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. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

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. PUBLIC COMMENT

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 14, 2011

6. FOR POSSIBLE ACTION - 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.

7. **TMP-41623 - HORSE & COKE (RESIDENTIAL SUBDIVISION) - TENTATIVE MAP - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC** - For possible action on a 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.

8. **SUP-41866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WELLES BAIL BONDS - OWNER: 228 SOUTH FOURTH, LLC** - For possible action on a 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.

9. **SUP-41893 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC** - For possible action on a 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.

10. **SDR-41892 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41893 - PUBLIC HEARING - APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC** - For possible action on a 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.

11. **SUP-41908 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUNA FREMONT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a 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.

12. **SUP-41918 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HABITAT FOR HUMANITY LAS VEGAS - OWNER: W R I CHARLESTON COMMONS, LLC** - For possible action on a 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.

13. **SUP-41932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CULTURE CONNECTION INTERNATIONAL - OWNER: TOWN BUILDING CORPORATION** - For possible action on a 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.

PUBLIC HEARING ITEMS

14. **ABEYANCE - VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.** - For possible action on a 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.

15. **ABEYANCE - VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.** - For possible action on a 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.

16. **ABEYANCE - SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385 AND VAR-41386 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.** - For possible action on a 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.

17. **ABEYANCE - SDR-41235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41385,VAR-41386 AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. -** For possible action on a 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.

18. **ABEYANCE - SUP-41542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEARL OF THE ORIENT MASSAGE - OWNER: SUNSHINE ONE, LLC** - For possible action on a 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.

19. **ABEYANCE - SDR-41033 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL** - For possible action on a 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.

20. **GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC** - For possible action on a 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). Staff recommends DENIAL.

21. **ZON-41778 - REZONING RELATED TO GPA-41777 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC** - For possible action on a 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). Staff recommends DENIAL.

22. **SDR-41779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41777 AND ZON-41778 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC** - For possible action on a 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). Staff recommends DENIAL.

23. **GPA-41883 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST** - For possible action on a 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). Staff recommends APPROVAL.

24. **ZON-41884 - REZONING RELATED TO GPA-41883 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST** - For possible action on a 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). Staff recommends APPROVAL.

25. **SUP-41885 - SPECIAL USE PERMIT RELATED TO GPA-41883 AND ZON-41884 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST** - For possible action on a 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). Staff recommends APPROVAL.

26. **SDR-41886 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41883, ZON-41884 AND SUP-41885 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST** - For possible action on a 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). Staff recommends APPROVAL.

27. **GPA-41934 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ROYAL VIEW, LLC** - For possible action on a 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). Staff recommends DENIAL.

28. **ZON-41933 - REZONING RELATED TO GPA-41934 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL VIEW, LLC** - For possible action on a 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). Staff recommends DENIAL.

29. **GPA-41958 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a 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). Staff recommends APPROVAL.

30. **MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC.** - For possible action on a 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). Staff recommends APPROVAL.

31. **ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC.** - For possible action on a 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). Staff recommends APPROVAL.

32. **SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC.** - For possible action on a 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). Staff recommends APPROVAL.

33. **ZON-41798 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC** - For possible action on a 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). Staff recommends APPROVAL.

34. **VAR-41800 - VARIANCE RELATED TO ZON-41798 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC -** For possible action on a 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). Staff recommends DENIAL.

35. **VAR-41801 - VARIANCE RELATED TO ZON-41798 AND VAR-41800 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC** - For possible action on a 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). Staff recommends DENIAL.

36. **SDR-41799 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41798, VAR-41800 AND VAR-41801 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC** - For possible action on a 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). Staff recommends DENIAL.

37. **VAR-41303 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAYMOND PISTOL** - For possible action on a 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). Staff recommends DENIAL.

38. **VAR-41865 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE AND FRAN REESE** - For possible action on a 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). Staff recommends DENIAL.

39. **VAR-41882 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DONALD E. NEWBY** - For possible action on a 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). Staff recommends DENIAL.

40. **VAR-41899 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SANCHEZ FAMILY TRUST, ET AL** - For possible action on a 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). Staff recommends DENIAL.

41. **VAR-41903 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JJM PROPERTIES, LLC -** For possible action on a 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). Staff recommends DENIAL.

42. **VAR-41930 - VARIANCE - PUBLIC HEARING - APPLICANT: MCDONALD'S CORPORATION - OWNER: GOLDEN ARCH LIMITED PARTNERSHIP** - For possible action on a 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.

43. **VAR-41935 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC** - For possible action on a 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.

44. **SDR-41936 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41935 - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC** - For possible action on a 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.

45. **SUP-41880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANNY ITZHAKI - OWNER: TOMER ITZHAKI** - For possible action on a 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.

46. **SUP-41901 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC - OWNER: PACPROP SERVICE, LLC** - For possible action on a 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.

47. **SUP-41921 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP** - For possible action on a 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.

48. **SUP-42006 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP** - For possible action on a 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.

49. **SUP-41923 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ONLY MONEY LOANS - OWNER: CAROLINE'S COURT, LLC** - For possible action on a 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.

50. **SUP-41927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.** - For possible action on a 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.

51. **SDR-41925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41927 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.** - For possible action on a 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.

52. **SUP-42173 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC.** - For possible action on a 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.

DIRECTOR'S BUSINESS:

53. **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. Staff has NO RECOMMENDATION.

54. **TXT-41987 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For 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. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

55. 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:
PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 14, 2011

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:
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.: **7.**

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

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

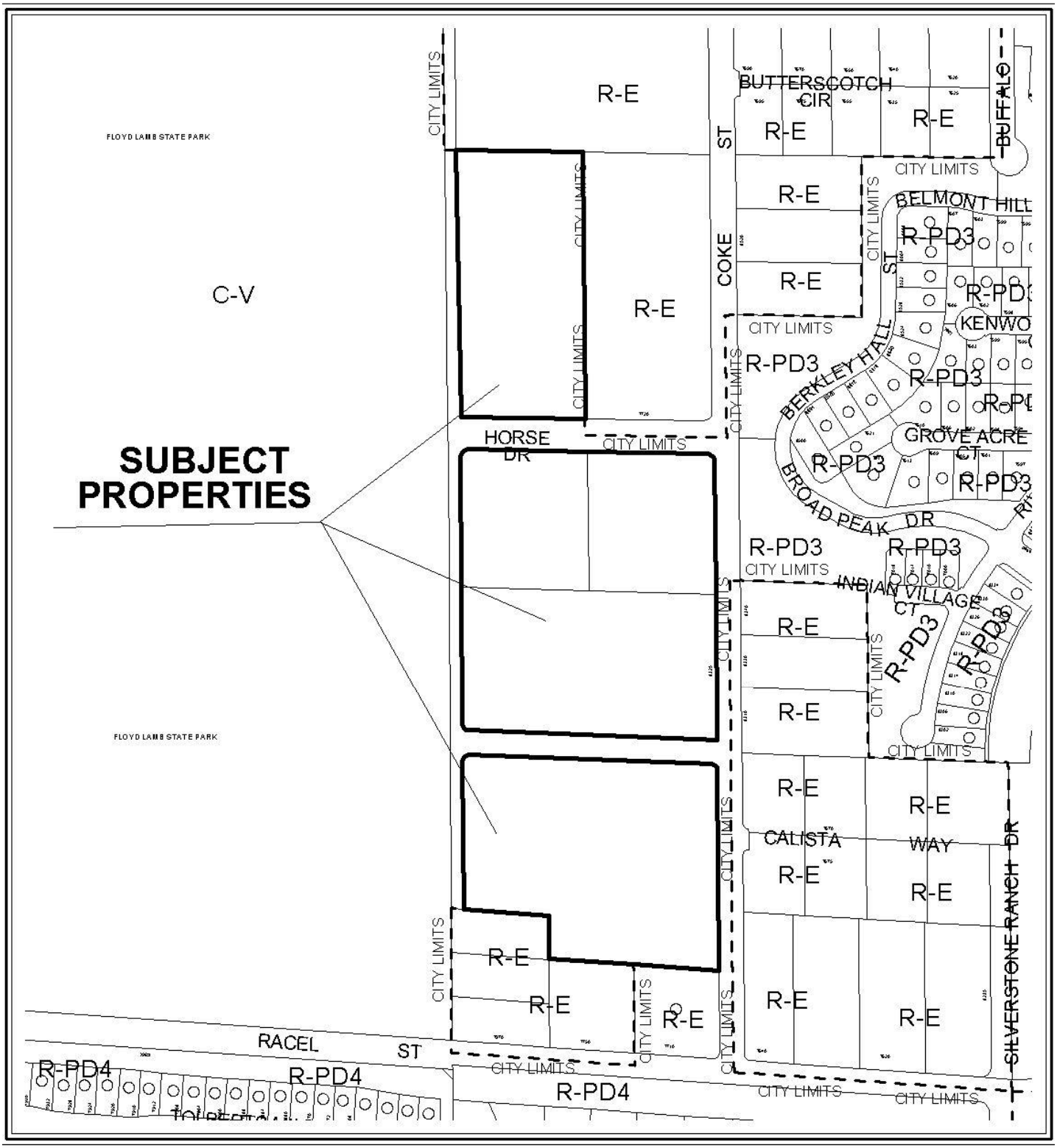
SUBJECT:
TMP-41623 - HORSE & COKE (RESIDENTIAL SUBDIVISION) - TENTATIVE MAP - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - For possible action on a request for a Tentative Map FOR A 49-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 24.8 acres at the southwest corner of Horse Drive and Coke Street (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



CASE: **TMP-41623**

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



0 300 600 Feet

CASE: TMP-41623

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-41623	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

TMP-41623 CONDITIONS

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Variance (VAR-13853) and Site Development Plan Review (SDR-13852).

3. Street names must be provided in accordance with the City's Street Naming Regulations.

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

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained

components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Petition of Vacation VAC-13850 shall record immediately prior to the recordation of the Final Map for this site. Any additional easements to be vacated not shown on VAC-13850 will also be required to be vacated prior to the recordation of a Final Map. Additionally, per Condition of Approval #2 of VAC-13850, reciprocal Vacations from Clark County shall record concurrently with the City of Las Vegas Vacation(s).

8. The Final Map for this site shall be labeled as a "Merger and Resubdivision".

9. The private streets must be labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner's Association.

10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. Construct off-site public sewer in Coke Street adjacent to this site at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

12. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

13. Per Condition of Approval No. 18 of Site Development Plan Review SDR-13852, the gated entrance shall conform to Standard Drawing #222a. In addition, provide a minimum 25-foot ingress radius.

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

15. Site development to comply with all applicable conditions of approval for ZON-13854, SDR-13852, VAC-13850 and all other site related actions.

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting 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. The proposed tentative map is consistent with the approved Site Development Plan Review (SDR-13852) and related Variance (VAR-13853); therefore, approval is recommended.

ISSUES

- A Waiver to Title 19.04.100, which requires streets to terminate in a cul-de-sac or another street, is not required as the original Site Development Plan Review (SDR-13852) was approved prior to the application of this requirement.
- The amount of time to record a Final Map on all, or a portion of, the approved Tentative Map has increased from two years to four years.
- This request is identical to the previous Tentative Map (TMP-23104), which has since expired.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/21/04	The City Council approved a request for a Petition to Annex (ANX-3103) property generally located on the southwest corner of Horse Drive and Coke Street containing approximately 4.8 acres. The Planning Commission and staff recommended approval. The Annexation became effective on 01/30/04.
10/05/05	The City Council approved a request to Amend the Master Plan of Streets and Highways (MSH-8232) to remove a portion of Horse Drive between Coke Street and Conough Lane. The Planning Commission and staff recommended approval.
11/02/05	The City Council approved a request for a Petition to Vacate (VAC-8641) the south half of Horse Drive between Coke Street and Conough Lane, and the east half of Conough Lane from Horse Drive to approximately 375 feet north of Teasha Avenue. The Planning Commission and staff recommended approval.

01/04/06	The City Council approved a request for Rezoning (ZON-9926) from U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan designation] to R-PD2 (Residential Planned Development- 2 Units per Acre) and a related request for a Site Development Plan Review (SDR-9927) for an eight-lot single family residential subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street. The Planning Commission and staff recommended denial.
01/12/06	The Planning Commission approved a request for a Tentative Map (TMP-10525) for an eight-lot single family residential subdivision adjacent to the south side of Horse Drive, approximately 300 feet west of Coke Street. Staff recommended approval.
04/19/06	The City Council approved an Annexation (ANX-11001) of approximately 15.99 acres generally located on the west side of Coke Street, north of Racel Street. The Planning Commission and staff recommended approval. The Annexation became effective on 04/28/06.
04/18/07	The City Council approved a Vacation (VAC-13850) of a public right-of-way generally located west of the intersection of Horse Drive and Coke Street. The Planning Commission and staff recommended approval.
08/01/07	The City Council approved a request for Rezoning (ZON-13854) from U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) Master Plan designation] under Resolution of Intent to R-PD2 (Residential Planned Development- 2 Units per Acre) to R-PD2 (Residential Planned Development- 2 Units per Acre) on 24.8 acres at the southwest corner of Horse Drive and Coke Street. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a related request for a Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision.
	The City Council approved a related request for a Site Development Plan Review (SDR-13852) for a 49-lot single family residential development.
08/23/07	The Planning Commission approved a request for a Tentative Map (TMP-23104) for a 49-lot single family residential subdivision on 24.8 acres at the southwest corner of Horse Drive and Coke Street. Staff recommended approval.
05/21/08	The Department of Planning and Development administratively approved an Extension of Time (EOT-27692) of a previously approved Petition to Vacate (VAC-13850) the public right-of-way generally located west of the intersection of Horse Drive and Coke Street
05/28/09	The Department of Planning and Development administratively approved an Extension of Time (EOT-34070) of a previously approved Petition to Vacate (VAC-13850) the public right-of-way generally located west of the intersection of Horse Drive and Coke Street.

08/19/09	The City Council approved an Extension of Time (EOT-35061) of a previously approved Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision on 24.8 acres at the southwest corner of Horse Drive and Coke Street. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-35064) of a previously approved Site Development Plan Review (SDR-13852) for a 49-lot single family residential development.
05/21/10	The Department of Planning and Development administratively approved an Extension of Time (EOT-37889) of a previously approved Petition to Vacate (VAC-13850) public right-of-way generally located west of the intersection of Horse Drive and Coke Street.
03/15/11	The Department of Planning and Development administratively approved an Extension of Time (EOT-40913) of a previously approved Petition to Vacate (VAC-13850) public right-of-way generally located west of the intersection of Horse Drive and Coke Street.
04/06/11	The City Council approved a related request for an Extension of Time (EOT-40912) of a previously approved Site Development Plan Review (SDR-13852) for a 49-lot single family residential development.
	The City Council approved a request for an Extension of Time (EOT-40914) of a previously approved Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision on 24.8 acres at the southwest corner of Horse Drive and Coke Street. Staff recommended approval.

Most Recent Change of Ownership	
12/29/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this request.

Pre-Application Meeting	
03/09/11	A pre-application meeting was held with staff to discuss the requirements for the submittal of a Tentative Map. The applicant was informed that all related entitlements remain active, which means that the development standards from the original approval take precedent over the adoption of the revised Title 19. This submittal remains consistent with the previously approved Tentative Map TMP-23104.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one held

Field Check	
06/02/11	A field check was performed by staff and found that portions of the site are partially graded although the site remains mostly undeveloped.

Details of Application Request	
Site Area	
Gross Acres	24.8
Net Acres	24.0

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped (Proposed 49-lot Residential Development)	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development- 2 Units Per Acre)
North	Undeveloped Land-Clark County	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) - Clark County
South	Single Family, Detached	PCD (Planned Community Development)	R-PD2 (Residential Planned Development- 2 Units Per Acre)
East	Single Family, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
		RN (Rural Neighborhood) - Clark County	R-E (Rural Estates Residential)- Clark County
West	Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 and the approved Site Development Plan Review SDR-13852, the following development standards apply to the subject tentative map:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Number of Lots	49	49	Y
Min. Lot Size	14,581 SF	14,581 SF	Y
Min. Lot Width	90 feet	90 feet	Y
Min. Setbacks			
• Front	18 feet to garage	18 feet	Y
	15 feet to dwelling	15 feet	Y
• Side	5 feet	5 feet	Y
• Corner	10 feet	10 feet	Y
• Rear	25 feet	25 feet	Y
Max Lot Coverage	50%	50%	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
R-PD2 (Residential Planned Development – 2 Units Per Acre)	2.49 du/ac	61
General Plan	***Permitted Density***	***Units Proposed***
RNP (Rural Neighborhood Preservation)	2.0 du/ac	49

Open Space							
Total Acreage	*Density*	*Required*			*Allowed (VAR-13853)*		*Compliance*
		Ratio	*Percent*	*Area*	*Percent*	*Area*	
24.8	1.98 du/ac	0.0165	3.26%	35,293 SF	0%	0 SF	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Coke Street	N/A	N/A	60 Feet	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	49 Units	2 spaces per unit					
TOTAL SPACES REQUIRED			98		98		Y

ANALYSIS

The proposed tentative map correlates to the 49-lot single-family residential subdivision that was approved by Site Development Plan Review SDR-13852 and conforms to the related Variance (VAR-13853), which allows no open space in the development. The tentative map depicts 49 lots ranging in size from 14,581 square feet to 26,399 square feet with an overall unit density of approximately two units per acre. Site circulation is provided by 39-foot wide private streets, with exception of the 53-foot wide gated entry and a 40-foot wide east-west private street. The 40-foot wide street does not comply with the current Title 19.04.100 cul-de-sac street termination requirements; however, a Waiver is not required because the entitlements for this residential subdivision predate the requirement for a cul-de-sac termination. Perimeter walls are shown on the provided section drawings to be a maximum of six feet in height for screen walls and four feet for retaining walls, which conform to the Title 19 Standards.

FINDINGS

- **General information**

  The proposed Tentative Map is for a 49-lot residential subdivision that has been approved by Site Development Plan Review (SDR-13852) and the related Variance (VAR-13853). The subject site is located on 24.8 acres at the southwest corner of Horse Drive and Coke Street and maintains the appropriate density level for the RNP (Rural Neighborhood Preservation) land use category.

- **Cross Sections**

  The provided cross sections depict a natural slope of less than two percent from north to south. The west to east natural slope is also less than two percent change in grade. There are no outstanding concerns regarding the proposed changes in grade for this residential subdivision.

- **Trails**

  There are no Trail alignments within or adjacent to the subject site.

- **Special Conditions of Approval (SDR-13852)**

  All development shall be in conformance with the site plan and landscape plan date stamped 05/26/06, except as amended by conditions herein.

  The pedestrian access to Floyd Lamb Park at Tule Springs as shown on the submitted plans date-stamped 5/26/06 shall be permanently maintained.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

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____

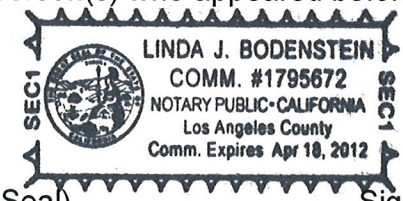
see Calif jurat attached hereto

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

FOR DEPARTMENT USE ONLY

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

*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.

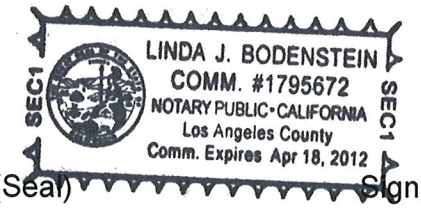
f:\depot\Application Packet\Application Form.pdf

RECEIVED
MAY 02 2011
City of Las Vegas

Revised 10/27/08

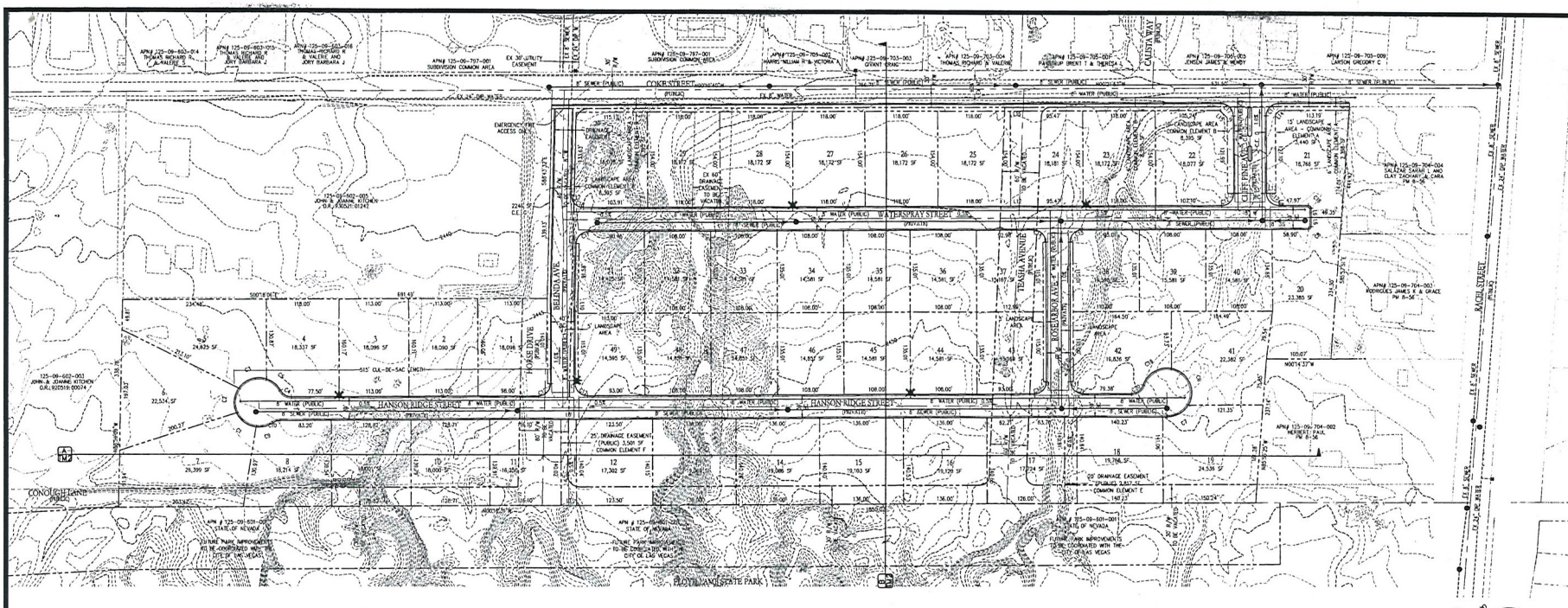
State of California
County of Los Angeles

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.

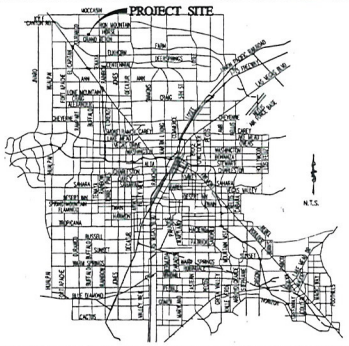


(Seal) Signature

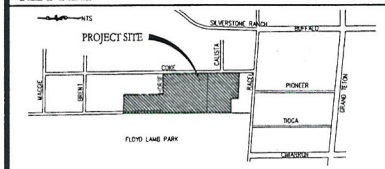
RECEIVED
MAY 02 2011
City of Las Vegas



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 - 7 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

46 LOTS x 250 GPD/LOT = 12,250 GPD (AVERAGE)
46 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	46 LOTS
GROSS ACREAGE	24.86
NET ACREAGE	24.06
DENSITY (BASED ON GROSS ACREAGE)	1.96 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 92 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 46 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 (TIASHA 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 LABELLED 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
6226 W. SAHARA AVE. 367-5555

CENTURYLINK
330 S. VALLEY VIEW BLVD. 244-7400

COX COMMUNICATIONS
121 S. MARTIN L. KING BLVD. 588-2100

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)
731 S. 4TH STREET 229-2180

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
L1	S00°01'42"E	123.00'
L2	N00°21'37"W	6.75'
L3	N00°21'37"W	123.00'
L4	S00°18'21"E	29.90'
L5	N00°18'48"W	5.00'
L6	S89°41'12"W	5.00'
L7	N00°18'48"W	5.00'
L8	S89°41'12"W	5.00'
L9	N00°21'37"W	5.00'
L10	N89°41'12"E	5.00'
L11	S00°21'37"E	5.00'
L12	S00°18'48"E	111.64'
L13	N00°21'37"W	113.00'
L14	S45°38'06"E	21.21'
L15	N45°38'06"W	21.21'
L16	S89°41'12"W	5.00'
L17	N00°18'48"W	5.00'

CURVE DATA

PUBLIC CURVE			
No.	Radius	Delta	Length
1	40.50'	58°30'04"	41.36'
2	40.50'	58°30'04"	41.36'
3	40.50'	72°06'39"	51.00'
4	40.50'	61°23'25"	43.40'
5	40.50'	47°31'46"	33.61'
6	40.50'	61°23'25"	43.40'
7	40.50'	58°45'02"	41.54'
8	40.50'	58°45'02"	41.54'
9	40.50'	41°33'36"	29.38'
10	20.00'	90°23'59"	31.56'
11	20.00'	90°23'59"	31.56'
12	20.00'	90°00'00"	31.42'
13	20.00'	90°00'00"	31.42'
14	20.00'	90°54'40"	31.43'
15	20.00'	89°05'01"	31.40'
16	4.50'	90°00'00"	7.07'
17	20.00'	90°00'00"	31.42'
18	20.00'	91°38'08"	31.38'
19	20.00'	88°21'52"	30.84'
20	20.00'	7°41'41"	2.68'
21	20.00'	90°00'00"	31.42'

LEGAL DESCRIPTION

SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, 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 THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, 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 BC54
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 #243351.

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	PC	POINT OF CURVE
BW	BOTTOM OF EXISTING WALL	PCC	POINT OF COMPOUND CURVE
CATV	CABLE TELEVISION	PE	POINT ON LINE
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	CURV, 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	STREET LIGHT
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	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	VLY	VALLEY GUTTER
MH	MANHOLE	W	WATER

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TMP-41623

NO	DESCRIPTION	BY	DATE	APPR
	REVISIONS			

WILLIAM LYON HOMES, INC
300 PILOT ROAD, SUITE G
LAS VEGAS, NV 89119
(702) 263-8200 FAX: (702) 263-8220

TANEY ENGINEERING
3995 GALLESA CANYON #101
LAS VEGAS, NEVADA 89115
(702) 362-8844 FAX: (702) 362-3333

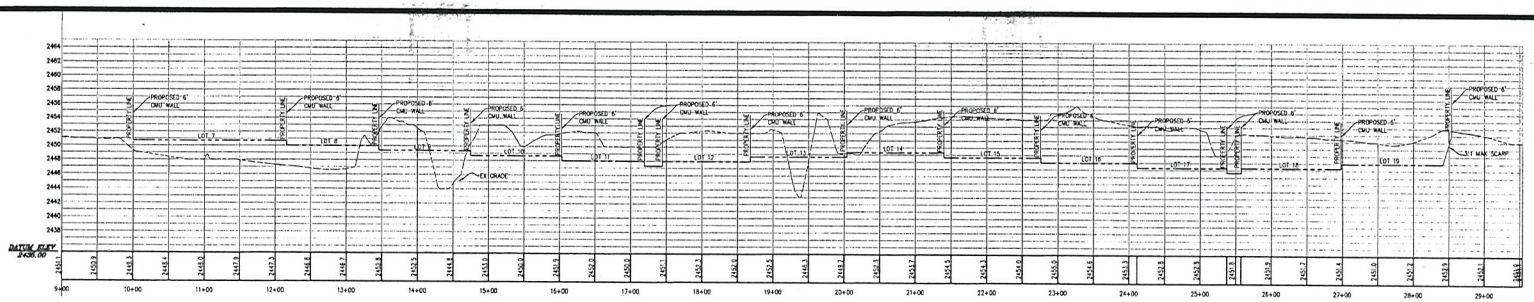
HORSE AND COKE
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

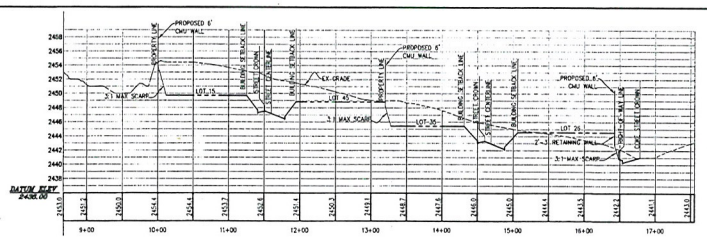
ROBERT B. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
ENGINEER'S SEAL

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

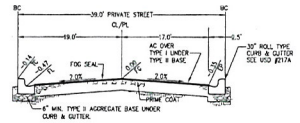
FILE NAME: WLL07054TM.DWG



SECTION A

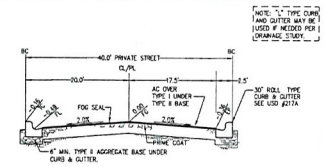


SECTION B



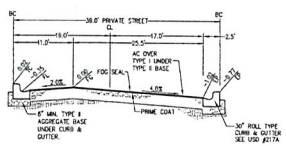
TYPICAL 39.0' PRIVATE DRIVE

PER CLARK COUNTY AREA USD #210 (MODIFIED)



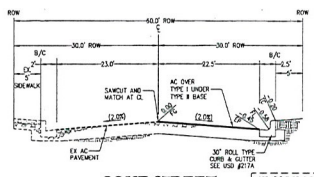
40.0' PRIVATE DRIVE

PER CLARK COUNTY AREA USD #210



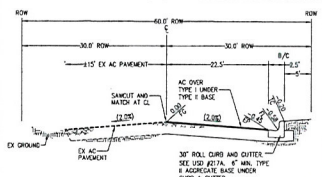
TYPICAL 39.0' PRIVATE DRIVE

PER CLARK COUNTY AREA USD #210 (MODIFIED)



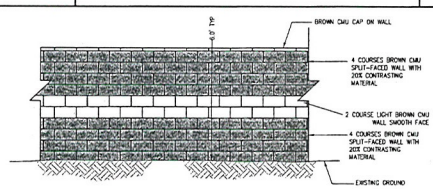
COKE STREET

PER CLARK COUNTY AREA USD #205

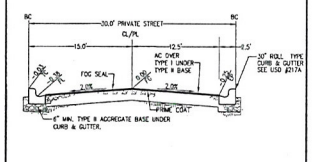


COKE STREET

PER CLARK COUNTY AREA USD #205

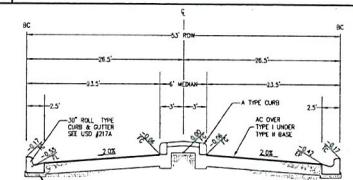


PERIMETER DECORATIVE BLOCK WALL SECTION



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) 263-5200 FAX: (702) 263-5229

TANEY ENGINEERING
1399 GALLERIA DRIVE #101
HENDERSON, NV 89014
(702) 342-8844 FAX: (702) 342-5233

HORSE AND COKE
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
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

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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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City of Las Vegas
TMP-41623

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**

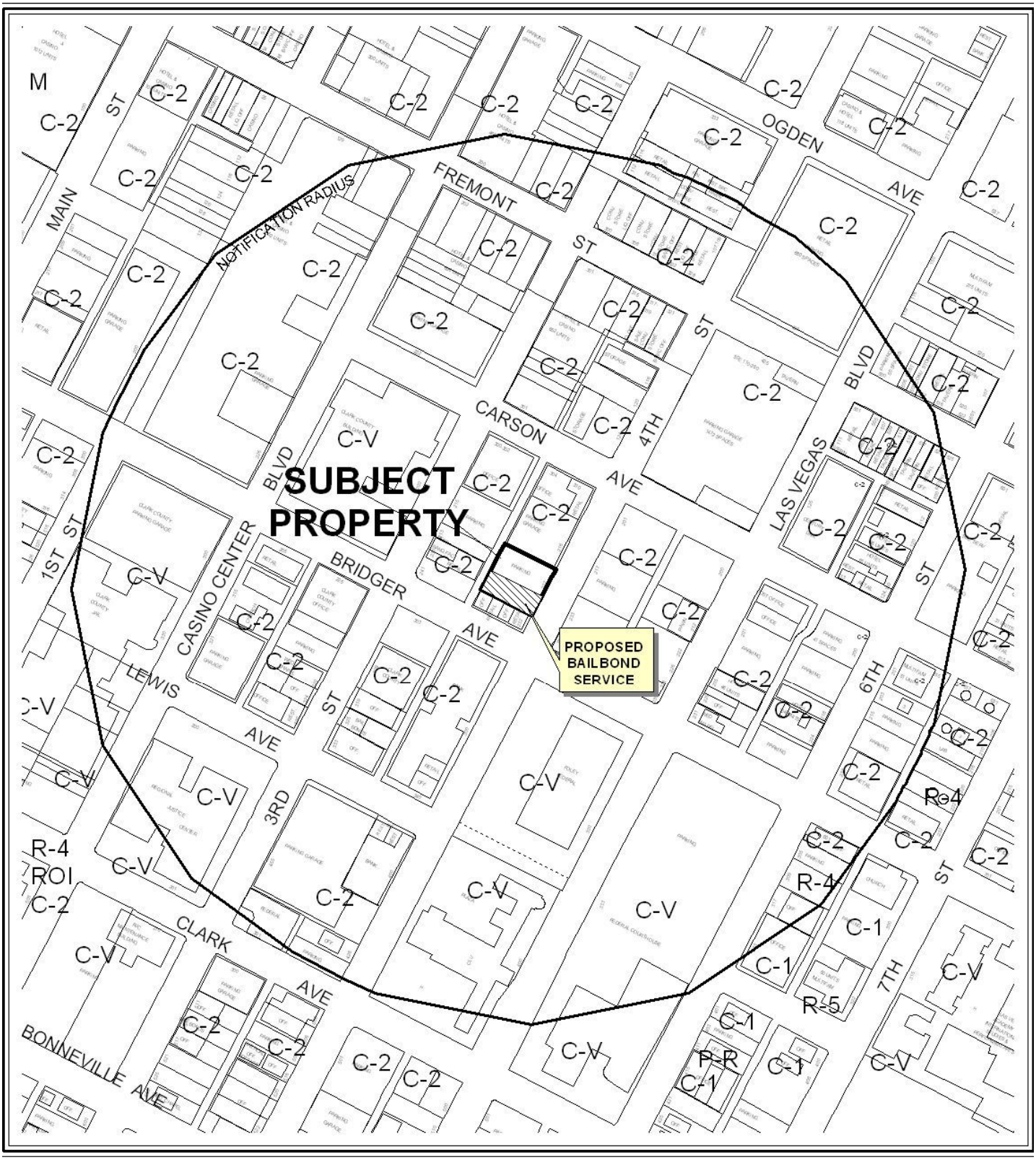
SUBJECT:
SUP-41866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WELLES BAIL BONDS - OWNER: 228 SOUTH FOURTH, LLC - For possible action on a request for a Special Use Permit FOR A 217 SQUARE-FOOT BAILBOND SERVICE USE at 228 South Fourth Street (APNs 139-34-210-079), C-2 (General Commercial) Zone, 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WELLES BAIL BONDS - OWNER: 228 SOUTH FOURTH, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41866	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-41866 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Bailbond Service use.

2. Conformance to the approved conditions for Rezoning (Z-0037-53) and Variance (V-0024-53).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The Bailbond Service use shall be limited to the 217 square-foot office space, as depicted on the floor plan date stamped 05/23/11.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 217 square-foot Bailbond Service at 228 South Fourth Street. The proposed use complies with all Title 19.12 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Bailbond Service use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Bailbond Service use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The site is parking impaired, per Title 19.18.030.D(1) and has no on-site parking.
- The subject site is located in the Downtown Centennial Plan area in close proximity to the courthouse and detention facilities.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/28/53	The Regional Planning Commission approved a request for a Variance (V-0024-53) to construct and maintain a professional office building and apartment building on South 4th Street between Carson Avenue and Bridger Avenue within four feet seven inches of the front property line.
05/29/53	The Regional Planning Commission approved a request for Rezoning (Z-0037-53) from R-4 (Apartment Residence) to C-2 (General Commercial) for property located at 222 and 228 South 4th Street as part of a larger request.

Most Recent Change of Ownership	
01/27/05	A deed was recorded for a change in ownership for (APN's 139-34-210-079).

Related Building Permits/Business Licenses	
C.1963	The building at 228 South Fourth Street was constructed.
C.1972	The parking lot at 222 South 4th Street was constructed.
10/16/08	A business license (Q13-00887) was issued for a Law Office at 228 South Fourth Street, Suite 200. The license is presently active.
11/19/08	A business license (Q13-00946) was issued for a Law Office at 228 South Fourth Street, Suite 200. The license is presently active.
12/08/08	A business license (Q13-00397) was issued for a Law Office at 228 South Fourth Street. The license is presently active.
10/28/10	A business license (B20-01903) was issued for a Business Support Service at 228 South Fourth Street, Suite #300. The license is presently active.
11/01/10	A business license (Q13-01362) was issued for a Law Office at 228 South Fourth Street, Suite #100. The license is presently active.

Pre-Application Meeting	
03/24/11	A pre-application meeting was held with the applicant, where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
06/06/11	During a site visit, staff noted a clean and well maintained office building.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office/Retail	C (Commercial)	C-2 (General Commercial)
North	Parking, Commercial	C (Commercial)	C-2 (General Commercial)
South	Financial Institution, Specified	C (Commercial)	C-2 (General Commercial)
East	Banquet Facility	C (Commercial)	C-2 (General Commercial)
West	Banquet Facility	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan (Central Casino Core)	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
4th Street	Secondary Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed (Existing)	13,981 SF	1/300 SF	47				
Office, Other than Listed (To Be Removed)	(-217) SF	1/300 SF	-1				
BailBond Service (Proposed)	217 SF	1/300 SF	1				
TOTAL SPACES REQUIRED			48		0		N
Regular and Handicap Spaces Required			46	2	0	0	N*

*The site is parking impaired, per Title 19.18.030.D(1)

JG

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

The applicant is proposing to establish a Bailbond Service use within an existing Office Building. A Bailbond Service use is defined by Title 19.18.020 as "an establishment that makes available to the public undertakings of bail in connection with judicial proceedings."

The proposed Bailbond Service use requires approval of a Special Use Permit within a C-2 (General Commercial) zoning district. The subject site is located within the Downtown Redevelopment Area and major land uses permitted within the Redevelopment Area include: Residential, Industrial, Commercial, Public/Semipublic and Park/Open Space. The property is within the Airport Overlay District (200 feet), Live/Work Overlay District and the Central Casino Core District of the Downtown Centennial Plan Overlay; however, the proposed use is for a Bailbond Service and with the exception of the Downtown Centennial Plan the overlay district standards are not applicable. A condition has been added to indicate the location of the proposed Bailbond Service use to be limited to an office space on the floor plan date stamped 05/23/11. The proposed use meets all applicable requirements as set forth pursuant to Title 19.12 requirements, is located in close proximity to the courthouse and detention facilities, and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore staff recommends approval with conditions of this request.

FINDINGS (SUP-41866)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Bailbond Service use can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses.

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

   The proposed Bailbond Service use will be located within an existing office building. The proposed use is appropriate in the subject C-2 (General Commercial) zoning designation and is consistent with other Bailbond Service uses in the area.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site is accessed by Fourth Street. Fourth Street is sufficient to accommodate the number of vehicular trips associated with the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

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

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Bailbond Service use meets all applicable requirements as set forth pursuant to Title 19.12 requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 91

APPROVALS 0

PROTESTS 0

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: BD

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

Revised 11-14-06

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RECEIVED
MAY 23 2011

PLANNING & DEVELOPMENT

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.

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

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.

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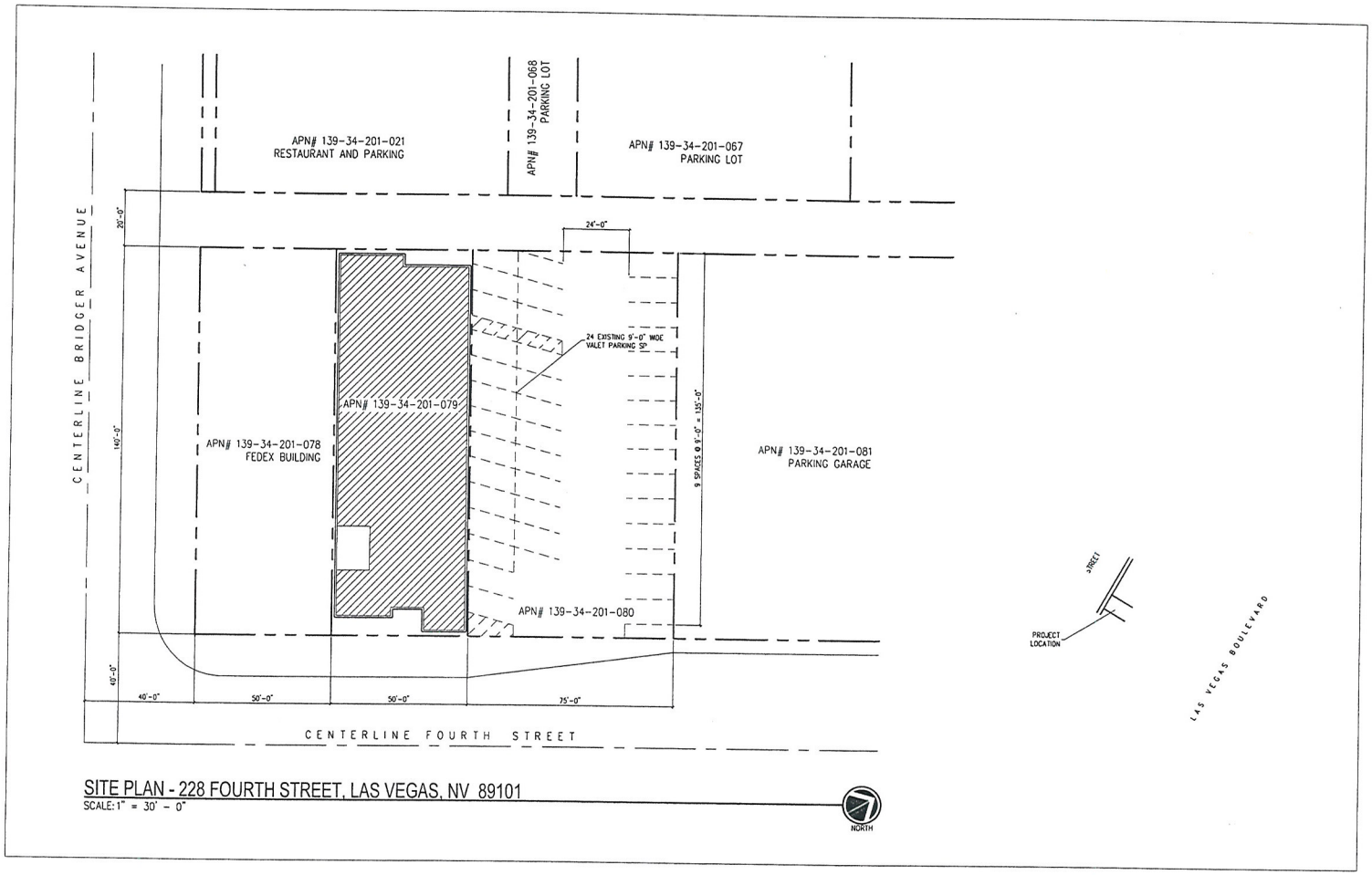

SITE PLAN - 228 FOURTH STREET, LAS VEGAS, NV 89101
SCALE: 1" = 30' - 0"

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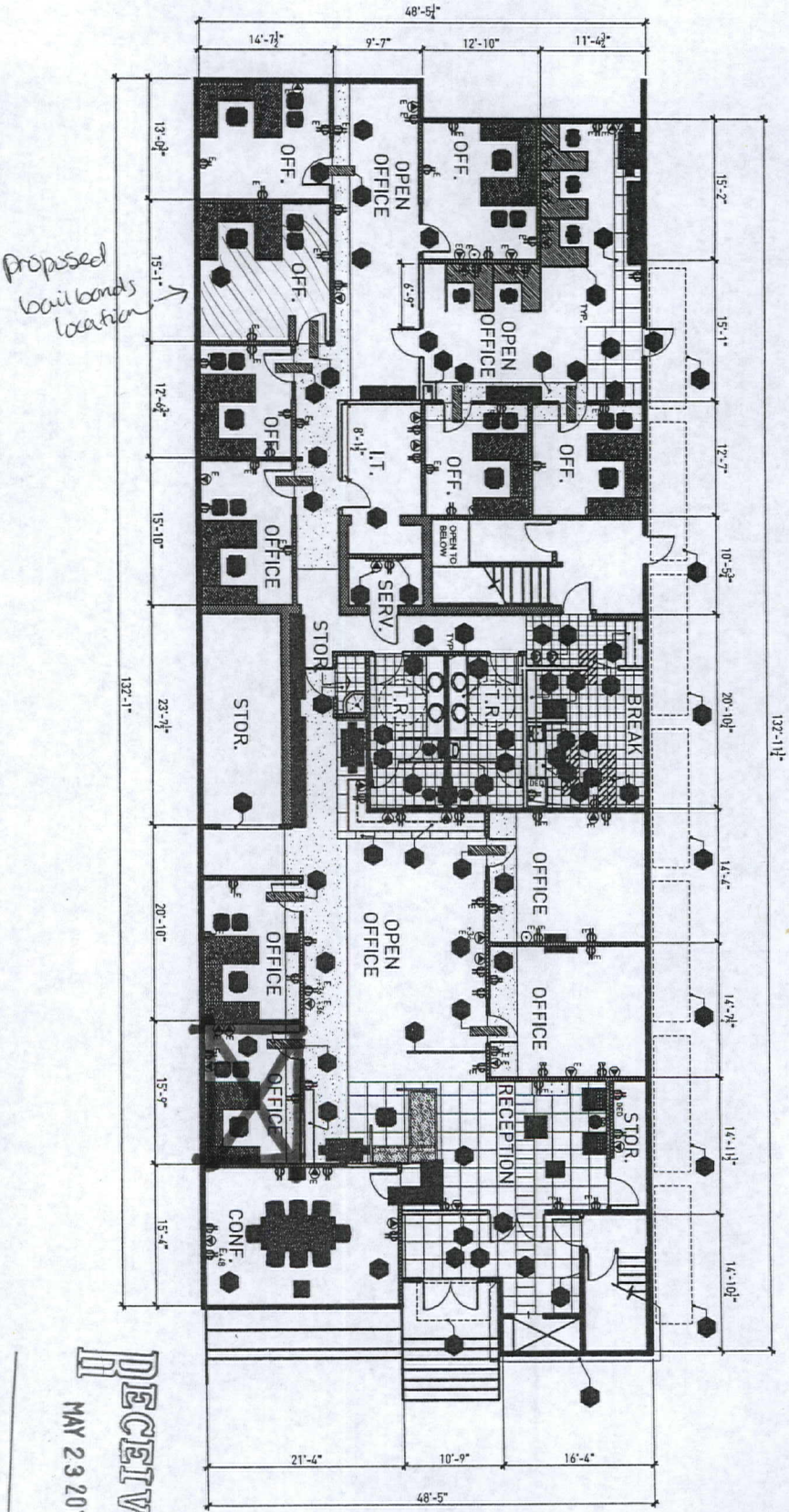
SUP-41866



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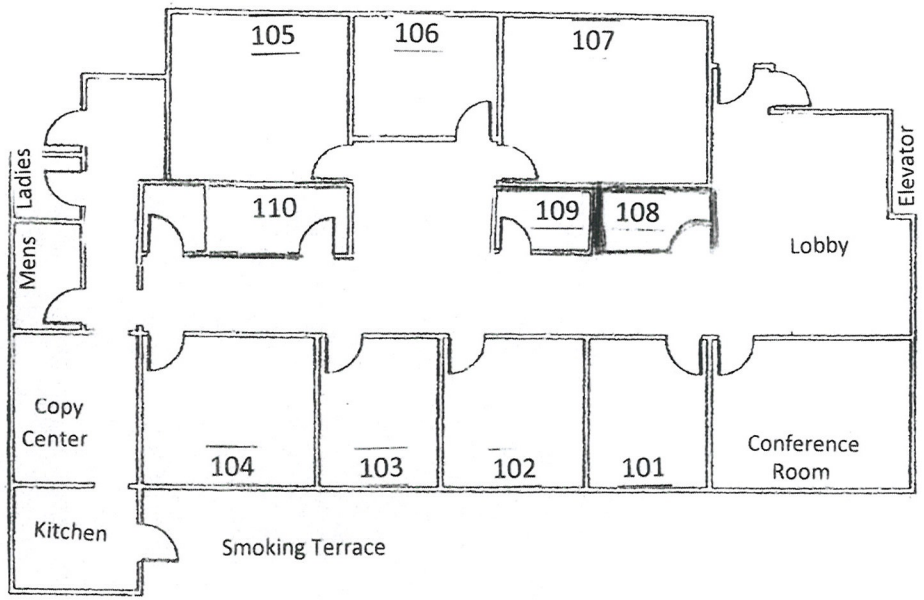
SUP-41866
07/12/11 PC

Parking Lot



Alley

Fourth St

Windsor
Professional Suites

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

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SUP-41866

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MAY 23 2011

SUP-41866

Easy Peel Labels
Use Avery® TEMPLATE 5160®
Feed Paper
See Instruction Sheet
for Easy Peel Feature
AVERY® 5160®
Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens du chargement
Consultez la feuille
d'instructions
www.avery.com
1-800-GO-AVERY



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.: **9.**

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

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

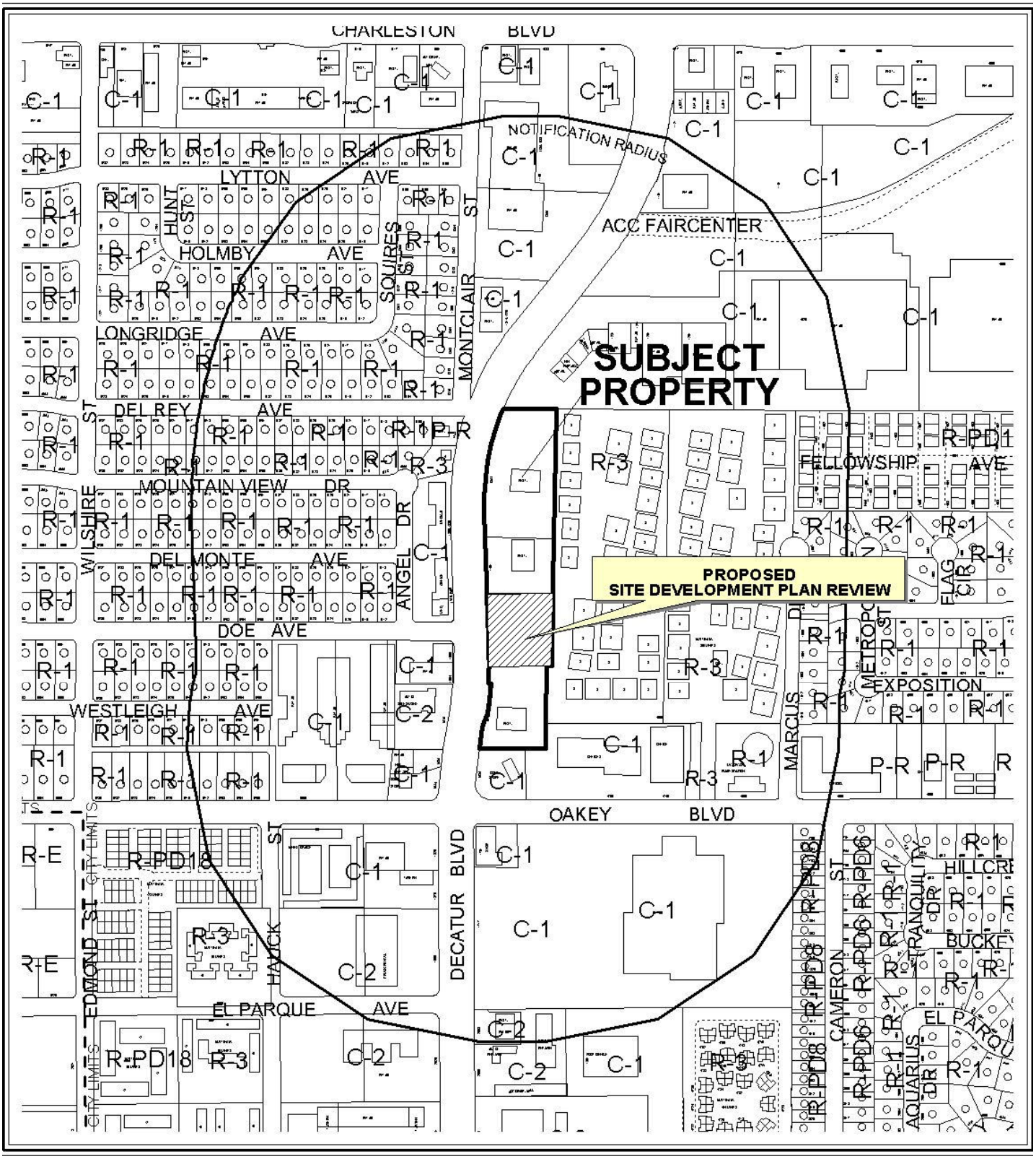
SUBJECT:
SUP-41893 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: O"REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 14,152 SQUARE-FOOT AUTO PARTS (NEW & REBUILT) (ACCESSORY SALES & SERVICE) USE at 1611 South Decatur 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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41893	Staff recommends APPROVAL, subject to conditions:	
SDR-41892	Staff recommends APPROVAL, subject to conditions:	SUP-41893

** CONDITIONS **

SUP-41893 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Parts (New & Rebuilt) (Accessory Sales & Service) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41892) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

YK

SDR-41892 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41893) shall be required.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/25/11, except as amended by conditions herein.

4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/25/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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

7. Parking lot landscape islands must conform to LVMC Title 19.08.110 standards.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

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

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

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

Public Works

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

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

17. Per the intent of a commercial subdivision, this parcel shall allow perpetual unobstructed access to all driveways servicing the overall subdivision site.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to remove an existing vacant restaurant and replace it with a new 14,152 square-foot retail building for an Auto Parts store. The site is ideally located on a commercial corridor along a primary arterial. All development standards are being met with no waivers or exceptions required. Since all Site Development Plan Review and Special Use Permit standards are being met, staff recommends approval of the applications.

ISSUES

- An Auto Parts (New & Rebuilt) (Accessory Sales & Service) use is permitted in C-1 (Limited Commercial) districts with an approved Special Use Permit. Staff supports the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/26/61	The City Council approved an application for Rezoning (Z-0033-61) from R-1 (Single Family Residential) to C-1 (Limited Commercial) for a portion of Decatur Boulevard south of Charleston Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
04/23/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/14/10	Code Enforcement issued a citation (#95401) for trash, weeds and dead vegetation at 1611 S. Decatur Boulevard. The case is still open.

Pre-Application Meeting	
05/19/11	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review and Special Use Permit applications for an Auto Parts Store.

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

Field Check	
06/02/11	Staff visited the site and found a vacant restaurant building on the site. The site was secured, clean and well maintained.

Details of Application Request	
Site Area	
Net Acres	1.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
East	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Office	SC (Service Commercial)	C-1 (Limited Commercial)
	Retail		

Master Plan Areas	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant Title 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	247 Feet	Y
Min. Setbacks			
• Front	10 Feet	81 Feet	Y
• Side	10 Feet	60 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated and Roofed	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.070the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• East	1 Tree / 20 Linear Feet	13 Trees	19 Trees	Y
• West	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**25 Trees**	**31 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	26 Trees	28 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		2 Feet	Y
• South	0 Feet		0 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	117	Y

YK

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Parts (New & Rebuilt) (Accessory Sales & Service)	14,152 Sq. Ft.	5 spaces plus one per 200 Sq. Ft.	76				
TOTAL SPACES REQUIRED			76		76		Y
Regular and Handicap Spaces Required			72	4	72	4	Y
Loading Spaces			2		2		Y

Freestanding Sign: *[19.08.120 (F)(16)*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Per 200' Street frontage 2 total	1 total
Maximum Area	490 SF	180 SF
Maximum Height	40 Feet	20 Feet
Minimum Setback	5 Feet	10 Feet
Illumination	Direct/Internal	Internal

ANALYSIS

This is project is well designed and meets all Title 19.08.070 development standards for a retail building in a C-1 (Limited Commercial) district. The proposed 14,152 square-foot building is a steel-framed concrete structure with stucco and cornice elevations. Glass makes up about a third of the west, or front, elevation of the building, with the remainder solid stucco. The east, north and south elevations are solid with four-foot wide pilasters providing relief every 25 feet.

Parking is provided on the west, north and south sides of the building with overflow parking available on adjacent parcels as part of the commercial subdivision. Two loading spaces are provided on the north side of the structure. No perimeter landscape buffers are required on the north and south due to being a part of a commercial subdivision.

One freestanding sign is proposed on the south side of the driveway along Decatur Boulevard. The sign meets all Title 19.08.120 standards.

YK

Since this project meets all development standards for new construction in a C-1 (Limited Commercial) district and an Auto Parts (New & Rebuilt) (Accessory Sales & Service) use is allowed with a Special Use Permit, staff recommends approval.

FINDINGS (SUP-41893)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

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

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

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

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Site access is provided from Decatur Boulevard, an 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. This street provides adequate access to and from the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of this special use permit will not compromise public health, safety, or welfare as the proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) use will be subject to regular inspections.

5. The **use meets all of the applicable conditions per Title 19.12.**

   The proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) use complies with the conditions per Title 19.12.

FINDINGS (SDR-41892)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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

   The proposed retail store will be compatible with the adjacent development in the area.

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

   The proposed project is consistent with Title 19 and the General Plan. No deviations from the code are being requested.

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

   The project is part of a commercial subdivision with cross access on both the north and south sides of the property. The primary access to the site is from a driveway off of Decatur Boulevard which is designed to handle the traffic generated by the project.

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

   The materials are similar to those of adjacent projects and the landscape is drought-tolerant and blends well with adjacent landscape designs.

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

   The proposed building is a small retail box-shaped structure with minor architectural details on all four sides of the building. The project is compatible and harmonious with adjacent commercial development.

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

   The proposed building will be subject to inspection and will therefore not compromise the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 415

APPROVALS 0

PROTESTS 0

YK

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

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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 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 # 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:	

*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.

