 1611 South Decatur Boulevard (APN 162-06-211-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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-41892** APN: 162-06-211-003

Name of Property Owner: LS Las Vegas NV Return, LLC

Name of Applicant: O'Reilly Auto Parts

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: _____

LS Las Vegas NV Return, LLC
By: Master Control, LLC, its Managing Member
By: Armed Forces Bank, N.A., its Managing Member

Signature of Property Owner: _____

Print Name: John E. Baxter
Senior Vice President.

Subscribed and sworn before me

This 23rd day of May, 2011

Tracy R Dyer
Notary Public in and for said County and State

TRACY R. DYER
Notary Public - Notary Seal
STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXPIRES JULY 24, 2011
Commission # 07846540

RECEIVED
MAY 25 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 1611 S. DECATUR BOULEVARD

Project Name O'REILLY AUTO PARTS STORE **Proposed Use** RETAIL STORE

Assessor's Parcel #(s) 162-06-211-003 **Ward #** _____

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

Commercial Square Footage 14,152 **Floor Area Ratio** 25%

Gross Acres 1.29 **Lots/Units** NA **Density** NA

Additional Information _____

PROPERTY OWNER LS LasVegas NV Return, LLC **Contact** Jane Dickinson Kress

Address 1111 main Street Suite 1600 **Phone:** 816 472-5244 **Fax:** 816 472-5211

City Kansas City MO **State** MO **Zip** 64105

E-mail Address jkress@dfckc.com

APPLICANT O'REILLY AUTO PARTS **Contact** MARK BERGQUIST

Address 645 E. MISSOURI AVE **Phone:** 6026317359 **Fax:** 6026317402

City PHOENIX **State** ARIZONA **Zip** 85012

E-mail Address MBERGQUIST@OREILLYAUTO.com

REPRESENTATIVE SAME AS APPLICANT **Contact** _____

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

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

E-mail Address _____

LS Las Vegas NV Return, LLC, By: Master Control, LLC, its managing Member By: Armed Forces Bank, N.A., its managing member

Property Owner Signature* _____

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

Print Name John E. Baxter, Senior Vice President

Subscribed and sworn before me

This 23rd day of May, 20 11.

Tracy R. Dyer

Notary Public in and for said County and State

TRACY R. DYER
Notary Public - Notary Seal
STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXPIRES JULY 24, 2011
Commission # 07946540

FOR DEPARTMENT USE ONLY

Case #	SDR-41892
Meeting Date:	7/12/11 PC
Total Fee:	$1,030
Date Accepted:	5-25-11
Accepted By:	

*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.

RECEIVED
MAY 25 2011

SDR 41892
LS Las Vegas NV Return, LLC

1611 S. Decatur Boulevard

Proposed 14.152 thousand square foot auto parts store.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTOMOBILE PART SALES [1000SF]	14.152	61.91	876
AM Peak Hour			2.21	31
PM Peak Hour			5.98	85

(heaviest 60 minutes)

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	7.56	127.15	961
AM Peak Hour			11.52	87
PM Peak Hour			10.92	83

(heaviest 60 minutes)

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	14.152	6.72	-85
AM Peak Hour			0.51	-56
PM Peak Hour			0.62	2

Existing traffic on all nearby streets:

Decatur Boulevard

Average Daily Traffic (ADT)	41,775
PM Peak Hour	3,342

(heaviest 60 minutes)

Charleston Boulevard

Average Daily Traffic (ADT)	36,750
PM Peak Hour	2,940

(heaviest 60 minutes)

Oakey Boulevard

Average Daily Traffic (ADT)	13,500
PM Peak Hour	1,080

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Decatur Boulevard	51,800
Charleston Boulevard	51,800
Oakey Boulevard	34,500

This project is expected to reduces the trips per day on Decatur Blvd., Charleston Blvd., and Oakey Blvd. compared to the previous use. Decatur is currently at about 81 percent of capacity, Charleston is at about 71 percent of capacity and Oakey is at about 39 percent of capacity. This project is not expected change the capacity.

Based on Peak Hour use, this development will add roughly 2 additional cars into the area, which works out to about one every thirty minutes.

Note that this report assumes all traffic from this development uses all named streets.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

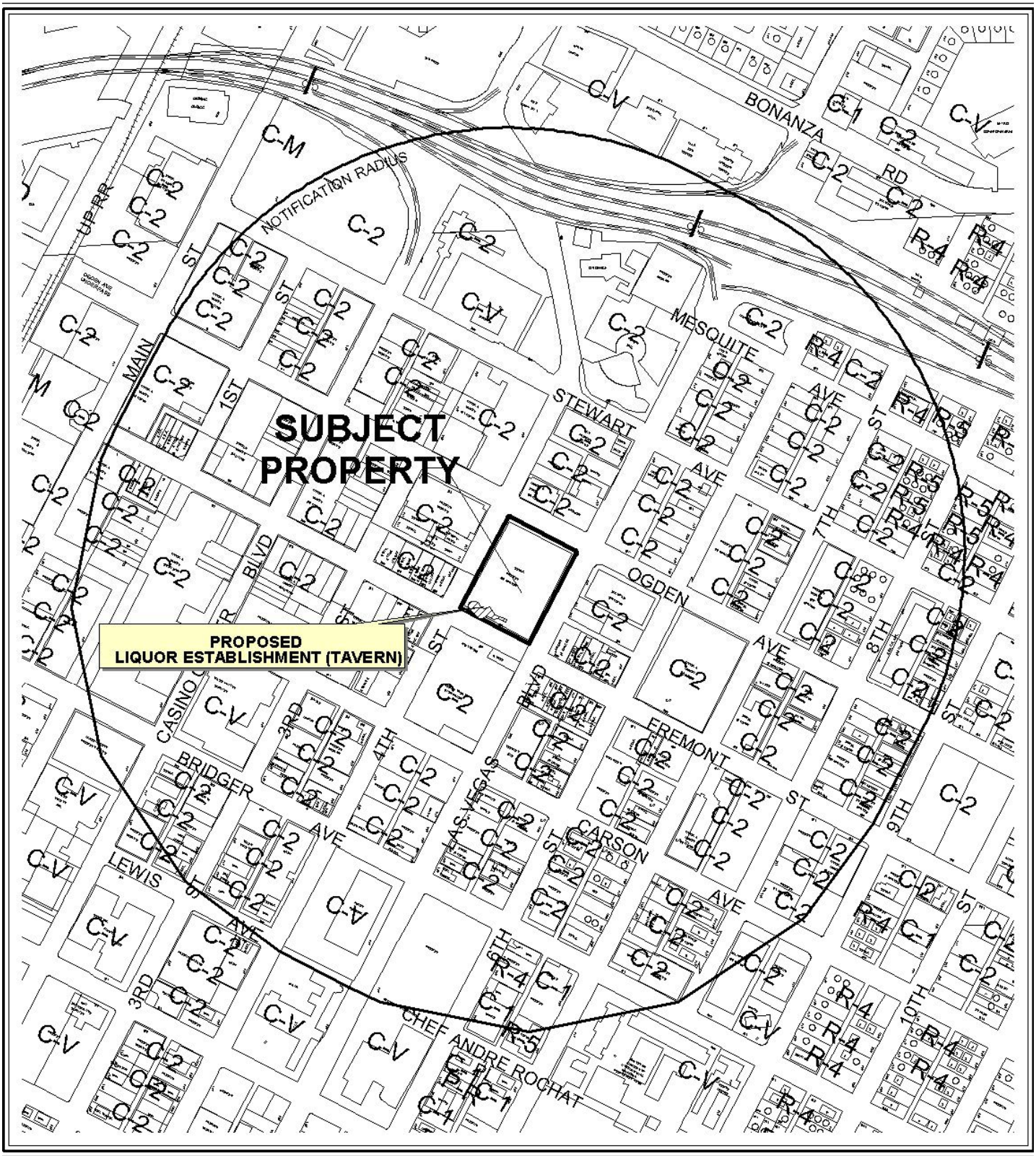
SUBJECT:
SUP-41908 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUNA FREMONT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - Request for a Special Use Permit FOR A PROPOSED 7,694 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN), A 1,200-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY, AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #101 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-41908**

RADIUS: 1500 FT

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

N

0 300 600 Feet

CASE: **SUP-41908**

RADIUS: 1500 FT

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

N

SUP-41908

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 285 570 1,140 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41908** APN: 139-34-513-002

Name of Property Owner: FAEC Holdings Wirrulla, LLC

Name of Applicant: Luna Fremont, LLC- Renato Di Antonio

Name of Representative: Jorge L. Cotto/ Quality Choice Construction

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAY 25 2011
City of Las Vegas

Signature of Property Owner: _____

Print Name: Dharmesh Bhanabhai

Subscribed and sworn before me

This 24 day of May, 2011

_____
Notary Public in and for said County and State

MARIA A. SOLIS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-14-13
Certificate No: 06-105049-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 450 Fremont Street, Suite 101

Project Name La Luna Rossa **Proposed Use** Liquor Establishment-Tavern

Assessor's Parcel #(s) APN 139-34-513-002 **Ward #** 5 Barlow

General Plan: existing Commercial proposed No Change **Zoning:** existing C-2 proposed No Change

Commercial Square Footage 6,022 SF **Floor Area Ratio** _____

Gross Acres 2.75 **Lots/Units** _____ **Density** _____

Additional Information Downtown Centennial Plan/Las Vegas Redevelopment Plan/Live/Work Overlay/Airport Overlay (200 ft.)/Downtown Casino Overlay/Las Vegas Blvd

PROPERTY OWNER FAEC Holdings Wirrulla, LLC **Contact** Dharmesh Bhanabhai

Address 450 Fremont Street, Suite #285 **Phone:** 243-0654 **Fax:** 671-0092

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

E-mail Address dan@wirrulla.com

APPLICANT Luna Fremont, LLC **Contact** Renato Di Antonio

Address 450 Fremont, Suite #101 **Phone:** 568-9921 **Fax:** 568-9924

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

E-mail Address _____

REPRESENTATIVE Quality Choice Construction **Contact** Jorge L. Cotto

Address 2755 S. Nellis Blvd., Suite #10 **Phone:** 641-2400 **Fax:** 641-2401

City Las Vegas **State** Nevada **Zip** 89121

E-mail Address jorge@qualitychoiceconstruction.com

Property Owner Signature* _____

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

Print Name Dharmesh Bhanabhai

Subscribed and sworn before me

This 24 day of May, 20 11.

_____

Notary Public in and for said County and State

MARIA A. SOLIS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-14-13
Certificate No: 06-105049-1

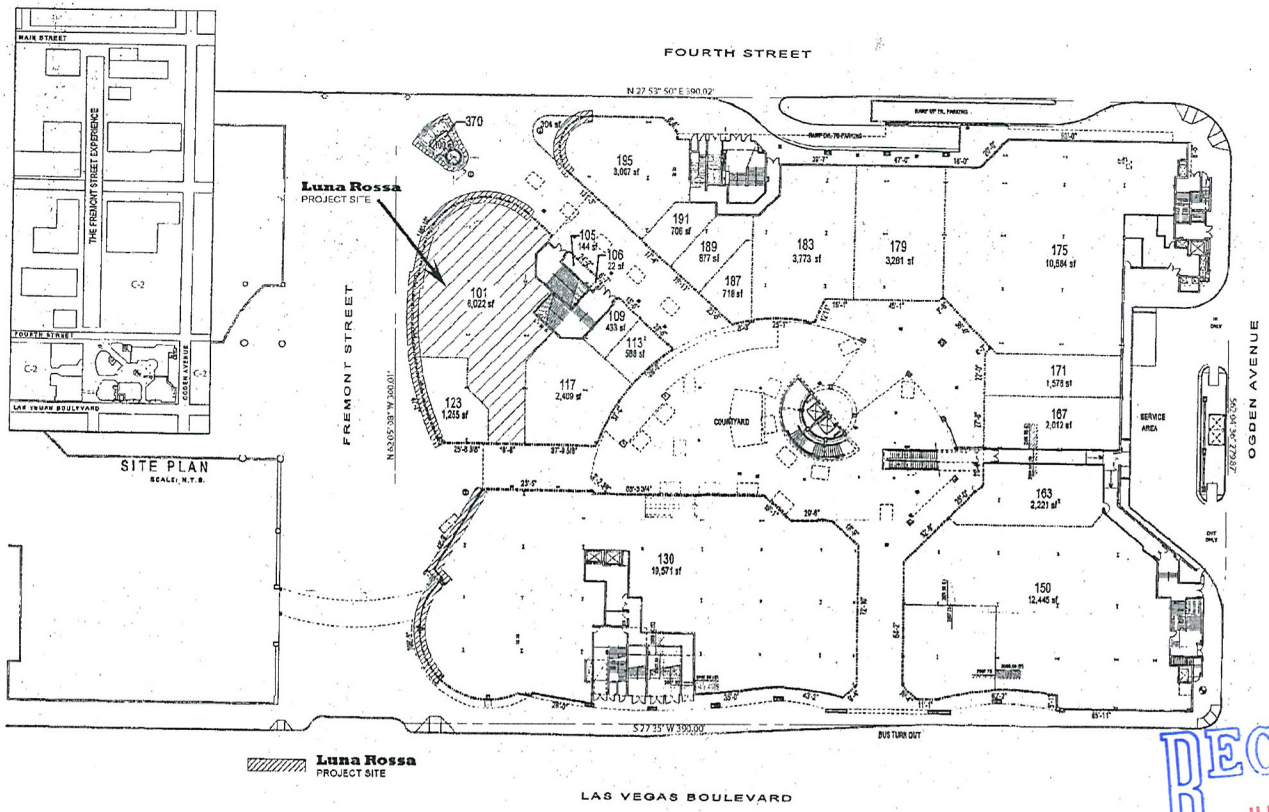
FOR DEPARTMENT USE ONLY

Case #	SUP-41908
Meeting Date:	7-12-11
Total Fee:	1280
Date Received:*	5.25.11
Received By:	FS

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

Revised 10/27/08

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



Luna Rossa

Neonopolis at Fremont Street Experience

1 SITE PLAN – LEVEL ONE
A0.00 SCALE: 1"=30'-0"

RECEIVED
JUN 16 2011

SUP-41908
REVISED

#	REVISED	BY
1		
2		
3		
4		
5		

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE 10
LAS VEGAS, NEVADA 89121
Ph.: (702) 641-2400
Fax.: (702) 641-2401
LICENSE # 44164

SIGNATURE

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO PART THEREOF SHALL BE USED, LOANED OR COPIED IN ANY FORM WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF QUALITY CHOICE CONSTRUCTION. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Luna Rossa @ Neonopolis
SPECIAL USE PERMIT LIQUOR ESTABLISHMENT (TAVERN)
Space #101
450 Fremont St.
Las Vegas, NV 89101

SITE PLAN

DATE:	06/15/2011
DRAWN BY:	WNR
SCALE:	AS NOTED

SHEET
A0.00

PROJECT DATA

GENERAL CONTRACTOR

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE. 10
LAS VEGAS, NEVADA 89121
PH: (702) 641-2400
FAX: (702) 641-2401

PROJECT ADDRESS

PROJECT NAME : LUNA ROSSA @ NEONOPOLIS
PROJECT LOCATION: 450 FREMONT STREET
LAS VEGAS, NV 89101
UNIT # : 101

CODE ANALYSIS:

OCCUPANCY CLASSIFICATION: A-2
TYPE OF CONSTRUCTION: I-A
FIRE SPRINKLERS: YES, EXISTING
PARKING: EXISTING
TENANT SQUARE FOOTAGE: 6,002 SF

OCCUPANT LOAD ANALYSIS:

DESCRIPTION	SQ.FT./OCC. LOAD	OCCUPANTS
DINING AREA	1247/15	= 84
LOUNGE AREA	369/15	= 25
BAR SITTING AREA	240/15	= 16
BAR AREA	446/200	= 3
STATIONS	76/100	= 2
WINE RACK	60/100	= 1
SERVICE AREAS	216/200	= 2
PREP AREA	65/200	= 1
STORAGE AREAS	226/300	= 1
RESTROOMS	575/100	= 6
HALLWAYS, TRAFFIC AREAS	734/100	= 8
OFFICE	63/100	= 1
UTILITY	54/200	= 1
MECHANICAL	40/100	= 1
WALLS, MISC.		
BACK OF HOUSE	1591/0	= 0
TOTAL LEASE SQ. FT.	6,002 sf	150 occupants

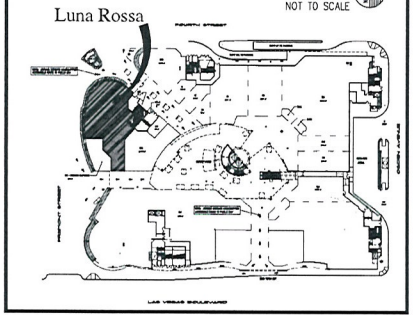
PLUMBING ANALYSIS:
Minimum number of plumbing facilities per IBC 2006 Table 2902.1
Occupant load is 150 = 76 males & 76 females
Water closet requirements for Group A-2 is:
1 per 40 male
1 per 40 female
required water closets for males: 2
required water closets for females: 2
Lavatory requirements for Group A-2 is:
1 per 75 male
1 per 75 female
required lavatories for males: 2
required lavatories for females: 2
Drinking Fountain requirements for Group A-2 is:
1 per 500 occupants
required drinking fountains: 1
Required Service Sink: 1

INDOOR DINING ACCESSIBLE SEATING REQUIREMENT:
Required accessible seating = 84 total seating * 5% = 5 accessible seating

OUTDOOR DINING ACCESSIBLE SEATING REQUIREMENT:
Required accessible seating = 112 total seating * 5% = 6 accessible seating

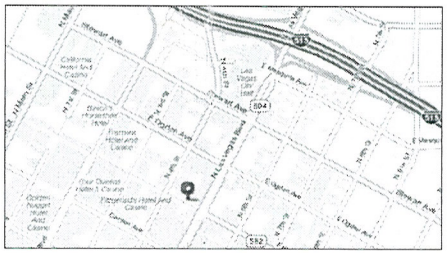
LOCATION IN BUILDING

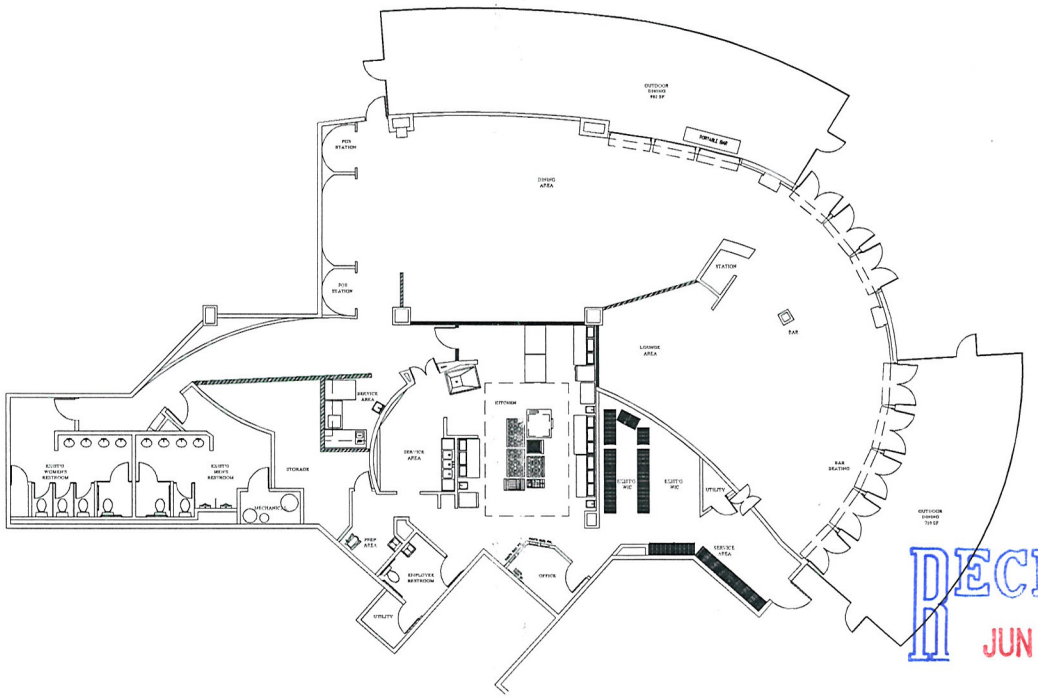
NOT TO SCALE



VICINITY MAP

NOT TO SCALE





1 FLOOR PLAN
A1.00 SCALE: 1/8"=1'-0"

NORTH

RECEIVED
JUN 16 2011

#	REVISED	BY
△		
△		
△		
△		
△		

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE 10
LAS VEGAS, NEVADA 89121
Ph.: (702) 641-2400
Fax.: (702) 641-2401
LICENSE #: 44164

SIGNATURE

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS IS CONTAINED IN AN INSTRUMENT OF PROFESSIONAL SERVICES REQUIRED BY QUALITY CHOICE CONSTRUCTION. THIS DOCUMENT MAY NOT BE USED, COPIED OR PUBLISHED BY ANY MEANS IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THIS SPECIFIC PROJECT WITHOUT THE EXPRESSED CONSENT AND AUTHORIZATION OF QUALITY CHOICE CONSTRUCTION.

Luna Rossa @ Neonopolis
SPECIAL USE PERMIT LIQUOR ESTABLISHMENT (TAVERN)
Space #101
450 Fremont St.
Las Vegas, NV 89101

FLOOR PLAN

DATE: 06/15/2011
DRAWN BY: WNR
SCALE: AS NOTED

SHEET
A1.00

SUP-41908
REVISED

PROJECT DATA

GENERAL CONTRACTOR

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE. 10
LAS VEGAS, NEVADA 89121
PH: (702) 641-2400
FAX: (702) 641-2401

PROJECT ADDRESS

PROJECT NAME : LUNA ROSSA @ NEONOPOLIS
PROJECT LOCATION: 450 FREMONT STREET
LAS VEGAS, NV 89101
UNIT # : 101

CODE ANALYSIS:

OCCUPANCY CLASSIFICATION: A-2
TYPE OF CONSTRUCTION: I-A
FIRE SPRINKLERS: YES, EXISTING
PARKING: EXISTING
TENANT SQUARE FOOTAGE: 6,002 SF

OCCUPANT LOAD ANALYSIS:

DESCRIPTION	SQ.FT./OCC. LOAD	OCCUPANTS
DINING AREA	1247/15	= 84
LOUNGE AREA	369/15	= 25
BAR SITTING AREA	240/15	= 16
BAR AREA	446/200	= 3
STATIONS	76/100	= 2
WINE RACK	60/100	= 1
SERVICE AREAS	216/200	= 2
PREP AREA	65/200	= 1
STORAGE AREAS	226/300	= 1
RESTROOMS	575/100	= 6
HALLWAYS, TRAFFIC AREAS	734/100	= 8
OFFICE	63/100	= 1
UTILITY	54/200	= 1
MECHANICAL	40/100	= 1
WALLS, MISC.		
BACK OF HOUSE	1591/0	= 0
TOTALLEASE SQ. FT.	6,002 sf	150 occupants

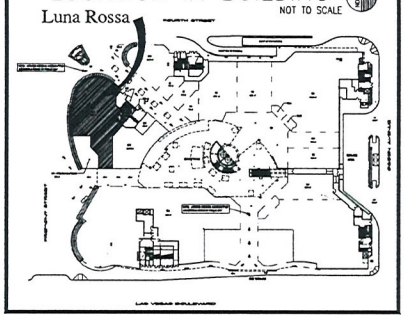
PLUMBING ANALYSIS:
Minimum number of plumbing facilities per IBC 2006 Table 2902.1
Occupant load is 150 = 76 males & 76 females
Water closet requirements for Group A-2 is:
1 per 40 male
1 per 40 female
required water closets for males: 2
required water closets for females: 2
Lavatory requirements for Group A-2 is:
1 per 75 male
1 per 75 female
required lavatories for males: 2
required lavatories for females: 2
Drinking Fountain requirements for Group A-2 is:
1 per 500 occupants
required drinking fountains: 1
Required Service Sink: 1

INDOOR DINING ACCESSIBLE SEATING REQUIREMENT:
Required accessible seating = 84 total seating * 5% = 5 accessible seating

OUTDOOR DINING ACCESSIBLE SEATING REQUIREMENT:
Required accessible seating = 112 total seating * 5% = 6 accessible seating

LOCATION IN BUILDING

NOT TO SCALE



VICINITY MAP

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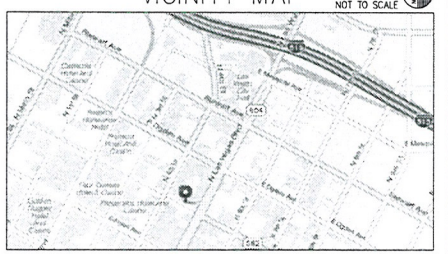

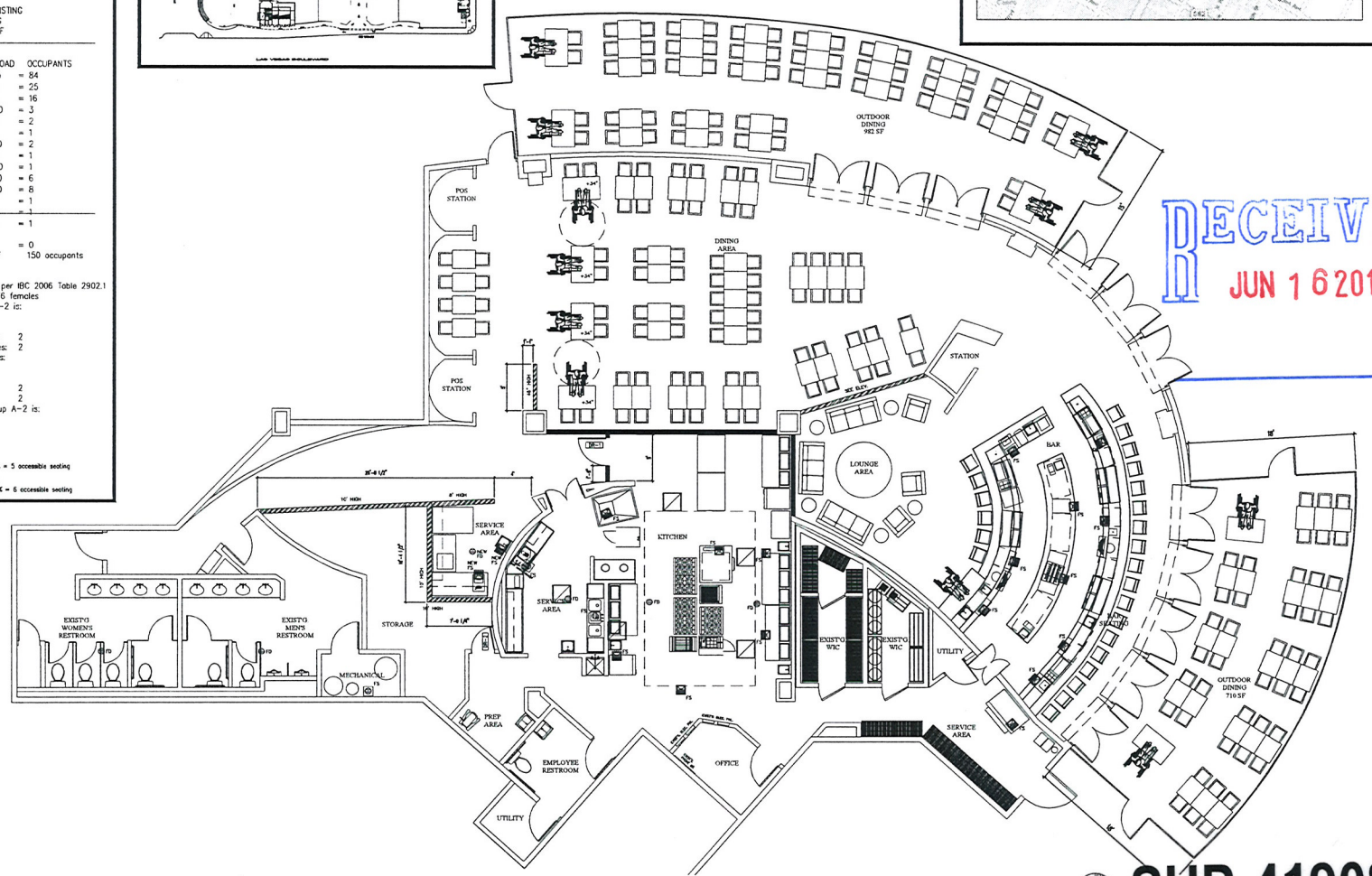

1 FURNITURE / SEATING FLOOR PLAN
A2.00 SCALE: 3/16"=1'-0"

RECEIVED
JUN 16 2011

#	REVISED	BY
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QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE 10
LAS VEGAS, NEVADA 89121
Ph.: (702) 641-2400
Fax.: (702) 641-2401
LICENSE #: 44164

SIGNATURE

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Luna Rossa @ Neonopolis
SPECIAL USE PERMIT LIQUOR ESTABLISHMENT (TAVERN)
Space #101
450 Fremont St.
Las Vegas, NV 89101

FURNITURE / SEATING FLOOR PLAN

DATE: 06/15/2011
DRAWN BY: WNR
SCALE: AS NOTED

SHEET
A2.00

SUP-41908
REVISED

SUP-41908 - APPLICANT: LUNA FREMONT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #101

06/06/11

QUALITY CHOICE CONSTRUCTION
2755 S. NELLIS BLVD., STE # 10 LAS VEGAS, NV 89121
PHONE (702) 641-2400 FAX (702) 641-2401
NCL# 44164

May 23, 2011

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

RE: Luna Rossa
Justification Letter - Application for Special Use Permit For Liquor Establishment/Tavern, With Waiver For The 1,500 Foot Separation Requirement, From A Liquor Establishment (Tavern), A Religious Facility, And A School
450 Fremont Street, Las Vegas, Nevada 89101, Space 101

To Whom It May Concern:

This justification letter is written on behalf of our client Luna Fremont, LLC.

Neonopolis at Fremont Street Experience, (A Downtown Mixed Used Development) presently lacks a restaurant/tavern use. The proposed restaurant/bar/tavern use will represent a high class service restaurant with full bar/tavern service. An outside dining area and bar is also proposed along with the inside dining facilities.

The facility will count on the ample parking facilities and amenities of the Neonopolis at Fremont Street Experience. The proposed use is compatible with the overall surrounding development and the previous use (The Saloon) was approved as a Liquor Establishment (Tavern) with waivers of the minimum 1,500-foot distance separation requirement from religious facilities, Liquor establishment (tavern), and a school.

Thank you for your attention to this matter and if additional information is required please contact me at my office or mobile at 702-499-1573.

Sincerely,

Jorge L. Cotto
Construction Manager on behalf of Luna Rossa

cc: Luna Fremont LLC

RECEIVED
MAY 25 2011
City of Las Vegas

SUP-41908

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

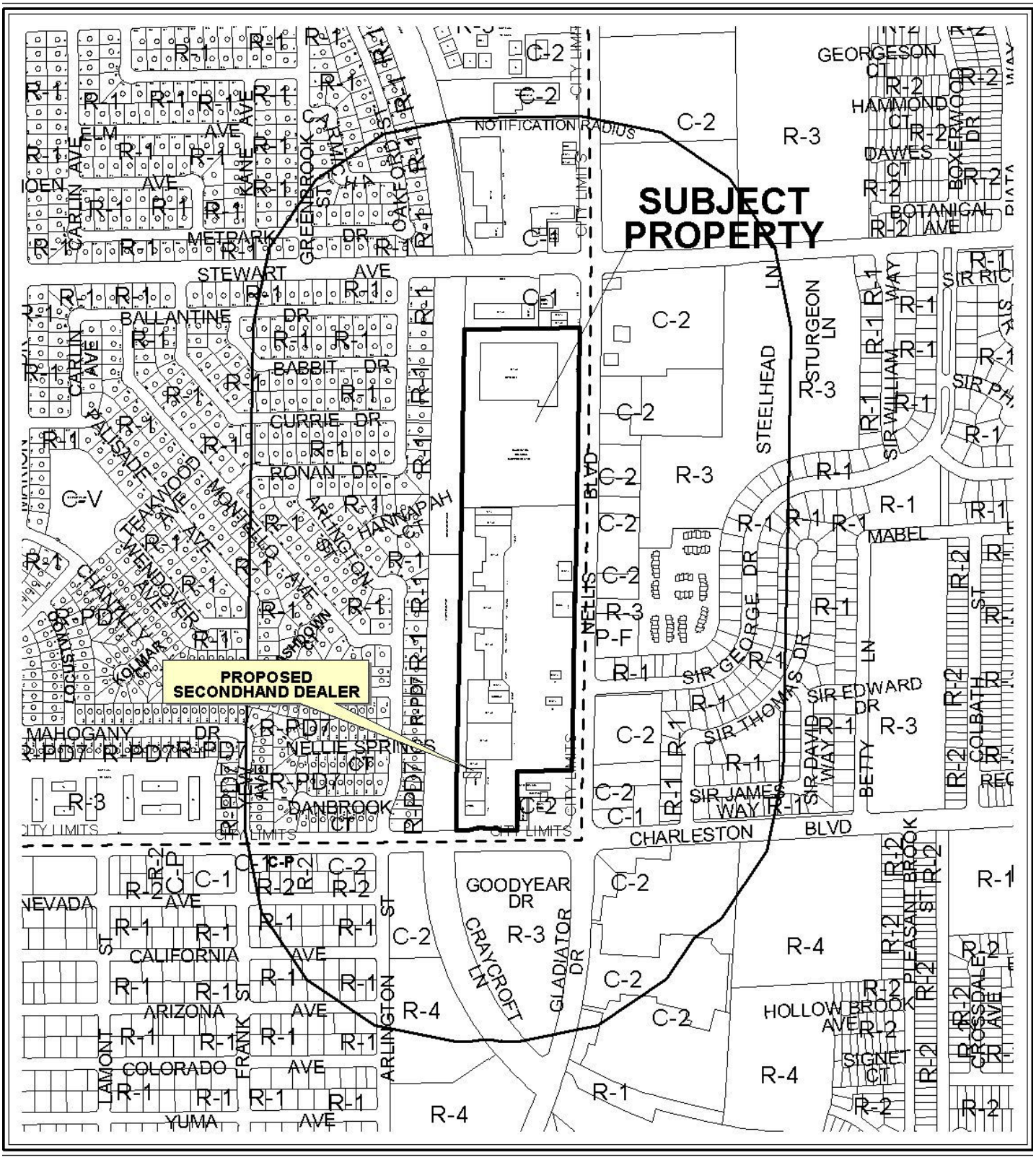
SUBJECT:
SUP-41918 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HABITAT FOR HUMANITY LAS VEGAS - OWNER: W R I CHARLESTON COMMONS, LLC - Request for a Special Use Permit FOR A PROPOSED 2,400 SQUARE-FOOT SECONDHAND DEALER (HOME IMPROVEMENT GOODS) at 27 North Nellis Boulevard (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-41918**

RADIUS: 1000 FT

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

CASE: **SUP-41918**

RADIUS: 1000 FT

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41918** APN: 140-32-802-007

Name of Property Owner: Weingarten Realty

Name of Applicant: Habitat for Humanity LV

Name of Representative: Ron MIller

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: _____

WRI Charleston Commons, LLC,

Signature of Property Owner: By: J. Victoria Brown

Print Name: J. Victoria Brown

Subscribed and sworn before me

This 23rd day of May, 2011

Alison K Spencer

Notary Public in and for said County and State

ALISON K SPENCER
Notary Public State of Texas
My Comm. Exp. 01-19-2013

Revised 11-14-06

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

RECEIVED
MAY 26 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 27 N. Nellis Blvd, Las Vegas, NV 89110

Project Name ReStore Secondhand Retail-SUP Habitat for Humanity LV Proposed Use _____

Assessor's Parcel #(s) 140-32-802-007 Ward # 3

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

Commercial Square Footage 2,400 Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Weingarten Realty Contact Susan McMasters

Address 860 S. Rancho Drive #10 Phone: 259-7935 Fax: 642-5673

City Las Vegas State NV Zip 89106

E-mail Address smcmasters@weingarten.com

APPLICANT Habitat for Humanity LV Contact Kathy Dougherty

Address 1401 N. Decatur Boulevard #35 Phone: 638-6477 Fax: 638-6478

City Las Vegas State NV Zip 89108

E-mail Address kathy@habitatlasvegas.org

REPRESENTATIVE Ron Miller Contact Ron Miller

Address 9115 W. Russell Road, #210 Phone: 604-1212 Fax: 247-1916

City Las Vegas State NV Zip 89148

E-mail Address rmiller@nigrodevelopment.net

WRI Charleston Commons, LLC

Property Owner Signature* By J. Victoria Brown

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

Print Name J. Victoria Brown

Subscribed and sworn before me

This 23rd day of May, 20 11.

Alison K Spencer

Notary Public in and for said County and State

ALISON K SPENCER
Notary Public State of Texas
My Comm. Exp. 01-19-2013

FOR DEPARTMENT USE ONLY

Case #	SUP-41918
Meeting Date:	7-12-11
Total Fee:	1030.00
Date Accepted:	5-26-11
Accepted By:	JFMcD

*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.

RECEIVED
MAY 26 2011

Revised 02.14.11

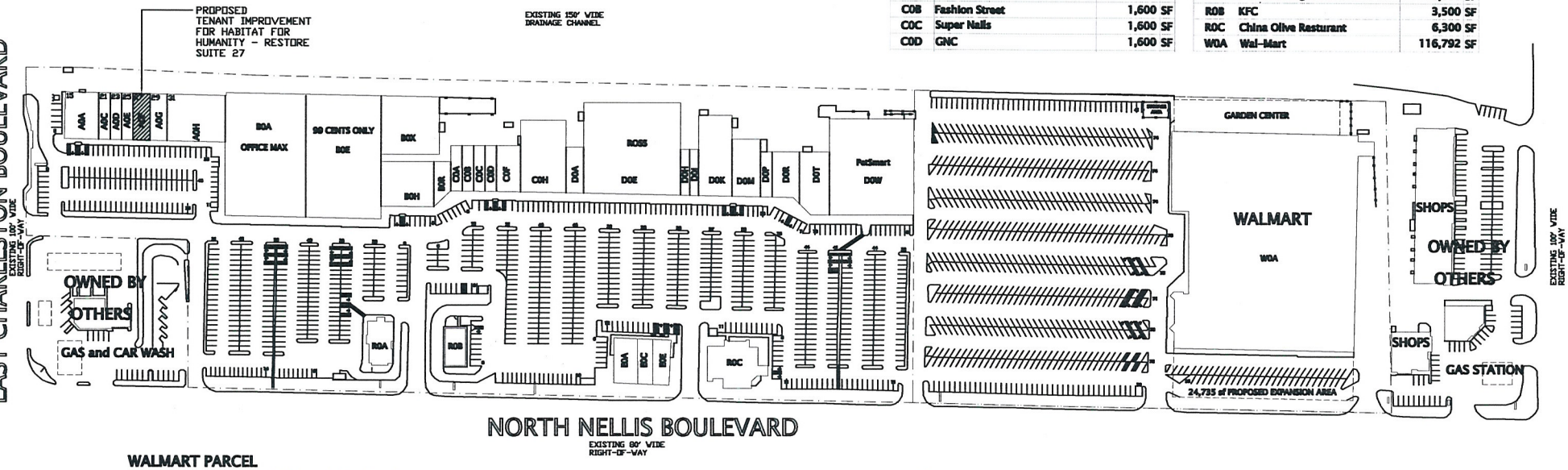
f:\depot\Public\Forms\ApplicationPacket\Application Form.doc

CHARLESTON COMMONS

North Nellis Boulevard & East Charleston Boulevard
Las Vegas, Nevada 89110

SITE SUMMARY		
	Building Area	338,137 SF
A0A	Loose Caboose	4,800 SF
A0C	Cigar Retail Store	1,600 SF
A0D	Taqueria De Los Gallos	1,600 SF
A0E	Miguel's Hair Salon	1,600 SF
A0F	Available (30' x 80')	2,400 SF
A0G	H & R Block	2,400 SF
A0H	Goodwill	8,000 SF
B0A	Office Max	30,000 SF
B0E	99 Cents Only	29,849 SF
B0H	University Medical Ctr	9,600 SF
B0R	Charleston Dentistry	1,950 SF
B0X	Habitat For Humanity	5,839 SF
C0A	Diva Beauty	1,572 SF
C0B	Fashion Street	1,600 SF
C0C	Super Nails	1,600 SF
C0D	GNC	1,600 SF
C0F	Payless Shoes	3,200 SF
C0H	Rhapsodielle	10,000 SF
D0A	Bath & Body Works	3,167 SF
D0E	Ross Dress for Less	25,160 SF
D0H	Sally Beauty	1,600 SF
D0J	Supercuts	1,600 SF
D0K	Rainbow Apparel	8,400 SF
D0M	Available (50' X 100')	5,000 SF
D0P	Gamestop	1,600 SF
D0R	Catherine's	4,800 SF
D0T	Absolute Dental	4,550 SF
D0W	PetSmart	25,430 SF
E0A	Wells Fargo	3,408 SF
E0C	Batteries Plus	2,120 SF
E0E	T-Mobile	2,500 SF
R0A	In N Out Burger	3,000 SF
R0B	KFC	3,500 SF
R0C	China Olive Resturant	6,300 SF
W0A	Wal-Mart	116,792 SF

NORTH



WALMART PARCEL
EXISTING BUILDING AREA = 116,792sf
Parking: 717 spaces @ 6.13/1000sf

WALMART PARCEL
EXPANDED BUILDING AREA = 141,527sf
Parking: 661 spaces @ 4.67/1000sf

SHOPPING CENTER PARCEL
BUILDING AREA = 221,345sf
Parking: 993 spaces @ 4.48/1000sf

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MAY 26 2011

WEINGARTEN REALTY
LAS VEGAS OFFICE
(702) 642-8645 TOLL FREE (800) 641-5263
CORPORATE OFFICE (713) 866 6000
www.weingarten.com

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, adjoining tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.

Land Area: 1,314,447 sf./30.17 Acres
Building Area: 338,137 sf.
Parking: 1,710 Spaces @ 5.05 /1000sf.

Scale: 1" = 80'
Rev.: 03-15-2011

0580
SUP-41918
07/12/11 PC

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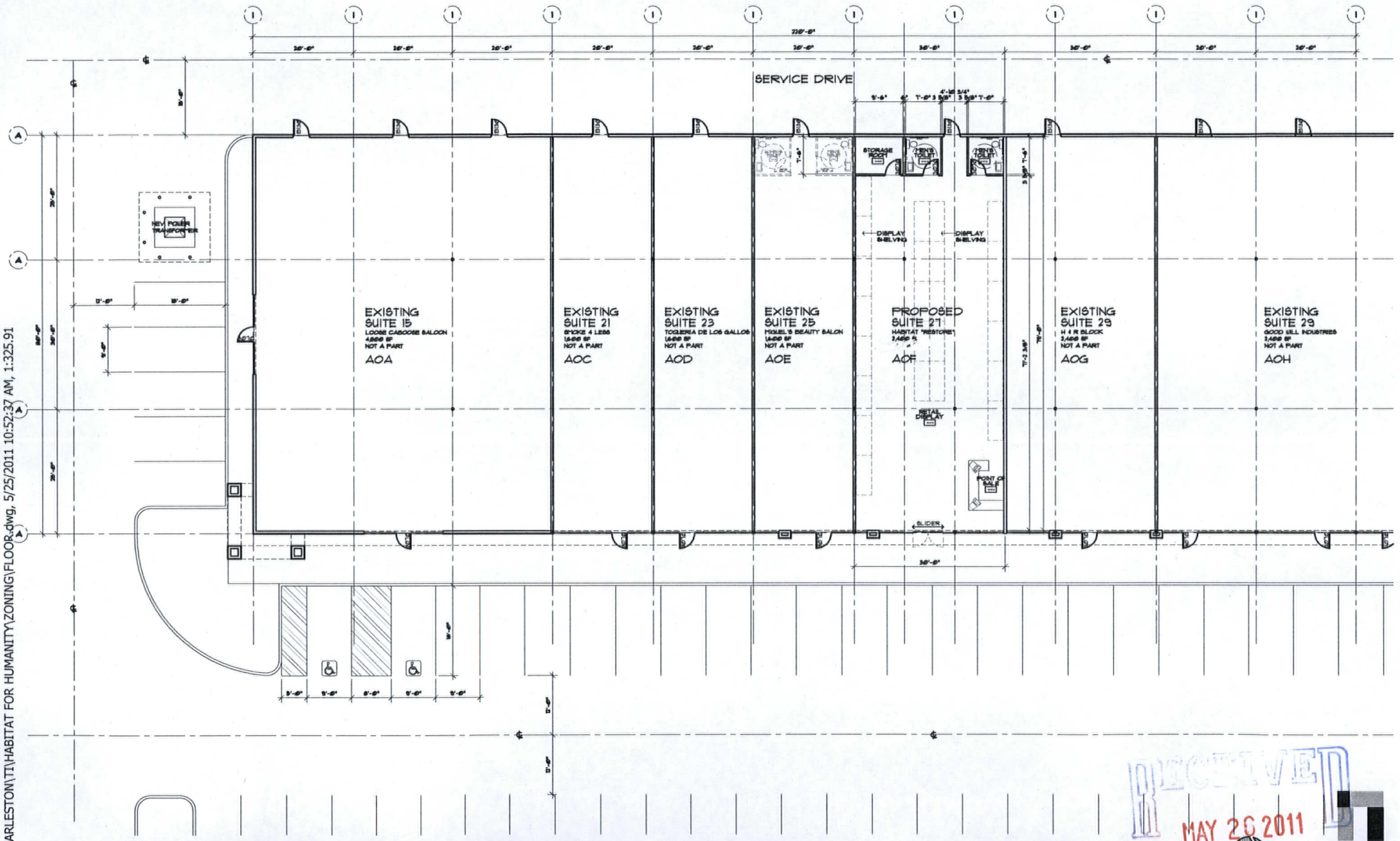

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Proposed Floor Plan - Habitat "ReStore"

LOCATED AT THE NORTHWEST CORNER OF CHARLESTON BOULEVARD AND NELLIS BOULEVARD - LAS VEGAS, NEVADA 89110

SUBMITTED: 5/26/2011

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

NORTH

nigro CONSTRUCTION
9115 West Russell Road
Suite 210
Las Vegas, Nv 89148
Phone: 702-247-1920
Fax: 702-247-1918
License Number: 50241

SUP-41918

R:\WEINGARTEN\NELLIS_CHARLESTON\TI\HABITAT FOR HUMANITY\ZONING\FLOOR.dwg, 5/25/2011 10:52:37 AM, 1:325.91

CHARLESTON
COMMONS
OfficeMax
99¢ only STORES
PETSMART
ROSS DRESS FOR LESS
GOODWILL STORE & DONATION CENTER
FASHION Q
UMC Quick Care
PRIMARY CARE
The loose caboose
GAMBLERS BONUS
GREAT FOOD!
GAMING & SPIRITS!
MAY 20 2011
01/01/2004
SUP-41918

CABOOSE SALOON
RECEIVED
MAY 26 2011
01/01/2004

RECEIVED
MAY 26 2011

01/01/2004

SUP-41918

LOOSE CABOOSE SALOON
SMOKELESS
TAQUERIA
KITCHENETTE
OPEN 24/7
15
21
23
RECEIVED
MAY 20 2011
01/01/2004
SUP-41918

SMOKE LESS
15
Carnitas Michoacan
•TACOS
•BURRITOS
•TORTAS
•ENCHILADAS
•MARISCOS
CATERING
MAY 26 2011
01/01/2004
SUP-41918

LOOSE CABOOSE SALOON
SAMUEL ADAMS SEASONAL
SAMUEL ADAMS SEASONAL
$3.50 DURING HAPPY HOUR
KITCHENETTE
OPEN 24/7
JOIN US FOR THE 2011 RACING SEASON!
WELCOME RACE FANS
15
15
2
MAY 20 2011
01/01/2004
SUP-41918

SMOKE 4 LESS
CIGARETTES ACCESSORIES
ROLL YOUR OWN
TAQUERIA
CARNITAS MICHOACAN # 4
21
BURRITOS
23
TACOS
TORTAS
OPEN
4 TACOS
+ Drink $4.99
I LUV TACOS
ISUZU
01/01/2004
SUP-41918
RECEIVED
MAY 20 2011

QUERIA
RNITAS MICHOACAN # 4
MIGUEL'S BEAUTY SALON
23
TACOS
TORTAS
OPEN
4 TACOS
Drink $4.99
25
OPEN
CORTES DE PELO
HAIR CUTS
27
OPEN
ABIERTO
01/01/2004
SUP-41918
MAY 20

EAUTY
ALON
H&R
27
25
CORTES
DE
PELO
HAIR
CUTS
H&R BLOCK
YOUR TAXE
TUS TAXES
10 MIN PARKING
10 MIN PARKING
10 MIN PARKING
10 MIN PARKING
01/01/2004
SUP-41918
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MAY 20 2011

YOUR TAXES DONE RIGHT
TUS TAXES BIEN HECHOS
800-HRBLOCK | HRBLOCK.COM
The use of Skateboards, Rollerblades or Other Similar Wheeled Devices In or On These Premises IS UNLAWFUL NRS 207.200
H&R BLOCK
WALK-INS WELCOME
Bienvenido
NOTARY PUBLIC
AUDITED
H&R BLOCK PROFESSIONALS WILL GIVE YOU THE HELP YOU NEED
SI TE REALIZAN UNA AUDITORÍA
LOS PROFESIONALES DE H&R BLOCK TE PROPORCIONARÁN LA AYUDA QUE NECESITAS
WARNING
MAY 20 2011
01/01/2004
SUP-41918

FIRE LANE
01/01/2004
SUP-41918
MAY 26 2011

27
10 MIN PARKING
10 MIN PARKING
10 MIN PARKING
01/01/2004
SUP-41918
RECEIVED
MAY 26 2011

THIS RISER
FDC COVERS
15-31
N. NELLIS BLVD
FIRE
LANE
25
01/01/2004
MAY 26 2011
SUP-41918

MAY 26 2011

SUP-41918

SUP-41918

31
DONATE
HERE
Please Ring Bell
THANK YOU FOR
DONATING TO GOODWILL!
HOW WAS OUR SERVICE? CALL 214-2065
01/01/2004
SUP-41918

COMING SOON
SMOKE SHOP
01/01/2004
SUP-41918

SUP-41918 - APPLICANT: HABITAT FOR HUMANITY LAS VEGAS - OWNER: W R I CHARLESTON COMMONS, LLC
27 NORTH NELLIS BOULEVARD

06/06/11

nigro
CONSTRUCTION

JUSTIFICATION LETTER
FOR
HABITAT FOR HUMANITY "RESTORE"
Charleston Commons Shopping Center
Located at Charleston Boulevard and Nellis Boulevard
Las Vegas, Nevada 89110

INTENT OF REQUEST

We are requesting "An approval" to allow a second hand type store (resale of new and used donated items) to operate in an existing shopping center, near an existing "Good Will" store. This is a non-profit business that helps support the construction of *"simple, decent, affordable homes for working families in partnership with God and our community"*. The purpose of this request is to promote business growth while maintaining general prosperity, health and welfare of the surrounding neighbors and citizens of Las Vegas earning less than 80% of area median income.

RESTORE BACKGROUND and PURPOSE

Habitat's ReStore resale outlets sell reusable and surplus building materials to the public
While every ReStore outlet is a little different, most focus on home improvement goods like furniture, home accessories, building materials and appliances. ReStore resale outlets accept donated goods which are sold to the general public at a fraction of the retail price. The proceeds help local Habitat affiliates fund the construction of Habitat homes within their communities.

Promoting reuse and recycling
ReStore resale outlets provide an environmentally and socially responsible way to keep good, reusable materials out of the waste stream while providing funding for Habitat's community improvement work.

Anticipated Business Hours
This typical resale/retail "ReStore" will operate on the same business hours that the adjacent retail stores will, which is typically 8:00 am to 8:00 pm, Mon. thru Friday and reduced hours on weekend.

RECEIVED
MAY 26 2011

9115 W. RUSSELL ROAD, SUITE 210
LAS VEGAS, NEVADA 89148
ph 702.247.1920
fax 702.247.1916
nigrodevelopment.net

SUP-41918

SUMMARY and JUSTIFICATION

We are requesting an approval of our application because it will allow our business to adapt to the ever morphing business environment that has drastically changed in recent years. The granting of this application will not adversely affect the current Zoning Code - because the existing "Shopping Center" was designed in advance to handle all existing and proposed parking and landscape requirements as required for retail tenants. A Resell Store has the same parking and business hours as the surrounding retail businesses that are surrounding this "ReStore". This PROPOSED ReStore would only enhance the complex and surrounding neighborhood from its current condition and with **no adverse impacts** only benefits.

Thank you…

Sincerely,

Ronald K. Miller
Director of Design

Nigro Construction, Inc
9115 West Russell Road
Las Vegas, Nevada 89148

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MAY 26 2011

SUP-41918

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

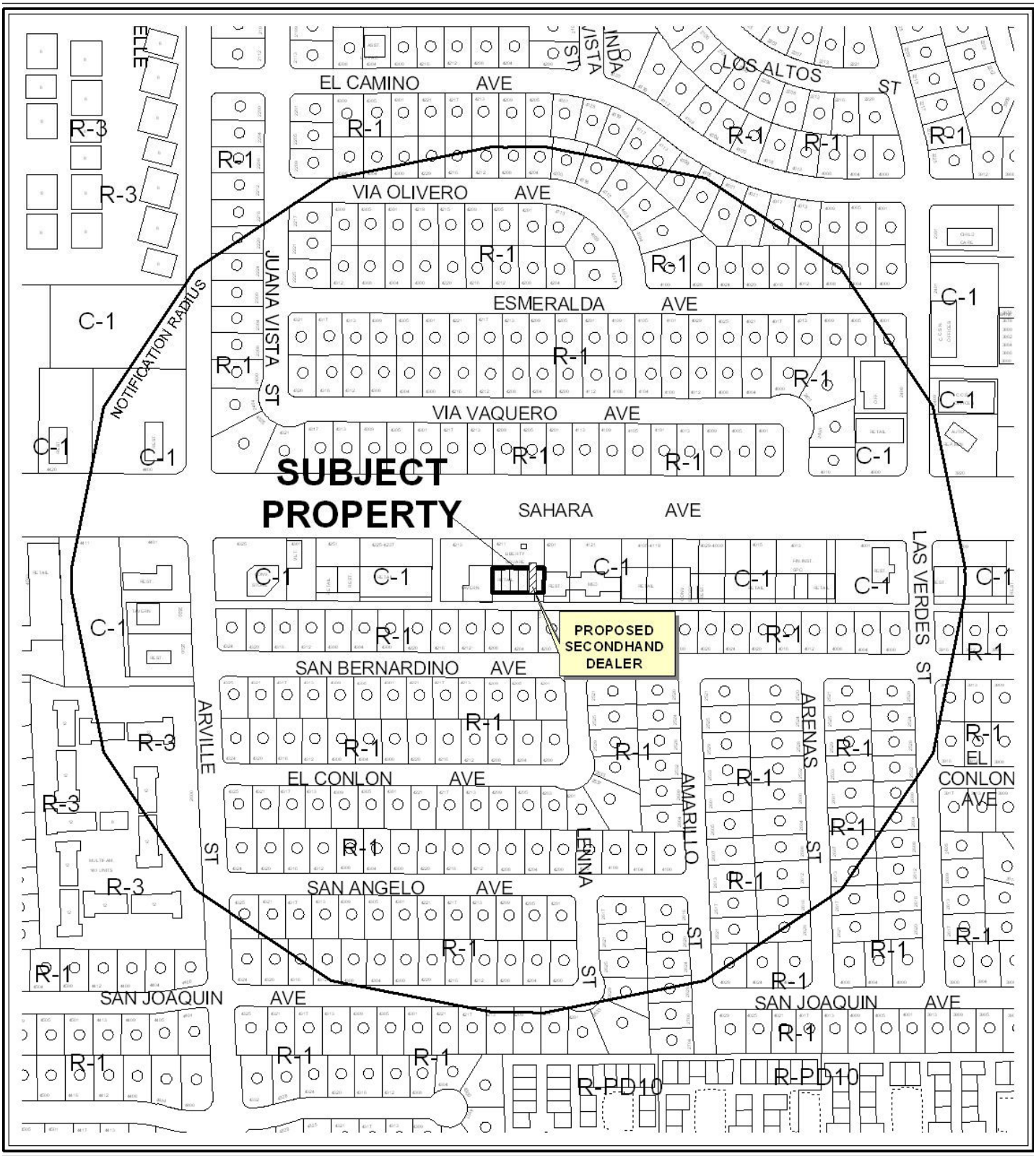
SUBJECT:
SUP-41932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CULTURE CONNECTION INTERNATIONAL - OWNER: TOWN BUILDING CORPORATION - Request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT SECONDHAND DEALER (APPAREL) at 4211 West Sahara Avenue, Unit B (APN 162-07-510-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL,

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



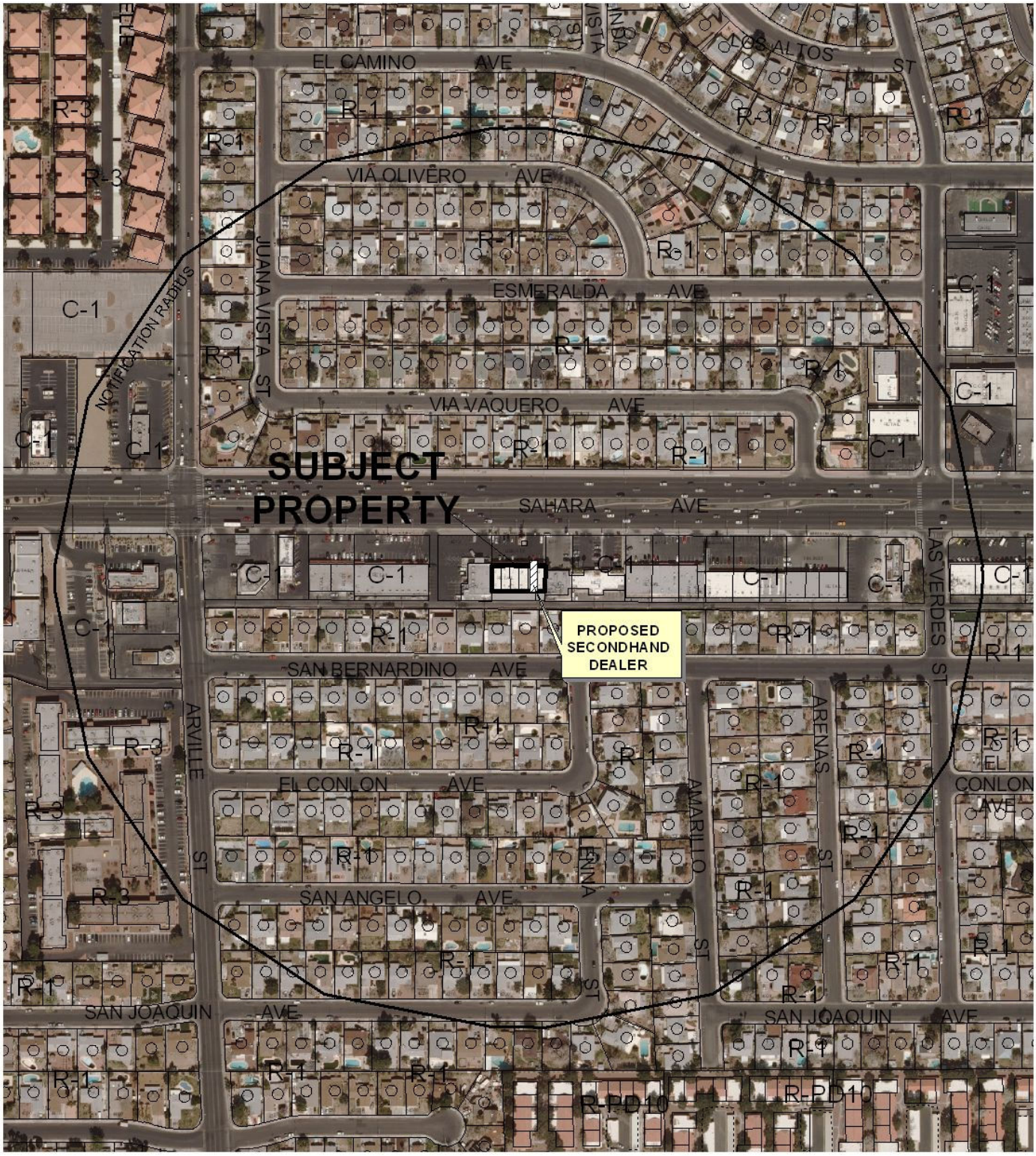
0 300 600 Feet

CASE: **SUP-41932**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-41932**

RADIUS: 1000 FEET

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

N

Parking Variance

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41385** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, INC

Name of Applicant: United Brothers Enterprises, INC - Bill Bhatti

Name of Representative: Ace Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bhupinder Bhatti

Print Name: Bhupinder Bhatti

Subscribed and sworn before me

This 30 day of March, 2011

Sunshine Muangsopa
Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

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Parking Variance

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for Parking - to allow Reduced Required Parking
Project Address (Location) 2320 Fremont st, Las Vegas, NV 89101
Project Name Fremont/Charleston Retail **Proposed Use** Financial institution, ~~Add'l Fuel pumps &~~ Smog check station
Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3
General Plan: existing C proposed N/C **Zoning:** existing C-2 proposed N/C
Commercial Square Footage — **Floor Area Ratio** —
Gross Acres .92 **Lots/Units** — **Density** —
Additional Information Variance to allow reduced required on-site parking

PROPERTY OWNER United Brothers Enterprises, INC **Contact** Bill Bhatti
Address 2320 Fremont St **Phone:** 702-591-4482 **Fax:** 702-982-6701
City Las Vegas **State** NV **Zip** 89101
E-mail Address billbhatti.at.gmail.com

APPLICANT United Brothers Enterprises, INC **Contact** Bill Bhatti
Address 2320 Fremont St **Phone:** 702-591-4482 **Fax:** 702-982-6701
City Las Vegas **State** NV **Zip** 89101
E-mail Address billbhattiatgmail.com

REPRESENTATIVE ACE Engineering **Contact** Pat Samson
Address 6283 Dean Martin DR, STE B **Phone:** 702-396-5113 **Fax:** 702-396-5114
City Las Vegas **State** NV **Zip** 89118
E-mail Address Patrice@aceengineering.us

Property Owner Signature* Bhupinder Bhatti
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Bhupinder Bhatti

Subscribed and sworn before me
This 31st day of March, 20 11.
Sunshine Muangsopa
Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

FOR DEPARTMENT USE ONLY

Case #	VAR-41385
Meeting Date:	5-10-11 PC
Total Fee:	$830
Date Received:*	4/5/11
Received By:	

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

Revised 10/27/08

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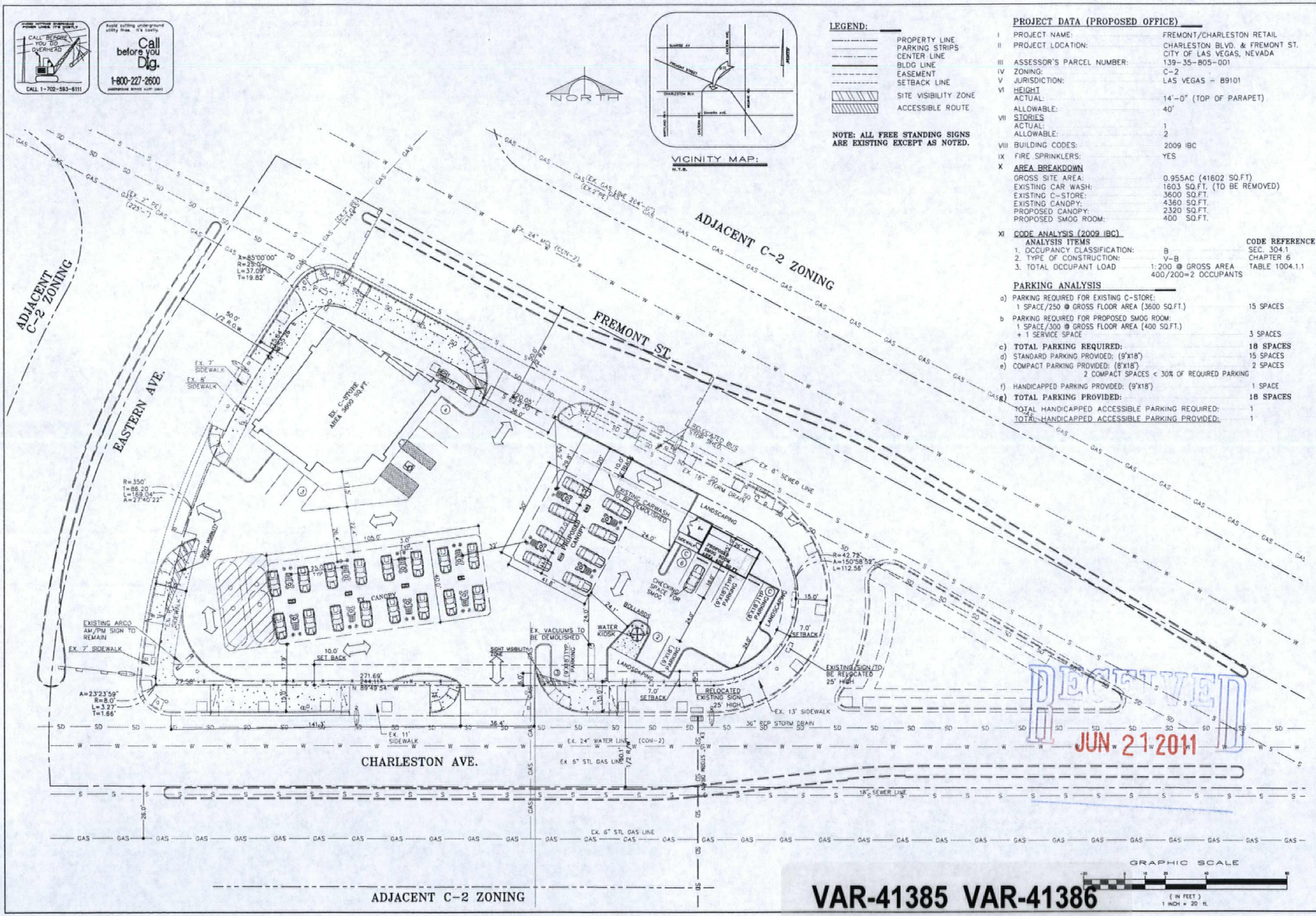

PROJECT DATA (PROPOSED OFFICE)

I	PROJECT NAME:	FREMONT/CHARLESTON RETAIL
II	PROJECT LOCATION:	CHARLESTON BLVD. & FREMONT ST. CITY OF LAS VEGAS, NEVADA
III	ASSESSOR'S PARCEL NUMBER:	139-35-805-001
IV	ZONING:	C-2
V	JURISDICTION:	LAS VEGAS - 89101
VI	HEIGHT	
	ACTUAL:	14'-0" (TOP OF PARAPET)
	ALLOWABLE:	40'
VII	STORIES	
	ACTUAL:	1
	ALLOWABLE:	2
VIII	BUILDING CODES:	2009 IBC
IX	FIRE SPRINKLERS:	YES
X	AREA BREAKDOWN	
	GROSS SITE AREA:	0.955AC (41602 SQ.FT)
	EXISTING CAR WASH:	1603 SQ.FT. (TO BE REMOVED)
	EXISTING C-STORE:	3600 SQ.FT.
	EXISTING CANOPY:	4360 SQ.FT.
	PROPOSED CANOPY:	2320 SQ.FT.
	PROPOSED SMOG ROOM:	400 SQ.FT.

XI CODE ANALYSIS (2009 IBC)

ANALYSIS ITEMS		CODE REFERENCE
1. OCCUPANCY CLASSIFICATION:	B	SEC. 304.1
2. TYPE OF CONSTRUCTION:	V-B	CHAPTER 6
3. TOTAL OCCUPANT LOAD	1:200 @ GROSS AREA 400/200=2 OCCUPANTS	TABLE 1004.1.1

PARKING ANALYSIS

a)	PARKING REQUIRED FOR EXISTING C-STORE: 1 SPACE/250 @ GROSS FLOOR AREA (3600 SQ.FT.)	15 SPACES
b	PARKING REQUIRED FOR PROPOSED SMOG ROOM: 1 SPACE/300 @ GROSS FLOOR AREA (400 SQ.FT.) + 1 SERVICE SPACE	3 SPACES
c)	**TOTAL PARKING REQUIRED:**	**18 SPACES**
d)	STANDARD PARKING PROVIDED: (9'X18')	15 SPACES
e)	COMPACT PARKING PROVIDED: (8'X18') 2 COMPACT SPACES < 30% OF REQUIRED PARKING	2 SPACES
f)	HANDICAPPED PARKING PROVIDED: (9'X18')	1 SPACE
g)	**TOTAL PARKING PROVIDED:**	**18 SPACES**
	TOTAL HANDICAPPED ACCESSIBLE PARKING REQUIRED:	1
	TOTAL HANDICAPPED ACCESSIBLE PARKING PROVIDED:	1

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VAR-41385 VAR-41386
SUP-41384 SDR-41235
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REVISIONS:
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ACE Consulting
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5113, Fax: (702) 396-5114
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: SITE PLAN
PROJECT: FREMONT / CHARLESTON RETAIL
CHARLESTON BLVD. & FREMONT ST.
CITY OF LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER-STATE OF NEVADA
JASPAL S. SIDHU
No.13795

DATE: 04/21/2011
JOB: 10-09
DWG. BY: HS
CHK. BY: MG

A1.0.0
SHEET 1 OF 2

LANDSCAPE NOTES:

LANDSCAPING:

1. LANDSCAPING REQUIRED, EXCEPT FOR MINES, GRAVEL PITS, TEMPORARY USES, PUBLIC FACILITIES WITHOUT BUILDINGS, AND THE REAR YARDS OF SINGLE FAMILY DWELLINGS, ANY DISTURBED AREA OF A DEVELOPED PROPERTY NOT OCCUPIED BY OUTSIDE ACTIVITY AREAS / STORAGES AREAS, PARKING, DRIVEWAYS, DRIVE AISLES, AND SIDEWALK SHALL BE LANDSCAPED AND MAINTAINED IN A CLEAN CONDITION. DISTURBED AREAS DESIGNATED FOR FUTURE DEVELOPMENT NEED NOT HAVE LIVE LANDSCAPING.
2. ALL REQUIRED LANDSCAPING SHALL BE PLANTED WITH LIVE PLANTS. FOR PROPERTY WHICH HAS AN ELEVATION OF 4,000 FEET ABOVE SEE LEVEL OR MORE, NATURAL AND NATIVE LANDSCAPING IS ENCOURAGED TO BE PRESERVED AND INCLUDED INTO LANDSCAPE AREA.
3. TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF -WAY .
4. ANY TREE WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

MAINTENANCE:

1. FENCES, WALLS AND LANDSCAPED AREAS SHALL BE MAINTAINED.
2. LANDSCAPED AREAS SHALL NOT BE USED FOR PARKING OF VEHICLES, DISPLAY OF MERCHANDISE OR OTHER USES DETRIMENTAL TO THE LANDSCAPING; HOWEVER, SIGNS ARE PERMITTED.
3. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN 90 DAYS.
4. LANDSCAPING REQUIRED OUTSIDE DECORATIVE FENCES AND WALLS SHALL BE MAINTAINED BY A MAINTENANCE AGREEMENT, AND SHALL BE DESIGNATED BY NATION, EASEMENT, OR COMMON LOT ON ANY MAJOR OR MINOR SUBDIVISION MAP.
5. IF A SIDEWALK IS ESTABLISHED BEHIND LANDSCAPING, OR IF THE SIDEWALK MEANDERS, A PUBLIC ACCESS EASEMENT MUST BE GRANTED AND THE SIDEWALK AND ANY LANDSCAPING SHALL BE SUBJECT TO THE PROVISION OF MAINTENANCE ASSOCIATION AND A LICENSE AND MAINTENANCE AGREEMENT APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

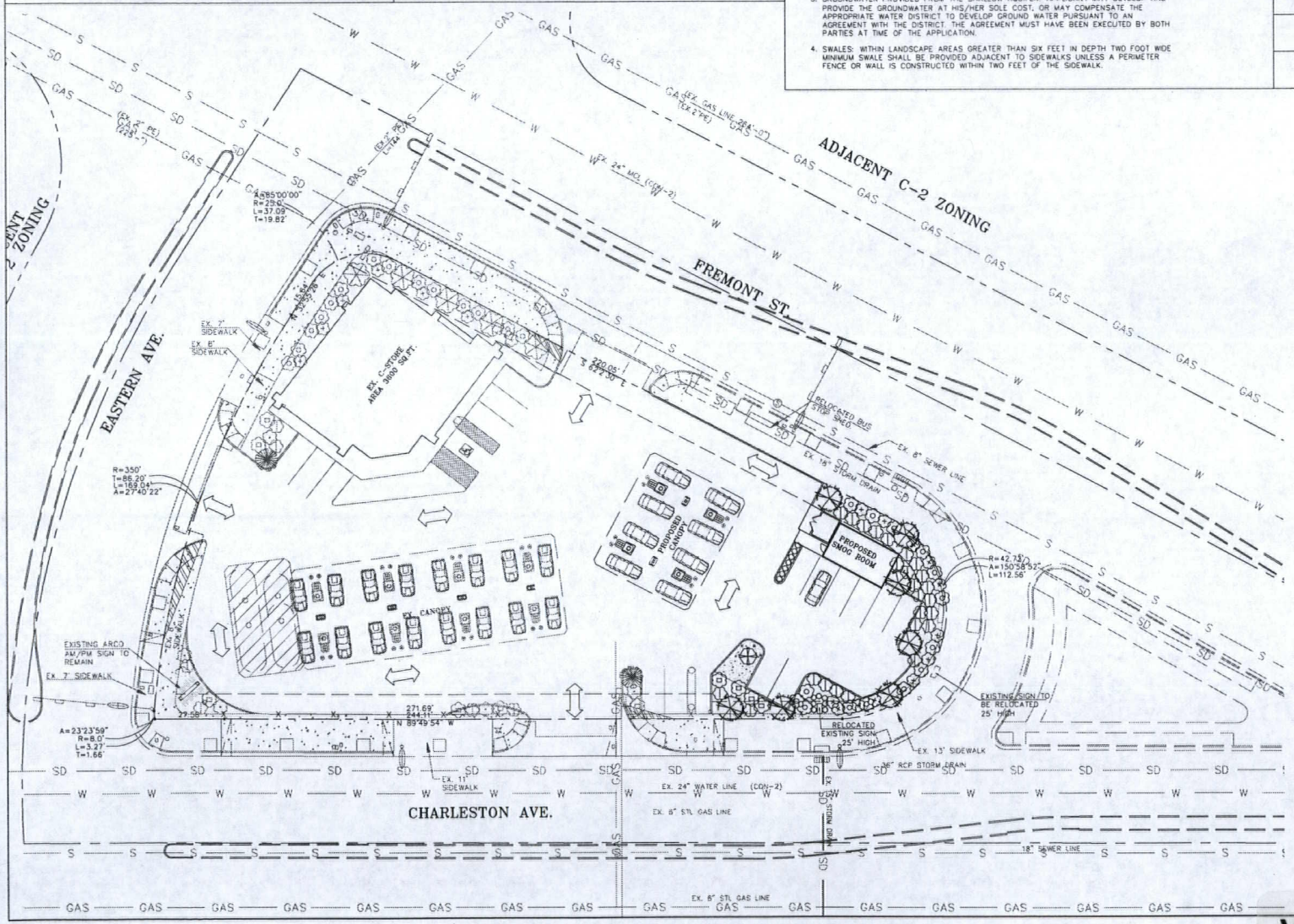
IRRIGATION:

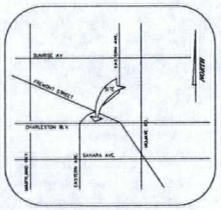
A WATER CONSERVING IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING. DRIP OR SIMILAR SYSTEMS WITH NO OVER SPRAY SHALL BE USED WHEN IRRIGATION NO-TURF VEGETATION. IRRIGATION SYSTEM SHALL BE MAINTAINED IN GOOD OPERATION CONDITION. THE USE OF IRRIGATION SYSTEMS WHICH UTILIZE RECLAIMED WASTEWATER IS PREFERRED, AND REQUIRED FOR GOLF COURSES AS SOON AS A SOURCE OF RECLAIMED WASTEWATER IS AVAILABLE. RESTRICTCTIONS FOR OVER SPRAY SHALL NOT APPLY WHEN WATER USED WILL BE PROVIDED BY ONE OR MORE OF THE FOLLOWING METHODS:

1. WATER IS PROVIDED FOR THE APPLICANT'S OWN WELLS OR APPURTENANT OR TRANSFERRED WATER RIGHT WHICH CAN BE LEGALLY USED TO IRRIGATE THE PROPERTY ON WHICH A GOLF COURSE IS DEVELOPED.
2. WATER IS PROVIDED BY THE WATER PURVEYOR; HOWEVER, THE APPLICANT MUST CONTRIBUTE TO AN EXTERIOR WATER EFFICIENCY RETROFIT PROGRAM APPROVED BY THE WATER PURVEYOR TO OFFSET THE IMPACTS ON WATER RESOURCES AND SYSTEM DELIVERY CAPACITY IN AN AMOUNT EQUIVALENT TO TWO TIMES THE AMOUNT OF WATER USED TO IRRIGATE TURF.
3. GROUNDWATER PROVIDED FROM THE SHALLOW AQUIFER. APPLICANT MAY DEVELOP AND PROVIDE THE GROUNDWATER AT HIS/HER SOLE COST, OR MAY COMPENSATE THE APPROPRIATE WATER DISTRICT TO DEVELOP GROUND WATER PURSUANT TO AN AGREEMENT WITH THE DISTRICT. THE AGREEMENT MUST HAVE BEEN EXECUTED BY BOTH PARTIES AT TIME OF THE APPLICATION.
4. SWALES: WITHIN LANDSCAPE AREAS GREATER THAN SIX FEET IN DEPTH TWO FOOT WIDE MINIMUM SWALE SHALL BE PROVIDED ADJACENT TO SIDEWALKS UNLESS A PERIMETER FENCE OR WALL IS CONSTRUCTED WITHIN TWO FEET OF THE SIDEWALK.

PLANT LEGEND

PROPOSED PLANT	SIZE & QUANTITY	SCIENTIFIQUE NAME	COMMON NAME
	24" BOX 7 NO.	PINUS (LARGE TREE)	STONE PINE
	5 GAL. 11 NO.	RHAPHOLEPIS	INDIAN HAWTHORNE
	5 GAL. 14 NO.	EURYOPS	GREEN BUSH DAISY
	1 GAL. 27 NO.	BUXUS	JAPANESE BOXWOOD
	1 GAL. 4 NO.	ATRIPLEX	QUAIL BUSH
	1 GAL. 14 NO.	ARTEMISIA	WORMWOOD





VICINITY MAP:

NOTE: -
ANY PORTION OF A LANDSCAPE AREA NOT PLANTED SHALL BE COVERED WITH DECORATIVE ROCK, BARK, MULCH OR OTHER MATERIAL SUITABLE FOR REDUCING DUST AND EVAPORATION, AND IMPROVING THE AESTHETIC APPEARANCE OF THE AREA.

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 ft.

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NO.	REVISION ISSUE	DATED
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ACE Consulting
4083 Dean Martin Drive, Suite 8
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5113, Fax: (702) 396-5114
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: LANDSCAPE PLAN

PROJECT: FREMONT / CHARLESTON RETAIL
CHARLESTON BLVD. & FREMONT ST.
CITY OF LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER-STATE OF NEVADA
JASPAL S. SIDHU
No. 13796

DATE: 06/21/2011
JOB : 10-09
DWG. BY: HS
CHK. BY: MG

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SHEET 1 OF 1

VAR-41385 VAR-41386
SUP-41384 SDR-41235
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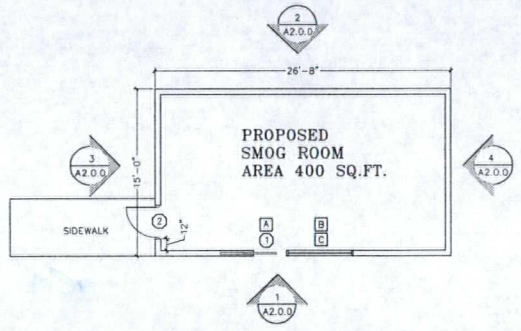
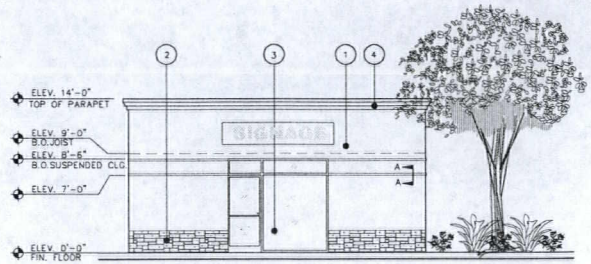
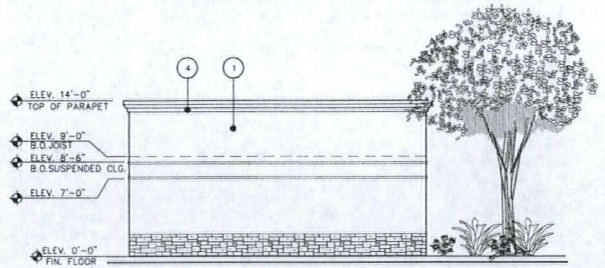


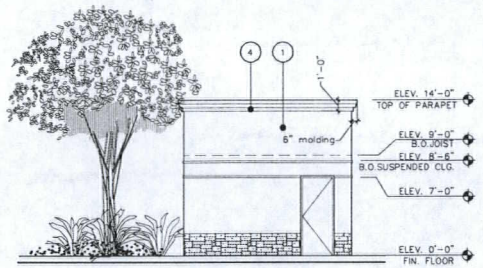
FLOOR PLAN
SCALE: 3/16" = 1'-0"



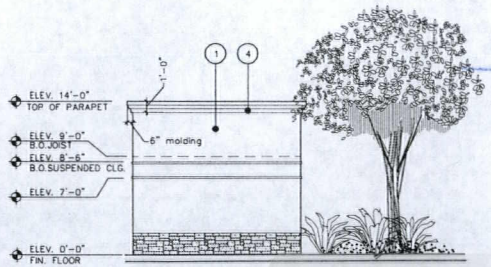
① FRONT ELEVATION
SCALE: 3/16" = 1'-0"



② REAR ELEVATION
SCALE: 3/16" = 1'-0"



③ LEFT ELEVATION
SCALE: 3/16" = 1'-0"



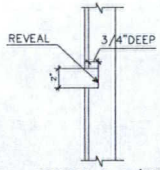
④ RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

DOOR SCHEDULE

ⓓ	WIDTH	HEIGHT	MAT.	FRAME TYPE	U VALUE WINTER NIGHT	U VALUE SUMER DAY	HARD. GROUP	REMARKS
1	3'-0"	7'-0"	H.C.	WOOD	--	--	PER OWNER	SLIDING DOOR (PROVIDE SAFETY GLAZING)
2	3'-0"	7'-0"	H.C.	WOOD	--	--	PER OWNER	SWING DOOR

WINDOW SCHEDULE

ⓦ	WIDTH	HEIGHT	U VALUE WINTER NIGHT	U VALUE SUMER DAY	SHGC	GLZ'G	FRAME TYPE	COLOR	REMARKS
A	3'-0"	1'-6"	0.47	0.50	0.70	1/4" DUAL	PER OWNER	PER OWNER	
B	6'-0"	1'-6"	0.47	0.50	0.70	1/4" DUAL	PER OWNER	PER OWNER	PROVIDE SAFETY GLAZING
C	6'-0"	7'-0"	0.47	0.50	0.70	1/4" DUAL	PER OWNER	PER OWNER	PROVIDE SAFETY GLAZING



SECTION : A-A (TYP)
NTS

NOTE: EXTERIOR BUILDING COLOR SHOULD MATCH WITH EXISTING C-STORE EXTERIOR COLORS.

GENERAL NOTES

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. APPLY ONE COAT OF WATERPROOFING TO ALL HORIZ. STUCCO SURFACES.
3. SEE SPECIFICATIONS FOR NAILING AND REQUIREMENTS FOR EXTERIOR GRADE PLYWOOD.
4. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB (EXTERIOR & INTERIOR).
5. STUCCO FINISH TO BE "LIGHT LACE" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION. ALTERNATE - "MEDIUM DASHED", MACHINE APPLIED.
6. PROVIDE BUILDING ADDRESS # ON FRONT WALL (LEFT SIDE) OR AS DIRECTED BY LOCAL AUTHORITY AND AS SPECIFIED HEREIN.

STUCCO NOTES

1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
3. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
4. MESH WITH GRID EXCEEDING 2"x2" WILL BE REJECTED.
5. USE OF FASTENERS OTHER THAN GALVANIZED WILL NOT BE ACCEPTED.
6. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
7. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

ELEVATION KEY NOTES:

①	(3) COLOR COAT STUCCO (a) IS A 3-COAT, 7/8 INCH MINIMUM THICK (b) HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING; AND (c) HAS 26 ga GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCH ABOVE CONCRETE OR PAVING)
②	STONE VENEER
③	WINDOW STORE FRONT SYSTEM (OWNER TO SELECT FINISH.)
④	25 GA. G.I. MTL. CAP FLASHING, PAINTED TO MATCH STUCCO.

NOTES:

1. SUSPENDED GYPSUM PANEL CEILING TILE SHALL BE 2 -0" x 4'-0" VINYL ROK OR EQUAL.
2. WHITE PAINT SHALL BE: INTERIOR A198 FLORAL WHITE
3. DO NOT PAINT PREFINISHED MATERIALS.
4. CONCRETE FLOOR SURFACES NOT HAVING FLOOR COVERING SHALL BE HARDENED ACCORDING TO SPECIFICATION DIVISION 3. SECTION 3.04 PARAGRARH "F" ALTERNATE TREATMENT MAY INCLUDE A POLYMER FLOOR COATING. MASTER BUILDERS "EMBEGUARD" G.P. GREY WHEN REQUESTED BY FIELD ENGINEER.
5. GROUND AND FLOOR SURFACES SHALL BE SLIP RESISTANT, STABLE AND FIRM. MAXIMUM CHANGE IN LEVEL 1/2".
6. STAINLESS STEEL TYPE 304, 20GA. WALL COVERING AND ACCESSORIES AND MARLITE PANELS SHALL BE INSTALLED WHERE SHOWN ON PLAN AND INTERIOR ELEVATIONS.

WALL LEGEND

EXTERIOR WALLS-2x6 STUDS @ 16"O/C. W/GYP. BOARD ON INTERNAL SIDE TO GO 6" ABOVE FINISHED CEILING.

GENERAL NOTES:

1. ALL WALL DIMENSION ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALL FLOOR SINK AND FLOOR DRAIN DIMENSIONS ARE FROM EDGE OF FLOOR SLAB TO CENTERLINE OF OPENING.
3. SEE STRUCTURAL DRAWINGS FOR ALL HEADER AND BEAM REQUIREMENTS.
4. INSULATION SHALL BE INSTALLED PER LOCAL ENERGY CODE REQUIREMENTS, SEE SECTIONS
5. REFER TO SITE PLAN FOR SPECIFIC SIDEWALK AND PARKING CONFIGURATION. SITE PLAN CONFIGURATION TAKES PRECEDENCE OVER THIS DRAWING.
6. MAXIMUM DOOR OPENING EFFORTS: 8.5 LBS. AT EXTERIOR, 5 LBS. AT INTERIOR, AND 15 LBS. AT FIRE DOORS. ANSI 4.13.11
7. ALL DOORS ARE EQUIPPED WITH SINGLE-EFFORT, NON GRASP HARDWARE (I.e.,LEVER) ANSI 4.13.9.
8. SWITCHES/CONTROLS/THERMOSTATS, ETC., ARE INSTALLED MAXIMUM 48" ABOVE THE FLOOR. NEC 380 AND ANSI 1105.4.5
9. MAXIMUM DISTANCE FROM TOP OF THRESHOLD TO LANDING IS 1/2".
10. TOPS OF ACCESSIBLE PORTIONS OF WORK SURFACE SHALL BE FROM 28" TO 34" FROM THE FLOOR. ANSI 4.31.4.
11. ACCESSIBLE CHECKOUT COUNTER SURFACES 36" MAX. ABOVE THE FINISH FLOOR. THE TOP OF THE ACCESSIBLE COUNTER EDGE PROJECT SHALL BE 40" ABOVE THE FINISH FLOOR PER ANSI 43311.5.

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ACE Consulting
6383 Dean Martin Drive, Suite 8
LAS VEGAS, NEVADA 89118
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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: FLOOR PLAN AND ELEVATIONS
PROJECT: FREMONT / CHARLESTON RETAIL
CHARLESTON BLVD. & FREMONT ST.
CITY OF LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER-STATE OF NEVADA
JASPAL S. SIDHU
No.13795

DATE: 06/21/2011
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DWG. BY: HS
CHK. BY: MG

A2.0.0
SHEET 2 OF 2

VAR-41385 VAR-41386
SUP-41384 SDR-41235
REVISED

VAR-41385, VAR-41386, SUP-41384 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

03/31/11

VAR-41385, VAR-41386, SUP-41384 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

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03/31/11

VAR-41385, VAR-41386, SUP-41384 & SDR-41235 - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.
2320 FREMONT STREET

03/31/11

ACE Engineering
Civil Engineering • Structural Engineering • Land Planning

April 12, 2011

City of Las Vegas
Building & Safety
333 N. Rancho Drive
Las Vegas, NV 89106

Attention: Steve Gebeke, Planning Supervisor

RE: APN: 139-35-805-001 Justification Letter for SDR #41235, SUP #41236 and Additional SUP and 2 Variance Requests

Dear Steve,

We are submitting this request for an additional 4 fueling pumps at the Arco AM/PM gas station located at 2320 E. Fremont Street in Las Vegas. Additionally, the owners are wishing to construct a 1-story, 2400 square foot office building on this same property of which 1500 sq. ft. will be occupied by a financial institution. A 200 sq. ft auto smog check facility is also being requested. In order to facilitate the addition of these pumps, the financial institution, and the auto smog check facility, the existing car wash structure will be demolished. The car wash structure is old and does not match the newer development in the surrounding area. With the removal of the car wash structure, these new improvements will actually have a positive impact on existing site congestion. The removal of the car wash structure and addition of the canopy with 4 fueling pumps will create a smoother flow of traffic on the site. The owners are also trying to enhance the appearance and value of their property with these improvements.

These site enhancements will require 2 Special Use Permits:

- SUP 41236 for the proposed financial institution. The building or portion thereof that is dedicated to the use shall have a minimum of 1500 square feet. The remaining 900 sq. ft. of this building will be utilized by the owners as a private office for the convenience store operation. The hours of operation for the financial institution will be from 8:00 a.m. to 11:00 p.m., seven days per week. There is a 1000 foot distance requirement from any existing financial institution. The distance from the proposed financial institution is 190 feet. A waiver is being requested for this 810 ft. difference. The financial institutions are separated by a major street. There is a required 200 foot distance from any residentially zoned property. This site is 130 feet from a residential property; however no home currently exists on this property. A waiver is being requested for the 70 foot shortage. The site is surrounded by 3 major streets (Charleston Blvd., Fremont Street and Eastern Avenue) which buffer this site from the residential parcel.

VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

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5195 S. Durango Drive • Las Vegas, NV 89113 • Phone: (702) 396-5113 • Fax: (702) 396-7912
www.aceengineering.us

- SUP for Auto Smog Check. The owner is requesting an SUP for an Auto Smog Station that has 200 sq. ft. of covered facility with no stacking lane where code conditionally allows a stacking lane that will accommodate at least 3 cars without using any required site parking spaces for this use. All amenities will be available at the C-Store at all times while the auto smog check is in operation.

These site enhancements will also require 2 Variance requests:

- A variance to allow a rear yard setback of 7 feet where 20 feet is required in the C-2 zoning district. The uniqueness of this triangular site makes it difficult to meet the conditional setbacks. This reduction in setback allows for a smoother flow of traffic on the site, particularly at the Fremont entrance to the proposed fuel pumps. Additionally, the area directly behind the rear yard setback for the proposed financial institution is a public-right-of-way which goes between Fremont Street and E. Charleston Blvd. This right-of-way is typically used by customers of the C-store to go around the block from Fremont to E. Charleston. There is not a heavy traffic flow through this right-of-way except for customers to this site.

- A variance to allow 16 parking spaces where 25 are required. Once again, due to the odd, triangular shape of this site the parking layout does not always work for the best advantage. The owner has observed that the peak time for customer flow into the C-store is between 5 a.m. to 7 a.m. and again from 4:30 p.m. to 6:00 p.m. The auto smog check facility and the proposed financial institution are not open for business during the 5 a.m. to 7 a.m. time frame. Additionally, the owner has run a pump usage report for the month of March which shows that in a 14 hour time period from 5 a.m. to 7 p.m. the total pumping time for 1 pump was 40 minutes in the 14 hour period. I have attached this report for reference. It has also been the owner's experience that during peak hours cars remain parked for 3 to 4 minutes on the average. Additionally, cars entering the site have 24 fueling pump positions to pull into and customers can stay parked at the fueling pump while conducting their business on the site.

These site enhancements will require the following waiver and exception to the SDR #41235:

- A waiver from the perimeter landscape buffer width requirements is required along the east property line to allow 0' where 15' is required. The odd shape of this lot does not allow for this landscape buffer to exist on this site.

- An exception to the required design standard per Title 19.18.050 (E) (4) where trash container shall be located away from the street front and screened from view of the right-of-way. The odd shape of this lot and the addition of the auto smog check facility does not allow for this requirement to be met and the trash enclosure is located in view of the right-of-way.

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SUP-41384 SUP-41236
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This development will act to benefit the public welfare, as the proposed product will upgrade aesthetics on Eastern Avenue, Fremont Street and Charleston Avenue as well meeting City of Las Vegas development standards.

Sincerely,

Ace Engineering

Jaspal S. Sidhu, P.E.