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Revised 02.14.11

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

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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) 862-2874

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

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 COMPACT 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: 1/2"

1 SITE PLAN
A1 SCALE: 1" = 20'

NORTH

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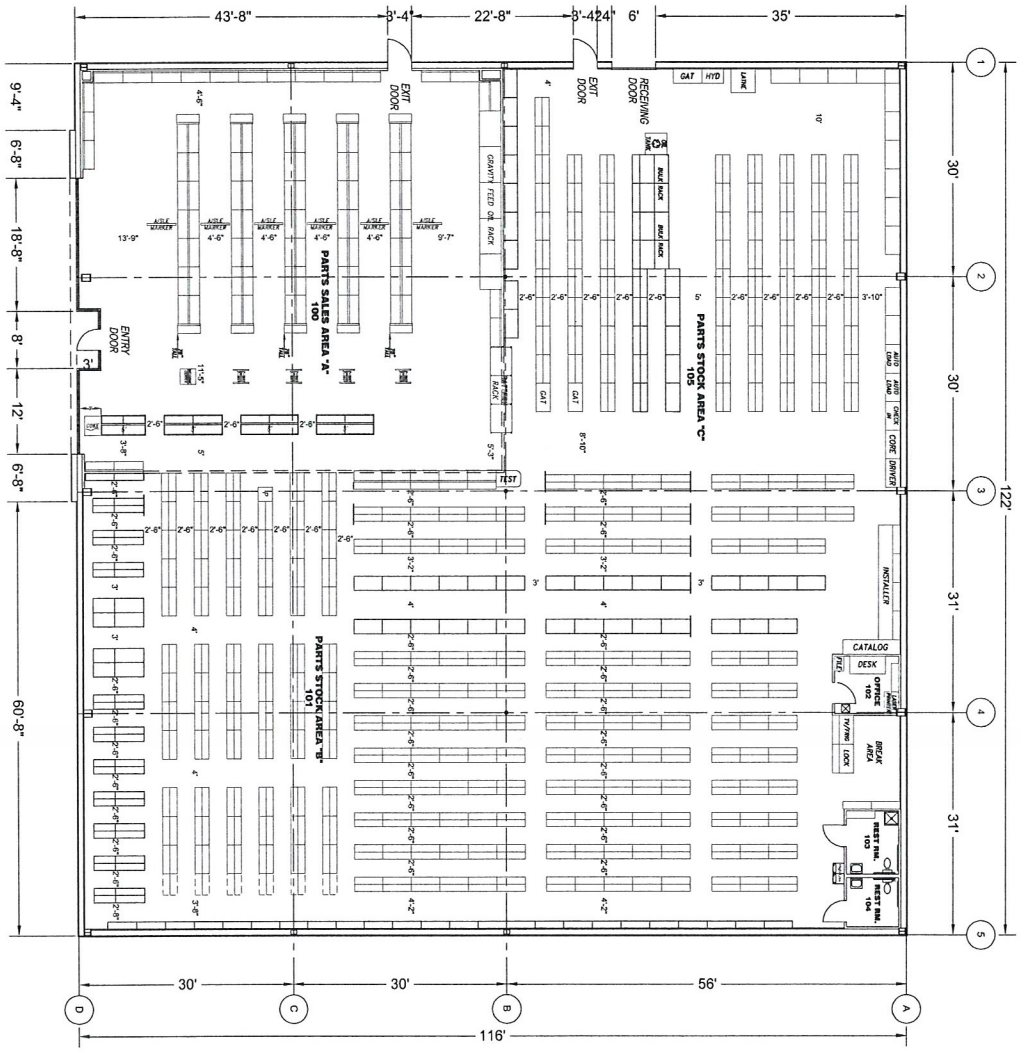
MAY 25 2011

SUP-41893

SDR-41892



1 FLOOR PLAN
L1 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

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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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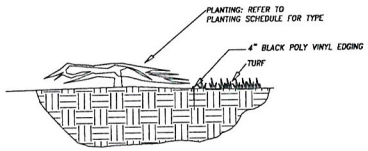
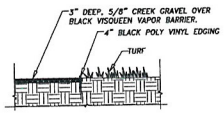
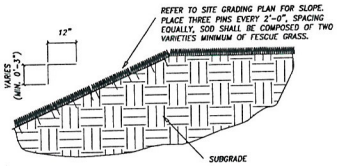


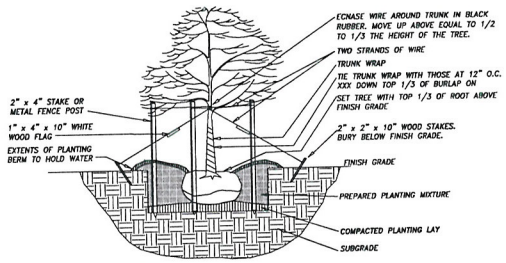
5 SMALL SHRUB PLANTING
L1 SCALE: 3/8" = 1'-0"



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



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



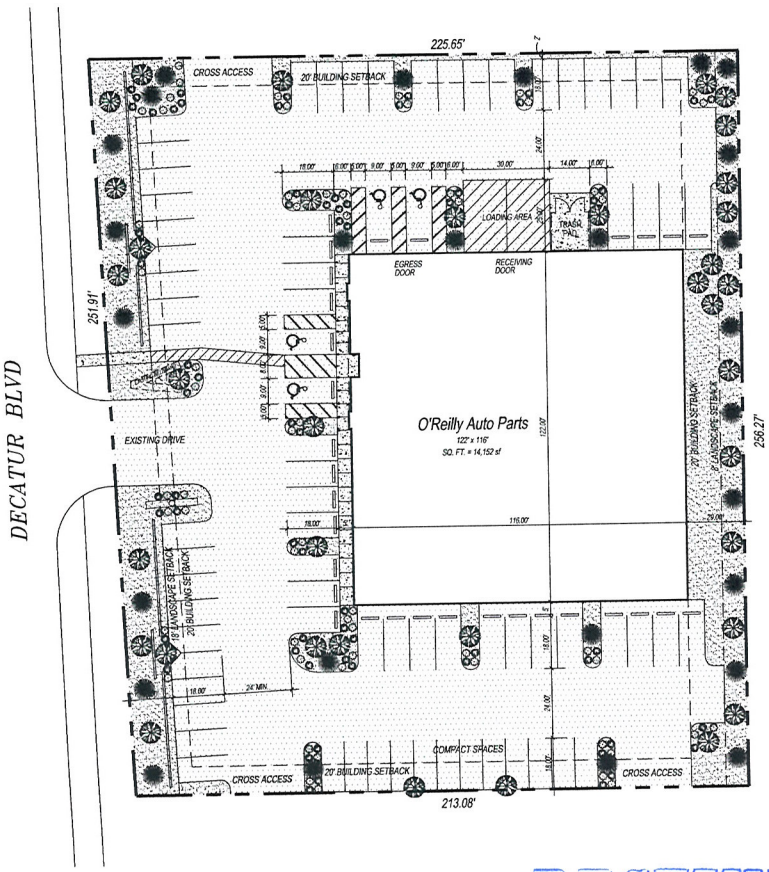
2 TREE PLANTING
L1 SCALE: 1/4" = 1'-0"

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	CAL/PER PLANTING
	TRO	DEC	TEXAS RED OAK	QUERCUS BUCKLEY	36	2" CAL PER MIN
	AFS	EVGRN	AFRICAN SUMAC	RHUS LANCEA	27	2" CAL PER MIN
	WTB	DEC	WESTERN CHAIN ENTRY	RUBUS PARVIFLORUS	69	5 GALLON MIN
	XSA	DEC	XERISCEA	XASPHORA HYLOSCEA	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 PLANT LIST 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 THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE AMENDED 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 SCAPE PLAN
SCALE: 1

NORTH

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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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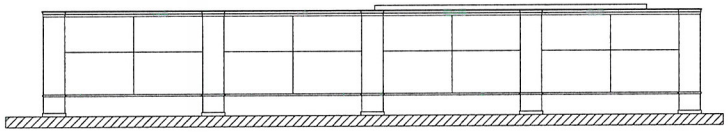
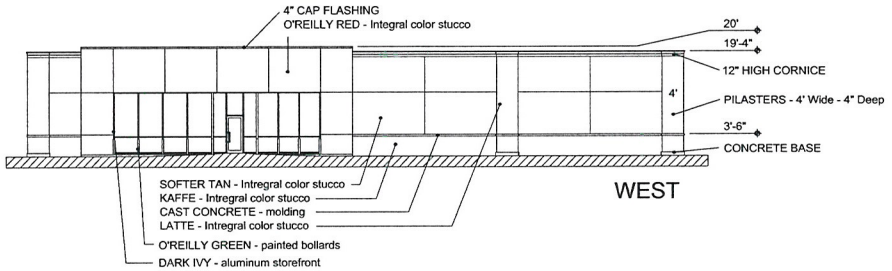
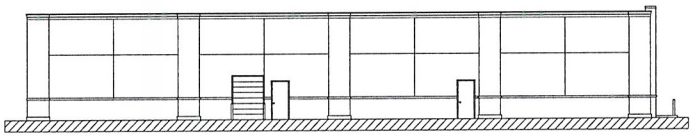


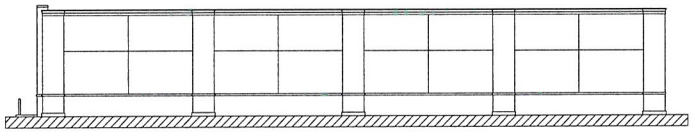
EAST



WEST



NORTH



SOUTH

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

NORTH

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



SUP-41893
SDR-41892

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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.

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SUP-41893
SDR-41892

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:
SDR-41892 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41893 - PUBLIC HEARING - APPLICANT: O"REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC - For possible action on a 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

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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) 162-06-711-003 **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:** 6026317357 **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 LasVegas 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.

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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.: **11.**

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

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

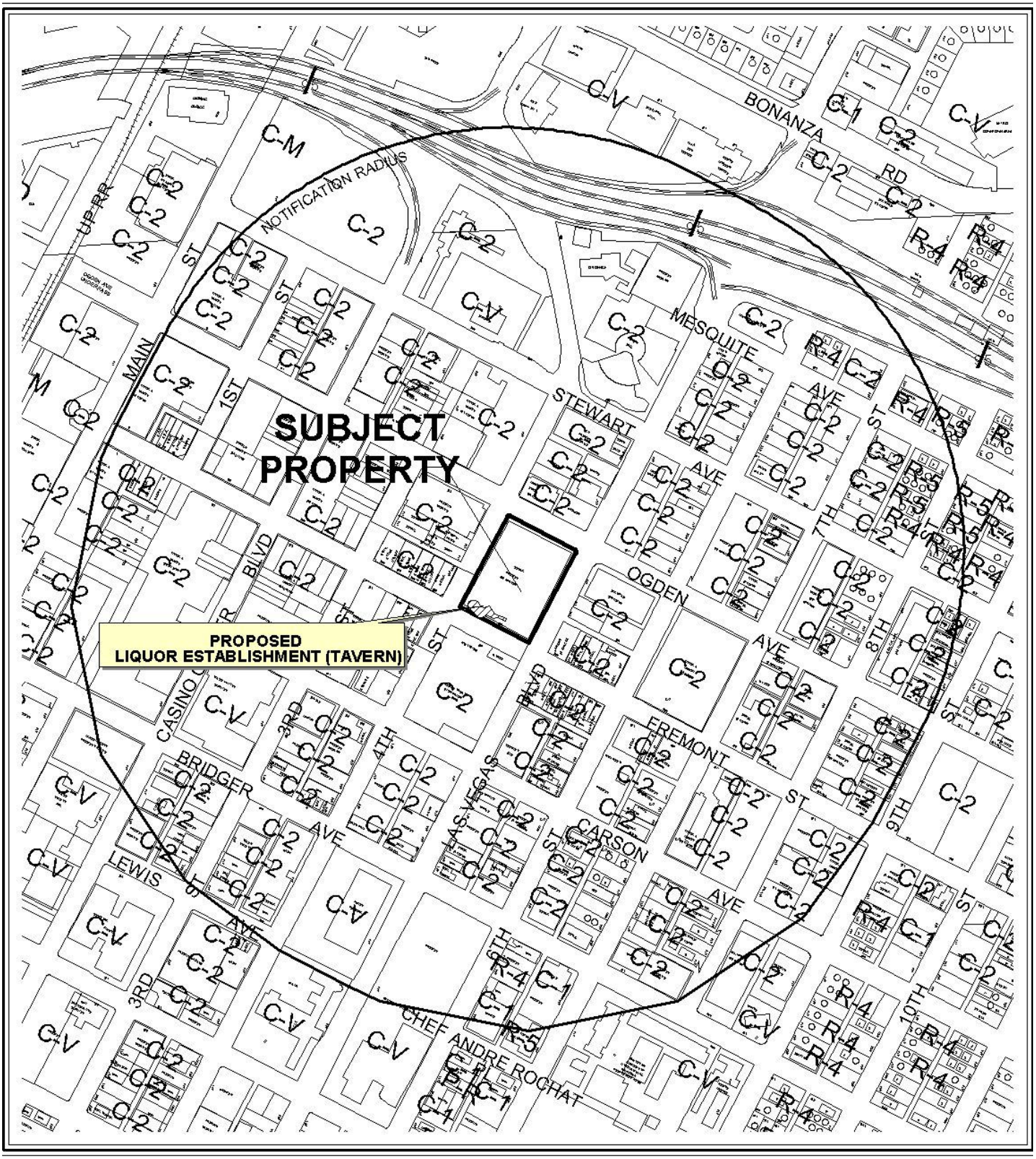
SUBJECT:
SUP-41908 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUNA FREMONT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,694 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER 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



CASE: **SUP-41908**

RADIUS: 1500 FT

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



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: - APPLICANT: LUNA FREMONT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41908	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41908 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. Conformance to the approved conditions for Site Development Plan Review (SD-0003-98).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

Conditions Page Two
July 12, 2011 - Planning Commission Meeting

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a proposed 7,694 square-foot Liquor Establishment (Tavern) within the Neonopolis building at 450 Fremont Street, Suite #150. The proposed location is appropriate for the use proposed. Waivers of required distance separation are allowable as the site is located within the Central Casino Core of the Downtown Centennial Plan, at the northwest corner of Fremont Street and Las Vegas Boulevard. The Liquor Establishment (Tavern) use complies with all Title 19.12 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Liquor Establishment use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Liquor Establishment (Tavern) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- Waivers are required to allow the use to be located zero feet from another Liquor Establishment (Tavern) use where 1,500 feet is required, to allow a 1,200-foot distance separation from a religious facility where 1,500 feet is required and a 1,340-foot distance separation from a school where 1,500 feet is required. Staff can support the waiver requests, because the location of the proposed use is appropriate within the Downtown Centennial Plan (Central Casino Core).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/64	The City Council approved a request for Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission approved Reclassification of this property.

03/23/98	The City Council approved a request for a Site Development Plan Review (SD-0003-98) for a 264,210 square-foot General Retail and Entertainment Complex on the property bounded by Fremont Street, 4th Street, Ogden Avenue, and Las Vegas Boulevard. The Planning Commission and staff recommended approval.
10/03/01	The City Council approved a request for a Special Use Permit (U-0117-01) for a Liquor Establishment (Tavern) at the northwest corner of Fremont Street and Las Vegas Boulevard. The Planning Commission and staff recommended approval.
08/07/02	The City Council approved a request for a Special Use Permit (U-0063-02) for a Liquor Establishment (Tavern) with waivers of the minimum 1,500-foot distance separation requirement from Religious facilities, Liquor Establishment (Tavern) and a School at 450 Fremont Street. The Planning Commission and staff recommended approval.
05/01/02	The City Council approved a request for a Special Use Permit (U-0024-02) for a Liquor Establishment (Tavern) with waivers of the minimum 1,500-foot separation requirement from Religious facilities, Liquor Establishment (Tavern) and a School at 450 Fremont Street. The Planning Commission and staff recommended approval.
11/20/02	The City Council approved a request for a Special Use Permit (U-0124-02) for a Liquor Establishment (Tavern) with waivers of the minimum 1,500-foot distance separation requirement from Religious facilities, Liquor Establishment (Tavern) and a School at 450 Fremont Street. The Planning Commission and staff recommended approval.
10/15/08	The City Council approved a request for a Special Use Permit (SUP-29230) for a proposed Liquor Establishment (Tavern) and waivers of the 1,500-foot separation requirement from a Liquor Establishment (Tavern), Religious Facility and a School at 450 Fremont Street, Suite #150. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-29237) for a proposed Liquor Establishment (Tavern) and waivers of the 1,500-foot separation requirement from a Liquor Establishment (Tavern), a Religious Facility and a School at 450 Fremont Street, Suite #101. The Planning Commission and staff recommended approval. The approval expired on 10/15/09.
11/05/08	The City Council approved a request for a Special Use Permit (SUP-29607) for a Beer/Wine/Cooler On-Sale Establishment at 450 Fremont Street, Suite #117. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/21/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/03/01	A building permit (#01000108) was issued for a Retail Mall/Cinema for Certificate of Completion at 450 Fremont Street. The permit was finalized on 04/18/02.
03/18/02	A building permit (#02004726) was issued for Tenant Improvement build out at 450 Fremont Street, Suite #101. The permit was finalized on 11/10/03.
10/13/03	A building permit (#03021810) was issued for Tenant Improvement remodel at 450 Fremont Street, Suite #101. The permit was finalized on 11/10/03.
06/10/10	A business license (C05-02695) was issued for a Tobacco Dealer at 450 Fremont Street, Suite #101. The license was marked out of business on 02/03/11.
	A business license (G04-07126) was issued for Souvenir sales at 450 Fremont Street, Suite #101. The license was marked out of business on 02/07/11.
05/16/11	A building permit (#185961) was issued for a Tenant Improvement for certificate of occupancy at 450 Fremont Street, Suite #101. The permit has not been finalized.
05/04/11	A business license (L16-00343) was issued for Non Operational Liquor Establishment Tavern at 450 Fremont Street, Suite #130. The license was marked inactive on 05/17/11.

Pre-Application Meeting	
05/16/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • Waivers of the 1,500-foot distance separation requirements from another Liquor Establishment, Religious Facilities and a School. • Waivers of the distance requirements are permitted for projects located in the Downtown Casino Overlay District.

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

Field Check	
06/07/11	A site visit by staff noted that the subject suite of the proposed use is currently vacant.

Details of Application Request	
Site Area	
Net Acres	2.75

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Museum (Private) TV Broadcasting & Other Communication Service Office, Other than Listed	C (Commercial)	C-2 (General Commercial)
North	Hotel Gaming Establishment, Non-restricted	C (Commercial)	C-2 (General Commercial)
South	General Retail Tavern	C (Commercial)	C-2 (General Commercial)
East	Multi-Family Residential Entry Driveway for El Cortez Hotel Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Parking Lot Restaurant General Retail	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fremont Street	Secondary Collector	Master Plan of Streets and Highways	80	N/A
4th Street	Secondary Collector	Master Plan of Streets and Highways	80	Y
Ogden Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	80	N*

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	264,210 SF	1/250 SF	1,057				
TOTAL SPACES REQUIRED			1,057		680		Y*

*Per approved Site Development Plan Review (SD-0003-98).

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500-foot distance separation from another Liquor Establishment (Tavern).	No distance separation	Approval
1,500-foot distance separation from a religious facility.	1,200 feet	Approval
1,500-foot distance separation from a school.	1,340 feet	Approval

ANALYSIS

The Liquor Establishment (Tavern) use is defined by Title 19.18 as "a facility which sells alcoholic beverages for consumption on the premise where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." A Special Use Permit (SUP-29237) was previously approved for a Liquor Establishment (Tavern), but no business license was issued within one year of the approval, and it expired.

The floor plan submitted depicts a 7,694 square-foot Liquor Establishment (Tavern) use, with indoor seating for 116 patrons and an outdoor seating for 110 patrons. The indoor portion of the proposed use will consists of 6,002 square feet. The outdoor dining area will be located wholly within private property in two different locations with a total area of 1,692 square feet.

The proposed Liquor Establishment (Tavern) is located in the Downtown Centennial Plan Overlay District (Casino Core District), Live/Work Overlay District, Las Vegas Redevelopment Area, Las Vegas Boulevard Scenic Byway Overlay District, and the Airport Overlay District, with a 200-foot height restriction. The proposed use would not have a negative impact relating to the above mentioned Special Area Plans and Districts. The subject property is adjacent to the Downtown Tortoise Trail along Fremont Street, which has been constructed.

The subject property provides 680 parking spaces located within the subterranean parking garage below the Neonopolis development, with parking available in other parts of the Casino Core District. The establishment will serve primarily service workers and tourists in the area. Pedestrian access is provided to the subject site, via the Fremont Street walkway. Therefore, the existing parking facilities are adequate for the uses on site.

A distance separation waiver from another Liquor Establishment (Tavern) has been requested by the applicant for the proposed use. The other Liquor Establishment (Tavern) is located within the subject property, at Suite #150. A business license (L16-00343) was issued for a non-operational license at that location on 05/17/11.

Pursuant to Title 19.12, the Minimum Special Use Permit Requirements for a Liquor Establishment (Tavern) use mandate that the use not be located within 1,500 feet of another Liquor Establishment (Tavern), a Religious Facility and a School. Waivers of required distance separation are allowable as the site is located within the Central Casino Core of the Downtown Centennial Plan. Staff can support the requested Waivers, as the proposed use is an appropriate use within the Downtown Centennial Plan Overlay District (Casino Core District). Staff recommends approval with conditions. The proposed Liquor Establishment (Tavern) use can be conducted in a manner that is harmonious and compatible with the existing adjacent land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41908)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed use is located within Neonopolis and is appropriate location; therefore, it can be conducted in a manner that is harmonious and compatible with the existing adjacent land uses.

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

   The existing building is physically suitable for the type and intensity of land use proposed by the Liquor Establishment (Tavern).

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Site access will be from Fourth Street, which accesses the underground parking garage. The street is adequate for traffic generated by the proposed Liquor Establishment (Tavern) use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of the requested Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The use meets all applicable conditions per Title 19.12, with the exception of the request for waivers of distance separation, which staff supports.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 236

APPROVALS 0

PROTESTS 0

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

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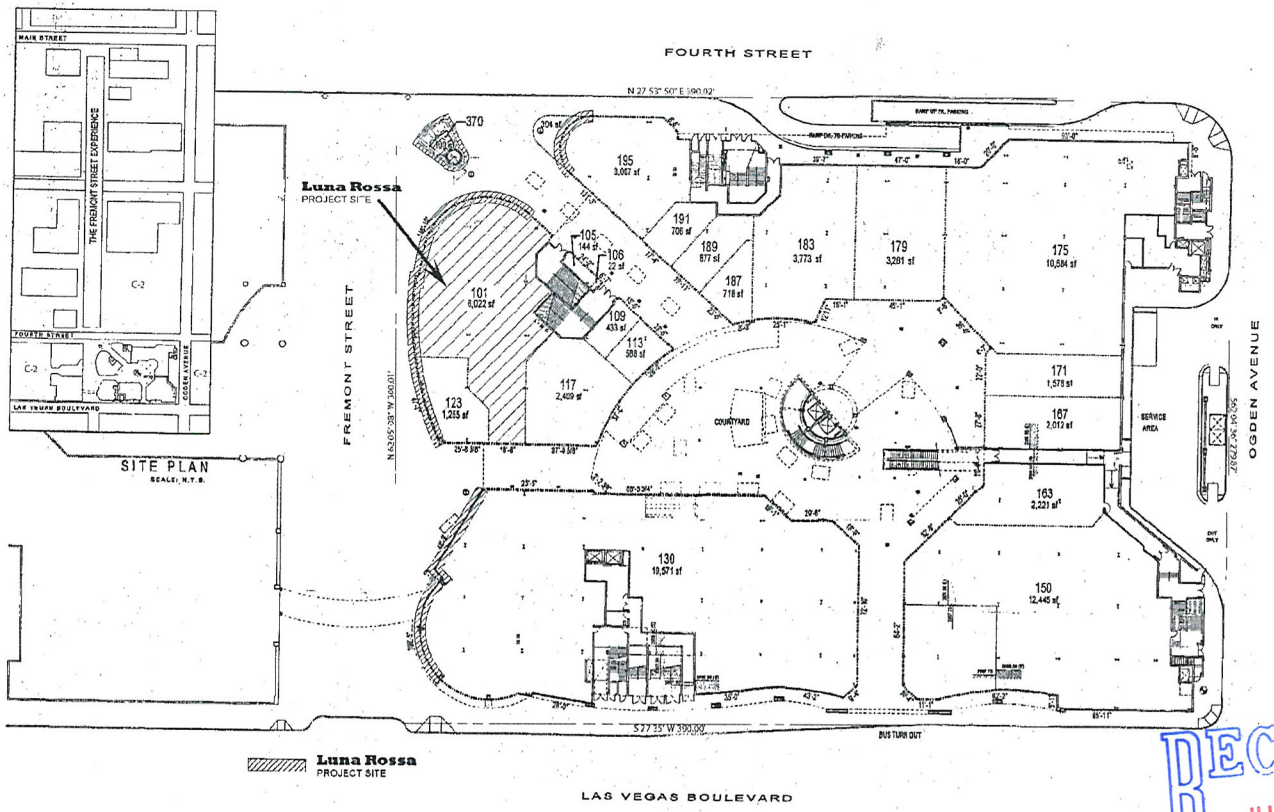


Luna Rossa

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
△		
△		
△		
△		
△		

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

SIGNATURE

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 WALLS, MISC.	40/100	= 1
BACK OF HOUSE	1591/0	= 0
TOTAL LEASE SQ. FT.	6,002 sf	150 occupants

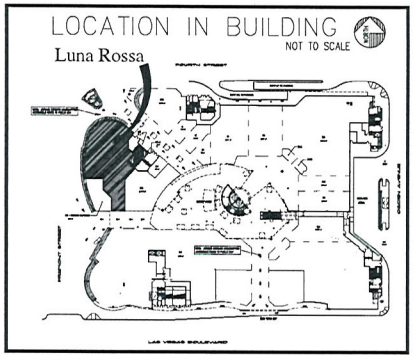
PLUMBING ANALYSIS:
Minimum number of plumbing facilities per IBC 2006 Table 2902.1
Occupant load is 150 = 76 males & 76 females
Water closet requirements for Group A-2 is:
1 per 40 male
1 per 40 female
required water closets for males: 2
required water closets for females: 2
Lavatory requirements for 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

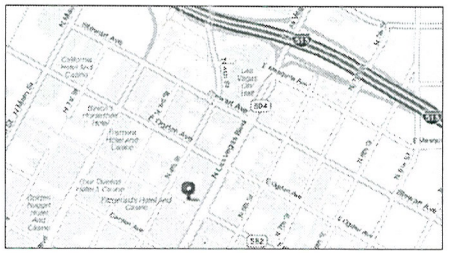
LOCATION IN BUILDING

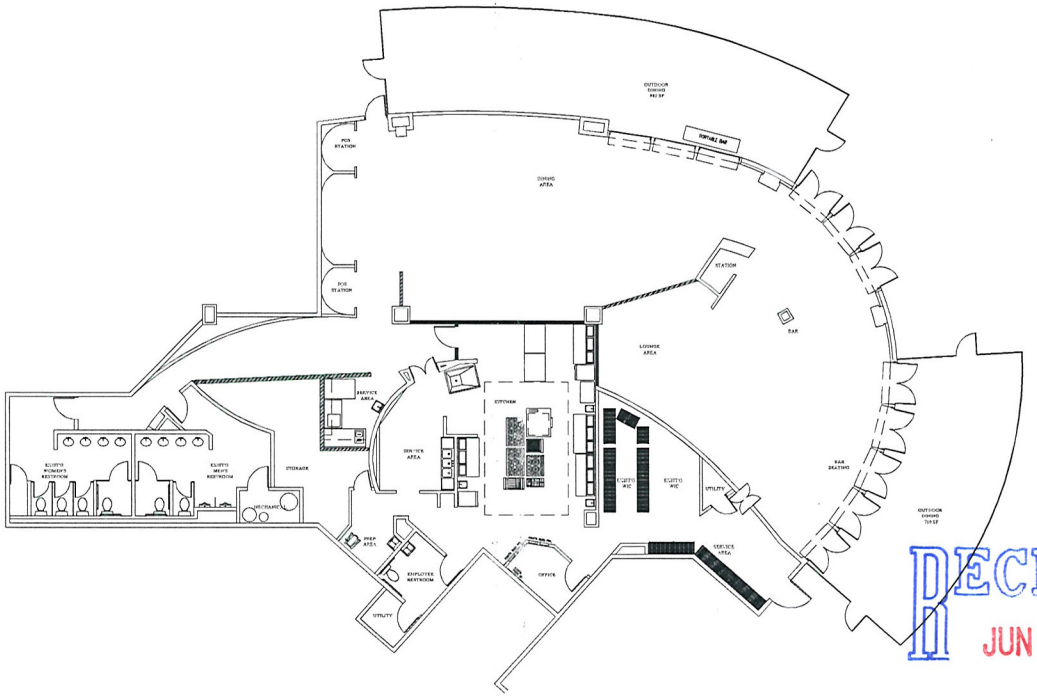
NOT TO SCALE



VICINITY MAP

NOT TO SCALE





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

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. THE DISTRIBUTION OF THESE PLANS IS AN AID TO BIDDING AND CONSTRUCTION SERVICES ENDORSED BY QUALITY CHOICE CONSTRUCTION. THESE PLANS SHALL NOT BE USED OVER OBTAINING A WRITTEN CONTRACT FOR THE PROJECT. IF ANY PART OF THESE PLANS IS USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT 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

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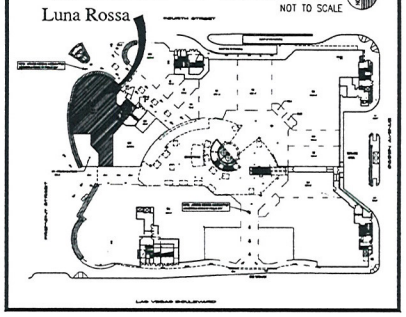
Required Service Sink: 1

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

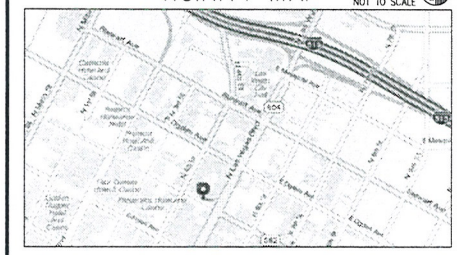
LOCATION IN BUILDING

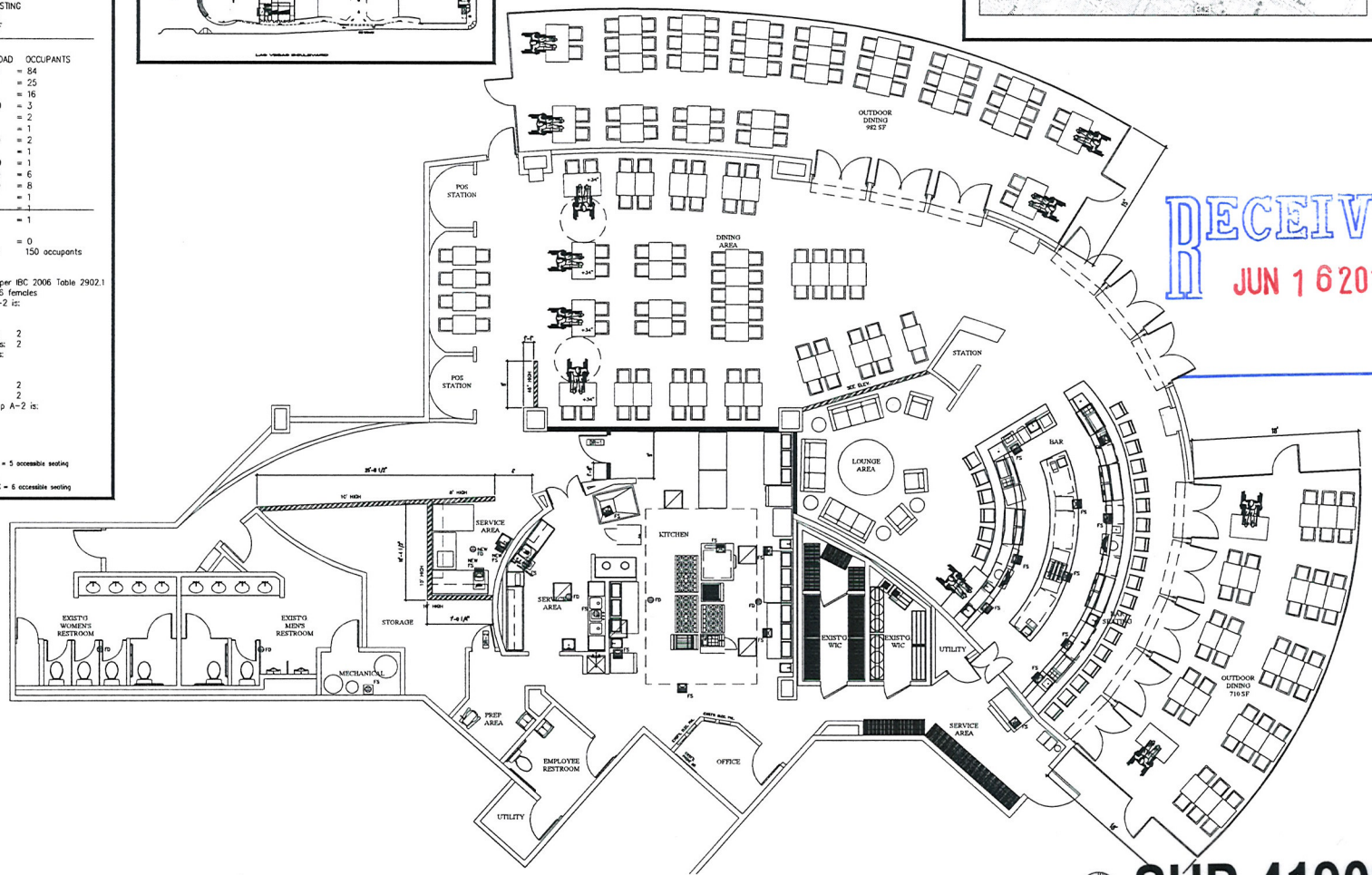
NOT TO SCALE



VICINITY MAP

NOT TO SCALE





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

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 PROVIDED BY QUALITY CHOICE CONSTRUCTION, THIS DOCUMENT MAY NOT BE USED COPIED OR PUBLISHED BY ANY METHOD 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

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

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MAY 25 2011
City of Las Vegas

SUP-41908

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**

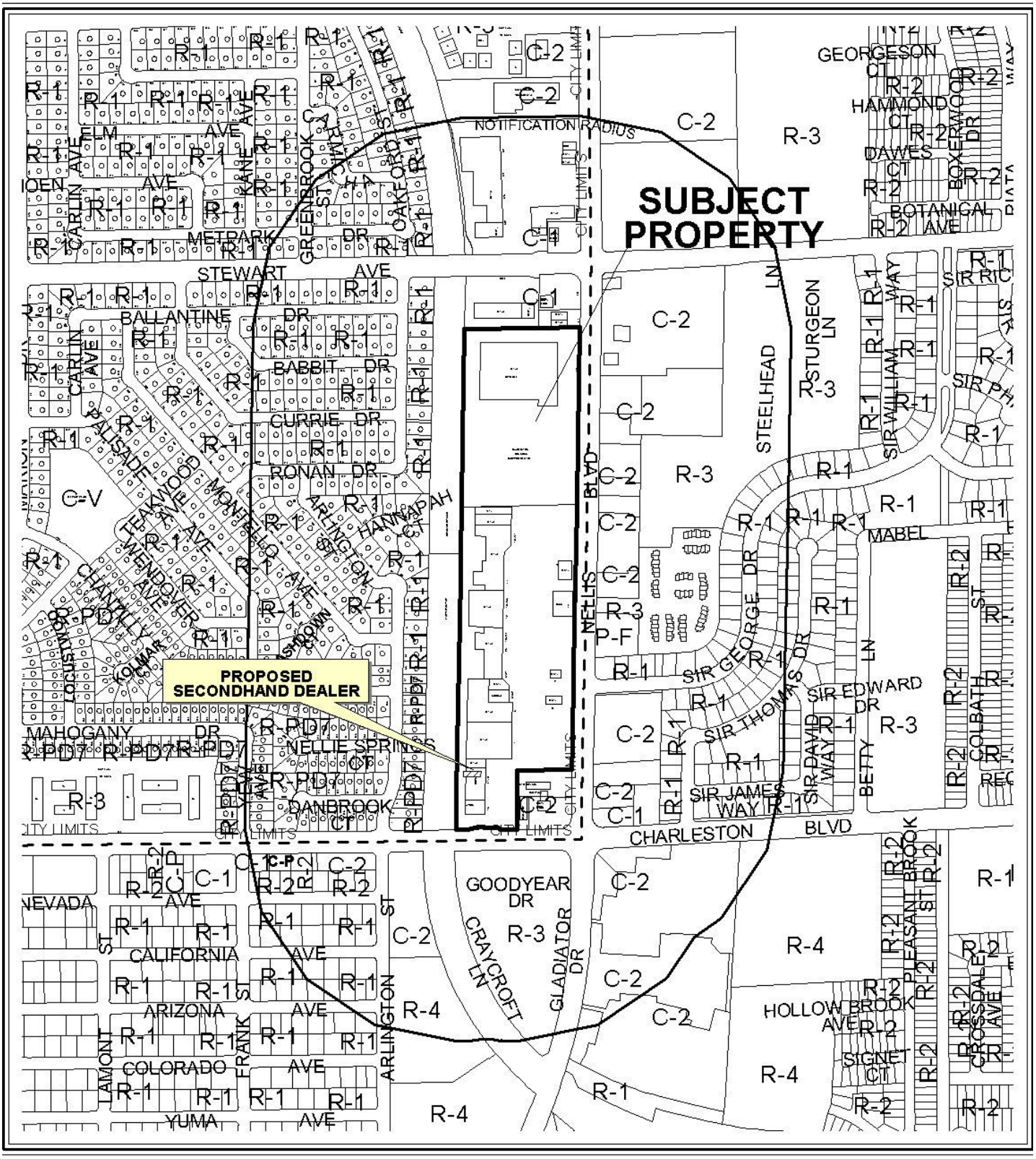
SUBJECT:
SUP-41918 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HABITAT FOR HUMANITY LAS VEGAS - OWNER: W R I CHARLESTON COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,400 SQUARE-FOOT SECONDHAND DEALER (HOME IMPROVEMENT GOODS) at 27 North Nellis Boulevard (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



0 300 600 Feet

CASE: **SUP-41918**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-41918**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HABITAT FOR HUMANITY LAS VEGAS - OWNER: W R I CHARLESTON COMMONS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41918	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41918 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Secondhand Dealer use.

2. Conformance to the approved conditions for Reclassification of property (Z-0061-88), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. There shall be no external drop-off or outside storage of secondhand merchandise on the site

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 2,400 square-foot Secondhand Dealer (Home Improvement Goods) use within a 362,872 square-foot shopping center and located at 27 North Nellis Boulevard. Staff recommends approval of this request, as the proposed use can be conducted in a manner that is compatible with the surrounding uses as conditioned. In addition, the subject site is able to accommodate a variety of uses. If this application is denied, the use will not be permitted, nor can a business license be issued for a secondhand dealer at this site.

ISSUES

- A Secondhand Dealer use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- No external drop-off or storage of secondhand merchandise is proposed.
- A Project of Regional Significance report is required and was submitted. No comments have been received.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/03/88	The City Council approved a Reclassification of Property (Z-0061-88) from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) for a Retail/Commercial Center located on the west side of Nellis Boulevard, between Charleston Boulevard and Stewart Avenue. The proposed use is a retail/commercial center. The Planning Commission recommended approval.
07/19/89	The City Council approved a request for an Extension of Time [Z-0061-88(1)] of a Rezoning of property located on the west side of Nellis Boulevard, between Charleston Boulevard and Stewart Avenue.
10/03/90	The City Council approved a Review of Condition [Z-0061-88(2)] deleting the original condition of (Z-0061-88) requiring installation of 24-inch box trees along the west property line. The Planning Commission recommended approval.
08/25/97	The City Council approved a request for a Special Use Permit (U-0068-97) for an 8,000 square-foot Non-Profit Thriftshop at 31 North Nellis Boulevard. The Planning Commission recommended approval.
11/05/03	The City Council approved a request for a Special Use Permit (SUP-2988) for a Secondhand Dealer use at 161 North Nellis Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/22/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1991	The shopping center at 15 North Nellis Boulevard was constructed.

Pre-Application Meeting	
05/18/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
06/06/11	During a site visit, staff noted a clean and well maintained Shopping Center, but the subject suite already contains building materials.

Details of Application Request	
Site Area	
Net Acres	17.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail Store, Other Than Listed (3,500 square feet or more) / Restaurant, 2,000 square feet or more (Without Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)
South	Condominium (Clark County)	RH (Residential High Density)	R-3 (Multi-Family Residential)

East	Animal Hospital / Tavern (Clark County)	CG (Commercial General)	C-2 (General Commercial)
	Convenience Store with Fuel Pumps (Clark County)		C-1 (Local Business)
West	Las Vegas Wash Drainage Channel	PF (Public Facilities)	N/A

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Nellis Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	362,872 SF	1/250 SF	1,451				
TOTAL SPACES REQUIRED			1,451		1,654		Y
Regular and Handicap Spaces Required			1,426	25	1,618	36	Y

JG

ANALYSIS

A Secondhand Dealer is defined by Title 19 as "a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind." The applicant intends to resell home improvement goods. A condition has been added to ensure there will be no external drop-off or storage of secondhand merchandise.

The proposed use meets all of the minimum Special Use Permit requirements of Title 19.12 for a Secondhand Dealer use, and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. Therefore, staff recommends approval with conditions.

FINDINGS (SUP-41918)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed use will be located within a Shopping Center. The proposed use can be conducted in a manner that is harmonious and compatible with uses in the existing site and with uses on adjacent properties.

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

   The proposed Secondhand Dealer use will be located within an existing Shopping Center. The proposed use is appropriate in the subject C-1 (Limited Commercial) zoning designation and is consistent with other uses in the area.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site is accessed by Charleston Boulevard and Nellis Boulevard, which are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

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

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Secondhand Dealer use meets all applicable requirements as set forth pursuant to Title 19.12 requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 619

APPROVALS 0

PROTESTS 0

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:	JFMC

*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

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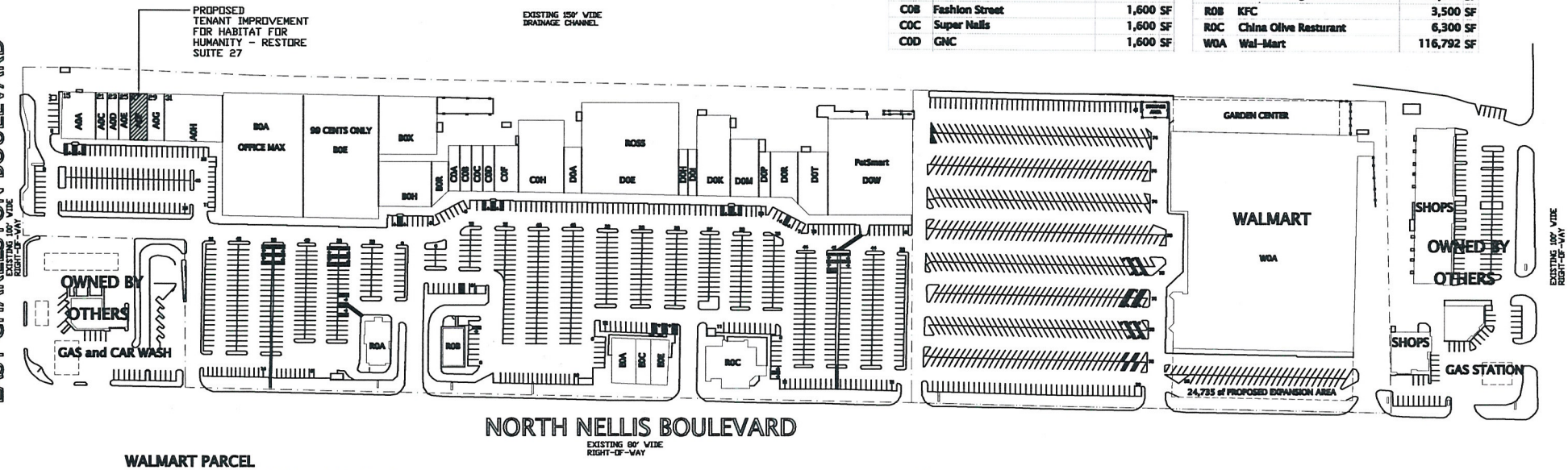
CHARLESTON COMMONS

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 occupied 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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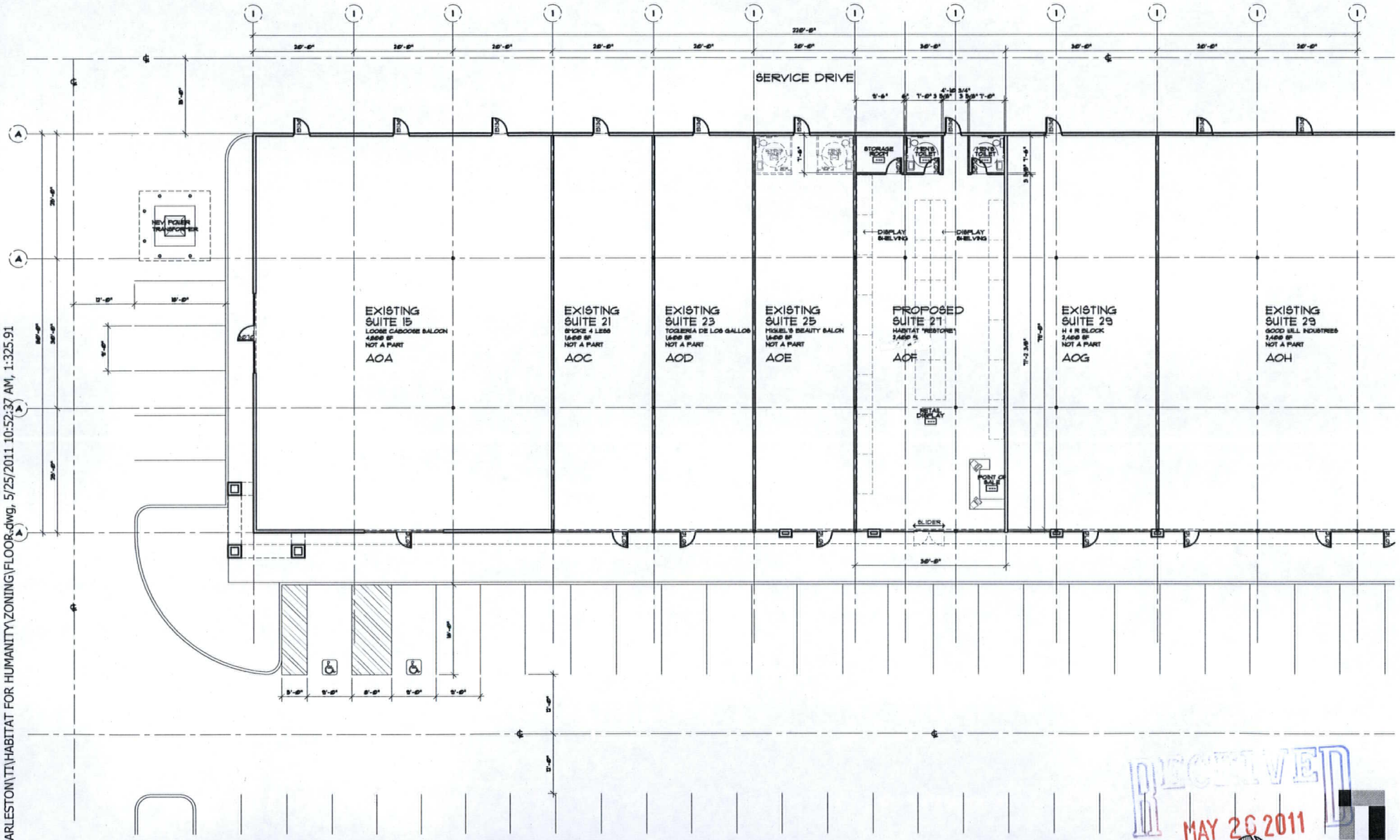

Proposed Floor Plan - Habitat "ReStore"

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

SUBMITTED: 5/26/2011

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

RECEIVED
MAY 26 2011

NORTH

nigro CONSTRUCTION
9115 West Russell Road
Suite 210
Las Vegas, NV 89148
Phone: 702-247-1600
Fax: 702-247-1616
License Number: 60241

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
CAMBLERS BONUS
GREAT FOOD!
GAMING & SPIRITS!
MAY 20 2011
01/01/2004
SUP-41918


CABOOSE SALOON
RECEIVED
MAY 26 2011
01/01/2004


DRESS FOR LESS
FASHION Q
The loose caboose
GAMBLERS BONUS
GREAT FOOD!
GAMING & SPIRITS!
LOOSE CA
SAMUEL ADAMS SEASONAL
$3.50 DURING HAPPY HOUR
JOIN US FOR THE 2011 RACING SEASON!
RECEIVED
MAY 26 2011
01/01/2004
SUP-41918


LOOSE CABOOSE SALOON
SMOKELESS
TAQUERIA
KITCHENETTE
OPEN 24/7
15
21
23
25
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
JOIN US FOR THE 2011 RACING SEASON!
KITCHENETTE OPEN 24/7
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WELCOME RACE FANS
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MAY 20 2011
01/01/2004
SUP-41918


SMOKE 4 LESS
CIGARETTES · ACCESSORIES
ROLL YOUR OWN
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CARNITAS MICHOACAN # 4
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BURRITOS
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4 TACOS
Drink $4.99
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MAY 20 2011


QUERIA
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MIGUEL'S BEAUTY SALON
23
TACOS
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4 TACOS
+ Drink $4.99
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MAY 20 2011


YOUR TAXES DONE RIGHT
TUS TAXES BIEN HECHOS
800-HRBLOCK | HRBLOCK.COM
IF YOU GET 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
H&R BLOCK
WALK-INS WELCOME
Bienvenido
NOTARY PUBLIC
Solicita tu ITIN aquí
OPEN
The use of Skateboards, Rollerblades or Other Similar Wheeled Devices In or On These Premises IS UNLAWFUL NRS 207.200
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
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15-31
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01/01/2004
MAY 26 2011
SUP-41918



MAY 20 2011

SUP-41918


29
FIRE LANE
01/01/2004
RECEIVED
MAY 20 2011
SUP-41918


DONATE
HERE
Please Ring Bell
31
THANK YOU FOR
DONATING TO GOODWILL!
HOW WAS OUR SERVICE? CALL 214-2069
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

RECEIVED
MAY 26 2011

SUP-41918

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

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

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

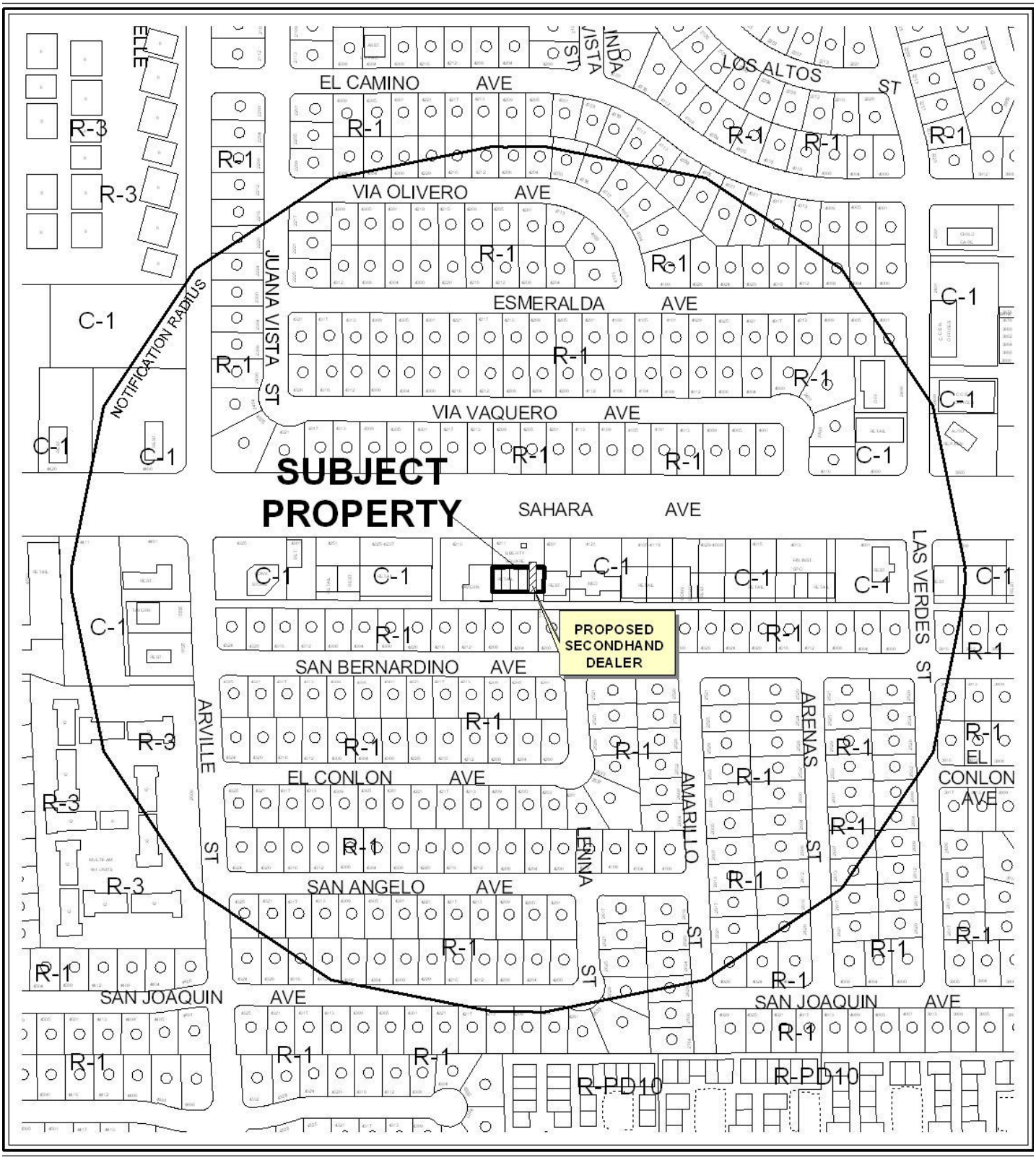
SUBJECT:
SUP-41932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CULTURE CONNECTION INTERNATIONAL - OWNER: TOWN BUILDING CORPORATION - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT SECONDHAND DEALER (APPAREL) at 4211 West Sahara Avenue, Unit B (APN 162-07-510-005), 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



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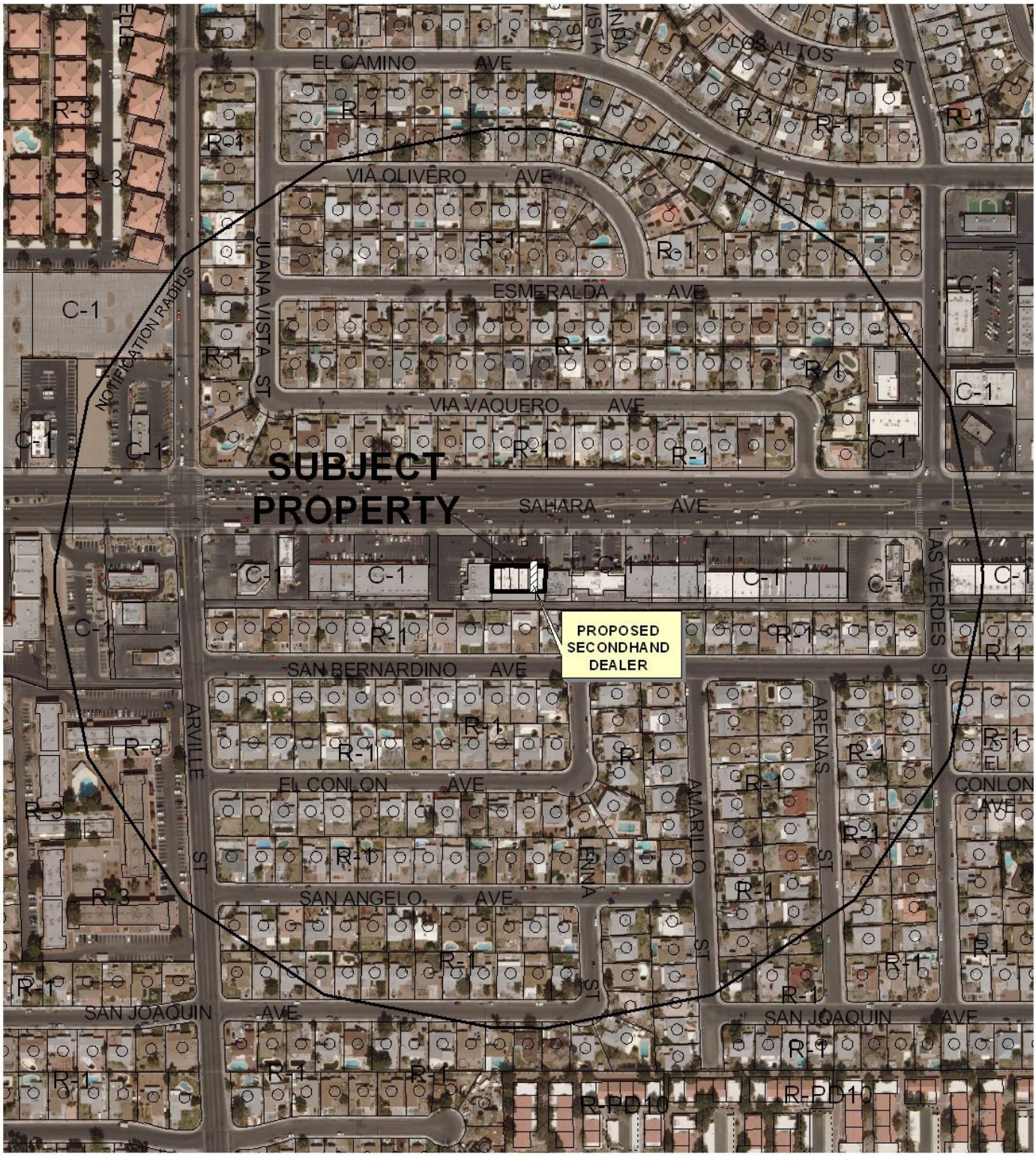
CASE: **SUP-41932**

RADIUS: 1000 FEET

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

N



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CASE: **SUP-41932**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CULTURE CONNECTION INTERNATIONAL - OWNER: TOWN BUILDING CORPORATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41932	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41932 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Secondhand Dealer-use.

2. Conformance to the approved conditions for Reclassification of Property (Z-0055-80), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. There shall be no external drop-off or outside storage of secondhand merchandise on the site.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 1,200 square-foot Secondhand Dealer (Apparel) use within an existing 7,200 square-foot commercial building located at 4211 West Sahara Avenue, Unit B. Staff recommends approval of this request, as the proposed use can be conducted in a manner that is compatible with the surrounding uses as conditioned. In addition, the subject site is able to accommodate a variety of uses. If this application is denied, the subject address would remain vacant.

ISSUES

- A Secondhand Dealer use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- No external drop-off or storage of secondhand merchandise is proposed.
- The site is parking impaired, per Title 19.18.030.D(1).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/16/66	The Board of City Commissioners approved a request for Rezoning (Z-0010-66) from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) under Resolution of Intent for six months on property generally located on the south side of Sahara Avenue, between Arville Street and Las Verdes Street. The entitlement expired on 08/16/66.
09/03/80	The Board of City Commissioners approved a Reclassification of Property (Z-0055-80) from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) under Resolution of Intent for 12 months for retail stores on property generally located on the south side of Sahara Avenue, between Arville Street and Las Verdes Street.

Most Recent Change of Ownership	
10/02/86	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C.1981	The building at 4211 West Sahara Avenue was constructed.
01/06/05	A business license (C07-03146) was issued for a Ladies Clothing Store at 4211 West Sahara Avenue, Unit B. The license was marked out of business on 08/14/10.

Pre-Application Meeting	
05/18/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
06/06/11	During a site visit, staff noted a clean and well maintained General Retail Store complex, with graffiti located on the covered parking in the rear.

Details of Application Request	
Site Area	
Net Acres	0.03

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed (3,500 square feet or more)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Restaurant, 2,000 square feet or more (without drive-through)	SC (Service Commercial)	C-1 (Limited Commercial)
West	Tavern	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

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

*Per the Master Plan of Streets and Highways, Sahara Avenue is listed as a 100-foot Primary Arterial.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed (3,500 square feet or More) (Existing)	7,200 SF	1/175 SF	42				
General Retail Store, Other Than Listed (3,500 square feet or More) (To Be removed)	(-1,200 SF)	1/175 SF	-7				
Secondhand Dealer (Proposed)	1,200 SF	1/250 SF	5				
TOTAL SPACES REQUIRED			40		21		Y
Regular and Handicap Spaces Required			38	2	20	1	Y*

JG

*The site is parking impaired, per Title 19.18.030.D(1)

ANALYSIS

A Secondhand Dealer is defined by Title 19 as "a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind." A condition has been added to ensure there will be no external drop-off or storage of secondhand merchandise.

The subject site is located in the Airport Overlay District (200 feet) and will not have a negative impact to the Overlay District. Pursuant to Title 19.18.030.D (1), the site is a parking-impaired development as it was in conformance with the parking requirements when originally approved. The proposed use has a lower parking ratio requirement than the original approval, which results is a decrease of two parking spaces required.

The proposed use meets all of the minimum Special Use Permit requirements of Title 19.12 for a Secondhand Dealer use, and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. Therefore, staff recommends approval with conditions.

FINDINGS (SUP-41932)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed use will be located within a General Retail Store, Other Than Listed (3,500 square feet or More). The proposed use can be conducted in a manner that is harmonious and compatible with uses in the existing site and with uses on adjacent properties.

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

   The proposed Secondhand Dealer use will be located within an existing General Retail Store, Other Than Listed (3,500 square feet or More). The proposed use is appropriate in the subject C-1 (Limited Commercial) zoning designation and is consistent with other uses in the area.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site is accessed by Sahara Avenue, which is sufficient to accommodate the amount of vehicular trips associated with the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

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

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Secondhand Dealer use meets all applicable requirements as set forth pursuant to Title 19.12 requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 351

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41932** APN: 162-07-510-005

Name of Property Owner: DR. FRANK SCHNEIDER / TOWN BUILDING

Name of Applicant: JASON SCHUCK / Culture Connection International

Name of Representative: N/A

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dr. Frank Schneider

Print Name: DR. FRANK SCHNEIDER

RECEIVED
MAY 26 2011

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

This 20 day of May, 2011

Maria Livio Huber
Notary Public in and for said County and State

MARIA LIVIO HUBER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-24-13
Certificate No: 97-0710-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Culture Connection International / Jason Schuck

Project Address (Location) 4211 B West Sahara Ave. Las Vegas, NV. 89102

Project Name Culture Connection International **Proposed Use** 2nd Hand Dealer

Assessor's Parcel #(s) 162-07-510-005 **Ward #** _____

General Plan: existing SC proposed No Change **Zoning:** existing C-1 proposed No Change

Commercial Square Footage 1200 **Floor Area Ratio** -

Gross Acres .026 **Lots/Units** 070 **Density** n/A

Additional Information n/A

PROPERTY OWNER Town Building Corp **Contact** Dr. Frank Schneider

Address 7545 W. Sahara Ave. Ste 100 **Phone:** _____ **Fax:** _____

City Las Vegas, NV. **State** NV **Zip** 89117

E-mail Address FSEYEDOCTOR@GMAIL.COM

APPLICANT Culture Connection International **Contact** Jason Schuck

Address 11837 ALAVA Ave **Phone:** 702-682-8880 **Fax:** _____

City Las Vegas **State** NV **Zip** 89138

E-mail Address jasonschuck@me.com

REPRESENTATIVE Jason Schuck **Contact** Jason Schuck

Address 11837 ALAVA Ave **Phone:** 702-682-8880 **Fax:** _____

City Las Vegas **State** NV **Zip** 89138

E-mail Address jasonschuck@me.com

Property Owner Signature* Dr. Frank Schneider

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

Print Name DR. FRANK SCHNEIDER

State of Nevada, County of Clark

Subscribed and sworn before me

This 20 day of May, 2011.

Maria Livio Huber

Notary Public in and for said County and State

MARIA LIVIO HUBER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-24-13
Certificate No: 97-0710-1

FOR DEPARTMENT USE ONLY

Case #	SUP-41932
Meeting Date:	7/12/11
Total Fee:	$1,030
Date Received:*	5/26/11
Received By:	Romero

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MAY 26 2011

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

BOOK 1331

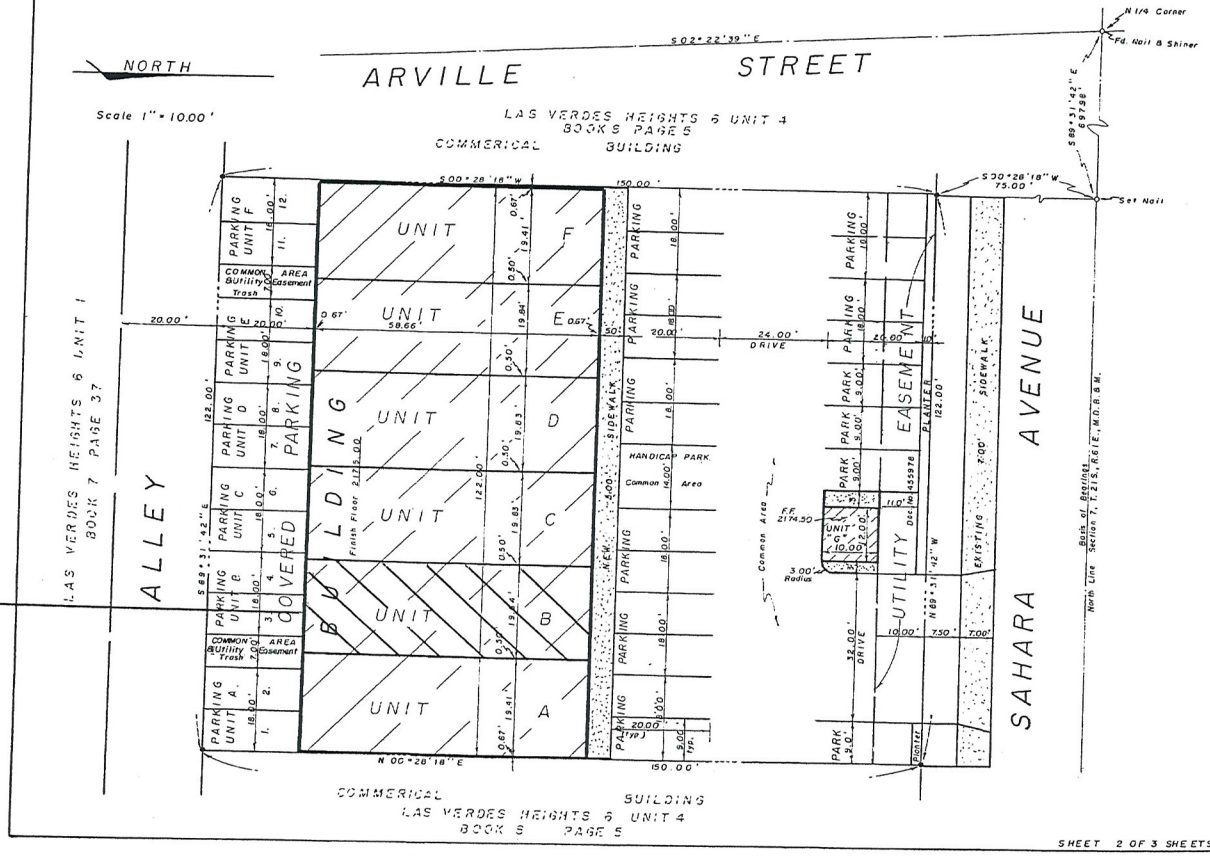
1290887

LIBERTY SQUARE

A RE-SUBDIVISION OF LOTS 15 AND 16, BLOCK 12, OF LAS VERDES HEIGHTS 6 UNIT 4, FOR COMMERCIAL CONDOMINIUM PURPOSES

A PORTION OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



COMMERICAL BUILDING
LAS VERDES HEIGHTS 6 UNIT 4
BOOK 5 PAGE 5

NO. _____
FILED AT THE REQUEST OF
_____
Date _____ at _____ M
FILE _____ PAGE _____
# of Pages
OFFICIAL RECORDS BOOK NO. _____
CLARK COUNTY, NEVADA, RECORDS
JOAN L. SWIFT, RECORDER
Fee _____ Deputy _____

SHEET 2 OF 3 SHEETS

BOOK 26 PAGE 66

Proposed 2nd HAND Dealer Sale

Parking Count

Front = 20 Normal / Handicap

Back = 12

Total = 33

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MAY 26 2011

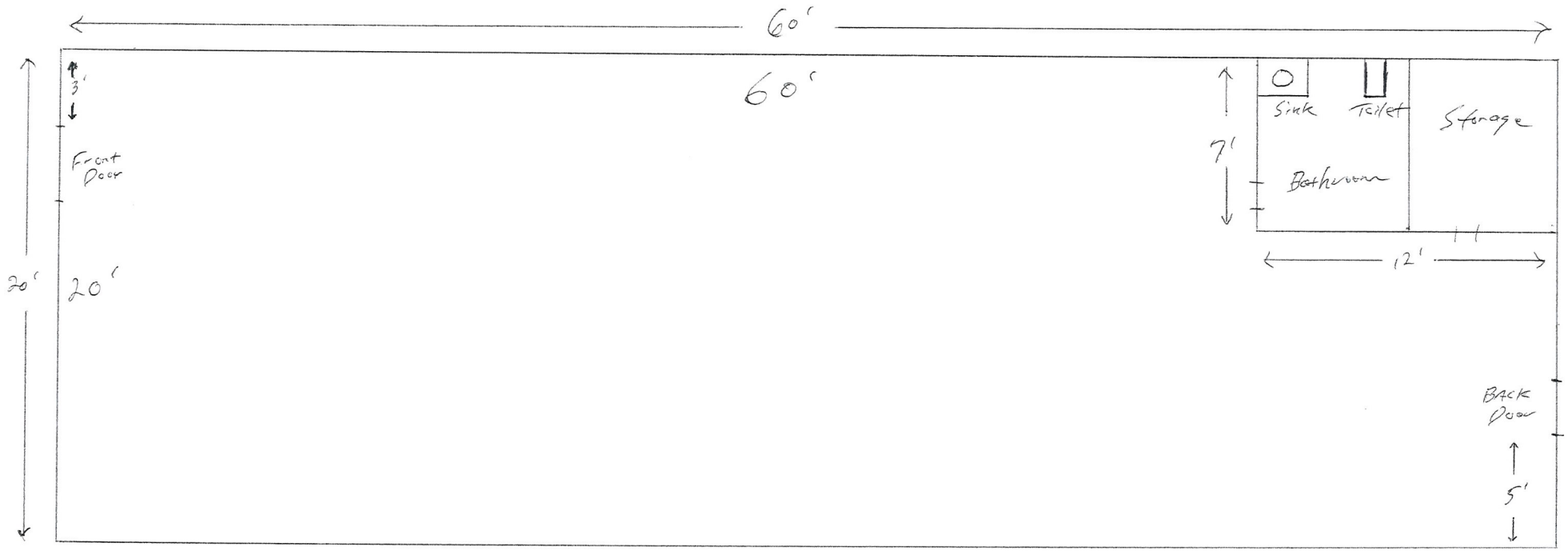
SUP-41932

N

Suite B
Floorplan

1 inch = 4 Feet

1200 SF



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SUP-41932



SUP-41932 - APPLICANT: CULTURE CONNECTION INTERNATIONAL - OWNER: TOWN BUILDING CORPORATION
4211 WEST SAHARA AVENUE, UNIT B

06/06/11



SUP-41932 - APPLICANT: CULTURE CONNECTION INTERNATIONAL - OWNER: TOWN BUILDING CORPORATION
4211 WEST SAHARA AVENUE, UNIT B

06/06/11



SUP-41932 - APPLICANT: CULTURE CONNECTION INTERNATIONAL - OWNER: TOWN BUILDING CORPORATION
4211 WEST SAHARA AVENUE, UNIT B

06/06/11

T 702-682-8880

FROM THE DESK OF
JASON SCHUCK

JASONSCHUCK@ME.COM

May 5, 2011
City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Dear City Planner,

I am excited about the process of applying for a special use permit for 4211 W. Sahara Ave Suite B. This area is filled with complimentary retail clothing stores so a second hand dealer special use permit granted to our store so that we can offer used brand name designer clothes, shoes and handbags at a discount would be a perfect fit for the local community and the immediate area, especially in today's economy. I sincerely appreciate this opportunity to go before the city council and discuss the possibility of being granted such a privileged license and will hereby so honor and adhere to the proper reporting and cooperation in working with metro.

I intend to immediately open to sell boutique style new clothes, shoes and accessories while I await hopeful approval of the SUP for a second hand dealer. Please note: the main focus of our store however is specializing in meeting the high demand for designer items but at a discounted price. We intend to be open from 10am until 10pm. We will not accept after hour deliveries and we will not have a drop box for consignment items. We realize parking may be constrained at this Liberty Square retail complex but as our use would be a second hand dealer, our parking requirements are less and therefore a perfect fit for this center.

Thank you VERY much and I sincerely look forward to hearing from you for the next step in the process.

With Much Appreciation,

Jason Schuck

RECEIVED
MAY 26 2011

11837 ALAVA AVE LAS VEGAS, NV 89138

SUP-41932

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**

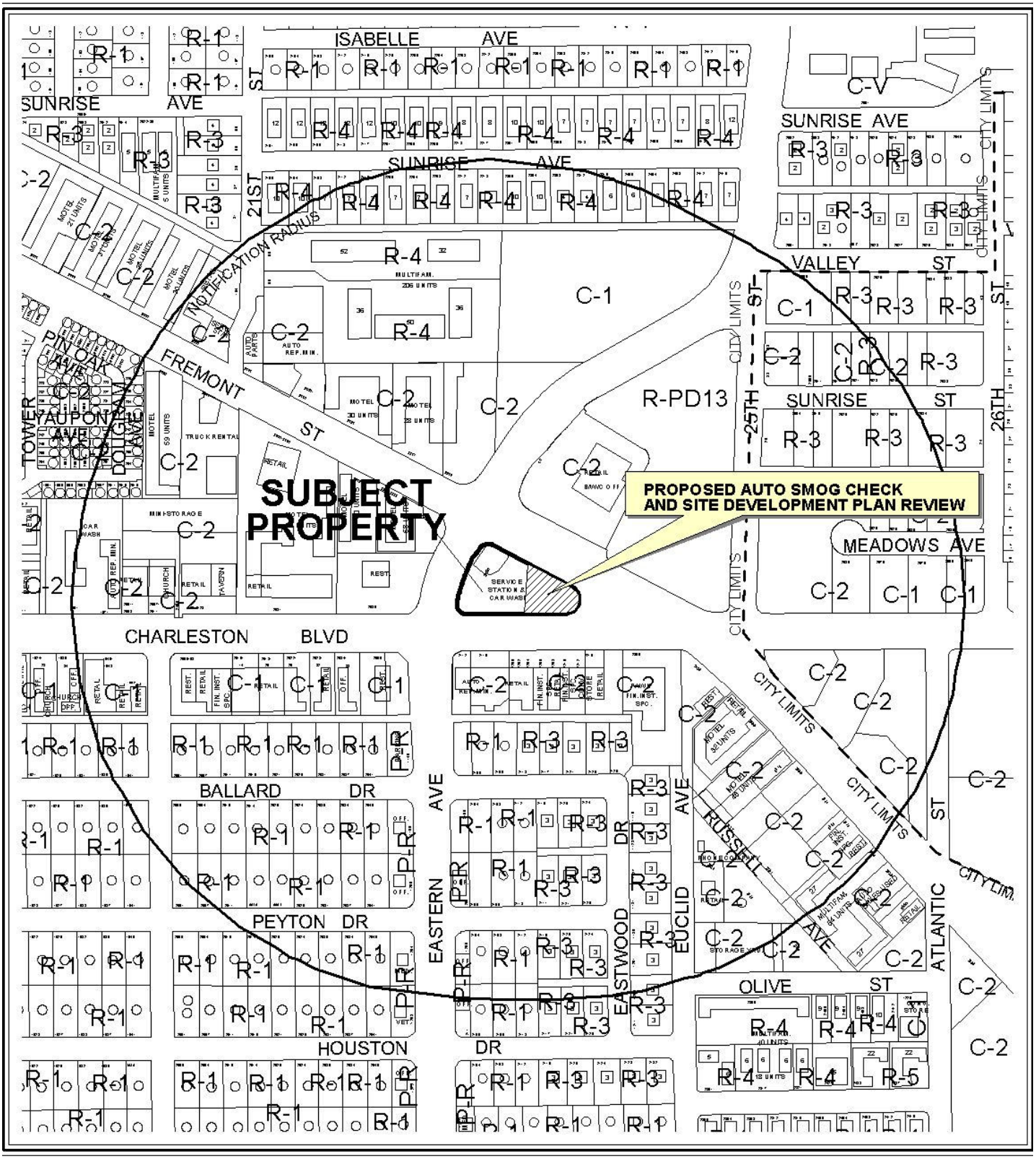
SUBJECT:
ABEYANCE - VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - For possible action on a request for a Variance TO ALLOW 16 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL BUILDING at 2320 Fremont Street (APN 139-35-805-001),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

MAY GO TO CITY COUNCIL ON 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.**	**5**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-41385, VAR-41386, SUP-41384 and SDR-41235
2. Conditions and Staff Report -VAR-41385, VAR-41386, SUP-41384 and SDR-41235
3. Supporting Documentation - VAR-41385, VAR-41386, SUP-41384 and SDR-41235
4. Photos - VAR-41385, VAR-41386, SUP-41384 and SDR-41235
5. Justification Letter - VAR-41385, VAR-41386, SUP-41384 and SDR-41235
6. Support Postcards – VAR-41385 and VAR-41386



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CASE: **VAR-41385; VAR-41386; SUP-41384; SDR-41235**

RADIUS: 1000 FT

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

N



CASE: **VAR-41385; VAR-41386; SUP-41384; SDR-41235**

0 300 600 Feet

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41385	No longer needed.	
VAR-41386	Staff recommends DENIAL, if approved subject to conditions:	SUP-41384
SUP-41384	Staff recommends DENIAL, if approved subject to conditions:	VAR-41386 SUP-41236
SDR-41235	Staff recommends DENIAL, if approved subject to conditions:	VAR-41386 SUP-41384

** CONDITIONS **

VAR-41386 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41384); and Site Development Plan Review (SDR-41235) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SD-0039-02), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

MH

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

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

SUP-41384 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41386) and Site Development Plan Review (SDR-41235) shall be required, if approved.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for Smog Check use.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

SDR-41235 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41385); Variance (VAR-41386); Special Use Permit (SUP-41384) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SD-0039-02), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/21/11, except as amended by conditions herein.

5. A Waiver is approved to allow no landscape buffers along portions of the north and south perimeters and a seven-foot wide landscape buffer along a portion of the east perimeter where fifteen feet is required.

6. An Exception to Title 19.08 is approved to allow 7 trees where 15, 24-inch box sized trees are required within the perimeter landscape buffers.

7. An Exception to Title 19.08 is approved to allow no trees where two 24-inch box sized trees are required within the parking lot.

8. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/21/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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

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

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

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

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

Public Works

18. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing driveways accessing this site may remain.

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

20. The finished floor elevations of proposed new structures and drainage patterns shall comply with the recommendations made at the meeting held with the Flood Control Section on 3/14/12011.

21. Site development to comply with all previous conditions of approval for SD-39-02 and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This proposal seeks to modify an existing site containing a Convenience Store with a fuel canopy and an Automated Car Wash Facility located at the northwest corner of Fremont Street and Charleston Boulevard. The applicant is proposing to remove the 1,400 square-foot Car Wash and replace it with a 400 square-foot Auto Smog Check Facility and water kiosk. In addition to the proposed building, a 2,100 square-foot fuel canopy will be placed perpendicular to the proposed construction, askew of the existing fuel canopy. Staff recommends denial of this proposal, as it does not comply with Title 19 and will result in a site that is overbuilt, as evidenced by the requested Variance, Waivers, and Exception. If denied, the site will remain as it is.

ISSUES

- A requested parking Variance (VAR-41385) is no longer needed as a result of revised plans submitted on 06/21/11. Adequate parking is provided for the proposed and existing uses on the site.
- A Special Use Permit is required to allow a proposed Auto Smog Check use that does not meet the Conditional Use requirement #6 for vehicle queuing.
- A Variance is requested to allow a 10-foot corner side yard setback where 15 feet is required.
- A Waiver is requested with the Site Development Plan Review to allow no landscape buffers along a portion of the north perimeter and a portion of the south perimeter and a seven-foot wide landscape buffer along a portion of the east perimeter where a 15-foot wide landscape buffer is required.
- An Exception is requested to allow no trees where two 24-inch box sized trees are required within the proposed parking lot.
- An Exception is requested to allow 7 trees where 15 24-inch box sized trees are required within the proposed perimeter landscape buffers.
- This proposal is deemed a Project of Regional Significance (PRS), based upon the requested Special Use Permit request being within the 500-foot proximity of unincorporated Clark County. No comments have been received regarding the proposed uses.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/15/01	The City Council approved requests for a Site Development Plan Review (SD-0029-01) for a proposed 2,800 square-foot Convenience Store with a reduction of required perimeter landscaping and a Special Use Permit (U-0088-01) for the sale of Beer and Wine for Off-Premise consumption. The Planning Commission recommended approval of both requests on July 12, 2001. Staff recommended approval of these requests.

01/24/02	The Planning Commission approved a Site Development Plan Review [SD-0029-01(1)] for an 800 square-foot addition to an approved Service Station and Full-Service Car Wash on the subject site. Staff recommended approval.
10/24/02	The City Council approved a request for a Site Development Plan Review (SD-0039-02) and a reduction in required perimeter landscaping for a proposed 3,285 square foot Convenience Store and fuel canopy on the subject site. The Planning Commission recommended denial. Staff recommended approval.
01/21/04	The City Council approved a Required Six Month Review (RQR-3541) of an approved Special Use Permit (U-0088-01) that allowed the sale of Beer and Wine for Off-Premise consumption in conjunction with an existing Convenience Store on the subject site. Staff recommended approval with no further reviews scheduled.
04/07/04	The City Council approved a Review Of Condition (ROC-3797) Number 4 of an approved Special Use Permit (U-0088-01) which prohibited the sale of individual containers of any size beer, wine coolers, or screw cap wine, which thereby allowed individual sales. This approval was subject to a Six-Month Review. Staff recommended denial of this request.
10/24/04	The City Council approved a Required Six Month Review (RQR-5115) of an approved Review of Condition (ROC-3797) of an approved Special Use Permit (U-0088-01) which allowed the individual sales of any size beer, wine coolers, and screw cap wine in conjunction with a convenience store at 2320 Fremont Street.
05/10/11	The Planning Commission held these applications in abeyance to allow the applicant to work with staff regarding site issues.
06/14/11	The Planning Commission held these applications in abeyance at the applicant's request to allow the applicant to work with staff regarding site issues.

Most Recent Change of Ownership	
07/31/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/04/98	Business License #C02-00176 issued for a Car Wash Facility at 2320 Fremont Street.
08/29/03	Business License #L10-00241 issued for a Beer/Wine/Cooler Off-Sale at 2320 Fremont Street.
09/02/03	Business License #C05-02280 issued for a Retail Tobacco at 2320 Fremont Street.

02/19/04	Business License #G01-00176 issued for a Restricted Gaming and #C20-02156 for Convention Hall Tax at 2320 Fremont Street.
12/19/08	Business License #C15-00305 issued for a Gas Sales/Car Wash at 2320 Fremont Street.

Pre-Application Meeting	
02/28/11	A pre-application meeting was held with the applicant and the representative to discuss the proposed modifications of the existing site. The applicant was informed of the required Special Use Permit for the proposed Financial Institution, Specified use and the minimum requirements related to such use. The applicant was also informed of the requirements for the Site Development Plan Review. It was determined that a Variance would be required to allow 16 parking spaces where 25 spaces would be required. The plan has since been modified to allow 17 spaces where 24 are required.
03/30/11	A second pre-application meeting was held with the applicant and the representative to discuss the moderate changes to the proposed Site Development Plan Review and Special Use Permit request from the previous meeting. The applicant was informed that an additional Special Use Permit is required for the proposed Auto Smog Check, as it does not meet the minimum conditional use requirements. The applicant was also informed of the required Variance to allow a 10-foot setback where 20 feet is required and all of the related Waiver and Exception requests stemming from the proposed site design.
05/17/11	The applicant met with staff to discuss design changes that would improve site circulation and building layout.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one heard.

Field Check	
03/31/11	A field check of the subject site was conducted, in which the following items were noted: • The site consists of a Convenience Store with a fuel canopy. The Automated Car Wash Facility appears to be operable. • The entire front and side yards are paved. • There are curb cuts/entrances from Eastern Avenue, Charleston Boulevard, and Fremont Street; • There are narrow landscape planters surrounding the property, with minimal landscaping along the curve of the east side adjacent to the Car Wash queuing lane. • The east side of the property, and portions of the north side, is

	enclosed by a 42-inch tall iron fence.

Details of Application Request	
Site Area	
Net Acres	0.92

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store	C (Commercial)	C-2 (General Commercial)
North	Grocery Store	C (Commercial)	C-2 (General Commercial)
	Undeveloped		
South	Pawn Shop	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	MXU (Mixed Use)	R-PD13 (Residential Planned Development – 13 Units per Acre)
	Tavern	Clark County	Clark County
West	Restaurant, less than 2000 SF (w/ drive through)	C (Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to 19.18.050, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	160 Feet	Y
Min. Setbacks	20 Feet	242 Feet	Y
• Front	15 Feet	10 Feet	**N**
• Corner Side (Fremont Street)	15 Feet	22 Feet	Y
• Corner Side (Charleston Boulevard)	20 Feet	30 Feet	Y

• Rear			

Max. Lot Coverage	50 %	20 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Gated, w/ a Roof	Y
Mech. Equipment	Screened	Not shown	By condition

Pursuant to Titles 19.10 and 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 7 Trees 4 Trees 4 Trees	 2 Trees 3 Trees 2 Trees	 N N N
TOTAL PERIMETER TREES		15 Trees	7 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East	 15 Feet 15 Feet 15 Feet		 0 Feet 0 Feet 2 Feet	 N N N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial.	Master Plan of Streets and Highways	100	Y
Fremont Street	Primary Arterial.	Master Plan of Streets and Highways	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store (w/ Car Wash removed)	3,600 SF	1:175 SF	15*				Y*

MH

Auto Smog Check	-	1 Space, + 1 Service Space	2				
TOTAL SPACES REQUIRED			17		18		N
Regular and Handicap Spaces Required			16	1	16	2	N

*The portion of the site occupied by the Convenience Store and Car Wash is parking impaired stemming from the original Site Design approval SD-0039-02; 15 parking spaces were dedicated to the Convenience Store and four spaces were dedicated to the Automated Car Wash facility at a parking ratio of 1:250 square feet of gross floor area.

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot wide Landscape Buffer is required adjacent to all rights-of-way.	To allow no landscape buffer for portions of the north, south, and east perimeter.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Two 24-inch box sized trees are required for every six uncovered parking spaces.	To allow no trees within the parking lot.	Denial
15 24-inch box sized trees are required within the proposed landscape buffers.	To allow seven 24-inch box sized trees.	Denial

ANALYSIS

Any proposal within 500 feet of the City's border with unincorporated Clark County that requires a Special Use Permit is deemed to be a "Project of Regional Significance". A questionnaire detailing the impacts of the Auto Smog Check use on the surrounding area was submitted at the time of application. Staff has reviewed the questionnaire for completion and has found no additional issues concerning the requested Special Use Permit being requested within close proximity to Clark County limits. No comments have been received from Clark County regarding the proposed uses.

The subject site is included in the Las Vegas Redevelopment Plan Area. One of the stated purposes of this plan is to redevelop underutilized properties by using methods of planning, and strengthen the economic base of this part of the City of Las Vegas. The proposal seeks to increase the economic performance of the site by removing the existing Automated Car Wash use and replacing it with a 400 square-foot Auto Smog Check facility. Although the applicant's intent to redevelop the underutilized portion of his property is in line with the intent of the Redevelopment Plan, the Redevelopment Plan encourages development that is in conformance with Title 19 requirements.

A Special Use Permit is required for the proposed Auto Smog Check use because it does not meet the Conditional Use requirements. An Auto Smog use is required to have adequate vehicle stacking for at least three vehicles. There are concerns that the proposed Smog Check Use will negatively impact site circulation due to the lack of vehicle queuing for customers.

The proposed site plan was revised to show an additional 2,100 square-foot fuel canopy that will be placed in line with the existing fuel canopy. Currently, the site features eight fuel pumps that simultaneously service two cars for a total capacity of 16 vehicles. The proposed canopy features four more fuel pumps, with the ability to service eight additional vehicles, placed to the east of the existing canopy and slightly askew.

The revised location of the canopies does provide for greater vehicular circulation onto and around the site, and minimizes the flow of traffic through the canopy areas and the number of choke points that were previously proposed; however, the lack of stacking space for the Auto Smog use combined with limited space for maneuvering vehicles into and out of the canopy areas is still a concern.

The previous Site Development Plan Review (SD-0039-02) approved a Service Station (without Automotive Repair) Use with the Automated Car Wash use with 17 spaces. This site was located in the Downtown Centennial Plan area at the time of approval, and the full requirement of 19 parking spaces, based on a rate of 1 space per 250 square feet of gross floor area, was not applied. Since this approval, the Convenience Store Use was established and requires one parking space per 175 square feet of gross floor area, thus making this a parking-impaired property. The total parking requirement for the site is 17 spaces; 15 spaces for the existing Convenience Store plus two additional spaces for the proposed Auto Smog Check facility. The applicant is providing 18 spaces on the site, which adequately meets the parking requirement. A Variance (VAR-41385) submitted for reduced parking is no longer needed as a result of the revised plans submitted on 06/21/11.

The proposed landscape plan is deficient in landscape buffer width and planting materials. There is not adequate reason to support the requested waiver and exceptions, being that this site has high visibility from three highly-travelled roadways and sidewalks.

Evidence of a unique or extraordinary circumstance has been presented, as the site is oddly shaped; however, the applicant has created a self-imposed hardship by proposing an overbuilt site, as is evidenced by the required Variance, Waivers and Exceptions. Although site circulation has been improved dramatically through revisions to the site plan, there are still concerns due to the lack of vehicle stacking space for the Auto Smog use and the lack of space to maneuver into and out of the canopy areas; for these reasons, staff is recommending denial.

FINDINGS (VAR-41386)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.16.140(L) states:

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

Evidence of a unique or extraordinary circumstance has been presented as the site is oddly shaped; however, the applicant has created a self-imposed hardship by proposing an overbuilt site. A reduction in the scope of the proposal would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-41384)

In order to approve a Special Use Permit application, per Title 19.16.110 the Planning Commission and City Council must affirm the following:

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

   The proposed Auto Smog Check use does not meet the Conditional Use Regulations, hence the need for the Special Use Permit. As this proposal is within the Redevelopment Plan Area, it is expected that uses with more commercial appeal would be placed at the forefront of the property.

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

   The site is not physically suitable for the proposed Auto Smog Check use since there is not adequate stacking space be available. The applicant proposes to locate the 400 square-foot facility in close proximity to the proposed 2,100 square-foot fuel canopy. The deficient space for vehicle stacking, combined with the constricted site circulation, prevents this use from being conducted in a manner that is harmonious and orderly.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   This site is primarily accessed by Charleston Boulevard to the south, with secondary access provided by Fremont Street to the north and Eastern Avenue to the west. These streets are adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this requested Special Use Permit would be inconsistent with the overall objectives of the General Plan and the Redevelopment Plan.

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

   The requested Auto Smog Check does not meet applicable Conditional Use Regulations for vehicle stacking. This proposed use would be conditionally allowed for this location provided that vehicle stacking for three cars was provided. As the conditions have not been met, a Special Use Permit is required.

FINDINGS (SDR-41235)

In order to approve a Site Development Plan application, per Title 19.16.100 the Planning Commission and/or City Council must affirm the following:

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

   The proposed development is not compatible with the existing Convenience Store or development in the surrounding, as is evidenced by the requests for waivers, exceptions, and a variance for setbacks.

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

   Waivers are needed from perimeter landscape requirements on all affected sides of the proposed development, an exception from parking lot landscaping requirements is required, and a variance for setbacks are needed to allow the project to proceed. The waiver requests reduce or eliminate the required perimeter landscape buffers and do not allow for an adequate provision of a pedestrian-friendly sidewalk.

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

   There are three points of access to the site, from Charleston Avenue to the south, Eastern Avenue to the west, and Fremont Street to the north. The proposed construction is located at the east end of the site and will have limited access from two of the site entry points: Fremont Street and Eastern Avenue. While there are some choke points for on-site circulation, it should not negatively impact the adjacent roadways or neighborhood traffic.

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

   Building and landscaping materials are to remain generally consistent with those utilized for the existing Convenience Store and fuel canopy, and are appropriate for the area and for the city. However, the landscape materials are not provided in adequate quantities to meet the requirements of Title 19, resulting in a site that is severely deficient for landscaping.

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

   The elevations and features of the proposed 400 square-foot Auto Smog Check facility and fuel canopy are compatible with the existing structures on site; however the proposed structures are oriented away from the corner and street fronts, and do not establish ties to the street.

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

   The proposed 400 square-foot Auto Smog Check facility will require all necessary permits and inspections prior to occupancy, in order to protect the public's health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 172

APPROVALS 5

PROTESTS 0

MH

Parking Variance

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: United Brothers Enterprises, Inc

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

Name of Representative: Ace Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bhupinder Bhatti

Print Name: Bhupinder Bhatti

Subscribed and sworn before me

This 30 day of March, 2011

Sunshine Muangsopa

Notary Public in and for said County and State

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

RECEIVED
APR 05 2011

Parking Variance

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for Parking - to allow Reduced Required Parking

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

Project Name Fremont/Charleston Retail **Proposed Use** ~~Add'l Fuel pumps & smog check station~~ Financial institution

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

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

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

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

Additional Information Variance to allow reduced required on-site parking

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

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

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

E-mail Address billbhatti.ut@gmail.com

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

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

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

E-mail Address billbhattiatgmail.com

REPRESENTATIVE ACE Engineering **Contact** Pat Samson

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

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

E-mail Address Patrice@aceengineering.us

Property Owner Signature* Bhupinder Bhatti

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

Print Name Bhupinder Bhatti

Subscribed and sworn before me

This 31st day of March, 20 11.

Sunshine Muangsopa

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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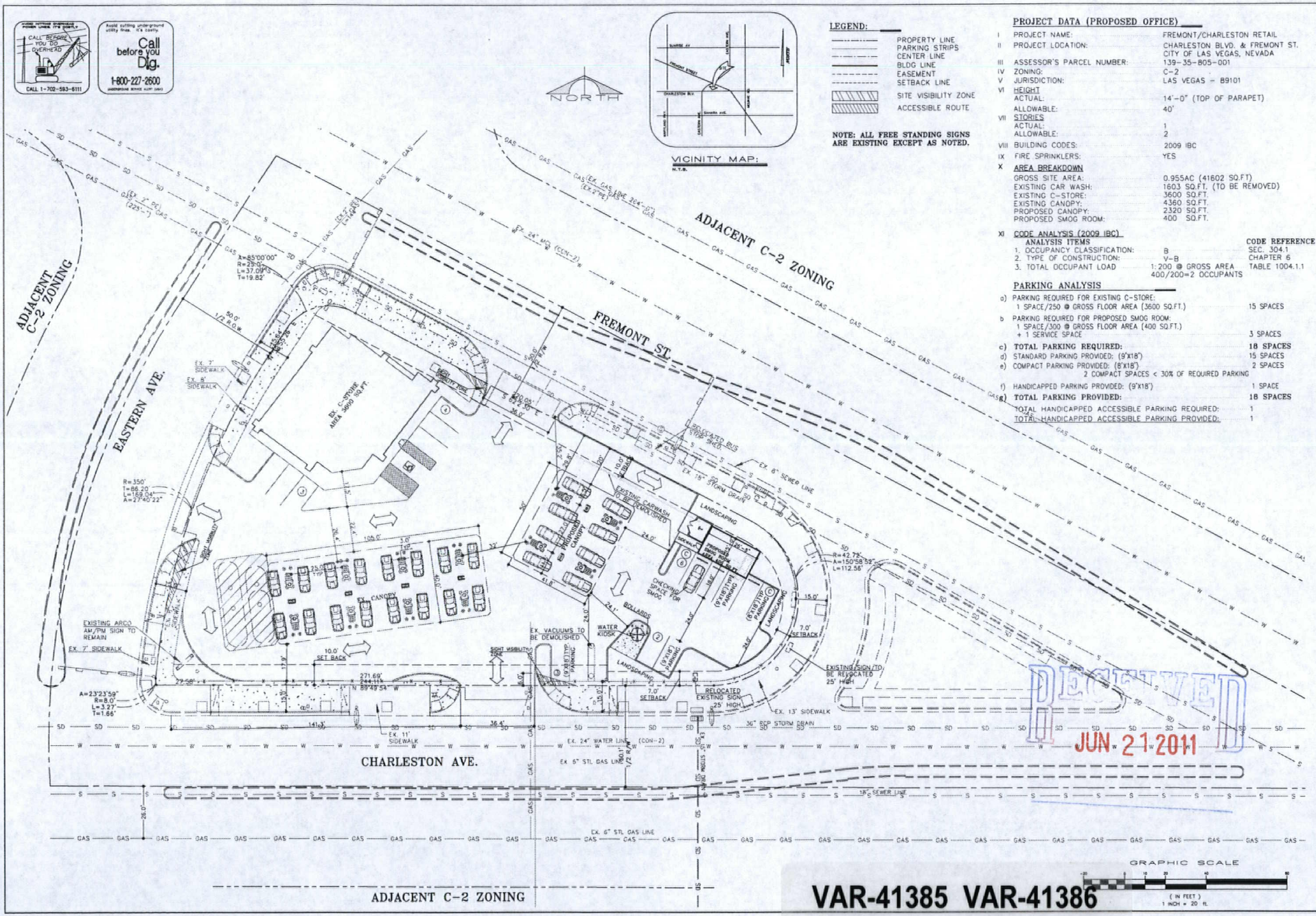
RECEIVED
APR 05 2011



PROJECT DATA (PROPOSED OFFICE)

I	PROJECT NAME:	FREMONT/CHARLESTON RETAIL
II	PROJECT LOCATION:	CHARLESTON BLVD. & FREMONT ST. CITY OF LAS VEGAS, NEVADA
III	ASSESSOR'S PARCEL NUMBER:	139-35-805-001
IV	ZONING:	C-2
V	JURISDICTION:	LAS VEGAS - 89101
VI	HEIGHT	
	ACTUAL:	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

RECEIVED
JUN 21 2011

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

REVISIONS:
	REVISION ISSUE	DATED
A		

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.

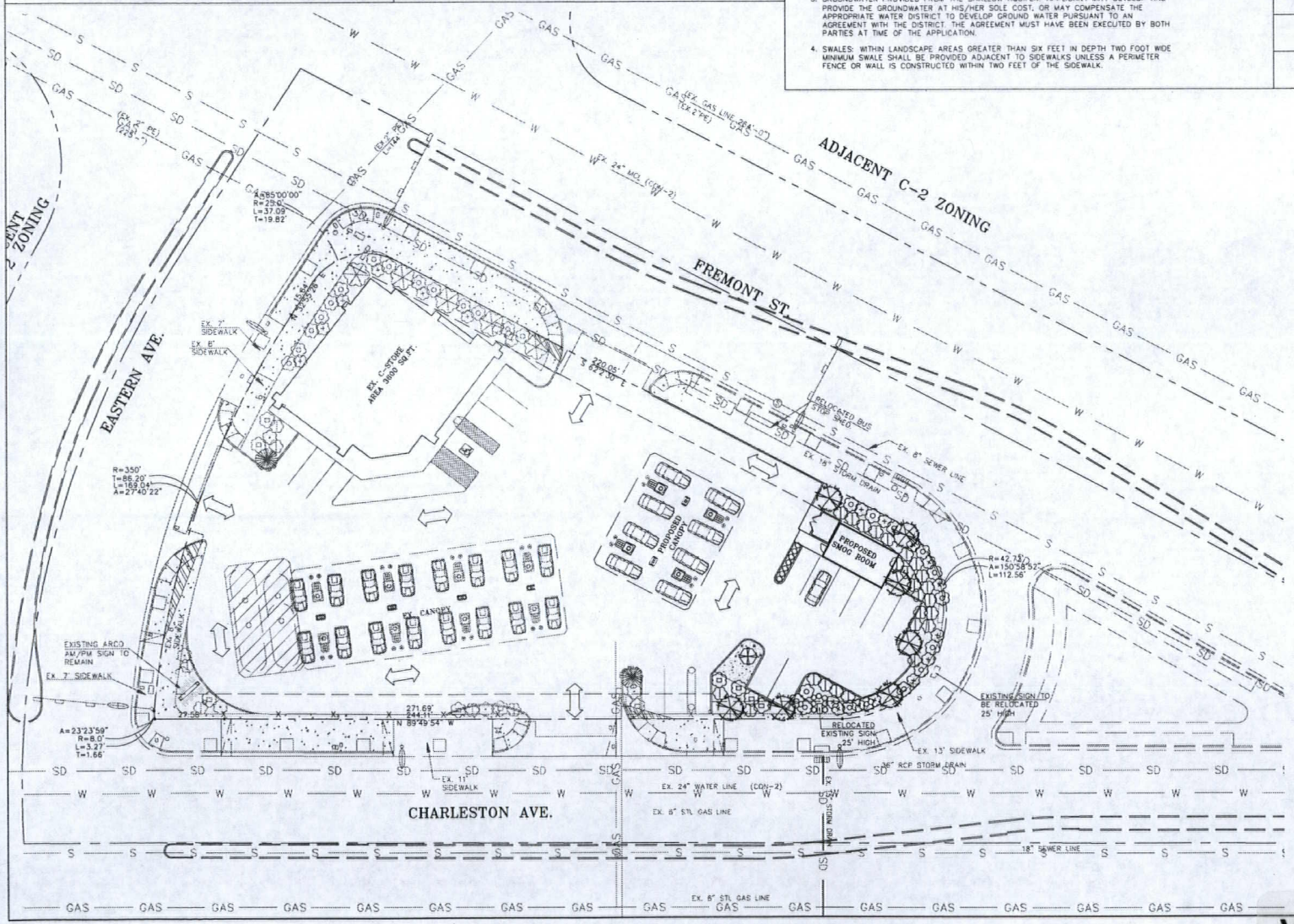
IRRIGATION:

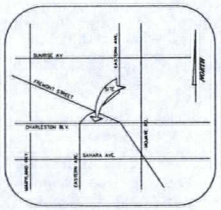
A WATER CONSERVING IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING. DRIP OR SIMILAR SYSTEMS WITH NO OVER SPRAY SHALL BE USED WHEN IRRIGATION NO-TURF VEGETATION. IRRIGATION SYSTEM SHALL BE MAINTAINED IN GOOD OPERATION CONDITION. THE USE OF IRRIGATION SYSTEMS WHICH UTILIZE RECLAIMED WASTEWATER IS PREFERRED, 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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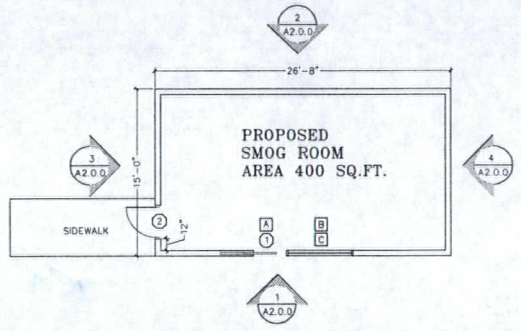
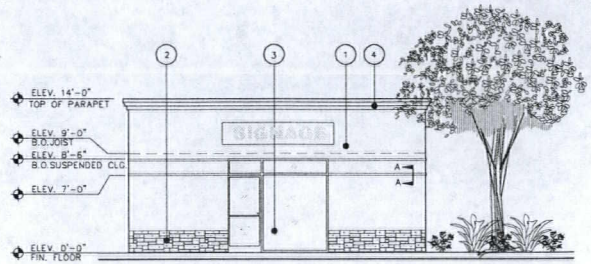
SHEET 1 OF 1

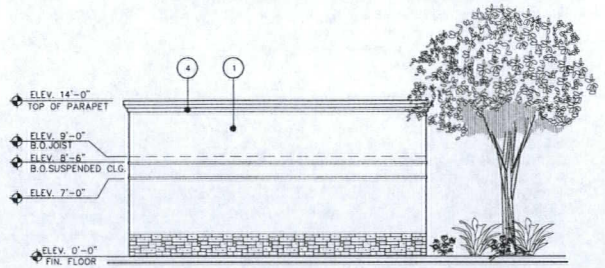
VAR-41385 VAR-41386
SUP-41384 SDR-41235
REVISED



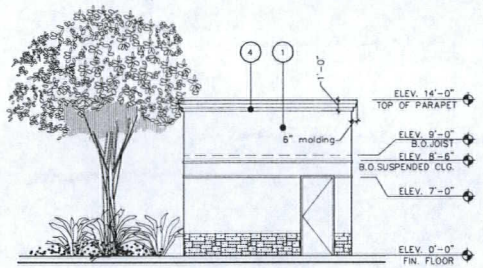
FLOOR PLAN
SCALE: 3/16" = 1'-0"



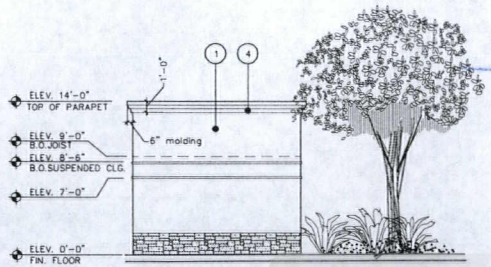
① FRONT ELEVATION
SCALE: 3/16" = 1'-0"



② REAR ELEVATION
SCALE: 3/16" = 1'-0"



③ LEFT ELEVATION
SCALE: 3/16" = 1'-0"



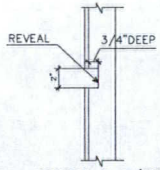
④ RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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
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LAS VEGAS, NEVADA 89118
Phone: (702) 396-5113, Fax: (702) 396-5114
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
JOB : 10-09
DWG. BY: HS
CHK. BY: MG

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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.
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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.

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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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SDR-41235 REVISED

10:3953114
TO: 7029326701

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

Pump Sales Report

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

UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
1	843.37	851.22	754.59	769.63	878.91	1,086.13	636.93	801.36	0.00	953.31	852.91	787.94	773.33	2,256.98	12,244.59
2	812.84	799.04	732.98	694.51	776.53	847.84	669.38	764.57	0.00	816.76	1,079.06	623.21	767.98	2,033.02	10,411.70
3	870.27	871.40	628.71	497.14	807.12	915.48	662.92	611.08	543.21	882.55	699.93	628.95	721.78	2,184.95	11,505.47
4	670.47	782.88	639.45	729.42	873.35	991.86	680.05	751.92	935.58	864.28	725.22	753.87	819.00	2,427.29	12,644.54
5	774.70	787.03	778.77	643.86	741.15	892.03	589.98	528.23	768.88	1,018.83	579.62	528.58	755.84	2,004.30	11,369.66
6	714.92	669.57	576.93	426.79	612.09	860.24	529.74	571.99	691.81	1,025.02	644.30	591.84	597.26	1,760.11	10,072.61
7	741.55	862.99	736.04	809.11	813.32	892.14	805.24	439.85	997.00	924.93	657.75	678.57	885.66	2,359.95	12,324.10
8	780.50	866.35	705.96	647.96	708.71	942.24	623.64	456.02	744.22	870.71	585.67	543.65	666.59	2,089.13	11,010.35
9	624.69	754.02	678.98	682.49	731.88	828.37	641.28	624.61	755.47	885.26	570.48	583.45	588.59	1,877.70	10,667.27
10	699.20	724.85	666.59	632.87	879.01	901.66	627.48	594.50	756.67	759.39	572.84	649.34	689.14	2,092.54	11,055.88
11	846.28	900.36	813.81	770.51	680.40	949.96	758.62	737.39	773.72	818.16	671.05	706.25	738.82	2,399.01	12,564.34
12	742.92	742.84	577.02	552.10	868.19	860.14	623.42	647.94	707.36	853.96	519.26	545.45	714.06	2,078.37	11,032.42
13	639.45	723.58	664.39	483.76	640.89	711.27	614.50	520.02	654.27	769.45	455.78	550.37	610.79	1,830.31	9,868.63
14	815.61	778.37	577.07	624.80	747.96	842.74	670.37	538.88	680.75	787.41	638.00	637.12	556.38	2,096.72	10,892.18
15	727.03	796.07	600.00	626.95	799.94	819.48	554.73	524.63	658.09	763.77	556.87	636.96	718.06	1,933.56	10,717.04
16	822.32	812.73	713.03	511.56	637.78	836.33	583.63	480.81	862.60	777.21	649.35	589.65	669.03	1,688.16	10,744.37
17	771.90	795.31	576.06	549.90	759.70	818.42	481.31	606.94	801.45	785.28	638.17	559.65	590.31	1,919.68	10,654.08
18	761.85	745.22	650.05	647.51	828.87	959.36	700.42	612.53	787.49	851.90	626.98	605.42	660.62	2,258.93	11,698.15
19	669.77	697.28	598.26	563.32	687.75	830.12	562.51	499.37	743.00	893.54	395.51	543.65	594.69	1,849.47	10,128.24
20	620.80	740.40	471.67	526.93	822.72	744.93	551.42	535.80	686.92	808.67	511.12	589.89	475.95	1,967.43	10,054.76
21	763.84	875.77	657.08	480.97	705.74	807.32	611.15	453.76	738.32	870.77	628.66	584.38	664.07	2,066.13	10,908.84
22	749.29	741.13	688.26	631.78	743.22	870.58	849.57	610.30	679.29	925.96	562.60	609.37	635.45	2,003.98	11,001.98
23	675.52	697.78	663.83	611.22	748.14	913.97	578.88	543.20	794.80	789.88	526.08	705.27	552.76	2,040.37	10,841.68
24	783.67	827.04	699.51	708.10	805.70	926.71	636.61	612.77	877.77	978.13	568.23	730.23	692.05	2,209.2	12,085.75

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RECEIVED
APR 05 2011

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

TO:7025826761

UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
25	[illegible]	1,035.84	[illegible]	797.86	[illegible]	701.89	379.17	782.40	732.55	899.96	740.28	785.32	857.92	2,578.67	13,317.31
26	708.77	880.97	652.94	669.39	835.11	865.57	704.47	646.16	833.62	795.94	733.03	717.95	602.42	2,241.60	11,887.94
27	709.74	749.93	691.[illegible]	619.77	706.77	843.55	683.27	647.71	722.71	744.24	548.90	543.10	755.38	1,980.73	10,939.06
28	817.47	748.00	793.[illegible]	633.54	792.29	925.38	691.16	625.63	707.06	804.36	659.77	621.02	636.98	2,449.84	11,906.65
29	809.20	712.09	610.36	579.55	715.94	915.71	631.25	538.29	743.93	939.09	507.01	507.98	704.61	2,228.68	11,143.70
30	835.64	852.96	640.63	555.27	806.18	815.89	669.26	563.76	666.02	755.52	559.87	605.88	644.93	2,135.57	11,107.38
31	702.29	924.28	690.91	574.69	938.00	891.81	579.16	587.44	802.16	866.46	673.27	666.90	721.05	2,341.76	11,948.09

UL PREMIUM

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
1	52.63	50.86	55.41	24.43	51.58	40.28	28.54	22.35	0.00	58.64	67.40	38.51	41.79	89.42	624.84
2	38.29	41.76	26.71	46.25	45.64	57.20	29.75	46.30	0.00	64.32	46.77	38.56	49.70	150.38	681.63
3	33.81	33.86	53.14	29.96	78.60	37.00	59.18	39.67	28.16	68.78	63.24	49.73	74.02	92.04	741.19
4	39.12	56.86	53.42	41.95	60.38	66.35	26.81	36.22	88.65	86.78	33.86	33.66	47.88	99.84	793.58
5	60.94	63.16	29.13	60.27	64.70	50.51	53.70	24.77	43.73	60.78	62.59	52.48	63.05	152.40	842.21
6	43.77	46.37	22.50	29.20	53.99	36.49	36.33	18.99	44.59	90.18	34.49	16.28	32.77	116.38	622.33
7	54.41	71.38	14.71	11.56	57.48	64.78	32.24	31.72	43.09	16.58	41.94	57.83	53.03	89.43	640.18
8	46.38	85.52	28.07	29.68	41.52	45.82	16.25	25.62	35.65	52.78	51.68	29.82	40.22	111.67	640.68
9	25.77	51.57	38.07	11.49	63.55	41.81	53.71	56.74	51.01	47.31	24.04	41.26	29.89	131.27	665.49
10	66.54	16.22	49.05	13.90	46.56	45.41	64.11	47.25	69.36	44.89	39.12	[illegible]	44.17	121.18	693.10
11	58.46	61.77	44.91	21.26	38.17	72.02	54.86	6.46	57.99	92.62	45.86	47.40	35.27	122.38	769.43
12	60.26	59.79	56.20	35.83	53.70	61.74	25.55	41.42	54.47	69.08	56.05	48.46	53.51	136.61	800.67
13	33.58	45.32	42.38	26.51	21.32	40.04	61.05	32.47	58.78	52.13	31.46	38.96	55.23	118.90	658.13
14	84.49	30.36	34.99	32.34	33.09	83.21	26.70	39.65	31.99	28.61	61.47	24.41	42.39	112.10	665.80
15	54.83	66.44	33.07	17.83	34.96	41.95	43.83	38.72	45.78	31.42	41.32	26.16	39.45	108.32	632.08
16	44.90	40.10	13.27	34.43	31.11	62.22	29.32	16.81	51.17	40.76	26.22	23.26	26.68	99.77	548.02
17	40.60	57.92	37.24	28.50	67.43	78.39	37.78	32.85	39.05	55.69	38.13	19.98	45.04	132.73	711.35
18	67.72	40.88	31.73	48.14	15.20	69.25	65.46	40.34	70.93	62.26	15.4[illegible]	48.69	67.37	189.93	843.37

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APR 05 2011

APR-04-2011 14:13 From:1ADG
APR-4-2011 13:28 FROM:

To:3965114
TO:7029326761

UL PREMIUM

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
19	34.73	35.80	50.82	35.08	90.58	28.99	27.76	33.42	48.69	51.08	29.14	69.78	71.77	107.09	710.75
20	43.45	48.84	41.55	42.90	39.96	30.32	41.01	30.49	58.22	55.53	23.53	30.52	39.32	133.31	658.07
2	54.63	38.14	46.63	24.74	75.16	54.65	42.68	26.04	49.18	39.30	47.21	26.39	5 39	116.13	695.25
2	29.18	49.93	43.58	14.84	32.16	61.44	31.25	37.28	62.93	62.31	71.24	31.78	1 41	153.04	694.14
23	52.07	18.35	41.05	21.61	59.00	56.13	35.80	21.07	51.52	63.79	37.92	19.30	2 72	126.93	630.26
24	48.60	45.30	27.73	45.13	33.50	45.54	18.23	38.32	40.23	50.83	47.79	30.25	51.86	144.44	667.95
25	70.33	63.48	54.76	58.27	52.11	56.81	32.08	34.57	66.36	39.22	48.92	38.18	90.38	140.55	865.04
26	50.16	70.96	62.21	17.41	67.59	53.74	49.00	53.78	89.68	75.88	25.13	34.34	47.44	110.57	787.89
27	38.61	62.60	28.87	30.52	45.30	70.17	21.38	46.20	53.40	46.11	18.13	48.91	25.55	87.87	620.92
28	9.65	42.27	50.55	15.26	38.16	49.96	34.69	21.51	34.11	50.90	45.64	36.73	28.57	109.14	568.16
29	53.82	26.15	23.65	54.99	45.24	23.19	21.45	24.73	56.18	35.06	25.97	13.38	50.71	108.66	563.18
30	60.69	35.31	28.63	24.07	44.56	66.62	36.40	39.45	45.31	26.89	29.64	27.85	49.54	109.80	625.88
31	36.14	56.96	32.89	25.20	28.95	30.38	34.30	28.70	38.81	43.81	35.48	31.27	49.10	107.31	680.30

RECEIVED
APR 05 2011

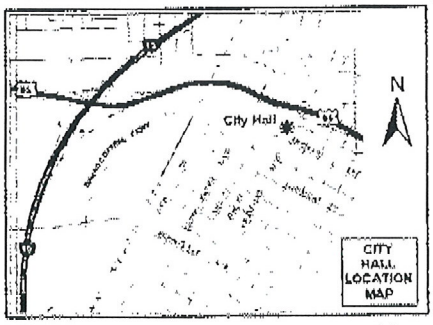
APR-24-2011 14:13 From:1ADG
APR-4-2011 13:29 FROM:

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



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-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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MAY - 2 2011

24-25 A

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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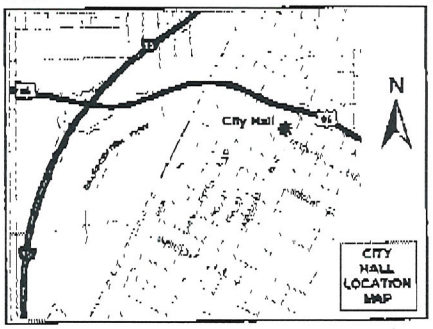
Official Notice of Public Hearing



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VAR-41385 & VAR-41386

Planning Commission Meeting of 5/10/2011

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MAY 17 2011

Case: VAR-41385
13935804002
BARTSAS MARY 14 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

S 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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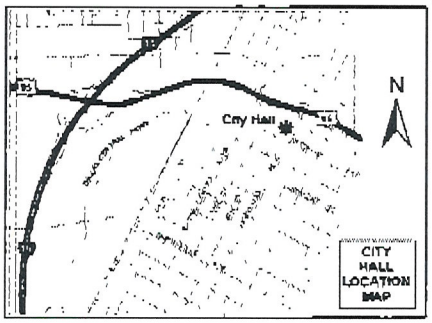
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 17 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

☒ 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

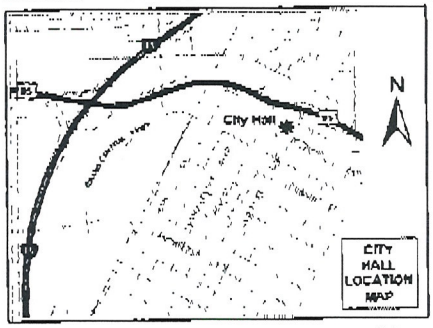
26 BRDFN11 89106

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

PRESORTED FIRST CLASS

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

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

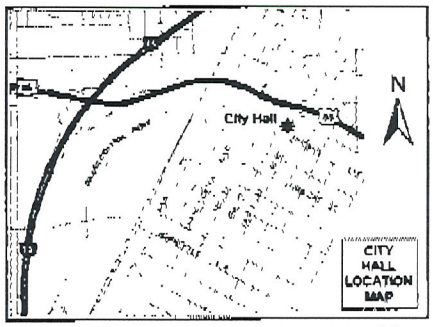
26 BRDFN11 89106

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

PRESORTED FIRST CLASS

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

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

26 89074 1 89106

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 - VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - For possible action on a 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 SetBack

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

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

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

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

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

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

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

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

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

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

E-mail Address Billbhatti at gmail.com

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

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

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

E-mail Address billbhatti at gmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

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

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

E-mail Address Patrice at aceengineering.us

Property Owner Signature* Bhupinder Bhatti

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

Print Name Bhupinder Bhatti

Subscribed and sworn before me

This 31st day of March, 2011.