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VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

APR-04-2011 14:13 From:1ADG TO:7029326701
APR-4-2011 13:28 FROM:
SDR-41235 SUP-41236 SUP-41384 VAR-41385 VAR-41386

4/4/2011 12:40:11 ARCO am/pm 82263

Pump Sales Report

From: 3/1/2011 to: 3/31/2011

UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
1	843.37	851.22	754.59	769.63	878.91	1,086.13	636.93	801.36	0.00	953.31	852.91	787.94	773.33	2,256.98	12,244.59
2	812.84	799.04	732.98	694.51	776.53	847.84	669.38	764.57	0.00	816.76	1,079.06	623.21	767.98	2,033.02	10,411.70
3	870.27	871.40	628.71	497.14	807.12	915.48	662.92	611.08	543.21	882.55	699.93	628.95	721.78	2,184.95	11,505.47
4	670.47	782.88	639.45	729.42	873.35	991.86	680.05	751.92	935.58	864.28	725.22	753.87	819.00	2,427.29	12,644.64
5	774.70	787.03	778.77	643.86	741.15	892.03	589.98	528.23	768.88	1,018.83	579.62	528.58	755.84	2,604.30	11,369.66
6	714.92	669.57	576.93	426.79	612.09	860.24	529.74	571.99	691.81	1,025.02	644.30	591.84	597.26	1,760.11	10,072.61
7	741.55	862.99	736.04	809.11	813.32	892.14	805.24	439.85	997.00	924.93	657.75	678.57	885.66	2,359.95	12,324.10
8	780.50	866.35	705.96	647.96	708.71	942.24	623.64	456.02	744.22	870.71	565.67	543.65	666.59	2,089.13	11,010.35
9	624.69	754.02	678.98	682.49	731.88	828.37	641.28	624.61	755.47	885.26	570.48	583.45	598.59	1,877.70	10,667.27
10	699.20	724.95	666.59	632.87	879.01	901.66	627.48	594.50	756.87	759.39	572.84	649.34	689.14	2,002.54	11,055.88
11	846.28	900.36	813.81	770.51	680.40	949.96	758.62	737.39	773.72	818.16	671.05	706.25	738.82	2,399.01	12,564.34
12	742.92	742.84	577.02	552.10	868.19	860.14	623.42	647.94	707.36	853.96	519.26	545.45	714.06	2,078.37	11,032.42
13	639.45	723.58	664.39	483.76	640.89	711.27	614.50	520.02	654.27	769.45	455.78	550.37	610.79	1,830.31	9,866.63
14	815.61	778.37	577.07	624.80	747.96	842.74	670.37	538.88	680.75	787.41	638.00	637.12	556.38	2,096.72	10,892.18
15	727.03	796.07	600.00	626.95	799.94	819.48	554.73	524.63	658.09	763.77	556.87	636.96	718.06	1,933.56	10,717.04
16	822.32	812.73	713.03	511.56	637.78	836.33	583.63	480.81	862.60	777.21	649.35	589.65	600.03	1,688.16	10,744.97
17	771.90	795.31	576.06	549.90	759.70	818.42	481.31	606.94	801.45	785.28	638.17	559.65	590.31	1,919.68	10,854.08
18	761.85	745.22	650.05	647.51	828.87	959.36	700.42	612.53	787.49	851.90	626.98	605.42	660.62	2,256.93	11,698.15
19	669.77	697.28	598.26	563.32	687.75	830.12	562.51	499.37	743.00	893.54	395.51	543.65	594.69	1,849.47	10,128.24
20	620.80	740.40	471.67	526.93	822.72	744.93	551.42	535.80	686.92	808.67	511.12	589.89	475.95	1,967.43	10,054.76
21	763.84	875.77	657.08	480.97	705.74	807.32	611.15	453.76	738.32	870.77	628.66	584.38	664.07	2,066.13	10,908.84
22	749.29	741.13	688.26	631.78	743.22	870.58	649.57	610.30	679.29	926.96	562.60	609.37	635.45	2,003.98	11,001.98
23	675.52	697.78	663.83	611.22	748.14	913.97	578.88	543.20	794.80	789.88	526.08	705.27	552.76	2,040.37	10,841.68
24	783.67	827.04	699.51	708.10	805.70	926.71	636.61	612.77	877.77	978.13	568.23	730.23	692.05	2,209.2	12,085.75

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UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
25	[illegible]	1,035.84	[illegible]	797.85	[illegible]	701.89	379.17	782.40	782.55	999.96	740.28	785.32	857.92	2,578.67	13,317.31
26	708.77	880.97	652.94	669.39	835.11	865.57	704.47	646.16	833.62	795.94	733.03	717.95	602.42	2,241.60	11,887.94
27	709.74	749.93	691.[illegible]	619.77	706.77	843.55	683.27	647.71	722.71	744.24	548.90	543.10	755.38	1,980.73	10,939.06
28	817.47	748.00	793.[illegible]	633.54	792.29	925.38	691.16	625.63	707.06	804.36	659.77	621.02	636.98	2,449.84	11,905.65
29	809.20	712.09	610.36	579.55	715.94	915.71	631.25	538.29	743.93	939.09	507.01	507.98	704.61	2,228.68	11,143.70
30	835.64	852.96	640.63	555.27	806.18	815.89	669.26	563.76	666.02	755.52	559.87	605.88	644.93	2,135.57	11,107.38
31	702.29	924.28	650.91	574.69	938.00	891.81	579.16	587.44	802.16	866.46	673.27	666.90	721.05	2,341.76	11,948.09

UL PREMIUM

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
1	52.63	50.86	55.41	24.43	51.58	40.28	28.54	22.35	0.00	58.64	67.40	38.51	41.79	89.42	624.84
2	38.29	41.76	28.71	46.25	45.64	57.20	29.75	46.30	0.00	64.32	46.77	38.56	49.70	150.38	681.63
3	33.81	33.86	53.14	29.96	78.60	37.00	59.18	39.67	28.16	68.78	63.24	49.73	74.02	92.04	741.19
4	39.12	56.86	53.42	41.95	60.38	86.35	28.81	36.22	88.65	86.78	33.86	33.66	47.88	99.64	793.58
5	60.94	63.16	29.13	60.27	64.70	50.51	53.70	24.77	43.73	60.78	62.59	52.48	63.05	152.40	842.21
6	43.77	46.37	22.50	29.20	53.99	36.49	36.33	18.99	44.59	90.18	34.49	16.28	32.77	116.38	622.33
7	54.41	71.38	14.71	11.56	57.48	64.78	32.24	31.72	43.09	16.58	41.94	57.83	53.03	89.43	640.18
8	46.38	85.52	28.07	29.68	41.52	45.82	16.25	25.82	35.65	52.78	51.68	29.82	40.22	111.67	640.68
9	25.77	51.57	38.07	11.49	63.55	41.81	53.71	56.74	51.01	47.31	24.04	41.26	29.89	131.27	665.49
10	66.54	16.22	49.05	13.00	46.56	45.41	64.11	47.25	69.36	44.89	30.12	[illegible]4.74	44.17	121.18	693.10
11	58.46	61.77	44.91	21.26	38.17	72.02	54.86	6.46	57.99	92.62	45.86	47.40	35.27	122.38	769.43
12	60.26	59.79	56.20	35.83	53.70	61.74	25.55	41.42	54.47	59.08	56.05	48.46	53.51	138.61	800.67
13	33.58	45.32	42.38	26.51	21.32	40.04	61.05	32.47	58.78	52.13	31.46	38.96	55.23	118.90	658.13
14	84.49	30.36	34.99	32.34	33.09	83.21	26.70	39.65	31.99	28.61	61.47	24.41	42.39	112.10	665.80
15	54.83	66.44	33.07	17.83	34.96	41.95	43.83	38.72	45.78	31.42	41.32	26.16	39.45	108.32	632.08
16	44.90	40.10	13.27	34.43	31.11	62.22	29.32	16.81	51.17	40.76	26.22	23.26	26.68	99.77	548.02
17	40.60	57.92	37.24	28.50	87.43	78.39	37.78	32.85	39.05	55.69	38.13	19.98	45.04	132.73	711.35
18	67.72	40.88	31.73	48.14	5.20	69.25	65.46	40.34	70.93	62.26	15.4[illegible]	48.69	67.37	189.93	843.37

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UL PREMIUM

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
19	34.23	35.80	50.82	35.08	90.58	28.99	27.76	33.42	48.69	51.08	29.14	69.78	71.77	107.09	710.75
20	43.45	48.84	41.55	42.90	39.96	30.32	41.01	30.49	58.22	55.53	23.53	30.52	39.32	133.31	558.07
2	54.63	38.14	46.63	24.74	75.16	54.65	42.68	26.04	49.18	39.30	47.21	26.39	5 39	116.13	695.25
2	29.18	49.93	43.58	14.84	32.16	61.44	31.25	37.28	62.93	62.31	71.24	31.78	1 41	153.04	694.14
23	52.07	18.35	41.05	21.61	59.00	56.13	35.80	21.07	51.52	63.79	37.92	19.30	2 72	126.93	630.26
24	48.60	45.30	27.73	45.13	33.50	45.54	18.23	38.32	40.23	50.83	47.79	30.25	51.86	144.44	887.95
25	70.33	63.48	54.76	58.27	52.11	56.81	32.08	34.57	66.36	39.22	48.92	38.18	90.38	140.55	865.04
26	50.16	70.96	62.21	17.41	67.59	53.74	49.08	53.78	89.68	75.88	25.13	34.34	47.44	110.57	787.89
27	38.61	62.60	28.87	30.52	45.30	70.97	21.38	46.20	53.40	46.11	18.13	48.91	25.55	87.87	620.92
28	9.65	42.27	50.55	15.26	38.16	49.96	34.69	21.58	34.11	50.90	45.64	36.73	28.57	109.14	568.16
29	53.82	26.15	23.65	54.99	45.24	23.19	21.45	24.73	56.18	35.06	25.97	13.38	50.71	108.66	563.18
30	60.60	35.31	28.63	24.07	44.56	66.62	36.40	39.45	45.31	26.99	29.64	27.85	49.54	109.80	625.38
31	36.14	56.96	32.89	25.20	28.95	30.38	34.30	28.70	38.81	43.81	35.48	31.27	49.10	107.31	680.30

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

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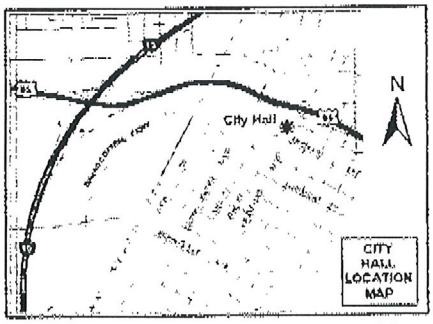

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41385 & VAR-41386
Planning Commission Meeting of 5/10/2011

Case: VAR-41385
13935805001
UNITED BROTHERS ENTERPRISES INC
%B BHATTI
4380 N LAMB BLVD
LAS VEGAS NV 89115-1841

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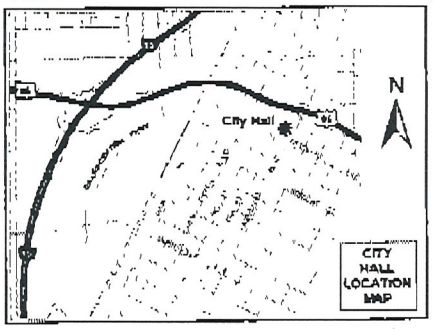

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VAR-41385 & VAR-41386

Planning Commission Meeting of 5/10/2011

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Case: VAR-41385

13935804002
BARTSAS MARY 14 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

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City of Las Vegas
Department of Planning
Development Services Center
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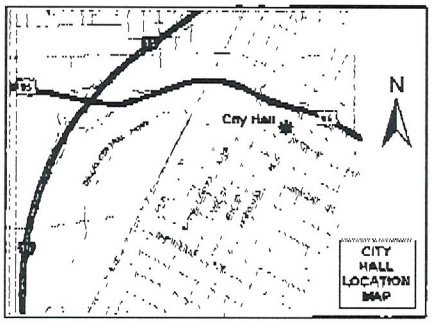

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Planning Commission Meeting of 5/10/2011

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Case: VAR-41385
13935803015
BARTSAS MARY 22 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

28 APR 2011 89106

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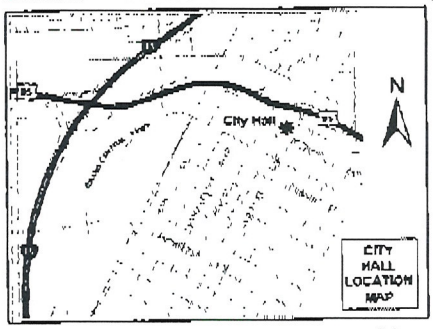

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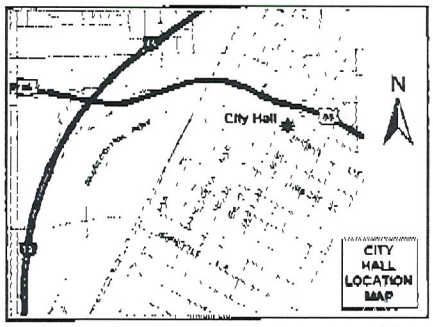

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Planning Commission Meeting of 5/10/2011

Case VAR-41385
13935804009
BARTSAS MARY 2 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

26 BRDFN11 89106

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:
ABEYANCE - VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A SEVEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

Set back Variance.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41386** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, Inc.

Name of Applicant: United Brothers Enterprises, Inc - Bill Bhatti

Name of Representative: Ace Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bhupinder Bhatti.

Print Name: BHUPINDER BHATTI

Subscribed and sworn before me

This 31st day of March, 20 11

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

Revised 11-14-06

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

RECEIVED
APR 05 2011

Variance for Setback

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for Rear Set Back

Project Address (Location) 2320 Fremont st, Las Vegas, NV 89101

Project Name Fremont/Charleston Retail **Proposed Use** Financial institution and fuel pumps & smog check station

Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3

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

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

Gross Acres .92 **Lots/Units** — **Density** —

Additional Information Variance to allow 10' Rear yard setback where 20' Required

PROPERTY OWNER United Brothers Enterprises, Inc **Contact** Bill Bhatti

Address 2320 Fremont st **Phone:** 702 591-4482 **Fax:** 702 982-6701

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

E-mail Address Billbhatti at gmail.com

APPLICANT United Brothers Enterprises, Inc **Contact** Bill Bhatti

Address 2320 Fremont st **Phone:** 702 591-4482 **Fax:** 702 982-6701

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

E-mail Address billbhatti at gmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

Address 6283 Dean Martin DR, Ste B **Phone:** 702 396-5113 **Fax:** 702 396-5114

City Las Vegas **State** NV **Zip** 89118

E-mail Address Patrice at aceengineering.us

Property Owner Signature* Bhupinder Bhatti

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

Print Name Bhupinder Bhatti

Subscribed and sworn before me

This 31st day of March, 20 11.

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

FOR DEPARTMENT USE ONLY

Case #	VAR-41386
Meeting Date:	5-10-11 PC
Total Fee:	$830
Date Received:*	4-5-11
Received By:	

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

F:\depot\Application Packet\Application form.pdf

RECEIVED
APR 05 2011

Revised 10/27/08

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:
ABEYANCE - SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385 AND VAR-41386 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK USE at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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

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

SUB

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41384** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, INC

Name of Applicant: United Brothers Enterprises, INC - Bill Bhatti

Name of Representative: Ace Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Bhupinder Bhatti

Print Name: BHUPINDER BHATTI

Subscribed and sworn before me

This 31st day of March, 2011

Sunshine Muangsopa

Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-63788-1

RECEIVED
APR 05 2011

SUP

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit for Auto Smog Check
Project Address (Location) 2320 Fremont st, Las Vegas, NV 89101
Project Name Fremont/Charleston Retail **Proposed Use** 200 sq ft smog check
Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3
General Plan: existing C proposed N/C **Zoning:** existing C-2 proposed N/C
Commercial Square Footage 200 sq ft **Floor Area Ratio** —
Gross Acres .92 **Lots/Units** — **Density** —
Additional Information For Auto smog check not meeting minimum use Requirements of Title 19.04

PROPERTY OWNER United Brothers Enterprises, Inc **Contact** Bill Bhatti
Address 2320 Fremont Street **Phone:** 702-591-4482 **Fax:** 702-982-6701
City Las Vegas **State** NV **Zip** 89101
E-mail Address billbhatti@gmail.com

APPLICANT United Brothers Enterprises, Inc. **Contact** Bill Bhatti
Address 2320 Fremont Street **Phone:** (702) 591-4482 **Fax:** 702-982-6701
City Las Vegas **State** NV **Zip** 89101
E-mail Address billbhatti@gmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson
Address 6283 Dean Martin Dr ste B **Phone:** 702 396-5113 **Fax:** 702-396-5114
City Las Vegas **State** NV **Zip** 89118
E-mail Address Patrice@aceengineering.us

Property Owner Signature* Bhupinder Bhatti
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name BHUPINDER BHATTI

Subscribed and sworn before me
This 31st day of March, 2011.
Notary Public in and for said County and State

SUNSHINE MUANGSOPA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 7-13-2011
Certificate No: 03-83788-1

FOR DEPARTMENT USE ONLY

Case #	SUP - 41384
Meeting Date:	5-10-11 PC
Total Fee:	$ 1,030
Date Received:*	4/5/11
Received By:	

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

Revised 10/27/08

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

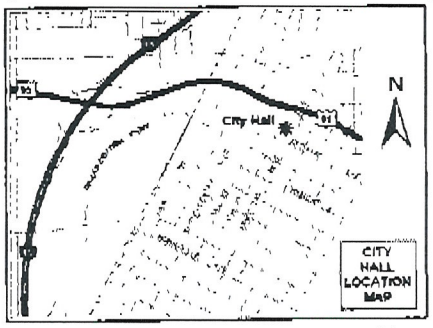
RECEIVED
APR 05 2011

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 APR 28 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 17 2011

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

Case: SUP-41384
13935804002
BARTSAS MARY 14 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-41384 & SUP-41236

Planning Commission Meeting of 5/10/2011

5 BRDFN11 89106

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 APR 28 2011
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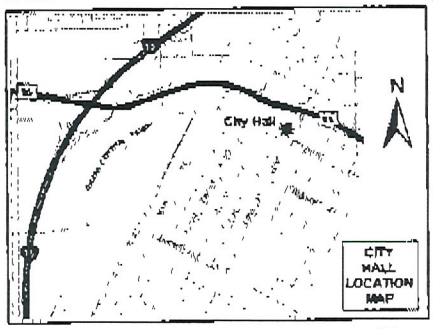
Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-41384 & SUP-41236

Planning Commission Meeting of 5/10/2011

RECEIVED
MAY 17 2011

Case: SUP-41384

13935803016
BARTSAS MARY 3 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

25 89106

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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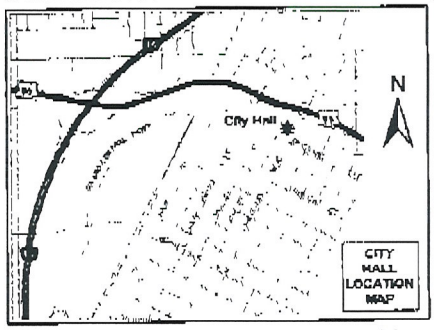
Return Service Requested
Official Notice of Public Hearing



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MAY 17 2011

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Case: SUP-41384
13935803015
BARTSAS MARY 22 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-41384 & SUP-41236
Planning Commission Meeting of 5/10/2011

26 BRDFN11 89106

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

PRESORTED FIRST CLASS

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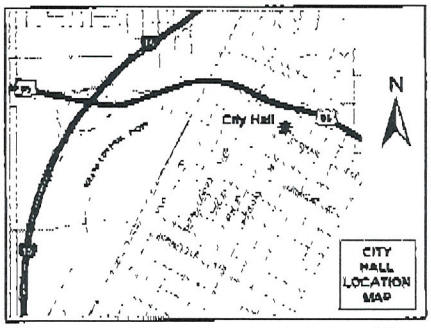

RECEIVED
MAY 17 2011

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-41384 & SUP-41236
Planning Commission Meeting of 5/10/2011

Case: SUP-41384
13935804009
BARTSAS MARY 2 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

5 BRDFN11 89106

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:
ABEYANCE - SDR-41235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41385, VAR-41386, AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Major Amendment of a previously approved Site Development Plan Review (SD-0039-02) FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND A 2,324 SQUARE-FOOT FUEL CANOPY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS AND A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.92 acres at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

SDR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41235** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises, Inc

Name of Applicant: United Brothers Enterprises, Inc - Bill Bhatti

Name of Representative: Ace Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bhupinder Bhatti

Print Name: BHUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 2011

Notary Public in and for said County and State

LAJOYA M. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-21-2012
Certificate No: 08-7388-1

RECEIVED
MAR 17 2011

SDR

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review Major Amendment

Project Address (Location) 2320 Fremont street, Las Vegas, NV 89115

Project Name Fremont/Charleston Retail **Proposed Use** 2000 sq ft financial institution Additional fuel pumps & canopy at existing 3,600 sq ft service station

Assessor's Parcel #(s) 139-35-805-001 **Ward #** 3

General Plan: existing C proposed No change **Zoning:** existing C-2 proposed No change

Commercial Square Footage 2000 sq ft **Floor Area Ratio** —

Gross Acres .92 **Lots/Units** — **Density** —

Additional Information _____

PROPERTY OWNER United Brothers Enterprises Inc **Contact** Bill Bhatti

Address 2320 Fremont st **Phone:** (702) 591-4482 **Fax:** (702) 651-0636

City Las Vegas **State** NV **Zip** 89115

E-mail Address billbhatti at gmail.com

APPLICANT United Brothers Enterprises, Inc. **Contact** Bill Bhatti

Address 2320 Fremont st **Phone:** (702) 591-4482 **Fax:** (702) 651-0636

City Las Vegas **State** NV **Zip** 89115

E-mail Address billbhatti at gmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

Address 6283 Dean Martin DR Ste. B **Phone:** (702) 396-5143 **Fax:** (702) 396-5114

City Las Vegas **State** NV **Zip** 89118

E-mail Address patrice at aceengineering.us

Property Owner Signature* _____

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

Print Name BHUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 20 11.

_____

Notary Public in and for said County and State

LAJOYA M. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-21-2012
Certificate No: 08-7388-1

FOR DEPARTMENT USE ONLY

Case #	SDR-41235
Meeting Date:	5-10-11
Total Fee:	$1,030.00
Date Received:*	3-17-11
Received By:	

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

MAR 17 2011

SDR 41235
United Brothers Enterprises, Inc.

2320 Fremont Street

Proposed 8 fueling position expansion of an existing service station.

Traffic produced by proposed development:

Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	16	168.56	2,697
AM Peak Hour			12.07	193
PM Peak Hour			13.86	222

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	8	168.56	1,348
AM Peak Hour			12.07	97
PM Peak Hour			13.86	111

(heaviest 60 minutes)

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.4	11.01	26
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	24	168.56	4,072
AM Peak Hour			12.07	293
PM Peak Hour			13.86	336

(heaviest 60 minutes)

Net Increase	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE STATIONS [VEH. FUEL POSTIONS]	8	168.56	1,375
AM Peak Hour			12.07	100
PM Peak Hour			13.86	114

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	34,213
PM Peak Hour *(heaviest 60 minutes)*	2,737

Eastern Avenue	
Average Daily Traffic (ADT)	33,050
PM Peak Hour *(heaviest 60 minutes)*	2,644

Fremont Street	
Average Daily Traffic (ADT)	11,963
PM Peak Hour *(heaviest 60 minutes)*	957

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Charleston Boulevard	51,800
Eastern Avenue	51,800
Fremont Street	34,500

This project will add approximately 1,375 trips per day on Charleston Blvd., Eastern Ave. and Fremont St. Charleston is currently at about 66 percent of capacity, Eastern is at about 64 percent of capacity and Fremont is at about 35 percent of capacity. After this expansion, Charleston is expected to be at about 69 percent of capacity, Eastern at about 66 percent of capacity and Fremont at about 39 percent of capacity.

Based on Peak Hour use, this development will add roughly 114 additional cars into the area, which works out to about two every minute.

Note that this report assumes all traffic from this development uses all named streets.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

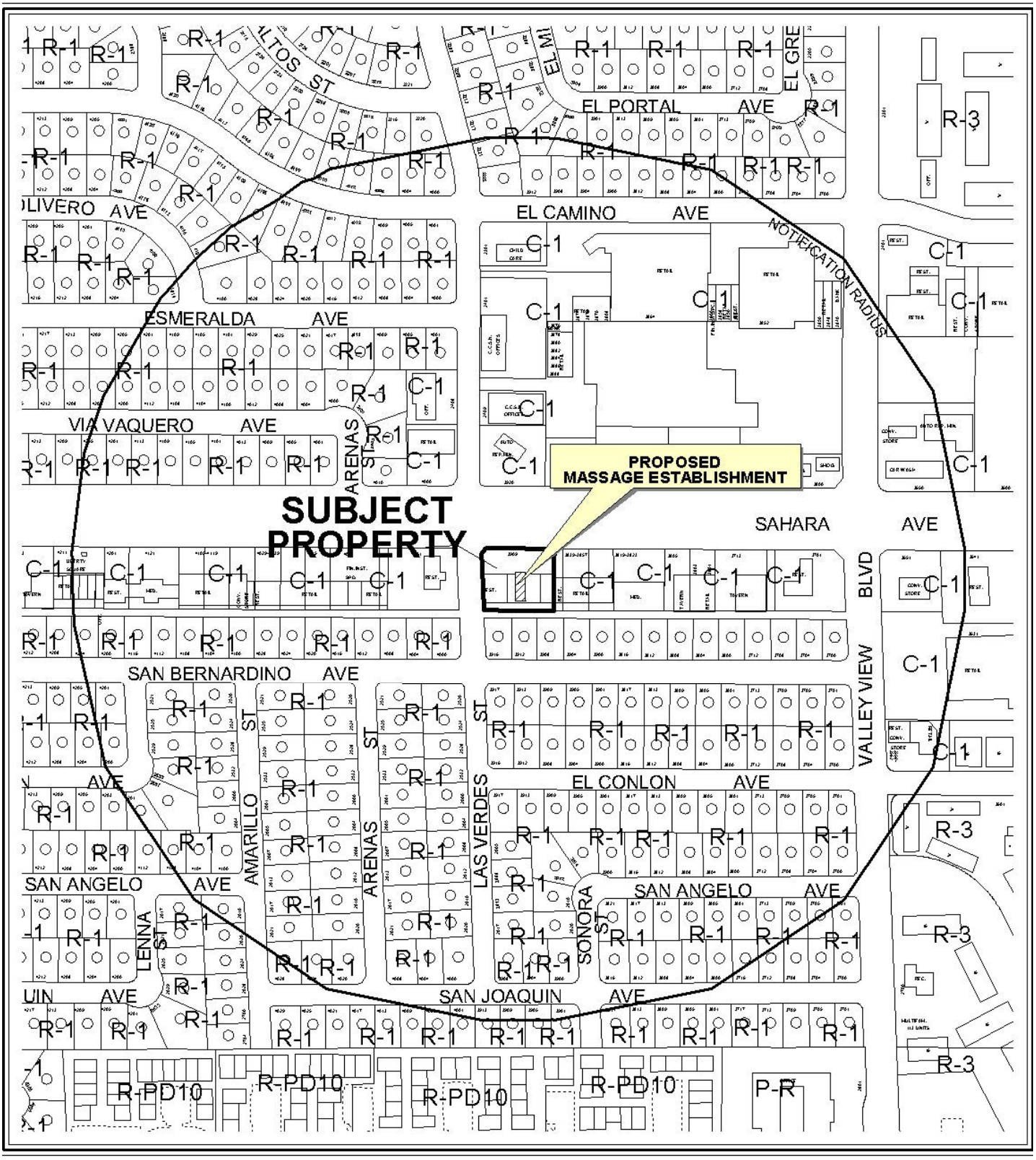
SUBJECT:
ABEYANCE - SUP-41542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEARL OF THE ORIENT MASSAGE - OWNER: SUNSHINE ONE, LLC - Request for a Special Use Permit FOR A 1,020 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED, A 20-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND 24-HOUR OPERATION WHERE HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M. ARE ALLOWED at 3909 West Sahara Avenue, Suite #6 (APN 162-07-512-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **SUP-41542**

RADIUS: 1000 FT

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

N

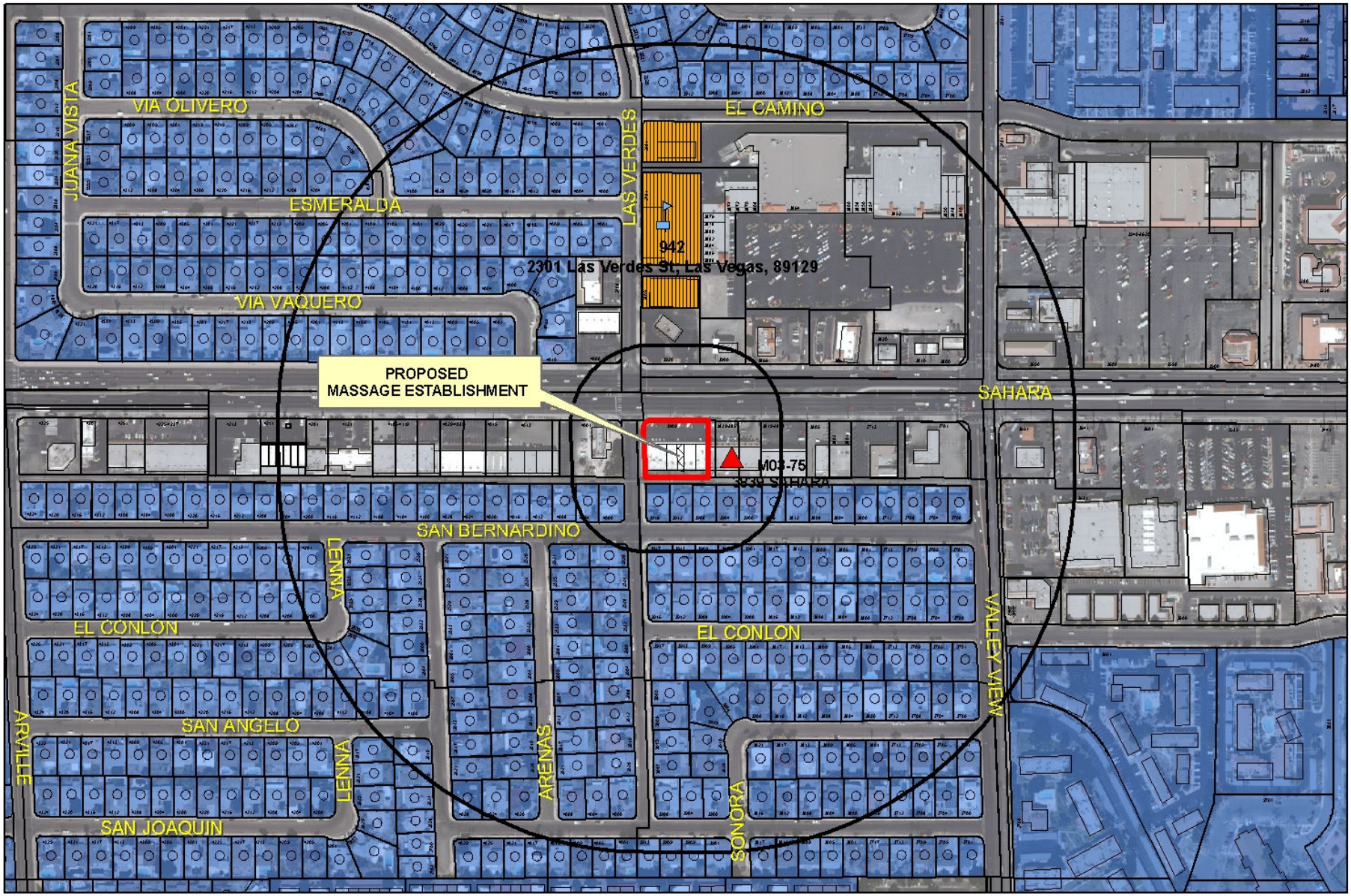
0 300 600 Feet

CASE: **SUP-41542**

RADIUS: 1000 FT

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

N



SUP-41542
Massage Establishment

Business Licenses
- Massage Establishment
- Child Care/ Children Facility

Protected Landuses
- RELIGIOUS
- CITY PARKS
- SCHOOLS

Subject Property
Residential Property
400' & 1000' Buffer

0 237.5 475 950 Feet

N

RECEIVED
MAY 25 2011

VAR-41903

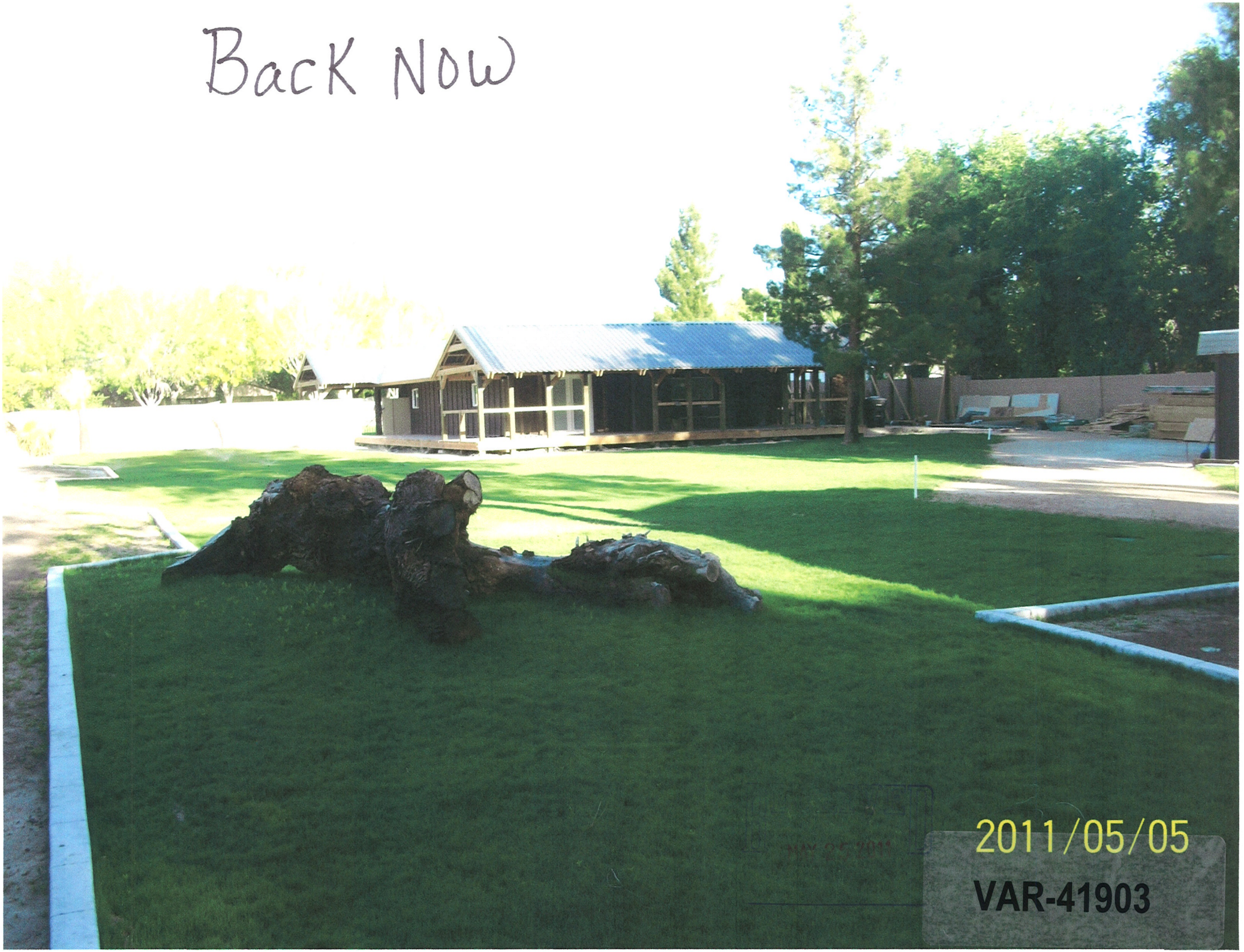
FRONT BEFORE

FRONT NOW

RECEIVED
MAY 25 2011
2011/05/05
VAR-41903

FRONT BEFORE VAR-41903

FRONT NOW
RECEIVED
MAY 25 2011
2011/05/24
VAR-41903


Back Now
2011/05/05
VAR-41903

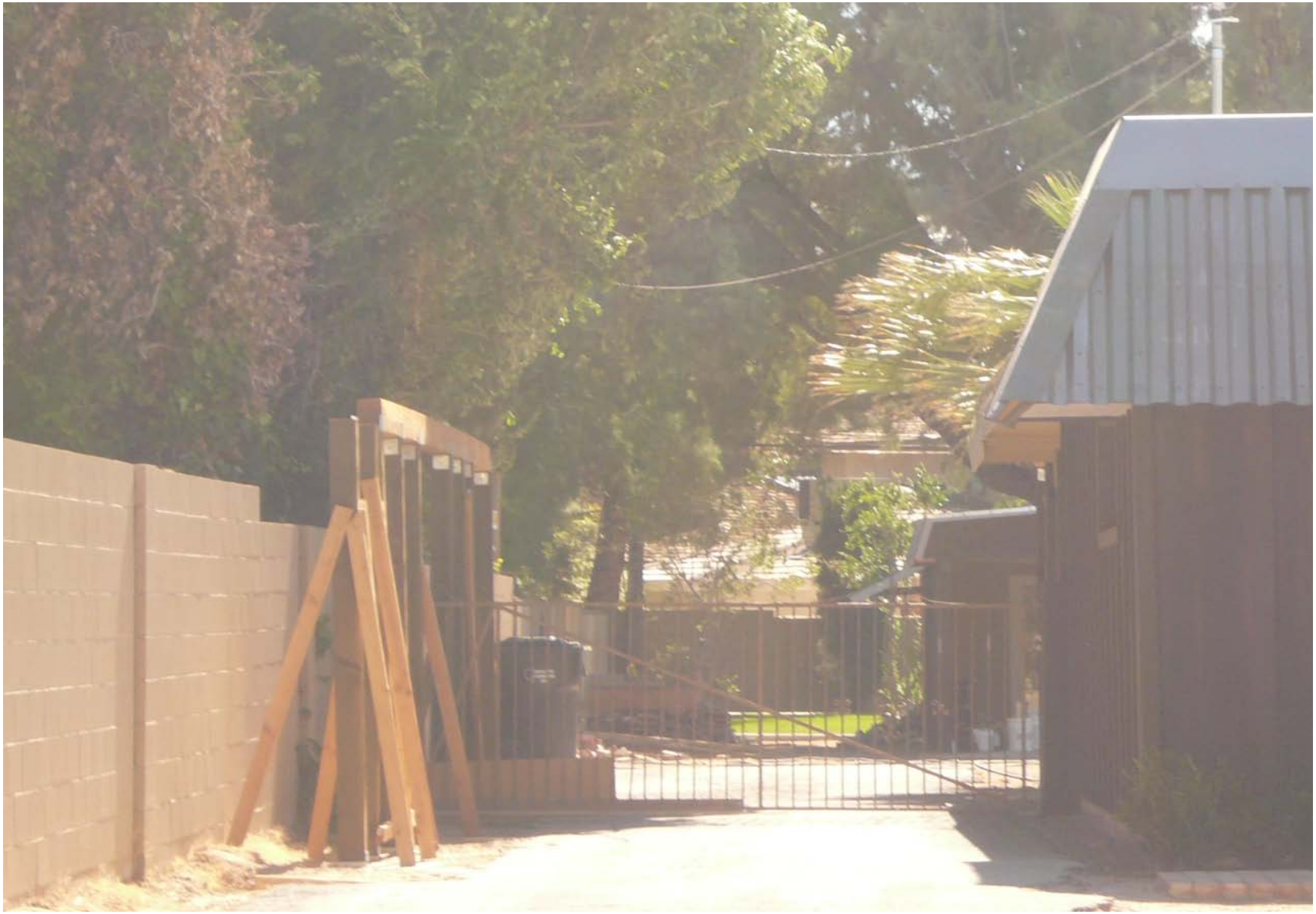
PROPOSED CARPORT AREA
Las Vegas
NEVADA
H6B6A6
"Desert BMW"
RECEIVED
MAY 25 2011
2011/05/05
VAR-41903

VAR-41903 - APPLICANT/OWNER: JJM PROPERTIES, LLC
815 SHETLAND ROAD

06/6/11

VAR-41903 - APPLICANT/OWNER: JJM PROPERTIES, LLC
815 SHETLAND ROAD

06/6/11



VAR-41903 - APPLICANT/OWNER: JJM PROPERTIES, LLC
815 SHETLAND ROAD

06/6/11

VAR-41903 - APPLICANT/OWNER: JJM PROPERTIES, LLC
815 SHETLAND ROAD

06/6/11

815 Shetland Road Justification Letter

To whom it may concern,

The justification for the proposed carport variance on the above mentioned property is to provide a covered parking space.

I purchased this ranch style property in a very run down condition and have since restored it (see attached before and after pictures). The existing house structure was built in the early 1950's and had no existing garage or any type of covered parking. The way the house was built along with the existing driveway and 2 main access doors logically put the place for a carport on the North side of the property. The proposed carport will provide protection for my vehicle and also improve the appearance of the property/neighborhood.

Thank you for your consideration in this matter.

Yours truly,

John J. Momot

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MAY 25 2011
VAR-41903

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

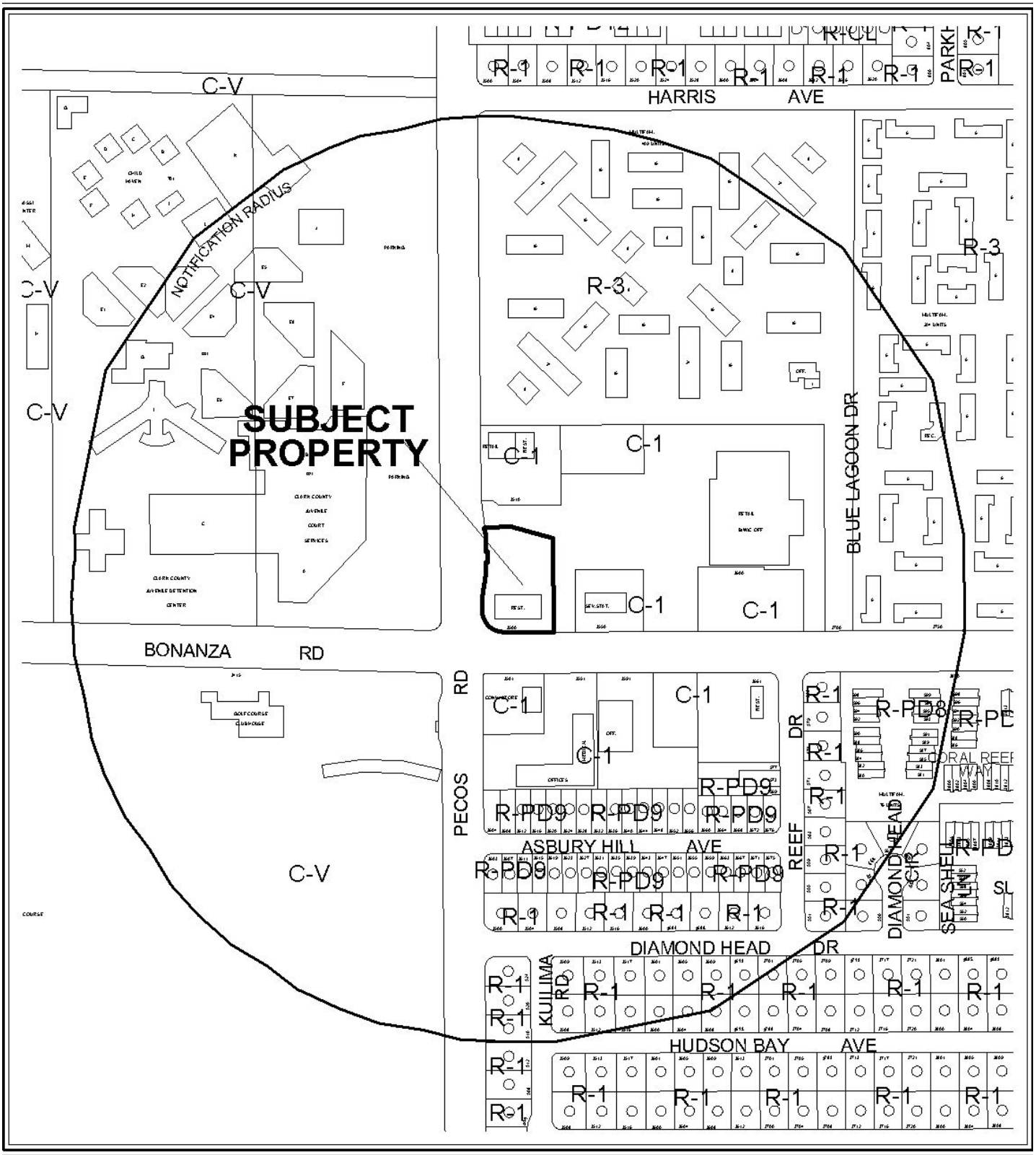
SUBJECT:
VAR-41930 - VARIANCE - PUBLIC HEARING - APPLICANT: MCDONALD"S CORPORATION - OWNER: GOLDEN ARCH LIMITED PARTNERSHIP - Request for a Variance TO ALLOW TWO EIGHT-FOOT TALL MENU BOARDS WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED, TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND EXTERNAL ILLUMINATION OF THE INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE INTERNAL ILLUMINATION ONLY IS ALLOWED on 0.95 acres at 3500 East Bonanza Road (APN 140-30-411-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **VAR-41930**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **VAR-41930**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41930** APN: 140-30-411-001

Name of Property Owner: McDONALD'S USA LLC

Name of Applicant: McDonalds Corporation

Name of Representative: SPECTRUM SURVEYING & ENGINEERING

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: KEVIN McAULEY

Subscribed and sworn before me

This 23rd day of May, 2011

_____

Notary Public in and for said County and State

SAMANTHA D. JOHNSTON
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 06-108944-1
MY APPT. EXPIRES SEPT. 18, 2014

RECEIVED
MAY 26 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance Request - Signage

Project Address (Location) 3500 Bonanza Rd

Project Name McDonald's at Pecos & Bonanza **Proposed Use** C-1

Assessor's Parcel #(s) 140-30-411-001 **Ward #** 3

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

Commercial Square Footage 4,562 **Floor Area Ratio** _____

Gross Acres 0.95 **Lots/Units** 1 **Density** -

Additional Information N/A

PROPERTY OWNER McDONALD'S USA, LLC **Contact** KEVIN McAULEY

Address ONE McDONALD'S PLAZA DEPT 091 **Phone:** (858) 342-3536 **Fax:** (858) 342-3536

City OAK BROOK **State** IL **Zip** 60523-1911

E-mail Address KEVIN.MCAULEY@US.MCD.COM

APPLICANT McDONALD'S CORPORATION **Contact** Dennis Watts

Address 5251 DTC Parkway Ste 300 **Phone:** 7024088504 **Fax:** 7022048504

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

E-mail Address dennis.watts@us.mcd.com

REPRESENTATIVE SPECTRUM SURVEYING & ENG. **Contact** SAMANTHA JOHNSTON

Address 8905 W. POST ROAD, SUITE 100 **Phone:** (702) 367-7705 **Fax:** (702) 367-8733

City LAS VEGAS **State** NV **Zip** 89148

E-mail Address SJOHNSTON@SPECTRUMSE.COM

Property Owner Signature* _____

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

Print Name Kevin T. McAuley

Subscribed and sworn before me

This 23rd day of May, 20 11.

Samantha D. Johnston

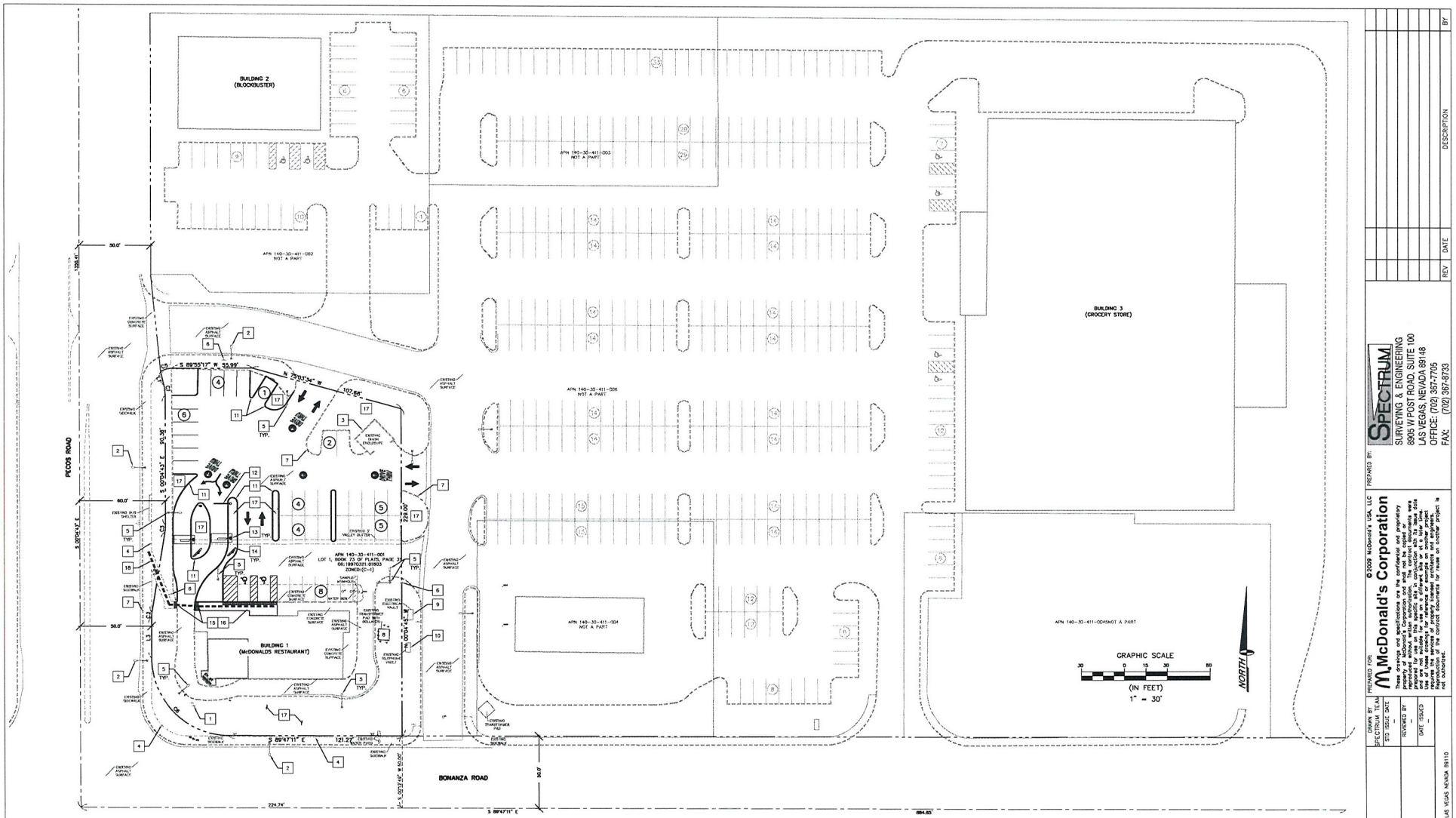
Notary Public in and for said County and State

SAMANTHA D. JOHNSTON
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 06-108944-1
MY APPT. EXPIRES SEPT. 18, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-41930
Meeting Date:	7-12-11
Total Fee:	830
Date Received:*	5-26-11
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.