Sunshine Muangsopa

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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APR 05 2011

Revised 10/27/08

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

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 - SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385 AND VAR-41386 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - For possible action on a 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: 03-83788-1

RECEIVED
APR 05 2011

SUP

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use Permit for Auto Smog Check

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

Project Name Fremont/Charleston Retail **Proposed Use** 200 sq ft smog check

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

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

Commercial Square Footage 200 sq ft **Floor Area Ratio** —

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

Additional Information FOR Auto smogcheck not meeting minimum use Requirements of Title 19.04

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

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

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

E-mail Address billbhatti at gmail.com

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

Address 2320 Fremont Street **Phone:** (702) 591-4482 **Fax:** 702-982-6701

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

E-mail Address billbhattiatgmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

Address 6283 Dean Martin Dr ste B **Phone:** 702 396-5113 **Fax:** 702-396-5114

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

E-mail Address Patriceataceengineering.us

Property Owner Signature* Bhupinder Bhatti

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

Print Name BHUPINDER BHATTI

Subscribed and sworn before me

This 31st day of March, 20 11.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

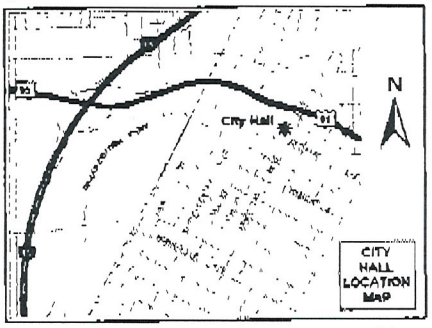
RECEIVED
APR 05 2011

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



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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.

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

5 BRDFN11 89106

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

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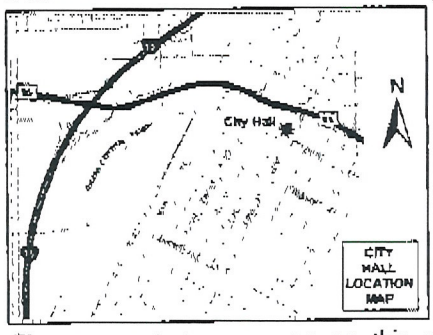

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Case: SUP-41384
13935803016
BARTSAS MARY 3 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

☒ 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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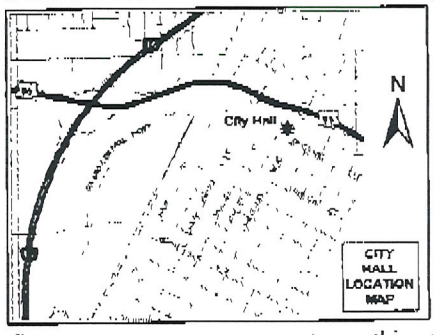

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Case: SUP-41384
13935803015
BARTSAS MARY 22 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

☒ 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

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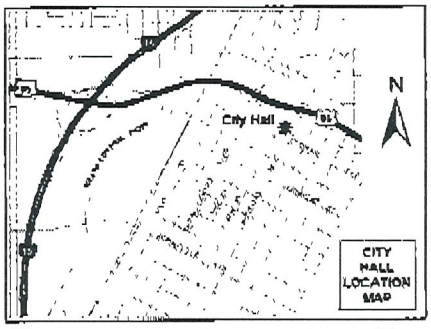

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MAY 17 2011

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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

89106

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 - SDR-41235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41385, VAR-41386, AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - For possible action on a 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

LaJoya M Adams

Notary Public in and for said County and State

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

RECEIVED
MAR 17 2011

SDR

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review Major Amendment

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

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address billbhatti at gmail.com

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

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

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

E-mail Address billbhatti at gmail.com

REPRESENTATIVE Ace Engineering **Contact** Pat Samson

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

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

E-mail Address patrice at aceengineering.us

Property Owner Signature* _____

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

Print Name BHUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 20 11.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

MAR 17 2011

SDR 41235
United Brothers Enterprises, Inc.

2320 Fremont Street

Proposed 8 fueling position expansion of an existing service station.

Traffic produced by proposed development:

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

(heaviest 60 minutes)

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

(heaviest 60 minutes)

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

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

(heaviest 60 minutes)

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

Existing traffic on all nearby streets:

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

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

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

Traffic Capacity of adjacent streets:

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

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

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

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

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

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

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

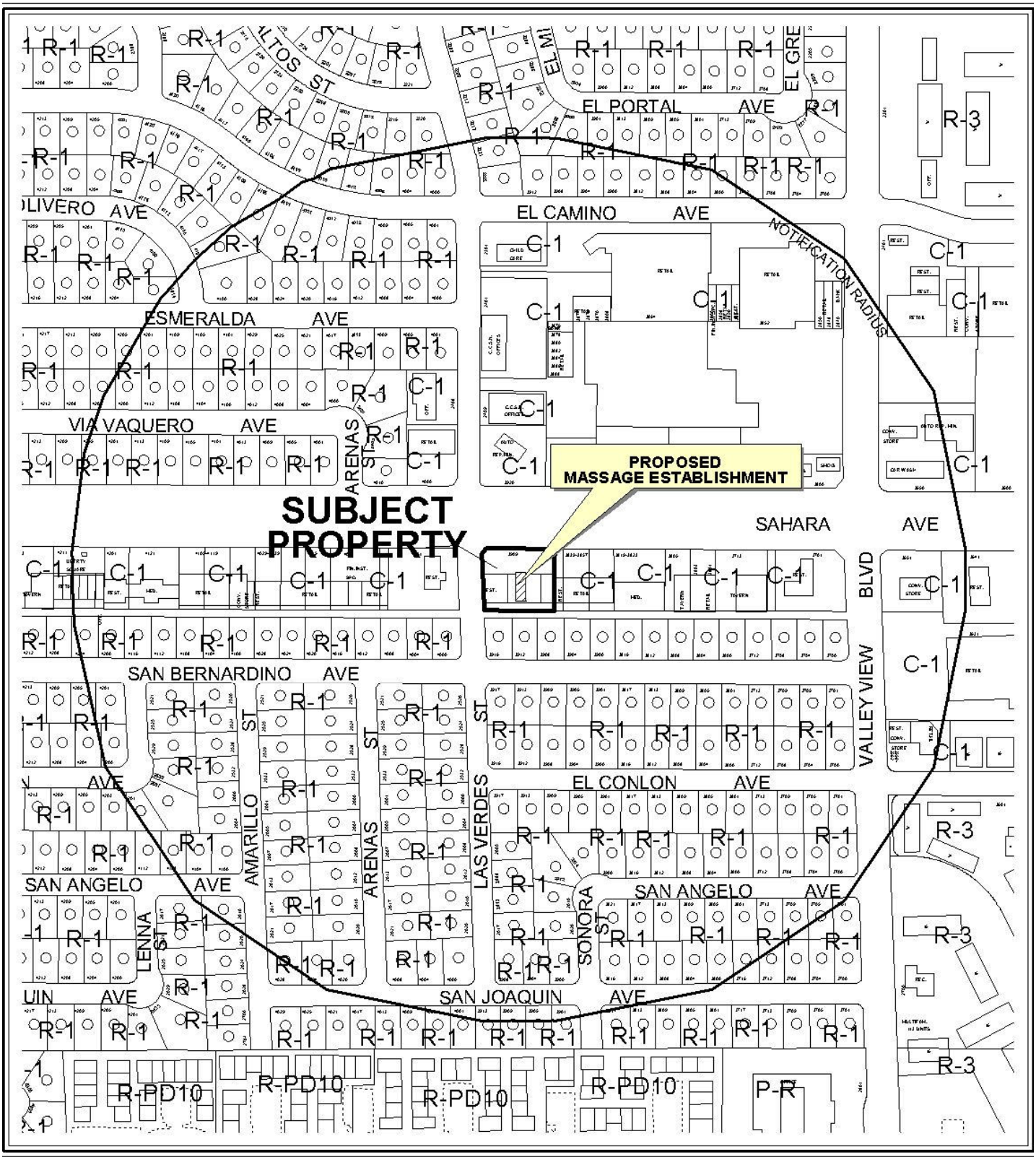
SUBJECT:
ABEYANCE - SUP-41542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEARL OF THE ORIENT MASSAGE - OWNER: SUNSHINE ONE, LLC - For possible action on a request for a Special Use Permit FOR A 1,020 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER MASSAGE 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



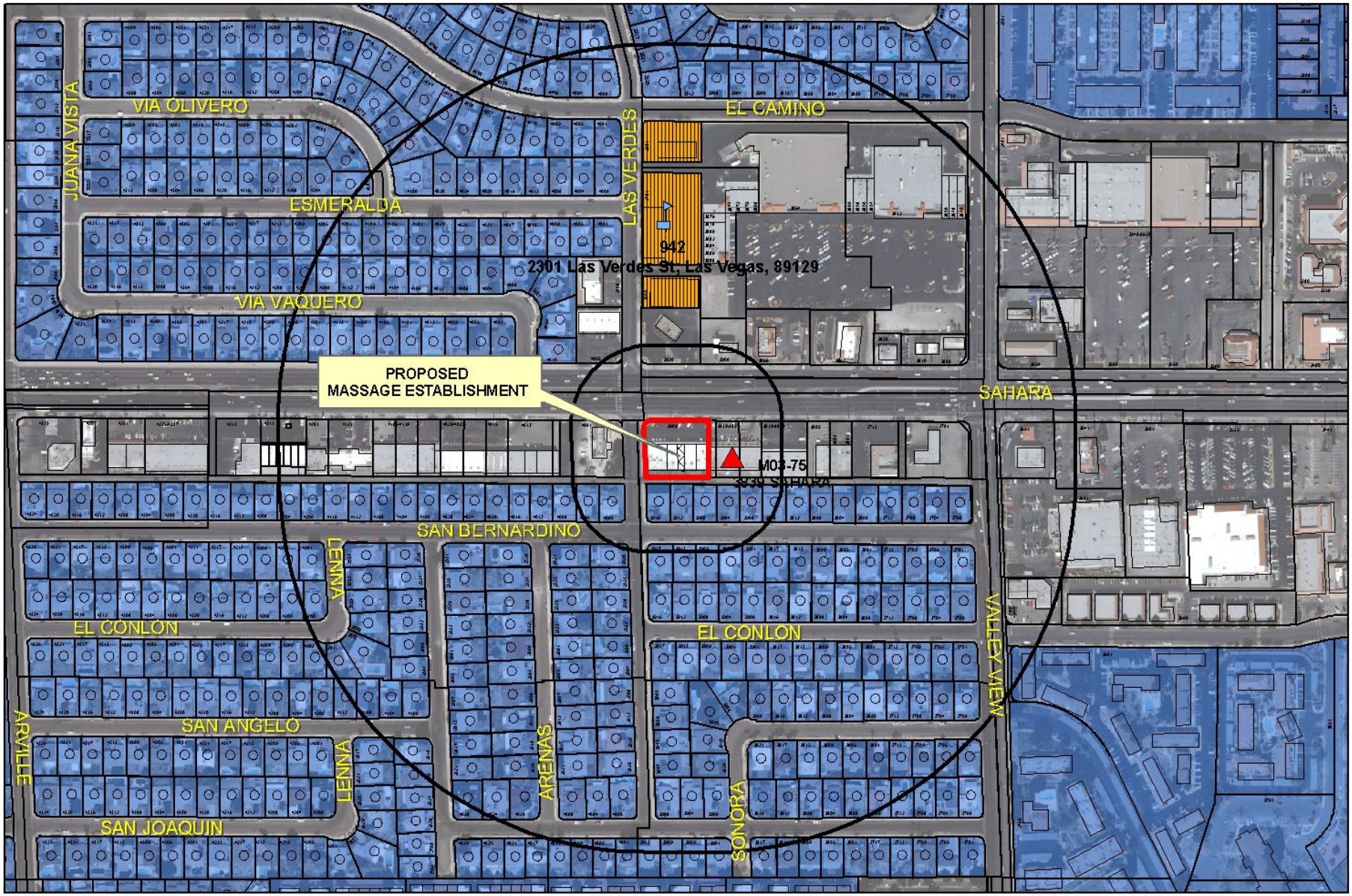
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PEARL OF THE ORIENT MASSAGE - OWNER: SUNSHINE ONE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41542	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-41542 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Massage Establishment use.

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

3. The rear parking lot shall be restriped within 60 days of final approval in conformance with Site Development Plan Review (Z-0071-64) on 04/26/77.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Massage Establishment use at 3909 West Sahara Avenue, Suite #6. A Massage Establishment use was previously located at the subject suite and was marked out of business on August 4, 2009. Staff is recommending denial of this request because the proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses. In addition, the site is not physically suitable for the proposed use, as evidenced by the required waivers of distance separations and hours of operation requirements. If this request is denied, the Massage Establishment use cannot be conducted nor a business license be issued on this site.

ISSUES

- A Massage Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- Waivers are required to allow the distance separation of zero feet from another Massage Establishment use where 1,000 feet is required, a 20-foot distance separation from a residential use where 400 feet is required and a 24-hour operation where the hours of operation are limited to 8:00 a.m. to 9:00 p.m.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/19/64	The Board of City Commissioners approved a request for a Rezoning (Z-0071-64) from R-3 (Medium Density Residential) to C-1 (Limited Commercial) of the property located on the southeast corner of Sahara Avenue and Las Verdes Street. The Planning Commission recommended approval.
05/05/65	The Board of City Commissioners approved a request for an Extension of Time (Z-0071-64) of previously approved Rezoning from R-3 (Medium Density Residential) to C-1 (Limited Commercial) of the property located on the southeast corner of Sahara Avenue and Las Verdes Street. The Planning Commission recommended approval.
04/26/77	The Planning Commission approved a request for a Site Development Plan Review (Z-0071-64) to allow retail stores on the property located on the southeast corner of Sahara Avenue and Las Verdes Street.

06/04/03	The City Council approved Ordinance 5606, which requires a special use permit for massage establishments in the C-1, C-2, C-PB and C-M Zoning Districts, and allows the use as a conditional use in the M Zoning District.

Most Recent Change of Ownership	
06/06/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/07/77	A building permit (#3170) was issued for a Retail Building at 3909 West Sahara Avenue. The permit was finalized on 10/30/78.
08/23/99	A building permit (#99016636) issued for a tenant improvement for a Massage Establishment at 3909 West Sahara Avenue, Suite #6. The permit was finalized on 10/22/99.
11/30/01	A business license (M03-00108) was issued for a Massage Establishment at 3909 West Sahara Avenue, Suite #6. The license was marked out of business on 08/04/09.
02/15/11	A business license (M03-90362) was reviewed for a Massage Establishment at 3909 West Sahara Avenue, Suite #6. The license review was denied by the Department of Planning, requiring the approval of a Special Use Permit for a Massage Establishment use.

Pre-Application Meeting	
03/30/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for a Massage Establishment use were discussed.

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

Field Check	
05/05/11	A site visit by staff noted a Retail Building and the parking lot striping is badly faded on the south side of the building.

Details of Application Request	
Site Area	
Gross Acres	0.60

Surrounding Property	*Existing Land Use Per Title 19.04*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	General Retail Store, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Auto Repair Garage, Minor	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
West	Restaurant, 2,000 square feet or more (with drive-through)	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150*	Y
Las Verdes Street	N/A	N/A	60	N/A

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant	600 SF of the remaining area 660 SF of the Dining Area	1/200 1/50	3 14				
Retail	4,080 SF	1/175	24				
Office	2,040 SF	1/300	7				
Massage Establishment	2 spaces for each massage room	5 massage rooms	10				
Restaurant	900 SF of the remaining area 1,080 SF of the Dining Area	1/200 SF 1/50 SF	5 22				
TOTAL SPACES REQUIRED			85		45		N
Regular and Handicap Spaces Required			81	4	44	1	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
The proposed Massage Establishment use may not be located within 1,000 feet of any other Massage Establishment	No distance separation	Denial
The proposed Massage Establishment use may not be located within 400 feet of any parcel zoned for residential use.	20 Feet	Denial
The hours of operation shall be limited to the period between 8:00 a.m. and 9:00 p.m.	24 Hours	Denial

ANALYSIS

A Massage Establishment use was previously located within the same suite until it was marked out of business on August 4, 2009. The previous license for the Massage Establishment was issued on 11/30/01 and the requirement for a Special Use Permit was not in effect until the passage of Ordinance 5606 on June 4, 2003. The Massage Establishment license was discontinued for a period of over one year; therefore, the nonconforming use ceased.

The applicant is requesting waivers to allow no distance separation from another Massage Establishment where 1,000 feet is required, a 24-hour operation where the hours of operation are limited to the period between 8:00 a.m. to 9:00 p.m. and a 20-foot distance separation from residential zoned property where 400 feet is required. The residential properties are located south of the subject property across 20-foot wide alley.

The subject site is located within the Airport Overlay District with a 200-foot height restriction. The proposed use would not have a negative impact to the Overlay District.

The submitted floor plan indicates that the suite will contain five rooms. The site plan depicts 45 parking spaces and the required parking is 85 spaces. The subject property is a parking impaired development pursuant to Title 19.10.010 (C); there has not been a change in use that would require the provision of additional parking spaces on the site. The proposed use is similar to the previous use; therefore, requiring no additional parking spaces. During the site visit conducted by staff, it was noted that the parking lot on the south side of the building needs restriping. A condition of approval has been added to address the parking restriping.

The proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses and the site is not physically suitable for the proposed use, as evidenced by the required waivers of distance separations and hours of operation requirements. Staff is recommending denial of this request.

FINDINGS (SUP-41542)

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

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

   The proposed Massage Establishment use is permitted in the C-1 (Limited Commercial) zoning district. The applicant has requested Waivers of minimum distance separation requirements to allow 20-foot distance separation from residential uses where 400 feet is required, to allow no distance separation from another Massage Establishment where 1,000 feet is required and to allow a 24-hour operation where the hours of operation are

limited to 8:00 a.m. to 9:00 p.m. This is evidence that the proposed Massage Establishment use cannot be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

   The subject site is physically suitable for the type and intensity of the proposed use, as the commercial property pursuant to 19.10.010 (C) is deemed as a Parking-Impaired Development. As the proposed use is similar to the previous use; therefore, no additional parking spaces are required.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Site access is provided from Sahara Avenue and Las Verdes Street. Both of these streets are adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

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

   The use does not meet all of the applicable conditions per Title 19.04. Waivers are required of distance separation for the proposed Massage Establishment to be allowed within zero feet from another Massage Establishment, to allow 20-foot distance separation from Residential zoned properties and to allow a 24-hour operation for the proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 308

APPROVALS 0

PROTESTS 3

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41542** APN: 162-07-512-001

Name of Property Owner: SUNSHINE ONE LLC

Name of Applicant: PEARL OF THE ORIENT MASSAGE

Name of Representative: N/A

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____ MGR.

Print Name: PAUL ROBARTS/MANAGER OF SUNSHINE ONE

Subscribed and sworn before me

This 12th day of May, 2011

Elaine L Long

Notary Public in and for said County and State

ELAINE L. LONG
Notary Public, State of Nevada
Appointment No. 93-3006-1
My Appt. Expires March 23, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MASSAGE ESTABLISHMENT/ ZEPING WANG

Project Address (Location) 3909W.SAHAHRA AV6, LAS VEGAS, NV89102

Project Name PEARL OF THE ORIENT MASSAGE **Proposed Use** MASSAGE ESTABLI

Assessor's Parcel #(s) 162-07-512-001 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER SUNSHINE ONE LLC **Contact** PAUL ROBARTS

Address 6450 SPRING MOUNTAINRD.#12 **Phone:** (702) 682-8788 **Fax:** (702) 222-1430

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address PWR2377@AOL.COM

APPLICANT PEARL OF THE ORIENT MASSAGE **Contact** ZEPING WANG

Address 3909W.SAHAHRA AV6 **Phone:** (626) 272-0639 **Fax:** (702) 897-4198

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address SUNNY9789@YAHOO.COM

REPRESENTATIVE N/A **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name PAUL ROBARTS,MANAGER

Subscribed and sworn before me

This 30th day of March, 20 11.

Elaine L Long

Notary Public in and for said County and State

ELAINE L. LONG
Notary Public, State of Nevada
Appointment No. 93-3006-1
My Appt. Expires March 23, 2013

FOR DEPARTMENT USE ONLY

Case #	Sup-41542
Meeting Date:	6-14-11
Total Fee:	1030.00
Date Received:*	4-25-11
Received By:	FS

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

Revised 10/27/08

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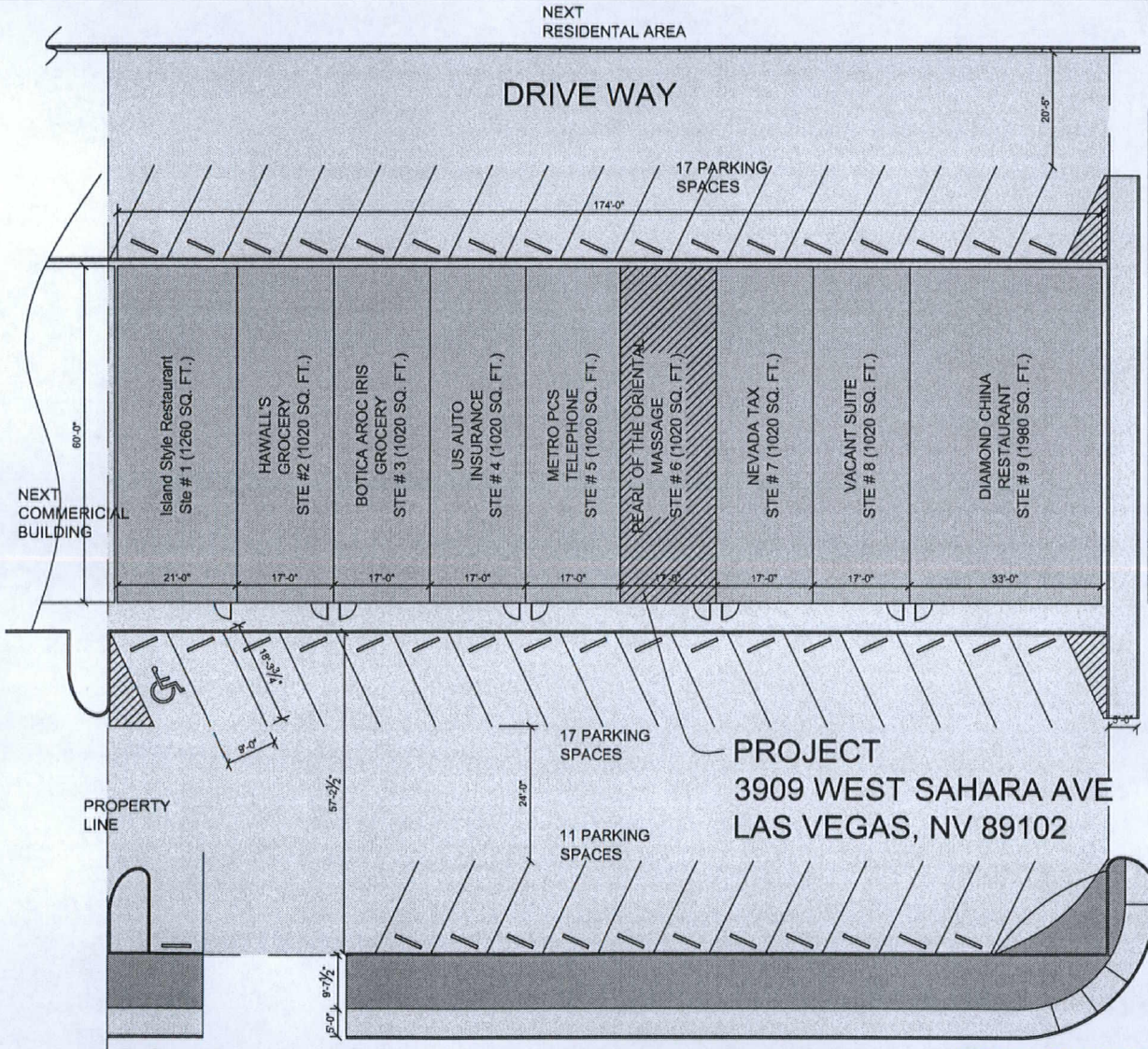
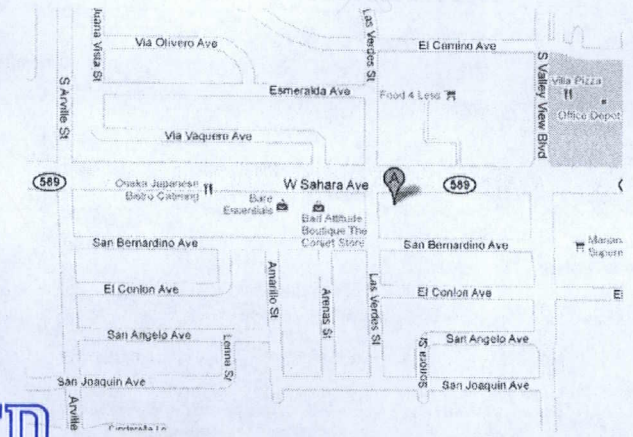


SITE PLAN

1/20" = 1'-0"

AREA SUMMARY PARKING (OVERALL SITE)

STE #	DESCRIPTION	TYPE	AREA (SQ. FT.)	FACTOR	PARKING REQUIRED
STE #1	ISLAND STYLE RESTAURANT	KITCHEN & RESTROOM	600	1/200	3
		DINING AREA	660	1/50	13
STE #2	HAWALL'S GROCERY	RETAIL	1020	1/175	6
STE #3	BOTICA AROC IRIS GROCERY	RETAIL	1020	1/175	6
STE #4	US AUTO INSURANCE	OFFICE	1020	1/300	4
STE #5	METRO PCS TELEPHONE	RETAIL	1020	1/175	6
STE #6	PEARL OF THE ORIENTAL MASSAGES	MASSAGE	5 ROOMS	2 PER ROOM	10
STE #7	NEVADA TAX	OFFICE	1020	1/300	4
STE #8	VACANT SUITE (RETAIL STORE)	RETAIL	1020	1/175	6
STE #9	DIAMOND CHINA RESTAURANT	KITCHEN & RESTROOM	900	1/200	5
		DINING AREA	1080	1/50	22
				TOTAL	85

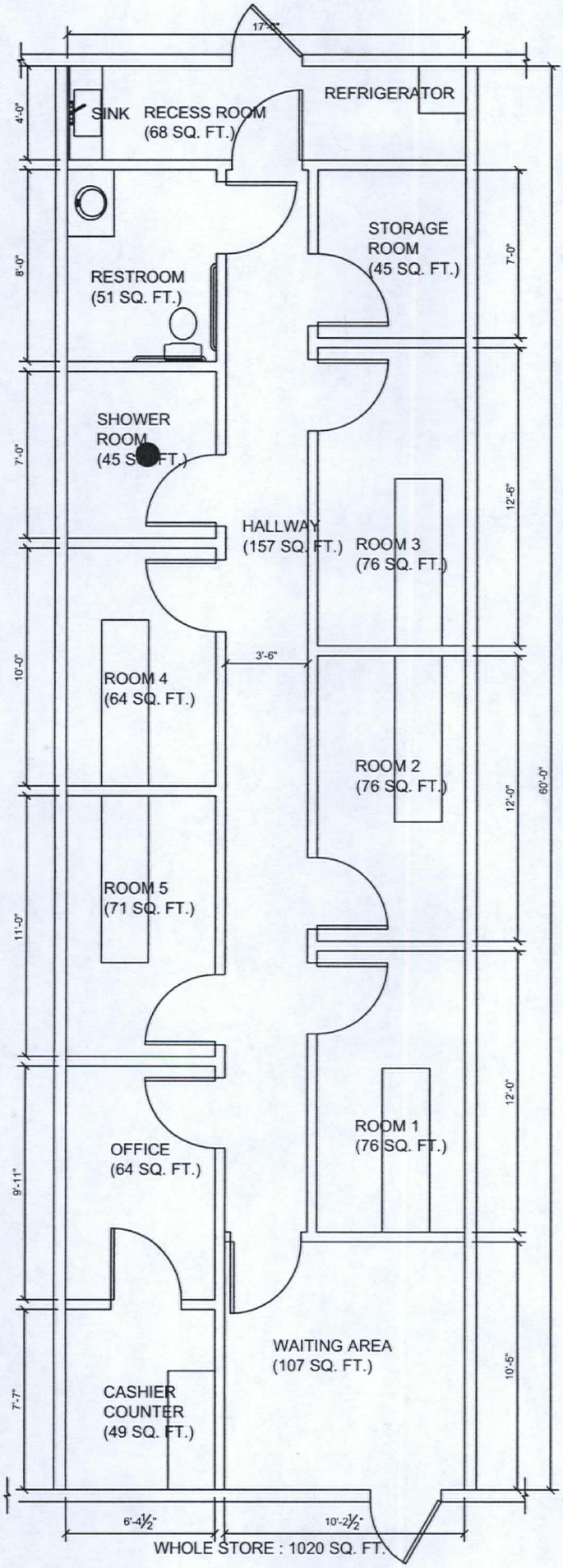


VINCITY MAP

N.T.S

RECEIVED
MAY 23 2011

SUP-41542
REVISED



RECEIVED
MAY 23 2011

PEARL OF THE ORIENT MASSAGE
3909 W. SAHARA AVE., #6
LAS VEGAS, NV 89102

SUP-41542
REVISED



RECEIVED
APR 25 2011

SUP-41542



SUP-41542 – APPLICANT: PEARL OF THE ORIENT MASSAGE – OWNER: SUNSHINE ONE, LLC
3909 WEST SAHARA AVENUE, SUITE #6

05/05/11



SUP-41542 – APPLICANT: PEARL OF THE ORIENT MASSAGE – OWNER: SUNSHINE ONE, LLC
3909 WEST SAHARA AVENUE, SUITE #6

05/05/11

JUSTIFICATION LETTER

I, Zeping Wang, am submitting this Justification Letter to the City of Las Vegas, NV. Department of Planning for the purpose of a **Special Use Permit** for my establishment, **The Pearl of the Orient Massage**. The **Pearl of the Orient Massage** will be located at 3909 W. Sahara Ave #6, Las Vegas, NV 89102. **This facility was used to be a massage establishment which was built on or about the year 2000 for the sole purpose of conducting business with ample parking for the intended purpose of this establishment.** I am requesting for a waiver to allow a no distance separation from another massage establishment and a waiver to allow a 20 foot distance separation from residential zoned properties. There is a residential area located approximately 20-foot distance from the south of the building with sidewalks located north, west, and east of the facility. I am planning to employ three people. Although I plan to operate from 8am to 9pm per day, I am also requesting a waiver to allow a 24-hour operation. My business will be located on 3909 west Sahara Ave#6, The use of this establishment is completely compatible with the existing surrounding land uses, and with future surrounding land uses due to its location and pre-existing use as a location for business.

Access to this property is quite adequate for the proposed use of this establishment. The purpose of this business is consistent with and will not compromise any of my employees nor the public's health, safety and welfare. My request will comply with the overall objectives of the General Plan and is compliant with Title 19.18 Zoning Code Applications and Procedures. The plans for the layout of the facility will be submitted along with this Special Use Permit request letter.

RECEIVED
APR 25 2011
City of Las Vegas

SUP-41542

I will further agree and consent with any and all lawful business agreements should you grant the Special Use Permit for my place of business. I, Zeping Wang, will fully comply with any and all current and future Governmental and Safety rules and regulations while conducting my business.

Your favorable consideration of this application is and will be most appreciated.

Print name: ZEPING WANG

Signature: ZePing Wang

RECEIVED
APR 25 2011
City of Las Vegas

SUP-41542

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
02 1M $ 00.41⁴
0004279218 JUN 02 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN 14 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-41542
Planning Commission Meeting of 6/14/2011

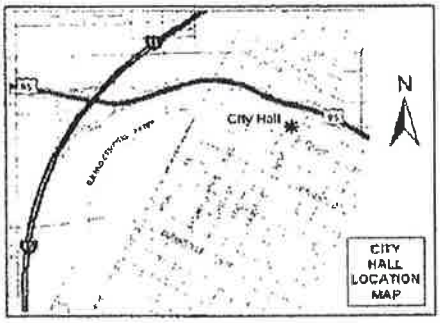
Case: SUP-41542
16206810106
CASTRICONE FAMILY TRUST
4017 EL CAMINO AVE
LAS VEGAS NV 89102-3601

32 DRDCM11 89102

47
P

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

Return Service Requested
Official Notice of Public Hearing



We oppose this message parlo as it cheapens the neighborhood, brings in an increase to the crime in the area, and drug activity. Also brings down the property values even more

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-41542
Planning Commission Meeting of 6/14/2011

Case: SUP-41542
16207514048
GALLINA WILLIAM JR
3817 EL CONLON AVE
LAS VEGAS NV 89102-5861

32 ORDCMIL 89102

RECEIVED
JUN 13 2011

47
P

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
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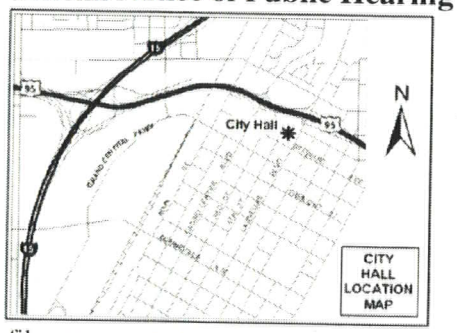
$ 00.41⁴
JUN 02 2011
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-41542

Planning Commission Meeting of 6/14/2011

RECEIVED
JUN 15 2011

Case: SUP-41542

16207512002
THREE JS
18 COLLETON RIVER DR
HENDERSON NV 89052-6644

38 ORDGN11 89052

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

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

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

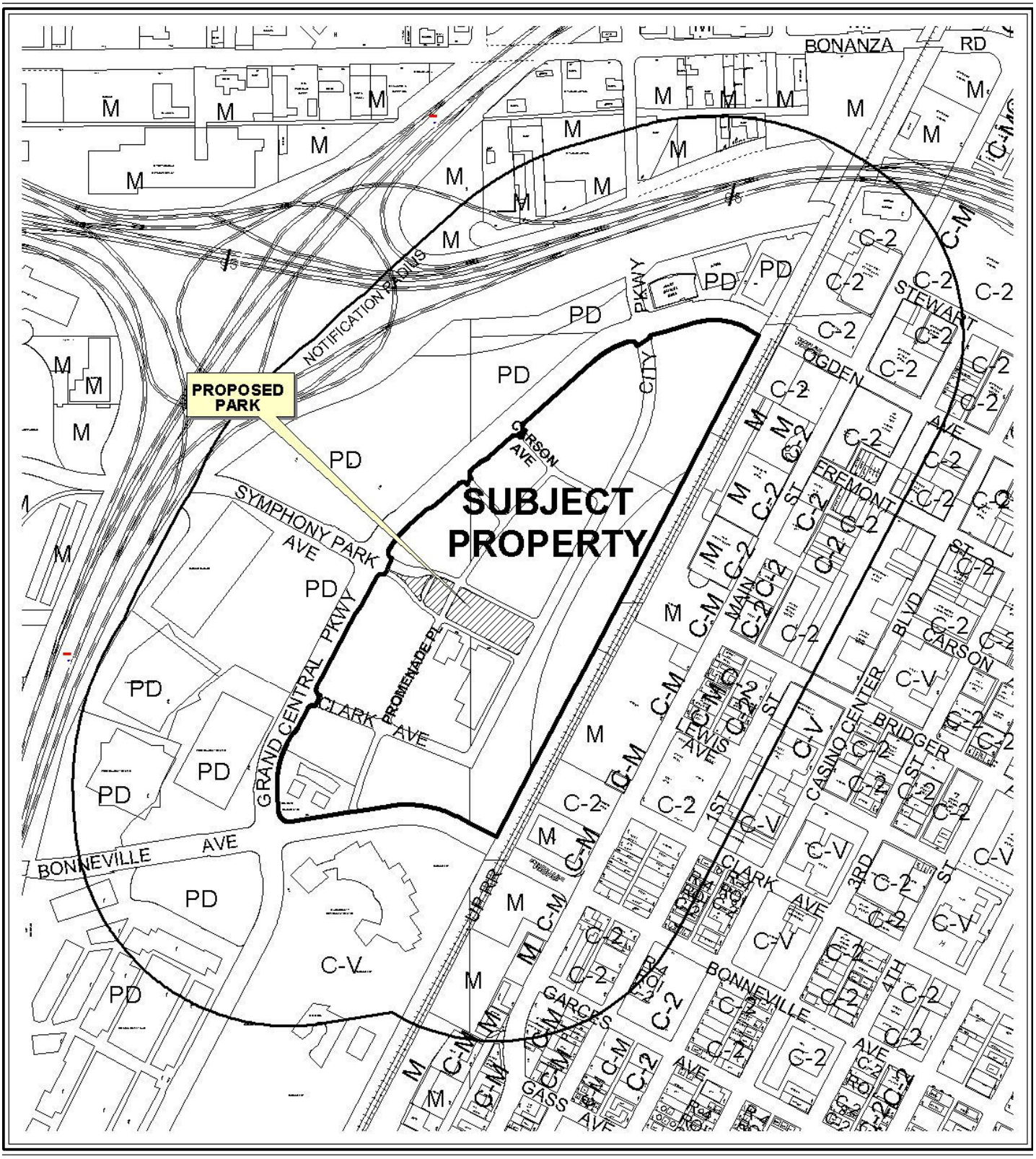
SUBJECT:
ABEYANCE - SDR-41033 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL - For possible action on a request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central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

MAY GO TO CITY COUNCIL ON 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. Symphony Park Design Review Committee Approval Letter
6. Justification Letter



CASE: **SDR-41033**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **SDR-41033**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY PARKWAY V, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-41033	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-41033 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-16267) shall be required.

2. Revised plans and other materials shall be submitted to and approved by the Symphony Park Design Review Committee (SP-DRC) as indicated on the SP-DRC action letter dated 06/09/11 prior to the time application is made for a building permit. Approved plans shall be submitted to the Department of Planning.

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

4. All development shall be in conformance with the site plan and landscape plan date stamped 06/20/11, except as amended by conditions herein.

5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/20/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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

Public Works

11. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

12. All plumbing fixtures shall drain into the City of Las Vegas sanitary sewer system.

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

14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

15. Comply with all applicable previous conditions of approval for SDR-16267 and all other site related actions.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The undeveloped subject site is located within the Symphony Park Master Plan area. A 2.16-acre private park flanked on the north and south by Symphony Park Avenue is proposed at this location in conformance with the master plan contained within the Symphony Park Design Standards. This review is for the eastern 1.58 acres only; the remainder of the proposed park, which will have a compatible design, will be reviewed in a future action. This development is intended to complement the performing arts center currently under construction to the south and to provide the central civic open space for the Symphony Park area.

The proposed park consists of an open, landscaped space with two pedestrian walkways around the perimeter and stage areas at the west and east ends. The outer walkway is separated from the open space area by a seat wall and dense planter and is intended to be a full-time public space. Access to the open space can then be cordoned off during special events. The inner walkway will provide unimpeded circulation around the open space area. Art pieces will be located at each entry to the open space, and will provide a backdrop for the stage on the east end of the park. No buildings are proposed. A bus stop is planned on the east end of the park. All parking will be located offsite in surface parking lots or in planned parking structures. An open area behind the east stage is provided for temporary dressing room facilities.

The proposed development generally conforms to the Symphony Park Design Guidelines. It has received approval from the Symphony Park Design Review Committee (SP-DRC) with conditions requiring minor revisions and additional review by the SP-DRC. Staff therefore also recommends approval with conditions.

ISSUES

- Additional minor revisions to the plans are required by the SP-DRC prior to application for building permits; this is noted as a condition of approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. The Planning Commission and staff recommended approval.

11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed mixed use development on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville. The Planning Commission and staff recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
03/18/09	The City Council approved a Waiver (WVR-32366) of Section IV(C) of the City of Las Vegas Street Naming and Address Assignment Regulations as adopted by Title 13.28 to allow the suffix "Place" on a northeast/southwest street where only allowed for use on northwest/southeast streets in the Union Park development, located at the northeast intersection of Grand Central Parkway and Bonneville Avenue. Staff recommended approval.
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.
05/10/11	The Planning Commission voted to abey SDR-41033 to the 06/14/11 Planning Commission meeting at the applicant's request.
06/14/11	The Planning Commission voted to abey SDR-41033 to the 07/12/11 Planning Commission meeting at the applicant's request.

Most Recent Change of Ownership	
04/29/04	A deed was recorded for a change in ownership on APN 139-34-211-001.

Related Building Permits/Business Licenses
No building permits or business licenses pertain to the subject site.

Pre-Application Meeting	
02/17/11	A pre-application meeting was held with the applicant's representative, where requirements for a Site Development Plan Review for a private park were discussed. During the meeting, it was determined that a variance would be necessary to allow a proposed monument sign to encroach into the required setback area for such signs. This sign was later deemed a development entry sign that met Title 19 requirements and as such, a variance would not be necessary. Other items noted included the following: • A signed letter of review from the Symphony Park Design Review Committee (SP-DRC) is required at the time of submittal. The SP-DRC had not yet reviewed the proposal and was scheduled to do so in early March. • An encroachment agreement may be sought for landscaping in the western portion of the pass-through area in lieu of a petition of vacation.

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

Field Check	
03/03/11	A field check was conducted on the site. The proposed park area is being used at this time as a staging area for construction of the approved performing arts center to the south.

Details of Application Request	
Site Area	
Net Acres	1.58

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Performing Arts Center	MXU (Mixed Use)	PD (Planned Development)
East	Construction Staging Area	MXU (Mixed Use)	PD (Planned Development)
West	Undeveloped	MXU (Mixed Use)	PD (Planned Development)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District (Symphony Park)	X		Y
G-O (Gaming Enterprise Overlay) District	X		N/A
A-O (Airport Overlay) District (175 Feet)	X		Y
Downtown Casino Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Symphony Park Design Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	68,646 SF	N/A
Min. Lot Width	N/A	170 Feet	N/A

Symphony Park Schematic Streetscape Design

Streetscape Standards	*Required*	*Provided*	*Compliance*
Symphony Park Avenue	Rio Grande Velvet Ash Trees—24' on center (25% plantings/25% special paving/50% scored concrete) 4' square tree grates	60" box Arizona Ash spaced 20' on center, Medjool Date Palms 30' BTH spaced 24' on center; min. 8' sidewalk with planter, 4' tree grates and special paving	Y
Symphony Park East	Per Park Design (65% plantings/20% special paving/15% scored concrete) Benches/Lighting Planter pots Trash Receptacles Seatwalls	Medjool Date Palms 22-30' BTH 60" box Desert Museum Palo Verde 60" Red Push Pistache 48" Carolina Cherry Laurel 48" Holly Oak 60" Southern Live Oak turf area Benches/planters/trash receptacles/seatwalls	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Symphony Park Avenue (each direction)	N/A	N/A	23	N/A
Promenade Place	N/A	N/A	34	N/A
City Parkway	N/A	N/A	56	N/A

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

Parking Requirement - Downtown							
Use	***Gross Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Private Park	1.58 acres net/gross	2 spaces per gross acre	4				
TOTAL SPACES REQUIRED			4		0		N
Regular and Handicap Spaces Required			3	1	0	0	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

The subject site is located within a PD (Planned Development) zoning district and the Symphony Park District of the Downtown Centennial Plan Overlay District. Development within this district is subject to the Symphony Park Design Standards Manual. No waivers of the Design Standards have been requested. The proposed development has no impact on the site's location within the Gaming Enterprise Overlay District or Downtown Casino Overlay District. The site is located within the Airport Overlay District with a 175-foot height restriction on structures; there are no buildings proposed, and all proposed walls and art pieces are in conformance with the requirements of the Overlay District. The final design of the art pieces and features has not been determined; they are not subject to Planning review.

The proposed private park conforms to the requirements of the Downtown Centennial Plan and Symphony Park Design Standards. No parking will be located onsite; instead, parking will be provided in nearby offsite surface lots or in planned parking structures not a part of this review, as permitted by Title 19.06 and the Downtown Centennial Plan. Vehicular traffic will safely be able to circulate around the perimeter using Symphony Park Avenue, City Parkway and Promenade Place. A bus shelter is provided at the east end of the park to accommodate bus traffic on City Parkway. A lane is provided at the northeast and southeast corners to allow restricted vehicular traffic to enter the park for staging purposes.

The SP-DRC reviewed and approved the east parcel of Symphony Park on 06/09/11. Minor revisions are required to the plans, which will be re-reviewed by the Committee for approval. Many of the SP-DRC's concerns were addressed at the time of submittal to the city for site development review.

As the proposed development conforms to applicable standards and has received conditional approval from the SP-DRC, staff recommends approval with conditions.

FINDINGS (SDR-41033)

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

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

   The proposed private park development is an integral part of the master design of the Symphony Park planned area and complements the performing arts center currently under construction to the south as a civic open space.

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

   The proposed private park is consistent with the Mixed Use designation of the General Plan, the provisions of Title 19.06, the Downtown Centennial Plan and the Symphony Park Design Standards Manual, and has been approved by the SP-DRC.

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

   Access to the perimeter of the proposed park is provided by Symphony Park Avenue, Promenade Place and City Parkway. Vehicular access to the park interior is restricted. A bus stop on City Parkway will provide orderly access to the edge of the park for pedestrians and cyclists.

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

   Structural, paving and landscape materials have been approved by the SP-DRC and are appropriate for the Symphony Park planned development area.

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

   No buildings are proposed at this time; the seatwall and planter are compatible with the design of the development and will be harmonious with surrounding development in the Symphony Park area.

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

   Development is subject to permits and inspection, thereby ensuring the health, safety and general welfare of the public.

NOTICES MAILED 89

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41033** APN: APN-139-34-211-001

Name of Property Owner: City Parkway V, Inc

Name of Applicant: Sam Gladstein - CITY PARKWAY V, INC

Name of Representative: Christopher Langham - JW ZUNINO LANDSCAPE ARCHITECTURE

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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FEB 24 2011

Print Name: Sam Gladstein

Subscribed and sworn before me

This 24 day of February, 2011

_____
Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1800-1
My Appt. Expires Jan. 18, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Promenade Place @ Symphony Park Avenue

Project Name Symphony Park **Proposed Use** Private Park

Assessor's Parcel #(s) APN-139-34-211-001 **Ward #** 5

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

Commercial Square Footage 4,900 **Floor Area Ratio**

Gross Acres 1.6 **Lots/Units** **Density**

Additional Information Parcel M3

PROPERTY OWNER City Parkway V, Inc. **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

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

E-mail Address sgladstein@newlandco.com

APPLICANT City Parkway V, Inc. **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

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

E-mail Address sgladstein@newlandco.com

REPRESENTATIVE JW Zunino Landscape Architecture **Contact** Christopher Langham

Address 3191 S. Jones Blvd **Phone:** (702) 253-9390 **Fax:** (702) 253-1016

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

E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 24. day of February, 20 11.

Jill Kleles

Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1800-1
My Appt. Expires Jan. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-41033
Meeting Date:	4/12/11
Total Fee:	$1030.00
Date Received:*	2/24/11
Received By:	Romeo

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FEB 24 2011

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

Revised 10/27/08

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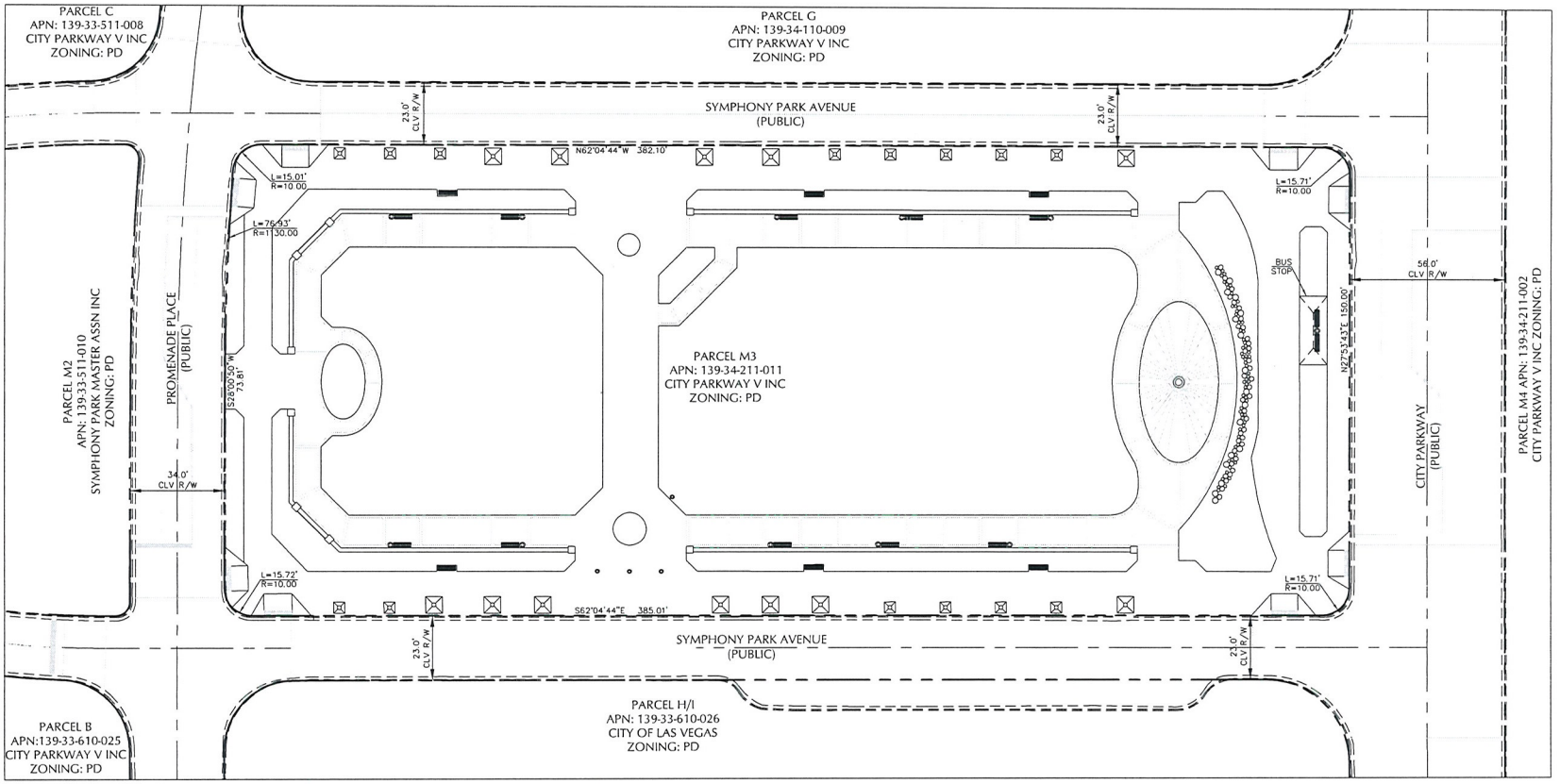


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

LEGEND

PROPERTY LINE-ADJACENT

PROPERTY LINE-RIGHT-OF-WAY

EXISTING PROPOSED

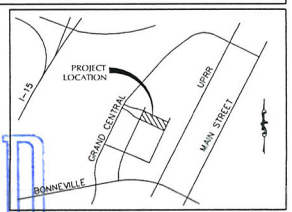
18" MODIFIED TYPE 'L' CURB AND GUTTER

6" TYPE 'A' CURB

SITE INFORMATION

SITE ACREAGE:
PARCEL M3: 1.58 AC± (68,646 S.F.)

ZONING CLASSIFICATION:
PLANNED DEVELOPMENT DISTRICT (PD)



VICINITY MAP

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SDR-41033
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NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

DATE	06/20/11
JOB NUMBER	4021
DESIGN BY	R. GOEBEL
DRAWN BY	R. GOEBEL
CHECKED BY	T. MILLER, P.E.

SYMPHONY PARK
PARCEL M3
SITE PLAN

MARTIN & MARTIN
CIVIL ENGINEERS
2355 RED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

SHEET NUMBER

SDR

SHEET 1 OF 1

LIFESCAPES
INTERNATIONAL, INC.
LANDSCAPE ARCHITECTS &
DESIGNERS OF THEMED ENVIRONMENTS

4930 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
PH (949) 476-8888 FAX (949) 476-8854

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

SYMPHONY PARK
LAS VEGAS, NEVADA

SAFETY ALERT
Call Before You Overhead
1-702-593-6111

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600

CONSULTANTS

IRRIGATION CONSULTANT

RUSSELL-RETAN GROUP
50430 DOVEWOOD LANE
OAKHURST, CA 93644
(559) 641-5754
CONTACT: LE ROY RUSSELL

SHEET INDEX

LANDSCAPE COVER SHEET	L1.00
LANDSCAPE GENERAL ARRANGEMENT PLAN	L2.01
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LANDSCAPE FINISH SCHEDULE/NOTES	L3.00
SUN SHADE STUDY	L4.01
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LANDSCAPE MODEL IMAGES - S VIEW	L5.03
LANDSCAPE PLANTING PLAN - TREES AND VINES	L6.01
LANDSCAPE PLANTING PLAN - SHRUBS AND GROUND COVER	L7.01
ILLUSTRATIVE LANDSCAPE PLAN	
PROPOSED MATERIAL IMAGES	

ABBREVIATIONS

AC.	ASPHALTIC CONCRETE	EA.	EACH	M	MULTI-TRUNKED	T.	TURF
A/C	AIR CONDITIONING	E.J.	EXPANSION JOINT	MAX.	MAXIMUM	TBD	TO BE DETERMINED
℄	ALIGN	ELEV.	ELEVATION	MIN.	MINIMUM	T.C.	TOP OF CURB
ALT.	ALTERNATE	ESP.	ESPALIER	MED.	MEDIUM	T.F.	TOP OF FENCE
ARCH.	ARCHITECT(URAL)	EQ.	EQUAL	MFR.	MANUFACTURER	T.O.F.	TOP OF FOOTING
AUTO.	AUTOMATIC	EXIST.	EXISTING	MISC.	MISCELLANEOUS	T.G.	TOP OF GRATE
		EXT.	EXTERIOR			THK.	THICKNESS)
BLDG.	BUILDING			NAT.	NATURAL	T.P.	TOP OF PILASTER
BLK.	BLOCK	F.F	FINISH FLOOR	NO.	NUMBER	T.S.	TOP OF STEP
B.O.C.	BACK OF CURB	F.G.	FINISH GRADE	N.I.C.	NOT IN CONTRACT	T.W	TOP OF WALL
B.S.	BOTTOM OF STEP	FIN.	FINISH (ED)	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
B.W.	BOTTOM OF WALL	F.J.	FOUNTAIN JET				
		F.L.	FLOW LINE	O.C.	ON CENTER	W/	WITH
C.B.	CATCH BASIN	F.O.C.	FACE OF CURB	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
C.I.	CAST IRON	F.O.W.	FACE OF WALL			WD.	WOOD
C.J.	COLD JOINT	F.S.	FINISH SURFACE	P.A.	PLANTING AREA	W.I.	WROUGHT IRON
℄	CENTERLINE	FT.	FOOT OR FEET	P.E.	PAD ELEVATION	W.W.M.	WELDED WIRE MESH
CLR.	CLEAR	FTG.	FOOTING	P.L.	PROPERTY LINE	W.S.	WATER SURFACE
COL.	COLUMN			P.O.T.	POINT OF TANGENCY		
CONC.	CONCRETE	GA.	GAUGE	PR.	PAIR		
CONT.	CONTINUOUS	GAL.	GALLON	PREFAB.	PREFABRICATED		
		GALV.	GALVANIZED				
d	PENNY (NAIL SIZE)	G.C.	GROUNDCOVER	R./RAD.	RADIUS		
DBL.	DOUBLE	G.F.F	GARAGE FINISH FLOOR	REF.	REFERENCE		
D.D.	DECK DRAIN	GR.	GRADE	REV.	REVISION		
DET.	DETAIL			RWD.	REDWOOD		
DIA.	DIAMETER	HORIZ.	HORIZONTAL				
DIAG.	DIAGONAL	H.P.	HIGH POINT				
⏚	DIRECTION OF FLOW	HT.	HEIGHT	SHT.	SHEET		
DIM.	DIMENSION			SIM.	SIMILAR		
D.F.	DOUGLAS FIR	I.D.	INSIDE DIAMETER	SPEC.	SPECIFICATION		
D.L.	DRAIN LINE	INV.	INVERT	S.L.	SCORE LINE		
DN.	DOWN	INT.	INTERIOR	SQ.	SQUARE		
D.S.	DOWN SPOUT			STD.	STANDARD		
DWG.	DRAWING	L.A.	LANDSCAPE ARCHITECT				

GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.
5. ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
6. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AFTER THE SITE HAS BEEN STAKED-OUT PRIOR TO CONTINUATION OF WORK.
7. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
8. NO CHANGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCIES BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLAN UNLESS SUCH DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.
9. ALL PAVED SURFACES SHALL HAVE A MINIMUM OF 3-1/2" THICKNESS.
10. EXPANSION JOINTS SHALL BE 15' O.C. MAXIMUM IN SURFACES LESS THAN 15' IN WIDTH. CONTROL JOINTS SHALL BE 5' O.C. MAXIMUM.
11. ALL PAVED AND FINISH GRADE AREAS SHALL SLOPE TO DRAIN.
12. ALL PLANTING AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE SPECIFIED ON PLANS.
13. ALL PAVED SURFACES SHALL DRAIN TO A MINIMUM OF 1%.
14. ALL WOOD, UNLESS OTHERWISE NOTED, SHALL BE DOUGLAS FIR COMMON EXPOSED GRADE OR BETTER.
15. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2800 P.S.I. AT 28 DAYS.
16. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.
17. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
18. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.

Lifescapes International, Inc.
4930 Campus Drive
Newport Beach, California 92660
Phone:(949)476-8888 Fax:(949)476-8854
Website: www.lifescapesintl.com

OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK
LAS VEGAS, NEVADA

SEAL

REVISIONS

No.	Date	Issue

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06.20.2011

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DRAWING TITLE
LANDSCAPE COVER SHEET

DRAWING NO.

L1.01

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JUN 20 2011

SDR-41033
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FILE NAME: I:\1104\LOT 6\CADD\DESIGN DEV\2 - P & D SUBMITTAL\1104DVP&P-01.DWG
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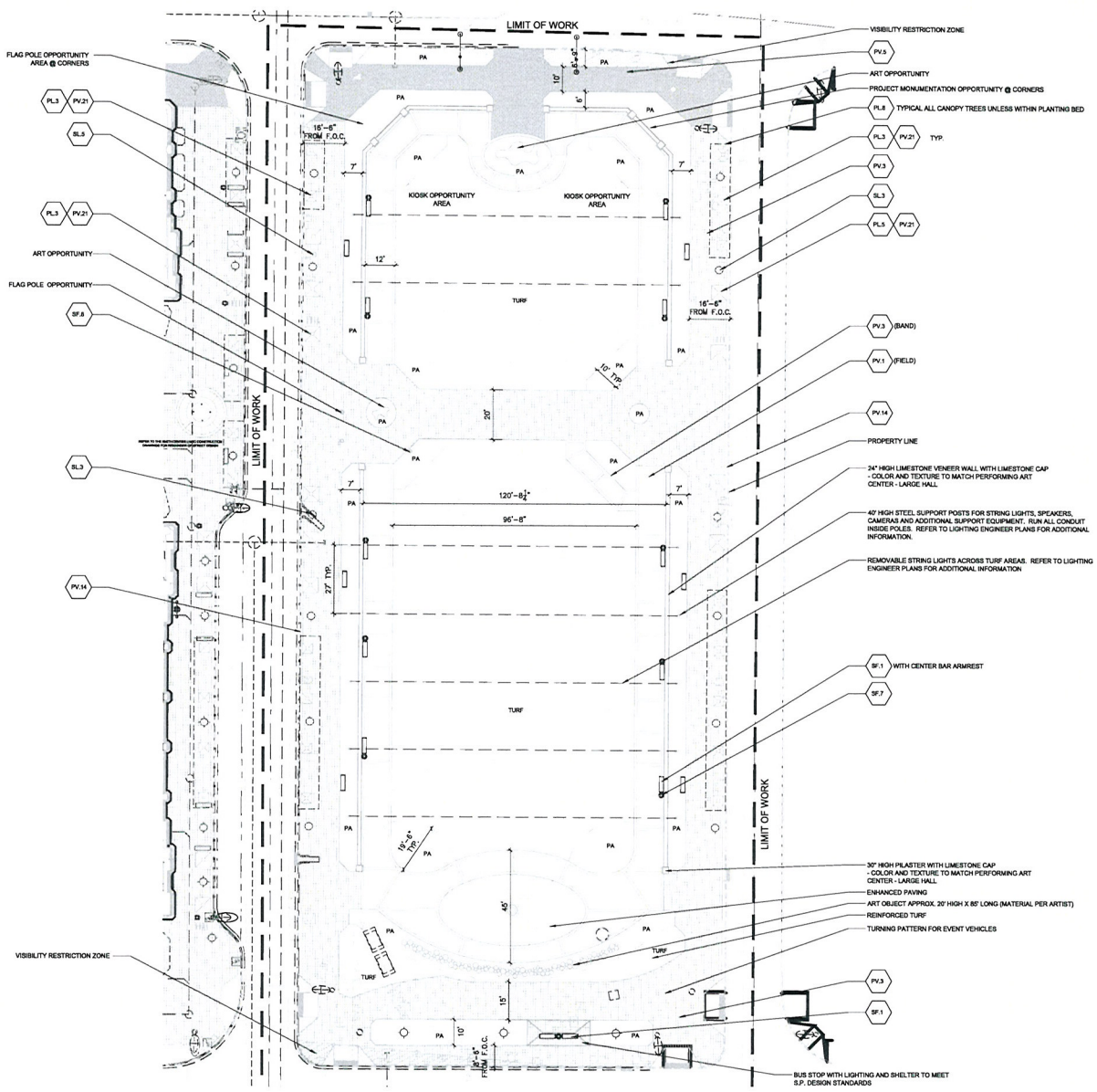
TIME: 16 JUN 2011 - 2:59PM



NOTE:
REFER TO SHEET L3.00 FOR FINISH SCHEDULE

STONE/CONCRETE PAVER NOTES:

1. REFER TO PLANS FOR PAVER (PRECAST AND STONE) STARTING POINTS. PAVERS SHOULD BE LAID IN THE PATTERN SHOWN WITH TRUE BOND LINES. JOINT WIDTH AND LINES (BOND LINES) SHALL BE STRAIGHTENED AND ALIGNED.