SITE INFORMATION:

OWNER:	McDONALD'S CORPORATION
ADDRESS:	3500 EAST BONANZA ROAD LAS VEGAS, NEVADA 89110
JURISDICTION:	CITY OF LAS VEGAS
APN:	140-30-411-001
ZONING CLASSIFICATION:	LIMITED COMMERCIAL DISTRICT (C-1)
PLANNED LAND USE:	-
APPROX. ACREAGE:	0.95 ACRES

BUILDING SETBACKS:

THE BUILDING AND LANDSCAPING SETBACKS ARE REMAINING AS EXISTING WITH NO MODIFICATIONS BEING PROPOSED

McDONALDS RESTAURANT - PECOS AND BONANZA

REQUIRED PARKING

BUILDING 1 (MCDONALD'S RESTAURANT):	
1/250 X 4,652 =	18.608 SPACES REQUIRED
BUILDING 2 (BLOCKBUSTER):	
1/250 X 6,500 =	26.0 SPACES REQUIRED
BUILDING 3 (GROCERY STORE):	
1/250 X 53,200 =	212.8 SPACES REQUIRED
TOTAL PARKING REQUIRED:	257.408 SPACES PROVIDED

EXISTING PARKING

H.C. PARKING REQUIRED:	8 SPACES PROVIDED (3 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	456 SPACES PROVIDED
TOTAL PARKING:	464 SPACES PROVIDED
ADDITIONAL LOADING ZONE: (MCDONALD'S PROPERTY ONLY)	NOT PROVIDED

PROPOSED PARKING

H.C. PARKING REQUIRED:	8 SPACES PROVIDED (3 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	450 SPACES PROVIDED
TOTAL PARKING:	458 SPACES PROVIDED
ADDITIONAL LOADING ZONE: (MCDONALD'S PROPERTY ONLY)	1 (15' X 25') PROVIDED

PARKING SUFFICIENT 258 SPACES

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. EXISTING STREET LIGHT
3. EXISTING TRASH ENCLOSURE
4. EXISTING SIDEWALK
5. EXISTING AREA LIGHT AND FOUNDATION
6. EXISTING SIGN
7. EXISTING CURB TO REMAIN
8. EXISTING TRANSFORMER
9. EXISTING ELECTRICAL VAULT
10. EXISTING TELEPHONE VAULT
11. PROPOSED CURB
12. WELCOME POINT CANOPY
13. DRIVE-THRU TWIN POLE CANOPY
14. MODULAR OUTDOOR MENU BOARD
15. RECONSTRUCT EXISTING SIDEWALK AND CURB FOR ADA COMPLIANCE
16. PROVIDE TRUNCATED DOME CONTRASTING SURFACE FOR DETECTABLE WARNINGS TO MEET ADA COMPLIANCE
17. LANDSCAPE AREA
18. ACCESSIBILITY EGRESS ROUTE
19. NEW LOCATION OF EXISTING FLAG POLE

1 / S1.0 OVERALL SITE PLAN
1" = 30'-0"

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MAY 26 2011
City of Las Vegas

VAR-41930

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR:
McDonald's Corporation
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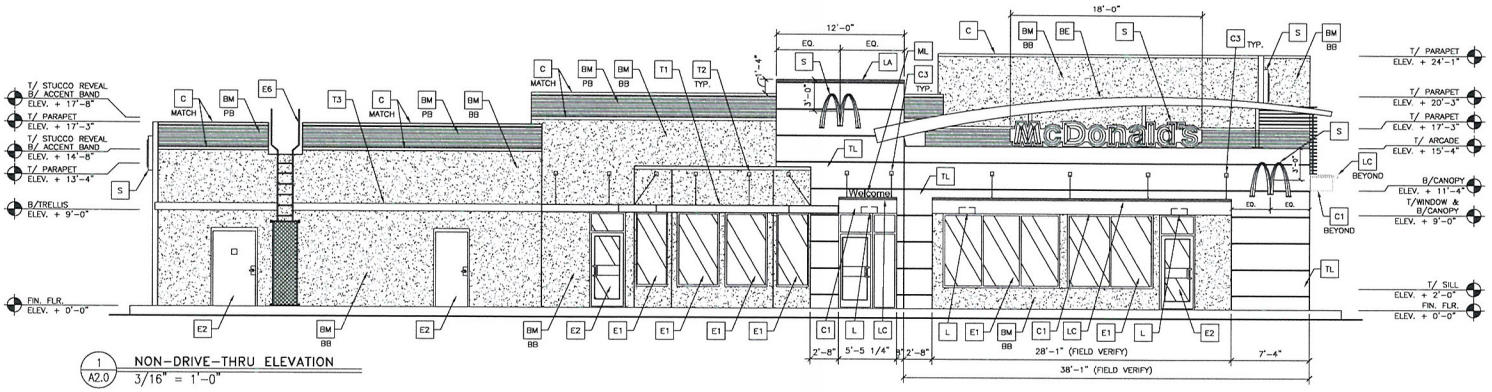
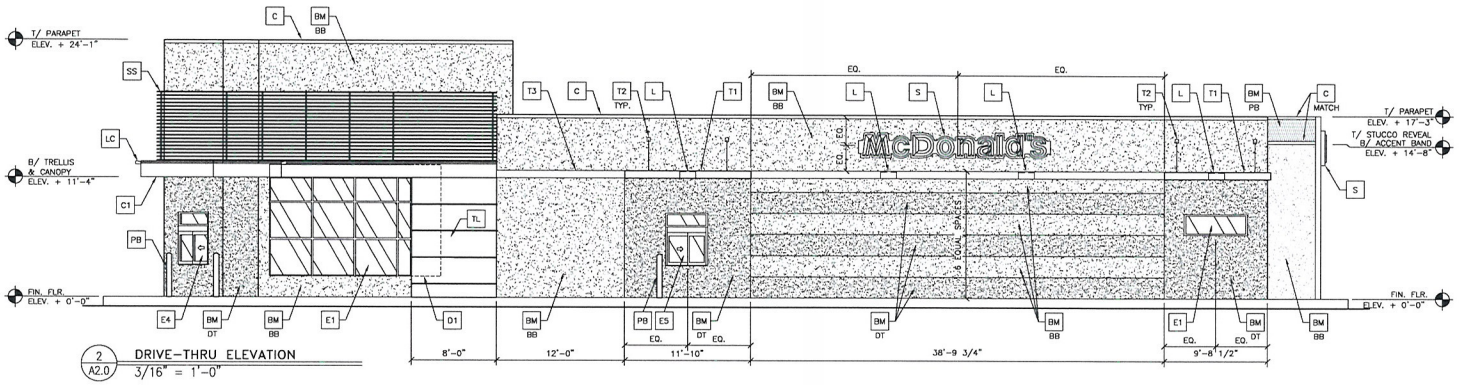
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: -
REVIEWED BY: -
DATE ISSUED: -

TITLE: PECOS AND BONANZA
DESCRIPTION:
SITE ID: -
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

SHEET NO. AS1.0
OVERALL SITE PLAN



1 A2.0 NON-DRIVE-THRU ELEVATION
3/16" = 1'-0"



2 A2.0 DRIVE-THRU ELEVATION
3/16" = 1'-0"

KEY NOTES:

- BM BUILDING MATERIAL — COLOR: BB = BASE BUILDING; DT = DRIVE THRU BANDING; PB = PARAPET BAND
- BE BUILDING ELEMENT
- C1 ALUMINUM CANOPY (COLOR: YELLOW)
- C2 ALUMINUM CANOPY 2x18 WALL FASCIA
- C3 ALUMINUM CANOPY TIE-BACK
- C MATCH COPING – COLOR TO MATCH SURROUNDING MATERIAL
- CJ CONTROL JOINT
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
- GR GUARDRAIL
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- LA LIGHT FIXTURE (ARCADE LIGHT) – SEE ELECTRICAL
- LC LIGHT FIXTURE (CANOPY LIGHT) – SEE ELECTRICAL
- ML METAL LETTERING – BY OTHERS
- PB PIPE BOLLARD – PAINTED YELLOW
- PT PASS-THRU COIN COLLECTOR – OPTIONAL (RMHC)
- RD ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- SB SILVER BAND 18"
- SF NEW STOREFRONT AND GLAZING
- SP SPANDREL PANEL COLOR TO MATCH SURROUNDING MATERIAL
- SS METAL LOUVER SUNSCREEN PANEL
- T1 ALUMINUM TRELLIS
- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2x8 WALL FASCIA
- TL BRUSH STROKE TILES (IRIS U.S.) BY EUROMEST DECORATIVE SURFACES CONTACT: JAN DETER 714.937.7500

DEMO:

- D1 (E) WINDOWS TO BE REMOVED

EXISTING:

- E1 (E) WINDOWS TO BE REMAIN
- E2 (E) DOOR TO REMAIN
- E3 (E) SWITCH GEAR
- E4 (E) CASH WINDOW
- E5 (E) PRESENT WINDOW
- E6 (E) LADDER
- E7 (E) STUCCO FINISH SYSTEM AND WEEP SCREED DETAILS ARE NOT PART OF THIS SCOPE OF WORK.

NOTE:
STUCCO CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY ADR.
(NO STUCCO CONTROL JOINTS REQD. @ TILE LOCATIONS. SEE ARCHITECT)

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

REVERSE CHOCOLATE SCHEME	ARCADES & HEARTH	BRUSH STROKE TILE – (OYSTER)
	BASE BUILDING	FAIRVIEW TAUPE #HC-85
	DRIVE THRU BANDING	MINK #2112-10
	PARAPET BAND	CORRUGATED METAL – PRE-WEATHERED GALVALUME (RECOMMENDED) 3-COAT STUCCO – GRAY SHOWER #2125-30

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MAY 26 2011
City of Las Vegas

VAR-41930

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR:
McDonald's Corporation

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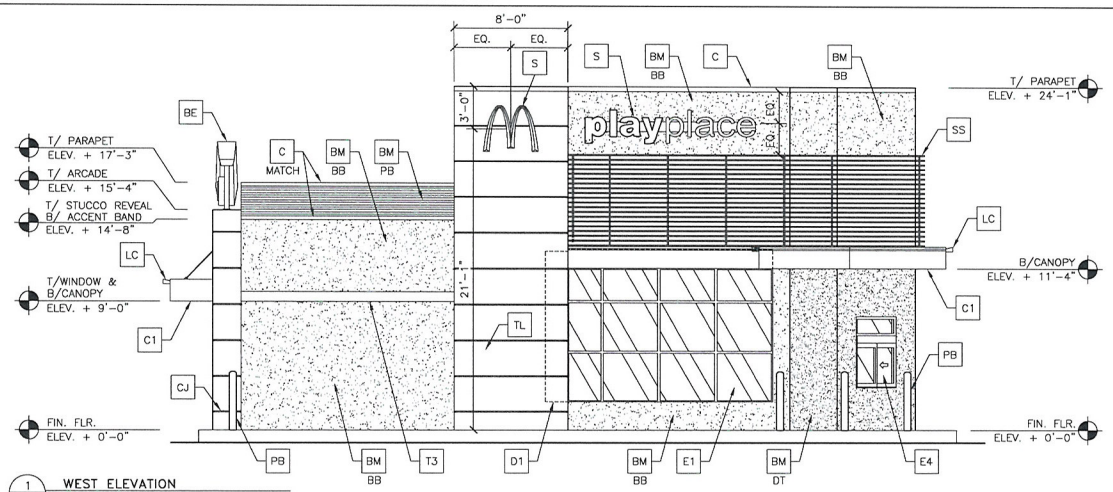
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: 1

REVIEWED BY: K.S.
DATE ISSUED: 05/02/11

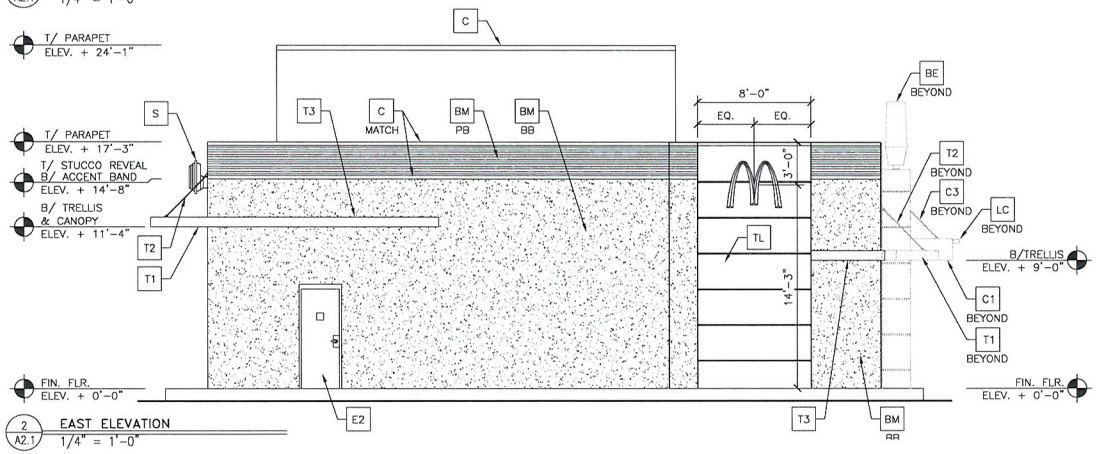
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110
SITE ID: 27-0147

TITLE: PECOS AND BONANZA

SHEET NO: A2.0
ELEVATIONS



1 A2.1 WEST ELEVATION 1/4" = 1'-0"



2 A2.1 EAST ELEVATION 1/4" = 1'-0"

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- E1 (E) WINDOWS TO BE REMAIN
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NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

REVERSE CHOCOLATE SCHEME	ARCADES & HEARTH	BRUSH STROKE TILE – (OYSTER)
	BASE BUILDING	FAIRVIEW TAUPE #HC-85
	DRIVE THRU BANDING	MINK #2112-10
	PARAPET BAND	CORRUGATED METAL – PRE-WEATHERED GALVALUME (RECOMMENDED) J-COAT STUCCO – GRAY SHOWER #2125-30

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MAY 26 2011

VAR-41930 City of Las Vegas

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR: McDonald's Corporation

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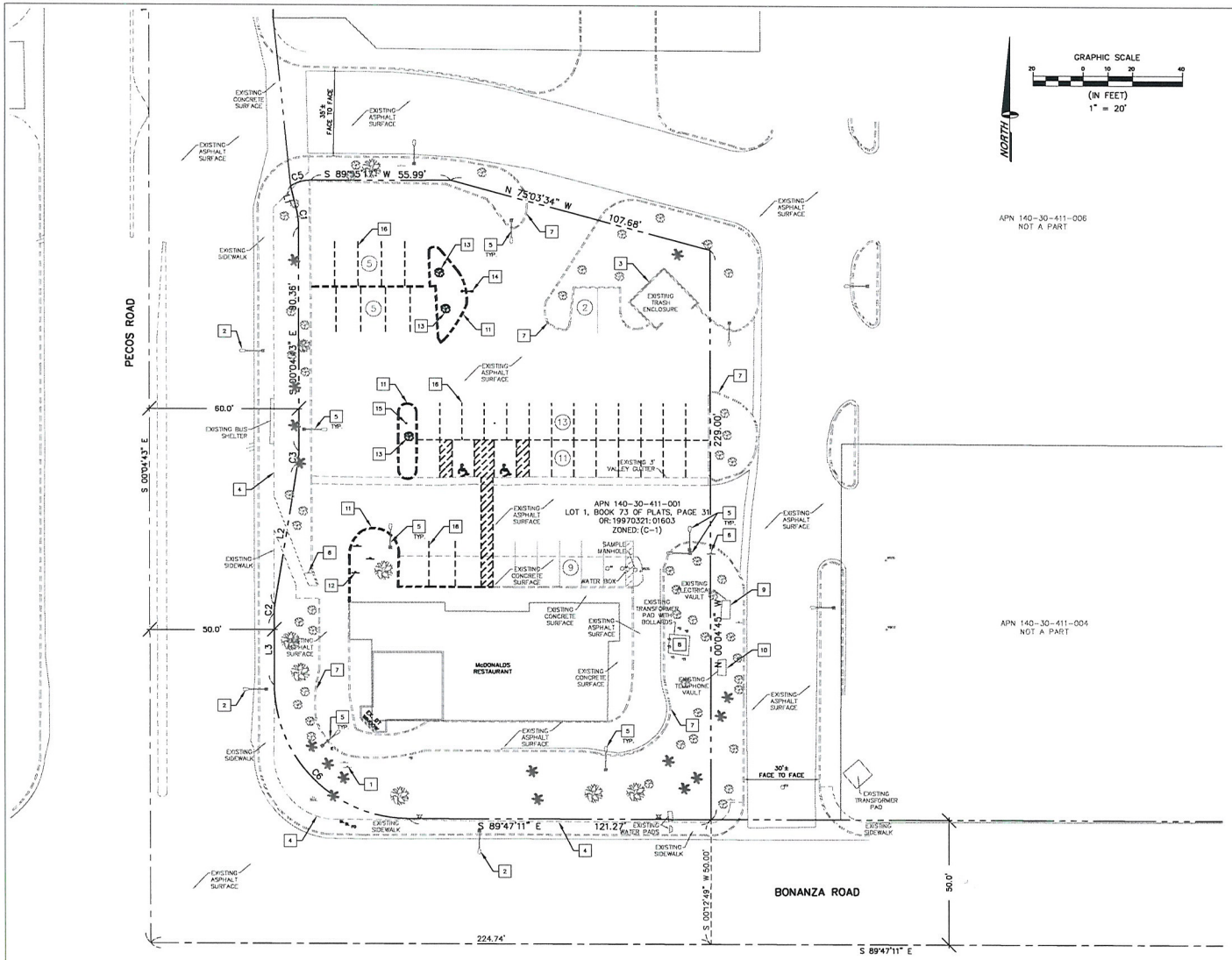
DRAWN BY: USPID TEAM
STD ISSUE DATE:
REVIEWED BY: K.S.
DATE ISSUED: 05/02/11

TITLE: PECOS AND BONANZA
DESCRIPTION:
SITE ID: 27-0147
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

SHEET NO: A2.1
ELEVATIONS



1 ES1.0 EXISTING SITE PLAN
1" = 20'-0"

SITE INFORMATION:

OWNER:	McDONALD'S CORPORATION
ADDRESS:	3500 EAST BONANZA ROAD LAS VEGAS, NEVADA 89110
JURISDICTION:	CITY OF LAS VEGAS
APN:	140-30-411-001
ZONING CLASSIFICATION:	LIMITED COMMERCIAL DISTRICT (C-1)
PLANNED LAND USE:	-
APPROX. ACREAGE:	0.95 ACRES

LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- W — WATER PULLBOX/METER/SHUT OFF
- SS — SANITARY SEWER MANHOLE/PULLBOX
- SD — STORM DRAIN FACILITY
- E — ELECTRIC PULLBOX/METER/TRANSFORMER
- T — TELEPHONE PULLBOX
- FO — FIBER OPTIC PULLBOX
- SL — STREET LIGHT PULLBOX
- TS — TRAFFIC SIGNAL PULLBOX/HANDHOLE
- ICV — IRRIGATION CONTROL VALVE
- UN — UNKNOWN PULLBOX/MANHOLE
- C — CATV PULLBOX/HANDHOLE
- AL — AREA LIGHT PULLBOX/HANDHOLE
- RB — RED BOX KIOSK
- FIRE HYDRANT
- WV — WATER VALVE
- GAS — GAS METER
- SS — SEWER MANHOLE
- GV — GAS VALVE
- SSCO — SEWER CLEANOUT
- AREA LIGHT
- STREET LIGHT
- SIGN
- IM — INTERCEPTOR MANHOLE
- DESERT LANDSCAPE AREA
- TILE/BRICK WALKWAY
- FOUND MONUMENT AS NOTED
- SHRUB
- FLOWERS/PLANT
- TREE
- PALM TREE
- 8" CONCRETE BOLLARD
- TRAFFIC SIGNAL POLE

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. EXISTING STREET LIGHT
3. EXISTING TRASH ENCLOSURE
4. EXISTING SIDEWALK
5. EXISTING AREA LIGHT AND FOUNDATION
6. EXISTING SIGN
7. EXISTING CURB TO REMAIN
8. EXISTING TRANSFORMER
9. EXISTING ELECTRICAL VAULT
10. EXISTING TELEPHONE VAULT
11. EXISTING CURB TO BE REMOVED
12. EXISTING SIGN TO BE REMOVED
13. EXISTING SHRUB TO BE REMOVED
14. EXISTING AREA LIGHT AND FOUNDATION TO BE RELOCATED
15. EXISTING FLAG TO BE RELOCATED
16. EXISTING PARKING TO BE REMOVED

McDONALDS RESTAURANT - PECOS AND BONANZA

REQUIRED PARKING

RESTAURANT
1/100 X 4,852 = 47 SPACES REQUIRED

EXISTING PARKING

H.C. PARKING REQUIRED:	2 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	43 SPACES PROVIDED
TOTAL PARKING:	45 SPACES PROVIDED
ADDITIONAL LOADING ZONE:	NOT PROVIDED

EXISTING PARKING DEFICIENT BY 1 SPACE

RECEIVED
MAY 26 2011
City of Las Vegas

VAR-41930

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR:
McDonald's Corporation

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DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE

REVIEWED BY: -
DATE ISSUED: -

DESCRIPTION: -

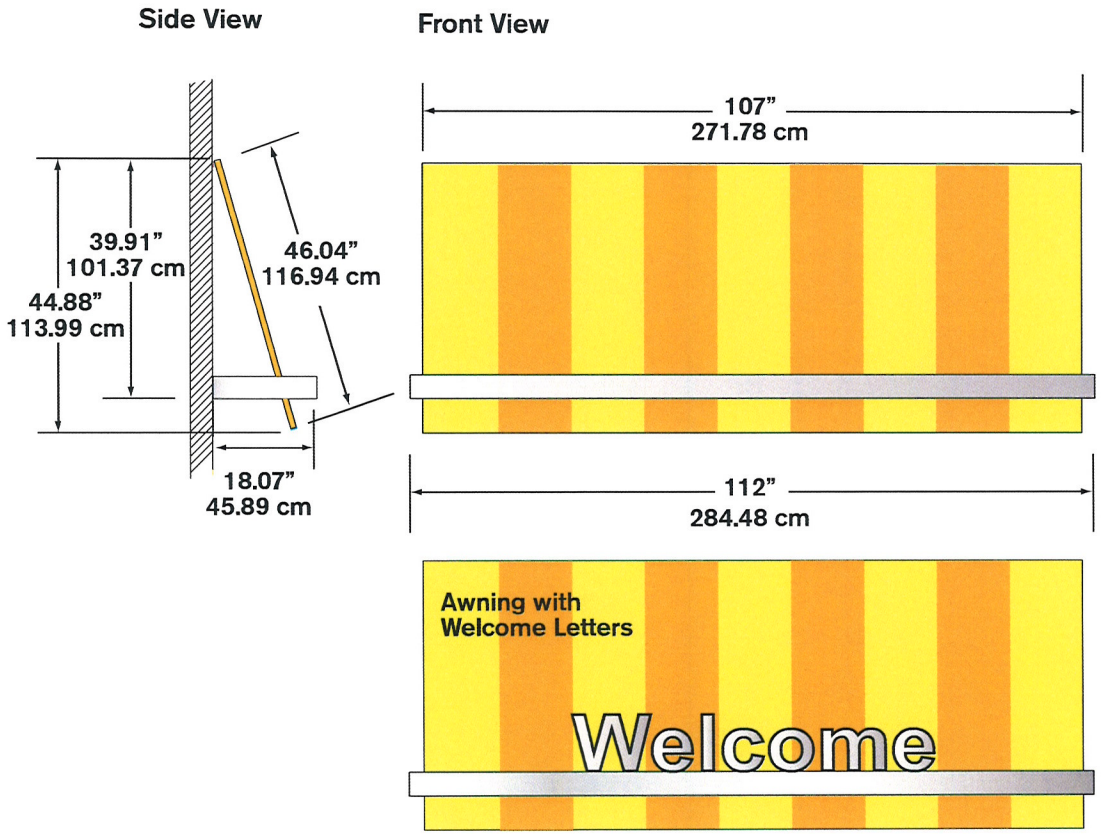
SITE ID: -
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

TITLE: PECOS AND BONANZA

SHEET NO.: ES1.0
EXISTING SITE PLAN

Metal Awning

Everbrite
Identity Systems Division



Illumination:	1 - F108T12 HO/CW
Electrical:	1.15 AMPS 120 VOLTS
Ballast:	5 FULHAM WORKHORSE BL073005
Ship Weight:	55 LBS.

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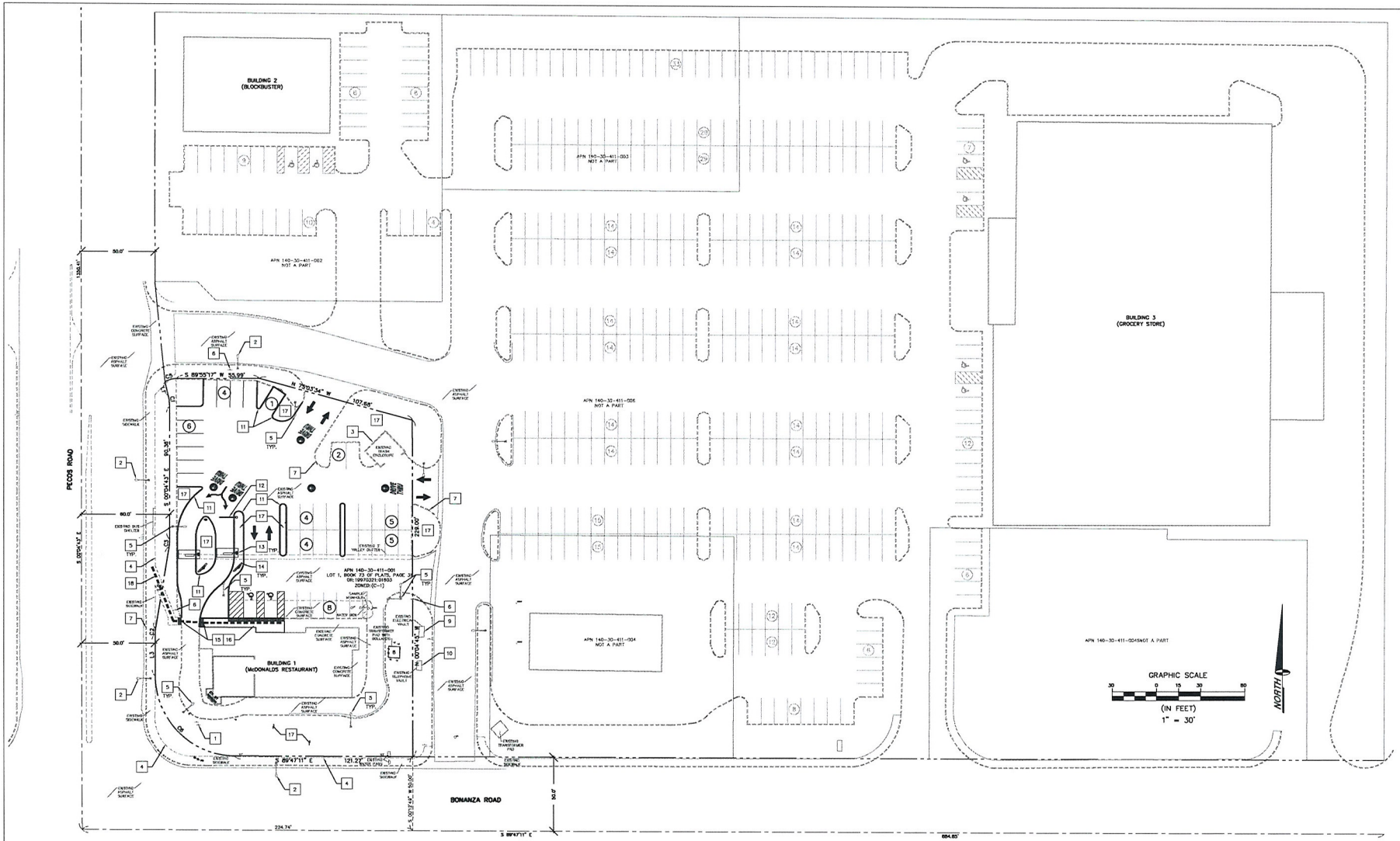

SITE INFORMATION:

OWNER:	McDONALD'S CORPORATION
ADDRESS:	3500 EAST BONANZA ROAD LAS VEGAS, NEVADA 89110
JURISDICTION:	CITY OF LAS VEGAS
APN:	140-30-411-001
ZONING CLASSIFICATION:	LIMITED COMMERCIAL DISTRICT (C-1)
PLANNED LAND USE:	-
APPROX. ACREAGE:	0.95 ACRES

BUILDING SETBACKS:

THE BUILDING AND LANDSCAPING SETBACKS ARE REMAINING AS EXISTING WITH NO MODIFICATIONS BEING PROPOSED

McDONALDS RESTAURANT - PECOS AND BONANZA

REQUIRED PARKING		EXISTING PARKING		PROPOSED PARKING	
BUILDING 1 (MCDONALD'S RESTAURANT):		H.C. PARKING REQUIRED:	8 SPACES PROVIDED (3 VAN ACCESSIBLE)	H.C. PARKING REQUIRED:	8 SPACES PROVIDED (3 VAN ACCESSIBLE)
1/250 X 4,852 =	18.608 SPACES REQUIRED	REGULAR PARKING SPACES:	456 SPACES PROVIDED	REGULAR PARKING SPACES:	450 SPACES PROVIDED
BUILDING 2 (BLOCKBUSTER):		TOTAL PARKING:	464 SPACES PROVIDED	TOTAL PARKING:	458 SPACES PROVIDED
1/250 X 6,500 =	26.0 SPACES REQUIRED	ADDITIONAL LOADING ZONE (MCDONALD'S PROPERTY ONLY)	NOT PROVIDED	ADDITIONAL LOADING ZONE (MCDONALD'S PROPERTY ONLY)	1 (15' X 25') PROVIDED
BUILDING 3 (GROCERY STORE):					
1/250 X 53,200 =	212.8 SPACES REQUIRED				
TOTAL PARKING REQUIRED:	257.408 SPACES PROVIDED				PARKING SUFFICIENT 256 SPACES

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. EXISTING STREET LIGHT
3. EXISTING TRASH ENCLOSURE
4. EXISTING SIDEWALK
5. EXISTING AREA LIGHT AND FOUNDATION
6. EXISTING SIGN
7. EXISTING CURB TO REMAIN
8. EXISTING TRANSFORMER
9. EXISTING ELECTRICAL VAULT
10. EXISTING TELEPHONE VAULT
11. PROPOSED CURB
12. WELCOME POINT CANOPY
13. DRIVE-THRU TWIN POLE CANOPY
14. MODULAR OUTDOOR MENU BOARD
15. RECONSTRUCT EXISTING SIDEWALK AND CURB FOR ADA COMPLIANCE
16. PROVIDE TRUNCATED DOME CONTRASTING SURFACE FOR DETECTABLE WARNINGS TO MEET ADA COMPLIANCE
17. LANDSCAPE AREA
18. ACCESSIBILITY EGRESS ROUTE
19. NEW LOCATION OF EXISTING FLAG POLE

1 / S1.0 OVERALL SITE PLAN
1" = 30'-0"

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REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR:
McDonald's Corporation

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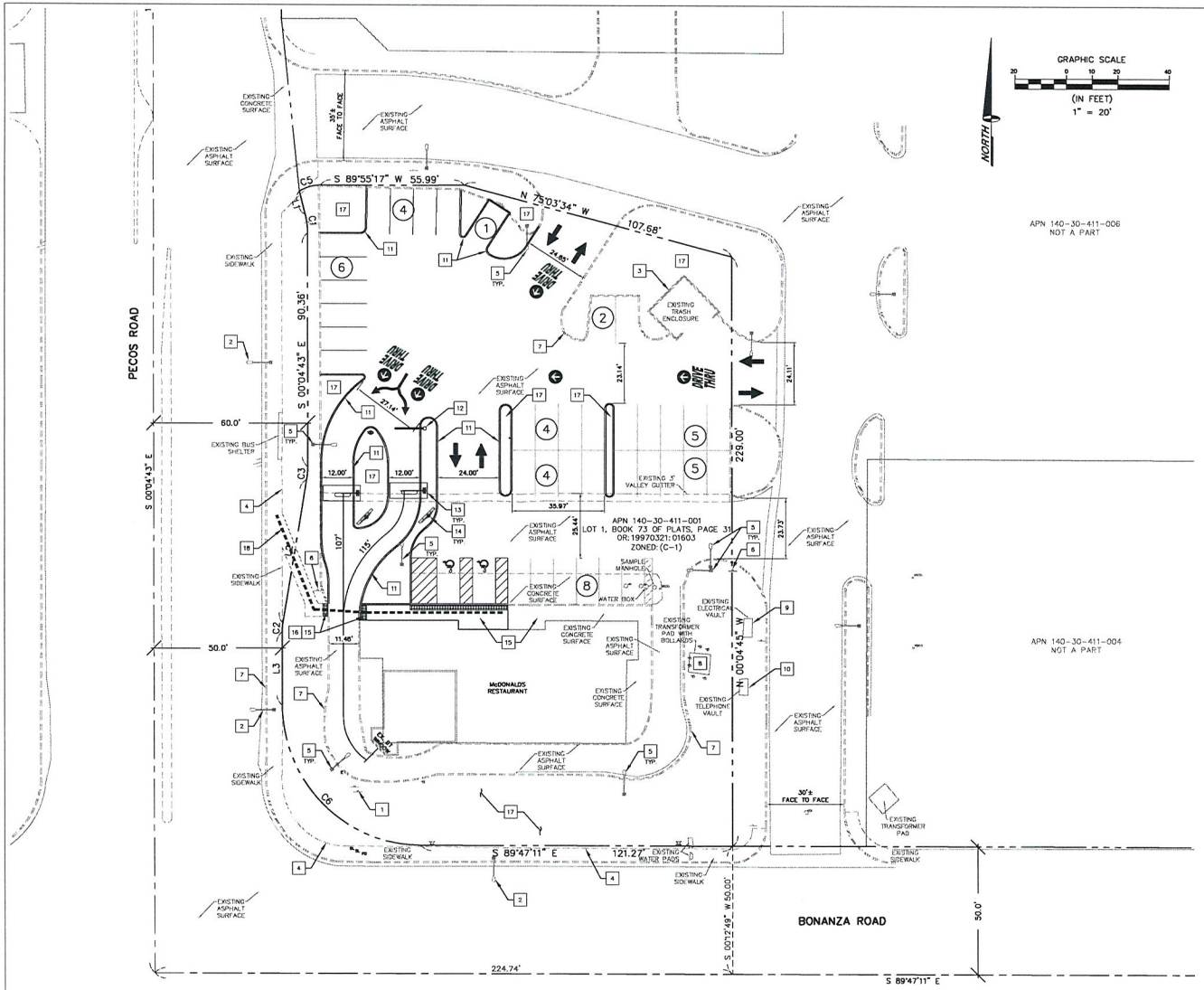
STD ISSUE DATE: -
REVISED BY: -
DATE ISSUED: -
DESCRIPTION: -
SITE ID: -
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

TITLE: PECOS AND BONANZA

SHEET NO: AS1.0
OVERALL SITE PLAN



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'

NORTH

McDONALDS RESTAURANT - PECOS AND BONANZA

REQUIRED PARKING

BUILDING 1 (MCDONALD'S RESTAURANT):	
1/250 X 4,852 =	18.806 SPACES REQUIRED
BUILDING 2 (BLOCKBUSTER):	
1/250 X 6,500 =	26.0 SPACES REQUIRED
BUILDING 3 (GROCERY STORE):	
1/250 X 53,200 =	212.8 SPACES REQUIRED
TOTAL PARKING REQUIRED:	257.406 SPACES PROVIDED

EXISTING PARKING

H.C. PARKING REQUIRED:	8 SPACES PROVIDED (3 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	456 SPACES PROVIDED
TOTAL PARKING:	464 SPACES PROVIDED
ADDITIONAL LOADING ZONE: (MCDONALD'S PROPERTY ONLY)	NOT PROVIDED

PROPOSED PARKING

H.C. PARKING REQUIRED:	8 SPACES PROVIDED (3 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	450 SPACES PROVIDED
TOTAL PARKING:	458 SPACES PROVIDED
ADDITIONAL LOADING ZONE: (MCDONALD'S PROPERTY ONLY)	1 (15' X 25') PROVIDED

PARKING SUFFICIENT 258 SPACES

SITE INFORMATION:

OWNER:	McDONALD'S CORPORATION
ADDRESS:	3500 EAST BONANZA ROAD LAS VEGAS, NEVADA 89110
JURISDICTION:	CITY OF LAS VEGAS
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PLANNED LAND USE:	-
APPROX. ACREAGE:	0.95 ACRES

BUILDING SETBACKS:

THE BUILDING AND LANDSCAPING SETBACKS ARE REMAINING AS EXISTING WITH NO MODIFICATIONS BEING PROPOSED

LEGEND

ACCESSIBLE ROUTE

KEY NOTES:

1. EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
2. EXISTING STREET LIGHT
3. EXISTING TRASH ENCLOSURE
4. EXISTING SIDEWALK
5. EXISTING AREA LIGHT AND FOUNDATION
6. EXISTING SIGN
7. EXISTING CURB TO REMAIN
8. EXISTING TRANSFORMER
9. EXISTING ELECTRICAL VAULT
10. EXISTING TELEPHONE VAULT
11. PROPOSED CURB
12. WELCOME POINT CANOPY
13. DRIVE-THRU TWIN POLE CANOPY
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15. RECONSTRUCT EXISTING SIDEWALK AND CURB FOR ADA COMPLIANCE
16. PROVIDE TRUNCATED DOME, CONTRASTING SURFACE FOR DETECTABLE WARNINGS TO MEET ADA COMPLIANCE
17. LANDSCAPE AREA
18. ACCESSIBILITY EGRESS ROUTE
19. NEW LOCATION OF EXISTING FLAG POLE

1 / S1.1 ENLARGED SITE PLAN W/ SIGNAGE & LIGHTING
1" = 20'-0"

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SPECTRUM
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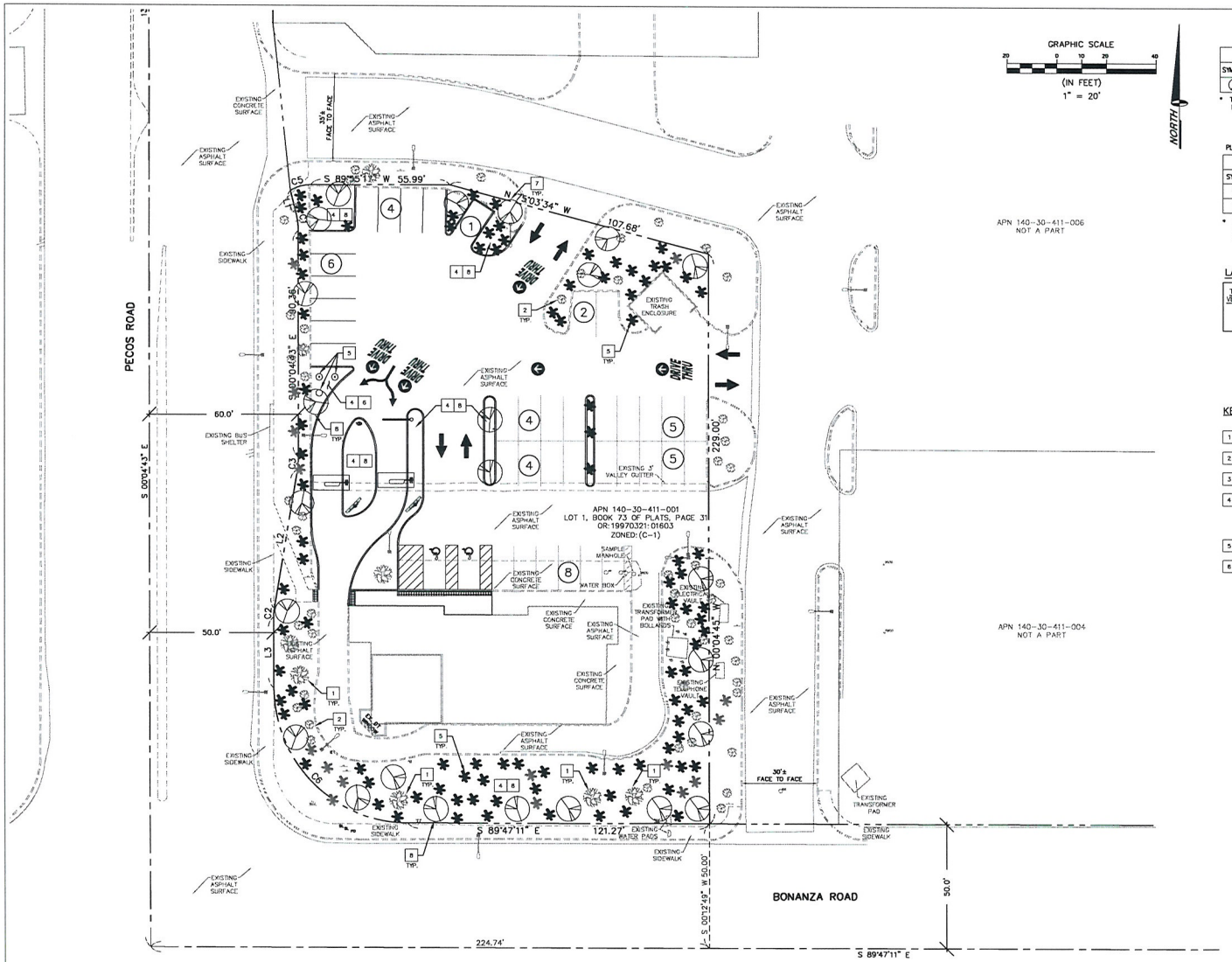
SPECTRUM STAFF	-	-
STD ISSUE DATE		
-		

TITLE: PECOS AND BONANZA
DESCRIPTION: -
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110
SITE ID: -

SHEET NO. AS1.1
SITE PLAN



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'

NORTH

PRELIMINARY TREE PLANT PALLET				
SYMBOL	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
	24"-BOX (MEDIUM)	21	RHUS LANCEA	AFRICAN SUMAC

* TREE MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST. (OR EQUIVALENT)
LANCE BARK ELM CAN BE USED ONLY IN THE PARKING LOTS AND NOT AS A STREET TREE

PLEASE SELECT ALL SHRUBS FROM THE APPROVED LEGEND PROVIDED BELOW:

PRELIMINARY SHRUB PLANT PALLET				
SYMB.	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
⊙	5-GAL	2	ACACIA REDOLENS	PROSTRATE ACACIA
○	5-GAL	1	CONVOLVULUS CNEORUM	MORNING GLORY

* SHRUBS MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST AND CONTAIN A VARIETY FROM THIS LIST TO MEET MINIMUM REQUIRED COVERAGES. REFER TO CHAPTER 19.10.010 & 19.12.040.

LANDSCAPE VEGETATION COUNT

TYPE OF VEGETATION	EXISTING	EXISTING # REMOVED	PROPOSED	# OF REQUIRED PLANTS	TOTAL
TREE	6	0	24	35	30
SHRUB	39	3	97	154	133

KEY NOTES:

1. EXISTING TREE
2. EXISTING SHRUB
3. NOT USED
4. GROUND COVER REQUIRED IN ALL PORTIONS OF LANDSCAPE NOT PLANTED IN ORDER TO REDUCE DUST AND EVAPORATION AND IMPROVE APPEARANCE. NON-VEGETATIVE GROUND COVER SHALL INCLUDE ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, AND INSTALLED TO A MINIMUM DEPTH OF TWO INCHES.
5. PROPOSED SHRUB
6. LANDSCAPE AREA
7. PROPOSED TREE QUANTITY BASED ON 1 TREE PER 20'
8. PROPOSED TREE QUANTITY BASED ON 1 TREE PER 30'

1 LS1.0 LANDSCAPE PLAN
1" = 20'-0"

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LAS VEGAS, NEVADA 89148
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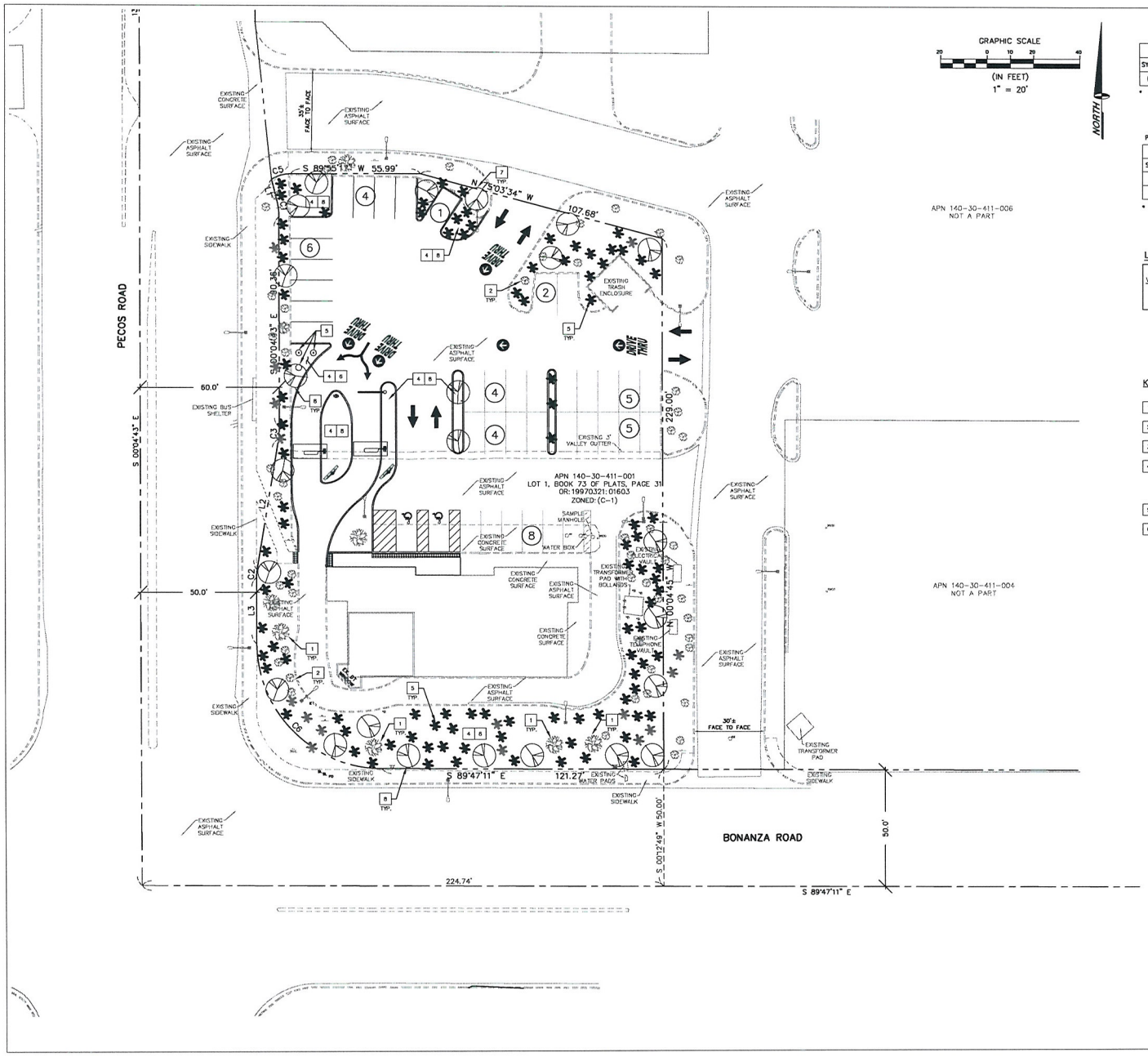
STD ISSUE DATE: -
REVIEWED BY: -
DATE ISSUED: -

SHEET NO: LS1.0
TITLE: LANDSCAPE PLAN
PECOS AND BONANZA
DESCRIPTION: -
SITE ADDRESS: 3000 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110
SITE ID: -



PRELIMINARY TREE PLANT PALLET				
SYMBOL	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
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6. LANDSCAPE AREA
7. PROPOSED TREE QUANTITY BASED ON 1 TREE PER 20'
8. PROPOSED TREE QUANTITY BASED ON 1 TREE PER 30'

1 LS1.0 LANDSCAPE PLAN
1" = 20'-0"

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SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
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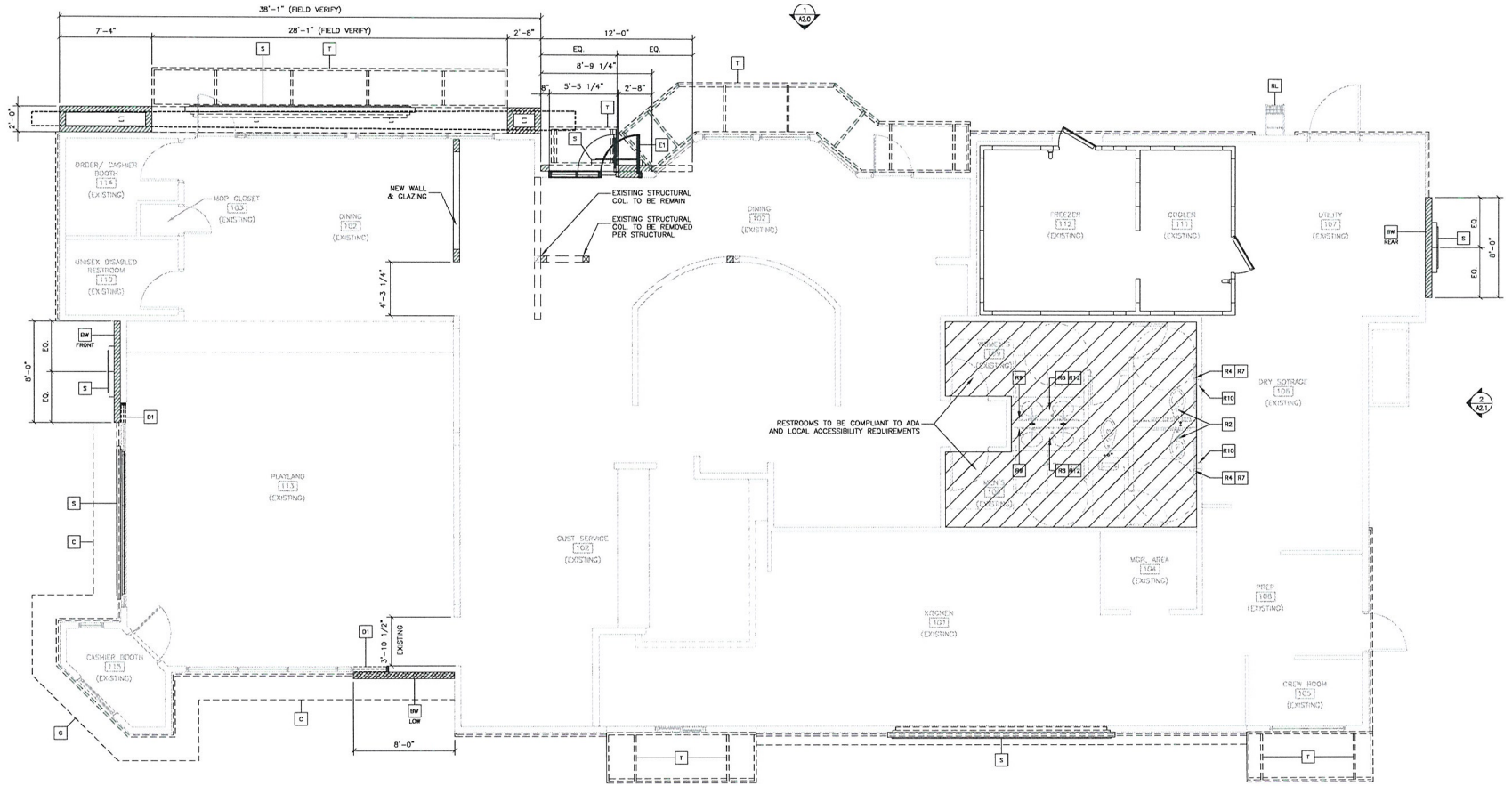
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: -
REVIEWED BY: -
DATE ISSUED: -

TITLE: PECOS AND BONANZA
DESCRIPTION: -
SITE ID: -
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

SHEET NO. LS1.0
LANDSCAPE PLAN

VAR-41930



1 A1.0 **FLOOR PLAN**
1/4" = 1'-0"

KEY NOTES

- BW FRONT — NEW FRONT BRAND WALL
- BW LOW — NEW LOW BRAND WALL
- BW REAR — NEW REAR BRAND WALL
- C — NEW CANOPY SYSTEM ABOVE – SEE 7/A3.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS
- GR — NEW GUARDRAIL – SEE 5/A3.2 – SEE SITE PLAN FOR EXACT LOCATIONS AND LENGTH
- RL — ROOF LADDER (EXISTING)
- S — NEW SIGNAGE – BY OTHERS – SEE ELEVATIONS
- SF — NEW STOREFRONT SYSTEM – SEE 7/A3.0 FOR NOTES – SEE ELEVATIONS
- T — NEW TRELLIS SYSTEM ABOVE – SEE 3/A3.2 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS THIS ITEM IS A DEFERRED SUBMITTAL AND MANUFACTURER STRUCTURAL CALCULATIONS MUST BE APPROVED BY THE CITY OF LAS VEGAS PRIOR TO CONSTRUCTION.
- E1 — EXISTING DOOR TO BE RELOCATED
- E2 — EXISTING WINDOW TO BE RELOCATED

GENERAL NOTES

1. SEE 7/A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
2. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
3. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
4. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765
   9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802

SYMBOL LEGEND

- X — KEY NOTE

DEMO

- D1 — REMOVE (E) WINDOW

RESTROOM KEY NOTES

- R1 PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE
- R2 REMOVE AND REPLACE FLUSH VALVE TO MEET 44" MAX HEIGHT
- R3 PROVIDE SELF CLOSING DOOR
- R4 RELOCATE SIDE WALL GRAB BAR TO MEET 54" LEADING EDGE STANDARD
- R5 SWING DOOR INTO STALL PROVIDING 32" MINIMUM CLEARANCE REQUIRED FOR ACCESSIBILITY FLOOR CLEARANCE AT URINAL
- R6 PROVIDE PULL ON BOTH SIDES OF DOOR
- R7 PROVIDE VERTICAL GRAB BAR
- R8 ADJUST LAVATORY HEIGHT TO 34" MAX (TOP OF SINK)
- R9 ADJUST MIRROR HEIGHT TO 40" MAX TO REFLECTING SURFACE
- R10 PROVIDE 7" MIN – 9" MAX IN FRONT OF WATER CLOSET TO TOILET DISPENSER
- R11 ADJUST CHANGING TABLE TO 48" MAX REACH AND 28" HEIGHT A.F.F., VERIFY LOCATION
- R12 PROVIDE PIPE INSULATION UNDER COUNTER
- R1A (E) RESTROOM DOOR TO BE REMOVED.

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BY	DESCRIPTION	REV	DATE

PREPARED BY:
SURVEYING & ENGINEERING
8965 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR: McDonald's Corporation

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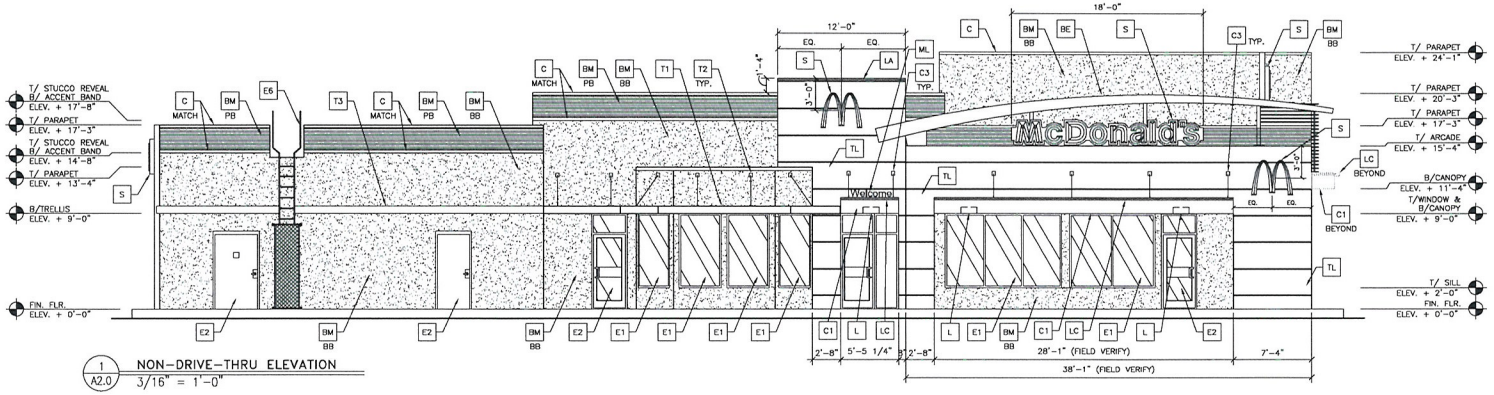
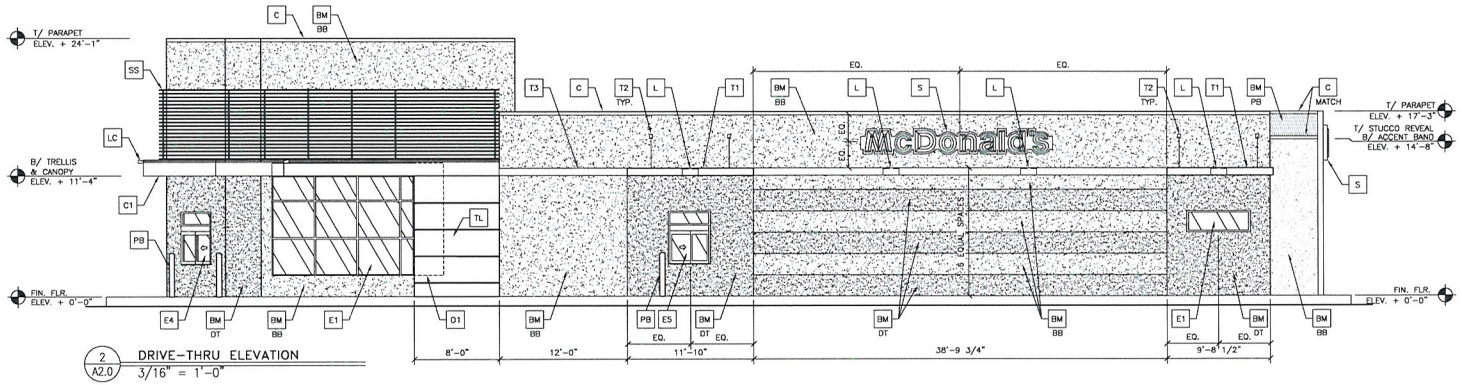
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: –
REVIEWED BY: K.S.
ISSUED FOR: CONSTRUCTION
05/02/11

TITLE: PECOS AND BONANZA
DESCRIPTION:
SITE ID: 27-0147
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

SHEET NO. A1.0
FLOOR PLAN



1 A2.0 NON-DRIVE-THRU ELEVATION
3/16" = 1'-0"



2 A2.0 DRIVE-THRU ELEVATION
3/16" = 1'-0"

KEY NOTES:

- BM BUILDING MATERIAL
  - BB = BASE BUILDING
  - DT = DRIVE THRU BANDING
  - PB = PARAPET BAND
- BE BUILDING ELEMENT
- C1 ALUMINUM CANOPY (COLOR: YELLOW)
- C2 ALUMINUM CANOPY 2x18 WALL FASCIA
- C3 ALUMINUM CANOPY TIE-BACK
- C MTCH METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- CJ CONTROL JOINT
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
- GR GUARDRAIL
- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL
- LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL
- ML METAL LETTERING - BY OTHERS
- PB PIPE BOLLARD - PAINTED YELLOW
- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RD ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- SB SILVER BAND 18"
- SF NEW STOREFRONT AND GLAZING
- SP SPANDREL PANEL COLOR TO MATCH SURROUNDING MATERIAL
- SS METAL LOUVER SUNSCREEN PANEL
- T1 ALUMINUM TRELLIS
- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2x6 WALL FASCIA
- TL BRUSH STROKE TILES (IRIS U.S.) BY EUROMEST DECORATIVE SURFACES CONTACT: JAN DETER 714.837.7500

DEMO:

- D1 (E) WINDOWS TO BE REMOVED

EXISTING:

- E1 (E) WINDOWS TO BE REMAIN
- E2 (E) DOOR TO REMAIN
- E3 (E) SWITCH GEAR
- E4 (E) CASH WINDOW
- E5 (E) PRESENT WINDOW
- E6 (E) LADDER
- E7 (E) STUCCO FINISH SYSTEM AND WEEP SCREED DETAILS ARE NOT PART OF THIS SCOPE OF WORK.

NOTE:
STUCCO CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY AOR.
(NO STUCCO CONTROL JOINTS REQD. @ TILE LOCATIONS. SEE ARCHITECT)

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

REVERSE CHOCOLATE SCHEME	ARCADES & HEARTH	BRUSH STROKE TILE - (OYSTER)	
	BASE BUILDING	FAIRVIEW TAUPE #HC-85	
	DRIVE THRU BANDING	MINK #2112-10	
	PARAPET BAND	CORRUGATED METAL - PRE-WEATHERED GALVALUME (RECOMMENDED) 3-COAT STUCCO - GRAY SHOWER #2125-30	

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VAR-41930 City of Las Vegas

NO.	DESCRIPTION	DATE	BY

PREPARED BY:
SURVEYING & ENGINEERING
8965 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR:
McDonald's Corporation

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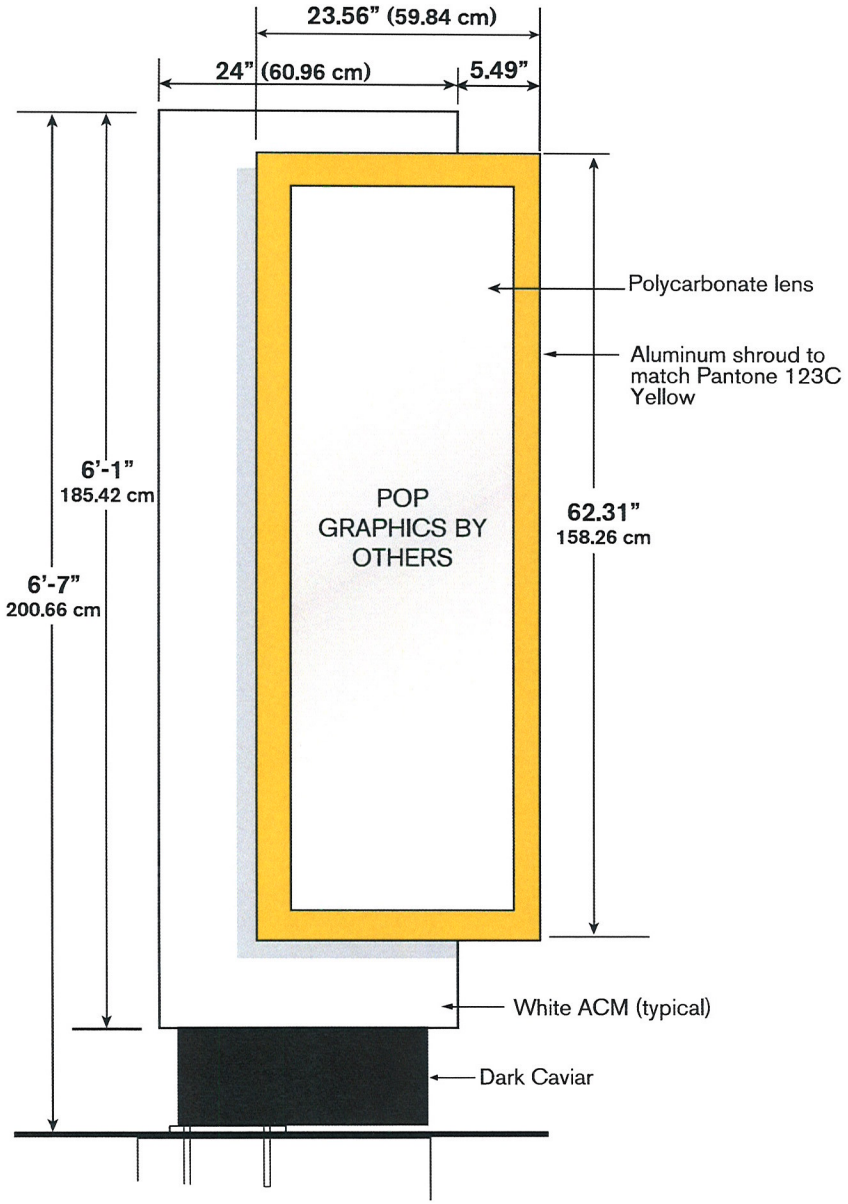
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: —
REVIEWED BY: K.S.
DATE ISSUED: 05/20/11

TITLE: PECOS AND BONANZA
DESCRIPTION:
SITE ID: 27-0147
SITE ADDRESS: 3000 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

SHEET NO.: A2.0
ELEVATIONS

Presell Board

Everbrite
Identity Systems Division



Illumination:	(2) F60T12 CW/HO
Electrical:	1.82 amps @120V 60 Hz
Ballast:	Fulham Workhorse 7
Ship Weight:	200 lbs.
Other:	

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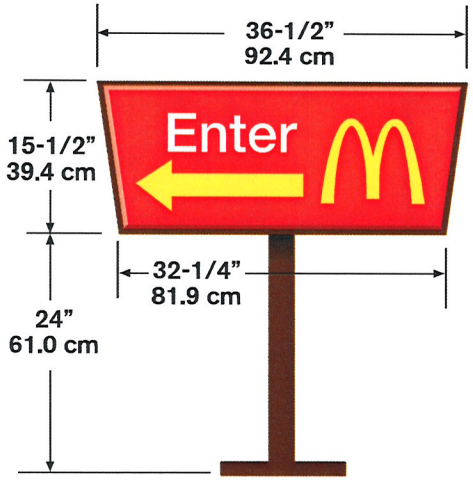
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

Directional Sign w/o Arch

Everbrite
Identity Systems Division



Illumination:	1 - 1F-30 T12 CW/HO
Electrical:	.53 amps 120V 60Hz
Ballast:	1- Fulham Workhorse 33
Ship Weight:	30 lbs.
Other:	• Shown with available faces • 4' or 6' pole available

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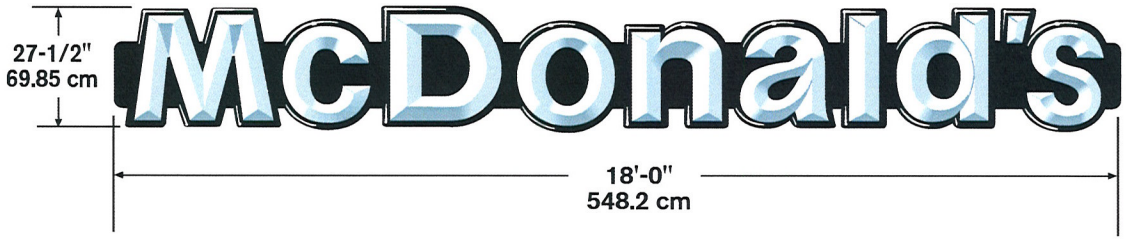
Fascia/Uniface Sign

Everbrite
Identity Systems Division



Illumination:	4 - F-84 T12 CW/HO 2 - F-36 T12 CW/HO
Electrical:	5.4 Amps 120V 60Hz
Ballast:	1- Universal MSB1048-816-5
Ship Weight:	390 lbs.

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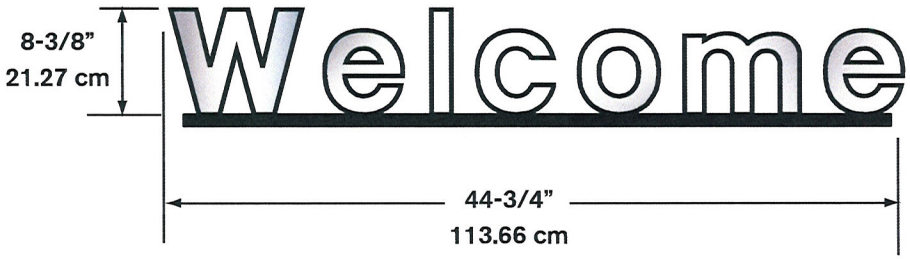
Welcome Sign

Everbrite
Identity Systems Division



Illumination:	N/A
Ship Weight:	16 lbs.
Other:	3/4" thickness cutout aluminum letters.

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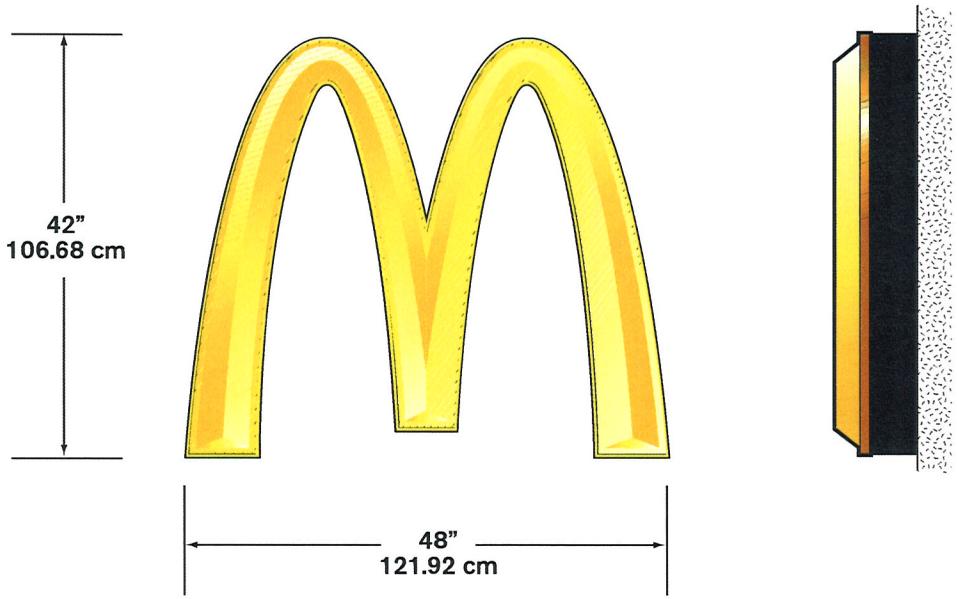
42" Illuminated Building Arch

(Modified 48")

Everbrite
Identity Systems Division



Illumination:	Neon
Electrical:	1.25 Amps
Ballast:	1-12/30
Ship Weight:	110 lbs.

LED version available soon

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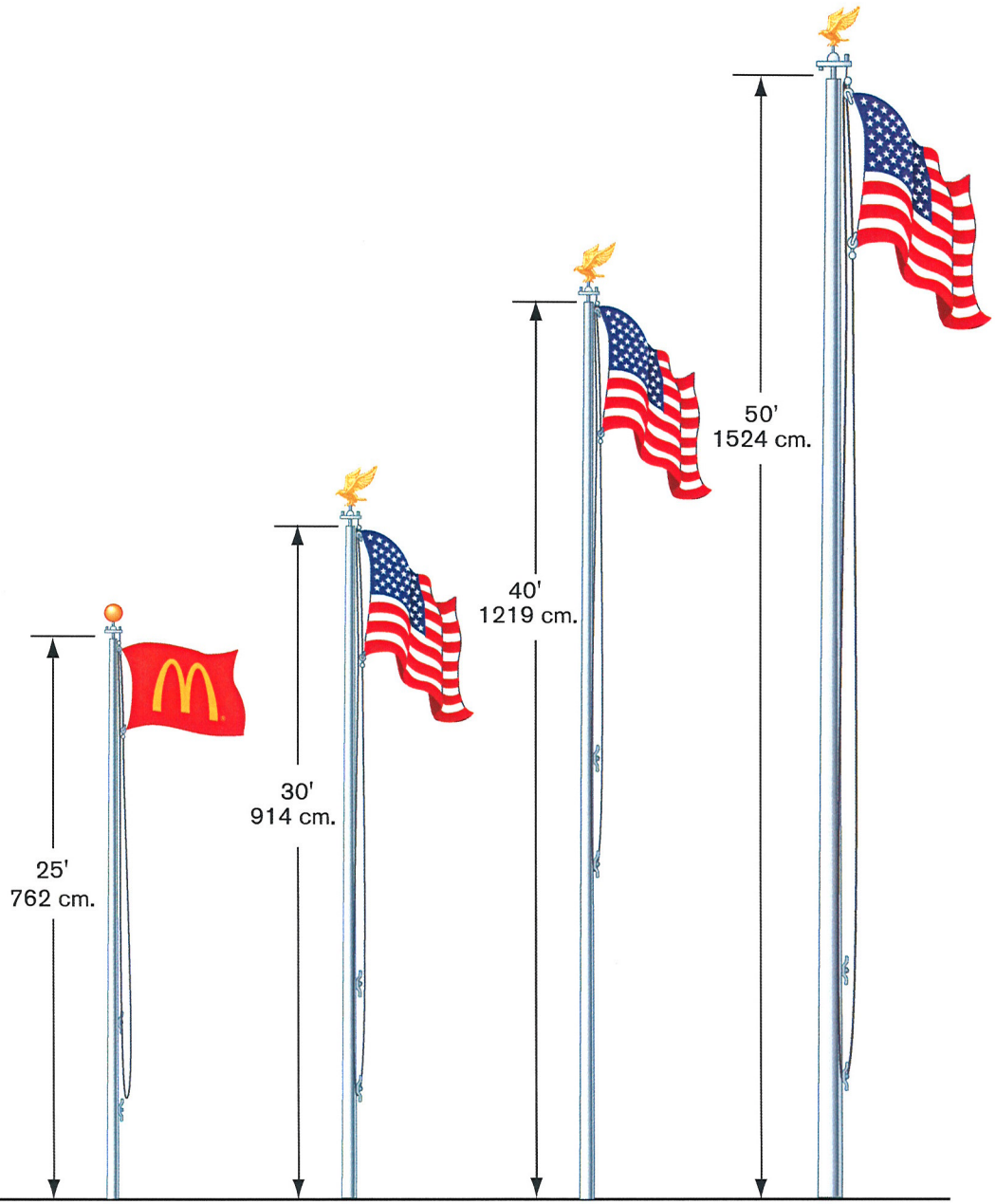
Flag Poles

Everbrite
Identity Systems Division



Available Heights:	25' (762 cm.) 30' (914 cm.) 40' (1219 cm.) 50' (1524 cm.)
Construction:	Spun aluminum
Includes:	Halyard, rope and cleat
Max. allowable sq. ft. of flag: (flag not included)	25' - 40 sq. ft. 5' x 8' flag 30' - 60 sq. ft. 6' x 10' flag 40' - 96 sq. ft. 8' x 12' flag 50' - 150 sq. ft. 10' x 15' flag
Other:	• 25', 30' and 40' flag poles available with ball or eagle top piece. • 50' flag pole available with eagle only. • Anchor bolt mount • Stonco or Ruud flood light available

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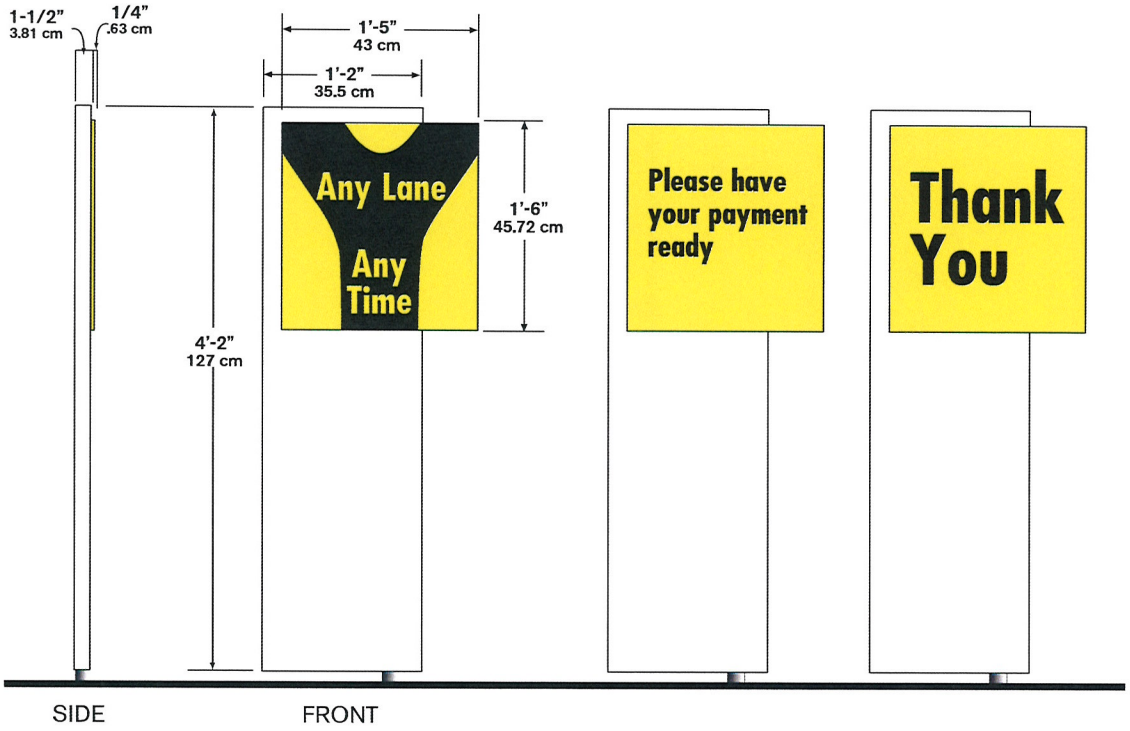
Bollard

Everbrite
Identity Systems Division



Illumination: N/A

Ship Weight: 26 lbs.

Other:

- PMS 109 yellow reflective message panel with black decal graphics/letters
- Two mounting systems available: direct burial or anchor bolt.
- Additional copy available upon request

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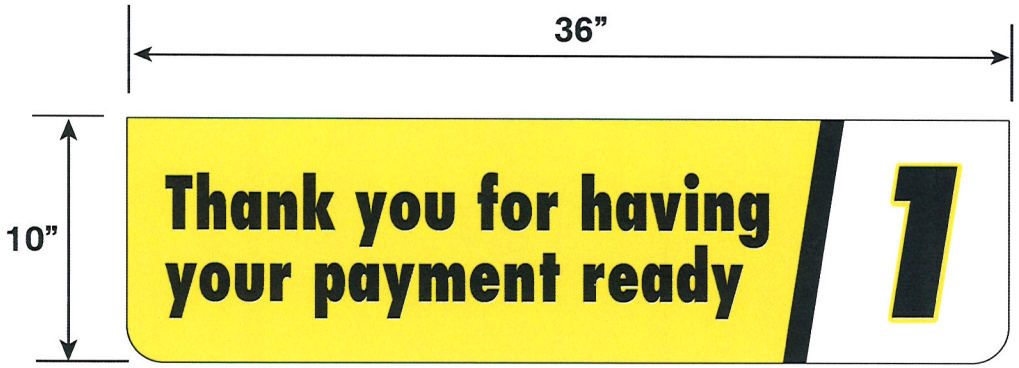
Window Position Signs

Everbrite
Identity Systems Division



Window 1

Window 2

Illumination: N/A

Ship Weight: 5 lbs.

Other:

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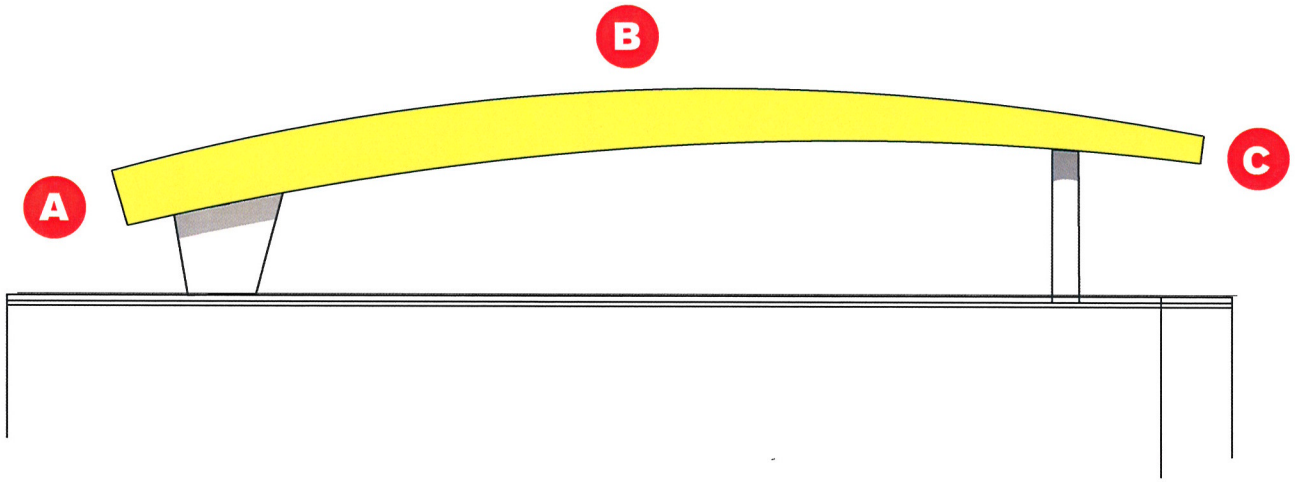
Roof Cap Elements (RCE)

Everbrite
Identity Systems Division



4587 Series

Front Arcade: 45'-7"
Entry Arcade: 18'-0"
Drive Thru Hearth: 9'-10"

38101 Series

Front Arcade: 34'-11"
Entry Arcade: 18'-0"
Drive Thru Hearth: 9'-10"

3692 Series

Front Arcade: 34'-11"
Entry Arcade: 18'-0"
Drive Thru Hearth: 9'-10"

Size:	**45'-7"**	**34'-11"**	**18'**	**9'-10"**
Dimensions:	**A** 15.67" (39.80cm)	**A** 15.67" (39.80cm)	**A** 7.39" (18.77 cm)	**A** 6" (15.24 cm)
	B 45'-7" (1389.38 cm)	**B** 34'-11" (1064.26cm)	**B** 18'-0" (548.64 cm)	**B** 9'-10" (274.32 cm)
	C 5.38" (3.66 cm)	**C** 7.12" (18.08 cm)	**C** 3" (7.62 cm)	**C** 3" (7.62 cm)
Ship Weight:	225 lbs.	190 lbs.	60 lbs.	35 lbs.

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VAR-41930 - APPLICANT: MCDONALD'S CORPORATION - OWNER: GOLDEN ARCH LIMITED PARTNERSHIP
3500 EAST BONANZA ROAD

06/2/11

VAR-41930 - APPLICANT: MCDONALD'S CORPORATION - OWNER: GOLDEN ARCH LIMITED PARTNERSHIP
3500 EAST BONANZA ROAD

06/2/11

8905 W. Post Road, Suite 100
Las Vegas, NV 89148
Phone: 702.367.7705
Fax: 702.367.8733

May 26, 2011

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Purpose: **Variance Request for Signage**
APN: 140-30-411-001 (Near Pecos Rd and Bonanza Rd)
0.95 Gross Acres

To Whom It May Concern:

This serves as a justification letter for the above mentioned parcel for the existing McDonalds restaurant. We are proposing to revise the current drive thru configuration, exterior building elevations and modifications to the interior of the building to meet current McDonald's standards.

This request is for the approval of incidental directional signage that exceeds seven feet in height, per Title 19.14. The incidental directional signage includes the Welcome Point Gateway for the drive thru entrance, the Drive Thru Twin Pole Canopy with Built in COD, and the Freestanding Modular Outdoor Menu Board.

The Welcome Point Gateway and the Drive Thru Twin Pole Canopy with Built in COD are both approximately 11' – 0" in height. The Freestanding Modular Outdoor Menu Board is approximately 8' – 0" in height. Please see signage information included within this package.

Since these are standard McDonald's signage that are currently in use over the Las Vegas Valley, we are requesting that this variance request be approved for the overall height requirements set forth in Title 19.14.

In addition, we are requesting for a variance for the externally illuminated pole canopy based off of comments received from previous applications submitted for review.

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You,

Samantha Johnston
Project Coordinator

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VAR-41930
SDR-41929

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

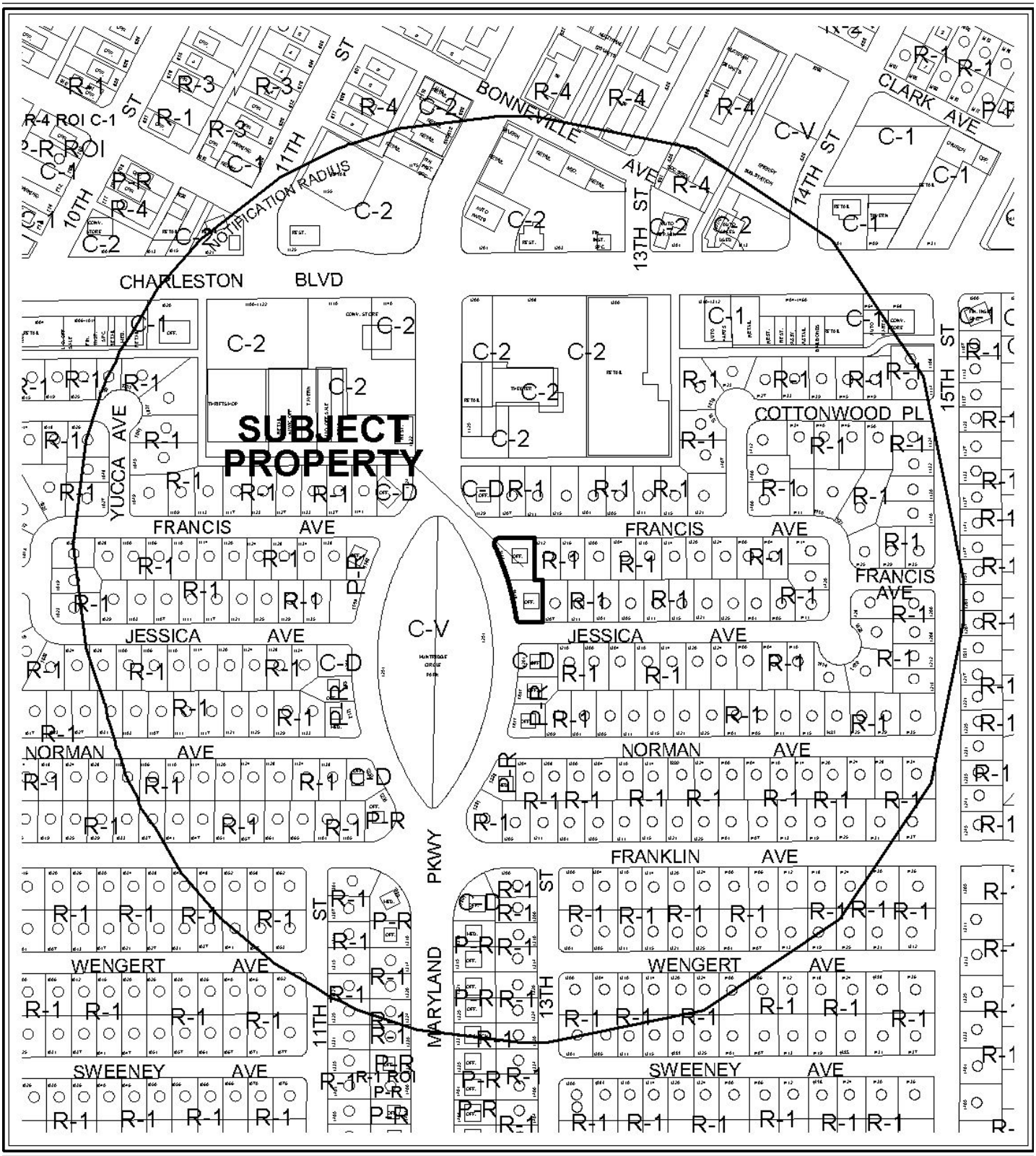
SUBJECT:
VAR-41935 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC - Request for a Variance TO ALLOW A 10-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 84 FEET AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 4,264 SQUARE-FOOT OFFICE BUILDING on 0.35 acres at 1141 and 1149 South Maryland Parkway (APNs 162-02-115-134 and 110), C-D (Designed Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41935 and SDR-41936
2. Conditions and Staff Report - VAR-41935 and SDR-41936
3. Supporting Documentation
4. Photos - VAR-41935 and SDR-41936
5. Justification Letter - VAR-41935 and SDR-41936



0 300 600 Feet

CASE: **VAR-41935 AND SDR-41936**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

0 300 600 Feet

CASE: **VAR-41935 AND SDR-41936**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41935** APN: 162-02-115-110 & 034

Name of Property Owner: OF A PROPERTIES, LLC

Name of Applicant: SAME AS ABOVE

Name of Representative: JAVA STUDIO, DAVID ELLERTSEN

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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City of Las Vegas

Signature of Property Owner: _____

Print Name: Alex De Castroverde

Subscribed and sworn before me

This 25th day of May, 2011

Alfreda Caouette
Notary Public in and for said County and State

ALFREDA CAOUETTE
Notary Public State of Nevada
No. 08-6705-1
My appt. exp. Apr. 25, 2012

ALFREDA CAOUETTE
Notary Public State of Nevada
No. 08-6705-1
My appt. exp. Apr. 25, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 1149 S. MARYLAND PKWY.

Project Name DE CASTROVERDE LAW OFFICE ADDITION **Proposed Use**

Assessor's Parcel #(s) 162-02-115-110 & 034 **Ward #**

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

Commercial Square Footage 4,264 **Floor Area Ratio**

Gross Acres 0.35 **Lots/Units** _____ **Density**

Additional Information

PROPERTY OWNER OF A PROPERTIES **Contact** ALEX DE CASTROVERDE

Address 1149 S. MARYLAND PKWY. **Phone:** 383.0606 **Fax:**

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address ALEX@DECASTROVERDELAW.COM

APPLICANT SAME AS ABOVE **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE JAVA STUDIO LTD. **Contact** DAVID ELLERSEN

Address 107 E. CHARLESTON BLVD. #150 **Phone:** 598.1723 **Fax:** 598.1724

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address DAVID@JAVASTUDIO.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 Alex De Castroverde

Subscribed and sworn before me

This 25th day of May, 2011.

Alfreda Caouette

Notary Public in and for said County and State

ALFREDA CAOUETTE
Notary Public State of Nevada
No. 08-6705-1
My appt. exp. Apr. 25, 2012

FOR DEPARTMENT USE ONLY

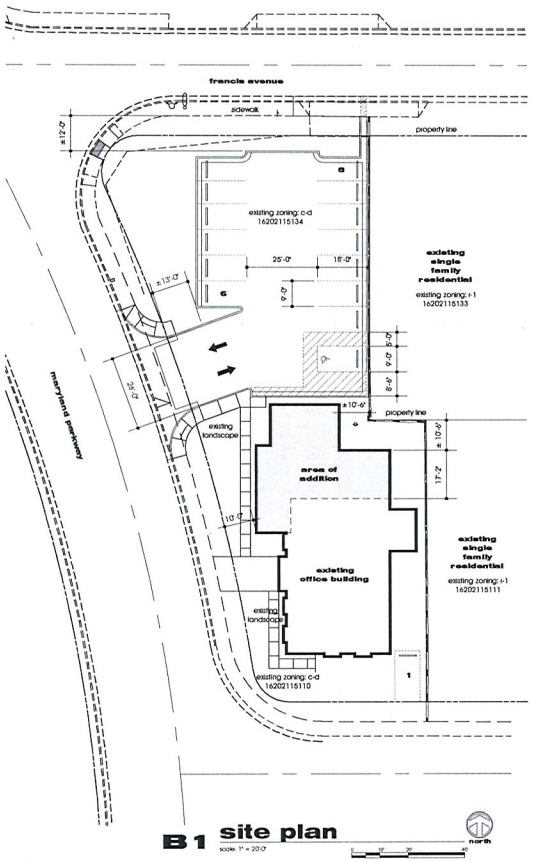
Case #	VAR-41935
Meeting Date:	7-12-11
Total Fee:	830
Date Received:*	5-26-11
Received By:	FS

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

Revised 10/27/08

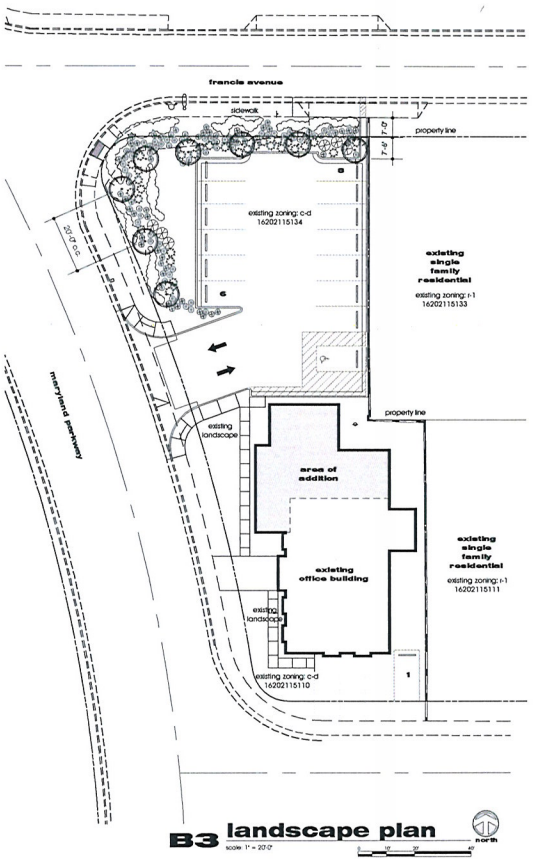
de castroverde law office addition

1149 s. maryland parkway



B1 site plan

scale: 1" = 20'-0"



B3 landscape plan

scale: 1" = 20'-0"

site information

area	
lot	15,246 s.f. (0.35 acre)
building area (foot print: 3,406 sf)	4,264 s.f.
coverage	22.3%
landscape area	3,922 s.f.
landscape coverage	25.7%
parking required	
4,264 s.f. @ 1/300 s.f. (incl. 1 accessible space)	15
parking provided (incl. 1 accessible space)	15

landscape legend

trees

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	10

shrubs

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BACCHARIS SAROTHROIDES	DESERT BROOM	15 GAL	7
	CASSIA PHYLLODENIA	SILVERY CASSIA	5 GAL	34
	SALVIA GREGGII	AUTUMN SAGE	1 GAL	75
	HESPEROLOE PARVIFLORA	RED YUCCA	1 GAL	43

groundcovers

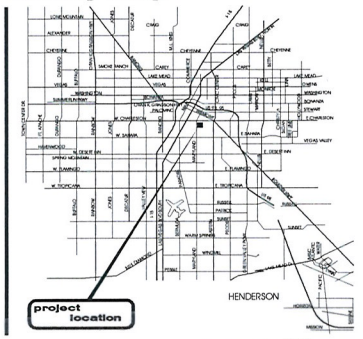
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY / REMARKS
	LANTANA MONTEVIDENSIS 'SUN GOLD'	SUN GOLD LANTANA	1 GAL	2'-0" O.C.

DECOMPOSED GRANITE COBBLE, MOJAVE GOLD – 3/4" SCREENED @ 2" DEEP IN ALL PLANTING AREAS

general notes

1. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COUNT PLANTS SHOWN ON THE PLAN.
2. 50% MINIMUM VEGETATIVE COVER REQUIRED IN ALL NON-PAVED AREAS (TYP.)
3. PROVIDE ROOT GUARD WHERE TREES ARE LOCATED LESS THAN 5'-0" FROM WALKS/DRIVES (TYP.)

vicinity map



jawa studio
architecture
interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil:

structural:

mechanical

electrical:

seal:

planning

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rev.:	date:	description:

project / address:
de castroverde
law office addition
1149 s. maryland parkway
las vegas, nevada

owner:

sheet title:
site plan/
landscape plan

drawn/checked by:
de/jw

date:
05.23.11

job no.
11019

sheet no.
A0.00

cad dwg. file: 11019-A0.00.dwg

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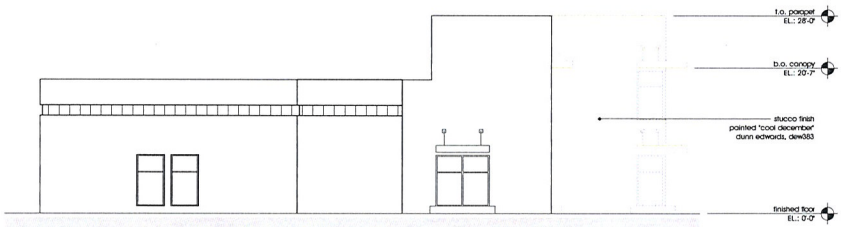
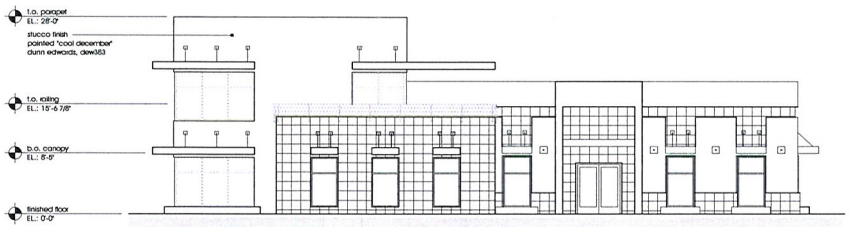
SDR-41936



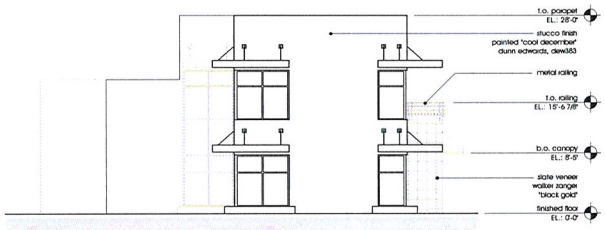
east elevation

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



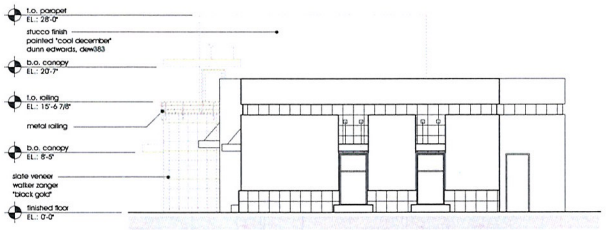
west elevation

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



north elevation

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



south elevation

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

jawa
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107 E. Charleston Suite 150
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil:

structural:

mechanical:

electrical:

seal:

planning

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rev:	date:	description:

project / address:

de castroverde
law office addition
1149 s. maryland parkway
las vegas, nevada

owner:

sheet title:

exterior elevations

drawn/checked by:
de/jw

date:
04.18.11

job no.
11019

sheet no.
A2.01

cad dwg. file: 11019-A2.01.dwg

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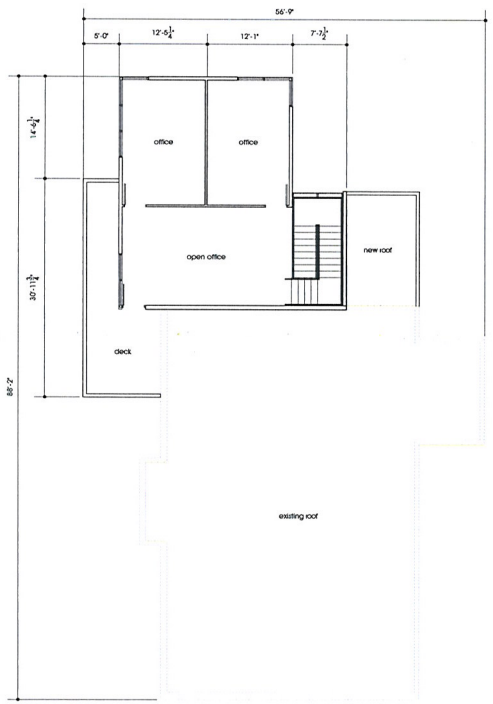
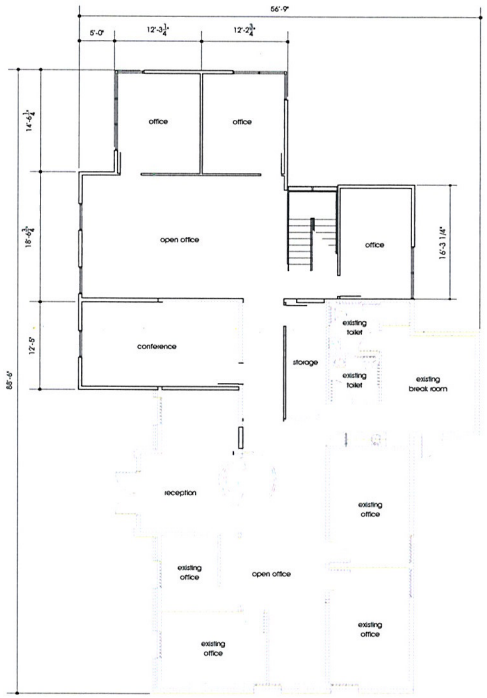


second floor

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



first floor

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

floor information

IBC 2006 table 1004.1.1
occupancy load

first floor		
office	3373 sf @ 1/100 sf	34
second floor		
office	891 sf @ 1/100 sf	9
total number of occupants		43

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architecture
interior design

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fax. 702.598.1724
mail@jawastudio.com

civil:
structural:
mechanical:
electrical:
seal:

planning

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.