2. PAVER PATTERNS SHALL BE LAID OUT/FIELD MEASURED TO ASSURE THAT CUT PAVERS OR PAVER SLIVERS WILL BE MINIMAL. CUTS SMALLER THAN ONE THIRD OF THE WHOLE PAVER SHALL NOT BE ACCEPTED.

3. ALL STONE AND CONCRETE PAVERS (WITHIN THE PARK) SHALL BE FINISHED WITH A MATTE FINISH PENETRATING SEALER THAT DOES NOT ALTER THE COLOR OF THE PAVER OR DECREASE THE SLIP RESISTANCE OF THE PAVER SURFACE. SEALED SAMPLES OF ALL STONE/CONCRETE PAVERS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.

4. BROKEN OR CHIPPED STONE/PAVERS WILL NOT BE ACCEPTED

5. ALL CUTS SHALL BE MADE CLEAN AND STRAIGHT USING A MASONRY SAW.

6. CONTRACTOR SHALL PROVIDE NO LESS THAN 100 UNITS OF EACH PAVER INSTALLED FOR THE OWNER. THE SPARE UNITS SHALL BE DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER.

ALL PAVERS AND SUB SLABS SHALL BE DESIGNED TO ACCOMMODATE HEAVY EQUIPMENT FOR PERFORMANCE SET UP AND MAINTENANCE.

SCALE: 1"=20'

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Lifescapes International, Inc.
4930 Campus Drive
Newport Beach, California 92660
Phone:(949)476-8888 Fax:(949)476-8854
Website: www.lifescapesintl.com

OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK
LAS VEGAS, NEVADA

SEAL

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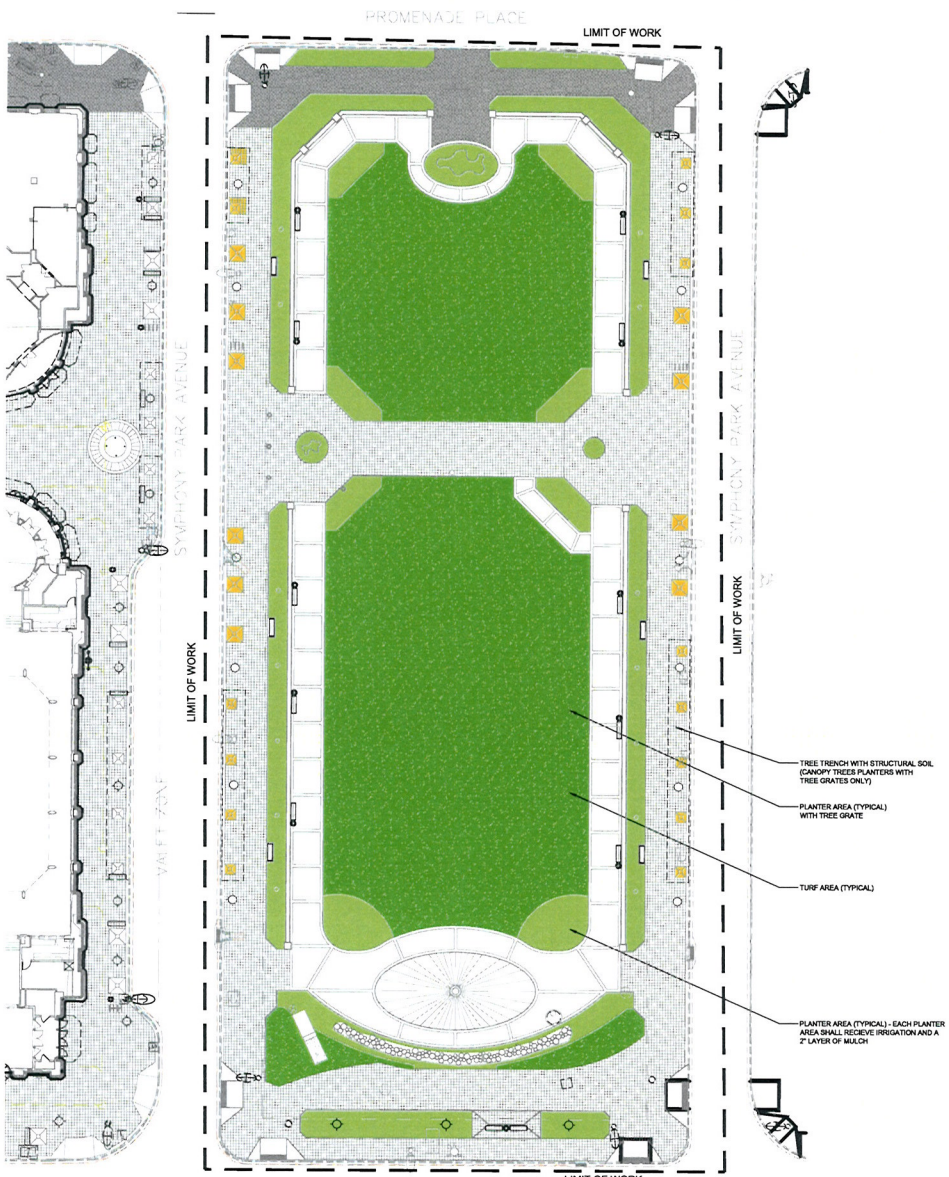
LANDSCAPE GENERAL ARRANGEMENT PLAN

DRAWING NO.

L2.01

FILE NAME: I:\1104JLOT NEC\CODDESIGN DEV\2 - P & D SUBMITTALS\1104CND1.PD.DWG
USER:
TIME: 16 JUN 2011 - 3:30PM



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0 5' 10' 20' 40'
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4630 Campus Drive
Newport Beach, California 92660
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Website: www.lifescapesintl.com

OWNER

SYMPHONY PARK

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ISSUE
06.20.2011

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LANDSCAPE SITE PLAN COLOR

DRAWING NO.

L2.02

FILE NAME: I:\1104\DLOT MROA\DOCS\SDR\SDR_2 R D SUBMITTAL\1104SPCOLOR-01.DWG
USER: Ben
TIME: 16-JUN-2011 - 3:52PM

SDR-41033
REVISED

FINISH SCHEDULE - SITE DETAIL KEYNOTES - SEE SYMPHONY PARK DESIGN GUIDELINE STANDARDS

SYM.	MANUF./SUPPLIER (SPDG- PAVEMENTS, CURBS AND TREE GRATES)
PV.3	DESCRIPTION: CONCRETE UNIT PAVER AT PEDESTRIAN/VEHICLULAR FIELDS AND BANDS TYPE/COLOR: PRECAST CONCRETE CONC. PAVER - 11 ¾" X 11 ¾" X 2 ½" LIMESTONE COLOR FINISH: TUDOR PATTERN/LAYOUT: STACKED BOND MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH PAVER JOINTS - SLAB REINFORCED TO ACCOMODATE HEAVY VEHICULAR USE
PV.5	DESCRIPTION: QUARTZITE STONE PAVER AT PEDESTRIAN AREA - 4" SQUARE PAVER 1 1/2" - 1 3/4" THICK TYPE/COLOR: PER APPROVED MOCKUP - DESERT GOLD NATURAL QUARTZITE FINISH: NATURAL CLEFT PATTERN/LAYOUT: TOP EDGE EASED, SAWN EDGE. ¼" MORTAR JOINT TO MATCH PAVING COLOR. MANUFACTURER: SPECIALTY STONE PRODUCTS NOTES: EXPANSION JOINTS IN SUB SLAB TO ALIGN WITH STONE EXPANSION JOINTS (PER APPROVAL OF ADMINISTRATIVE WAIVER FOR ORIGINAL PRODUCT BY THE SPDRC)
PV.14	DESCRIPTION: 12" CONCRETE BUFFER STRIP AT CURB TYPE/COLOR: 1% +/- SOLOMON 306 CANVAS (TEST POUR DEPENDENT) FINISH: EXPOSE SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: REFER TO PV.1 MANUFACTURER: SOLOMON COLORS NOTES: ¼" RADIUS AT ALL EXPOSED EDGES - REINFORCED CONCRETE REQUIRED FOR ALL AREAS TO ACCOMODATE EQUIPMENT
PV.21	DESCRIPTION: TREE GRATE B MODEL: ADA - 4' SQUARE FOR TREES & 6' SQUARE FOR PALMS FINISH: RAW CARBON STEEL (NOT PAINTED) MANUFACTURER: IRONSMITH DESIGN NOTES: ORIENT GRATE 'JOINT' PERPENDICULAR TO CURB AND WITH PAVER GROUT LINES
PV.A	DESCRIPTION: PEDESTRIAN PAVING FOR INTERIOR WALKS TYPE/COLOR: SOLOMON 306 CANVAS WITH 40% MICA CHIPS ADDED FINISH: EXPOSE MICA, SAND AND FINE AGGREGATES WITH LIGHT CONCRETE RETARDER APPLIED TO CONCRETE PATTERN/LAYOUT: SAWCUT FIELDS AS SHOWN MANUFACTURER: SOLOMON COLORS NOTES: REINFORCED CONCRETE REQUIRED FOR ALL AREAS TO ACCOMODATE PERFORMANCE EQUIPMENT

SYM.	MANUF./SUPPLIER (SPDG- SITE FURNITURE)
SF.1	DESCRIPTION: PROJECT BENCH - BACKLESS - WITH CENTER HANDRAIL MANUFACTURER: LANDSCAPE FORMS MODEL: ARCATA-BACKLESS COLOR: POLYSITE SEAT-DRIFTWOOD, STEEL-GALVANIZED IF POSSIBLE, ALTERNATIVE-POWDER COAT SILVER NOTES: PROVIDE FOOTING PER MANUFACTURER RECOMMENDATIONS
SF.7	DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: LANDSCAPE FORMS MODEL: CHASE PARK COLOR: STEEL-GALVANIZED ALTERNATIVE-POWDERCOAT SILVER NOTES:
SF.9	DESCRIPTION: BICYCLE RACK MANUFACTURER: LANDSCAPE FORMS MODEL: BOLA COLOR: GALVANIZED ALTERNATIVE-STAINLESS STEEL NOTES:

SYM.	MANUF./SUPPLIER (SPDG- PLANTING & LANDSCAPE)
PL.1	DESCRIPTION: STREET TREE IN LANDSCAPE PANEL
PL.2	DESCRIPTION: STREET TREE IN HARDSCAPE MODEL #5220 60" SQUARE WITH 2 HALVES AND ALLOWING 4 UPLIGHT LOCATIONS (AS SHOWN ON PLAN 2.5' FROM TRUNK).OPENING TO BE FILLED WITH DECOMPOSED GRANITE TO MATCH ADJACENT PAVING AVAILABLE THROUGH IRONSMITH (760) 776-5077
PL.3	DESCRIPTION: STREET TREE IN TREE GRATE (6' X 6' FOR PALMS, 4' X 4' FOR CANOPY TREES) NOTES: REFER TO TREE GRATE SPECIFICATION PV-20
PL.5	DESCRIPTION: PALM IN TREE GRATE (6' X 6' FOR PALMS) NOTES: REFER TO TREE GRATE SPECIFICATION PV-21
PL.8	DESCRIPTION: TREE TRENCH WITH CU-SOIL SIZE: AS SHOWN ON PLANS REFER TO DETAIL B, SHEET L3.01 NOTES: NSTALL CU-SOIL PER CU-SOIL SPECIFICATIONS AND PROCEDURES

SYM.	MANUF./SUPPLIER (SPDG- DRINKING FOUNTAIN)
SF.8	DESCRIPTION: DRINKING FOUNTAIN MANUFACTURER: DAE MODEL: BRANCA FOUNTAIN BY OSCAR DOLL CODE 70/95 COLOR: STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS

SYM.	MANUF./SUPPLIER (SPDG-BARRIERS & FENCING)
BF.2	DESCRIPTION: LANDSCAPE PANEL BARRIER A MANUFACTURER: LANDSCAPE FORMS MODEL: ROBERT-SANTA & COLE COLOR: GALVANIZED, ALTERNATIVE-STAINLESS STEEL NOTES: INSTALL PER MFG. SPECIFICATIONS

SYM.	MANUF./SUPPLIER (SPDG-SITE LIGHTING-BY OTHERS)
SL.1	DESCRIPTION: PROMENADE LIGHT MANUFACTURER: VISIO LIGHTING MODEL: HELLUX 535 SERIES NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
SL.2	DESCRIPTION: TREE UPLIGHT MANUFACTURER: KIM LIGHTING MODEL: LED LIGHTVAULT NOTES: FOUR UPLIGHTS PLACED 2'-6" FROM ALL DECIDUOUS STREET TREES ON PROMENADE - REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION
SL.3	DESCRIPTION: PEDESTRIAN LIGHT MANUFACTURER: LOUIS POULSEN MODEL: KASTRUP COLOR: COPPER, BRUSHED, NATURAL PAINTED ALUMINUM, POWDER COATED NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL NFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
SL.5	DESCRIPTION: STREET LIGHT MODEL: CENTENNIAL STREET LIGHT NOTES: REFER TO LIGHTING CONSULTANT/ELECTRICAL ENGINEER FOR ADDITIONAL INFORMATION AND TO VERIFY PHOTOMETRIC REQUIREMENTS
EX.3	DESCRIPTION: EXISTING STREET LIGHT

CONTACTS

FAIR WEATHER SF
1540 LEADER INTERNATIONAL DRIVE
PORT ORCHARD, WA 98367
PH: 360.895.2626
FAX: 360.895.1284
WWW.FAIRWEATHERSF.COM

LANDSCAPE FORMS
PH: 818.761.0655
FAX: 818.761.3143
WWW.LANDSCAPEFORMS.COM
ATTN: LARRY CASEY

SOLOMON COLORS
1251 WEST DURST DRIVE
RIALTO, CA 92376
PH: 909.874.9444
FAX: 909.874.9444
WWW.SOLOMONCOLORS.COM

VEGAS ROCK
11535 BERMUDA ROAD
HENDERSON, NV 89052
PH: 702.791.7625
FAX: 702.361.6360
WEBSITE: VEGASROCK.COM

HANOVER ARCHITECTURAL PRODUCTS
240 BENDER ROAD
HANOVER, PA 17331
PH: 717.637.0500
FAX: 717.637.7145
WWW.HANOVERPAVERS.COM

IRONSMITH DESIGN
PO BOX 10868
PALM DESERT, CA 92255
PH: 760.776.5077
FAX: 760.776.5080
HTTP://SNOW.HE.NET/~FESMITH/INDEX.HTM#
ATTN:

DAE
SPAIN
PH: +34 93.614.84.00951.737.6240
WEBSITE: WWW.DAE.ES

NOTES

1. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO INSTALLATION.
2. REFER TO MANUFACTURER/SUPPLIER LIST, THIS SHEET, FOR CONTACT INFORMATION.
3. ALL LIGHTING AND ELECTRICAL CIRCUTING PER THE ELECTRICAL CONTRACTOR

LIGHTING/TREE LAYOUT NOTE:

CONTRACTOR SHALL VERIFY LIGHT STANDARD LAYOUT AND RELATIONSHIP TO TREE LAYOUT AS SHOWN PER PLAN. ANY DISCREPENCIES SHALL BE DOCUMENTED WITH AS BUILT LOCATIONS AND PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO TREE/PAVER INSTALLATION

STONE/CONCRETE PAVER NOTES:

1. REFER TO PLANS FOR PAVER (PRECAST AND STONE) STARTING POINTS. PAVERS SHOULD BE LAID IN THE PATTERN SHOWN WITH TRUE BOND LINES. JOINT WIDTH AND LINES (BOND LINES) SHALL BE STRAIGHTENED AND ALIGNED.

2. PAVER PATTERNS SHALL BE LAID OUT/FIELD MEASURED TO ASSURE THAT CUT PAVERS OR PAVER SLIVERS WILL BE MINIMAL. CUTS SMALLER THAN ONE THIRD OF THE WHOLE PAVER SHALL NOT BE ACCEPTED.

3. ALL STONE AND CONCRETE PAVERS (WITHIN THE PARK) SHALL BE FINISHED WITH A MATTE FINISH PENETRATING SEALER THAT DOES NOT ALTER THE COLOR OF THE PAVER OR DECREASE THE SLIP RESISTANCE OF THE PAVER SURFACE. SEALED SAMPLES OF ALL STONE/CONCRETE PAVERS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.

4. BROKEN OR CHIPPED STONE/PAVERS WILL NOT BE ACCEPTED

5. ALL CUTS SHALL BE MADE CLEAN AND STRAIGHT USING A MASONRY SAW.

6. CONTRACTOR SHALL PROVIDE NO LESS THAN 100 UNITS OF EACH PAVER INSTALLED FOR THE OWNER. THE SPARE UNITS SHALL BE DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER.

ALL PAVERS AND SUB SLABS SHALL BE DESIGNED TO ACCOMMODATE HEAVY EQUIPMENT FOR PERFORMANCE SET UP AND MAINTENANCE.

CALICHE SOIL NOTE:

THE LANDSCAPE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST FOR PENETRATING THROUGH CALICHE OR HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE OR PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW FOR WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE CALICHE OR HARD PAN BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM THE PLANTING PIT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.

PLANTING NOTES:

1. ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND REGULATIONS.
2. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
3. FINAL LOCATION OF ALL TREES AND PALMS SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO EXCAVATION OF PLANTING PITS.
4. INSTALL 2" LAYER OF PLANTER MULCH IN ALL PLANTING AREAS; MATCH PLANTER MULCH IN EXISTING PLANTERS.
5. ALL PALM TREES SHALL BE PLANTED PLUMB.
6. PALM TREE HEIGHTS LISTED ARE BROWN TRUNK HEIGHT.

SHRUB LAYOUT NOTE:

ALL SHRUBS ARE TO BE SPOTTED IN THE FIELD PER THE SHRUB PLAN BY THE LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS.

ESPALIER NOTE:

REMOVE ALL ESPALIERS FROM TRELLIS AND ATTACH TO WALL OR FENCE WITH VINE GUYS.

PLANTING SHRUBS, VINES & GROUNDCOVERS:

1. SHRUBS AND VINES: PLANTING PITS FOR SHRUBS AND VINES SHALL BE 6" GREATER IN DIAMETER AND 6" DEEPER THAN PLANT ROOTBALL. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING AND WATERING. ALL VINES SHALL BE REMOVED FROM STAKES, UNTIED, AND SECURELY FASTENED IN ALL APPROVED MANNER TO THE WALL, FENCE OR OTHER SURFACE NEXT TO WHICH THEY ARE PLANTED.

2. GROUNDCOVER PLANTING PITS FOR ROOTED CUTTINGS FROM FLATS SHALL BE 6" X 6" X 6". GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. NO GROUND COVER PLANTS SHALL BE PLANTED IN DRY SOIL.

SET PLANTS IN CENTER OF PITS SO THAT AFTER SETTLING OF SOIL CROWN OF PLANT WILL BE LEVEL WITH FINISHED GRADE THEN BACKFILL AND WATER.

GROUND COVER PLANTS SHALL BE WELL ROOTED WITH RUNNERS MINIMUM 4" LONG.

TREE PLANTING PIT NOTE:

ALL PITS FOR TREES SHALL BE DUG SQUARE WITH BOTTOMS LEVEL, THE LENGTH OF THE SIDES AND THE DEPTH AS SPECIFIED BELOW. COMPACTED SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENED BY SCARIFYING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PREPARED SOIL", THOROUGHLY SETTLED BY WATER APPLICATION. BACKFILL SHALL BE MADE WITH SOIL AS SPECIFIED UNDER "PREPARED BACKFILL MIX".

ALL PLANT PITS FOR TREES 24" BOX SIZE AND LARGER SHALL BE EXCAVATED TO A MINIMUM OF 2' LARGER THAN THE SIDE AND 1' DEEPER THAN THE HEIGHT OF THE CONTAINER IN ORDER TO PERMIT HANDLING. PLANTING PITS FOR PLANT MATERIAL UP TO 15 GALLON SHALL BE A MINIMUM OF 6" LARGER THAN THE DIAMETER AND 6" DEEPER THAN THE HEIGHT OF THE CONTAINER. EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS. PLANTS SHALL NOT BE PLANTED IN DRY SOIL. SOIL SHALL BE MOIST AT LEAST 18" DEEP.

SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION, SO THAT THE CROWN OF THE BALL WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE CONTAINER SOIL SURFACE.

DEEP ROOT BARRIERS

ANY TREE 15 GALLON SIZE OR LARGER PLANTED WITHIN 5'-0" OF HARDSCAPE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE EDGE OF THE HARDSCAPE. MINIMUM 1' BEYOND THE EDGE OF TREE PLANTING PIT.

TREE SIZE	ROOT BARRIER MODEL NO.
15 GALLON	CP18-2
24" BOX	CP24-2
36" BOX & LARGER	CP36-2

AVAILABLE THROUGH: CENTURY PRODUCTS, 1401 N. KRAMER, SUITE B, ANAHEIM, CA 92806 (800) 480-8084 (OR APPROVED EQUIVALENT).

IRRIGATION NOTE:

ALL PLANTING AREAS WILL BE IRRIGATED ACCORDING TO HYDROZONES, PLANT TYPE & ENVIRONMENTAL EXPOSURE AND WILL RECEIVE 100% COVERAGE BY MEANS OF STATE-OF-THE-ART, AUTOMATICALLY CONTROLLED, ELECTRICALLY OR SATELLITE OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1220) SCHEDULE 40 OR CLASS 315. ALL LATERAL LINES SHALL BE CLASS 200 OR CLASS 315. IRRIGATION PIPE SHALL BE INSTALLED AT 18" MIN. DEPTH FOR PRESSURE LINE & 12" DEPTH FOR LATERAL LINES.

Lifescapes International, Inc.
4930 Campus Drive
Newport Beach, California 92660
Phone:(949)476-5886 Fax:(949)476-8854
Website: www.lifescapesintl.com

OWNER
SYMPHONY PARK

PROJECT
SYMPHONY PARK
LAS VEGAS, NEVADA

SEAL

REVISIONS
No. Date Issue

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PC REVIEW

DRAWING TITLE
LANDSCAPE FINISH SCHEDULE AND NOTES

DRAWING NO.
L3.00

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FILE NAME: I:\11042\LOT MS\CAD\DESIGN DEV\2 - P & D SUBMITTAL\11042DC00-PD.DWG
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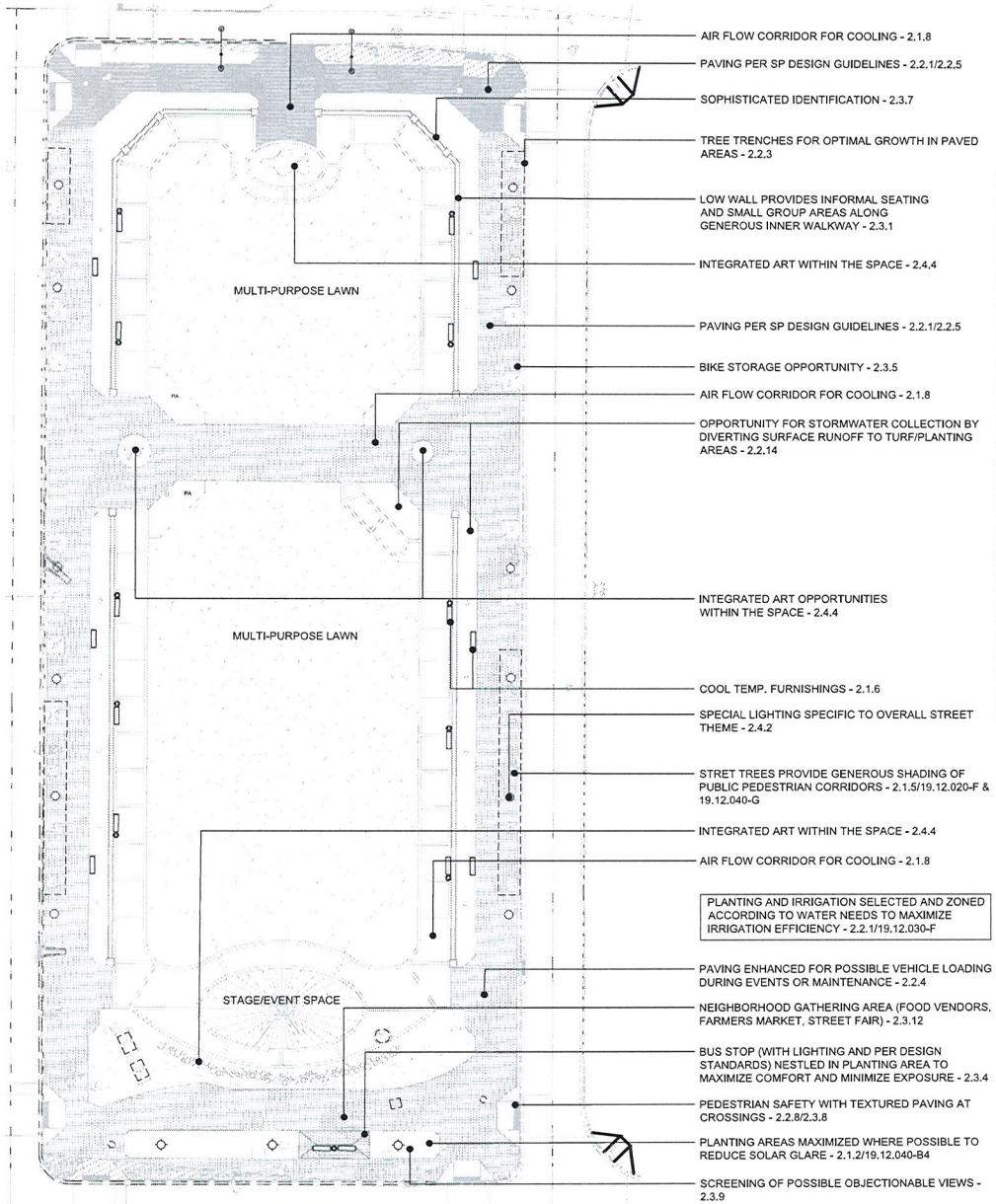

DESIGN OBJECTIVES

TO CREATE A PARK THAT PROVIDES A MULTI-FUNCTIONAL AREA TO CELEBRATE THE ARTS AND ALLOW A SUSTAINABLE, OPEN GREEN SPACE FOR AREA RESIDENTS AND VISITORS THAT REFLECT THE SPIRIT OF THE SURROUNDING URBAN ENVIRONMENT.

- ALLOW SPACE FOR VARIOUS SIZED EVENTS.
- PROVIDE AREAS ON SITE FOR EVENT SERVICES (BOH, TEMPORARY RESTROOMS, ETC.).
- PROVIDE AREAS FOR NEIGHBORHOOD SIZED EVENTS (STREET FAIRS, FARMERS MARKETS, ETC.).
- PROVIDE PEDESTRIAN CIRCULATION PATHS THAT WORK FOR THE PUBLIC DURING EVENTS.
- ALLOW OPEN SPACE FOR INFORMAL PLAY AND STROLLING.
- MAINTAIN A COMMON THREAD TO THE SURROUNDING BUILDINGS AND URBAN ENVIRONMENT WHILE STILL PROVIDING AMPLE PLANTING AREAS, COOLING EXPANSES OF LAWN AND SHADED WALKS.
- UTILIZE SUSTAINABLE PRACTICES THROUGH VARIED AND APPROPRIATE PLANTING AND RESPONSIBLE IRRIGATION.
- MAXIMIZE STORM WATER COLLECTION BY DIVERTING WATER TO PLANTERS BEFORE DISCHARGE INTO DRAINAGE SYSTEM.

REFER TO THE SYMPHONY PARK DESIGN GUIDELINES STREET AND OPEN SPACE REQUIREMENTS (PAGE 18-21 AND THE LAS VEGAS ZONING CODE CHAPTER 19.12 FOR ADDITIONAL INFORMATION ON REFERENCE NOTES PROVIDED IN CALL OUTS

0 5' 10' 20' 40'
SCALE: 1"=20'

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Website: www.lifescapesintl.com

OWNER

SYMPHONY PARK

PROJECT

SYMPHONY PARK
LAS VEGAS, NEVADA

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PC REVIEW

DRAWING TITLE
LANDSCAPE
SYMP. PARK DESIGN
SUMMARY

DRAWING NO.

L4.01

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LANDSCAPE STUDY MODEL - SOUTH EAST VIEW

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DRAWING TITLE
LANDSCAPE MODEL IMAGES SOUTHEAST VIEW

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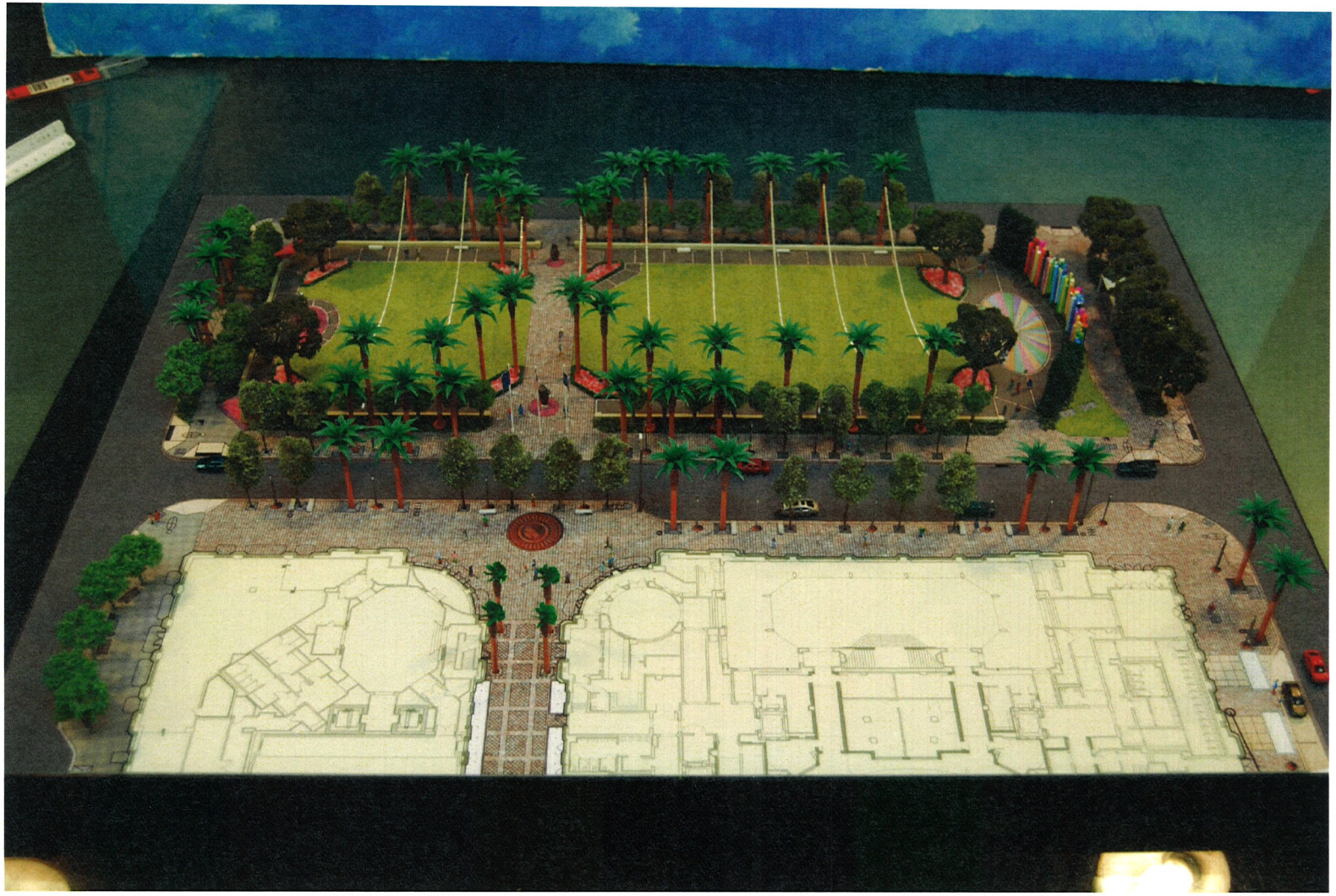

LANDSCAPE STUDY MODEL - NORTH VIEW

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LANDSCAPE MODEL IMAGES NORTH VIEW

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LANDSCAPE STUDY MODEL - SOUTH VIEW

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DRAWING TITLE
LANDSCAPE MODEL IMAGES SOUTH VIEW

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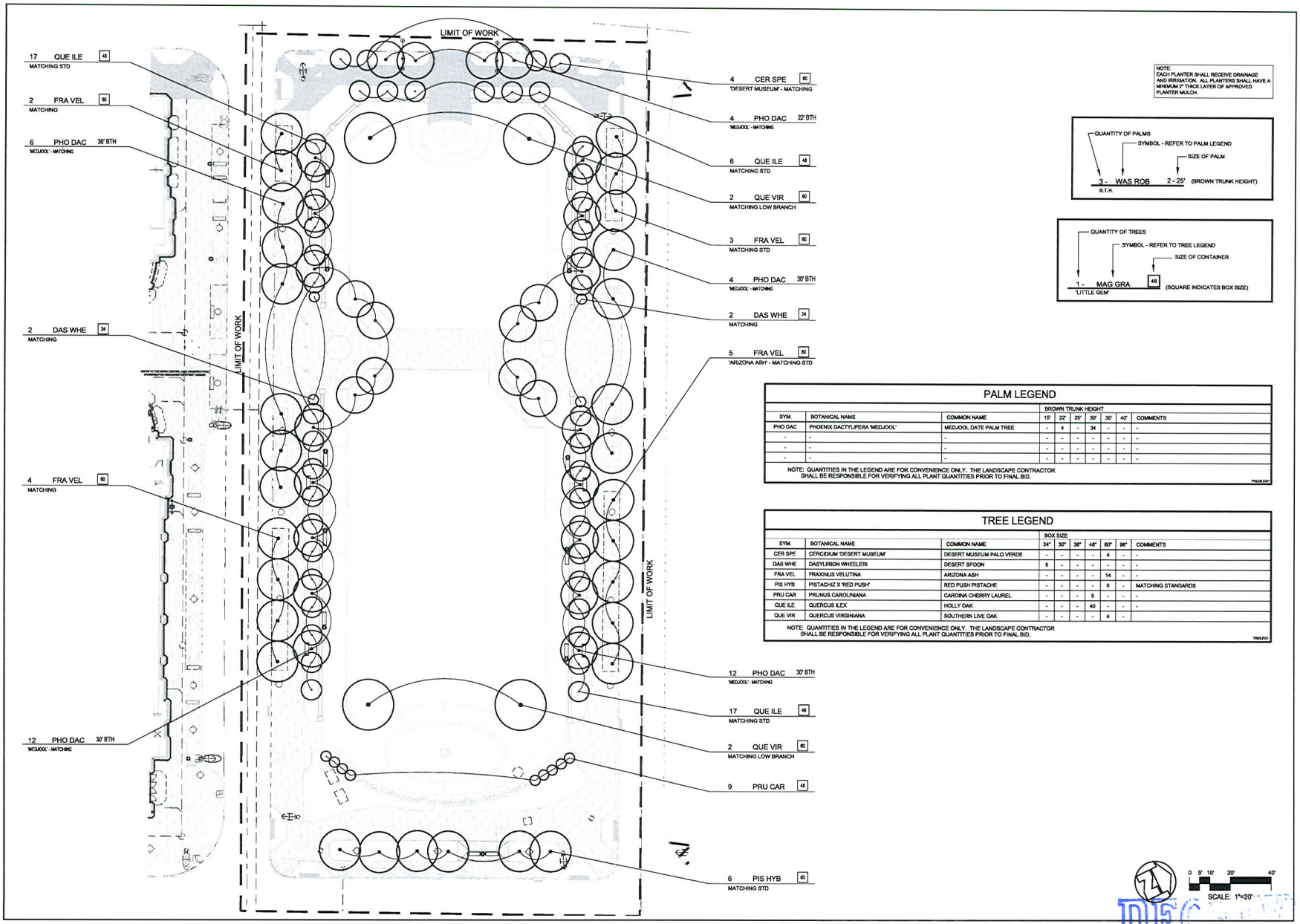

NOTE:
EACH PLANTER SHALL RECEIVE DRAINAGE AND IRRIGATION. ALL PLANTERS SHALL HAVE A MINIMUM 2" THICK LAYER OF APPROVED PLANTER MULCH.

QUANTITY OF PALMS
SYMBOL - REFER TO PALM LEGEND
SIZE OF PALM
3 - WAS ROB 2 - 25' (BROWN TRUNK HEIGHT)
B.T.H.

QUANTITY OF TREES
SYMBOL - REFER TO TREE LEGEND
SIZE OF CONTAINER
1 - MAG GRA 48 (SQUARE INDICATES BOX SIZE)
'LITTLE GEM'

PALM LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	BROWN TRUNK HEIGHT 15'	22'	25'	30'	35'	40'	COMMENTS
PHO DAC	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM TREE	-	4	-	34	-	-	
.	-	-	-	-	-	-	-	-	
.	-	-	-	-	-	-	-	-	
.	-	-	-	-	-	-	-	-	

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

PALM.DXF

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	BOX SIZE 24"	30"	36"	48"	60"	96"	COMMENTS
CER SPE	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	-	-	-	-	4	-	-
DAS WHE	DASYLIRION WHEELERI	DESERT SPOON	6	-	-	-	-	-	-
FRA VEL	FRAXINUS VELUTINA	ARIZONA ASH	-	-	-	-	14	-	-
PIS HYB	PISTACHIZ X 'RED PUSH'	RED PUSH PISTACHE	-	-	-	-	6	-	MATCHING STANDARDS
PRU CAR	PRUNUS CAROLINIANA	CAROINA CHERRY LAUREL	-	-	-	9	-	-	-
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	40	-	-	-
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	-	-	-	-	4	-	-

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TREE.DXF

0 5' 10' 20' 40'
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06.20.2011

PC REVIEW

DRAWING TITLE
LANDSCAPE PLANTING PLAN TREES & VINES

DRAWING NO.
L6.01

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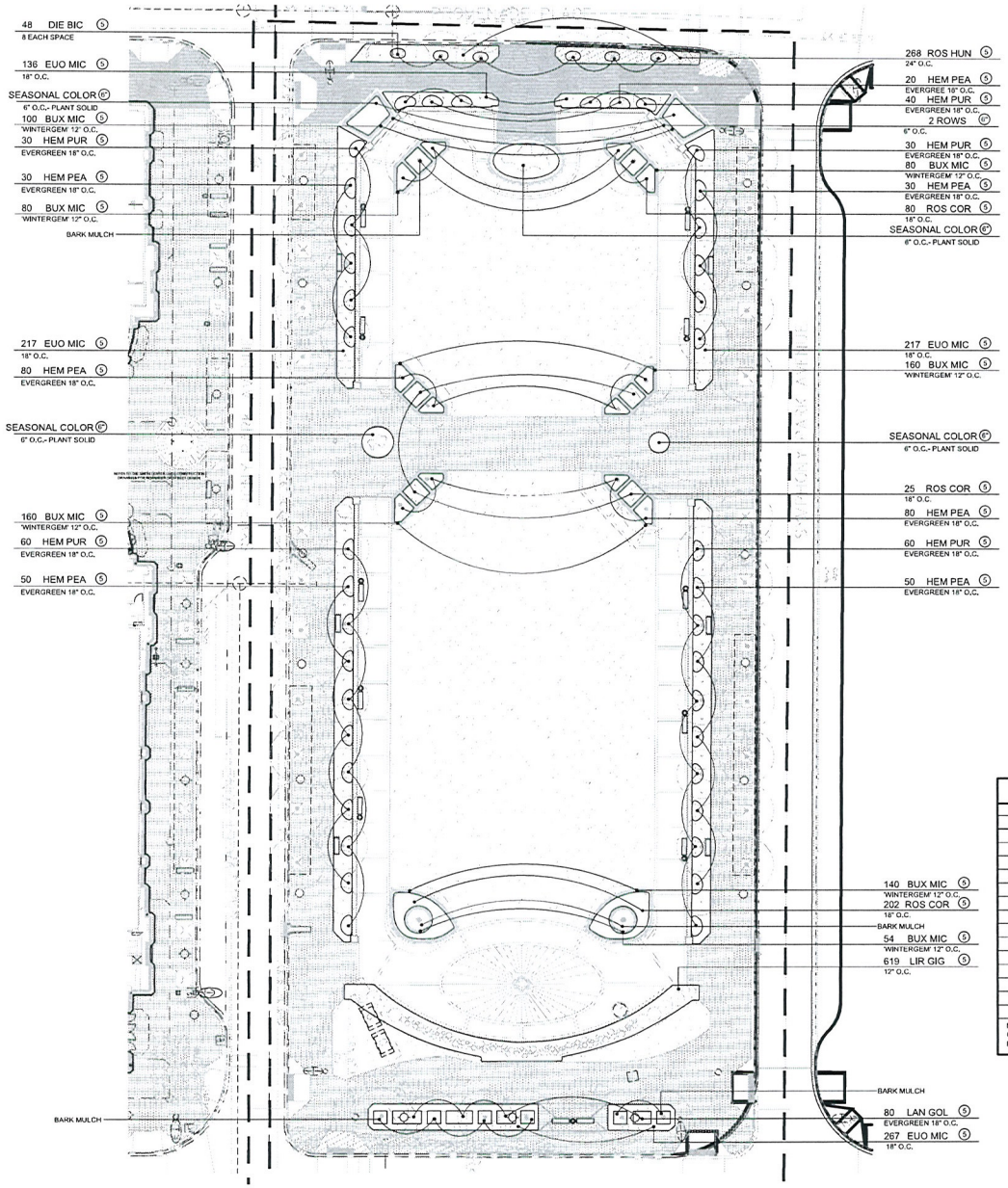

QUANTITY OF SHRUBS
SYMBOL - REFER TO SHRUB LEGEND
SIZE OF CONTAINER

2 - RHA IND (5) (CIRCLE INDICATES GALLON SIZE)
'CLARA'

SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	1G	3G	5G	15G	COMMENTS
BUX MIC	BUXUS MICROPHYYLLA 'WINTERGEM'	WINTER GEM BOXWOOD	-	-	774	-	-
DIE BIC	DIETES BICOLOR	BICOLOR IRIS	-	-	48	-	-
EUO MIC	EUONYMUS MICROPHYLLUS	BOXLEAF EUONYMUS	-	-	837	-	-
HEM PEA	HEMEROCALLIS 'PEACH'	PEACH DAYLILY	-	-	340	-	EVERGREEN
HEM PUR	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE DAYLILY	-	-	220	-	EVERGREEN
LAN GOL	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	-	-	80	-	EVERGREEN
LIR GIG	LIRIOPE GIGANTEA	GIANT LILYTURF	-	-	619	-	-
ROS COR	FLOWER CARPET ROSE 'CORAL FLOWER'	CORAL FLOWER CARPET ROSE	-	-	307	-	-
ROS HUN	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	-	-	268	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

NOTE:
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XXXXXL01

0 5' 10' 20' 40'
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L7.01

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No. Date Issue

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ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE LANDSCAPE ARCHITECT AND THE COPIES THEREOF FURNISHED TO THE OWNER ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. ANY USE OR PUBLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF LIFESCAPES INTERNATIONAL, INC.

THE ORIGINAL SIZE OF THIS DRAWING IS 30" X 42"

SCALE
CAD FILE
DATE ISSUED
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LI PROJECT #

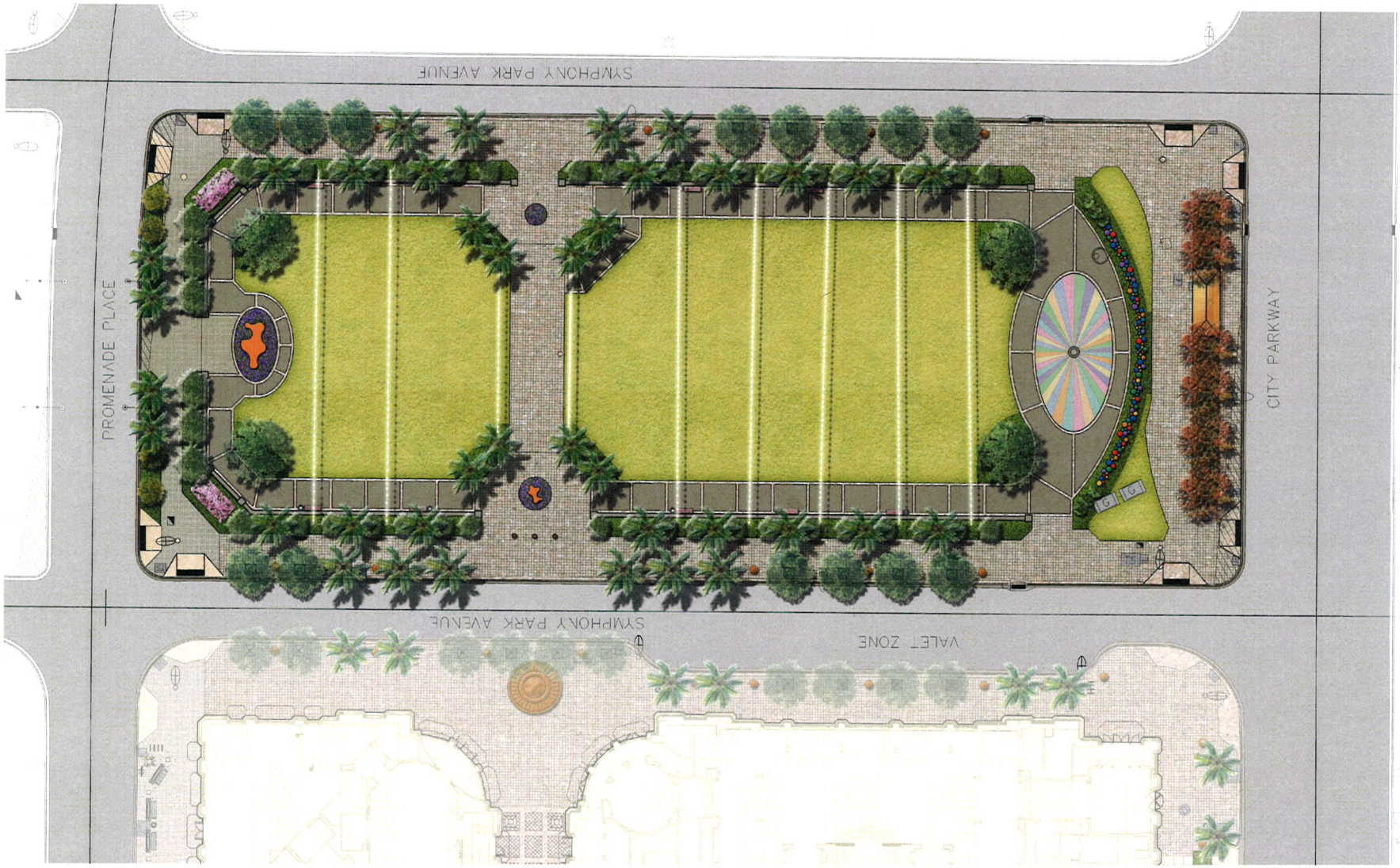
ISSUE
06.20.2011

PC REVIEW

DRAWING TITLE
LANDSCAPE
PLANTING PLAN
SHRUB & G.C.

DRAWING NO.

FILE NAME:S:\1042LOT VI\CAD\DESIGN\ 2D\V2 - P & S SUBMITTAL\1042PS01-PD.DWG
PLOTTED:
TIME: 21 JUN 2011 - 12:13PM



SYMPHONY PARK // SITE PLAN

June 16, 2011 Scale 1:16

LIFESCAPES INTERNATIONAL, INC.

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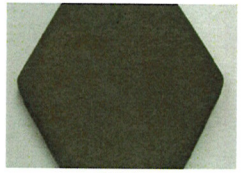
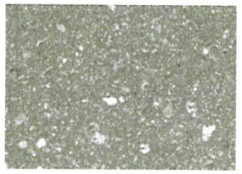
SL-1



PV-1



PV-3



PV-5



SL-3



SF-1 W/ CENTER BAR



LIMESTONE VENEER



BF-2



PV-21



RED PUSH PISTACHE



SOUTHERN LIVE OAK



DESERT MUSEUM
PALO VERDE



RIO GRANDE BLACK ASH



MEDJOOL DATE PALM



CAROLINA CHERRY



HOLLY OAK

SYMPHONY PARK // MATERIALS

June 16, 2011

LIFESCAPES INTERNATIONAL, INC.

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SDR-41033 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL
SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/31/11



SDR-41033 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL
SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/31/11



SDR-41033 - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL
SYMPHONY PARK AND GRAND CENTRAL PARKWAY

03/31/11

SYMPHONY PARK℠

June 9, 2011

Mike Meyers, Principal
Lifescapes International
4930 Campus Drive
Newport Beach, CA 92660

(by email)

Re: **Symphony Park Revised Design Development Submission for Parcel M3,** presented and partially submitted June 6, 2011

Dear Mr. Meyers,

The Symphony Park Design Review Committee (SP-DRC) received your revised partial Design Development submission for Symphony Park on June 6, 2011 and partially discussed the submission the same day. We have since more fully reviewed your submittal and discussed our response.

Based on the revised design presented **the Revised Design Development submission is APPROVED in concept for the City of Las Vegas Site Development Plan Review with the following checklist of conditions,** which are to be addressed before Construction Documents will be approved.

Park Layout (Design Summary-Landscape Concept Plan and L2.01 General Arrangement Plan)

1. The spacing of tree grate locations and corresponding pedestrian lights are out of alignment with the Symphony Park Design Standards (Design Standards) which call for the street trees to be on a 24 foot spacing and pedestrian light fixtures on a 48 foot spacing. Although we recognize you are also adjusting spacing based on conditions on the Smith Center for the Performing Arts side of the street the Charlie Palmer side should also be considered. If possible find a revised spacing that fits both.
2. Please show on the layout plans where future (subject to a market study) food and beverage kiosks will be sited along Promenade Place and make provisions for these locations in your paving and civil utility plans.
3. The concept of a double pedestrian path system adds to the amount of paved surface in the park and the interior path is not well shaded because it has trees on only one side. Please confirm the amounts of paving vs. planting area meets or exceeds the Design Standards (15% concrete, 20% pavers, 65% planting). Consider whether one path separated from the curb would be sufficient.
4. The width of the pedestrian path along Promenade Place is shown as only 8 feet. This dimension must be 10 foot clear as on all Promenade Place walks.
5. Make the north-south pedestrian path gateway area on the north side of the Park equal in size to the gateway area on the south side of the Park opposite the Smith Center passage.
6. The 30 inch high seat/leaning wall proposed around the Park is really too high for seating. Please lower it to approximately a maximum of 24 inches and make provisions for anti-skateboarding and anti-sleeping in your details to be provided.
7. Although you have provided sufficient benches for the overall perimeter dimension of the site they are all located on the interior pathway. The seat/leaning wall in this location also serves this area. Please relocate some of

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the benches to the perimeter sidewalk area so that even during performances perimeter pedestrians may have somewhere to sit.

8. The concept of the overhead decorative lighting lines is an intriguing one, however has some obstacles to be solved. Hanging such a long cable and lights from palm trees with exposed conduit seems ill advised due to the wind and structural load and the impact on the tree alignment over time. Please revise this idea with steel pole supports and concealed wiring, and confirm this system is both structurally and operationally workable. Can these lights be LED or other efficient and non-glaring light source while still providing the environmental quality desired?
9. The concept of an area to the east of the art wall for food vendors etc. is a good one. However, consider whether some type of electrical or water hook ups may be necessary for this function to occur.
10. The bus stop location is acceptable and curb side access is provided which is good, provided above ground utilities can be avoided. Please provide lighting in the shelter to meet the Design Standards.
11. Bicycle storage is noted but not located or specified. Likewise no drinking fountain is located or specified. Please provide both.
12. The tree trenches shown should be extended to include all street tree locations unless they are in planting beds.
13. The required art opportunities are provided.

L3.00 - Landscape Finish Schedule/Notes

1. PV5- Please also refer to the special paving pattern of light, medium, and dark stone required.
2. PV5 – the 1/4 inch grouted joint is not consistent with the Design Standards. Specify no joint as per the mock up or at maximum a 1/8 inch mortar joint. The stone is to appear to be a pixilated desert floor not individual stone pieces.
3. Please add PV3 concrete paver information.
4. Please provide SF5 for a drinking fountain. It is desired by the SP-DRC.
5. Revise PL3 and PL5 to indicate the palm grates are 4 feet by 6 feet per the Design Standards.
6. Revise the Stone/Concrete Paver Notes to indicate no sealer is to be applied to the stone paving per the Design Standards unless an administrative waiver of this condition is desired.
7. Please provide actual samples of desired paving and wall materials or review of an on-site mock up.

L6.01 - Landscape Planting Tree Plan

1. No tree size legend is provided to confirm required tree sizes. Please provide.
2. Although palm trees framing the Park was not part of the Design Standards, and is not consistent with the use of palms primarily on the north-south streets, the SP-DRC accepts this concept. However, please revise the palm heights to be consistent unless only a few are taller for emphasis at a key location.
3. Please consider tree spacing as per comments above under Park Layout.
4. The DD submittal requirements ask for a solar shading diagram to confirm shading requirements have been met. In addition, the Design Standards (2.1.5) require 75% of the walking surface to be in shade at noon June 21 measured at 50% of the proposed tree mature size. The Quercus Ilex (Holy Oak) do not appear to provide much shade, but are more decorative in nature. Please provide a shading analysis to confirm that these trees and others will provide the shade required on all the walk areas or choose a tree with greater shading potential. This comment is also related to comment #3 under Park Layout above about the amount of hard surface area.

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5. The Southern Live Oaks are acceptable as accent trees in the Park and perhaps could even be added behind the art wall on the eastern end of the park in a slightly widened planting area to give the shade and backdrop to the plaza area desired. However the SP-DRC desires that use of the Red Push Pistache be accommodated along the City Parkway edge of the Park.
6. Please provide appropriate tree planting and tree grate details.

L7.01 – Landscape Planting Shrub Plan

1. No shrub size and species legend is provided. Please provide.

Civil Design: (no revised civil package was resubmitted or reviewed)

1. Please provide a revised civil design package consistent with this revised Park design for SP-DRC review and approval.
2. Please provide the required drainage accommodation letter to confirm the Park drainage meets the overall Symphony Park requirements.

Sincerely,
The Symphony Park Design Review Committee
Bill Arent, Chairman

cc. Myron Martin, The Smith Center for the Performing Arts
Flinn Fagg, Acting Director, City of Las Vegas Planning Department

(All by email)

CITY OF LAS VEGAS NEVADA

NEWLAND™

SDR-41033
REVISED

MARTIN & MARTIN
Civil Engineers
A Subsidiary of Civil Squared Engineering, LLC

June 20, 2011

Department of Planning and Development
Development Services Center
333 N. Rancho Drive
Las Vegas, NV 89106

Attn: City of Las Vegas Planning

RE: Symphony Park (Parcel M3) Justification Letter
SDR-41033 Revised
APN: 139-34-211-001
Martin & Martin Project No. 4021

Dear Planning,

City Parkway V, Inc. proposes to develop a park within the Symphony Park Development. The site for the park is comprised of the M3 parcel located on 1.6 acres of land located north of the Smith Center for the Performing Arts, which is currently under construction. The park will provide an immediate aesthetic complement to the development and is being designed to harmoniously connect to the M1 and M2 parcels directly to the west and the Smith Center site to the South.

The intent of this project is to create a multiple function area that celebrates the arts and allows a sustainable open green space for area residents, employees and visitors that reflects the spirit of the surrounding urban environment.

The proposed development is intended be compatible with the adjacent development by utilizing similar and like materials, matching the tree species and spacing as well as meeting the design guidelines set forth by Symphony Park and is appropriate for the area and the city.

The M3 parcel site plan will consist of an open multifunctional green space to accommodate passive use (strolling and sitting) as well as being able to host events and functions serving the community and the arts. The "public" space (adjacent the street) is separated from the open green space by a low 24" high seat wall and a generous planter with palms and canopy shade trees. Art pieces will be used as visual anchors at the three entry points and a larger sized commissioned art piece will be used as a backdrop for the event stage area. The west end of the project behind the stage will include a paved area to accommodate community events such as art fairs or farmer markets as well as any service and utility vehicles used during staged events. A walkway inside the open space area will allow additional pedestrian circulation flow around the green space without disrupting circulation along the public right of way.

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The current design deviates from previous submittals in separating the M1 and M2 parcels in a later submittal due to different design teams and coordination efforts and removal of the previously proposed food and beverage building with restrooms, shade structures and stage canopy in order to reduce construction costs and allow the contractor to complete the project simultaneously for the Smith Center for the Performing Arts site. Lifescapes International is the new consultant providing Landscape Architectural services and all exhibits and plans have been revised to reflect the new park design. The site will have no buildings and the only structures will comprise of a seat wall/planter around the perimeter of the site with openings and a commissioned art piece wall at the east end of the site that the details are still to be determined by the artist.

The project will comply with all conditions and comments from the Symphony Park Design Review Committee.

Should you have any questions or concerns please feel free to contact members of the design team:

Mike Meyers	Lifescapes International mike@lifescapesintl.com	(949) 476-8888
Tom Miller	Martin & Martin Civil Engineers tmiller@mmcivil.com	(702) 248-8000
Matt Edwards	The Projects Group medwards@tpgfw.com	(702) 448-8544

Thank you for your time and consideration in this matter.