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rev.	date	description

project / address:
de castroverde
law office addition
1149 s. maryland parkway
las vegas, nevada

owner:

sheet title:
first & second floor plans

drawn/checked by:
de/jw

date:
04.18.11

job no.
11019

sheet no.
A1.01

cad dwg. file: 11019-A1.01.dwg

VAR-41935 AND SDR-41936 - APPLICANT/OWNER: O & A PROPERTIES, LLC
1141 AND 1149 SOUTH MARYLAND PARKWAY

06/2/11

VAR-41935 AND SDR-41936 - APPLICANT/OWNER: O & A PROPERTIES, LLC
1141 AND 1149 SOUTH MARYLAND PARKWAY

06/2/11

VAR-41935 AND SDR-41936 - APPLICANT/OWNER: O & A PROPERTIES, LLC
1141 AND 1149 SOUTH MARYLAND PARKWAY

06/2/11

VAR-41935 AND SDR-41936 - APPLICANT/OWNER: O & A PROPERTIES, LLC
1141 AND 1149 SOUTH MARYLAND PARKWAY

06/2/11

VAR-41935 AND SDR-41936 - APPLICANT/OWNER: O & A PROPERTIES, LLC
1141 AND 1149 SOUTH MARYLAND PARKWAY

06/2/11

JAVA studio
architecture • interior design
107 e. charleston ste. 150 las vegas nv 89104
702.598.1723 fax 702.598.1724

04.14.11
planning & development
development services center
city of las vegas

re: sdpr
de castroverde law
las vegas, nv
apn: 162.02.115.110 & 134

this submittal is to request a site development plan review for a two story addition to an existing office building at 1149 s. maryland pkwy. (162.02.115.110). the proposed project is a 2,177 s.f., two story addition developed to meet the needs of an expanding law practice that currently occupies the existing one story building at this address. the building's placement on the site yields one of the strong points of this proposal, more parking than is required.

to achieve the amount of parking proposed required a reduction in the required landscape buffer along the west side of the property. for this we request a waiver of the landscape standards to permit a reduction in the required landscaping along the right of way from 15'-0" to 13'-0" at one point along maryland parkway and from 15'-0" to 5'-0" along francis avenue. it is worth noting that the constructed state of francis avenue actually results in the landscape buffer along francis avenue being 12'-0".

and finally, we would request an exception be granted to section 19.10.010(J)(11)(e) of the city's zoning code to allow the parking lot to be 3'-0" away from the building where 5'-0" is typically required and 19.10.010(J)(11)(a) to allow no islands where two are typically required. the reduced separation between the parking lot and the building occurs along the north side of the building. we are requesting these due to our interest in providing additional parking.

four years ago our client undertook a substantial remodel of their existing building at this address. through their efforts, they contributed to the improvement of the visual character of the properties that surround the recently improved circle park. in the short time since that undertaking, our client has acquired the subject property and are actively pursuing its redevelopment. this is a clear indication of their dedication to the huntridge neighborhood and to the city of las vegas. if approved, this project will greatly contribute to the viability of their business and the surrounding properties for years to come.

the proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

RECEIVED
MAY 26 2011
City of Las Vegas

VAR-41935
SDR-41936

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:
SDR-41936 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41935 - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-32447) FOR A PROPOSED 2,177 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 2,151 SQUARE-FOOT OFFICE BUILDING on 0.35 acres at 1141 and 1149 South Maryland Parkway (APNs 162-02-115-134 and 110), C-D (Designed Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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-41936** APN: 162-02-115-110 & 034

Name of Property Owner: O & A PROPERTIES, LLC

Name of Applicant: SAME AS ABOVE

Name of Representative: JAVA STUDIO, DAVID ELLERTSEN

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAY 26 2011
City of Las Vegas

Signature of Property Owner: _____

Print Name: Alex De Castroverde

Subscribed and sworn before me

This 25th day of May, 2011

Alfreda Caouette
Notary Public in and for said County and State

ALFREDA CAOUETTE
Notary Public State of Nevada
No. 08-6705-1
My appt. exp. Apr. 25, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 1149 S. MARYLAND PKWY.

Project Name DE CASTROVERDE LAW OFFICE ADDITION **Proposed Use**

Assessor's Parcel #(s) 162-02-115-110 & 034 **Ward #**

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

Commercial Square Footage 4,264 **Floor Area Ratio**

Gross Acres 0.35 **Lots/Units** ____ **Density**

Additional Information

PROPERTY OWNER OF A PROPERTIES, LLC **Contact** ALEX DE CASTROVERDE

Address 1149 S. MARYLAND PKWY. **Phone:** 383.0606 **Fax:**

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address ALEX@DECASTROVERDELAW.COM

APPLICANT SAME AS ABOVE **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE JAVA STUDIO LTD. **Contact** DAVID ELLERSEN

Address 107 E. CHARLESTON BLVD. #150 **Phone:** 598.1723 **Fax:** 598.1724

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address DAVID@JAVASTUDIO.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 Alex De Castroverde

Subscribed and sworn before me

This 25th day of May, 20 11.

Alfreda Caouette

Notary Public in and for said County and State

ALFREDA CAOUETTE
Notary Public State of Nevada
No. 08-6705-1
My appt. exp. Apr. 25, 2012

ALFREDA CAOUETTE
Notary Public State of Nevada
No. 08-6705-1
My appt. exp. Apr. 25, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-41936
Meeting Date:	7-12-11
Total Fee:	$1030
Date Received:*	5-26-11
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.

SDR 41936
O & A Properties, LLC

1141 & 1149 S Maryland Parkway

Proposed 2.177 thousand square foot expansion of an existing office building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.177	11.01	24
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.151	11.01	24
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

(heaviest 60 minutes)

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	4.328	11.01	48
AM Peak Hour			1.55	7
PM Peak Hour			1.49	6

Existing traffic on all nearby streets:

Maryland Parkway

Average Daily Traffic (ADT)	22,538
PM Peak Hour	1,803

(heaviest 60 minutes)

Charleston Avenue

Average Daily Traffic (ADT)	33,663
PM Peak Hour	2,693

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Maryland Parkway	51,800
Charleston Avenue	51,800

This project will add approximately 24 trips per day on Maryland Pkwy., Charleston Blvd., Francis Ave. and Jessica Ave. Maryland is currently at about 44 percent of capacity and Charleston is at about 65 percent of capacity. After this expansion, Maryland is expected to remain at about 44 percent of capacity and Charleston to remain at about 65 percent of capacity. Counts are not available for Francis Ave. or Jessica Ave., but they are believed to be under capacity.

Based on Peak Hour use, this development will add roughly 3 additional cars into the area, which works out to about one every twenty minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

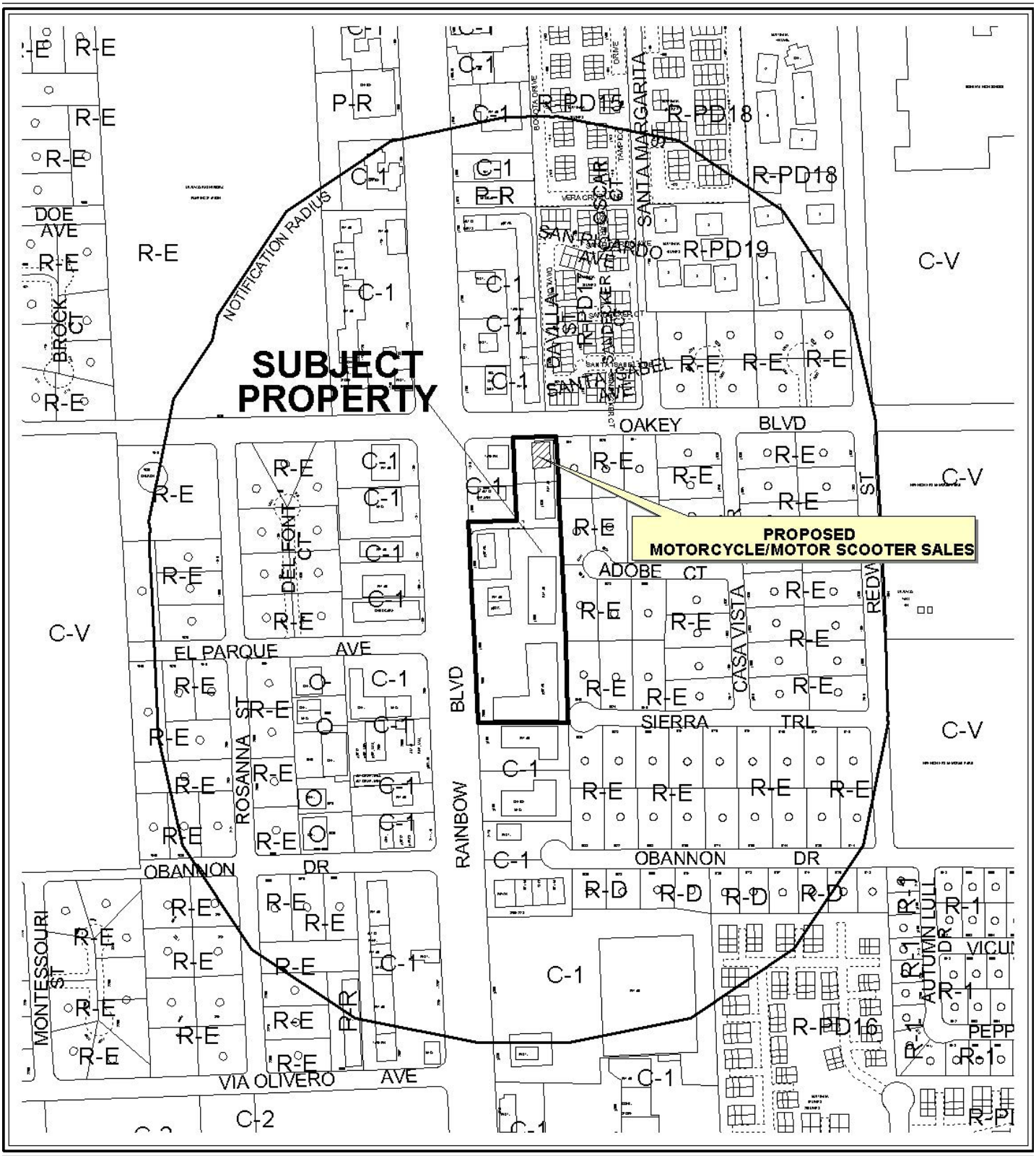
SUBJECT:
SUP-41880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANNY ITZHAKI - OWNER: TOMER ITZHAKI - Request for a Special Use Permit FOR A PROPOSED 4,162 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITH WAIVERS TO ALLOW OUTDOOR DISPLAY AND SALES AND FOR A BUILDING AREA OF 4,162 SQUARE FEET WHERE 7,000 SQUARE FEET IS THE MINIMUM AREA REQUIRED at 1820 South Rainbow Boulevard, Suites #100-104 (APN 163-02-313-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **SUP-41880**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **SUP-41880**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41880** APN: 16302313015

Name of Property Owner: Tomer Itzhaki

Name of Applicant: Danny Itzhaki

Name of Representative: Danny Itzhaki

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: Tomer Itzhaki

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

SIGAL CHATTAH
Notary Public, State of Nevada
Appointment No. 08-7040-1
My Appt. Expires Dec. 4, 2011

RECEIVED
MAY 24 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Used permit and waivers

Project Address (Location) 1820 South Rainbow Blvd, Las Vegas NV 89118

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 163023130 15 **Ward #** _____

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

Commercial Square Footage 4,162 sq. ft **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 100-104 **Density** _____

Additional Information _____

PROPERTY OWNER Tomer Itzhaki **Contact** _____

Address 2563 Aviv Court **Phone:** 702-499-7970 **Fax:** _____

City Las Vegas **State** NV **Zip** 89121

E-mail Address motinet@aol.com

APPLICANT Danny Itzhaki **Contact** _____

Address 2563 Aviv Court **Phone:** 702-499-7970 **Fax:** _____

City Las Vegas **State** NV **Zip** 89121

E-mail Address motinet@aol.com

REPRESENTATIVE Danny Itzhaki **Contact** _____

Address 2563 Aviv Court **Phone:** 702-499-7970 **Fax:** _____

City Las Vegas **State** NV **Zip** 89121

E-mail Address motinet@aol.com

Property Owner Signature* _____

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

Print Name Tomer Itzhaki

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

SIGAL CHATTAH
Notary Public, State of Nevada
Appointment No. 08-7040-1
My Appt. Expires Dec. 4, 2011

FOR DEPARTMENT USE ONLY

Case #	SUP-41880
Meeting Date:	7/12/11 PC
Total Fee:	$1,030
Date Received:*	5-24-11
Received By:	

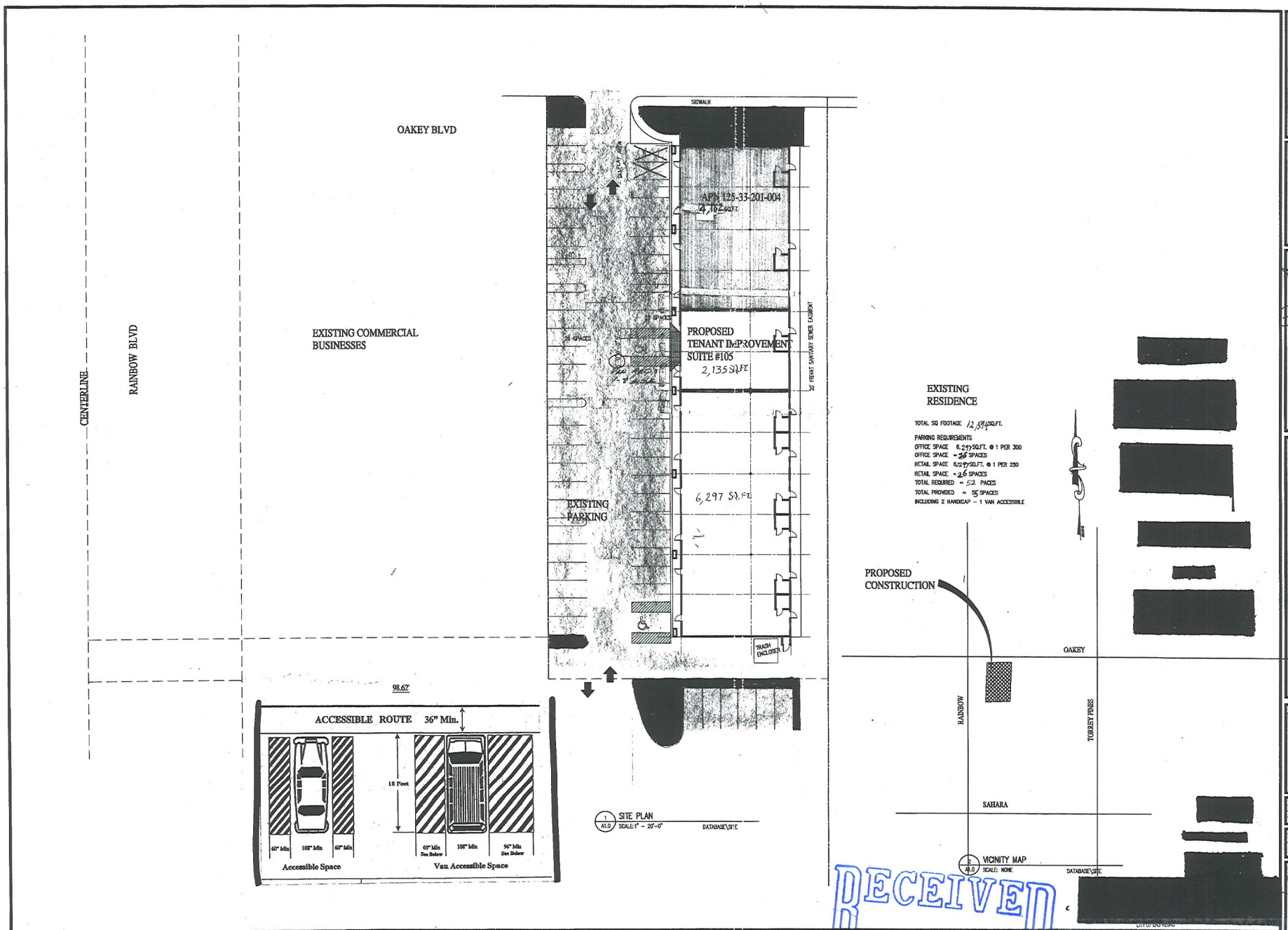
RECEIVED
MAY 24 2011

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

Revised 10/27/08

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

TENANT IMPROVEMENT
1820 South Rainbow Blvd Suite #105
Las Vegas, Nevada
FLOOR PLAN SUITE #2
TENANT IMPROVEMENT
DEVELOPER/OWNER/CONTRACTOR
IC CONTRACTORS
5875 South Rainbow Blvd.
Phone # (702) 220-7165
Fax # (702) 643-6292
SHEET NUMBER
INT
NOT A PART OF THIS PROJECT
SUITE #105
SUITE #100 thru #104
TENANT IMPROVEMENT AREA
FLOOR PLAN
SCALE: 1/8"=1'-0"
EXISTING REAL PROPERTY LINE
FIRE SPRINKLER ROOM
TOILET ROOM EXISTING
REQUIRED EXIT - ANSI EXIT
STORE FRONT
RECEIVED
MAY 24 2011
SUP-41880



REVISIONS

DEVELOPER/OWNER/CONTRACTOR
IC CONTRACTORS
5875 South Rainbow Blvd.
Phone # (702) 220-7165
Fax # (702) 643-6292

TENANT IMPROVEMENT
1820 South Rainbow Blvd Suite #105
Las Vegas, Nevada

SHEET NAME
SITE PLAN
TENANT IMPROVEMENT

JOB #	091206_dz
owner	091206_dz
SCALE	AS SHOWN
DATE	01-25-2008

SHEET NUMBER
INT1.0

RECEIVED
MAY 24 2011

C:\dwg\jobs1\091506_ZACK\Sheets\A1.0TL.dwg, 6/6/2008 1:30:28 PM

SUP-41880

SUP-41880 - APPLICANT: DANNY ITZHAKI - OWNER: TOMER ITZHAKI
1820 SOUTH RAINBOW BOULEVARD, SUITE #100-104

06/6/11

SUP-41880 - APPLICANT: DANNY ITZHAKI - OWNER: TOMER ITZHAKI
1820 SOUTH RAINBOW BOULEVARD, SUITE #100-104

06/6/11

SUP-41880 - APPLICANT: DANNY ITZHAKI - OWNER: TOMER ITZHAKI
1820 SOUTH RAINBOW BOULEVARD, SUITE #100-104

06/6/11

Justification Letter

We finished building the proposed business location approximately 3 years ago, since then as you know Las Vegas has fallen into hard times. We were not being able to lease the building, not even for 50% of the value of the rent.

We have decided to open a business for ourselves using the building, to cover the expenses.

This Business we will be selling, new Motorcycle Scooters The idea was based on the high gasoline prices.

We hope this business will bring comfort in these hard times.

Thank you again for your consideration and support.

Danni Itzhaki
Moti Acoca

RECEIVED
MAY 24 2011
SUP-41880

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

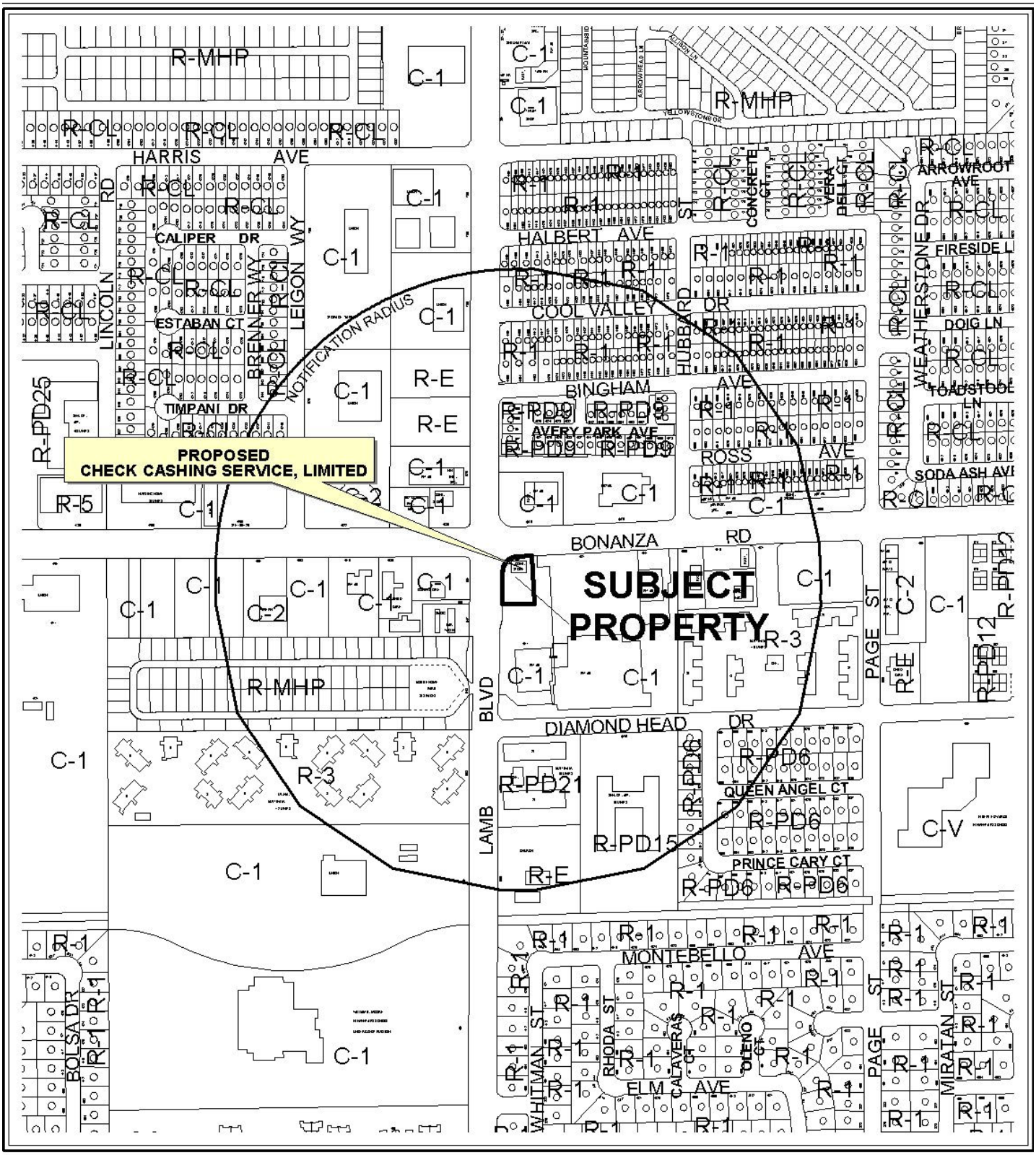
SUBJECT:
SUP-41901 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC - OWNER: PACPROP SERVICE, LLC - Request for a Special Use Permit FOR A CHECK CASHING SERVICE, LIMITED WITHIN AN EXISTING 2,032 SQUARE-FOOT CONVENIENCE STORE at 4401 East Bonanza Road (APN 140-32-101-014), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 500 1000 Feet

CASE: **SUP-41901**

RADIUS: 1000 FT

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

N

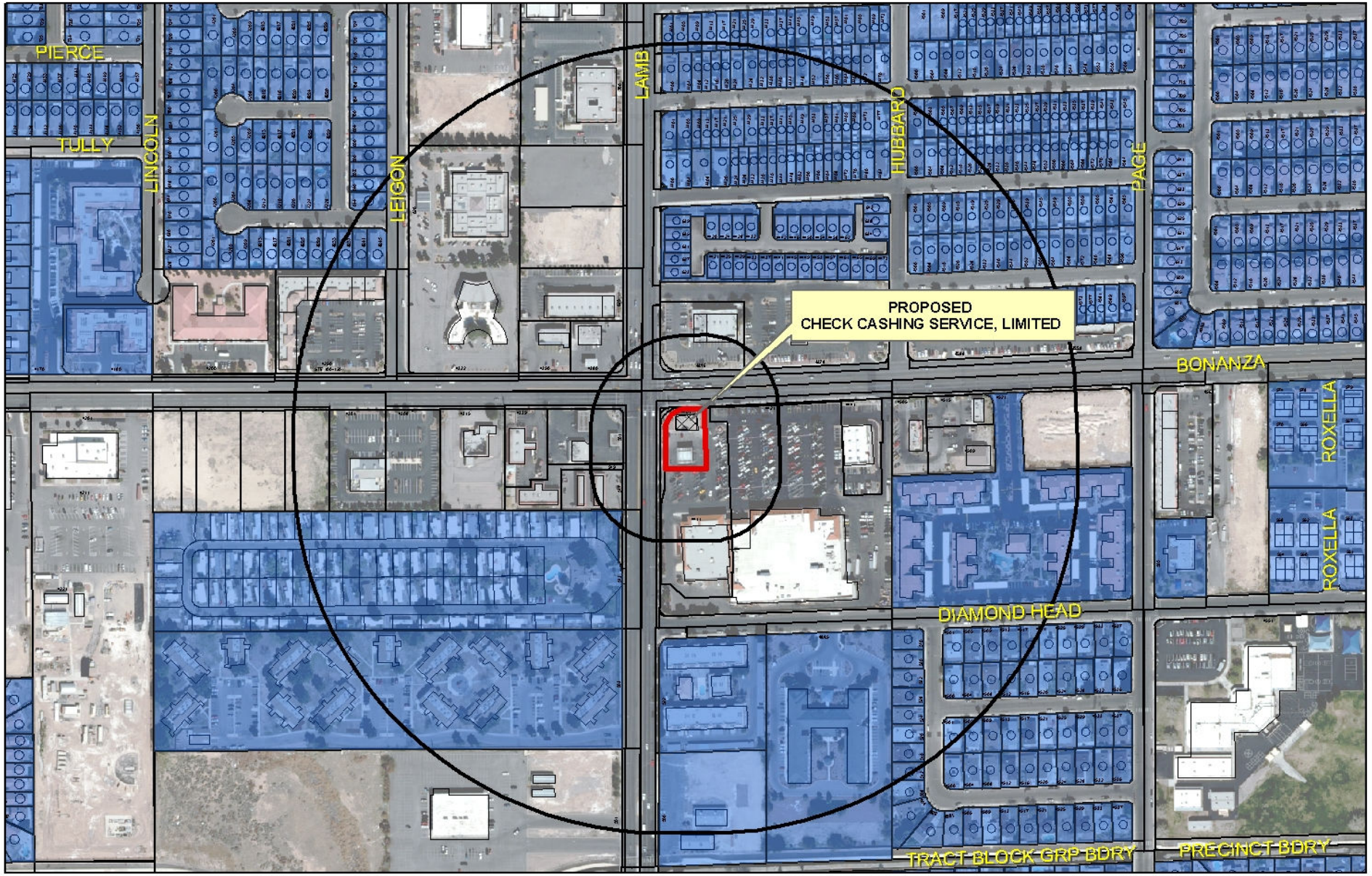
0 500 1000 Feet

CASE: **SUP-41901**

RADIUS: 1000 FT

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

N



SUP-41901

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Subject Property

Residential Property

200ft & 1000ft Buffer

0 220 440 880 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41901** APN: 140-32-101-014

Name of Property Owner: Pacprop Service, LLC

Name of Applicant: Vegas Express Gas Mart #2 LLC

Name of Representative: Matt Ricciardella

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Steve Glusker

Subscribed and sworn before me

This 19th day of May, 2011

_____

Notary Public in and for said County and State

A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

Revised 11-14-06

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

RECEIVED
MAY 25 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vegas Express Gas Mart # 2 LLC

Project Address (Location) 4401 E. Bonanza Rd

Project Name Special Use Permit for Check cashing **Proposed Use**

Assessor's Parcel #(s) 140-32-101-014 **Ward #** 3 - Reese

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

Commercial Square Footage 2032 **Floor Area Ratio**

Gross Acres 0.38 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Pacprop Service LLC **Contact** Steve Glusker
Address 12100 Wilshire Blvd #1025 **Phone:** 3104470707 **Fax:** 3104470936
City Los Angeles **State** CA **Zip** 90025
E-mail Address steve@ppgla.com

APPLICANT Vegas Express Gas Mart#2LLC **Contact** Matt Ricciardella
Address 4401 E Bonanza Rd **Phone:** 702 507 1607 **Fax:** 702 666 8616
City Las Vegas. **State** NV **Zip** 89110
E-mail Address mricciardella@gmail.com

REPRESENTATIVE Matt Ricciardella **Contact**
Address 2009 Amber Stone Ct. **Phone:** 562 810-3105 **Fax:** 702 666 8616
City Las Vegas **State** NV **Zip** 89134
E-mail Address mricciardella@gmail.com

Property Owner Signature* [signature]

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

Print Name Steve Glusker

Subscribed and sworn before me A.G. Fyffe

This 19th day of May, 20 11.

[signature]

Notary Public in and for said County and State Los Angeles California

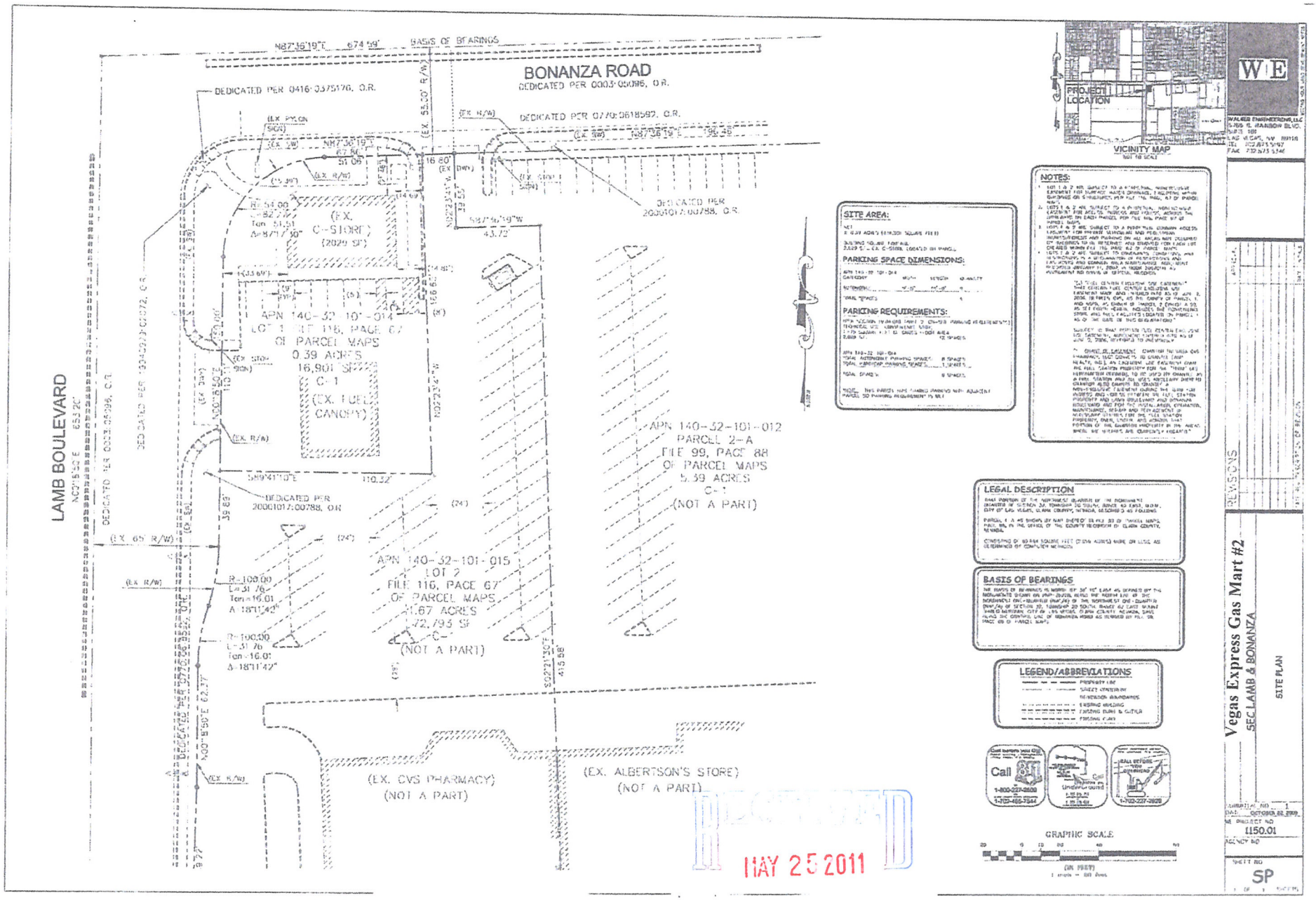
A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-41901
Meeting Date:	7-12-11
Total Fee:	1030.00
Date Accepted:	5-25-11
Accepted By:	[signature]

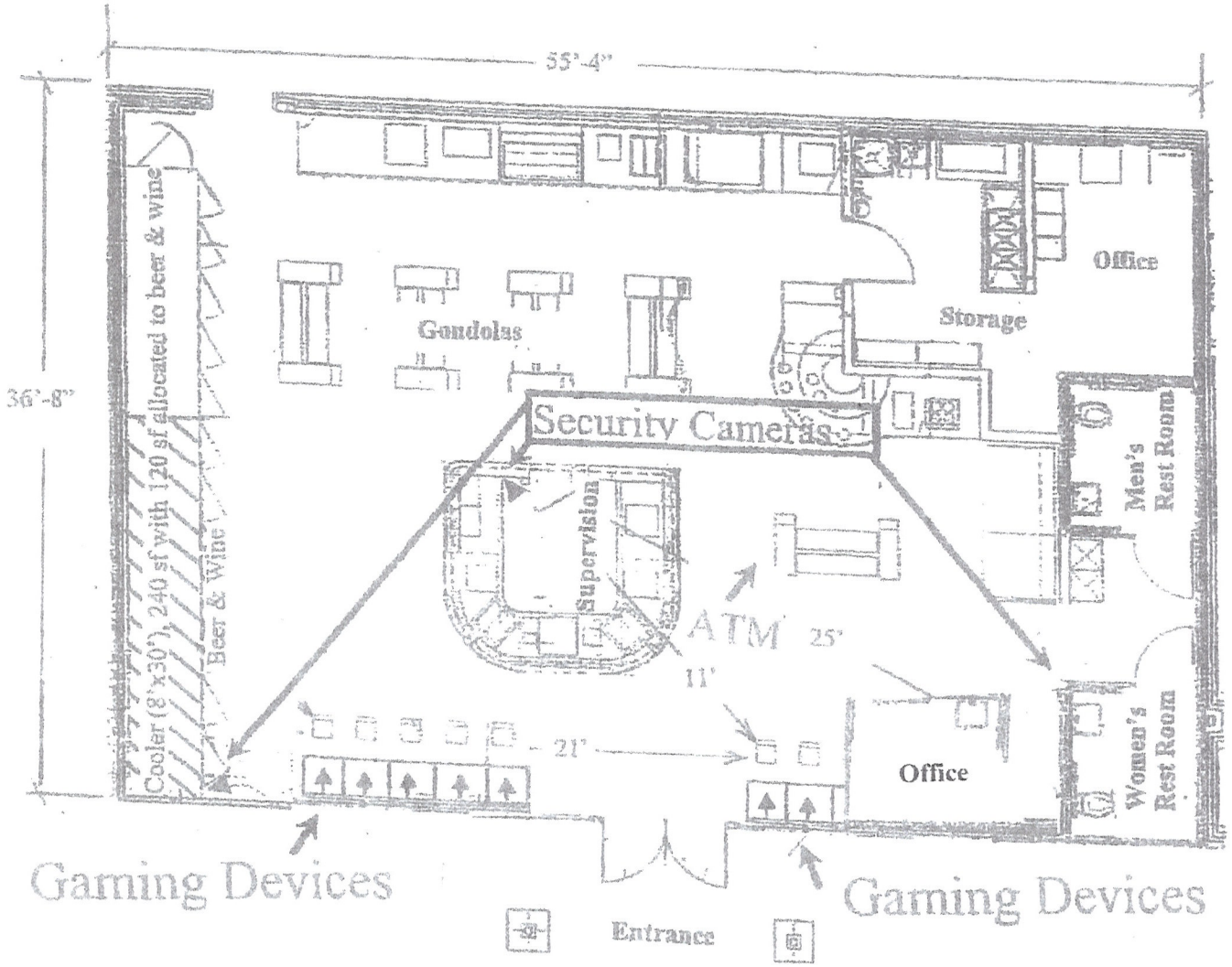
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

RECEIVED MAY 25 2011



RECEIVED
MAY 25 2011

SUP-41901



Vegas Express Gas Mart #2
4401 E. Bonanza Road
Las Vegas, NV 89110

RECEIVED
MAY 25 2011

Scale: 1/8th inch = 1 foot
December 9, 2009
Maximum Occupancy 68

Total Area	2,032 sf
Storage	444 sf
Cooler	240 sf
Retail	1,348 sf

SUP-41901

37' x 78" (10" letters)
Yellow LED Illuminated faces
with black trimcap and 5" black returns.
Mounted on aluminum backer with digitally printed graphic

JOB DESCRIPTION

CUSTOMER INFO

CLIENT: Vegas Express
ADDRESS: Bonanza Rd.
Las Vegas, NV.
CONTACT: Matt Riccodella
SALESPERSON: PC
DESIGNER: EG
DATE: June 7, 2011

COLOR INFO

SIGN DETAILS

RECEIVED
JUN 08 2011

☐ Artwork/estimate approved ☐ Changes Required _____ Authorized signature _____ Date

An authorized signature is required prior to production. Please circle items that you want to proceed with. Please Sign, Date and Return approval via Fax or E-mail.

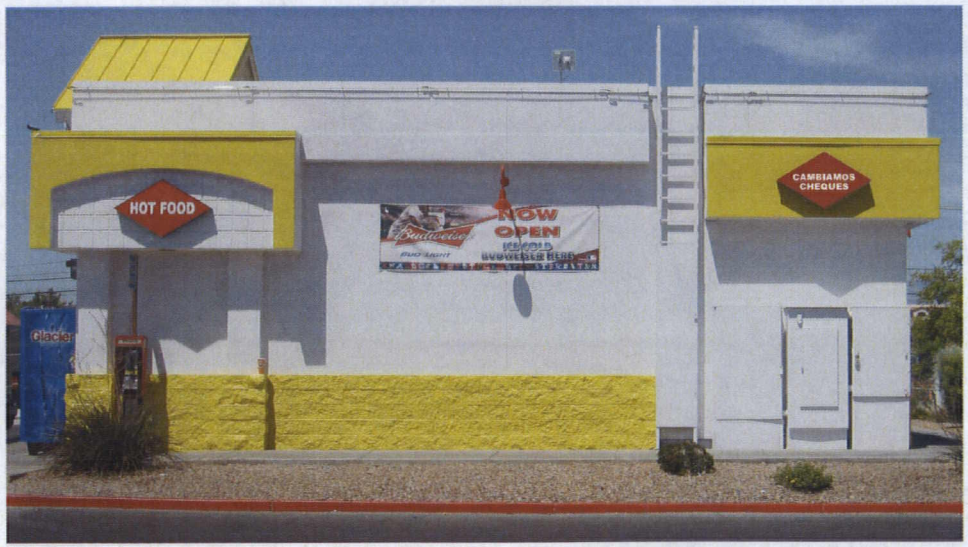
5115 South Arville St. Las Vegas, Nevada 89118 • p 702-873-4463 • f 702-873-5657 / NV LIC#62560 NLV LIC#82478

PATRICK'S SIGN COMPANY

SUP-41901
REVISED

CAMBIAMOS CHEQUES

New Face for existing cabinet.
No dimensions given.



RECEIVED
JUN 08 2011

JOB DESCRIPTION

CUSTOMER INFO

CLIENT: Vegas Express
ADDRESS: Bonanza Rd.
Las Vegas, NV.
CONTACT: Matt Riccodella
SALESPERSON: PC
DESIGNER: EG
DATE: June 7, 2011

COLOR INFO

SIGN DETAILS

☐ Artwork/estimate approved ☐ Changes Required _____ Authorized signature _____ Date

An authorized signature is required prior to production. Please circle items that you want to proceed with. Please Sign, Date and Return approval via Fax or E-mail.

5115 South Arville St. Las Vegas, Nevada 89118 • p 702-873-4463 • f 702-873-5657 / NV LIC#62560 NLV LIC#82478

PATRICK'S SIGN COMPANY

SUP-41901
REVISED

SUP-41901 - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD

06/2/11

SUP-41901 - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD

06/2/11

SUP-41901 - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD

06/2/11

SUP-41901 - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC - OWNER: PACPROP SERVICE, LLC
4401 EAST BONANZA ROAD

06/2/11

JUSTIFICATION LETTER

May 3, 2011

ADDRESS: 4401 E Bonanza Rd Las Vegas NV 89110

BUSINESS: Vegas Express Gas Mart #2, LLC

OWNERS: Matt Ricciardella & Sabah Boles

RE: Special Use Permit for check cashing services

Since opening Vegas Express Gas Mart #2 (a gas station/convenience store) in March 10th 2010 we have had an overwhelming amount of our customers request for check cashing services. Additionally we would like to advertise our services as a check cashing location to the public which is only possible with a Special Use Permit. Since the fee we intend to charge our customers is 1% of the check amount it is vital that we cash a high volume of checks in order to make our efforts justifiable. Therefore we would like to respectfully request a special use permit for check cashing from the City of Las Vegas Planning Commission. To ensure the safety of our customers we will perform our check cashing services in a designated office within our store. In these economic times it is crucial that we can service our customers by providing them with the products and services they desire. Thank You in advance for your consideration of this issue.

Sincerely,

Matt Ricciardella/owner

RECEIVED
MAY 31 2011

SUP-41901
REVISED

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

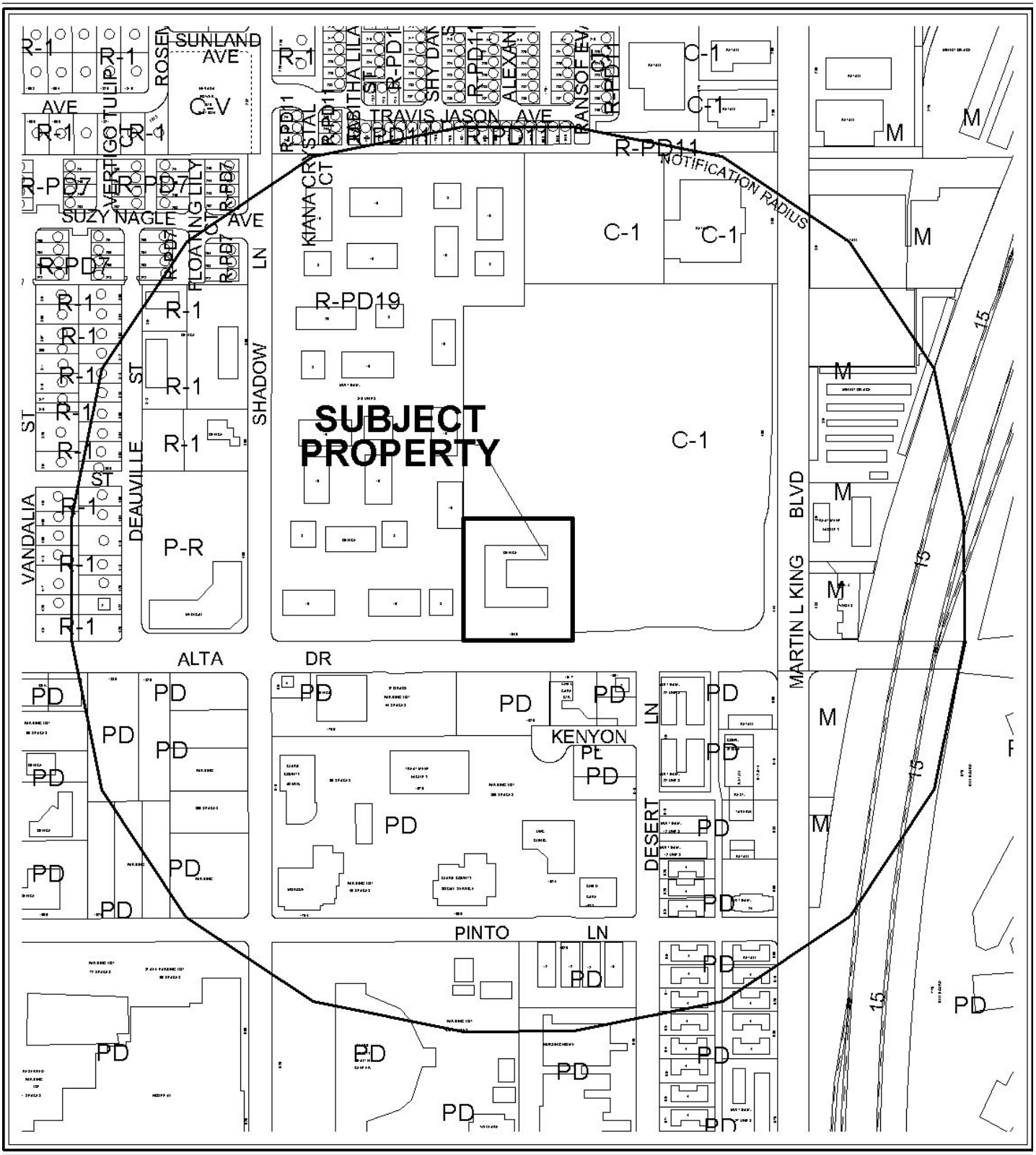
SUBJECT:
SUP-41921 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP - Request for a Special Use Permit FOR A PROPOSED 16,576 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 1640 Alta Drive, Suite #4 (APN 139-33-202-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-41921**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **SUP-41921**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41921** APN: 139-33-202-006

Name of Property Owner: Alta Quail LP

Name of Applicant: Bridge Counseling

Name of Representative: Same as applicant

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Michael J. Natter

Subscribed and sworn before me

This 25th day of May, 2011

Linda B. Castle, Notary Public

Notary Public in and for said County and State

RECEIVED
JUN 01 2011

LINDA B. CASTLE
Commission # 1832257
Notary Public - California
Los Angeles County
My Comm. Expires Jan 20, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1640 Alta Drive Unit ~~#10~~ Unit 4 JA Las Vegas NV 89106

Project Name Bridge Counseling **Proposed Use** Substance Abuse Se

Assessor's Parcel #(s) 139-33-202-006 **Ward #** 1

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

Commercial Square Footage 21,000 **Floor Area Ratio** N/A

Gross Acres 2 **Lots/Units** N/A **Density** N/A

Additional Information Bridge Counseling will occupy 16,576 Square Feet

PROPERTY OWNER Alta Quail LP **Contact** Michael J. Natter

Address 2615 Pacific Coast Hwy #328 **Phone:** 310-376-5790 xt.12 **Fax:** 310-376-1634

City Hermosa Beach **State** CA **Zip** 90254

E-mail Address aj@rethan.com

APPLICANT Bridge Counseling **Contact** Jackie Harris

Address 1701 Charleston **Phone:** (702) 290-3210 **Fax:**

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

E-mail Address jhmftbca@aol.com

REPRESENTATIVE Same as applicant **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 Michael J. Natter

Subscribed and sworn before me

This 25th day of May, 20 11.