Sincerely,

Tom Miller
Martin & Martin Civil Engineers

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MARTIN & MARTIN
Civil Engineers
A Subsidiary of
Civil Squared
Engineering, LLC

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

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

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

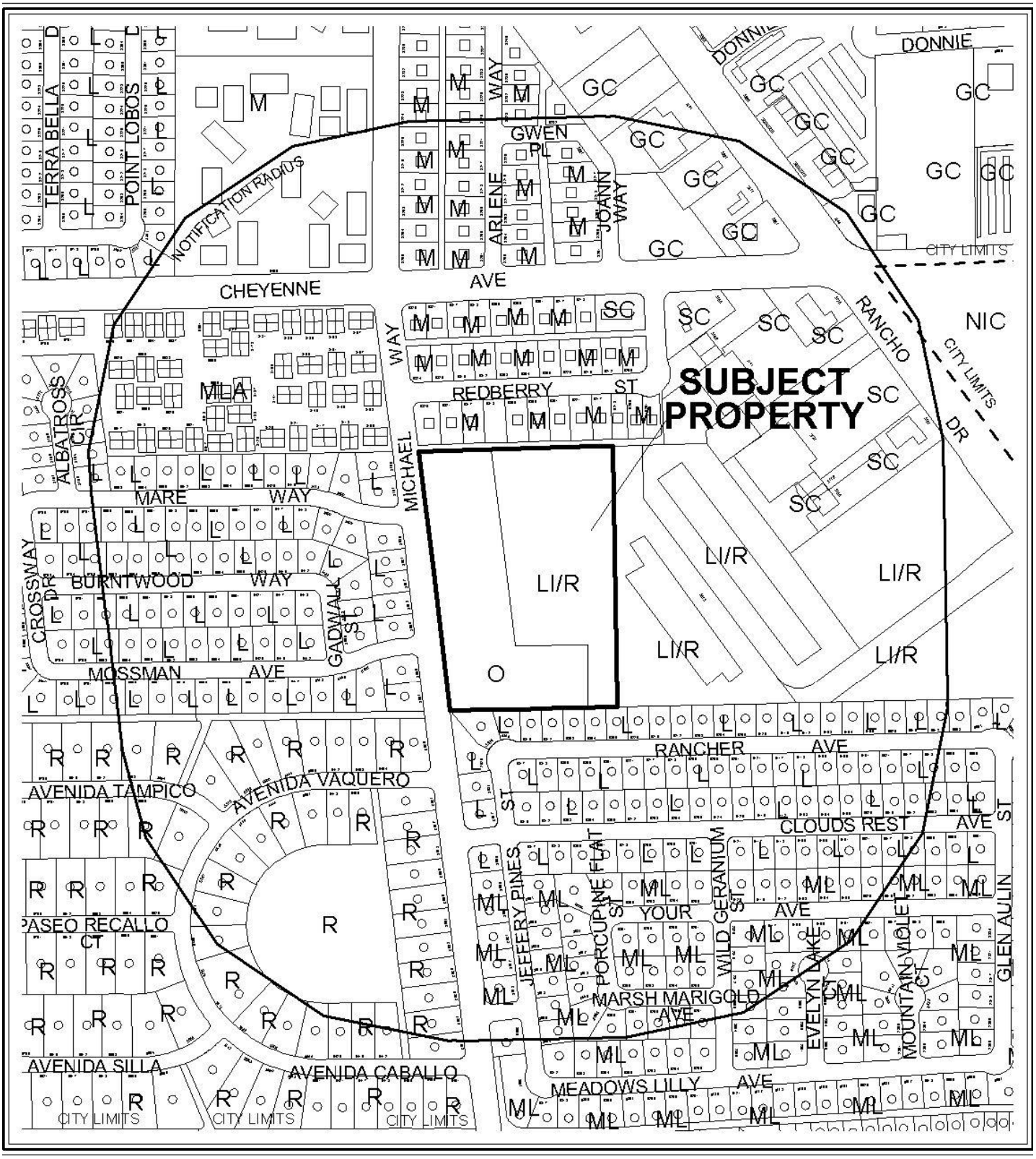
SUBJECT:
GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001),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

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:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-41777, ZON-41778 and SDR-41779
3. Supporting Documentation
4. Photos - GPA-41777, ZON-41778 and SDR-41779
5. Justification Letter - GPA-41777, ZON-41778 and SDR-41779



0 300 600 Feet

CASE: **GPA-41777**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE) AND LI/R (LIGHT INDUSTRY/RESEARCH)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **GPA-41777**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE) AND LI/R (LIGHT INDUSTRY/RESEARCH)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RANCHO PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-41777	Staff recommends DENIAL.	
ZON-41778	Staff recommends DENIAL.	GPA-41777
SDR-41779	Staff recommends DENIAL, if approved subject to conditions:	GPA-41777 ZON-41778

** CONDITIONS **

SDR-41779 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-41777) and Rezoning (ZON-41778) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/12/11, except as amended by conditions herein.

4. A Waiver from Title 19.06.110 is hereby approved, to allow no landscape buffer along portions of the north perimeter where six feet is required.

5. An Exception from Title 19.06.110 is hereby approved, to allow no trees in the parking lot where required due to a sewer easement and to have nine fewer additional parking lot trees than required.

6. An Exception from Title 19.06.110 is hereby approved, to allow 126 total perimeter trees for the project.

YK

7. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

8. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/12/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. Air conditioning units shall not be mounted on rooftops.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

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

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

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

Public Works

17. Construct all incomplete half-street improvements on Michael Way adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

20. No new permanent structures or landscaping taller than 3 feet shall be allowed within the existing 20-foot public sewer easement granted by Plat Book 95 Page 52.

21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has requested to change the General Plan and Zoning on 9.92 undeveloped acres in order to construct a 136-unit apartment complex. The property is currently planned for use as LI/R (Light Industry/Research). The location near the end of the primary runway at North Las Vegas Airport and being in the final approach path for aircraft tends to support the current land use designation. The Clark County Aviation Department has notified staff of its strong opposition to changing the use to allow a residential development. Staff supports the reasoning and recommends denial of the requests. If denied, the property would remain designated for LI/R (Light Industry/Research) development and no residential component could be built.

ISSUES

- A Waiver is required to allow a zero-foot landscape buffer along a portion of the north perimeter where six feet is required. Staff supports the request as it is adjacent to an alley.
- An Exception is required to allow no parking lot shade trees where required due to an existing sewer easement. Staff supports the request as the design of the project prohibits this requirement from being met.
- An Exception is required to allow 126 perimeter trees where 133 are required. Staff supports the request as the existing sewer easement prohibits this requirement from being met.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
1962	The City Council approved Annexation (A-0003-62), which included the property located at 3000 N. Michael Way.
12/15/76	The Board of Adjustments approved Variance (V-0091-76) to allow two horses per lot on property zoned R-D (Residential Development) at 3000 N. Michael Way. Staff had no objection to the request.
03/20/91	The City Council approved Rezoning (Z-0009-91) from R-E (Residence Estates) and C-2 (General Commercial) to C-M (Commercial Industrial) for an office commercial park at 3000 N. Michael Way. The Planning Commission and staff recommended approval. The 2-year Resolution of Intent expired without being exercised.

12/20/95	The City Council approved Rezoning (Z-0090-95) from R-E (Residence Estates) and C-2 (General Commercial) to C-M (Commercial Industrial) for an office commercial park and mini-storage facility at 3000 N. Michael Way. The Planning Commission and staff recommended approval. The 1-year Resolution of Intent and several Extensions Of Time expired without being exercised.
08/11/97	The City Council approved Rezoning (Z-0036-97) from R-E (Residence Estates) to C-M (Commercial Industrial) for an office park at 3000 N. Michael Way. Condition 7 prohibited all but emergency access off of Michael Way. The Planning Commission recommended denial and staff recommended approval.

Most Recent Change of Ownership	
11/18/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/02/07	Code Enforcement issued a citation (#59473) for trash and illegal dumping at 3000 N. Michael Way. The case was closed on 11/15/07.
07/09/08	Code Enforcement issued a citation (#67556) for a damaged utility box at 3000 N. Michael Way. The case was closed on 07/10/08.
08/13/10	Code Enforcement issued a citation (#93631) for noise at 3000 N. Michael Way. The case was closed on 08/17/10.
11/17/10	Code Enforcement issued a citation (#96307) for trash at 3000 N. Michael Way. The case was closed on 11/18/10.

Pre-Application Meeting	
04/06/11	Staff met with the applicant and reviewed the requirements for a General Plan Amendment, Rezoning and Site Development Plan Review application for a proposed apartment complex.

Neighborhood Meeting	
06/09/11	A neighborhood meeting was held. Four members of the public attended and were evenly split, two to two on the project. The two who were not in favor of the project expressed concerns regarding increased crime and traffic that generally come with higher density developments. They also felt that the existing zoning was an appropriate buffer for the area.

Field Check	
06/02/11	Staff visited the site and found a fenced, clean undeveloped lot.

Details of Application Request	
Site Area	
Net Acres	9.92

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	LI/R (Light Industrial/Research)	O (Office)
		Proposed: M (Medium Density Residential)	C-M (Commercial/Industrial)
			Proposed: R-3 (Medium Density Residential)
North	Single Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Retail	LI/R (Light Industrial/Research)	C-M (Commercial/Industrial)
	Office		
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (35 Feet)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant Title 19.06.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	432,466 SF	Y
Dwelling Units per Acre	13-50 Units Per Acre	14 Units Per Acre	Y
Min. Setbacks			
• Front	10 Feet	23 Feet	Y
• Side	5 Feet	20 Feet	Y
• Rear	20 Feet	50 Feet	Y
Min. Distance Between Buildings	10 Feet	20 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	55 Feet	24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated and roofed	Y
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	41.65 Feet	41.65 Feet	Y
Adjacent development matching setback	20 Feet	41 Feet	Y
Trash Enclosure	50 Feet	80 Feet	Y

Pursuant to Title 19.06.110, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	30 Trees	26 Trees	N
• South	1 Tree / 20 Linear Feet	26 Trees	25 Trees	N
• East	1 Tree / 20 Linear Feet	40 Trees	39 Trees	N
• West	1 Tree / 20 Linear Feet	37 Trees	36 Trees	N
TOTAL PERIMETER TREES		**133 Trees**	**126 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	38 Trees	20 Trees	N

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	6 Feet	0 Feet	N
• South	6 Feet	20 Feet	Y
• East	6 Feet	6 Feet	Y
• West	10 Feet	15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential	6 Feet	Y

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

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
2 Bedroom Apartments	80	1 per 1.75 du	140				
3 Bedroom Apartments	56	1 per 2.0 du	112				
Visitor	136	1 per six units	23				
TOTAL SPACES REQUIRED			275		409		Y
Regular and Handicap Spaces Required			1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
To provide a six foot wide landscape buffer along the north perimeter.	To allow no landscape buffer along a portion of the north perimeter.	Approval

YK

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To require 1 tree at the end of each parking lot row and 1 tree for each 6 uncovered parking spaces.	To allow no trees in the parking lot where required due to a sewer easement and to have 9 fewer additional parking lot trees.	Approval
To have 1 perimeter tree every 20 foot on center for a total of 133 perimeter trees.	To allow 126 total perimeter trees.	Approval

ANALYSIS

The applicant is requesting that the General Plan and Zoning be changed to allow a 136-unit multi-family residential project to be built where the General Plan and current Zoning allow only commercial and light industrial uses to be located. The Federal Aviation Administration (FAA) and the Clark County Department of Aviation (CCDOA) have both expressed concerns with the project and believe commercial and light industrial is the best use for the parcel as currently permitted. Specially, the FAA had the following comments:

"Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (77.13(a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine where the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. The CCDOA has requested several conditions be attached if the project is approved.

The CCDOA is also concerned about the proposed residential nature of the project. The project is located approximately one-half mile from, and directly adjacent to preferred flight patterns for VGT. The subject property is exposed to significant single-event aircraft over-flight noise, and many aircraft are at very low altitudes above it. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand. CCDOA stresses that the current zoning is appropriate for non-residential uses. The FAA will no longer provide remedial noise mitigation measures for

incompatible development impacted by aircraft operations for projects constructed after October 1, 1998. A commercial project would be more compatible with existing and future airport operations. If the project is approved, CCDOA suggests a condition be added that requires the owner to provide a stand-alone noise disclosure statement to the renter of each unit." Staff recommends denial of the project in support of the concerns raised by both the FAA and CCDOA offices.

The project requires the approval of a Waiver of the north perimeter landscape buffer. This waiver is for the areas where the trash enclosures are located. Since this perimeter is adjacent to an alley and only a minimum amount of landscaping is involved with the request, staff supports the waiver.

The two Exceptions are needed due to an existing sewer easement that crosses the parcel. Since trees cannot be planted over this easement, staff supports the request.

There is a multi-family development north of the proposal that was constructed in 1983, before the North Las Vegas Airport became busy. That project is just to the north of the primary flight path of aircraft landing at the airport. There are also single family neighborhoods to the west and south of the proposed project. The homes are all single story structures.

The current land use and zoning designations provide an appropriate buffer between the airport and the residential neighborhoods. Low flying aircraft will have less of a negative impact on such uses then a residential project would experience. There have been several aircraft accidents in the past few years that had a direct impact on residential neighborhoods in the area. An additional residential neighborhood would not be prudent land use planning. As such, staff recommends denial of the applications.

FINDINGS (GPA-41777)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   A residential project is not compatible with the industrial/research land use adjacent along the east perimeter. The fact that low flying aircraft will continue to be present and actually increase with the growth of the airport also makes residential uses incompatible for the site.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

A residential zoning designation is not compatible with the adjacent industrial use to the east.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   This is an infill project surrounded by a completely built urban environment. The available infrastructure is adequate to accommodate the project.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   This project does not conform to the Federal Aviation Administration or the Clark County Aviation Departments policies regarding the location of residential units within the approach paths of airports.

FINDINGS (ZON-41778)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   This project does not conform to the General Plan and a subsequent General Plan Amendment accompanies this request.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   A high density residential project is not compatible with the surrounding land uses, specifically the North Las Vegas Airport.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   There is currently an abundance of vacant residential properties in the community and thus these conditions do not support the request at this time.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The project would be serviced by Michael Way, an 80-foot wide Secondary Collector.

FINDINGS (SDR-41779)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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

   A high density residential project is not compatible at this location, due to the low flying aircraft landing at the North Las Vegas Airport. In addition, a residential project is not compatible adjacent to industrial land uses.

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

   This project requires a General Plan Amendment and Rezoning and therefore is not consistent with currently adopted plans.

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

   Michael Way, an 80-foot wide Secondary Collector right-of-way, is adequate to handle the traffic generated by the proposed development.

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

   The proposed drought-resistant landscape plants and building material are appropriate for the area.

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

   The design of the project is aesthetically appropriate for the area and will not be obnoxious in appearance.

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

   The project will require permits and inspections and thus the public health, safety and welfare will be protected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 340

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-41777** APN: 138-13-512-001

Name of Property Owner: Rancho Properties, L.L.C.

Name of Applicant: Rancho Properties, L.L.C.

Name of Representative: Ernest A. Becker, IV

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: Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Debra S. Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

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MAY 12 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA: amend from O & L1/R to M

Project Address (Location) 3000 N Michael Way, Las Vegas Nevada

Project Name Crystal Park Apartment Homes **Proposed Use** apartments

Assessor's Parcel #(s) 138-13-512-001 **Ward #** 5-Barlow

General Plan: existing O&L1/R proposed M **Zoning:** existing O&L1/R proposed R-3

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

Gross Acres 9.92 **Lots/Units** 136 units **Density** 14.2 per acre

Additional Information

PROPERTY OWNER Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S Durango Dr. Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

APPLICANT Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S DURANGO DR. STE 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

REPRESENTATIVE Rancho Properties, L.L.C. **Contact** Brian T. Becker/Ernest A. Becker IV

Address 8090 S Durango Dr., Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.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 Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011.

_____

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

Case #	GPA-41777
Meeting Date:	7-12-11
Total Fee:	$ 2,000.00
Date Received:*	5-12-11
Received By:	

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

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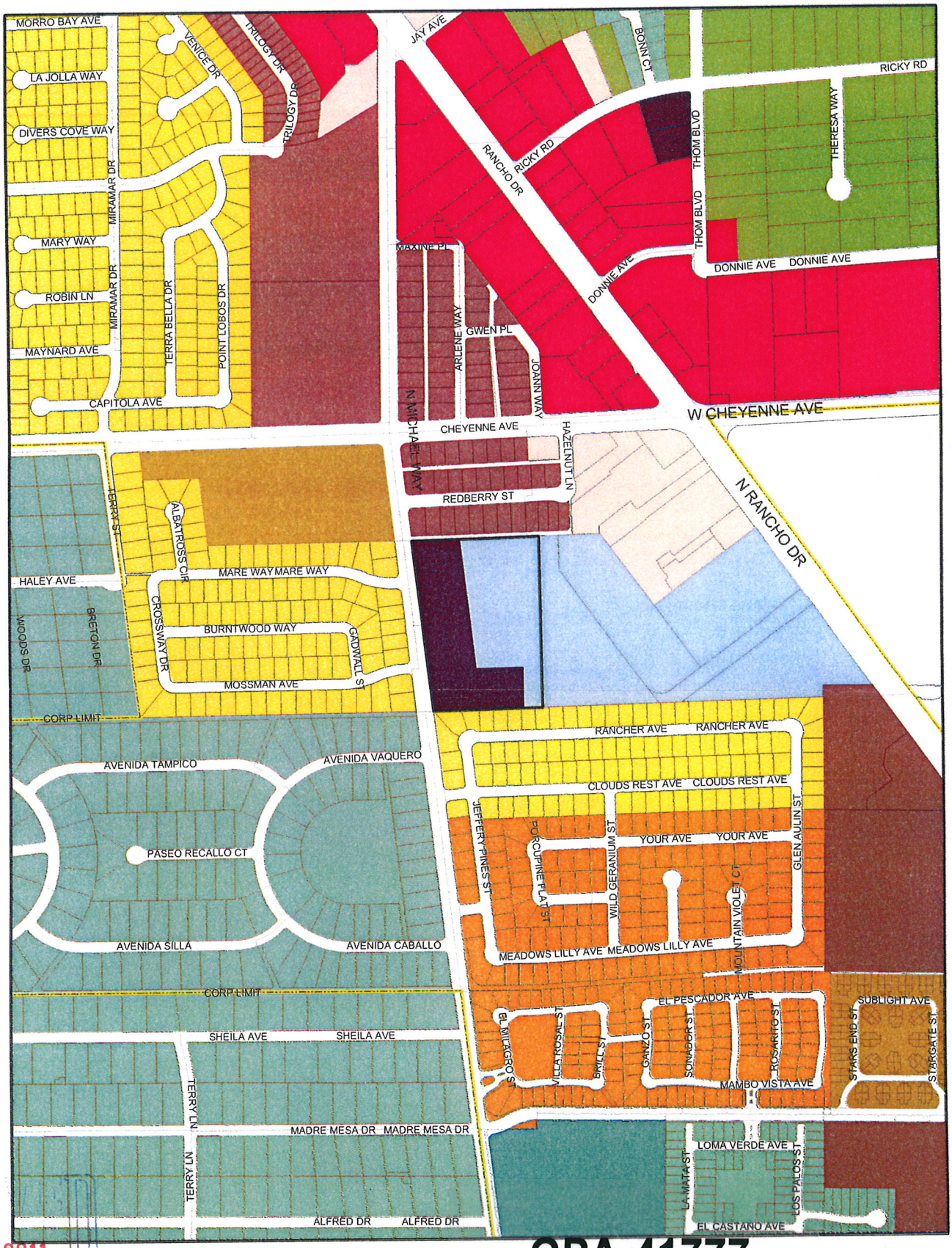
MAY 12 2011
CITY OF LAS VEGAS
PLANNING DEPARTMENT

GENERAL PLAN AMENDMENT Parcel: 138-13-512-001



RECEIVED
MAY 12 2011

GENERAL PLAN AMENDMENT

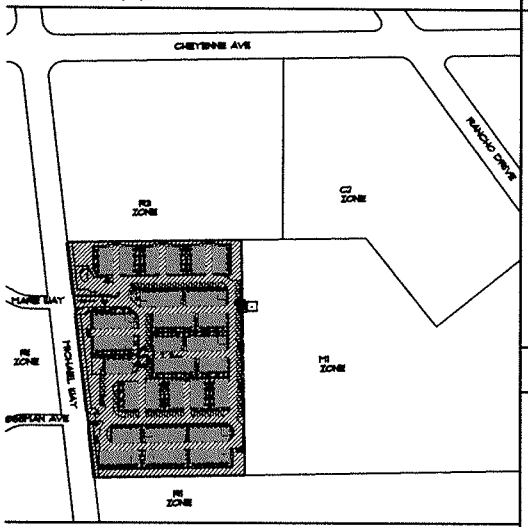
GPA-41777 FROM LI/R AND O TO M

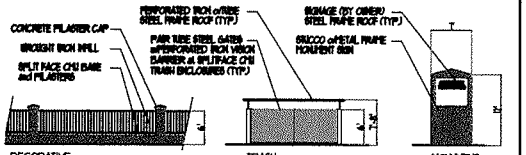
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown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

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

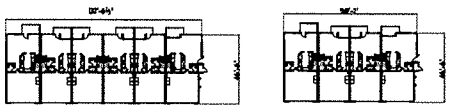
Printed: April 25, 2011

VICINITY PLAN

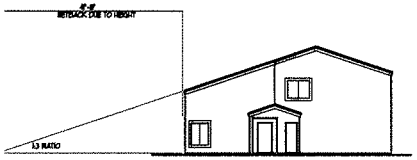




SITE ELEMENTS



BUILDING CONFIGURATION



2) R1 ADJACENCY SETBACK

PROJECT DATA

REQUIRED ZONING: R3

EXISTING ZONING: C2

TOTAL UNITS: 134 UNITS

(36) 2 BED UNITS — 868 SF (INCLUDING GARAGE)
(36) 3 BED UNITS (FRONT) — 1,145 SF (INCLUDING GARAGE)
(36) 3 BED UNITS (BACK) — 1,145 SF (INCLUDING GARAGE)

MANAGER OFFICE — 1,200 SF

PARKING REQUIRED:
(36) 2 BED AT 1.5/UNIT — 168
(36) 3 BED AT 2/UNIT — 72
VISITOR AT 1/4 UNITS — 33
MANAGER OFFICE AT 1/200 — 7
TOTAL — 280

PARKING PROVIDED: 136 OPEN SPACES
272 GARAGE SPACES
408 TOTAL
(INCLUDES 1 VAN ACCESSIBLE SPACE)

(NOTE ONLY ONE ACCESSIBLE SPACE REQUIRED FOR MANAGER OFFICE ONLY - ALL LIVING UNITS ARE 2 STORY and THERE ARE NO ELEVATORS - THEREFORE NO REQUIREMENT FOR AN ACCESSIBLE UNIT ENTRY PER FAIR HOUSING ACT DESIGN MANUAL GUIDELINES)

DENSITY: 4.7 UNITS / SF (NET) ACRE
14.2 UNITS PER ACRE

PLANT LEGEND

TREES	SIZE	QUANTITY (perimeter)	QUANTITY (interior)
LAGERSTROEMIA INDICA 'MUSKOGEE'	24" BOX	42	9
ACACIA BAILEYANA 'PURPUREA'	24" BOX	31	8
CHITALPA TASHKENTENSIS 'PINK DREAM'	24" BOX	12	3
ACACIA STENOPHYLLA	24" BOX	6	9
PISTACHIO CHINENSIS	8 FT.	6	3
PYRUS CALLERYANA 'CHANTICLEER'	24" BOX	15	1
PISTACHIO CHINENSIS	24" BOX	26	12
	TOTAL	136 (134 REQ'D)	56

NOTE: 2" CALIPER TREES SHALL BE PROVIDED AT A RATE OF 1 TREE PER 40 LINEAR FEET OF STREET FRONTAGE (EXCLUDING DRIVE AISLE OPENINGS) OR EQUIVALENT AS APPROVED BY PLANNING DIRECTOR

SHRUBS and GROUND COVER			
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	30 GAL	1	3
LEUCOPHYLLUM FRUTESCENS	5 GAL	29	22
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL	36	63
RUSSELIA EQUISETIFORMIS	5 GAL	28	36
ROSMARINUS OFFICINALIS 'PROSTRATUS'	5 GAL	31	41
ROSMARINUS OFFICINALIS	5 GAL	30	21
LAVANDULA STOECHAS 'OTTO QUAST'	5 GAL	4	12
LEUCOPHYLLUM LANGMANIAE	5 GAL	15	46
MUHLENBERGIA RIGENS	5 GAL	127	12
PENNISETUM PENICILLATA 'FAIRY TAILS'	5 GAL	126	109
	TOTAL	546 (536 REQ'D)	369

NOTE: 1 SHRUB/GROUND COVER SHALL BE PROVIDED AT A RATE OF 4 SHRUBS FOR EVERY REQUIRED TREE

TRACHELOSPERMUM JASMINOIDES	1 GAL	62	46

DECORATIVE LANDSCAPE BOULDERS

NOTE: ALL INTERIOR LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. FINAL COLOR SELECTION TO BE APPROVED BY PLANNING DIRECTOR

IRRIGATION

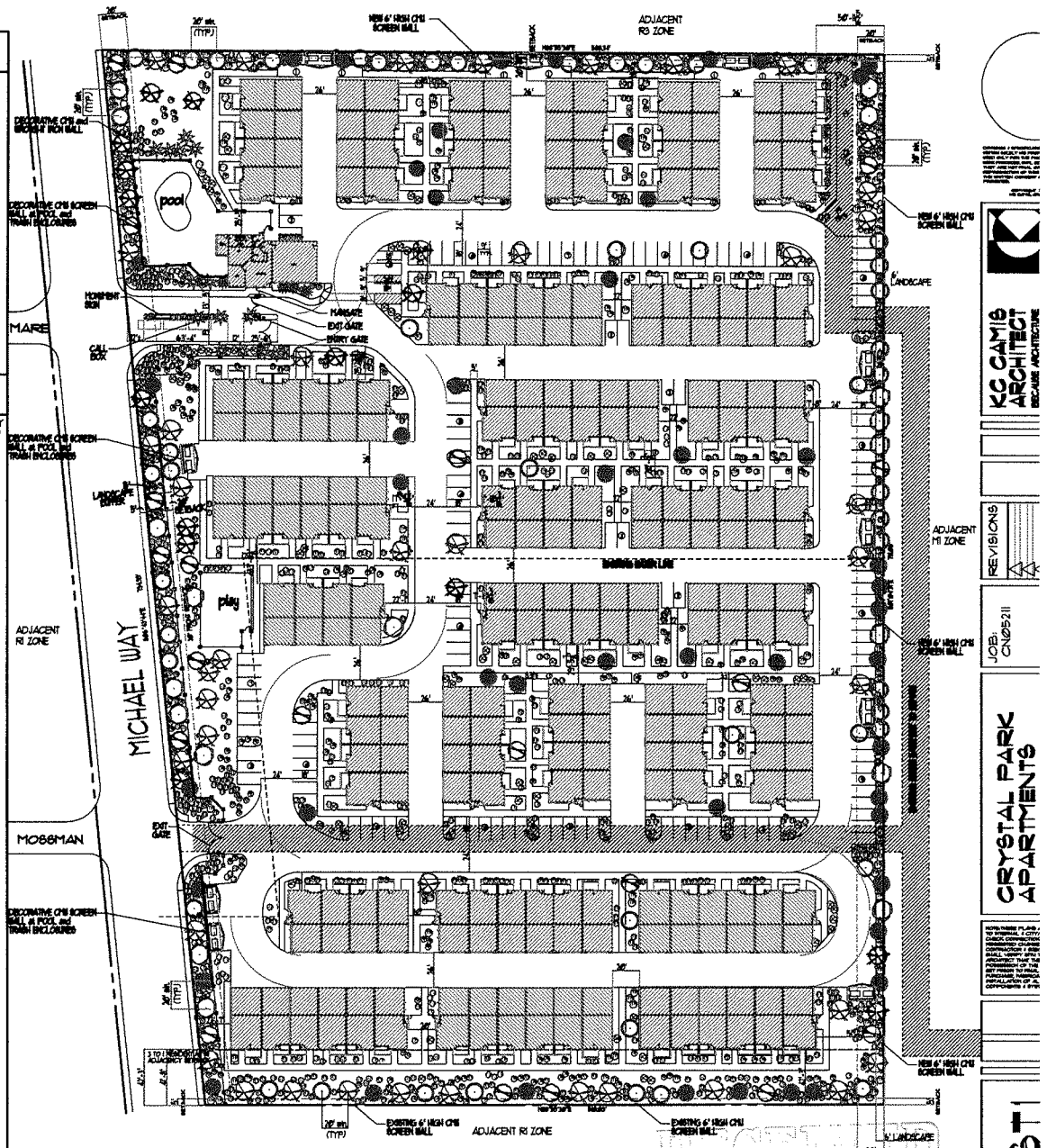
EMITTERS:

TREES - (3) RAINBIRD TURBO-XC (GPH-6M) PER TREE

SHRUBS - (2) RAINBIRD TURBO-XC (GPH-6M) PER SHRUB

NOTES:

1. ALL 24-VOLT WIRING SHALL BE 14 IP DIRECT BURIAL SOLID COPPER.
2. ALL SPLICE AND DIRECT BURIAL WIRING UNDER PAVEMENT SHALL BE SLEEVED IN SCHEDULE 40 PVC SLEEVES. SLEEVES SHALL BE TWICE THE DIAMETER OF PIPE SLEEVED.
3. CONTRACTOR SHALL INSTALL ALL 24-VOLT WIRING FROM CONTROLLERS TO ALL VALVES IN MAIN LINE TRENCH. IF WIRING LEAVES MAIN LINE TRENCH, ENCLOSED IN 3/4" CLASS 315 PVC PIPE.
4. INDIVIDUAL EMITTERS ARE NOT SHOWN ON DRAWINGS FOR CLARITY. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT AND COORDINATE WITH LANDSCAPE INSTALLER TO DETERMINE TOTAL QUANTITY OF EMITTERS.
5. DISTRIBUTION PIPE FOR DRIP (EMITTER) SYSTEM SHALL BE 3/4" CLASS 315 PVC (MIN.)



1) SITE PLAN (SHOWING LANDSCAPE)
SCALE: 1" = 40'-0"

GPA-41777 ZON-41778
SDR-41779

MAY 12 2011

KC CAMIS ARCHITECT
REVISIONS
JOB: CN05211
CRYSTAL PARK APARTMENTS
ST1

PLANT LEGEND

TREES	SIZE	QUANTITY (perimeter)	QUANTITY (interior)
MYRTLE BLUEBERRY *EUCALYPTUS compta*	24" BOX	49	1
BLUEBERRY ACACIA *ACACIA stenophylla*	24" BOX	31	8
REDBUD ASH *FRAXINUS Velutina*	24" BOX	12	3
SWEET ACACIA *ACACIA farnesiana*	24" BOX	6	5
MEXICAN FAN PALM *WASHINGTONIA robusta*	8 FT.	6	3
PURPLE LEAF PLUM *PRUNUS cerasifera*	24" BOX	8	7
MEXICAN PALO VERDE *PARKINSONIA aculeata*	24" BOX	26	8
	TOTAL	136 (84 REQ'D)	35

NOTE: 2" CALIPER TREES SHALL BE PROVIDED AT A RATE OF 1 TREE PER 40 LINEAR FEET OF PERIMETER LANDSCAPE AREA. TREES SHALL BE PLANTED TO MAINTAIN AVERAGE AT LOCATIONS WHERE TREE PLACEMENT IS CONSTRAINED.

SHRUBS and GROUND COVER			
SAGO PALM *CYCAS revoluta*	15 GAL	1	3
TEXAS RANGER *LEUCOPHYLLUM frutescens*	5 GAL	65	22
TEXAS RANGER (GREEN CLOUD) *LEUCOPHYLLUM frutescens*	5 GAL	36	6
FOUNTAIN GRASS *PENNISETUM setaceum*	5 GAL	28	16
DESERT SPOON *DASYLIRION wheeleri*	5 GAL	11	6
ROSEMARY *ROSMARINUS officinalis*	5 GAL	30	21
DESERT SPOON *DASYLIRION wheeleri*	5 GAL	4	12
TEXAS PRIVET *FORESTIERA pubescens*	5 GAL	15	65
RED YUCCA *HESPERALOE parviflora*	5 GAL	51	12
AGAVE VICTORIA *AGAVE victoriae-reginae*	5 GAL	26	26
	TOTAL	346 (336 REQ'D)	109

NOTE: 1 SHRUB/GROUND COVER SHALL BE PROVIDED AT A RATE OF 4 SHRUBS FOR EVERY REQUIRED TREE

TEXAS RED LANTANA *LANTANA horrida/camara*	1 GAL	83	83

DECORATIVE LANDSCAPE BOULDERS

NOTE: ALL SHRUB AND GROUND COVER TO BE "LOW WATER USE" PLANT MATERIAL AS DESIGNATED BY CITY OF MESA.

IRRIGATION

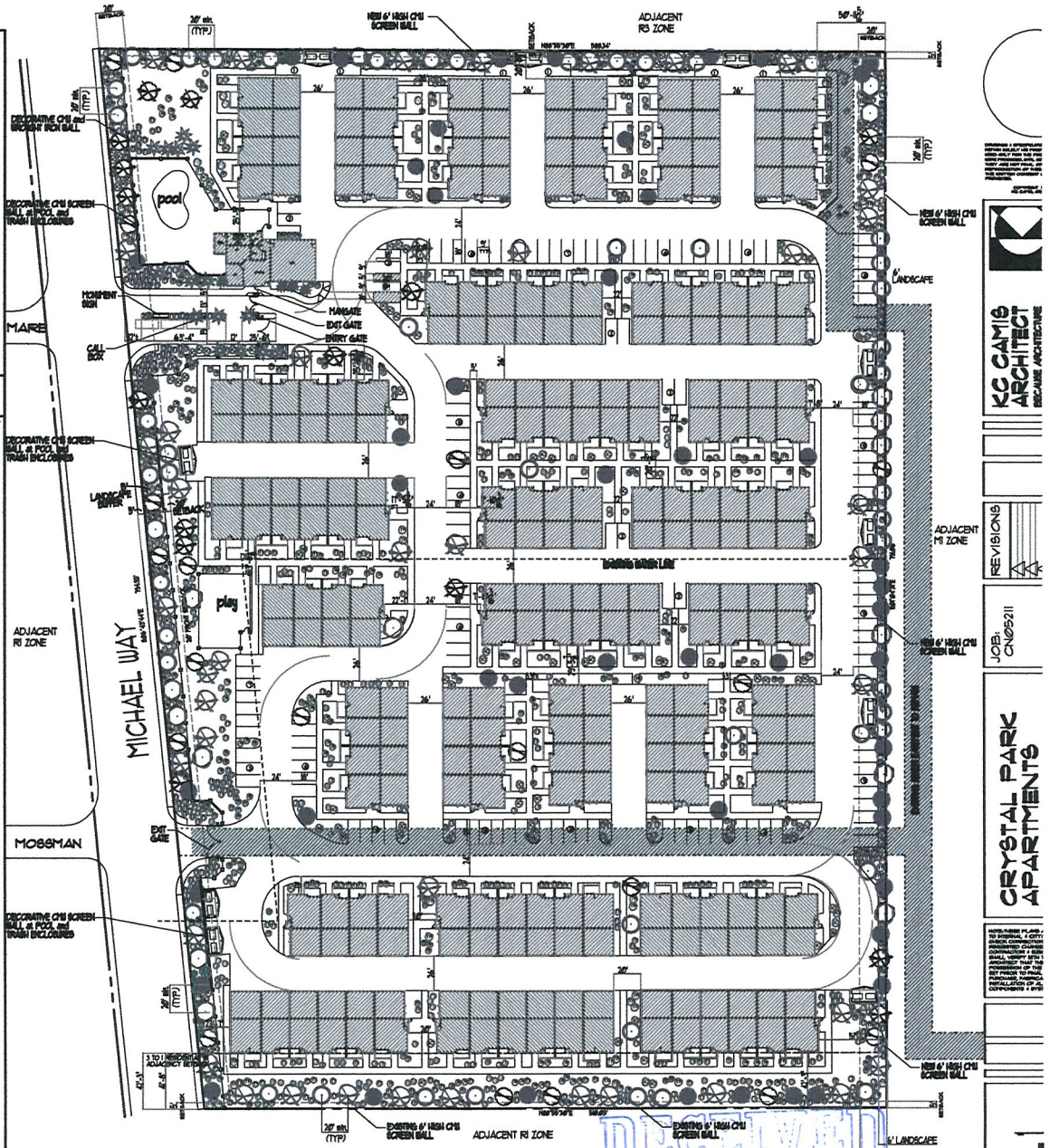
EMITTERS

TREES - (3) HARDIE TURBO-4C (DPU-68) PER TREE

SHRUBS - (1) HARDIE TURBO-4C (DPU-68) PER SHRUB

NOTES:

1. ALL 24-VOLT WIRING SHALL BE #14 UF DIRECT BURIAL, SOLID COPPER.
2. ALL PIPING AND DIRECT BURIAL WIRING UNDER PAVEMENT SHALL BE SLEEVED IN SCHEDULE 40 PVC SLEEVES. SLEEVE SHALL BE TWICE THE DIAMETER OF PIPE BEING SLEEVED.
3. CONTRACTOR SHALL INSTALL ALL 24-VOLT WIRING FROM CONTROLLERS TO ALL VALVES IN MAIN LINE TRENCH. IF WIRING LEAVES TUBELINE TRENCH, ENCLOSED IN 3/4" CLASS 200 PVC PIPE.
4. INDIVIDUAL EMITTERS ARE NOT SHOWN ON DRAWINGS FOR CLARITY. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT AND COORDINATE WITH LANDSCAPE INSTALLER TO DETERMINE TOTAL QUANTITY OF EMITTERS.
5. DISTRIBUTION PIPE FOR DRIP EMITTERS SYSTEM SHALL BE ¾" CLASS 200 PVC (MIN.)

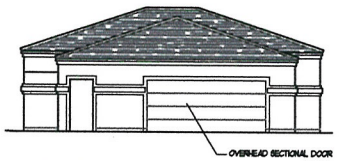


1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

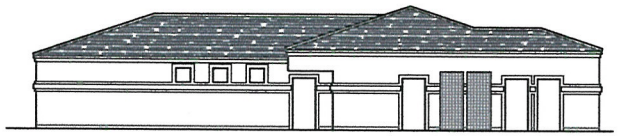
GPA-41777 ZON-41778
SDR-41779

RECEIVED
MAY 12 2011

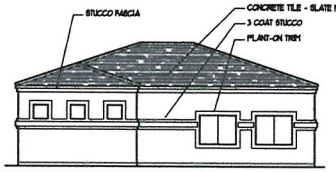
KC CAMIS ARCHITECT
REVISIONS
JOB: CM0511
CRYSTAL PARK APARTMENTS
L1



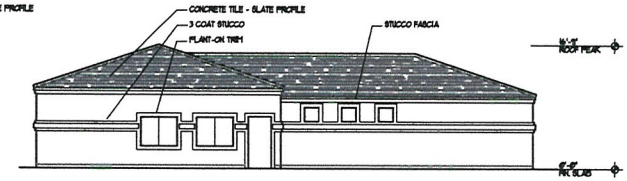
SIDE ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



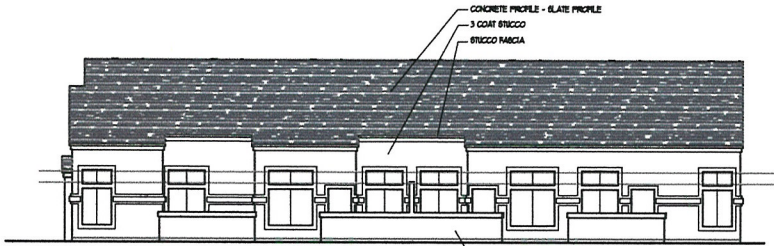
BACK ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



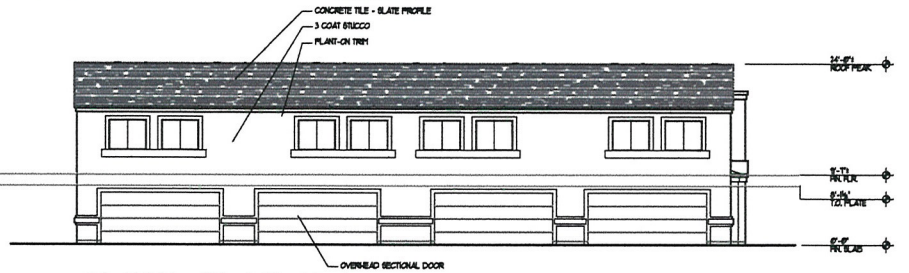
SIDE ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (4 PLEX)
SCALE: 1/8" = 1'-0"



BACK ELEVATION (4 PLEX)
SCALE: 1/8" = 1'-0"

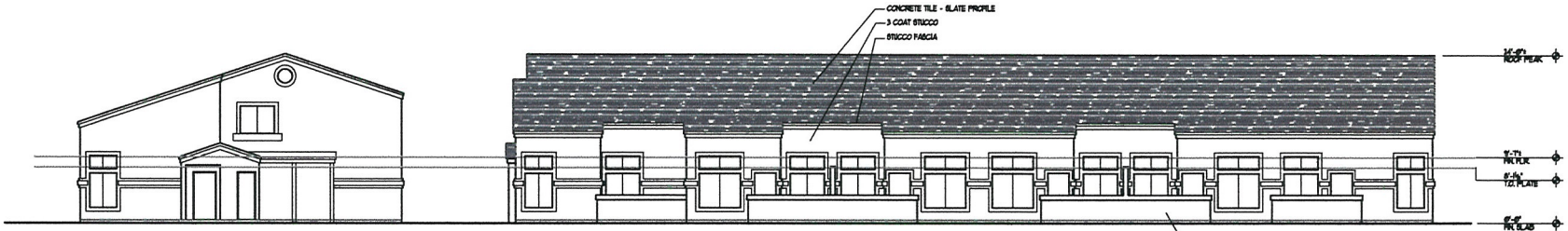
COLOR/MATERIAL

STUCCO FIELD
FRAZEE CL7164D <SAHARA>

TRIM/FASCIA/DOORS
FRAZEE CL7136N <ALMOST OCHRE>

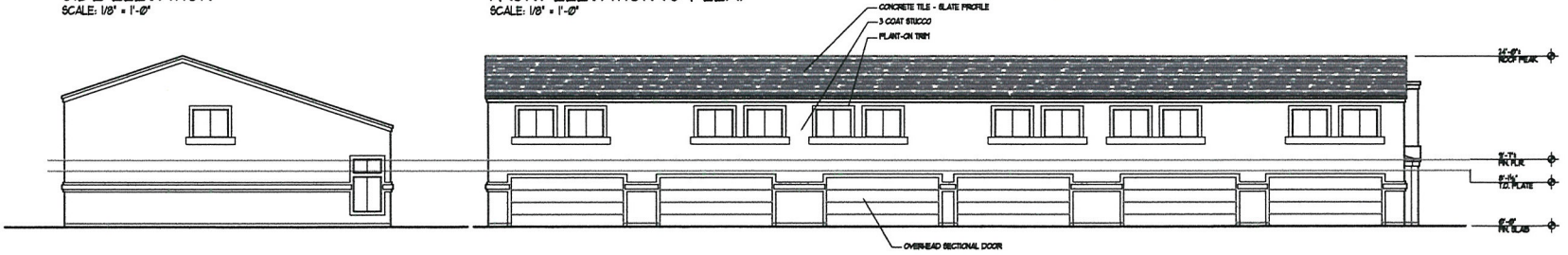
ROOF
CONCRETE TILE - SLATE PROFILE
DESERT TAN

WINDOWS
VINYL CLAD - WHITE



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

FRONT ELEVATION (6 PLEX)
SCALE: 1/8" = 1'-0"



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

BACK ELEVATION (6 PLEX)
SCALE: 1/8" = 1'-0"

GPA-41777 ZON-41778
SDR-41779

RECEIVED
MAY 12 2011

KC CAMIS ARCHITECT

REVISIONS

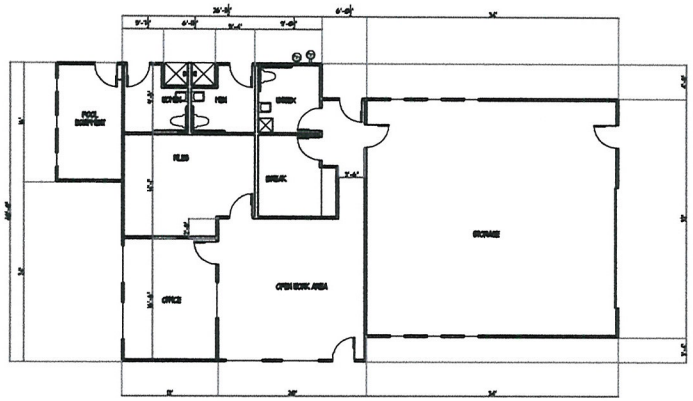
JOB:

CRYSTAL PARK APARTMENTS

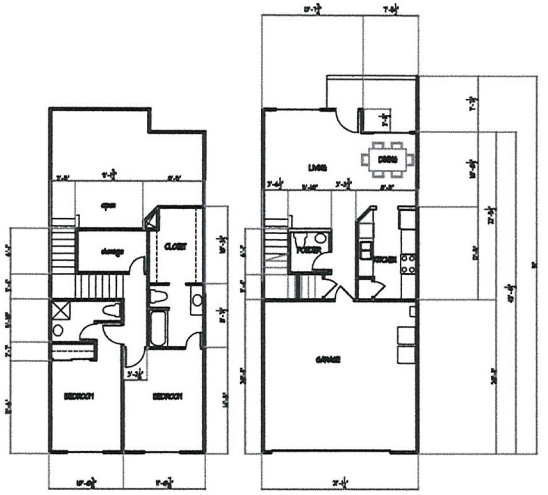
A1

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

BACK ELEVATION (6 PLEX)
SCALE: 1/8" = 1'-0"

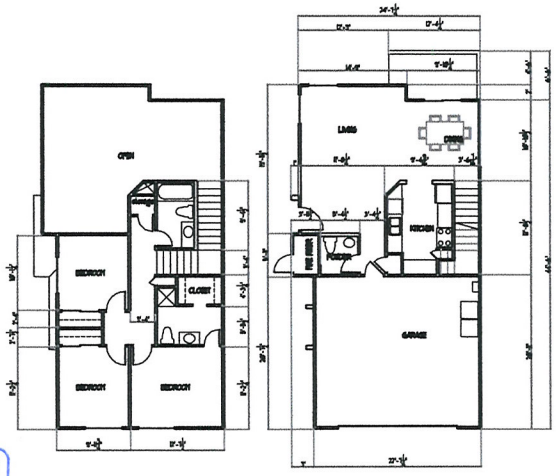


MANAGERS OFFICE



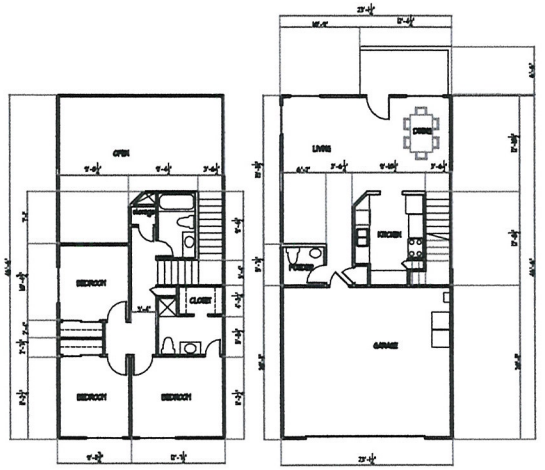
2nd FLOOR

1st FLOOR
TYP. INTERIOR UNIT
(2 BEDROOM)



2nd FLOOR

1st FLOOR
FRONT END UNIT
(3 BEDROOM)



2nd FLOOR

1st FLOOR
BACK END UNIT
(3 BEDROOM)

FLOOR PLAN (BACK END UNIT)
SCALE: 1/8" = 1'-0"

RECEIVED
MAY 12 2011

GPA-41777 ZON-41778
SDR-41779

4

KC CAMIS ARCHITECT

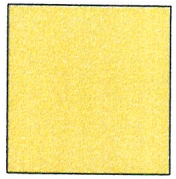
REVISIONS

JOB:

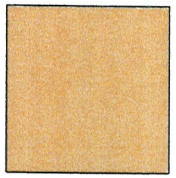
CRYSTAL PARK APARTMENTS

A2

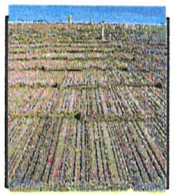
COLOR/MATERIALS BOARD



(A) STUCCO FIELD
FRAZEE CL2764D 'SAHARA'

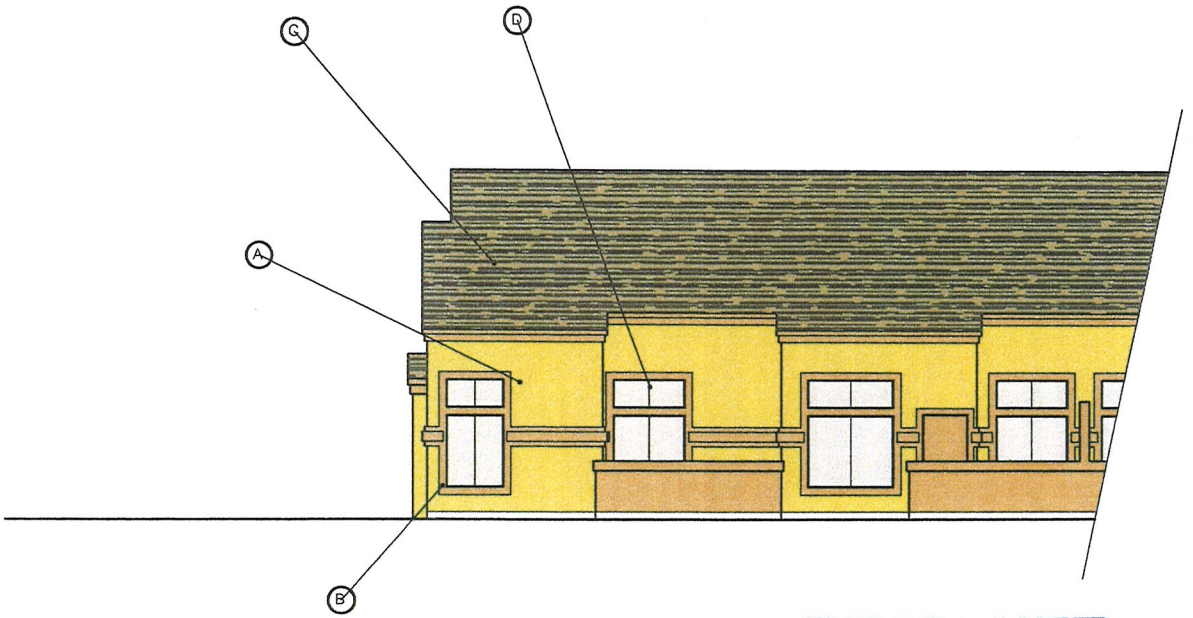


(B) TRIM
FRAZEE CL2736N 'ALMOST OCHRE'



(C) ROOF
SLATE PROFILE CONCRETE TILE
DESERT TAN

(D) GLAZING
CLEAR DUO PANE GLAZING



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MAY 12 2011

GPA-41777 ZON-41778
SDR-41779

KC CAMIS ARCHITECT

REVISIONS

JOB:

DATE:

CRYSTAL PARK APARTMENTS



GPA-41777, ZON-41778 & SDR-41779 - APPLICANT/OWNER: RANCHO PROPERTIES, LLC
3000 NORTH MICHAEL WAY

06/02/11



GPA-41777, ZON-41778 & SDR-41779 - APPLICANT/OWNER: RANCHO PROPERTIES, LLC
3000 NORTH MICHAEL WAY

06/02/11

BEKS GROUP LLC

May 6, 2011

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

Re: Justification Letter
Department of Planning applications
ZON, GPA, and SDR

Subject: Crystal Park Apartment Homes
3000 N Michael Way
APN 138-13-512-001

Dear Sir or Madame;

In conjunction with the above referenced applications, please let this letter serve as the required Justification Letter to the applications.

Issue, Information, and Findings. We are proposing to develop two-story apartment homes on the subject 9.92 vacant land parcel noted above consisting of 80 two-bedroom units and 56 three-bedroom units with two-car garages (136 total units).

The land is currently designated as O (office) and L1/R (light industrial/research) and would need to be re-designated for Medium Density Residential and Apartment (R-3). The subject land is mostly surrounded by residential areas (R-3 to the north, R-1 to the south, and R-1 to the west) and we feel apartment homes would be better suited for this parcel and more compatible with the surrounding properties than the business park we would otherwise propose. An apartment home project would generate substantially fewer people present on the property at a given time, which would mean far less traffic and therefore less noise, and other traffic related problems for the surrounding residents than a business park.

Tables noting the number of people present on a given day, the number of open and/or garaged parking spaces, and the amount of traffic (i.e., number of trips) the proposed apartment homes as differentiated from an otherwise proposed business park on the same parcel are stated below:

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GPA-41777 ZON-41778
SDR-41779

8090 S. Durango Drive, Suite 115 | Las Vegas, Nevada 89113 | *phone* 702.395.9244 | [illegible] | www.beksgroup.com

Residents/Employees/Service Personnel	*Proposed Apartment Homes*	*Current proposed Light Industrial/Office project ("Business Park")*
Estimated Number of Residents/Employees/Service Personnel on a given day	520	1,360

Parking Spaces	*Proposed Apartment Homes*	*Current proposed Light Industrial/Office project ("Business Park")*
Number of regular open parking spaces	135	*506
Number of parking spaces enclosed in garages	272	0

* based on current proposed twelve 2-story office buildings with 16 offices per building for a total of 192 offices

**Traffic: number of trips*	*Proposed Apartment Homes*	*Current proposed Light Industrial/Office project ("Business Park")*
Average Day, number of trips	948	2,145
AM Peak Hours, number of trips	71	185
PM Peak Hours, number of trips	93	193

*See Traffic Generation report attached

The ingress and egress at the north end of the apartment homes project and a second egress would be quite a distance away from the existing residential houses on the south side of the project. Our proposed apartment home plan would keep the majority of the parking away from those houses and there would be less traffic and less traffic noise than would occur from the allowed 192 offices.

These apartment home units will be an asset to the neighborhood and will provide large units with 2-car garages. Large units of this nature are lacking in this area. We estimate the rent to be in the approximate range from $975 to $1,200 per month. We anticipate this project will introduce a higher living environment much more compatible with the single family homes in the area than a business park.

The leasing/management office for the project would be located at the northwest area of the property far away from the residential homes along the south and west property line adjacent to Michael Way, 80' from a right-of-way and a 20' from a

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MAY 12 2011

GPA-41777 ZON-41778 SDR-41779

dedicated alley. Office hours for the on-site office would be Monday through Friday 8:00 a.m. to 5:00 p.m. plus Saturdays 10:00 a.m. to 2:00 p.m.

Number of employees/residents. The number of residents would be 239.36 persons, based on the U. S Census Bureau 1990 results as provided by the City of Las Vegas Environmental Impact Assessment, 1.76 persons multiplied by 136 units.

Hours of operation. Office hours for the on-site office would be Monday through Friday 8:00 a.m. to 5:00 p.m. plus Saturdays 10:00 a.m. to 2:00 p.m.

Existing similar uses owned or operated. In addition to other residential and commercial properties in the Las Vegas area, we currently own and operate a similar apartment project with attached garages named the Hidden Canyon Village Apartments at 3940 Scott Robinson Boulevard in North Las Vegas Nevada.

Specific state licenses. No specific state licenses are required to operate an apartment home project.

Green Building Program. This project will not participate in the Las Vegas Green Building Program.

LEED construction. This project will not be constructed to LEED or other equivalent standards.

Alternative energy sources or water savings measures. Although this project will not utilize any alternative energy sources, we do plan the following energy saving/water saving measures:

Energy-saving light bulbs will be used, and we will look into and consider other feasible energy saving measures as we become aware of them.

Desert landscaping is planned in order to save water plus water saving fixtures and faucets.

Connectivity to adjacent parcels. This project will not be connected to any other parcel.

Walkable community. This project qualifies as a walkable community in that it is within ½ mile of more than one commercial property containing restaurants, grocery stores, and other amenities.

Sustainable construction. The other means of sustainable construction for this project include the positioning of the buildings, light color paint, and the use of energy-saving lights.

Urban Forestry Initiative. Currently there are no trees on the vacant land however some trees will be planted to provide shade.

Bicycle parking. We plan to provide some bicycle parking at the project.

Electric vehicle recharging stations. No charging stations are planned at this time

GPA-41777 ZON-41778
SDR-41779
MAY 12 2011

We appreciate your consideration in this matter. Please feel free to contact me at (702) 395-9244 extension 413 if you have any questions or concerns regarding this matter.

Yours truly,
Rancho Properties, L.L.C.

Ernest A. Becker, Jr.
Manager

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MAY 12 2011
GPA-41777 ZON-41778
SDR-41779

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

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

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

SUBJECT:
ZON-41778 - REZONING RELATED TO GPA-41777 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a 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). Staff recommends DENIAL.

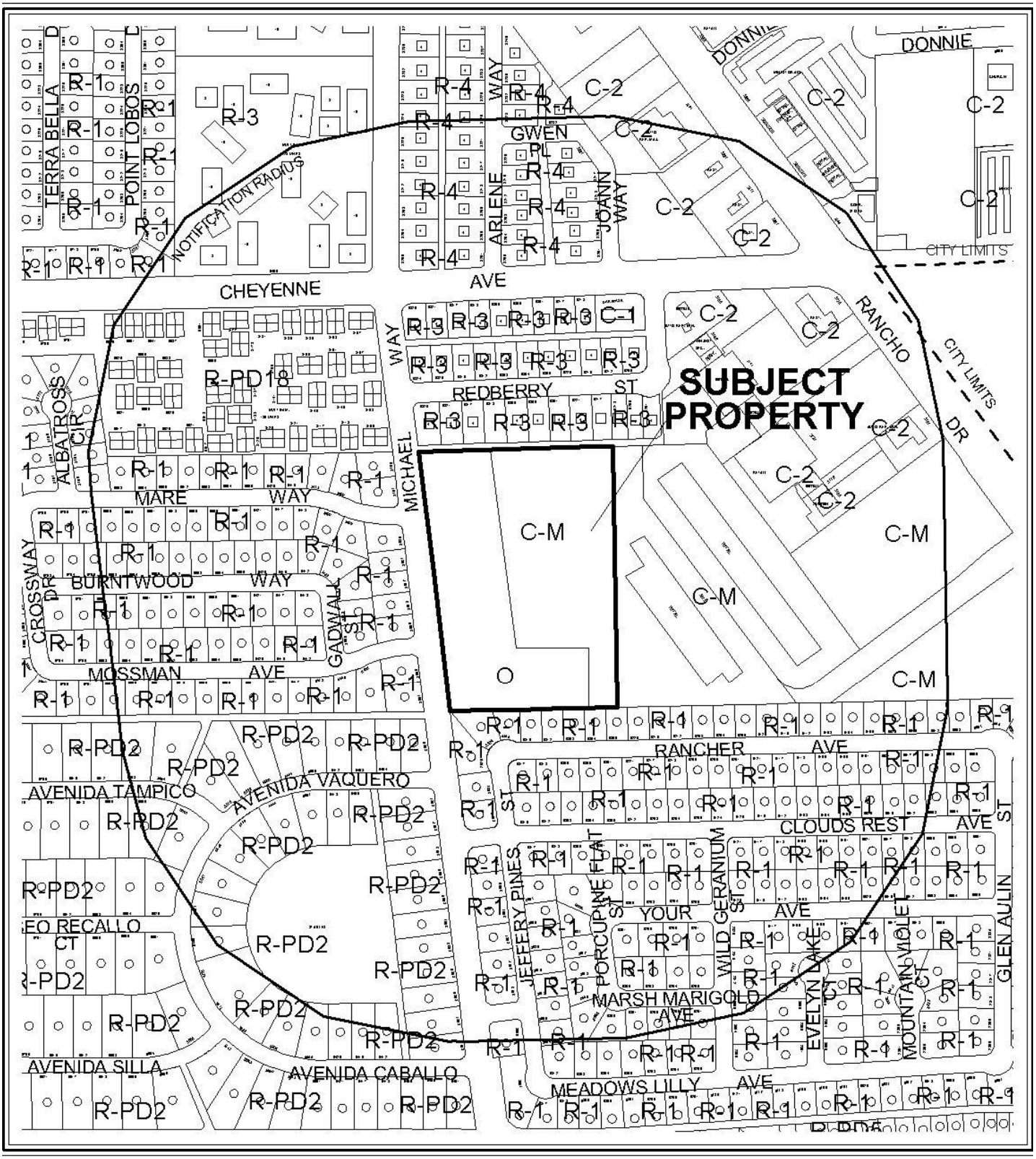
C.C.: 08/17/2011

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-41778 and SDR-41779
3. Supporting Documentation

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



0 300 600 Feet

CASE: **ZON-41778 AND SDR-41779**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL)

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

N



0 300 600 Feet

CASE: **ZON-41778 AND SDR-41779**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL)

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41778** APN: 138-13-512-001

Name of Property Owner: Rancho Properties, L.L.C.

Name of Applicant: Rancho Properties, L.L.C.

Name of Representative: Ernest A. Becker, IV

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: Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Debra S. Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

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MAY 12 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZON: zone change from O & L1/R to R-3

Project Address (Location) 3000 N Michael Way, Las Vegas Nevada

Project Name Crystal Park Apartment Homes **Proposed Use** apartments

Assessor's Parcel #(s) 138-13-512-001 **Ward #** 5-Barlow

General Plan: existing O&L1/R proposed M **Zoning:** existing O&L1/R proposed R-3

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

Gross Acres 9.92 **Lots/Units** 136 units **Density** 14.2 per acre

Additional Information

PROPERTY OWNER Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S Durango Dr. Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

APPLICANT Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S DURANGO DR. STE 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

REPRESENTATIVE Rancho Properties, L.L.C. **Contact** Brian T. Becker/Ernest A. Becker IV

Address 8090 S Durango Dr., Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.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 Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011.

_____

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

Case #	ZON-41778
Meeting Date:	7-12-11
Total Fee:	$1200.00
Date Received:*	5-12-11
Received By:	JF mail

*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.

MAY 12 2011

Revised 10/27/08

REZONING Parcel: 138-13-512-001



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MAY 12 2011

ZON-41778

ZONING

C-V	U	R-MH	R-MHP	PD	Subject Parcel
C-PB	R-A	R-CL	P-R	T-D	City Limits
P-C	R-E	R-2	N-S	TC	ROI Zoning
	R-D	R-3	O	C-2	
	R-PD	R-4	C-D	C-M	
	R-1	R-5	C-1	M	

FROM C-M AND O TO R-3

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

Printed: April 25, 2011

City of Las Vegas Agenda Item No.: **22.**

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

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

SUBJECT:
SDR-41779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41777 AND ZON-41778 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a 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). Staff recommends DENIAL.

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:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41779** APN: 138-13-512-001

Name of Property Owner: Rancho Properties, L.L.C.

Name of Applicant: Rancho Properties, L.L.C.

Name of Representative: Ernest A. Becker, IV

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: Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Debra S. Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Site development plan review

Project Address (Location) 3000 N Michael Way, Las Vegas Nevada

Project Name Crystal Park Apartment Homes **Proposed Use** apartments

Assessor's Parcel #(s) 138-13-512-001 **Ward #** 5-Barlow

General Plan: existing O&L1/R proposed M **Zoning:** existing O&L1/R proposed R-3

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

Gross Acres 9.92 **Lots/Units** 136 units **Density** 14.2 per acre

Additional Information

PROPERTY OWNER Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S Durango Dr. Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

APPLICANT Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S DURANGO DR. STE 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

REPRESENTATIVE Rancho Properties, L.L.C. **Contact** Brian T. Becker/Ernest A. Becker IV

Address 8090 S Durango Dr., Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.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 Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011.

_____

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-41779
Meeting Date:	7-12-11
Total Fee:	$1030.00
Date Received:*	5-12-11
Received By:	J Fraumeni

*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.

MAY 12 2011

Revised 10/27/08

SDR 41779
Rancho Properties, LLC

3000 N. Michael Way

Proposed 136 unit apartment complex.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	136	6.72	914
AM Peak Hour			0.51	69
PM Peak Hour			0.62	84

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Michael Way

Average Daily Traffic (ADT)	2,838
PM Peak Hour	227

(heaviest 60 minutes)

Cheyenne Avenue

Average Daily Traffic (ADT)	38,700
PM Peak Hour	3,096

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Michael Way	16,300
Cheyenne Avenue	51,800

This project will add approximately 914 trips per day on Michael Way and Cheyenne Ave. Michael is currently at about 17 percent of capacity and Cheyenne is at about 75 pecent of capacity. After this project is added, Michael is expected to be at about 23 perenct of capacity and Cheyenne to be at about 76 pecent of capacity.

Based on Peak Hour use, this development will add roughly 84 additional cars into the area, which works out to about three every two minutes.

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

City of Las Vegas Agenda Item No.: **23.**

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

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

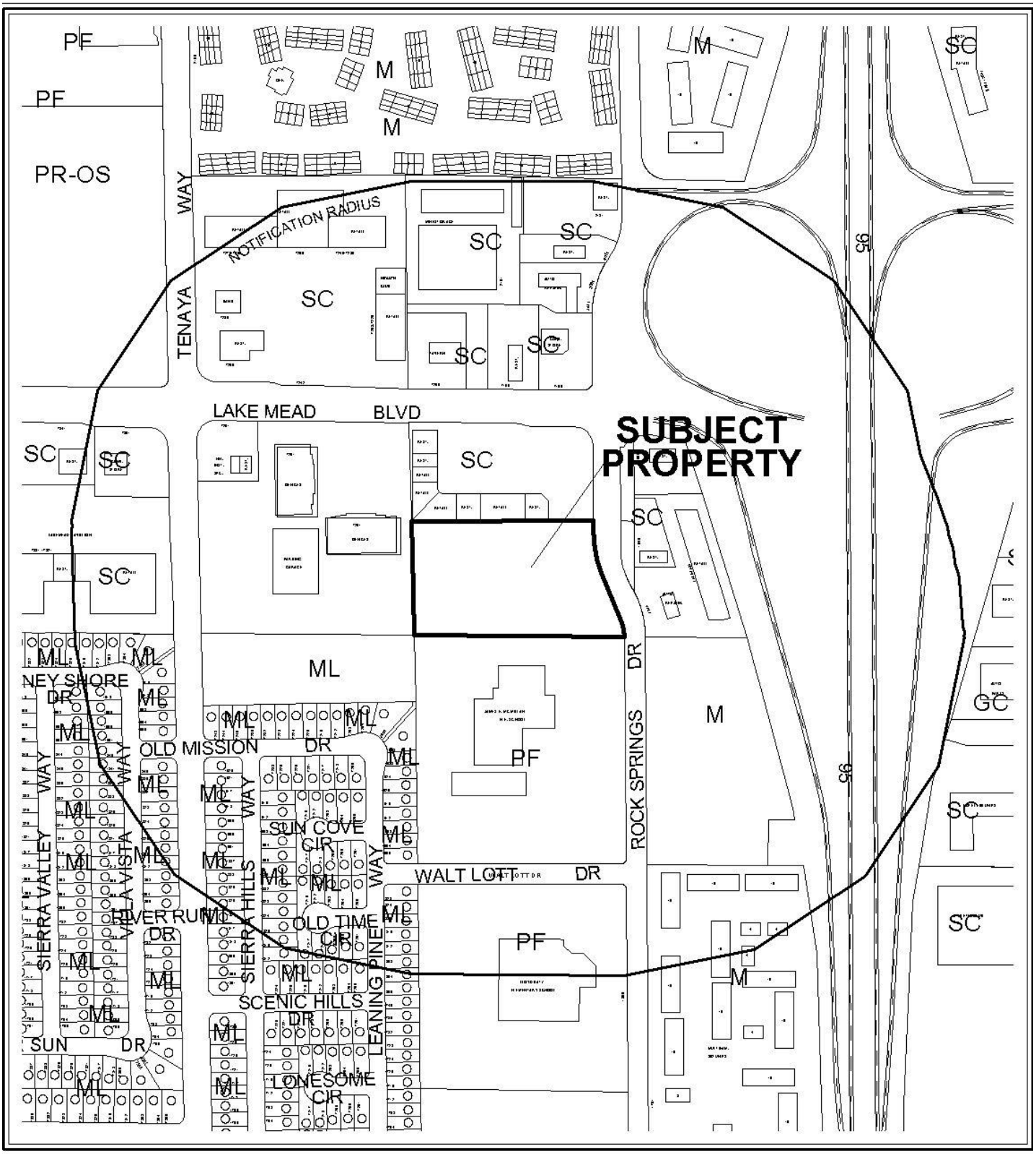
SUBJECT:
GPA-41883 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 4.43 acres adjacent to the west side of Rock Springs Drive,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

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:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-41883, ZON-41884, SUP-41885 and SDR-41886
3. Supporting Documentation
4. Photos -GPA-41883, ZON-41884, SUP-41885 and SDR-41886
5. Justification Letter -GPA-41883, ZON-41884, SUP-41885 and SDR-41886



CASE: **GPA-41883**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

PROPOSEDGENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



CASE: **GPA-41883**

RADIUS: 1000 FT

0 300 600 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

PROPOSEDGENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-41883	Staff recommends APPROVAL.	
ZON-41884	Staff recommends APPROVAL.	GPA-41883
SUP-41885	Staff recommends APPROVAL, subject to conditions:	GPA-41883 ZON-41884 SDR-41886
SDR-41886	Staff recommends APPROVAL, subject to conditions:	GPA-41883 ZON-41884 SUP-41885

** CONDITIONS **

SUP-41884 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Repair Garage, Minor use.

2. Approval of General Plan Amendment (GPA-41883) and Rezoning (ZON-41884), and approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41886) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

MH

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

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

SDR-41886 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-41883) and Rezoning (ZON-41884), and the approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41885) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan date stamped 06/13/11, and the floor plan and elevations date stamped 05/24/11 except as amended by conditions herein.

4. A Waiver from 19.06 is hereby approved, 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.

5. An Exception from Title 19.06.110 is hereby approved, to allow 32 trees in the parking lot where 34 are required.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/13/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10 Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

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

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

15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

17. Construct all incomplete half-street improvements on Rock Springs Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. An off-site Geotechnical Pavement Design

recommendation will be required for all asphalt pavement required for completion of this project.

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

19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

20. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a General Plan Amendment, Rezoning, Site Development Plan Review, and Special Use Permit as part of a proposed 37,243 square-foot Shopping Center on 4.43 undeveloped acres. The property is currently planned for use as M (Medium Density Residential) and the applicant is seeking a change to the SC (Service Commercial) land use and C-1 (Limited Commercial) zoning district in order to add three Restaurants (one with Drive-Through service), a two-story 20,000 square-foot Office building, and a 8,500 square-foot Auto Repair Garage, Minor for a total of 37,243 square feet of commercial space. Staff recommends approval of this proposal, as it is an appropriate use for this area and will allow for infill development. If denied, the property would remain undeveloped and retain the M (Medium Density Residential) land use.

ISSUES

- A Special Use Permit is required to operate an Auto Repair Garage, Minor use in the C-1 (Limited Commercial) zoning District.
- A Waiver is required to allow a three-foot wide landscape buffer along a portion of the south perimeter where eight feet is required. Staff supports the request.
- A Waiver is required to allow an 11-foot wide landscape buffer along a portion of the east perimeter where 15 feet is required. Staff supports the request.
- An Exception is required to allow 32 parking lot shade trees where 34 are required. Staff supports the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/06/06	The City Council approved a General Plan Amendment (GPA-14318) from the PF (Public Facilities) land use designation to the H (High Density Residential) land use designation; a Rezoning (ZON-14321) from the U (Undeveloped) [PF (Public Facilities) Master Plan Designation] zoning district to the R-4 (High Density Residential) zoning district; a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development; and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. The Planning Commission recommended approval with staff recommending denial.

06/06/07	The City Council approved a General Plan Amendment (GPA-20216) from the H (High Density Residential) land use designation to the M (Medium Density Residential) land use designation; a Rezoning (ZON-20217) from U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone to R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone; a Site Development Plan Review (SDR-20220) for a proposed 65-lot Single Family Residential Subdivision; a Variance (VAR-20219) to allow 10,288 square feet of open space where 46,718 is the required minimum; a Variance (VAR-20419) to allow a Residential Planned Development on 4.91 acres where five acres is the required minimum; and Waiver (WVR-20568) of Title 18.12.130 for termination of a private street without a circular cul-de-sac or crash gate on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive. The Planning Commission and staff recommended denial of the General Plan Amendment. The Planning Commission recommended approval of the remaining related items with staff recommending denial of all items.
06/28/07	The Planning Commission approved a request for a Tentative Map (TMP-21698) for a proposed 63-lot single family residential subdivision on 4.91 acres on the west side of Rock Springs Drive approximately 300 feet south of Lake Mead Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
03/28/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this property.

Pre-Application Meeting	
05/18/11	A pre-application meeting was held with staff to discuss the proposal to construct three restaurants, an Office building, and an Auto Repair Garage, Minor facility on nearly five acres adjacent to Rock Springs Drive. The applicant was made aware of the applicable development standards and the application process.

Neighborhood Meeting	
06/15/11	A Neighborhood Meeting was held by the applicant from 6:30 to 6:55 p.m. at 1901 North Rainbow Boulevard. There was one staff member in attendance with no members of the public attending.

Field Check	
06/02/11	A field check was conducted with the following observations made by staff: • The project site is an undeveloped lot that descends approximately four feet in elevation from the west property boundary to Rock Springs Road. • The Elementary School has a one-way 30-foot easement along the south property line.

Details of Application Request	
Site Area	
Net Acres	4.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	U (Undeveloped)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Elementary School	PF (Public Facilities)	U (Undeveloped)
East	Auto Repair Garage, Minor	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant Title 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	335 Feet	Y
Min. Setbacks			
• Front	10 Feet	65 Feet	Y
• Side	10 Feet	25 Feet	Y
• Rear	20 Feet	83 Feet	Y
Max. Lot Coverage	50 %	12 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant Title 19.08.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	19 Trees	24 Trees	Y
• South	1 Tree / 30 Linear Feet	21 Trees	31 Trees	Y
• East	1 Tree / 20 Linear Feet	17 Trees	17 Trees	Y
• West	1 Tree / 30 Linear Feet	11 Trees	11 Trees	Y
TOTAL PERIMETER TREES		**68 Trees**	**83 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	34 Trees	32 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		3 Feet	N
• East	15 Feet		11 Feet	N
• West	8 Feet		8 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rock Springs	N/A	N/A	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	37,243 SF	1:250 SF					
TOTAL SPACES REQUIRED			149		194		Y
Regular and Handicap Spaces Required			144	5	185	9	Y
Loading Spaces	30,000-50,000 SF		3		3		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot wide buffer along the south perimeter.	To allow a three-foot wide landscape buffer along a portion of the south perimeter	Approval
A 15-foot wide buffer along the east perimeter.	To allow an 11-foot wide landscape buffer along a portion of the east perimeter	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
1 tree for each 6 uncovered parking spaces.	To allow 32 trees in the parking lot where 34 required.	Approval

ANALYSIS

The 4.43 acre subject site is currently designated as M (Medium Density Residential) land use and is in the U (Undeveloped) [M (Medium Density Residential) Master Plan Designation] zoning district. The existing land use and Multi-Family Residential zoning district are inappropriate for this location. The subject site borders SC (Service Commercial) land use to the north, east, and west and has C-1 (Limited Commercial) zoning immediately the north, east, and west. The land use immediately to the south of the subject site is PF (Public Facilities), and is the site of an elementary school. The planned retail use is compatible with the commercial uses to the north, west, and east and will have minimal impact on the existing use to the south. The subject site represents an infill parcel primarily surrounded by existing retail development. It is appropriate to augment the

The site is primarily accessed from the east at Rock Springs Drive with secondary access provided at the northeast corner through a cross-access agreement with the commercial property to the north. The applicant has provided abundant landscape screening and has sufficiently blocked access along the south property line in order to alleviate concerns with the one-way drop-off aisle and entrance of the neighboring Elementary School. The proposed development is seeking an exception for the required parking lot tree coverage, which staff supports, as there are additional trees located throughout the site to compensate for this deficiency. The proposed structures are thoughtfully sited with the massing and material finishes provided so as to create an aesthetically pleasing order to the area.

Staff recommends approval of this proposal, as it is an appropriate land use for this location and is suitably designed to operate harmoniously between the commercial properties to the north, east, and west and the Elementary School to the south.

FINDINGS (GPA-41883)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The planned Service Commercial use will be compatible with the commercial uses to the north, west, and east and will have minimal impact on the existing elementary school to the south.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed zoning of the subject site to C-1 (Limited Commercial) is compatible to adjacent properties as the parcel has C-1 (Limited Commercial) zoning immediately the north, east, and west. The proposed zoning change to the C-1 (Limited Commercial) Zoning District is congruent with the proposed SC (Limited Commercial) land use designation.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Rock Springs Drive is adequate to meet the requirements of the proposed commercial uses. All other public resources and facilities are available to the site as it is an infill parcel totally surrounded by existing development.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The subject site represents an infill parcel surrounded by existing retail development; therefore, the proposed commercial development supports the city policy of encouraging the development of infill parcels to efficiently distribute public resources.

FINDINGS (ZON-41884)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The accompanying General Plan Amendment (GPA-41883) will designate the site to the SC (Limited Commercial) land use category, which allows for the development of light retail uses. This requested zoning change to the C-1 (Limited Commercial) zoning district conforms to the proposed SC (Limited Commercial) land use designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The proposed commercial uses are compatible with the commercial uses to the north, west, and east and will have little impact on the existing elementary school to the south.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site represents an infill parcel primarily surrounded by existing retail development. It is appropriate to continue to develop the area along Rock Springs Drive with commercial development.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The subject site is accessed directly by Rock Springs Drive, an 80-foot street. Indirect access to Lake Mead Boulevard is provided by a cross-access agreement to the property to the north. Street access is adequate to meet the requirements of the proposed commercial zoning district.

FINDINGS (SUP-41885)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Auto Repair Garage, Minor use is presented in a manner that reduces any adverse impacts by locating it to the north of the site and by complying with the minimum Special Use Permit requirements by orienting the service bays away from public view. Additionally, the applicant has provided abundant landscaping that will serve as an effective screening for noise and visual impacts.

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

   The subject site is physically suitable for the type and intensity for a proposed Auto Repair Garage, Minor use. In addition, the proposed use is similar to the neighboring automotive uses to the east of this site.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site is access primarily from Rock Springs Drive; however, the proposed use will likely be mostly accessed via cross-access agreement located at the northeast corner of the site. Either access point adequately serves the proposed use and the remainder of the proposed Shopping Center uses.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Auto Repair Garage, Minor use will be subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets all of the applicable conditions per Title 19.12, specifically that the service bays are oriented away from view of public rights-of-way.

FINDINGS (SDR-41886)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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

   The proposed 37,243 square-foot Shopping Center is compatible with the adjacent development in the area in size, appearance and use. The massing of the proposed development is broken up with three Restaurants, one two-story Office building, and one Auto Repair Garage, Minor over a 4.43 acre property that neighbors commercial land uses to the north, east, and west of the subject site.

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

   The proposed Shopping Center is consistent with Title 19 and the General Plan in use. The requested Waiver and Exception that accompany this site review are supported by staff due to the applicant's efforts to offset the impact of the requests by providing additional landscape materials throughout the site.

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

   The site is access primarily from Rock Springs Drive; however, the proposed use will likely be mostly accessed via cross-access agreement located at the northeast corner of the site. Either access point adequately serves the proposed use as well at the remainder of the proposed Shopping Center uses.

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

   Building and landscaping materials are consistent with the neighboring commercial developments, and are appropriate for the area and for the city. Although the applicant has requested a Waiver and an Exception, the landscape materials are provided in abundance to the overall required quantities to meet the requirements of Title 19.

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

The proposed building elevations and material finishes are attractive and create an orderly and aesthetically pleasing environment. The applicant has provided an orderly arrangement of buildings with suitable massing to complement the existing commercial uses while remaining cognizant of the Elementary School the south.

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

   The proposed Shopping Center will be subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 137

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-41883** APN: 138-22-701-009

Name of Property Owner: Khusrow Roohani Family Trust

Name of Applicant: Khusrow Roohani Family Trust

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____Yes __✓__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: K. Roohani

Print Name: KHUSROW ROOHANI FAMILY TRUST

Subscribed and sworn before me

This 23rd day of May, 2011

Dorothy Grace Shoe

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOE
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

RECEIVED
MAY 24 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Lake Mead & Rock Springs

Project Name Bridgestone **Proposed Use** Shopping Center

Assessor's Parcel #(s) 138-22-701-009 **Ward #** 1

General Plan: existing M proposed SC **Zoning:** existing U(M) proposed C-1

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

Gross Acres 4.43± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Khusrow Roohani Family Trust **Contact** Khusrow Roohani

Address 9315 W. Sunset Road **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address n/a

APPLICANT Khusrow Roohani Family Trust **Contact** Khusrow Roohani

Address 9315 W. Sunset Road **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 West Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

Property Owner Signature* _____

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

Print Name KHUSROW ROOHANI FAMILY TRUST

Subscribed and sworn before me

This 23rd day of May, 20 11.

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

FOR DEPARTMENT USE ONLY

Case #	GPA-41883
Meeting Date:	7-12-11
Total Fee:	1550.00
Date Received:*	5-24-11
Received By:	FS

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

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

Revised 10/27/08

985063.1



Current

City of Las Vegas

FUTURE LAND USE

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Mixed Use (L,ML,M,H,O,SC,GC,PF)
- Office
- Service Commercial
- General Commercial
- General Tourist Commercial
- Commercial (O,SC,GC)
- Park/Recreation/Open Space
- Park / Recreation / Open Space
- Public Facility
- Public Facility School
- Public Facilities Clark County
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Town Center
- University Medical Center
- Traditional Neighborhood Development
- City Limits

GPA-41883 ZON-41884
SUP-41885 SDR-41886

RECEIVED
MAY 24 2011
City of Las Vegas

Location Map

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John David Burke, Architect

revisions

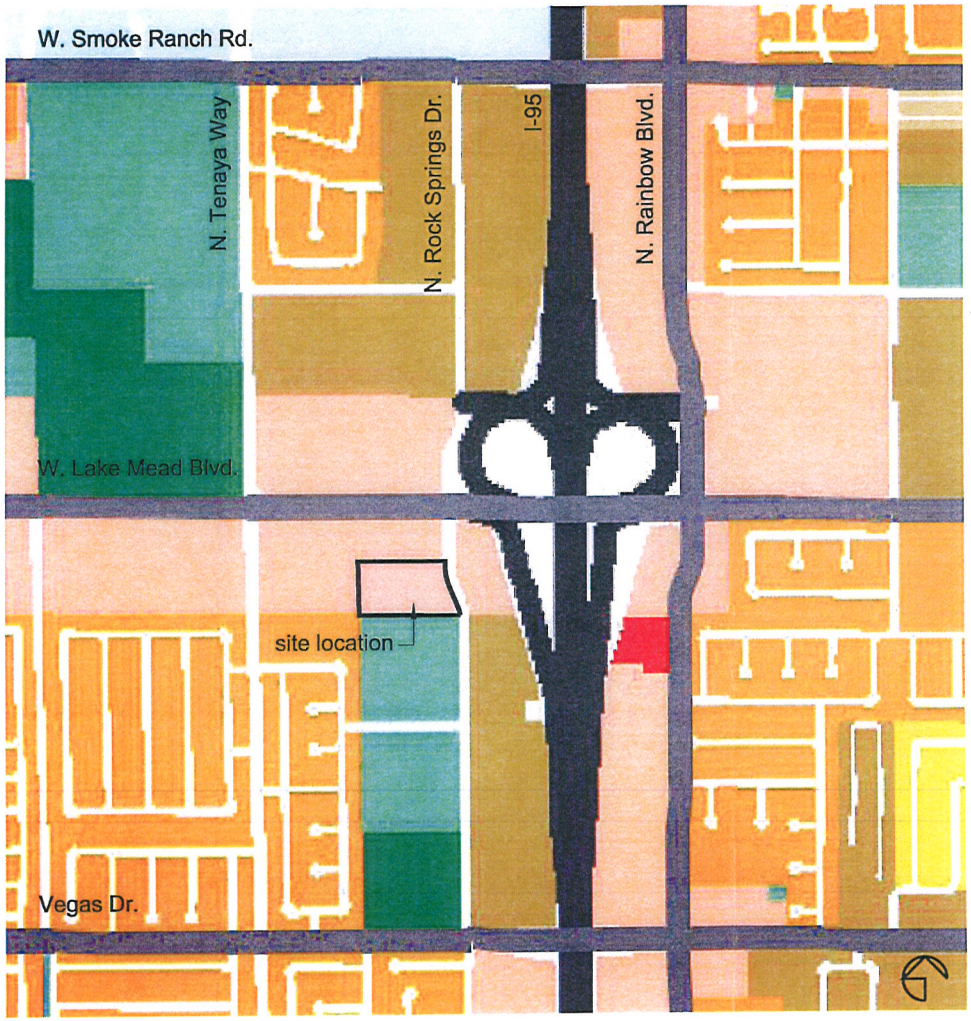
date	description

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #201, Las Vegas, NV 89118 (702)876-4883, jburke@burkearchitect.com

SHOPPING CENTER
Rock Springs Dr. south of Lake Mead Blvd.
for: DesertWorks
City of Las Vegas Nevada

date 3/3/11
proj. no. 2011-16
drwn. by
chkd. by

sheet no. LM



Proposed

City of Las Vegas

FUTURE LAND USE

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Mixed Use (L,ML,M,H,O,SC,GC,PF)
- Office
- Service Commercial
- General Commercial
- General Tourist Commercial
- Commercial (O,SC,GC)
- Park/Recreation/Open Space
- Park / Recreation / Open Space
- Public Facility
- Public Facility School
- Public Facilities Clark County
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Town Center
- University Medical Center
- Traditional Neighborhood Development
- City Limits

RECEIVED
MAY 24 2011
City of Las Vegas

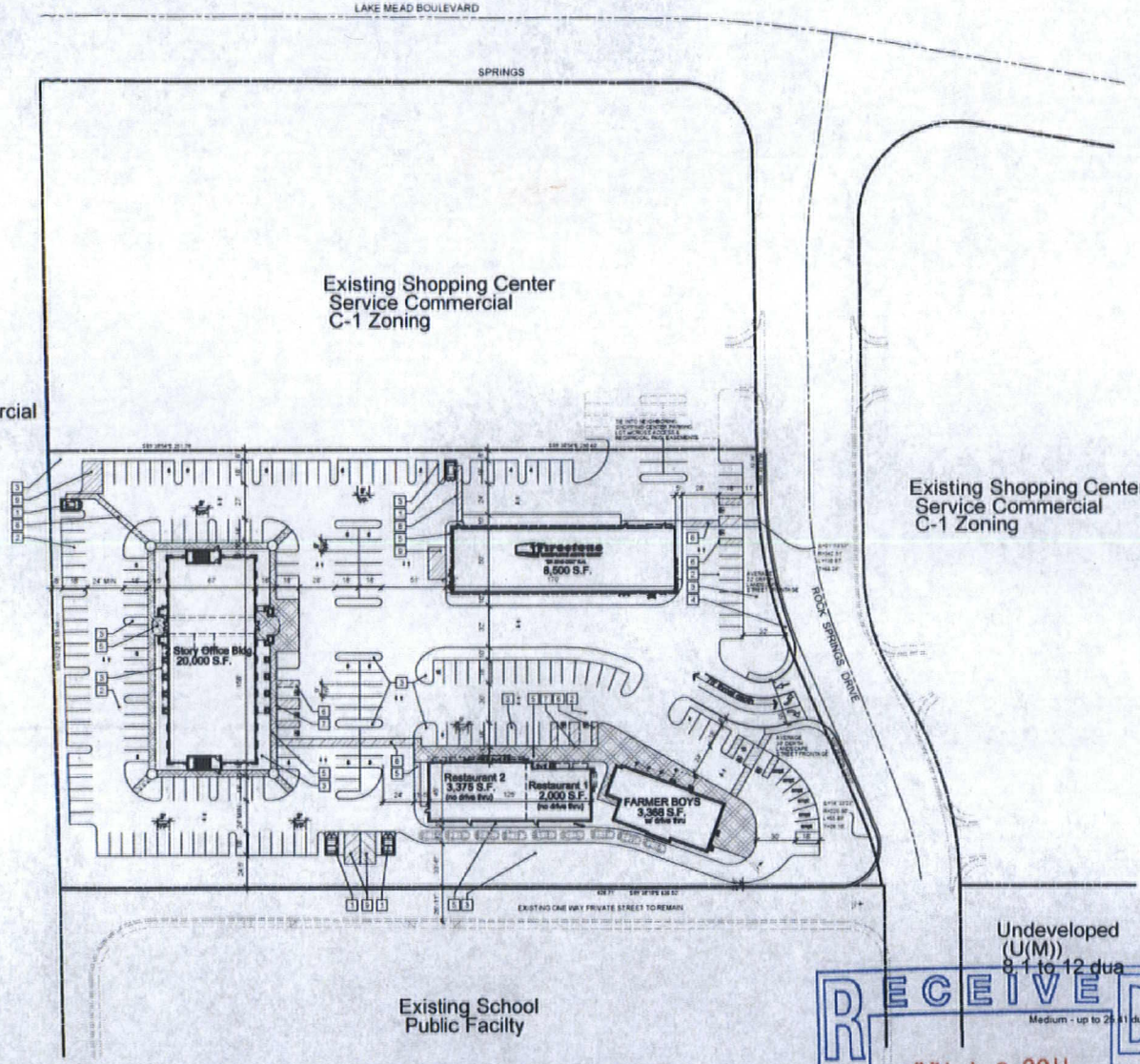
GPA-41883 ZON-41884
SUP-41885 SDR-41886

jdB architect

SHOPPING CENTER
Rock Springs Dr. south of Lake Mead Blvd.
for: DesertWorks
City of Las Vegas Nevada

LM

Location Map



1 Site Plan
scale: 1" = 40'-0"

keynotes

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF WROUGHT IRON GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH w/ DECORATIVE ROOF PER CITY OF LAS VEGAS
2	2" A.C. PAVING
3	LANDSCAPED AREA
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	6" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	HANDICAP ACCESSIBLE AISLE
7	HANDICAP ACCESSIBLE RAMP
8	HANDICAP ACCESSIBLE ROUTE
9	10'X25' LOADING ZONE

project data

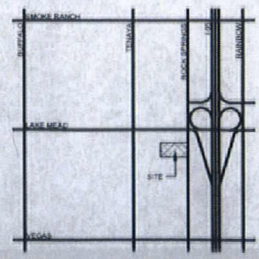
EXISTING ZONING:	U(M)
REQUIRED ZONING:	C-1(SERVICE COMMERCIAL)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	SHOPPING CENTER

AREA SUMMARY/PARKING ANALYSIS (OVERALL SITE)

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
OFFICE	20,000 S.F.			
FIRESTONE	8,500 S.F.			
FARMER BOYS	3,368 S.F.			
RESTAURANT 1	2,000 S.F.			
RESTAURANT 2	3,375 S.F.			
TOTAL	37,243 S.F.	1/250	149	194

PROPERTY SIZE:	192,970 S.F., 4.43 AC NET
F.A.R. (FLOOR AREA RATIO)	19.3%
APN#	138-22-701-009

vicinity map



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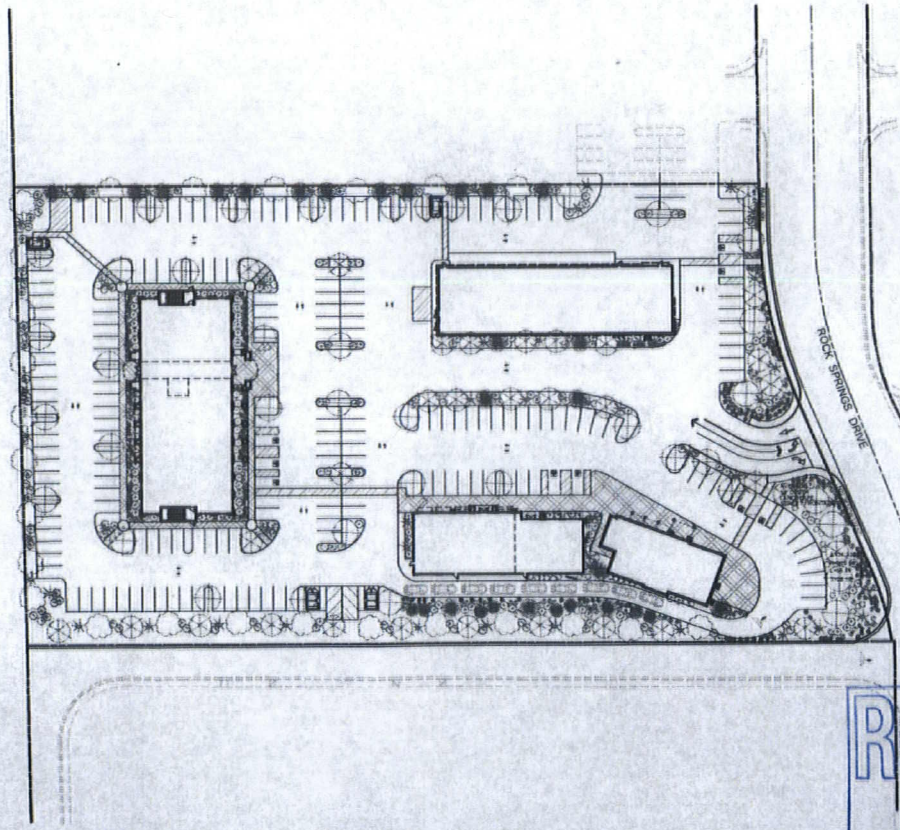

landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	24" box
	CHITALPA	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	SHOESTRING ACACIA Acacia Stenophyla	MEDIUM EVERGREEN	24" box
	AFRICAN SUMAC Rhus lancea	LARGE EVERGREEN	24" BOX

SYMBOL	SHRUBS	SIZE
	CHASTE TREE Vitex	15 GAL
	EVERGREEN EUONYMOUS Euonymous japonica	5 GAL
	COMMON WINTER CREEPER Euonymous fortunei	5 GAL
	TEXAS RANGER Leucophyllum Frutescens	5 GAL
	FEATHERY CASSIA Cassia artemisoides	5 GAL

SYMBOL	GROUND COVER	
	MEXICAN PRIMROSE Oenothera berlandieri	1 GAL @ 18" o.c.e.w.
	HYBRID GAZANIA Gazania hybridus	1 GAL @ 18" o.c.e.w.
	DWARF COYOTE BRUSH Baccharis pilularis 'Centennial'	1 GAL @ 18" o.c.e.w.

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

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1 Landscape Plan
scale: 1" = 40'-0"

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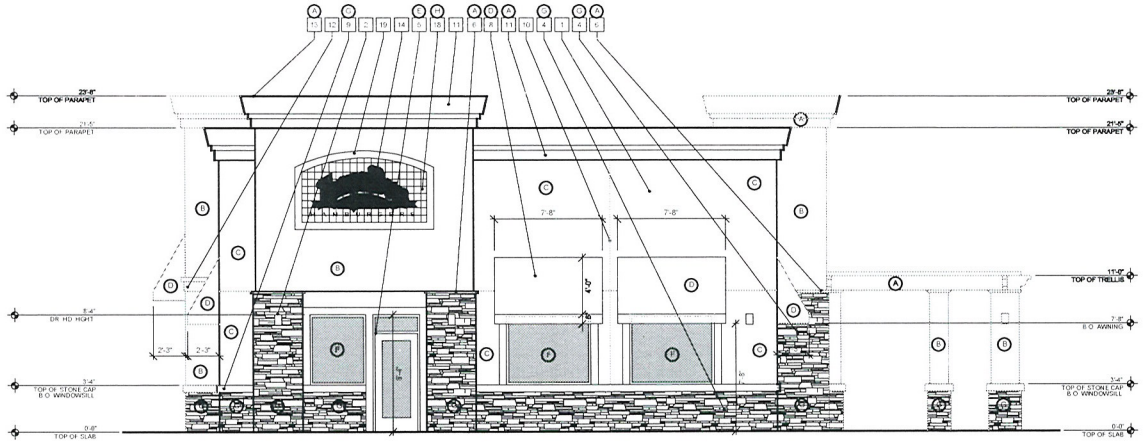
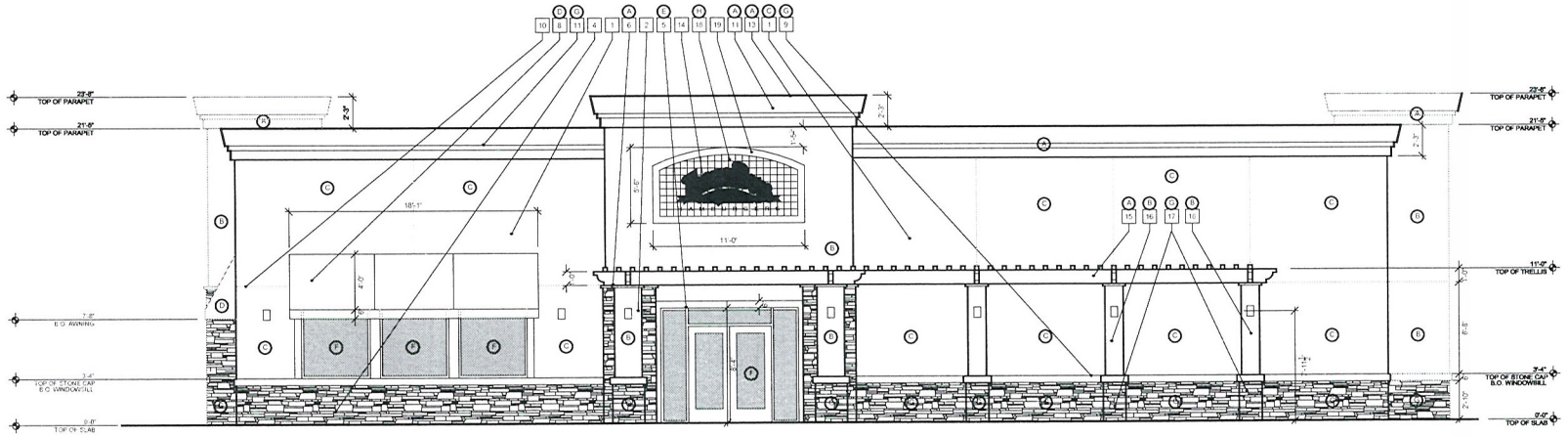


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

KEYNOTES

#	description
1	7/8" STUCCO (SAND FINISH INTEGRAL COLOR)
2	WALL MOUNTED SCONCE LIGHTING
3	EXTERIOR WALL MOUNTED FLOOD LIGHT
4	CULTURED STONE VENEER
5	ALUMINUM STOREFRONT
6	STUCCO TRIM CAP
7	STEEL DOORS W/ STEEL DOOR FRAME
8	AWNING BY SUNBRELLA OR EQUAL
9	STUCCO WAINSCOT CAP TRIM
10	EXPANSION JOINT - PAINT TO MATCH STUCCO
11	FOAM CORNICE W/ PLASTER (STUCCO) OVER
12	SHAPED FOAM TRIM W/ PLASTER (STUCCO) OVER
13	FLASHING/COPING
14	SIGNAGE - PROVIDE J-BOX UNDER SEPARATE PERMIT
15	ALUMAWOOD TRELLIS BEAMS & RAFTERS
16	1/2" STUCCO SKIM COAT o/MASONRY COLUMN
17	CULTURED STONE VENEER o/MASONRY COLUMN
18	GLAZED CERAMIC WALL TILE BY DALTILE OR INTERCERAMIC
19	2X6 FOAM/EIFS/STUCCO BORDER

COLOR SCHEME

Sym.	Color/Material	Location
A	FRAZEE - CL 2680N WHEEL BARROW	CORNICE & TRIM
B	GLIDDEN - ORDER NO. A0571 FAWN BEIGE	STUCCO TOWER
C	GLIDDEN - ORDER NO. A0662 ELDORADO TAN	STUCCO FIELD TRELLIS
D	SUNBRELLA - 6005-0000 HEMLOCK TWEED	CANVAS AWNINGS
E	BRONZE ANODIZED	STOREFRONT FRAMES AND SIGNAGE
F	CLEAR INSULATED PPG SOLARBAN 70 XL	GLAZING
G	ELDORADO STONE MOUNTAIN LEDGE "BITTEROOT"	CULTURED STONE VENEER
H	DALTILE CERAMIC WALL TILE - "TIMBERLINE"	GLAZED CERAMIC WALL TILE

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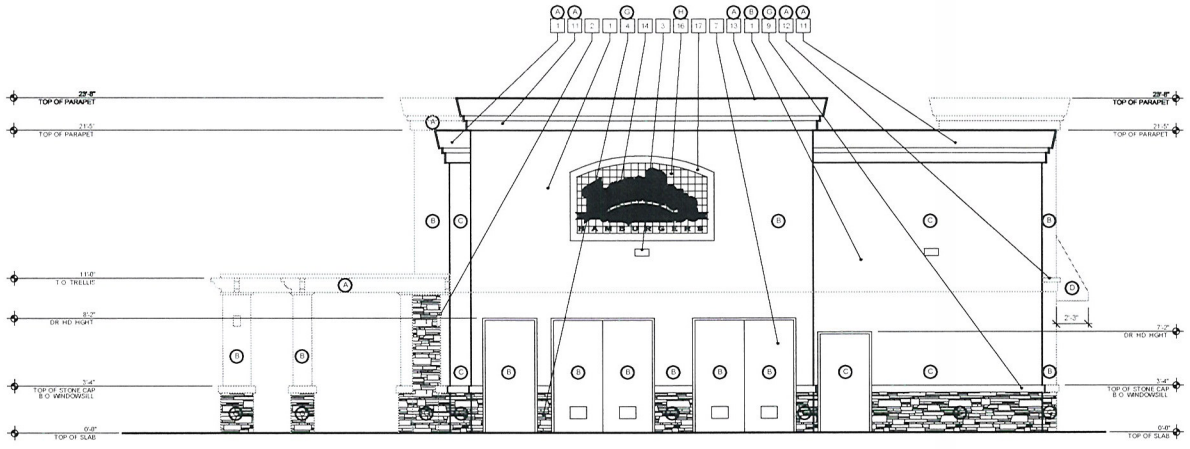
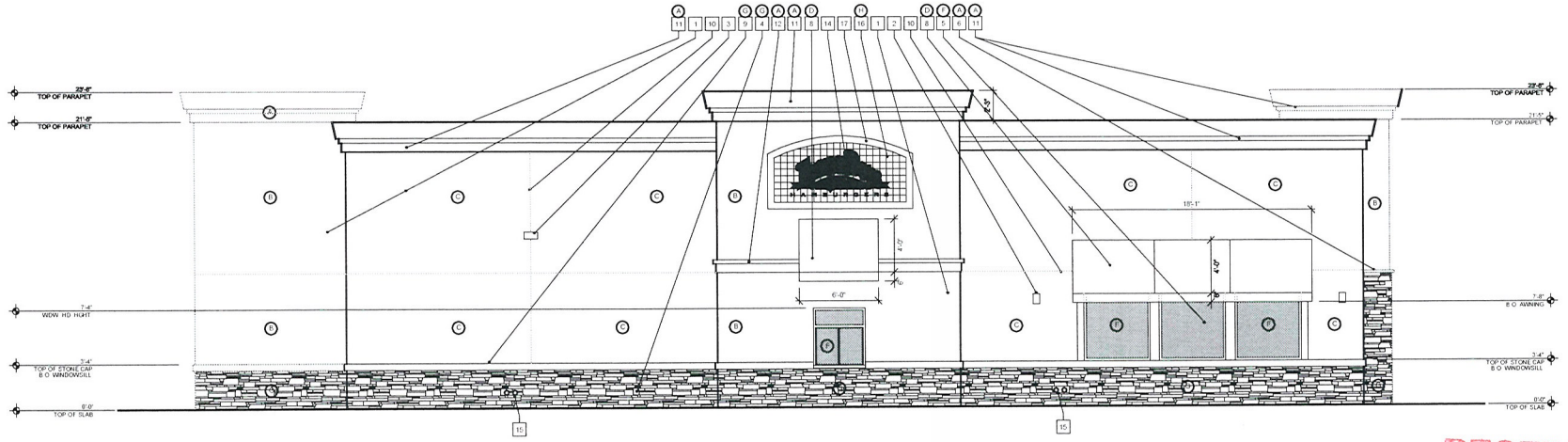


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES

#	description
1	7/8" STUCCO (SAND FINISH INTEGRAL COLOR)
2	WALL MOUNTED SCONCE LIGHTING
3	EXTERIOR WALL MOUNTED FLOOD LIGHT
4	STONE VENEER
5	ALUMINUM STOREFRONT
6	STUCCO TRIM CAP
7	STEEL DOORS W/ STEEL DOOR FRAME
8	AWNING BY SUNBRELLA OR EQUAL
9	STUCCO WAINSCOT CAP TRIM
10	EXPANSION JOINT - PAINT TO MATCH STUCCO
11	FOAM CORNICE W/ PLASTER (STUCCO) OVER
12	SHAPED FOAM TRIM W/ PLASTER (STUCCO) OVER
13	FLASHING/COPING
14	SIGNAGE - PROVIDE J-BOX (UNDER SEPARATE PERMIT)
15	ROOF DRAIN & OVERFLOW w/DOWNSPOUT NOZZLES (J.R SMITH OR EQUAL)
16	GLAZED CERAMIC WALL TILE BY DALTILE OR INTERCERAMIC
17	2X6 FOAM/EIF S/STUCCO BORDER

COLOR SCHEME

Sym.	Color/Material	Location
A	FRAZEE - CL 2586N WHEEL BARROW	CORNICE & TRIM
B	GLIDDEN - ORDER NO: A0571 FAWN BEIGE	STUCCO TOWER
C	GLIDDEN - ORDER NO: A0662 ELDORADO TAN	STUCCO FIELD, TRELLIS
D	SUNBRELLA - 6005-0000 HEMLOCK TWEED	CANVAS AWNINGS
E	BRONZE ANODIZED	STOREFRONT FRAMES AND SIGNAGE
F	CLEAR INSULATED PPG SOLARBAN 70 XL	GLAZING
G	ELDORADO STONE MOUNTAIN LEDGE - BITTEROOT	CULTURED STONE VENEER
H	DALTILE CERAMIC WALL TILE - TIMBERLINE	GLAZED CERAMIC WALL TILE

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jdB architect
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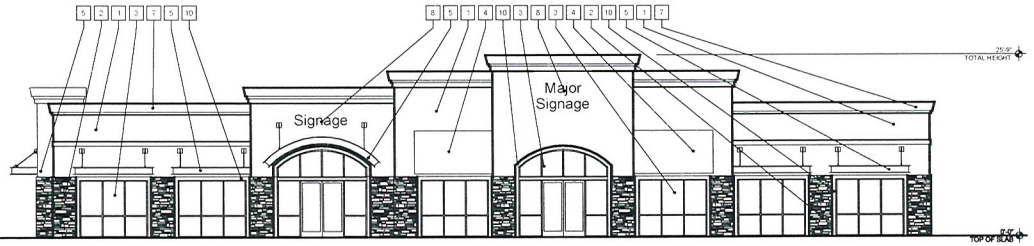
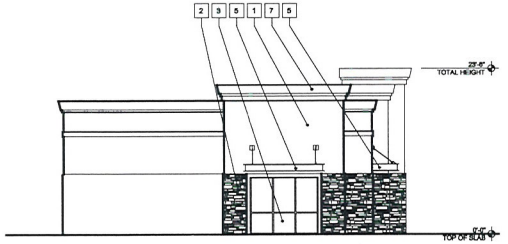
sheet no. A2

KEYNOTES

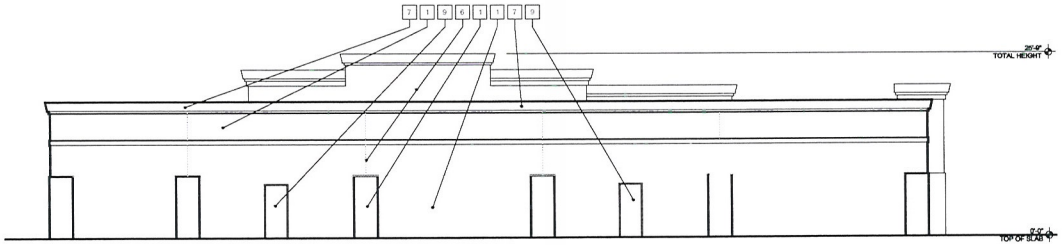
#	description
1	7/8" STUCCO (SAND FINISH INTEGRAL COLOR)
2	CULTURED STONE VENEER
3	ALUMINUM STOREFRONT
4	CANVAS AWNING
5	METAL AWNING
6	EXPANSION JOINT - PAINT TO MATCH STUCCO
7	FOAM CORNICE W/ PLASTER (STUCCO) OVER
8	SIGNAGE - PROVIDE J-BOX (UNDER SEPARATE PERMIT)
9	HOLLOW METAL DOOR
10	2X6 PLANT-ON
11	
12	
13	
14	
15	
16	
17	
18	
19	



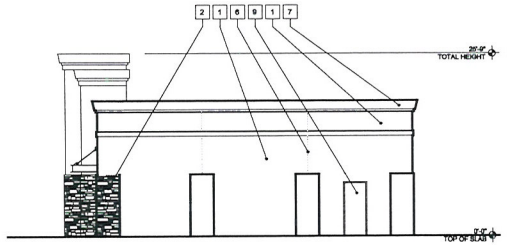
south



east



north



west

1 Elevations (Restaurant pad)
scale: 1/8" = 1'-0"

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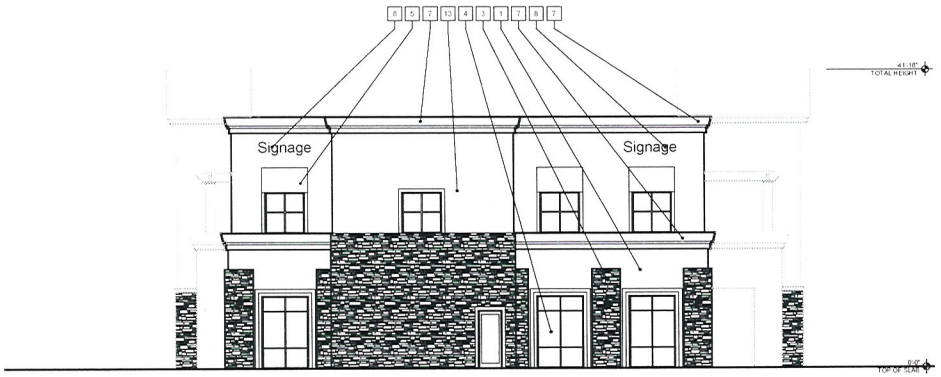
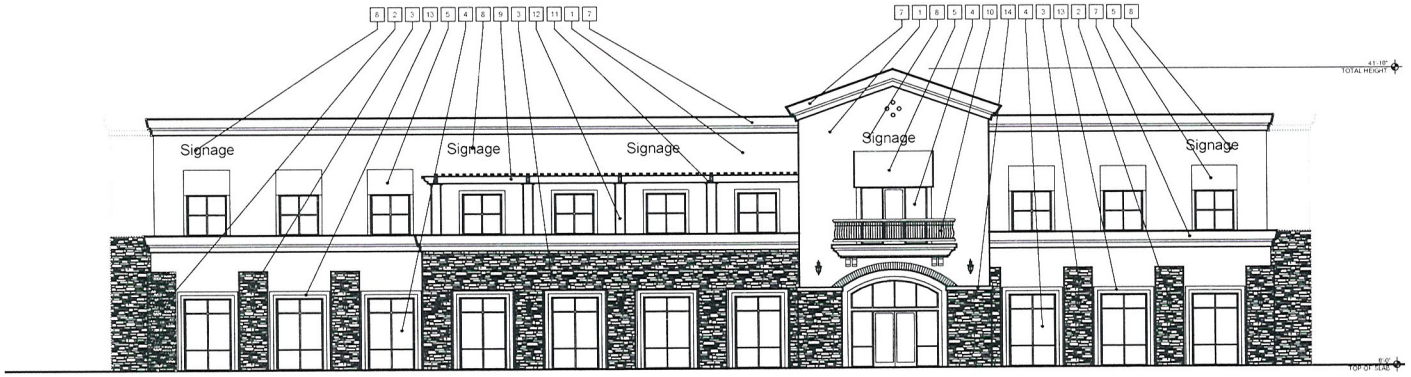
chkd. by	

sheet no A4

KEYNOTES	
#	description
1	7/8" STUCCO (SAND FINISH INTEGRAL COLOR)
2	WALL MOUNTED SCONCE LIGHTING
3	CULTURED STONE VENEER
4	ALUMINUM STOREFRONT
5	CANVAS AWNING
6	EXPANSION JOINT - PAINT TO MATCH STUCCO
7	FOAM CORNICE W/ PLASTER (STUCCO) OVER
8	SIGNAGE - PROVIDE J-BOX (UNDER SEPARATE PERMIT)
9	TRELLIS
10	WROUGHT IRON RAILING
11	STUCCO TRIM CAP
12	1/2" STUCCO SKIM COAT o/MASONRY COLUMN
13	2X6 PLANT-ON
14	STUCCO WAINSCOT CAP TRIM
15	
16	
17	
18	
19	



south (north mirror)



east (west mirror)

1 Elevations (office building)

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

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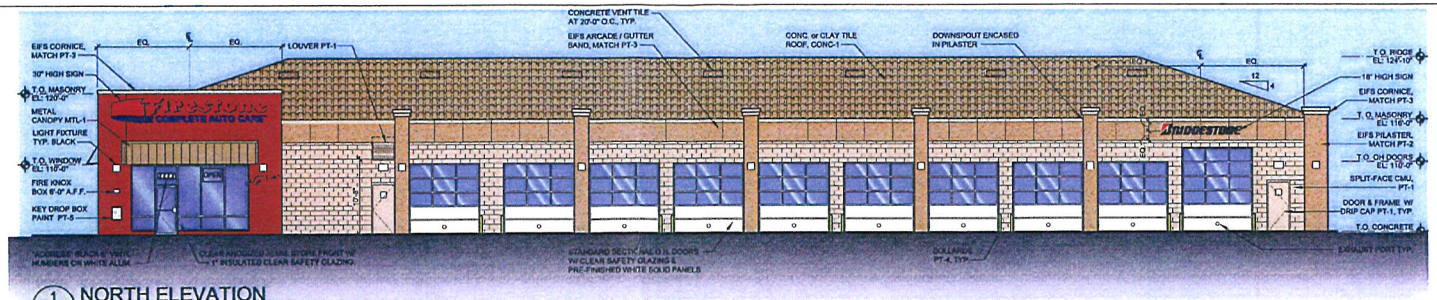
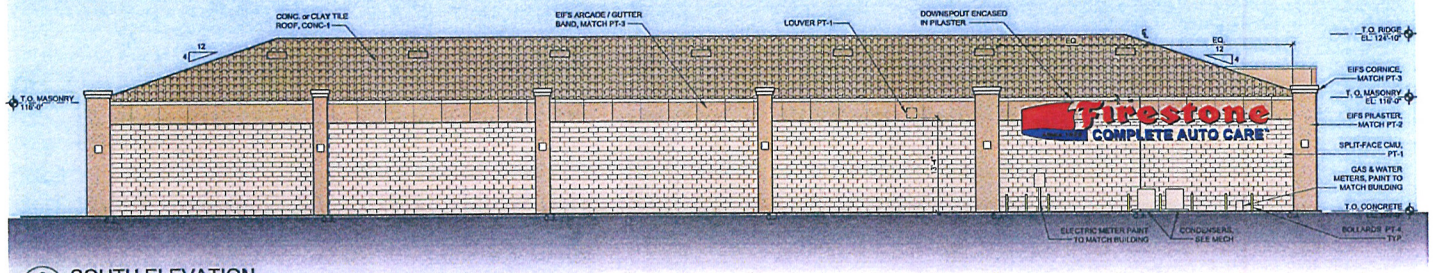


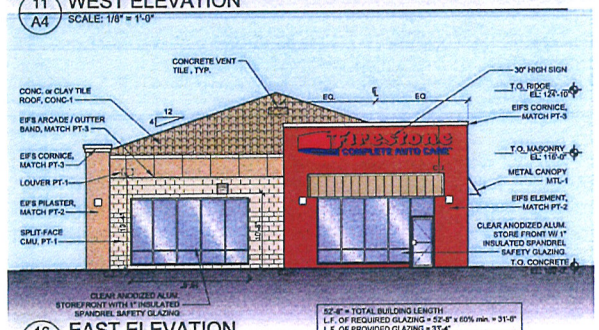
1 / A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



6 / A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



11 / A4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



16 / A4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL / COLOR GUIDELINES

PAINT 1
SHERWIN WILLIAMS
"BRANDYWINE"
SW7710

METAL 1
FIRESTONE
UNA-CLAD
"SIERRA TAN SR"

PAINT 2
SHERWIN WILLIAMS
"ROW HOUSE TAN"
SW7689

CONC 1
MATCH
"SIERRA TAN SR"

PAINT 3
SHERWIN WILLIAMS
"ANTIQUE WHITE"
SW6119

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320 N. Commercial, Suite 100
Columbus, Ohio 43215
614-210-0731 Fax 614-210-0752

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since 1900

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NEW FCAC STORE
"ER 2011 - MARCH" R.H.
LAKE MEAD & ROCK SPRINGS
LAS VEGAS, NV

ZONE APPROVAL	(BY/DATE)
VP:	
CONTR.	
RM.	
CM.	
PROPERTY NO.:	NV0012
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000
GPD PROJECT No:	2010066.34
N.S.P.:	DATE: 05-13-11
TO PERMIT:	DATE: 05-19-11
TO BID:	DATE: 05-19-11

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
R4

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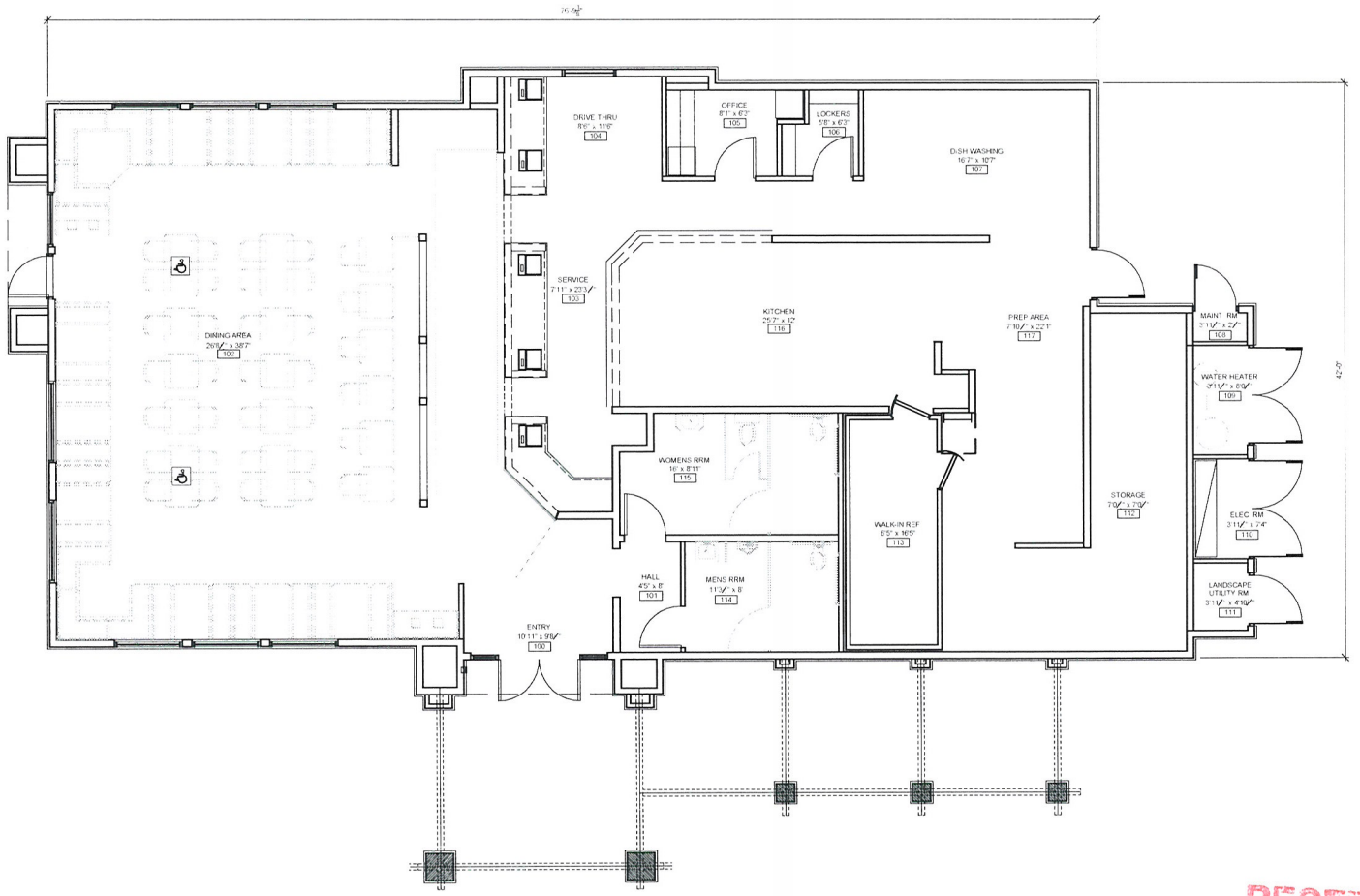

1 Floor Plan (Farmer Boy's)
scale: 1/4" = 1'-0"

3,368 s.f.