Linda B. Castle, Notary Public

Notary Public in and for said County and State

LINDA B. CASTLE
Commission # 1832257
Notary Public - California
Los Angeles County
My Comm. Expires Jan 20, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-41921
Meeting Date:	7/12/11
Total Fee:	$1,030
Date Received:*	6/1/11
Received By:	Romeo

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

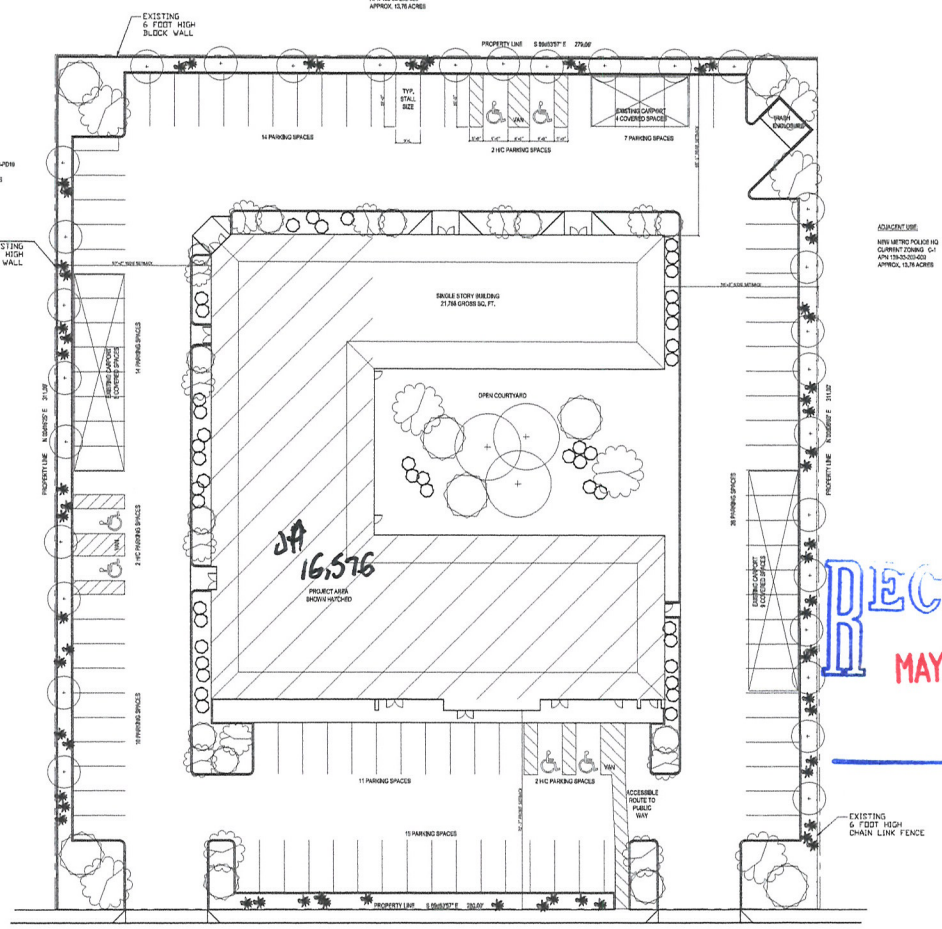
RECEIVED
JUN 01 2011

Revised 10/27/08

VICINITY MAP
Scale: 1" = 20'

PARCEL INFO
APN 139-33-203-006 CURRENT ZONING C-1 PARCEL SIZE 1.466 ACRES (63,903 S.F.) EXISTING BUILDING SINGLE STORY FLOOR AREA 21,798 GROSS SQ. FT. NO CHANGES TO EXTERIOR OF BUILDING NO CHANGES TO SITE

PARKING
GROSS FLOOR AREA: 21,798 s.f. PARKING STANDARD UTILIZED: One per 303 s.f. PARKING REQUIRED: 72.5 spaces PARKING PROVIDED 97 Regular Spaces 0 Compact Spaces 6 Handicap Spaces 103 Total Spaces



Alta Drive

SITE PLAN
Scale: 1" = 20'

North

RECEIVED
MAY 26 2011

Revisions

Rev #	Description

Copyright 2011
Nick Antrillo Architect

Plotting and reproduction distort the appearance of drawn objects. Do not scale drawings without contacting the Architect.

Date May 21, 2011

Nick Antrillo Architect
2355 N Christy Lane Las Vegas Nevada 89156
(702)592-3767 fax (702)453-1875

Bridge Counseling
Tenant Improvement
1640 Alta Drive, Las Vegas NV

AS1.01

Site Plan

SUP-41921

N JA

RECEIVED
MAY 26 2011

Revisions

Rev#	Description

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Nick Antrillo Architect

Plotting and reproduction distort the appearance of drawn objects. Do not scale drawings without contacting the Architect.

Prepared For
Gatski Commercial Real Estate Services
4755 Dean Martin Drive Las Vegas Nevada 89103

Date: Mar 22, 2011

Nick Antrillo Architect
2355 N Christy Lane Las Vegas Nevada 89156
(702)592-3767 fax (702)453-1875

1640 Alta Dr. Suite 4
Proposed Tenant Improvement
Las Vegas Nevada

Sheet No.
A 1.01
Floor Plan

SUP-41921

SUP-41921 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-41921 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-41921 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
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1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-41921 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

May 21, 2011

City of Las Vegas
Business Licensing Division
Planning Department
400 Stewart Avenue, Third Floor
Las Vegas, NV 89101

To Whom It May Concern:

As Executive Director of Bridge Counseling Associates, I am hereby requesting a Special Use Permit for the following address:

1640 Alta Drive
Las Vegas, NV 89106

Bridge Counseling Associates provides Substance Abuse and Mental Health Services to adults and youth in Clark County since 1971. We have been at the following address since 1995:

1701 W. Charleston Blvd. #400
Las Vegas, NV 89102

We desire to move to the Alta address to expand our services, provide a more user-friendly environment for our clients, and to be in close proximity to our referral sources.

Bridge Counseling Associates currently provides services to the following client populations during the office hours of 8:30 am – 8:00 pm Monday through Friday and 8:30 am – 1:00 pm on Saturday. Bridge Counseling Associates is closed on Sunday. Bridge Counseling does not "close" for lunch, forcing clients to wait while staff are on break. Clients are assigned to individual, family and/or group therapy sessions. Clients are informed of their therapy schedule and attend accordingly. Clients of Bridge Counseling do not linger at the agency waiting for appointments or groups to start. Due to certification regulations, groups are limited to 15 clients per group. Dimensions of the proposed waiting room is 22x26 feet. Bridge Counseling currently has a total of 546 active clients.

RECEIVED
JUN 21 2011

Bridge Counseling Associates currently has the following employees:
Full-time Mental Health/Substance Abuse Therapists: 18
Full-time Vocational Department Bi-Lingual Case Managers: 2
Full-time Administrative/Fiscal/Support Staff: 7
Part-time Co-Credentialed English speaking Contract Therapists: 8
Part-time Co-Credentialed Bi-Lingual Contract Therapists: 2
Note: Front Office is fully staffed with bi-lingual staff

SUP-41921
SUP-42006
REVISED

Bridge Counseling Associates serves the following clients at our agency:

- Families In Transition (FIT) – Comprehensive (Mental Health & Substance Abuse) Treatment Services (individualized treatment – group, family, individual – up to multiple times per week) to families referred by Clark County Department of Family Services (CCDFS).
- United States Probation/Bureau of Prisons – Clients referred to substance abuse and mental health services who are residing in the federal halfway house, currently on probation or "pre-trial" (i.e. waiting for trial). Treatment multiple times per week.
- DUI Treatment Services – Bridge Counseling Associates provides an array of services and service levels to individuals with one time (DUI Assessment & Education); two time (Moderate Offenders); and three time (Felony DUI) DUI clients. Careful coordination of treatment services and case management of client care occurs with Clark County DUI courts. Sessions conducted 1-3x per week (model is a "step-down" system).
- Adult & Adolescent Treatment Services – Substance Abuse and Mental Health Treatment to adult & adolescent clients who are self-referred, school referred, court mandated or involved with the Clark County DJJS or the State of Nevada Youth Parole System. Individualized, multiple times per week – group/individual.
- Mental Health/Family Treatment Services – Comprehensive mental health, child, family & parenting services. Funded through MGM/Mirage Voice Foundation.
- Vocational Services – Comprehensive vocational assessment, individualized vocational program planning, job training, and job searches.
- Spanish Treatment Services – All of the aforementioned treatment and vocational services are offered in Spanish. Full-time staff and front office reception staff are able to meet the needs of bi-lingual clients who are involved in any other program area.

Adolescent clients are primarily served "off-site" at the Youth Parole or Juvenile Justice Probation Office.

As Executive Director of Bridge Counseling, I have been in the mental health and substance abuse services field for over 26 years. The first 15 years, I was employed at the Division of Child and Family Services. I have been with Bridge Counseling Associates for the last 11 years and Executive Director for the past 8 years. In addition to my background and expertise in working with court-mandated clients, I am dually licensed as a clinician in Marriage & Family Therapy and Alcohol & Drug Abuse. It is my personal philosophy that in working with mandated clients, it is imperative to extend to them the utmost respect and concern for their current situation, to provide the utmost in quality of services, as well as set non-negotiable boundaries for behavior that will and will not be allowed at the agency. It is my strong belief that based on how we approach our clients we have very few issues with compliance with expectations. There is a zero tolerance approach for behavior that would be problematic to my staff, other clients, and the facility in general.

RECEIVED
JUN 21 2011

SUP-41921
SUP-42006
REVISED

Bridge Counseling Associates Board of Directors approved full-time security during business hours upon relocation to the new building at their board meeting on 5/17/11. We have engaged the current security company, ISS Security, that provides services to our current location to obtain bids for this service. This is an important and necessary service to our staff, clients, and the community.

I would appreciate the City of Las Vegas' support in our desire to meet the growing needs of our agency and client by approving the Special Use Permit for the Alta address.

Please let me know if I can provide any further clarification or information.

Sincerely Yours.

Jacqueline Harris

Jacqueline Harris, MA, MFT, LADC
Executive Director – Bridge Counseling Associates

RECEIVED
JUN 21 2011

SUP-41921
SUP-42006
REVISED

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

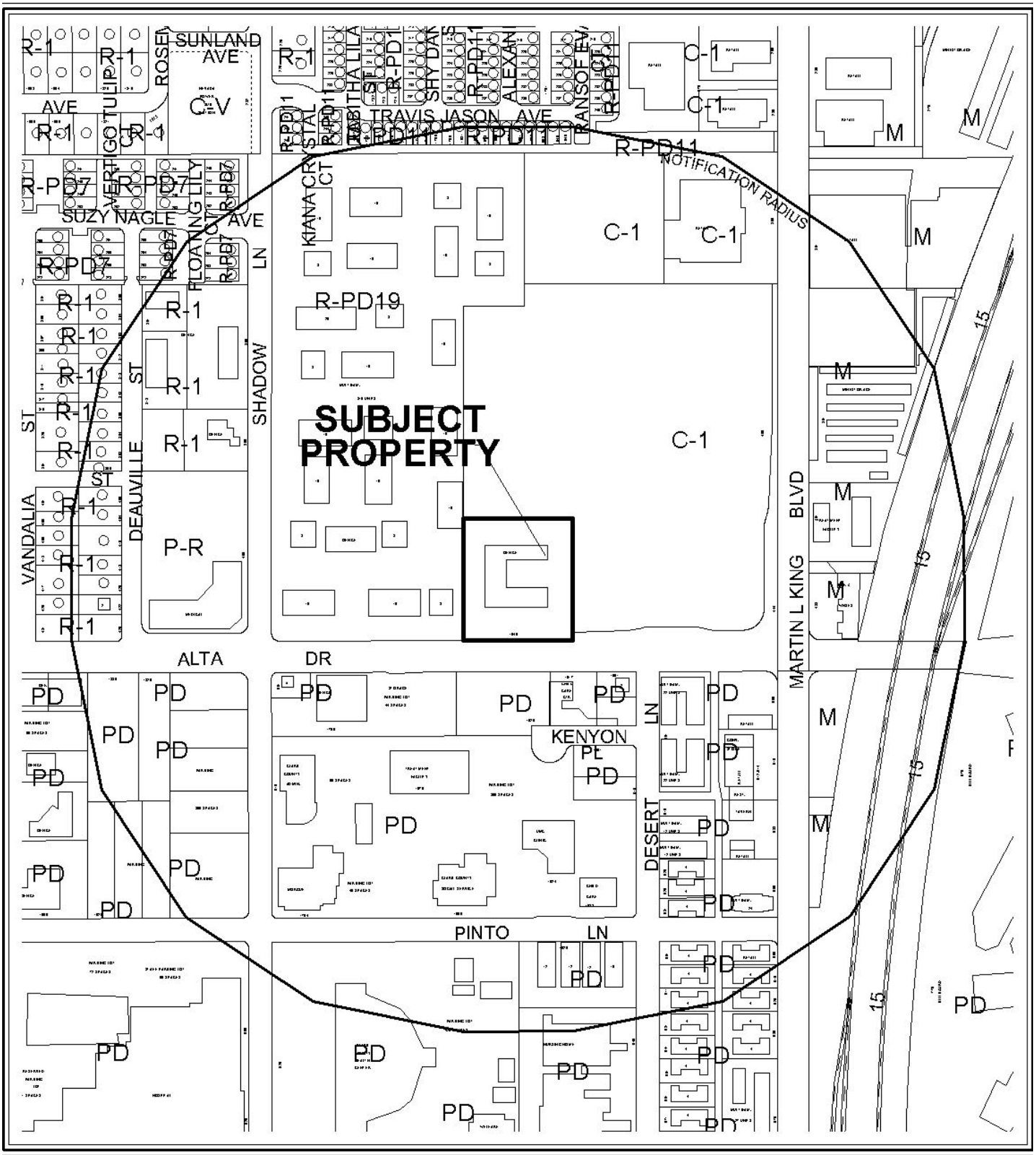
SUBJECT:
SUP-42006 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP - Request for a Special Use Permit FOR A PROPOSED 16,576 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1640 Alta Drive, Suite #4 (APN 139-33-202-006) C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-42006**

RADIUS: 1000 FT

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

CASE: **SUP-42006**

RADIUS: 1000 FT

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42006** APN: 139-33-202-006

Name of Property Owner: Alta Quail LP

Name of Applicant: Bridge Counseling Associates

Name of Representative: Same as applicant

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Michael J. Natter

Subscribed and sworn before me

This 2nd day of June, 2011

Linda B. Castle, Notary Public

Notary Public in and for said County and State

LINDA S. CASTLE
Commission # 1832257
Notary Public - California
Los Angeles County
My Comm. Expires Jan 20, 2013

RECEIVED
JUN 14 2011

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1640 Alta Drive Unit 4, Las Vegas, NV. 89106

Project Name Bridge Counseling Associates **Proposed Use** Social Service Provide

Assessor's Parcel #(s) 139-33-202-006 **Ward #** 1

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

Commercial Square Footage 21,000 **Floor Area Ratio** N/A

Gross Acres 2 **Lots/Units** N/A **Density** N/A

Additional Information Bridge Counseling Associates will occupy 16,576 Square Feet

PROPERTY OWNER Alta Quail LP **Contact** Michael J. Natter

Address 2615 Pacific Coast Hwy #328 **Phone:** (310) 376-5790 **Fax:**

City Hermosa Beach **State** CA **Zip** 90254

E-mail Address aj@rettan.com

APPLICANT Bridge Counseling Associates **Contact** Jackie Harris

Address 1701 Charleston **Phone:** (702) 290-3210 **Fax:**

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

E-mail Address jhmftbca@aol.com

REPRESENTATIVE Same as applicant **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 Michael J. Natter

Subscribed and sworn before me

This 2nd day of June, 20 11.

Linda B. Castle, Notary Public

Notary Public in and for said County and State

LINDA B. CASTLE
Commission # 1832257
Notary Public - California
Los Angeles County
My Comm. Expires Jan 20, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-42006
Meeting Date:	7/12/11
Total Fee:	$1,030
Date Received:*	6/14/11
Received By:	Romeo

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

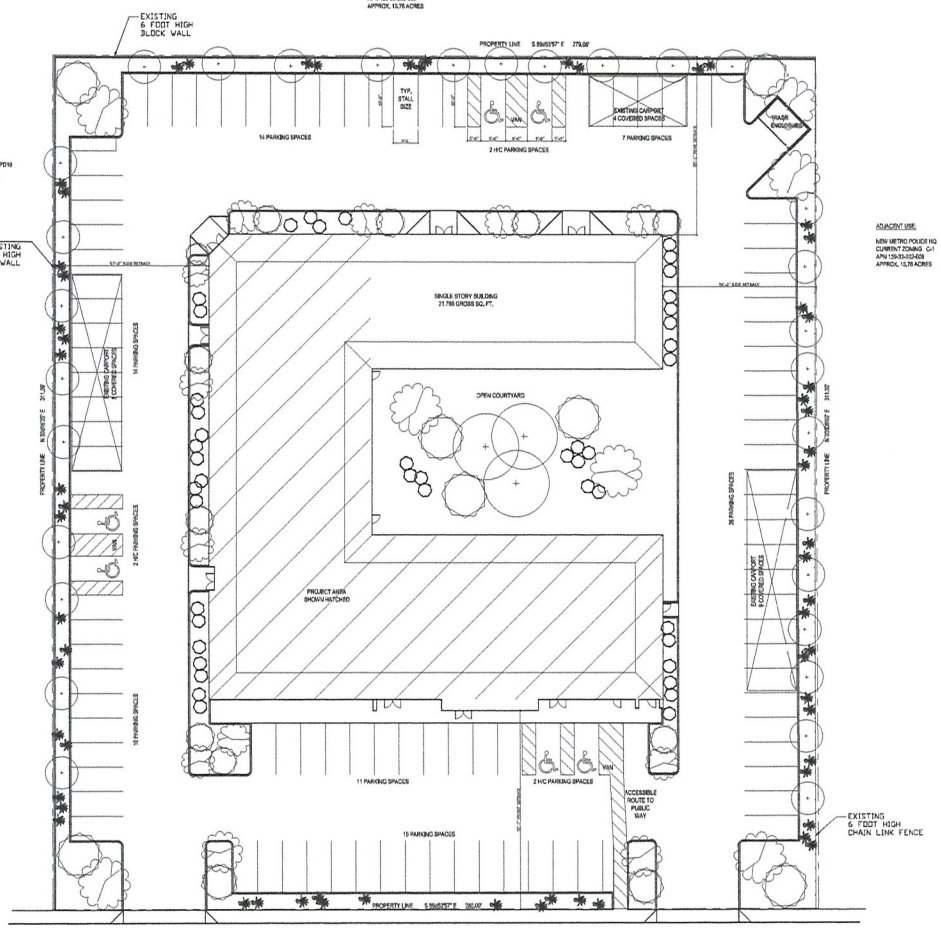
RECEIVED JUN 14 2011

Revised 10/27/08

VICINITY MAP
Scales 1" = 20'

PARCEL INFO
APN 139-33-202-006 CURRENT ZONING C-1 PARCEL SIZE 1.486 ACRES (65,933 S.F.) EXISTING BUILDING SINGLE STORY FLOOR AREA 21,768 GROS SQ. FT. NO CHANGES TO EXTERIOR OF BUILDING NO CHANGES TO SITE

PARKING
GROSS FLOOR AREA 21,768 s.f. PARKING STANDARD UTIL 2003: One per 300 s.f. PARKING REQUIRED: 72.5 spaces PARKING PROVIDED: 67 Regular Spaces 0 Compact Spaces 6 Handicap Spaces 673 Total Spaces



SITE PLAN
Scale: 1" = 20'

North

Revisions

Rev#	Description

Copyright 2011
Nick Antrillo Architect

Plotting and reproduction distort the appearance of drawn objects. Do not scale drawings without contacting the Architect.

Date May 21, 2011

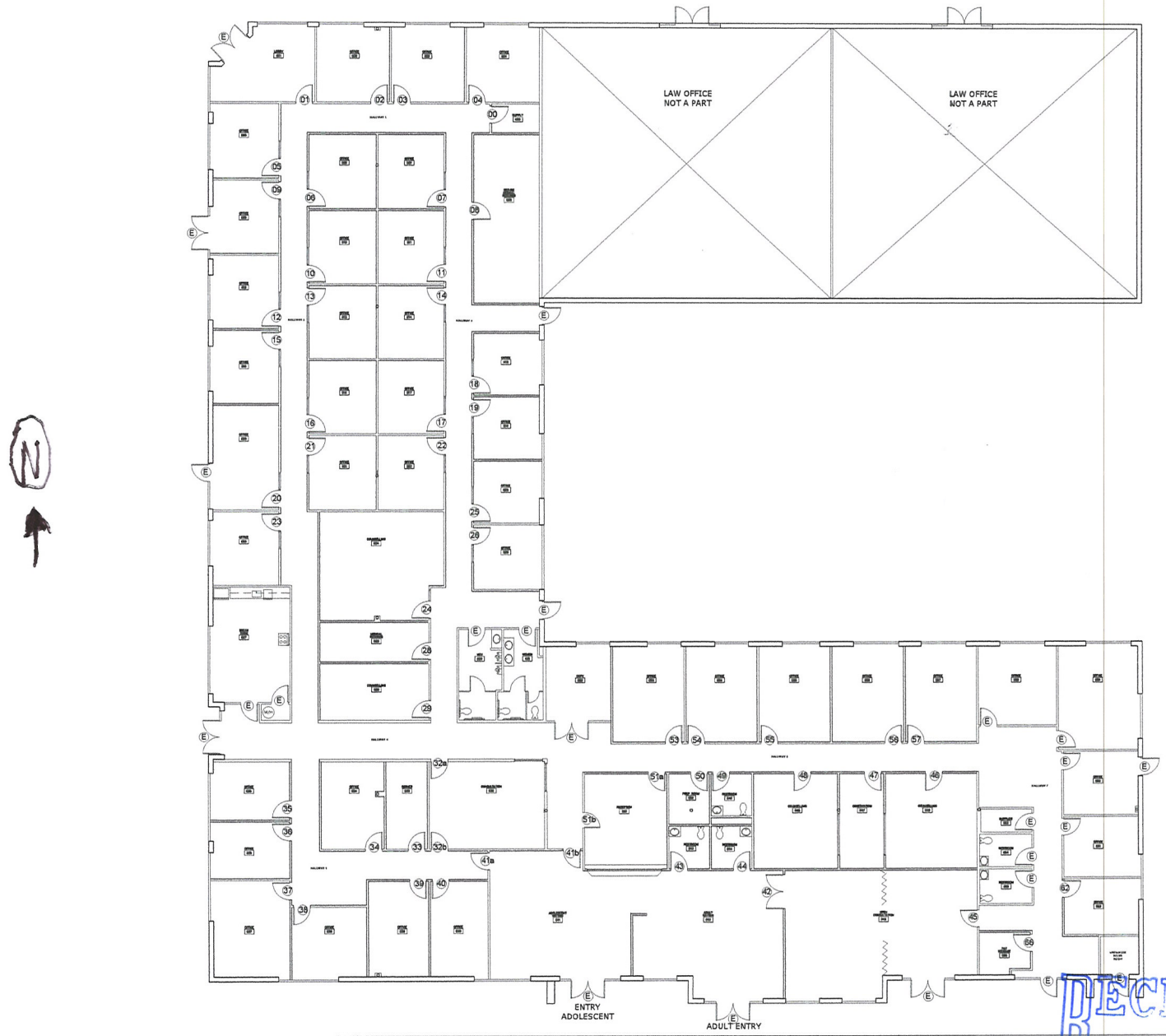
Nick Antrillo Architect
2355 N Christy Lane Las Vegas Nevada 89156
(702)592-3767 fax (702)453-1875

Bridge Counseling
Tenant Improvement
1640 Alta Drive, Las Vegas NV

AS1.01
Site Plan

RECEIVED
JUN 02 2011

SUP-42006



Revisions

Rev#	Description

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Nick Antrillo Architect

Plotting and reproduction distort the appearance of drawn objects. Do not scale drawings without contacting the Architect.

Prepared For
Gatski Commercial Real Estate Services
4755 Dean Martin Drive Las Vegas Nevada 89103

Date: Mar 22, 2011

Nick Antrillo Architect
2355 N Christy Lane Las Vegas Nevada 89156
(702)592-3767 fax (702)453-1875

1640 Alta Dr. Suite 4
Proposed Tenant Improvement
Las Vegas Nevada

Sheet No.
A 1.01
Floor Plan

RECEIVED
JUN 02 2011
SUP-42006

SUP-42600 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-42600 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-42600 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-42600 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

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1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-42600 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-42600 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

SUP-42600 - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP
1640 ALTA DRIVE, SUITE #4

06/20/11

May 21, 2011

City of Las Vegas
Business Licensing Division
Planning Department
400 Stewart Avenue, Third Floor
Las Vegas, NV 89101

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RECEIVED
JUN 21 2011

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Full-time Administrative/Fiscal/Support Staff: 7
Part-time Co-Credentialed English speaking Contract Therapists: 8
Part-time Co-Credentialed Bi-Lingual Contract Therapists: 2
Note: Front Office is fully staffed with bi-lingual staff

SUP-41921
SUP-42006
REVISED

Bridge Counseling Associates serves the following clients at our agency:

- Families In Transition (FIT) – Comprehensive (Mental Health & Substance Abuse) Treatment Services (individualized treatment – group, family, individual – up to multiple times per week) to families referred by Clark County Department of Family Services (CCDFS).
- United States Probation/Bureau of Prisons – Clients referred to substance abuse and mental health services who are residing in the federal halfway house, currently on probation or "pre-trial" (i.e. waiting for trial). Treatment multiple times per week.
- DUI Treatment Services – Bridge Counseling Associates provides an array of services and service levels to individuals with one time (DUI Assessment & Education); two time (Moderate Offenders); and three time (Felony DUI) DUI clients. Careful coordination of treatment services and case management of client care occurs with Clark County DUI courts. Sessions conducted 1-3x per week (model is a "step-down" system).
- Adult & Adolescent Treatment Services – Substance Abuse and Mental Health Treatment to adult & adolescent clients who are self-referred, school referred, court mandated or involved with the Clark County DJJS or the State of Nevada Youth Parole System. Individualized, multiple times per week – group/individual.
- Mental Health/Family Treatment Services – Comprehensive mental health, child, family & parenting services. Funded through MGM/Mirage Voice Foundation.
- Vocational Services – Comprehensive vocational assessment, individualized vocational program planning, job training, and job searches.
- Spanish Treatment Services – All of the aforementioned treatment and vocational services are offered in Spanish. Full-time staff and front office reception staff are able to meet the needs of bi-lingual clients who are involved in any other program area.

Adolescent clients are primarily served "off-site" at the Youth Parole or Juvenile Justice Probation Office.

As Executive Director of Bridge Counseling, I have been in the mental health and substance abuse services field for over 26 years. The first 15 years, I was employed at the Division of Child and Family Services. I have been with Bridge Counseling Associates for the last 11 years and Executive Director for the past 8 years. In addition to my background and expertise in working with court-mandated clients, I am dually licensed as a clinician in Marriage & Family Therapy and Alcohol & Drug Abuse. It is my personal philosophy that in working with mandated clients, it is imperative to extend to them the utmost respect and concern for their current situation, to provide the utmost in quality of services, as well as set non-negotiable boundaries for behavior that will and will not be allowed at the agency. It is my strong belief that based on how we approach our clients we have very few issues with compliance with expectations. There is a zero tolerance approach for behavior that would be problematic to my staff, other clients, and the facility in general.

RECEIVED
JUN 21 2011

SUP-41921
SUP-42006
REVISED

Bridge Counseling Associates Board of Directors approved full-time security during business hours upon relocation to the new building at their board meeting on 5/17/11. We have engaged the current security company, ISS Security, that provides services to our current location to obtain bids for this service. This is an important and necessary service to our staff, clients, and the community.

I would appreciate the City of Las Vegas' support in our desire to meet the growing needs of our agency and client by approving the Special Use Permit for the Alta address.

Please let me know if I can provide any further clarification or information.

Sincerely Yours.

Jacqueline Harris

Jacqueline Harris, MA, MFT, LADC
Executive Director – Bridge Counseling Associates

RECEIVED
JUN 21 2011

SUP-41921
SUP-42006
REVISED

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

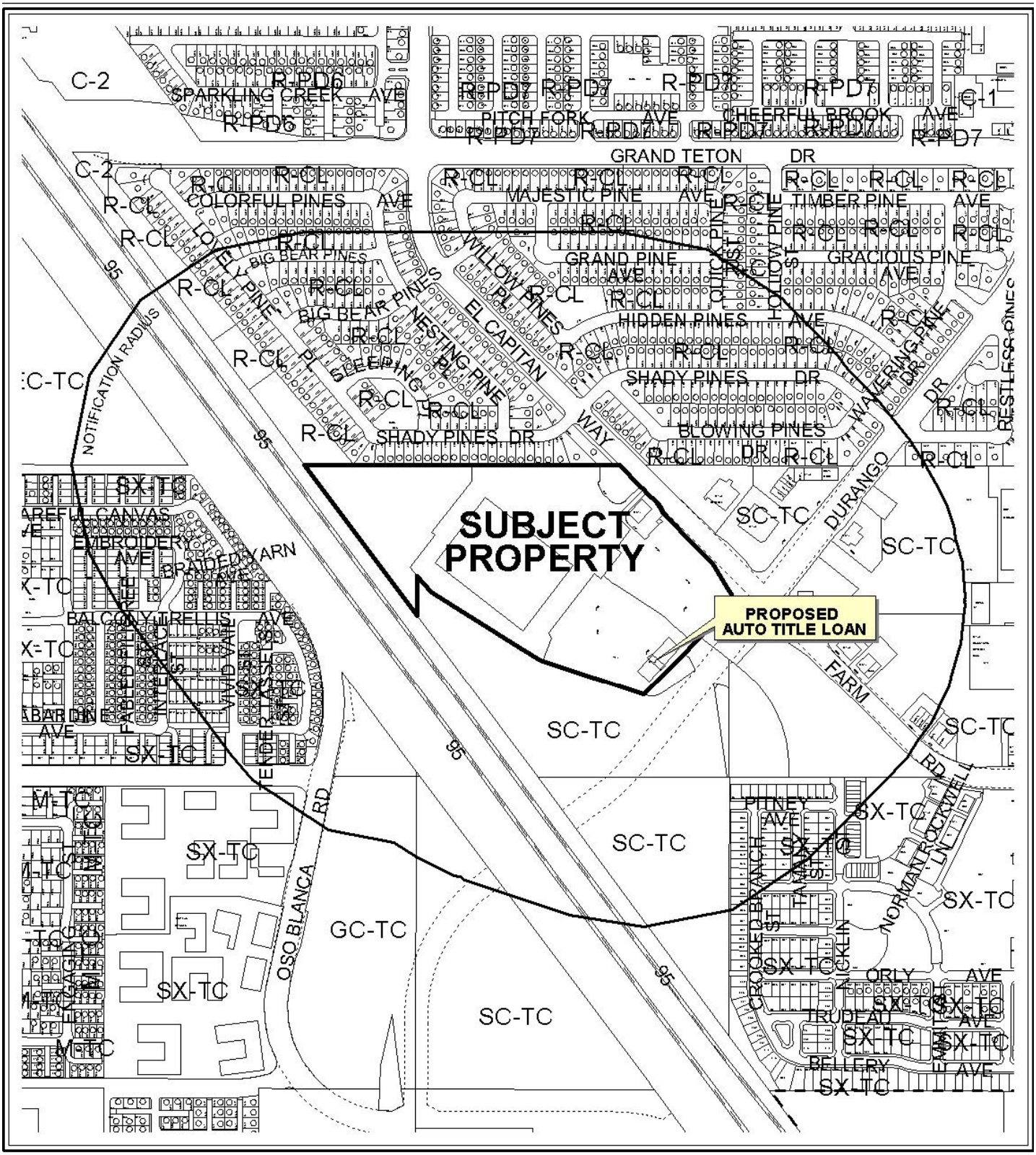
SUBJECT:
SUP-41923 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ONLY MONEY LOANS - OWNER: CAROLINE"S COURT, LLC - Request for a Special Use Permit FOR A PROPOSED 1,501 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 240-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN USE WHERE 1,000 FEET IS REQUIRED at 7703 North El Capitan Way, Suite #150 (APN 125-17-612-006), TC (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

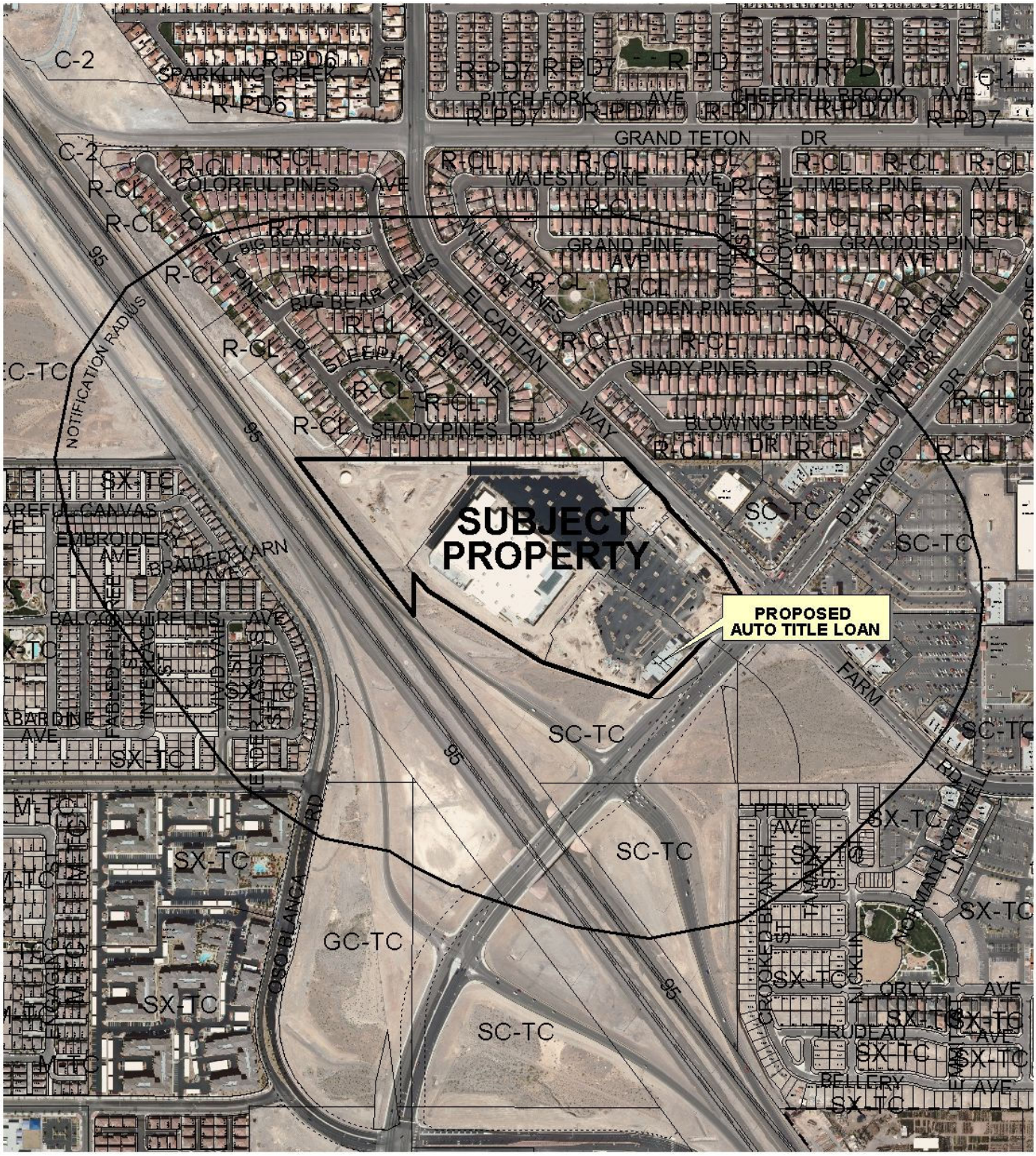
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41923**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: SC-TC [SERVICE COMMERCIAL (TOWN CENTER)] ZONE



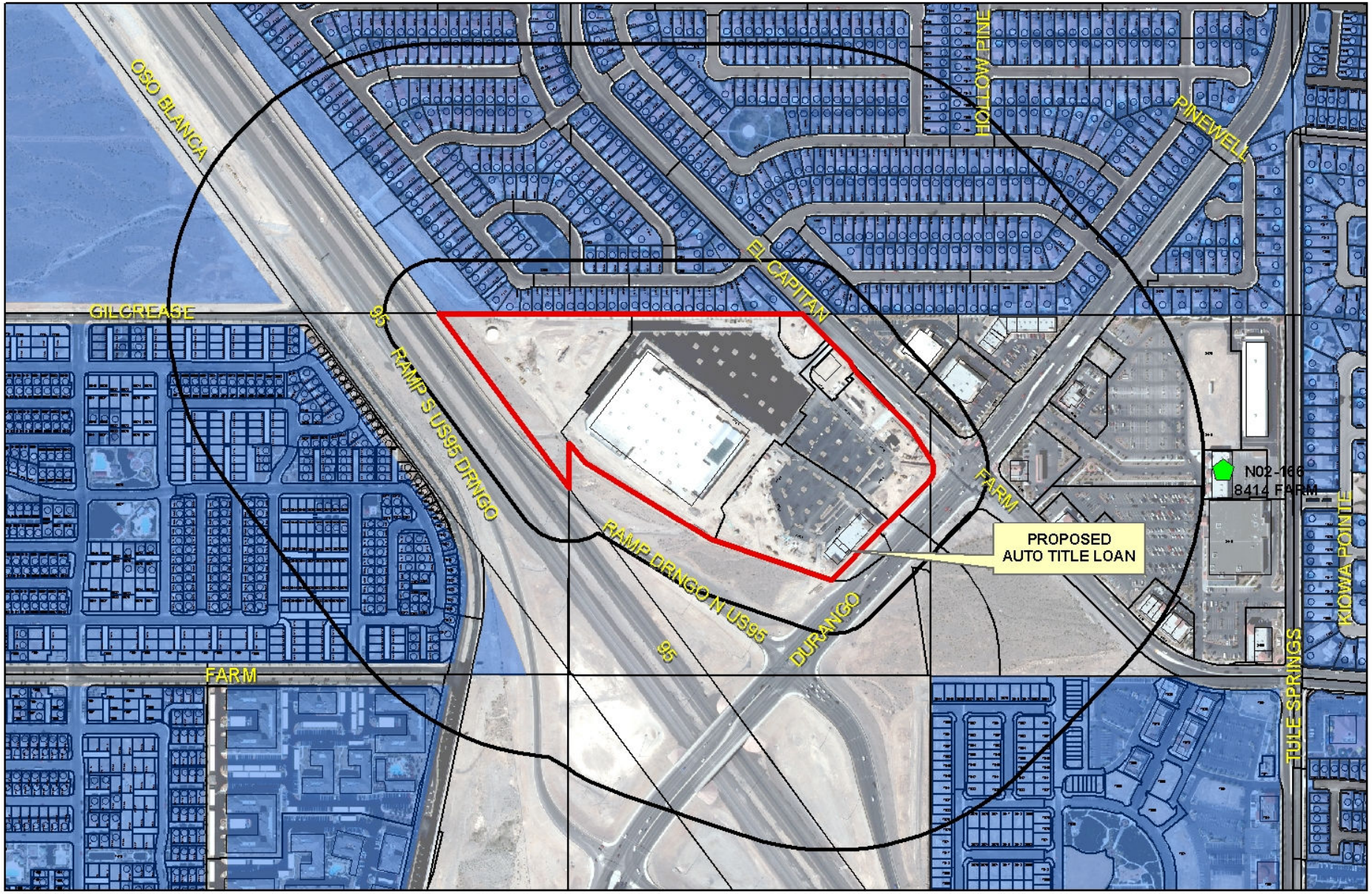
0 300 600 Feet

CASE: **SUP-41923**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: SC-TC [SERVICE COMMERCIAL (TOWN CENTER)] ZONE

N



SUP-41923
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 305 610 1,220 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41923** APN: 125-17-612-006

Name of Property Owner: CAROLINE'S COURT LLC.

Name of Applicant: KEVIN MATYAS ONLY MONEY LOANS

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: JACOB KOBY KHAIKSHOURI

Subscribed and sworn before me

This 23 day of May, 2011

Robert Gentry

Notary Public in and for said County and State

ROBERT GENTRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-05-14
Certificate No: 06-107105-1

RECEIVED
MAY 26 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 7703 N El Capitan Way #150

Project Name CAROLINE'S COURT LLC **Proposed Use**

Assessor's Parcel #(s) 125-17-612-006 **Ward #**

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

Commercial Square Footage Bldg. D 15,078 **Floor Area Ratio**

Gross Acres 23.62+/- **Lots/Units** **Density**

Additional Information

PROPERTY OWNER CAROLINE'S COURT LLC **Contact** JACOB KOBY KHAKSHOURI

Address 3041 N. BEVERLY GLEN CIRCLE **Phone:** 310-2087770 **Fax:** 310-2087885

City LOS ANGELES **State** CA. **Zip** 90077

E-mail Address Jacob@dkoby.com

APPLICANT ONLY MONEY LOANS **Contact** KEVIN MATYAS

Address 6230 S DECATUR #120 **Phone:** 8885626 **Fax:** 8883299

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

E-mail Address ONLYMONEYLOANS@GMAIL.COM

REPRESENTATIVE KEVIN MATYAS **Contact**

Address 1009 ADOBE FLAT DR **Phone:** 6837091 **Fax:**

City HENDERSON **State** NV **Zip** 89011

E-mail Address TRIMTHIS1@GMAIL.COM

Property Owner Signature* JKKhak

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

Print Name JACOB KOBY KHAKSHOURI.

Subscribed and sworn before me

This 23 day of May, 20 11.

Robert Gentry

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

ROBERT GENTRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-05-14
Certificate No: 06-107105-1

Revised 10/27/08

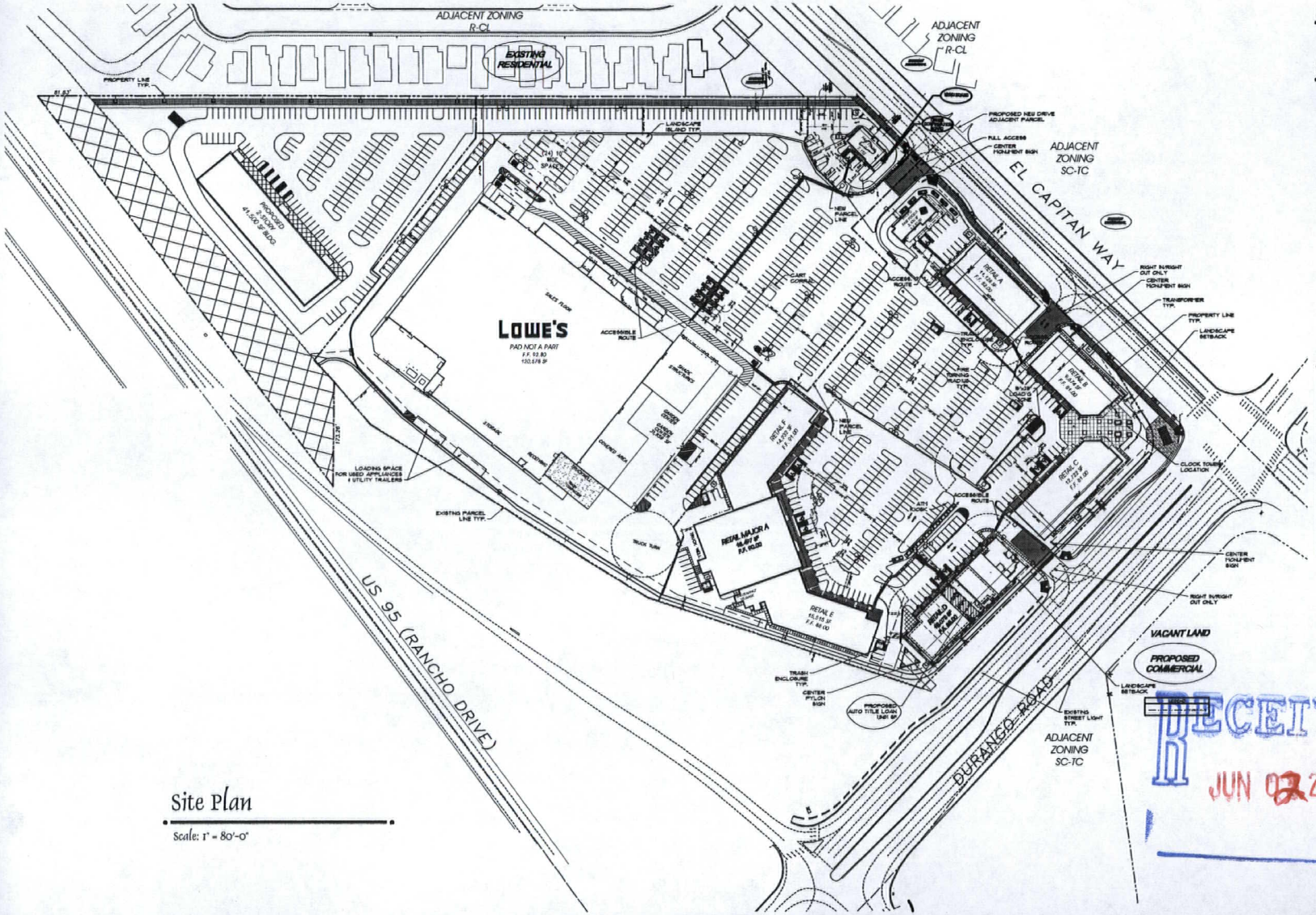
FOR DEPARTMENT USE ONLY

Case #	SUP-41923
Meeting Date:	7/12/11
Total Fee:	$1530.00
Date Received:*	5/26/11
Received By:	

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

RECEIVED MAY 26 2011

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



Site Plan

Scale: 1" = 80'-0"

Site Data

ASSESSORS PARCEL NUMBER (APN)	125-17-601-017
CURRENT ZONING	T-C

Site Area Data

SITE GROSS	+/- 23.62 ACRES 1,031,509 S.F.
BUILDING AREA GROSS	264,189 S.F. GROSS
SITE COVERAGE	26 PERCENT
2 STORY BUILDING SITE	+/- 3.4 ACRES 144,638 S.F.
BUILDING AREA GROSS	41,500 S.F. GROSS
SITE COVERAGE	29 PERCENT
LOWES SITE	+/- 11 ACRES 417,900 S.F.
BUILDING AREA GROSS	120,578 S.F. GROSS
SITE COVERAGE	29 PERCENT
RETAIL SITE / FASTFOOD SITE	+/- 8.89 ACRES 387,000 S.F.
BUILDING AREA GROSS	102,111 S.F. GROSS
SITE COVERAGE	26.3 PERCENT

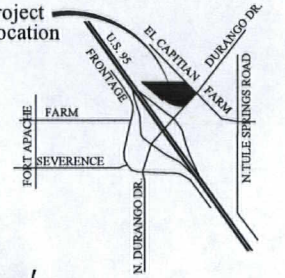
Building Open Space:

AREA REQUIRED 20%	+/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 23.4%	+/- 241,135 SF +/- 5.3 ACRES

Parking Data:

BUILDING		PARKING		
BLDG.	BLDG. AREA	REQ'D RATIO	REQ'D	PROVIDED
Fast Food A	2,400 S.F.	1/250	11	17=7/1000
RETAIL A,C,D,E,F	67,448 S.F.	1/250	270	290=4.5/1000
RETAIL B	9,674 S.F.	1/250	39	48=5/1000
Fast Food G	2,155 S.F.	1/250	13	22=10/1000
LOWES	120,578 S.F.	1/250	483	510=4.3/1000
MAJOR A	18,497 S.F.	1/250	74	74=4/1000
2 STORY BLDG.	41,500 S.F.	1/250	166	166=4/1000
Total	264,189 S.F.		1056	4.3/1000 1127

Vicinity Map



Owner / Developer

CAROLINES COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBY KHAKSHOURI (310) 208-7770

RECEIVED
JUN 02 2011

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

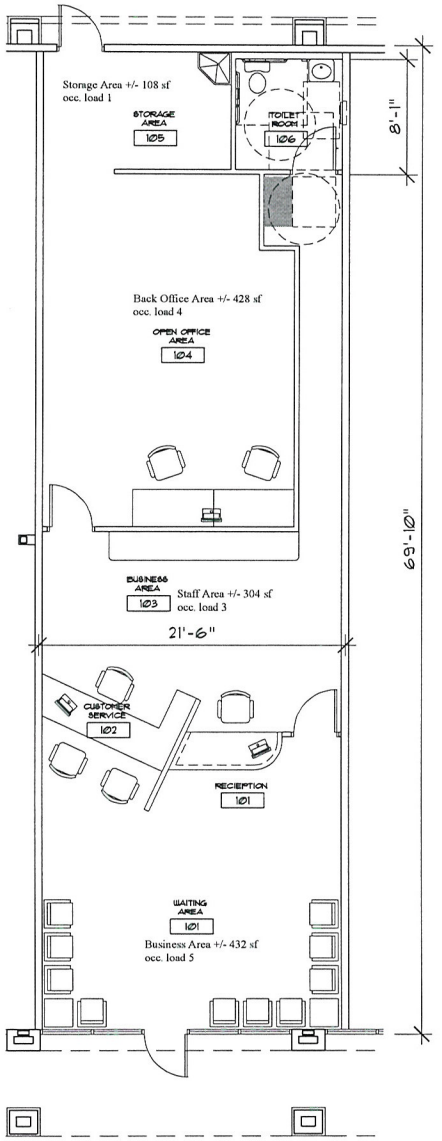
Loans at Caroline's Court

June 1, 2011
Las Vegas, Nevada

Indigo Architecture, Inc.
(702) 456-2772

SUP-41923
REVISED

RECEIVED
MAY 26 2011



Floor Plan 1,501 Gross SF (1 / A2.01)
Scale: 1/4" = 1'-0"

North

RECEIVED
MAY 26 2011

Indigo Architecture, Inc.