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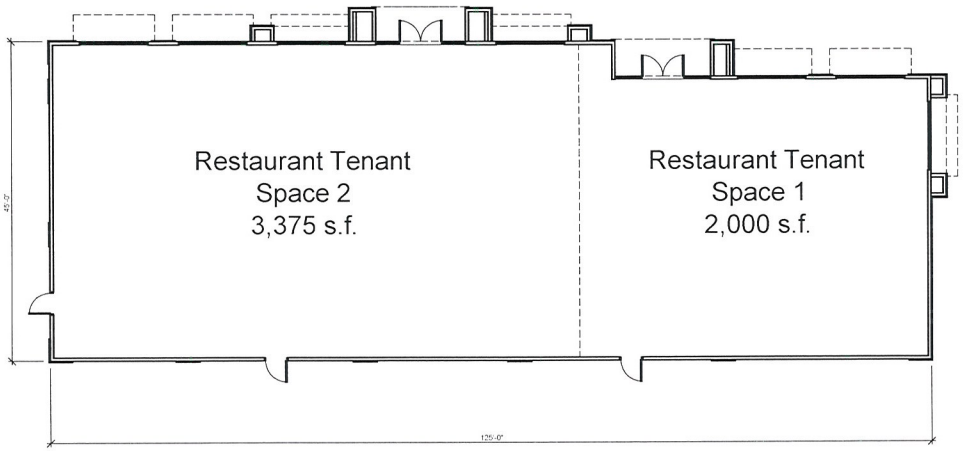

1 Floor Plan (Restaurant pad)
scale: 1/8" = 1'-0"

keynotes

#	description
1	keynotes

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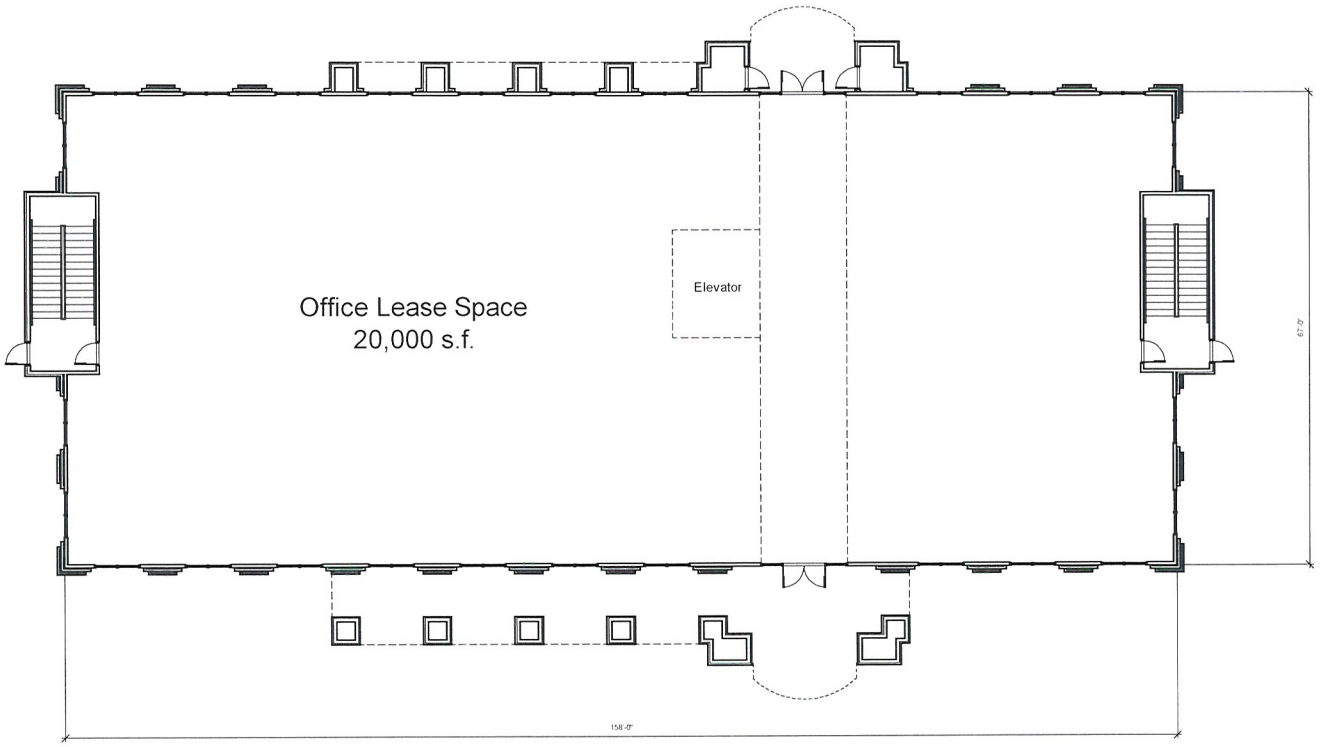
sheet no A5



1 1st Floor Plan (office building)
scale: 1/8" = 1'-0"

keynotes

#	description
1	keynotes

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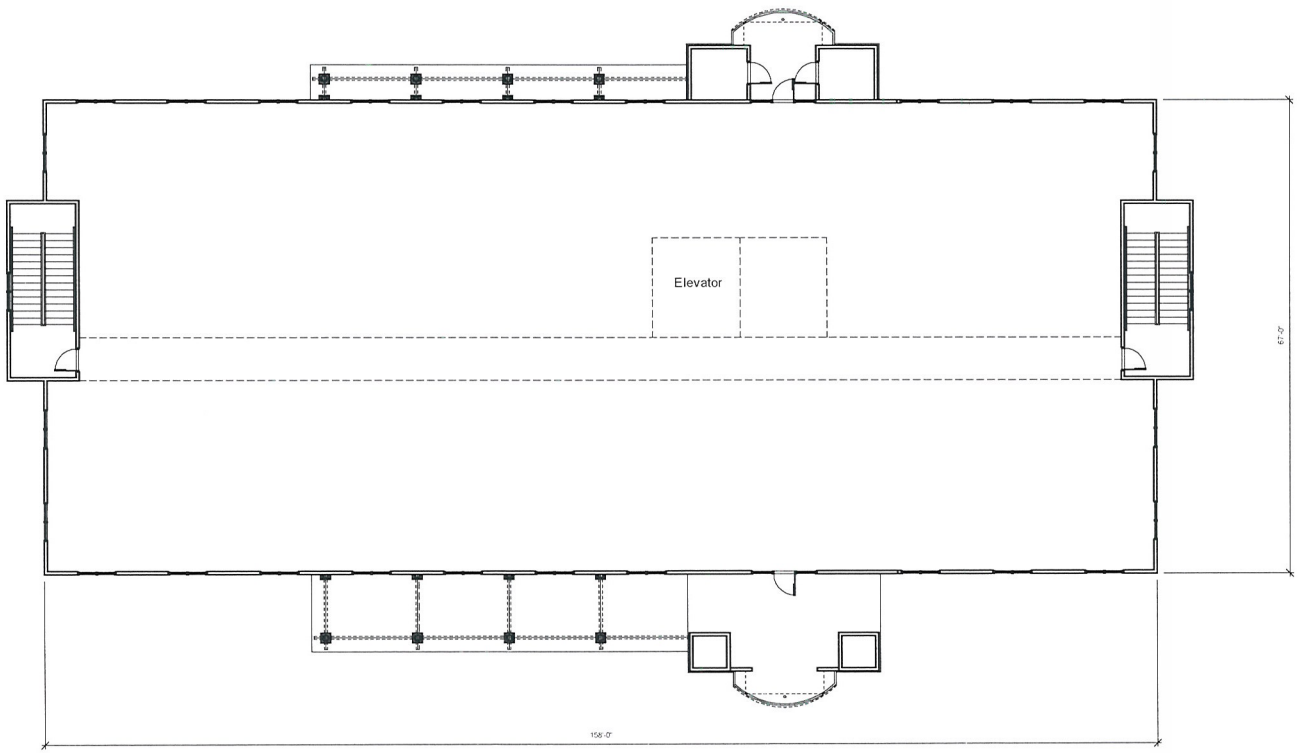
sheet no	date	proj. no	drwn. by	chkd. by
A7	5/24/11	2011.11		



1 2nd Floor Plan (office building)
scale: 1/8" = 1'-0"

keynotes

#	description
1	keynotes

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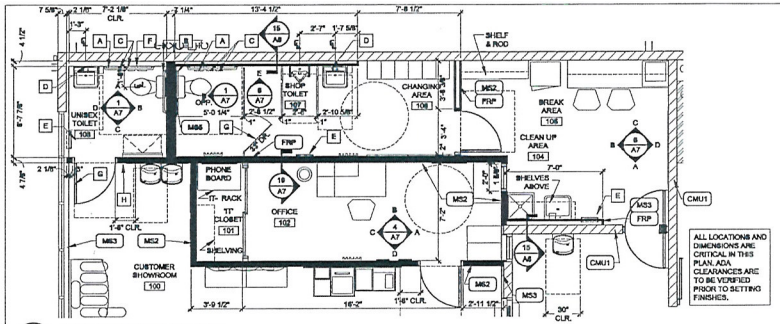
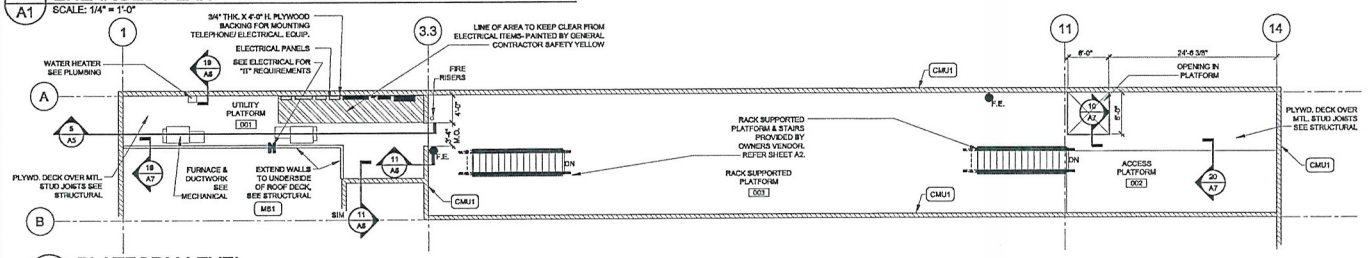
chkd by	

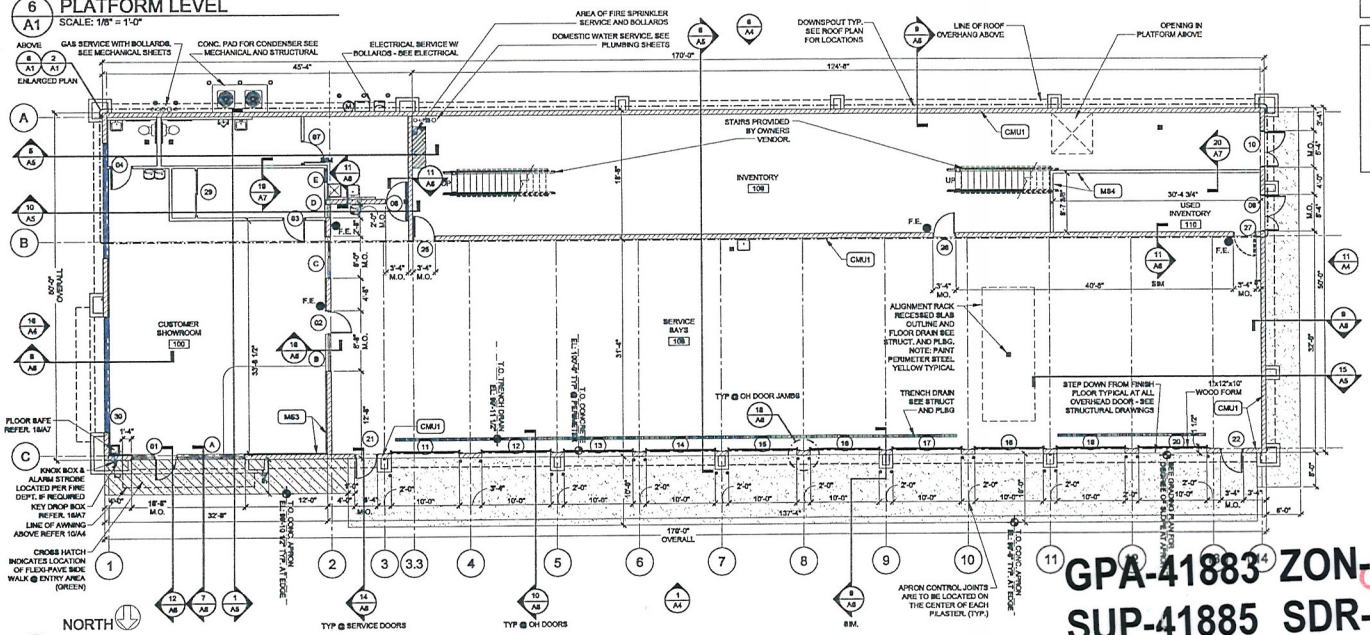
sheet no A8



2 A1 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



6 A1 PLATFORM LEVEL
SCALE: 1/8" = 1'-0"



NORTH

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

STANDARD WALL TYPES

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR STUD GAUGES AND ADDITIONAL FRAMING INFORMATION.

- CMU1 — CONCRETE MASONRY UNIT WITH HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY. ALL DECORATIVE SURFACES SHOULD FACE TO EXTERIOR SIDE ONLY. (NO INSULATION IN INTERIOR WALLS)
- MS1 — 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
- MS2 — 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
- MS3 — 1 1/2" METAL STUDS AT 16" O.C. (ON MASONRY WALL) WITH 5/8" GYPSUM BOARD. INFILL 1 1/2" RIGID INSULATION AT EXTERIOR WALLS. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD IN TOILET AND MOP SINK AREAS AND 3 5/8" METAL STUDS @ PLUMBING WALLS.
- MS4 — 3 5/8" METAL STUDS AT 16" O.C. WITH 1/2" PLYWOOD BOTH SIDES, PAINTED (TYPICAL UNLESS NOTED OTHERWISE).
- MS5 — 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION MIN. 4" ABOVE CEILING (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
- FRP — FRP BOARD GLUE EDGE TO EDGE OF SUBSTRATE FLOOR TO CEILING

TOILET ROOM ACCESSORIES

MARK	DESCRIPTION
A	42" GRAB BAR WITH WOOD BACKER, WITH 18" VERTICAL BAR AS REQUIRED.
B	36" GRAB BAR WITH WOOD BACKER
C	TOILET TISSUE DISPENSER
D	MIRROR - SEE ELEVATIONS FOR SIZE
E	PAPER TOWEL DISPENSER & DISPOSAL
F	SANITARY NAPKIN DISPOSAL UNIT
G	COAT HOOK - IVES 582-B
H	HANDICAP SIGN-MOUNT 5'-0" AFF TO CENTER: 8" EDGE TO JAMB EDGE.

NOTES:
1. PROVIDE WOOD BLOCKING AS REQUIRED FOR MOUNTING ACCESSORIES

GENERAL NOTES

1. WALL DIMENSIONS ARE TO FINISH CLEAR DIMENSION. ALL MATERIALS MUST BE FIGURED INTO THE LAYOUT OF THE FRAMING.
2. MASONRY OPENING SHALL BE COORDINATED WITH WINDOW OR DOOR MANUFACTURES REQUIREMENTS.
3. PLUMBING ROUGH INS ARE CRITICAL FOR ADA CLEARANCES, VERIFY ALL PLUMBING ROUGH INS PRIOR TO INSTALLING ROOM FINISHES.
4. DIMENSIONS NOTED "MO" (MASONRY OPENING) TO BE INSTALLED WITH ACTUAL FIELD DIMENSIONS OF:
   2'-4" MO = 2'-4 1/2"x7'-4 1/4" HIGH
   6'-4" MO = 6'-4 1/2"x7'-4 1/4" HIGH
5. PROPOSED FIRE EXTINGUISHERS ARE LOCATED BY THE SYMBOL ● F.E. COORDINATE TYPE, SIZE AND FINAL LOCATIONS WITH LOCAL FIRE OFFICIALS

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MAY 24 2011
City of Las Vegas

GPA-41883 ZON-41884
SUP-41885 SDR-41886
07/12/11 PC

GPD GROUP
Akron, Cleveland, Columbus, Cincinnati, Inc.
1801 Watermark Drive, Suite 130
Columbus, Ohio 43215
614-210-8251 Fax 614-210-0752

Firestone COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED TO THE EXPRESSED CONDITION THAT IT IS NOT TO BE USED IN ANY MANNER DETRIMENTAL TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. IT IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR IN PART, NOR LOANED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN CONSENT OF BRIDGESTONE RETAIL OPERATIONS, LLC. ALL COPIES MADE OF THIS DRAWING ARE TO BEAR THIS NOTICE IN FULL. ACCEPTANCE OF THIS DRAWING CONSTITUTES AN AGREEMENT TO THE ABOVE CONDITIONS.

NEW FCAC STORE
"ER 2011 - MARCH" R.H.
LAKE MEAD & ROCK SPRINGS
LAS VEGAS, NV

ZONE APPROVAL	(BY/DATE):
VP:	
CONTR.	
RM.	
CM.	

PROPERTY NO.: NV0012
6 DIGIT NO.: 800000
4 DIGIT NO.: 0000

GPD PROJECT No: 2010086.34
N.E.P.: DATE: 05-13-11
TO PERMIT: DATE: 00-00-00
TO BID: DATE: 00-00-00

SHEET TITLE:
FLOOR PLAN AND NOTES

SHEET NUMBER:
A1

Color and Material Board For
BSRO – FCAC
Las Vegas, Nevada

Paint & Colors:

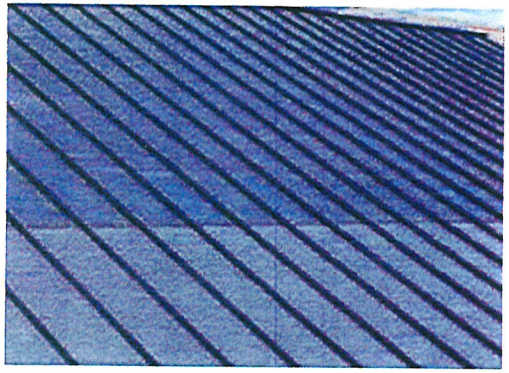
METAL 1
FIRESTONE
UNA-CLAD
"SIERRA TAN SR"

PAINT 1
SHERWIN WILLIAMS
"BRANDYWINE"
-SW7710

PAINT 2
SHERWIN WILLIAMS
"ROW HOUSE TAN"
-SW7689

PAINT 3
SHERWIN WILLIAMS
"ANTIQUE WHITE"
-SW6119

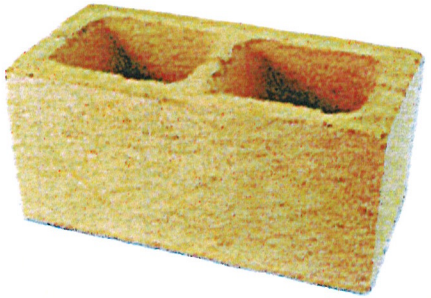
Materials:



Metal Roofing with Firestone
"Sierra Tan SR"



Sandblasted Masonry Unit



Masonry Unit with paint scheme

GPA-41883 ZON-41884
SUP-41885 SDR-41886

RECEIVED
MAY 24 2011
City of Las Vegas



GPA-41883, ZON-41884, SUP-41885 & SDR-41886 - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST

WEST SIDE OF ROCK SPRINGS DRIVE, APPROXIMATELY 300 FEET SOUTH OF LAKE MEAD BOULEVARD

06/02/11



GPA-41883, ZON-41884, SUP-41885 & SDR-41886 - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST

WEST SIDE OF ROCK SPRINGS DRIVE, APPROXIMATELY 300 FEET SOUTH OF LAKE MEAD BOULEVARD

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06/02/11



GPA-41883, ZON-41884, SUP-41885 & SDR-41886 - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST

WEST SIDE OF ROCK SPRINGS DRIVE, APPROXIMATELY 300 FEET SOUTH OF LAKE MEAD BOULEVARD

06/02/11



GPA-41883, ZON-41884, SUP-41885 & SDR-41886 - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST

WEST SIDE OF ROCK SPRINGS DRIVE, APPROXIMATELY 300 FEET SOUTH OF LAKE MEAD BOULEVARD

06/02/11

KAEMPFER CROWELL

ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE

BOB GRONAUER
rgronauer@kcnvlaw.com
702.792.7052

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

May 24, 2011

VIA HAND DELIVERY

City of Las Vegas
Department of Planning
333 S. Rancho Road
Las Vegas, Nevada 89106

Re: Lake Mead & Rock Springs
APN-138-22-701-009

To Whom It May Concern:

This is a request to build a commercial shopping center on approximately 4.43 acres near Lake Mead Boulevard and Rock Springs Drive more particularly described at assessor's parcel number 138-22-701-009 ("the Site"). The applicant is seeking a general plan amendment from M (Medium Density Residential) to SC (Service Commercial), a zone change from U-M (Undeveloped Medium Density Residential) to C-1 (Limited Commercial), a special use permit to allow for a minor automotive repair faculty, a waiver to reduce landscape width and parking lot landscaping and a site plan review.

General Plan Amendment

The Site is currently master planned M (Medium Density Residential) and the applicant is seeking to amend the master plan to SC (Service Commercial). The request to amend the general plan for the Site is consistent with the existing uses in the area and the current general plan surrounding the Site. The properties to the North, East and West are currently master planned SC (Service Commercial) and the property to the South is master planned PF (Public Facility School).

Rezoning

The Site is currently zoned M (Medium Density Residential) and the applicant is requesting to change the zoning to C-1 (Limited Commercial). As with the general plan amendment request the applicant feels this request is consistent with the existing uses in the area. To the North, East and West the existing zoning is C-1 and as mentioned to the South there is a public school.

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MAY 24 2011
City of Las Vegas

Special Use Permit

The applicant is seeking a special use permit to allow for a minor automotive repair facility.

GPA-41883 ZON-41884
SUP-41885 SDR-41886

The Firestone Complete Auto Care Facility is approximately 8,500 square feet which consists of a waiting area, service area, new and used inventory and a maintenance area. The auto care facility will provide a variety of services such as: maintenance tune-up; air conditioning service; oil change; brake repair; tire repair; heating and cooling repair and starting and charging vehicles.

Landscape Waiver/Exceptions

Additionally, the applicant is also requesting a reduction of the minimum street front landscape depth to 11 feet minimum where 15 feet is required at the northeast corner of the Site and an exception to the parking lot landscaping. The applicant believes this is justified by the fact that Rock Springs curves across the east frontage of the Site. The northeast corner is where the curvature "pinches" the street front landscape buffer. This is mitigated by the fact that the frontage increases as you proceed south. The overall average of the street front buffer is 22 feet well in excess of the minimum 15 feet required.

Site Plan Review

The applicant is proposing a shopping center. The project consists of an approximate 8,500 square foot single story minor automobile repair facility, an approximate 3,368 square foot single story restaurant with drive through service, an approximate 5,375 square foot restaurant/retail pad building and an approximate 20,000 square foot two story lease office building. The architectural detail of the new center is to match that of the existing shopping center to the north which is rendered in stucco and split face concrete block in warm earth tone and pastel colors. The project exceeds the minimum parking requirements and the applicant is providing 219 spaces where 149 spaces are required. The owner of this property has also obtained a cross access easement from the neighbor to north to connect the parking lots. The intended effect is to have one continuous consistent development.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact Ann Pierce or me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Robert J. Gronauer

RJG/amp

GPA-41883 ZON-41884
SUP-41885 SDR-41886

City of Las Vegas Agenda Item No.: **24.**

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

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

SUBJECT:
ZON-41884 - REZONING RELATED TO GPA-41883 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - For possible action on a 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). Staff recommends APPROVAL.

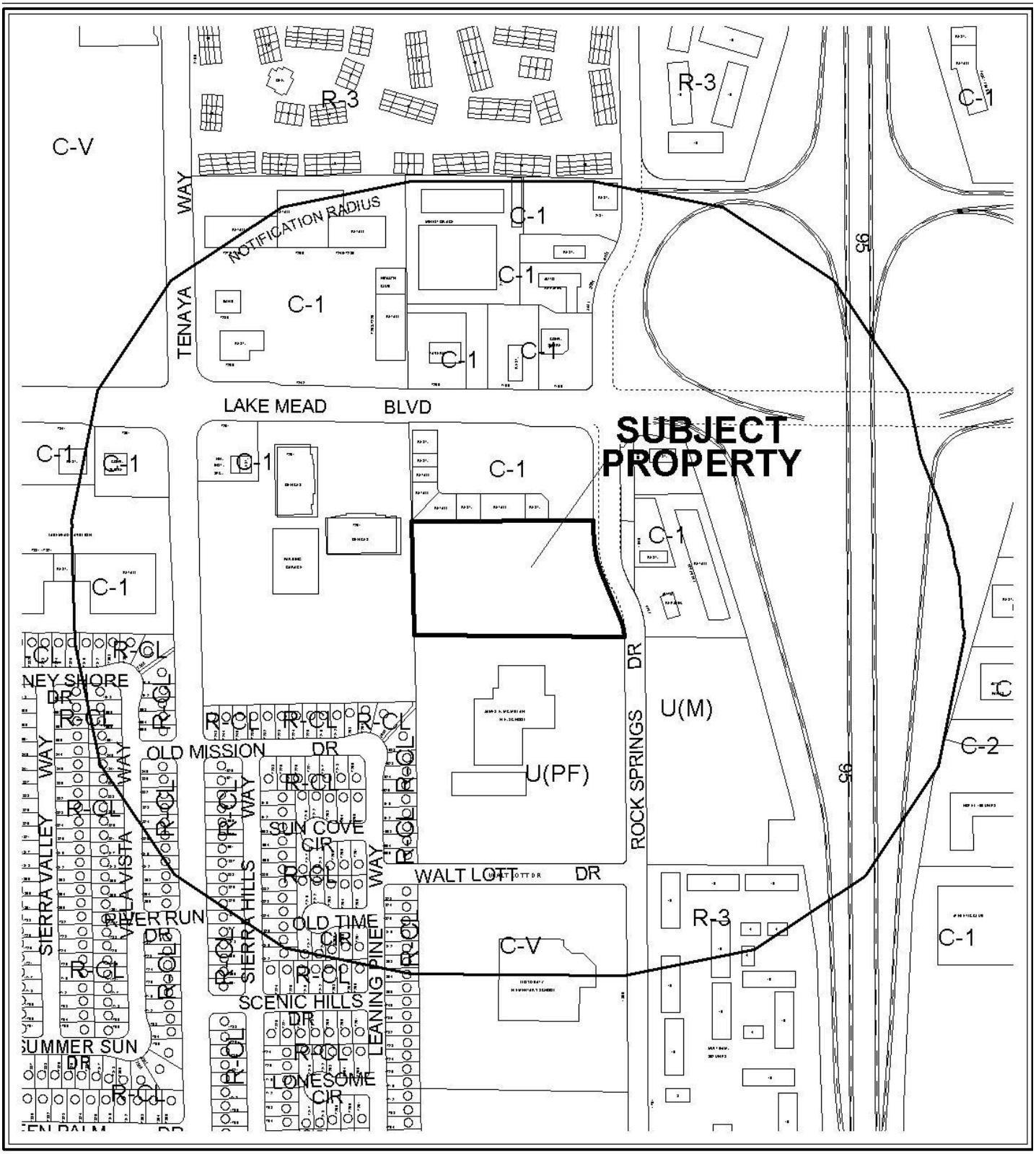
C.C.: 08/17/2011

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

RECOMMENDATION:
Staff recommends APPROVAL.

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.



CASE: **ZON-41884; SUP-41885; SDR-41886**

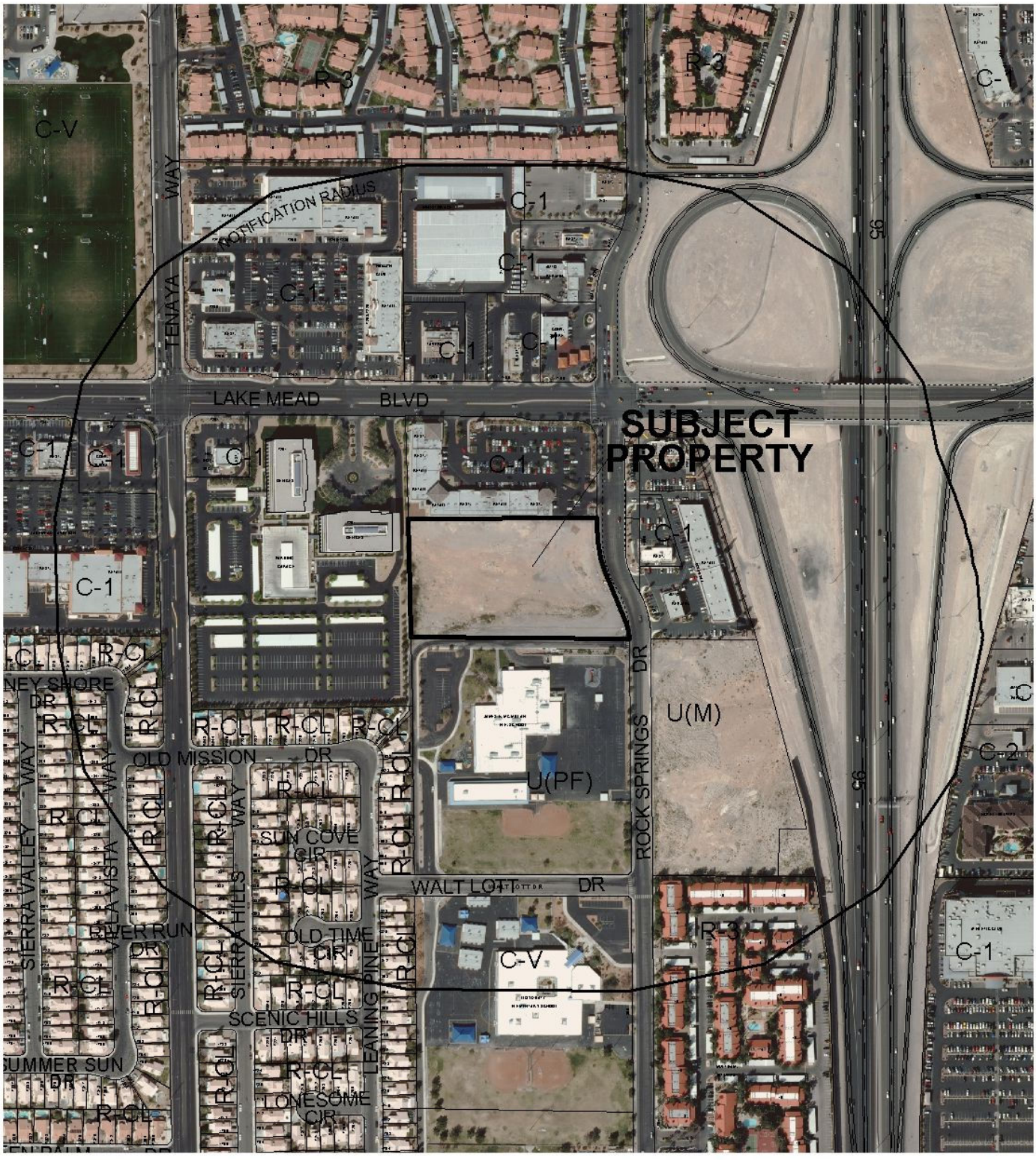
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL)

GENERAL PLAN DESIGNATION]

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



CASE: **ZON-41884; SUP-41885; SDR-41886**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL)
GENERAL PLAN DESIGNATION]

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41884** APN: 138-22-701-009

Name of Property Owner: Khusrow Roohani Family Trust

Name of Applicant: Khusrow Roohani Family Trust

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____Yes __✓__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: K. R. Roohani

Print Name: KHUSROW ROOHANI FAMILY TRUST

Subscribed and sworn before me

This 23rd day of May, 2011

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

RECEIVED
MAY 24 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning from U(M) to C-1

Project Address (Location) Lake Mead & Rock Springs

Project Name Bridgestone **Proposed Use** Shopping Center

Assessor's Parcel #(s) 138-22-701-009 **Ward #** 1

General Plan: existing M proposed SC **Zoning:** existing U(M) proposed C-1

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

Gross Acres 4.43± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Khusrow Roohani Family Trust **Contact** Khusrow Roohani

Address 9315 W. Sunset Road **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address n/a

APPLICANT Khusrow Roohani Family Trust **Contact** Khusrow Roohani

Address 9315 W. Sunset Road **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 West Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

Property Owner Signature* _____

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

Print Name KHUSROW ROOHANI FAMILY TRUST

Subscribed and sworn before me

This 23rd day of May, 20 11.

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

FOR DEPARTMENT USE ONLY

Case #	ZON-41884
Meeting Date:	7-12-11
Total Fee:	1200.00
Date Received:*	5-24-11
Received By:	FS

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

Revised 10/27/08

985064.1

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City of Las Vegas Agenda Item No.: **25.**

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

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

SUBJECT:
SUP-41885 - SPECIAL USE PERMIT RELATED TO GPA-41883 AND ZON-41884 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - For possible action on a 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). Staff recommends APPROVAL.

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:
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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41885** APN: 138-22-701-009

Name of Property Owner: Khusrow Roohani Family Trust

Name of Applicant: Bridgestone Retail Operations, LLC

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ____✓____ 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: K. D. Roohani

Print Name: KHUSROW ROOHANI FAMILY TRUST

Subscribed and sworn before me

This 23rd day of May, 2011

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

Revised 11-14-06

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RECEIVED
MAY 24 2011
City of Las Vegas

985067.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow for minor automobile repair facility

Project Address (Location) Lake Mead & Rock Springs

Project Name Bridgestone **Proposed Use** Shopping Center

Assessor's Parcel #(s) 138-22-701-009 **Ward #** 1

General Plan: existing M proposed SC **Zoning:** existing U(M) proposed C-1

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

Gross Acres 4.43± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Khusrow Roohani Family Trust **Contact** Khusrow Roohani

Address 9315 W. Sunset Road **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address n/a

APPLICANT Bridgestone Retail Operations, LLC **Contact** Robert Pinon

Address 333 E. Lake Street **Phone:** 714-843-6920 **Fax:** 714-821-4897

City Bloomingdale **State** IL **Zip** 60108

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 West Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

Property Owner Signature* K. Roohani

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

Print Name KHUSROW ROOHANI FAMILY TRUST

Subscribed and sworn before me

This 23rd day of May, 20 11.

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP- 41885 ~~SDR-~~ SDR-41886
Meeting Date:	7-12-11
Total Fee:	1030.
Date Received:*	5-24-11
Received By:	

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

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Revised 10/27/08

1004674.1

City of Las Vegas Agenda Item No.: **26.**

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

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

SUBJECT:
SDR-41886 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41883, ZON-41884 AND SUP-41885 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - For possible action on a 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). Staff recommends APPROVAL.

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:
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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41886** APN: 138-22-701-009

Name of Property Owner: Khusrow Roohani Family Trust

Name of Applicant: Bridgestone Retail Operations, LLC

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: KHUSROW ROOHANI FAMILY TRUST

Subscribed and sworn before me

This 23rd day of May, 2011

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

RECEIVED
MAY 24 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Lake Mead & Rock Springs

Project Name Bridgestone **Proposed Use** Shopping Center

Assessor's Parcel #(s) 138-22-701-009 **Ward #** 1

General Plan: existing M proposed SC **Zoning:** existing U(M) proposed C-1

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

Gross Acres 4.43± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Khusrow Family Trust **Contact** Khusrow Roohani

Address 9315 W. Sunset Road **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address n/a

APPLICANT Bridgestone Retail Operations, LLC **Contact** Robert Pinon

Address 333 E. Lake Street **Phone:** 714-843-6920 **Fax:** 714-821-4897

City Bloomingdale **State** IL **Zip** 60108

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 West Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

Property Owner Signature* _____

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

Print Name KHUSROW ROOHANI FAMILY TRUST

Subscribed and sworn before me

This 23rd day of May, 20 11.

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-[illegible]41886
Meeting Date:	7-12-11
Total Fee:	1030
Date Received:*	5-24-11
Received By:	FS

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

Revised 10/27/08

985065.1

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

SDR 41886
Khusrow Roohani Family Trust

West side of Rock Springs Drive, South of Lake Mead Boulevard

Proposed 37.243 thousand square foot shopping center .

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TIRE STORE [1000 SF]	8.5	24.87	211
AM Peak Hour			2.89	25
PM Peak Hour			4.15	35

(heaviest 60 minutes)

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	20	11.01	220
AM Peak Hour			1.55	31
PM Peak Hour			1.49	30

	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	3.368	496.12	1,671
AM Peak Hour			53.11	179
PM Peak Hour			34.64	117

(heaviest 60 minutes)

	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	5.375	127.15	683
AM Peak Hour			11.52	62
PM Peak Hour			10.92	59

(heaviest 60 minutes)

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	37.243	42.94	2,786
AM Peak Hour			1.03	296
PM Peak Hour			3.75	240

Existing traffic on all nearby streets:

Lake Mead Boulevard

Average Daily Traffic (ADT)	41,350
PM Peak Hour	3,308

(heaviest 60 minutes)

Rock Springs Drive	
Average Daily Traffic (ADT)	15,250
PM Peak Hour	1,220
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Lake Mead Boulevard	51,800
Rock Springs Drive	16,300

This project will add approximately 2,786 trips per day on Lake Mead Blvd. and Rock Springs Dr. Lake Mead is currently at about 80 percent of capacity and Rock Springs is at about 94 percent of capacity. After this expansion, Lake Mead is expected to be at about 85 percent of capacity and Rock Springs is expected to be over capacity.

Based on Peak Hour use, this development will add roughly 296 additional cars into the area, which works out to about five every minute.

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

City of Las Vegas Agenda Item No.: **27.**

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

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

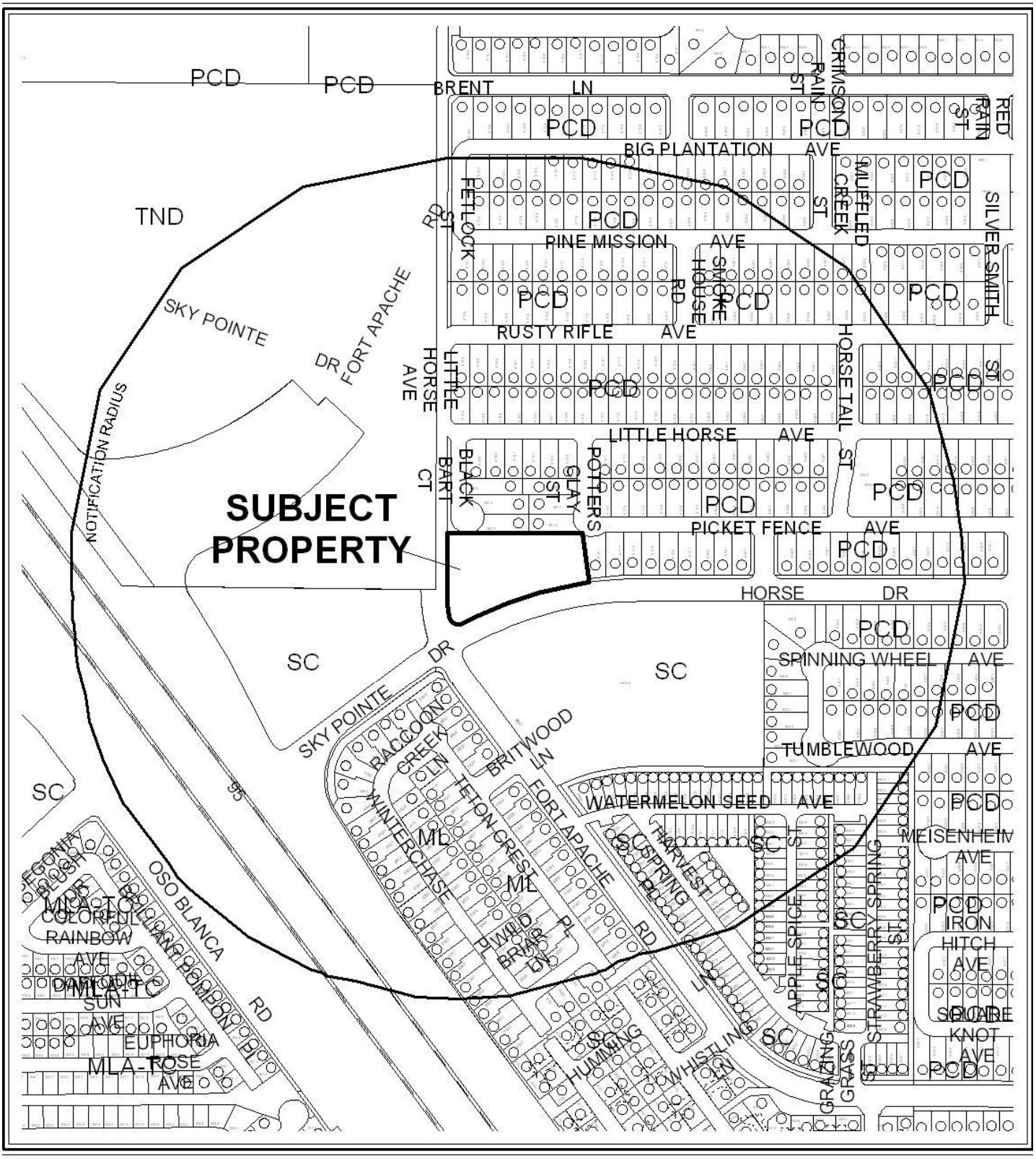
SUBJECT:
GPA-41934 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ROYAL VIEW, LLC - For possible action on a request for General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 1.54 acres at the northeast corner of Sky Pointe Drive and Horse Drive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

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:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-41934 and ZON-41933
3. Supporting Documentation
4. Photos - GPA-41934 and ZON-41933
5. Justification Letter - GPA-41934 and ZON-41933



CASE: **GPA-41934**

RADIUS: 1000 FEET

GENERAL LAND USE OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
S-C (SERVICE COMMERCIAL)



CASE: **GPA-41934**

RADIUS: 1000 FEET

GENERAL LAND USE OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
S-C (SERVICE COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROYAL VIEW, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-41934	Staff recommends DENIAL.	
ZON-41933	Staff recommends DENIAL.	GPA-41934

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to change the land use designation and zoning on 1.54 acres of undeveloped land on the northeast corner of Sky Pointe Drive and Horse Drive. The property is currently designated for residential development, but the applicant believes the site would be better suited for commercial development. Staff recommends denial as the proposal would not be compatible with the surrounding area. If denied, the property could only be developed as residential, as is currently designated.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/02/94	The City Council approved Rezoning (Z-132-93) for reclassification of property located on the east side of Rancho Drive, between Ackerman Avenue and Iron Mountain Road, from: C-2 (General Commercial) and R-E (Residence Estates), to: R-PD3 (Residential Planned Development), R-PD6 (Residential Planned Development), R-PD12 (Residential Planned Development) and C-1 (General Commercial) for single family dwellings, townhomes, apartment complexes and business park. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/31/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No activity is on file for this site.

Pre-Application Meeting	
05/17/11	Staff met with the applicant and reviewed the requirements for a General Plan Amendment and Rezoning application submittal. Staff recommended the applicant pursue an O (Office) land use designation and corresponding P-O (Professional Office) district, as that would be more appropriate for the site.

Neighborhood Meeting	
06/23/11	A neighborhood meeting was held on 06/23/11 from 6:10 to 6:45 pm in the Community Resources Room at the Centennial Hills Community Center YMCA, 6601 N. Buffalo Drive. In attendance were nine members of the public, two members of the development team, one member of the Planning Commission, one member of the Council Office, one member of the Planning Department. Concerns included the following: • Off-sale Alcohol • Gaming • Massage uses • Future site development • Concerns with wall heights, hours of delivery, and play areas for childcare uses Overall most in attendance supported the request; however, one opposed.

Field Check	
06/02/11	Staff visited the site and found it to be undeveloped and free of trash, debris and weeds.

Details of Application Request	
Site Area	
Net Acres	1.54

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	R-E (Residence Estates)
		Proposed: SC (Service Commercial)	Proposed: C-1 (Limited Commercial)
North	Single Family Residential	PCD (Planned Community Development)	R-PD6 [Residential Planned Development (Six Units Per Acre)]
South	Park	SC (Service Commercial)	R-PD12 [Residential Planned Development (Twelve Units Per Acre)]

East	Single Family Residential	PCD (Planned Community Development)	R-PD6 [Residential Planned Development (Six Units Per Acre)]
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
		SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

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

ANALYSIS

This project is part of the Spring Mountain Ranch Master Development Plan. However, no design or development standards were included in the plan. Given the small size of the parcel and the fact it is surrounded on two sides by single family residential neighborhoods, the proposed designations would be too intense for the site.

The applicant was advised by staff that a General Plan Amendment designation of O (Office) and a corresponding Zoning designation of P-O (Professional Office) would be better suited for the site. These designations would allow for offices which would provide a more appropriate buffer between the single family residential uses to the north and east and the commercial uses across the street to the west.

If the proposed designations are approved, any use permitted in C-1 (Limited Commercial) would be allowed, including office, retail and various alcohol-related businesses with an approved Special Use Permit. For these reasons, staff recommends denial of both applications as being an inappropriate land use and zoning designation for the location.

FINDINGS (GPA-41934)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed commercial land use designation is not compatible with the adjacent single family residential neighborhood.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   A C-1 (Limited Commercial) zoning designation on this small parcel would not be an appropriate land use. A less intense zoning such as an office destrict would be a more compatible buffer with the adjacent residential uses.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The existing infrastructure is adequate to support the proposed land use and zoning designations.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   This parcel is part of the Spring Mountain Ranch Master Development Plan, which designates this parcel for single family residential development. The proposal does not conform to this plan.

FINDINGS (ZON-41933)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-1 (Limited Commercial) zoning district conforms to the proposed SC (Service Commercial) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The proposed C-1 (Limited Commercial) designation would allow uses that are too intense, and would be incompatible with the surrounding residential neighborhoods.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   There is currently undeveloped commercial property to the west of the site and vacant commercial developments throughout the general area that are more appropriate for the proposed uses than the subject site.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Sky Pointe and Horse Drives are both adequate for the proposed land use and zoning designations.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 380

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-41934** APN: 125-08-210-002

Name of Property Owner: Royal View, LLC.

Name of Applicant: Royal View, LLC.

Name of Representative: Michael Bash (President)

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Michael Bash

Print Name: MICHAEL BASH

Subscribed and sworn before me

This 23 day of May, 2011

Notary Public in and for said County and State

BENJAMIN DOWLING
Notary Public, State of Nevada
Appointment No. 10-2316-1
My Appt. Expires May 6, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Ft. Apache & Horse

Project Name Commercial @ Ft. Apache + Horse **Proposed Use** Commercial

Assessor's Parcel #(s) 125-08-210-002 **Ward #** 6

General Plan: existing PCD proposed SC **Zoning:** existing R-E proposed C-1

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

Gross Acres 1.54 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Royal View LLC **Contact** Michael Bash

Address 9075 W. Diablo Dr, 3rd Floor, #119 **Phone:** 876.6010 **Fax:** 876.6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address michael.bash1@gmail.com

APPLICANT Royal View LLC **Contact** Michael Bash

Address 9075 W. Diablo Dr, 3rd Floor, #119 **Phone:** 876.6010 **Fax:** 876.6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address michael.bash1@gmail.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

Property Owner Signature* Michael Bash

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

Print Name Michael Bash

Subscribed and sworn before me

This 23 day of May, 20 11.

Notary Public in and for said County and State

BENJAMIN DOWLING
Notary Public, State of Nevada
Appointment No. 10-2316-1
My Appt. Expires May 6, 2014

FOR DEPARTMENT USE ONLY

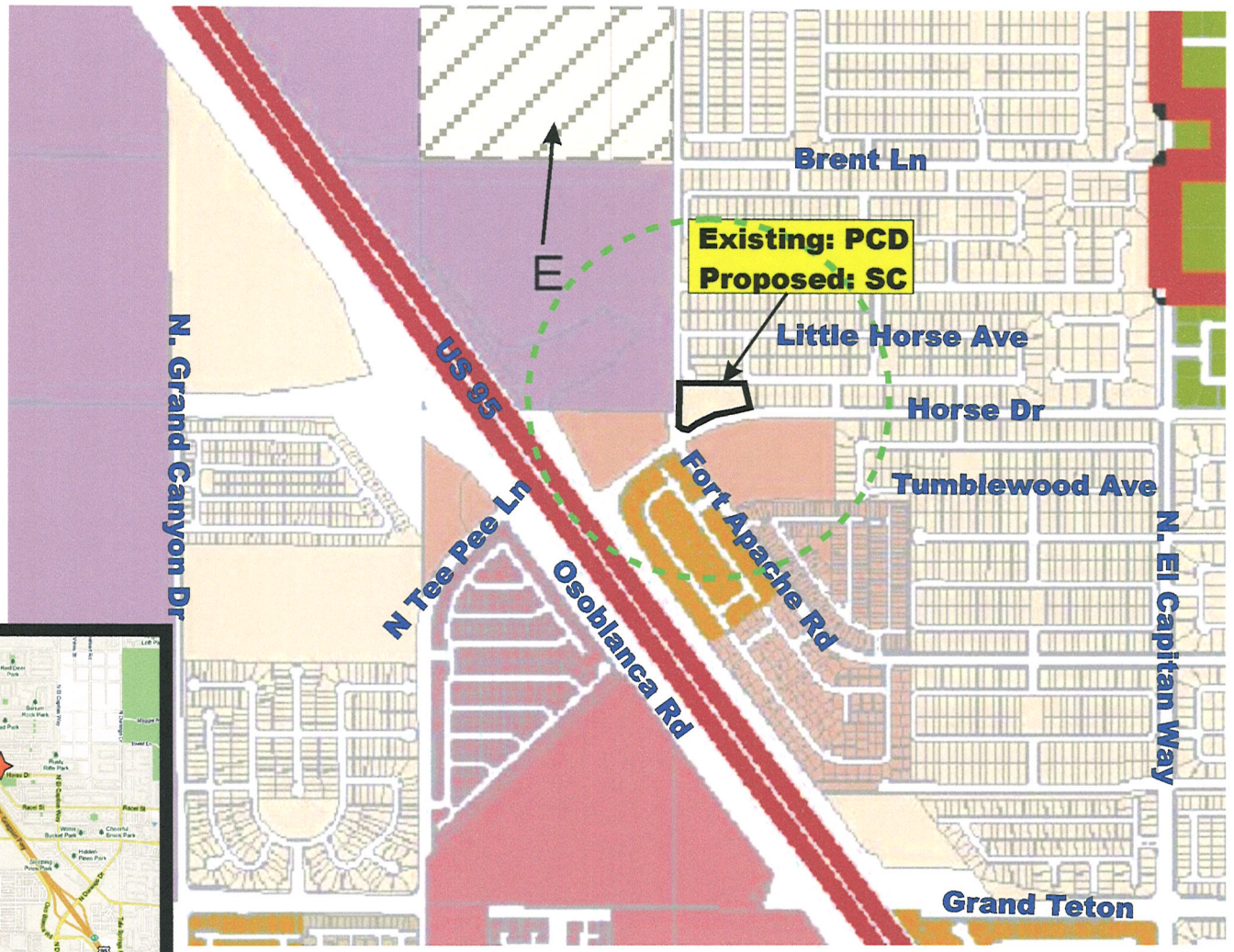
Case #	GPA-41934
Meeting Date:	7-12-11
Total Fee:	1500.00
Date Received:*	5-26-11
Received By:	JFmund

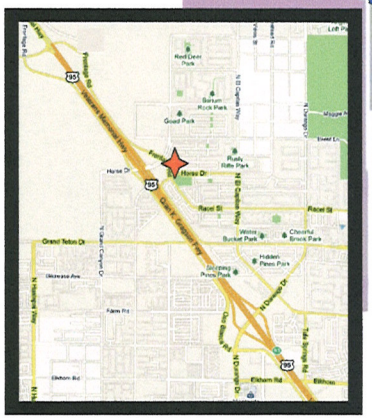
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Fort Apache & Horse
Existing & Proposed Land Use Exhibit

GCGARCIA
A Planning & Development Services Corporation
May 2011

James H Bilbray Elementary & William & Mary Scherkenbach Elementary Located within these parcels





= Project Site = 1'000 ft radius

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CENTENNIAL HILLS
Interlocal Land Use Plan

City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park / Recreation / Open Space
- Public Facility
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center
- E Elementary School
- Corporate Limits
- BLM Disposal Boundary
- Red Rock Canyon National Conservation Area

County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2.5 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development

SOURCE: City of Las Vegas , Planning and Development Department

Adopted February 19, 2003 GPA-1392

PLANNING & DEVELOPMENT

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301
Printed: November 02, 2010

GPA-41934



GPA-41934 AND ZON-41933 - APPLICANT/OWNER: ROYAL VIEW, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND HORSE DRIVE

06/2/11



GPA-41934 AND ZON-41933 - APPLICANT/OWNER: ROYAL VIEW, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND HORSE DRIVE

06/2/11

May 26, 2011

Flinn Flagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Fort Apache & Horse, NEC
Request: A GPA & ZON for Service Commercial and C-1
APN: 125-08-210-002

Dear Mr. Flagg:

Please accept this justification letter for a General Plan Amendment to the Centennial Hills Sector Plan and a companion item for a Zone Change. This application is located on a 1.54 +/- acre parcel located at the northeast corner of Fort Apache and Horse.

The request is to change the General Plan land use category to Service Commercial (SC) and the Zoning classification to the Limited Commercial District (C-1) to allow a neighborhood commercial center. These changes would be consistent with the zoning on site on the opposite corner to the west. Although the applicant clearly understands that this parcels proximity to residential will require greater consideration and sensitivity to the design and appropriate uses.

The purposes of the proposed GPA & ZON amendments are to enable convenient neighborhood commercial center with goods and services in a setting that is functionally and aesthetically compatible with the existing adjacent land uses and zoning. The intent is for one story buildings with intense landscape buffers abutting the residential.

The Centennial Hills Sector Plan currently depicts the property as Planned Community Development (PCD). The existing Zoning is Residential Estates (R-E). The parcel is part of the Spring Mountain Ranch Overall plan but no future details were provided as to it affects on this location.

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Approval Criteria for a GPA LVMC 19.18.030.(I)

(1) *The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;*

GCGARCIA

GPA-41934
ZON-41933

A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

The proposed land use designation of SC is compatible with existing land use designations in light of the appropriateness for SC on the opposite corner; proximity to the interchange; busy signalized intersection; size, shape and configuration of the property; and the inconsistency of the existing R-E zoning with the surrounding land uses.

(2)*The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;*

The current R-E zoning is completely inconsistent with the General Plan and surrounding land use designations. The proposed C-1 zoning is consistent with the proposed S-C land use designation. The SC and C-1 match the opposing corner that is C-1. The C-1 with permitted lower intensity uses and SUPs for more intense uses coupled with good design sensitive to the abutting residential will be more compatible, marketable and sustainable than the existing designations.

(3)*There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and*

This site has all necessary infrastructures to facilitate development under the SC land use. The abutting roadways are an arterial and a major collector. The streets as well as the street landscaping and corner entry feature are built. The surrounding developments have brought in the necessary utilities sufficient to serve the property.

(4)*The proposed amendment conforms to other applicable adopted plans and policies.*

The proposed SC does not conflict with other plans and policies. In fact, to develop the property as currently zoned would create an inconsistency. The proposed GPA will be in conformance to the City's and Centennial Hills goals, objectives and policies.

Centennial Hills Sector Plan Goal & Objectives 2.8
This site will help create a balance and appropriate mix of land uses that will be fully supported by the existing circulation, infrastructure and public and private services. It will help bring in essential goods and services that can conveniently serve the neighborhood. The development design will be done to assure compatibility with existing development and in particular the abutting residential.

Policy A1.1 – *Participate in Public Facilities*
The property has contributed with the land and improvements for Horse & Fort Apache as well as sidewalks, landscaping, and landscape entry feature.

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Policy A2 – *Encourage the use of Vacant Land Adjacent to Develop Land*
The property is essentially an infill location that can help promote the efficient and orderly development of land. The current land use and zoning are preventing the appropriate and timely development of this site.

Objective B - *Achieve a compatible balance of land uses*
The addition of some convenient good and services for the neighborhood will help achieve a balance of uses and the nature of the commercial use as SC and C-1 will be compatible in use and design.

Program B3.3 - *Buffering adjacent single family*
The property will provide an intense buffer according to the City's wall and buffer guidelines.

Policy B4 – *Provide for balance of uses*
The commercial will help serve the immediate neighborhood and reduce VMT contributions to congestion and air quality. The proposed use will make the neighborhood more walkable.

Program B5.5 - *Provide for appropriate small scale neighborhood centers at major roadway intersections adjacent to residential areas.*
The site is at an intersection with major roadways and adjacent to residential.

SUMMARY JUSTIFICATION
In summary, we believe this overall development advances the overall objectives of the Centennial Hills Sector Plan and will be an attractive addition to this neighborhood and provide for a mix of land uses that work together in an appropriate and compatible manner.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

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MAY 26 2011

City of Las Vegas Agenda Item No.: **28.**

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

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

SUBJECT:
ZON-41933 - REZONING RELATED TO GPA-41934 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL VIEW, LLC - For possible action on a 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). Staff recommends DENIAL.