SEAL: NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NAME: Only Money Loan Center at Caroline's Court
Las Vegas, Nevada

SHEET TITLE: Floor Plan

9460 S. Eastern Ave, Suite 272 ● Las Vegas, Nevada 89123 ● Phone: (702) 456-2772 ●

REVISIONS:

Project No: Misc. 2011

Drawn by: Indigo
Date: May 25, 2011
Scale: As Noted

Sheet No:
A2.01

SUP-41923

SUP-41923

RECEIVED
MAY 26 2011
Planning

Indigo Architecture, Inc.

9180 S. Eastern Ave., Suite 121 ● Las Vegas, Nevada 89123 ● Phone (702) 456-2771 ●

CONSULTANT:

NOT FOR CONSTRUCTION

SEAL

Only Money Loan Center
at Carroline's Court
Las Vegas, Nevada

PROJECT NAME

Floor Plan

SHEET TITLE

REVISIONS	Project No. Misc. 2011
.	
.	
.	

Drawn by: Indigo
Date: May 25, 2011
Scale: As Noted
Sheet No:

A2.01

Floor Plan 1,501 Gross SF
Scale: 1/4" = 1'-0"

North

SUP-41923
WINDY BARBER CITY
150
140
130
120

SUP-41923
WINDY BARBER CITY
150

SUP-41923
SMOKE
150'

ONLY MONEY LOANS

6230 S. DECATUR BLVD. #120
LAS VEGAS, NV. 89118
888.5626 FAX 888.3299
ONLYMONEYLOANS@GMAIL

City of Las Vegas
Department of Planning

Re: Only Money Loans
Proposed Location
7703 N. El Capitan Way
Suite 150
Las Vegas, NV 89143

To Whom It May Concern:

Only Money Loans intention is to open our second location at the Caroline's Court. At the proposed location OML will be making Auto Title Loans only. We feel that we can benefit our neighbors by adding rate competition as AAction Loans is their only other choice in the neighborhood. By AAction Loans having a monopoly in the area, borrowers cannot shop for the best rates, and are at a disadvantage.

What would be necessary to accomplish this is the Planning Departments help with two Waivers.

1. **A Waiver is needed for the 200 foot requirement for separation between residential uses. Note: Suite 150 is located in the shopping center as far away from neighborhood residential as possible.**
2. **A Waiver is needed for required 240 foot distance separation from any other auto title loan store. Note: As the crow flies there is well over a 1000 feet of separation between the two locations and the two stores can only be seen from the air. Also an 8 lane wide intersection separates the two shopping centers.**

If approved for this location OML would be hiring 2 to 3 new employees and have business hours of 9am to 6pm Mon – Sat. Sunday hours if deemed necessary.

Thank you for your consideration in this matter and feel free to contact me with any further questions or concerns.

Sincerely,

Kevin Matyas

RECEIVED
MAY 20 2011

SUP-41923

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

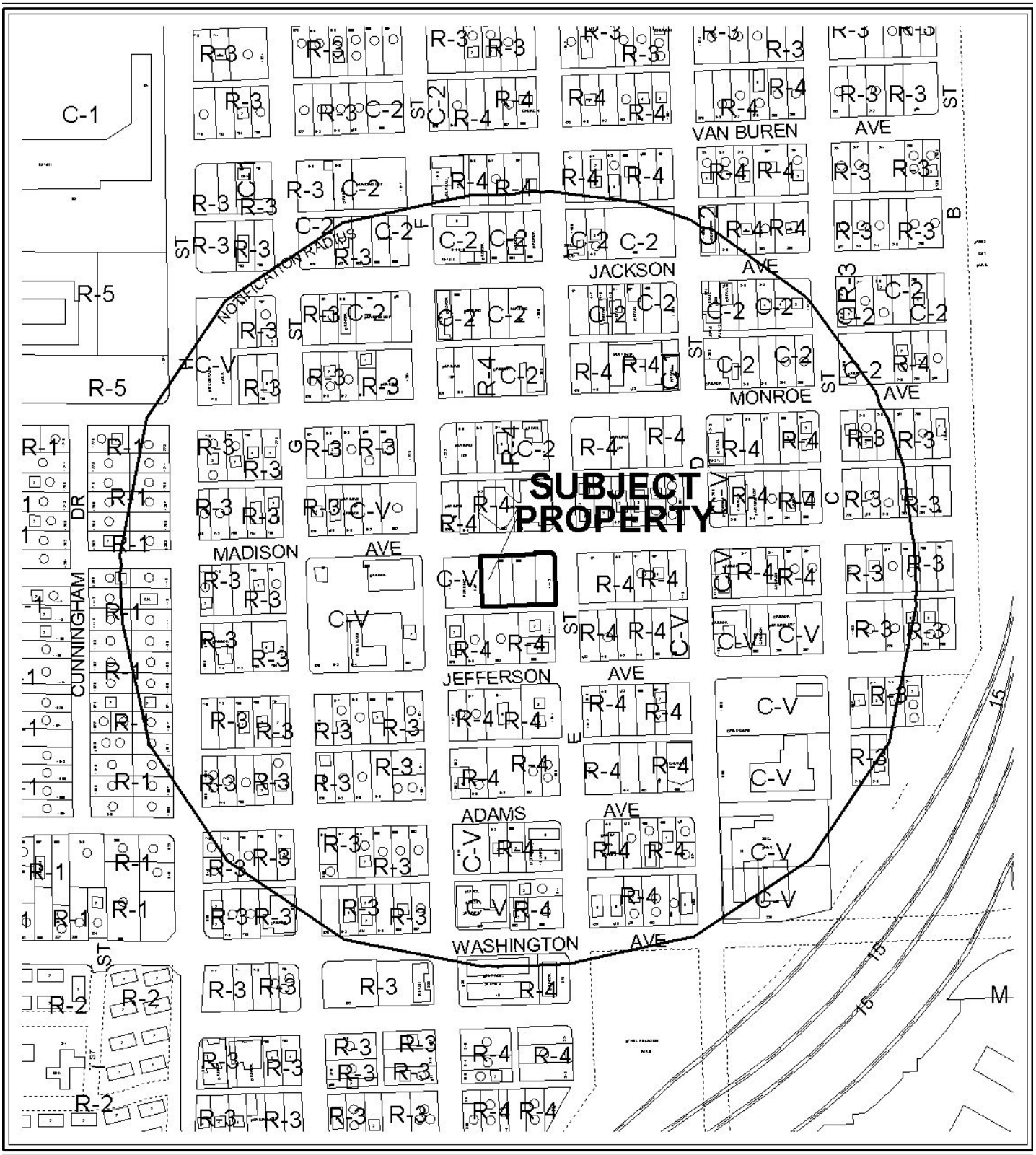
SUBJECT:
SUP-41927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0073-85) TO ALLOW THE EXPANSION OF A CHURCH/HOUSE OF WORSHIP USE at the southwest corner of Madison Avenue and "E" Street (APNs 139-27-210-026 through 029), R-4 (High Density Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

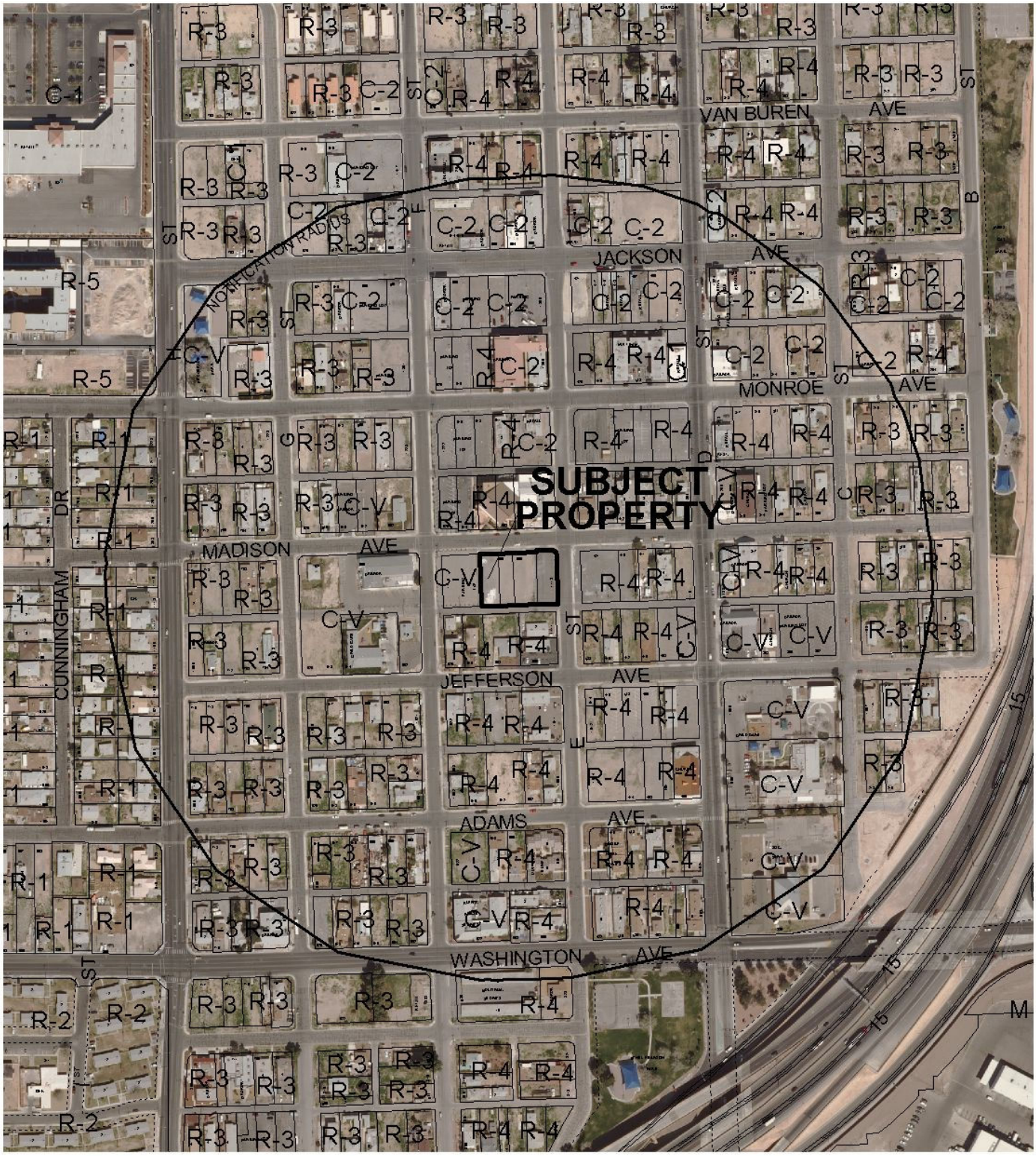
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - SUP-41927 and SDR-41925
3. Supporting Documentation
4. Photos - SUP-41927 and SDR-41925
5. Justification Letter - SUP-41927 and SDR-41925



CASE: **SUP-41927 AND SDR-41925**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



0 300 600 Feet

CASE: **SUP-41927 AND SDR-41925**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

SUP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41927** APN: 139-27-110-125, 139-27-210-011 TO 016, 139-27-110-128 TO 139, 139-27-210-026 TO 029

Name of Property Owner: SECOND BAPTIST CHURCH, INC

Name of Applicant: PREATOR CONSULTING, LLC

Name of Representative: LABELL PREATOR, PE

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?

X 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: Byron A. Gomes

Partner(s): _____ _____

APN: N/A

Signature of Property Owner: Johnnie R. Triplett

Print Name: Johnnie R Triplett

Subscribed and sworn before me

This 17th day of May, 2014

STEPHEN C. GOMEZ
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. NO. 10-3484-1
MY APPT. EXPIRES JUNE 4, 2014

Notary Public in and for said County and State
Clark, NV

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1113 'E' Street

Project Name 2nd Baptist Additional Parking **Proposed Use** Parking

139-27-110-128 to 130 139-27-210-026 to 029

Assessor's Parcel #(s) 139-27-110-125, 139-27-210-011 to 016 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Second Baptist Church, NC **Contact** John Triplett

Address 500 W Madison Ave **Phone:** 648-6155 **Fax:** 648-8557

City Las Vegas **State** NV **Zip** 89106

E-mail Address sbclv@yahoo.com

APPLICANT Preator Consulting, LLC **Contact** Lazell Preator, AE

Address 1012 Silver Retreat Ct **Phone:** 606-7613 **Fax:** 564-4082

City Henderson **State** NV **Zip** 89002

E-mail Address Preator Consulting@cox.net

REPRESENTATIVE Same **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 17th day of May, 20 11.

_____

Notary Public in and for said County and State

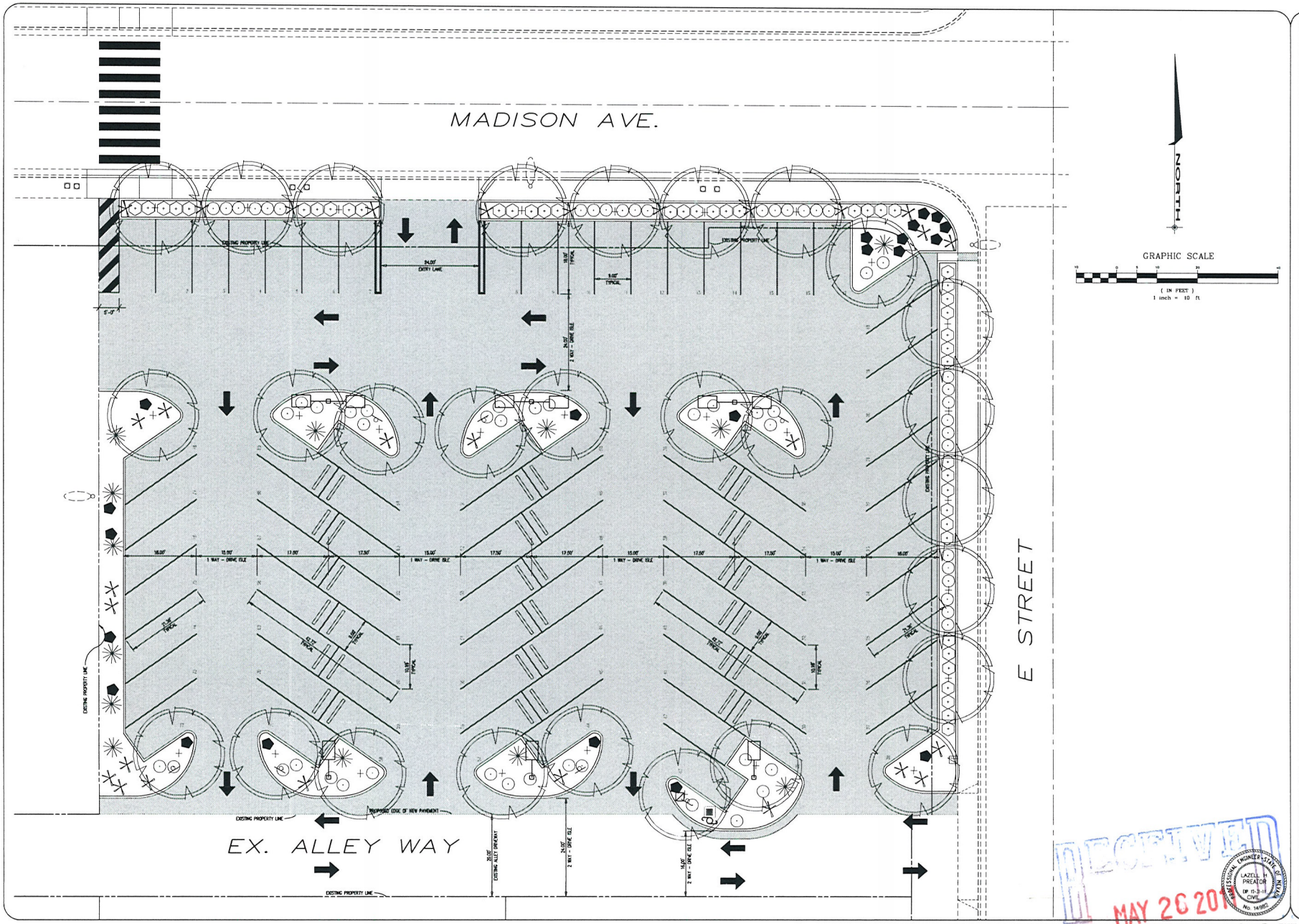
Clark, NV

STEPHEN C. GOMEZ
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. NO. 10-2484-1
MY APPT. EXPIRES JUNE 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-41927
Meeting Date:	7-12-11
Total Fee:	$1030.00
Date Accepted:	5-26-11
Accepted By:	JFried

*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.



PREATOR CONSULTING
1012 SILVER RETREAT CT.
HENDERSON, NV 89002
TEL: (702) 866-7613
FAX (702) 564-4082
E-MAIL: PREATORCONSULTING@COX.NET

JOB TITLE
2ND BAPTIST CHURCH
MADISON PARKING LOT
1113 E STREET LAS VEGAS, NV 89106
APN: 139-27-210-026 THRU 029

SHEET TITLE
SITE PLAN

REV. NO.	DESCRIPTION	APP'D. BY	DATE

DATE: 23 May 2011
JOB No. 09-07-07
DESIGN BY: DRL
DRAWN BY: DRL
C1
SHEET 1 OF 1

RECEIVED
MAY 26 2011

PROFESSIONAL ENGINEER STATE OF NEVADA
LAZELL H. PREATOR
DP 11-3-11
CIVIL
No. 14982

SUP-41927
SDR-41925

SUP-41927 AND SDR-41925 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.
SOUTHEAST CORNER OF MONROE AVENUE AND "F" STREET, THE SOUTHEAST CORNER OF MONROE AVENUE AND "E" STREET, AND THE NORTHWEST AND SOUTHWEST CORNERS OF MADISON AVENUE AND "E" STREET

06/2/11

SUP-41927 AND SDR-41925 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.
SOUTHEAST CORNER OF MONROE AVENUE AND "F" STREET, THE SOUTHEAST CORNER OF MONROE AVENUE AND "E" STREET, AND THE NORTHWEST AND SOUTHWEST CORNERS OF MADISON AVENUE AND "E" STREET

06/2/11

SUP-41927 AND SDR-41925 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.
SOUTHEAST CORNER OF MONROE AVENUE AND "F" STREET, THE SOUTHEAST CORNER OF MONROE AVENUE AND "E" STREET, AND THE NORTHWEST AND SOUTHWEST CORNERS OF MADISON AVENUE AND "E" STREET

06/2/11

SUP-41927 AND SDR-41925 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.
SOUTHEAST CORNER OF MONROE AVENUE AND "F" STREET, THE SOUTHEAST CORNER OF MONROE AVENUE AND "E" STREET, AND THE NORTHWEST AND SOUTHWEST CORNERS OF MADISON AVENUE AND "E" STREET

06/2/11

SUP-41927 AND SDR-41925 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.
SOUTHEAST CORNER OF MONROE AVENUE AND "F" STREET, THE SOUTHEAST CORNER OF MONROE AVENUE AND "E" STREET, AND THE NORTHWEST AND SOUTHWEST CORNERS OF MADISON AVENUE AND "E" STREET

06/2/11

SUP-41927 AND SDR-41925 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.
SOUTHEAST CORNER OF MONROE AVENUE AND "F" STREET, THE SOUTHEAST CORNER OF MONROE AVENUE AND "E" STREET, AND THE NORTHWEST AND SOUTHWEST CORNERS OF MADISON AVENUE AND "E" STREET

06/2/11

PREATOR CONSULTING
1012 Silver Retreat Ct
Henderson, NV 89002
Tel: (702) 606-7613
Fax: (702) 564-4082

May 26, 2010

Mr. Flinn Fagg, AICP
Acting Director – Development Services Center
City of Las Vegas Planning and Development
333 N. Rancho Drive
Las Vegas, NV 89106

RE: JUSTIFICATION LETTER – SUP/SDR
2ND BAPTIST CHURCH PARKING LOT
1113 E STREET

Dear Mr. Fagg;

The 2nd Baptist Church of Las Vegas is requesting to convert 4 existing parcels into one, and create a single paved and landscaped parking lot. The lots are currently known as APN: 139-27-210-026 through 029. Note that the Special Use Permit affects all of the land currently owned and used by the Church in the area, as all parcels are on residential lots.

Currently the four lots requesting to be paved are being utilized for parking, but only one (026) is currently paved. Previous work to expand the parking for the Church have been approved (U-159-92 and others). The Church feels that the paving and landscaping of the lots will enhance the beauty of the area, reduce dust pollution and provide a safer environment for evening services. A pedestrian crossing, with ramps, is to be added to allow safe passage across Madison Ave.

The Church desires to meet the current standards for landscaping (by area) and lighting. As there are sufficient handicap accessible stalls adjacent to the Sanctuary on the north side of Madison, no handicap spaces are proposed. Discussions with City Staff have yielded that the alleyway on the south side of the lots is permanent, and is suitable for use as a turn-thru for the parking lot.

The Las Vegas Valley Water District is requiring that the four lots be combined to allow a single meter to provide landscape water for the lot. The Church has no objections to this provision. Currently the sidewalks are attached along these lots, and throughout the neighborhood; the desire it to maintain the continuity of the sidewalks as attached.

This application is supported by previous City actions, SDR2040 and SUP2041. As the Church is not requesting any waivers in the landscape provisions, and the use is compatible with the area, we believe the action is justified. Full improvement plans have been prepared to convert the lots to the intended use, and permits will be requested upon approval of said plans.

Several times in the last few years, the 2nd Baptist Church has been lauded by City Officials as a leader in the community, and for the beauty of the Sanctuary. The leaders of the Church desire to continue to be a pillar of the community, and having the paved and landscaped lot is important to them.

Please feel free to contact me at 606-7613 should you have any questions.

Sincerely,
PREATOR CONSULTING, LLC

Lazell H. Preator, PE
Chief Engineer

RECEIVED
MAY 20 2011
SUP-41927
SDR-41925

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:
SDR-41925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41927 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - Request for a Site Development Plan Review FOR EXPANSION OF AN EXISTING PARKING LOT AND WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.66 acres at the southwest corner of Madison Avenue and "E" Street (APNs 139-27-210-026 through 029), R-4 (High Density Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

SDR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41925** APN: 139-27-210-026 TO 029

Name of Property Owner: SECOND BAPTIST CHURCH, INC.

Name of Applicant: PREATOR CONSULTING, LLC

Name of Representative: LAZELL PREATOR, PE

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?

X 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: BYRON A. GOYNES

Partner(s): _____ _____

APN: N/A

Signature of Property Owner: _____

Print Name: Johnnie R Triplett

Subscribed and sworn before me

This 17th day of MAY, 2011

_____

Notary Public in and for said County and State

CLARK, NV

STEPHEN C. GOMEZ
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. NO. 10-2484-1
MY APPT. EXPIRES JUNE 4, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 1113 'E' Street

Project Name 2nd Baptist Additional Parking **Proposed Use** Parking

Assessor's Parcel #(s) 139-27-210-026-029 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Second Baptist Church Inc. **Contact** John Trippett

Address 500 W. Madison Ave **Phone:** 648-6155 **Fax:** 648-8557

City Las Vegas **State** NV **Zip** 89106

E-mail Address Sbclv@yahoo.com

APPLICANT Preator Consulting, LLC **Contact** Lazell Preator, PE

Address 1012 Silver Retreat Ct **Phone:** 606-7613 **Fax:** 564-4082

City Henderson **State** NV **Zip** 89002

E-mail Address PreatorConsulting@cox.net

REPRESENTATIVE Same **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Johnnie R Triplett

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

Print Name Johnnie R Triplett

Subscribed and sworn before me

This 17th day of May, 20 11.

Notary Public in and for said County and State Clark, NV

STEPHEN C. GOMEZ
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. NO. 10-3934-1
MY APPT. EXPIRES JUNE 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-41925
Meeting Date:	7-12-11
Total Fee:	1030.00
Date Accepted:	5-26-11
Accepted By:	JFrmd

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

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

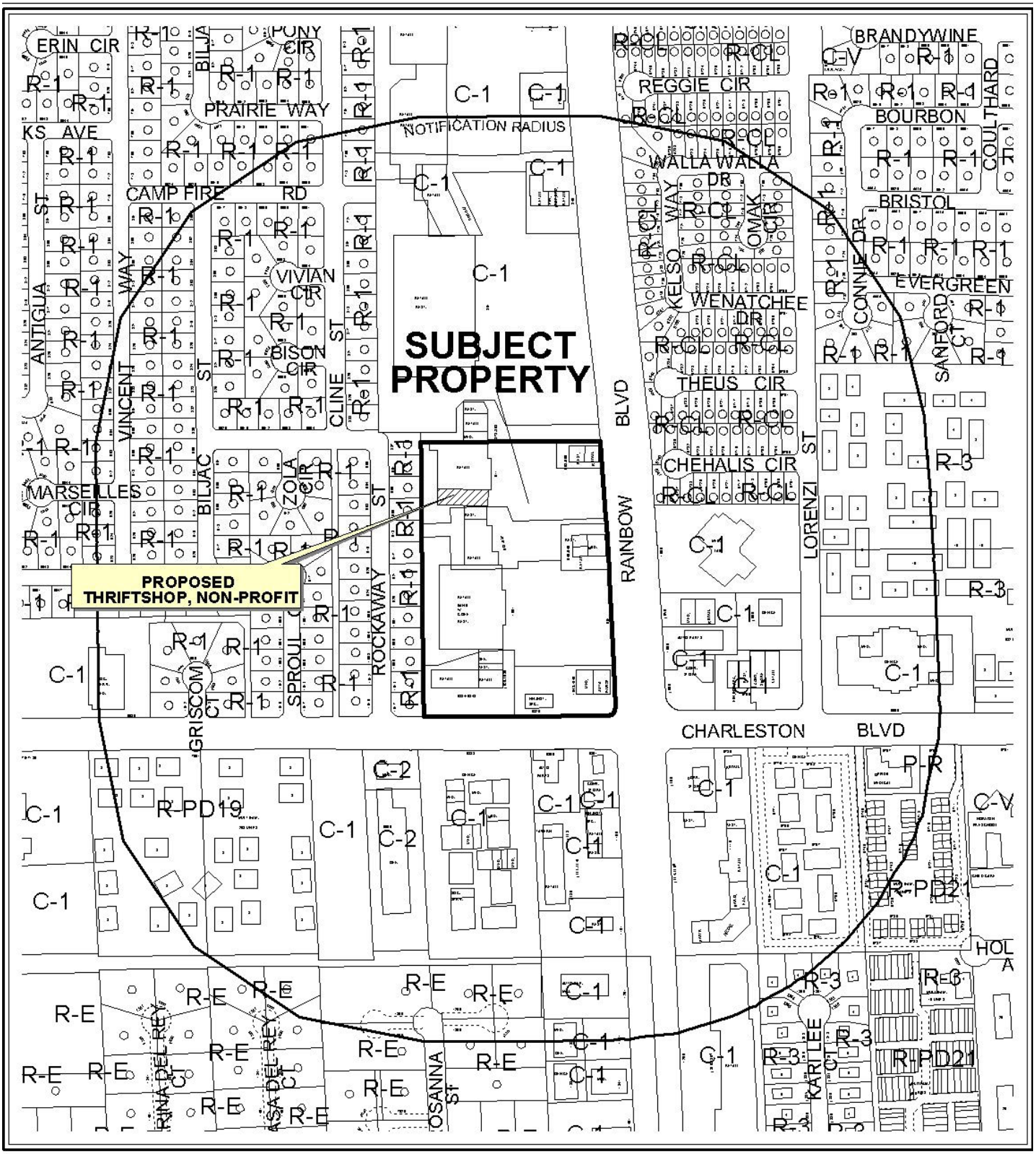
SUBJECT:
SUP-42173 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC. - Request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 915 South Rainbow Boulevard (APN 138-34-814-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/17/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-42173**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **SUP-42173**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-42173 APN: 138-34-814-003

Name of Property Owner: Weingarten Nostat, Inc.

Name of Applicant: Catholic Charities of Southern Nevada

Name of Representative: Monsignor Patrick R. Leary

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: Valorie Cochran, Weingarten Regional P.M.

Subscribed and sworn before me

This 16th day of June, 2011

_____

Notary Public in and for said County and State

ALICIA RUSSO
Notary Public State of Nevada
No. 05-99625-1
My appt. exp. Aug. 12, 2013

RECEIVED
JUN 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 915 S. Rainbow Blvd. Las Vegas, NV 89145

Project Name Catholic Charities Thrift Store #2 **Proposed Use** Non-Profit Thrift Store

Assessor's Parcel #(s) 138-34-814-003 **Ward #** 5 (Tarkanian)

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

Commercial Square Footage 8,109 s.f. **Floor Area Ratio** _____

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

Additional Information Special use permit request to operate non-profit thrift store.

PROPERTY OWNER Weingarten Nostat, Inc. **Contact** Valorie Cochran

Address 860 S. Rancho Dr. **Phone:** 259-7910 **Fax:** 642-5673

City Las Vegas **State** NV **Zip** 89106

E-mail Address vcochran@weingarten.com

APPLICANT Catholic Charities of Southern Nevada **Contact** Patrick Raglow

Address 1501 Las Vegas Boulevard **Phone:** 387-2243 **Fax:** 384-0677

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

E-mail Address praglow@catholiccharities.com

REPRESENTATIVE Monsignor Patrick R. Leary **Contact** _____

Address 1501 Las Vegas Boulevard **Phone:** 215-4717 **Fax:** 384-0677

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

E-mail Address pleary@catholiccharities.com

Property Owner Signature* _____

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

Print Name Valorie Cochran, Weingarten Regional P.M.

Subscribed and sworn before me

This 15th day of June, 2011.

_____

Notary Public in and for said County and State

ALICIA RUSSO
Notary Public State of Nevada
No. 05-99625-1
My appt. exp. Aug. 12, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-42173
Meeting Date:	7-12-11
Total Fee:	1030.00
Date Received:*	6-16-11
Received By:	JFmcl

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

Revised 10/27/08

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

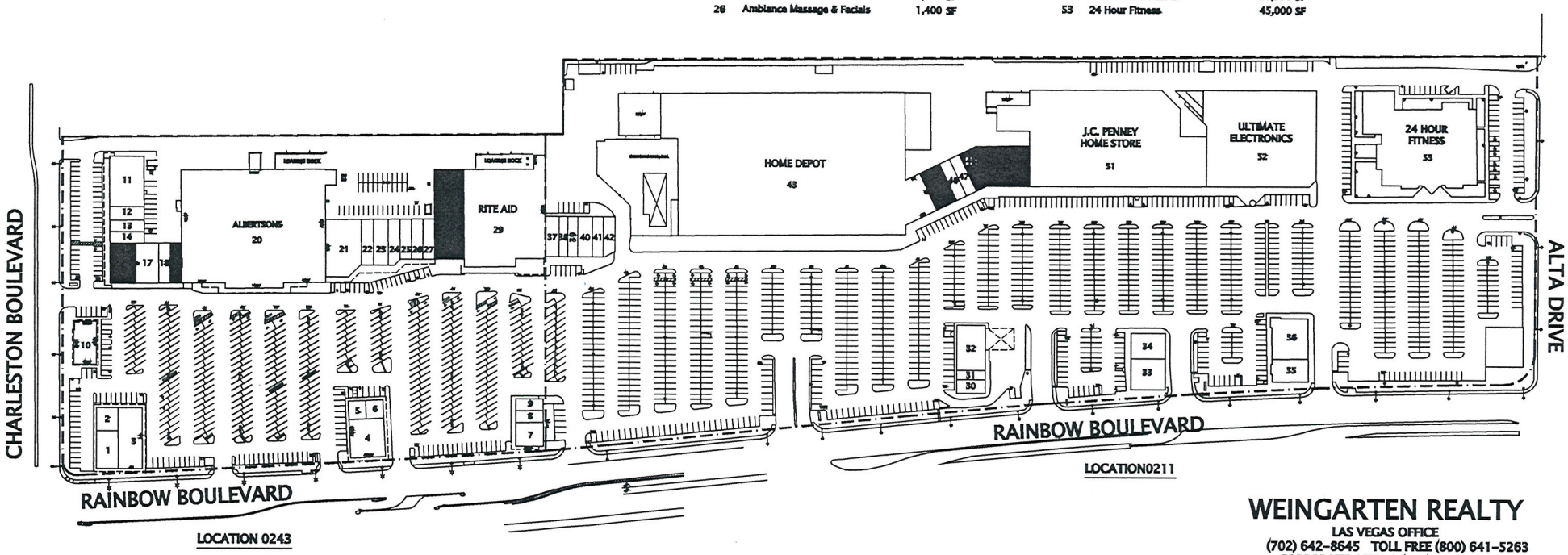
RAINBOW PLAZA

Rainbow Boulevard & Charleston Boulevard
Las,Vegas, Nevada 89145

NORTH

SITE SUMMARY

	Building Area	411,470 SF
1	Clear Retailers	2,500 SF
2	Nicola Chiropratic	1,500 SF
3	Autozone	4,500 SF
4	Dental Land	4,000 SF
5	Gamestop	1,000 SF
6	Port of Subs	1,000 SF
7	Floor Decor	2,000 SF
8	Roberto's Taco Shop	1,000 SF
9	Dairy Queen	1,000 SF
10	Check City	3,000 SF
11	Psychic Eye Bookshop	5,200 SF
12	H&R Block	1,400 SF
13	Adeline Bridal	1,200 SF
14	Health Hut	1,200 SF
15	Available (25' x 70')	1,750 SF
16	Available (20' x 70')	1,400 SF
17	Jamm's Restaurant	2,800 SF
18	The UPS Store	1,400 SF
19	Available (20' x 70')	1,400 SF
20	Albertsons	50,884 SF
21	Dead Poet Bookstore	6,000 SF
22	Vanda's Jewelers	1,680 SF
23	Verizon Wireless	2,070 SF
24	Sally Beauty	1,600 SF
25	Paris Nails	1,400 SF
26	Ambiance Massage & Facials	1,400 SF
27	China One	1,370 SF
28	Available (52'8" x 154')	8,100 SF
29	Rite Aid (available for sublease)	23,800 SF
30	Che Inka Chicken	1,200 SF
31	Easy Money Payday Loans	800 SF
32	Nevada Federal Credit Union	4,000 SF
33	Chase Bank	3,300 SF
34	Quest Diagnostics	2,700 SF
35	Nevada Mattress	2,500 SF
36	PT's Pub	4,000 SF
37	Star Bright Dental	1,680 SF
38	Mail Store N More	1,050 SF
39	Sign-A-Rama	1,260 SF
40	Avatar Comics & Games	1,785 SF
41	HairMasters	1,330 SF
42	B.F.G. Chicken Strips	1,377 SF
43	Home Depot	105,275 SF
44	Available (20' x 70')	1,400 SF
45	Available (19' x 70')	1,330 SF
46	Supercuts	1,330 SF
47	Smoke Shop Plus	1,330 SF
48	Available (17' x 70')	1,715 SF
49	Available (51' x 70')	3,605 SF
50	Available (35' x 70')	2,450 SF
51	J.C. Penney Home Store	51,941 SF
52	Ultimate Electronics	31,558 SF
53	24 Hour Fitness	45,000 SF



Land Area: 1,545,770 sf./35.48 Acres
Building Area: 411,470 sf.
Parking: 1,902 Spaces @ 4.62 /1000sf.

Scale: 1" = 80'
Rev.: 12-02-2010

WEINGARTEN REALTY
LAS VEGAS OFFICE
(702) 642-8645 TOLL FREE (800) 641-5263
CORPORATE OFFICE (713) 866 6000
www.weingarten.com

RAINBOW PLAZA

RECEIVED
JUN 16 2011

SUP-42173

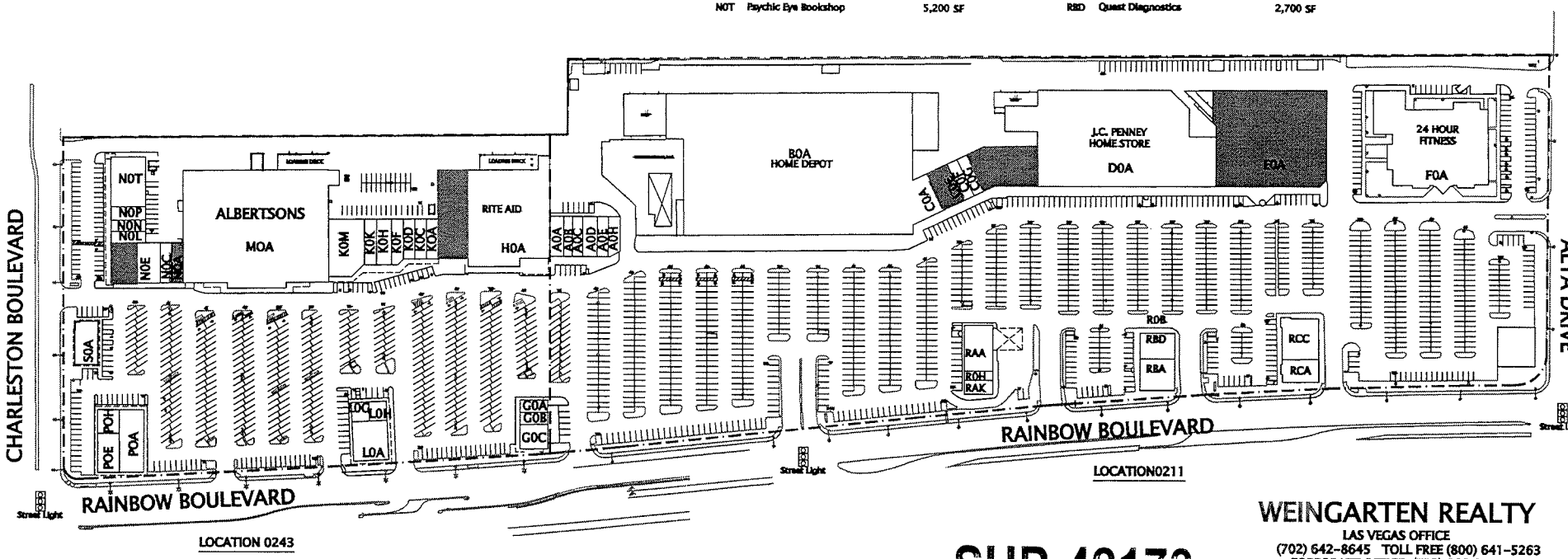
RAINBOW PLAZA

Rainbow Boulevard & Charleston Boulevard
Las,Vegas, Nevada 89145

NORTH

SITE SUMMARY

	Building Area	411,440 SF
	Location 0243	
G0A	Dairy Queen	1,000 SF
G0B	Roberto's Taco Shop	1,000 SF
G0C	Las Vegas Flooring	2,000 SF
H0A	Rite Aid (available for sublease)	23,800 SF
H0F	Available (52'6" x 154')	8,100 SF
K0A	China One	1,370 SF
K0C	Ambiance Massage & Facials	1,400 SF
K0D	Paris Nails	1,400 SF
K0F	Sally Beauty	1,600 SF
K0H	Verizon Wireless	2,070 SF
K0K	Vanda's Jewelers	1,680 SF
K0M	Dead Poet Bookstore	6,000 SF
L0A	Dental Land	4,000 SF
L0G	Gamestop	1,000 SF
L0H	Port of Subs	1,000 SF
M0A	Albertsons	50,884 SF
N0A	Available (19'8" x 70')	1,370 SF
N0C	The UPS Store	1,400 SF
N0E	Jamm's Restaurant	2,800 SF
N0H	Available (20' x 70')	1,400 SF
N0K	Available (25' x 70')	1,750 SF
N0L	Health Hut	1,200 SF
N0N	Adeline Bridal	1,200 SF
N0P	H&R Block	1,400 SF
N0T	Psychic Eye Bookshop	5,200 SF
P0A	Autozone	4,500 SF
P0H	Nicola Chiropratic	1,500 SF
P0E	Clear Retailers	2,500 SF
S0A	Check City	3,000 SF
	Location 0211	
A0A	Star Bright Dental	1,680 SF
A0B	Mail Store N More	1,050 SF
A0C	Sign-A-Rama	1,260 SF
A0D	Avatar Comics & Games	1,785 SF
A0E	HairMasters	1,330 SF
A0H	B.F.G. Chicken Strips	1,377 SF
B0A	Home Depot	105,275 SF
C0D	Available (20' x 70')	1,400 SF
C0E	Available (19' x 70')	1,330 SF
C0F	Supercuts	1,330 SF
C0G	Smoke Shop Plus	1,330 SF
C0H	Available (17' x 70')	1,715 SF
C0K	Available (51' x 70')	3,605 SF
C0N	Available (35' x 70')	2,450 SF
D0A	J.C. Penney Home Store	51,941 SF
E0A	Available (167' x 189')	31,552 SF
F0A	24 Hour Fitness	45,000 SF
R0H	Easy Money Payday Loans	800 SF
RAA	Nevada Federal Credit Union	4,000 SF
RAK	Che Inka Chicken	1,200 SF
RBA	Chase Bank	3,300 SF
RBD	Quest Diagnostics	2,700 SF



SUP-42173

Land Area: 1,545,770 sf./ 35.48 Acres
Building Area: 411,440 sf.
Parking: 1,902 Spaces @ 4.62 /1000sf.

Scale: 1" = 80'
Rev.: 05-11-2011

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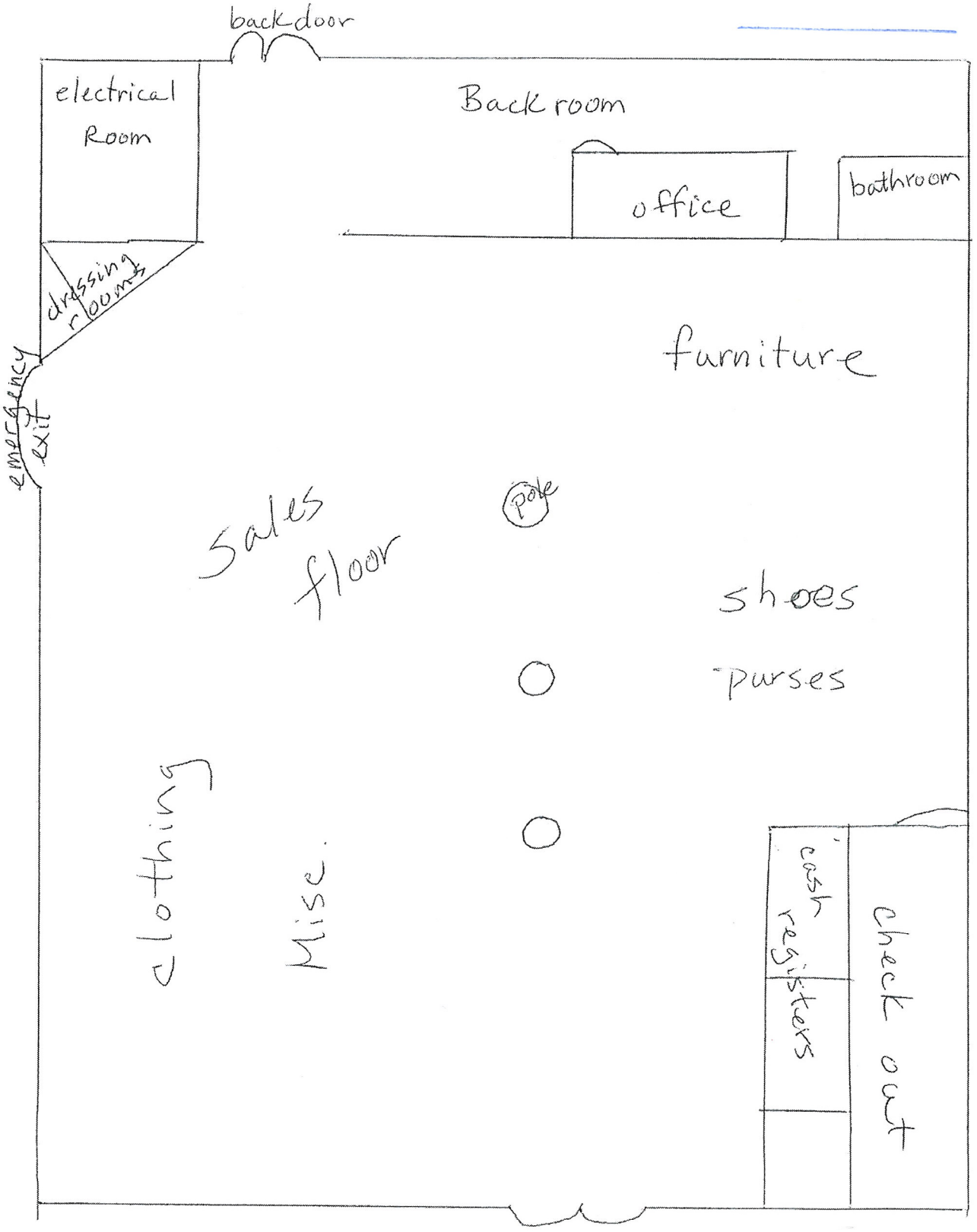
LAS VEGAS OFFICE
(702) 642-8645 TOLL FREE (800) 641-5263
CORPORATE OFFICE (713) 866 6000
www.weingarten.com

RECEIVED
RAINBOW PLAZA
JUN 16 2011

RECEIVED
JUN 16 2011

Floor Plan



Catholic Charities Thrift Store
915 S. Rainbow Las Vegas, NV

SUP-42173

SUP-42173 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC.
915 SOUTH RAINBOW BOULEVARD

06/22/11

Catholic Charities
OF SOUTHERN NEVADA

Executive Offices

Monsignor Patrick R. Leary, *Chief Executive Officer*

June 9, 2011

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

RE: Justification Letter, license N36-92814-F-154916

Catholic Charities of Southern Nevada respectfully requests grant of a Special Use Permit pursuant to a business license to operate a Non-Profit Thrift Store at 915 S. Rainbow Blvd, Las Vegas NV 89145. Catholic Charities of Southern Nevada is a registered 501(c)3 corporation, TAX ID 88-0059425 and has operated in this community for 70 years providing help and hope to individuals and families in need through 24 different social service programs (please reference www.catholiccharities.com). Despite our excellent track record, low-overhead (91¢ of every dollar goes to direct client service) and aggressive cost cutting measures, traditional funding sources supporting our many missions have decreased while the demand for our services has increased. We have an urgent need to increase revenue sources to continue the services we provide to the greater Las Vegas metropolitan area. One avenue is to operate a non-profit thrift store which serves multiple purposes:

1. It allows charitably minded citizens a means to contribute to the well-being of others through in-kind donations of gently used household goods, clothing and furnishings.
2. After utilizing donated goods to directly benefit clients we serve, Catholic Charities processes and selects suitable items for resale through a retail outlet such as we are requesting at 915 S. Rainbow Blvd. The revenues generated through retail sales go back into the myriad programs we operate to keep our agency's overhead costs as low as possible.
3. Citizens struggling to make ends meet are able to acquire those goods at reasonable prices, aiding their ability to better meet other demands on their limited resources.
4. The retail operation provides both direct employment to local residents as well as employment skills training, one-on-one daily work performance mentoring and customer interaction skills for twelve or more citizens in our Resident program and those in our Senior Community Service Employment Program. At the proposed 915 S. Rainbow Blvd location, we will begin by *adding* eight full time and four part-time paid staff positions to run the operation along with shared staff from our other area operations.
5. Our operating hours will mirror those of the shopping center: M-F 10-6; Sa-Su 10-5. The space we intend to occupy has been largely *unoccupied for the last seven years* per the landlord, so we would not be displacing other for-profit entities.

Catholic Charities has operated similar retail outlets for more than two decades in this area in full compliance with applicable statutes and ordinances. Our two other Thrift store locations are at 1767 N. Rancho Dr. (89106); 1501 Las Vegas Blvd North (89101); and our Distribution Center/warehouse is located 924 S. Commerce (89101).

Thank you for your consideration of granting this special use permit. If you have additional questions, please contact Patrick Raglow at (702) 387-2243 or praglow@catholiccharities.com.

Sincerely,

Msgr. Patrick R. Leary
Chief Executive Officer

SUP-42173

RECEIVED
JUN 16 2011

1501 Las Vegas Boulevard North ▲ Las Vegas, Nevada 89101
Phone 702.385.2662 ▲ Fax 702.384.0677
www.catholiccharities.com

United Way
Community Partner

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:
DIR-41864 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation of the annual report on the Las Vegas 2020 Master Plan.

C.C.: 08/17/2011

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

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
Staff Report

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

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

SUBJECT:
TXT-41987 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend LVMC 6.09 related to Apartment Houses and Apartment House Managers to update the definition of an Apartment House and to amend LVMC 19.16 and 19.18 to address the conversion of a multi-family development or apartment to a co-op and provide a definition for a co-op.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED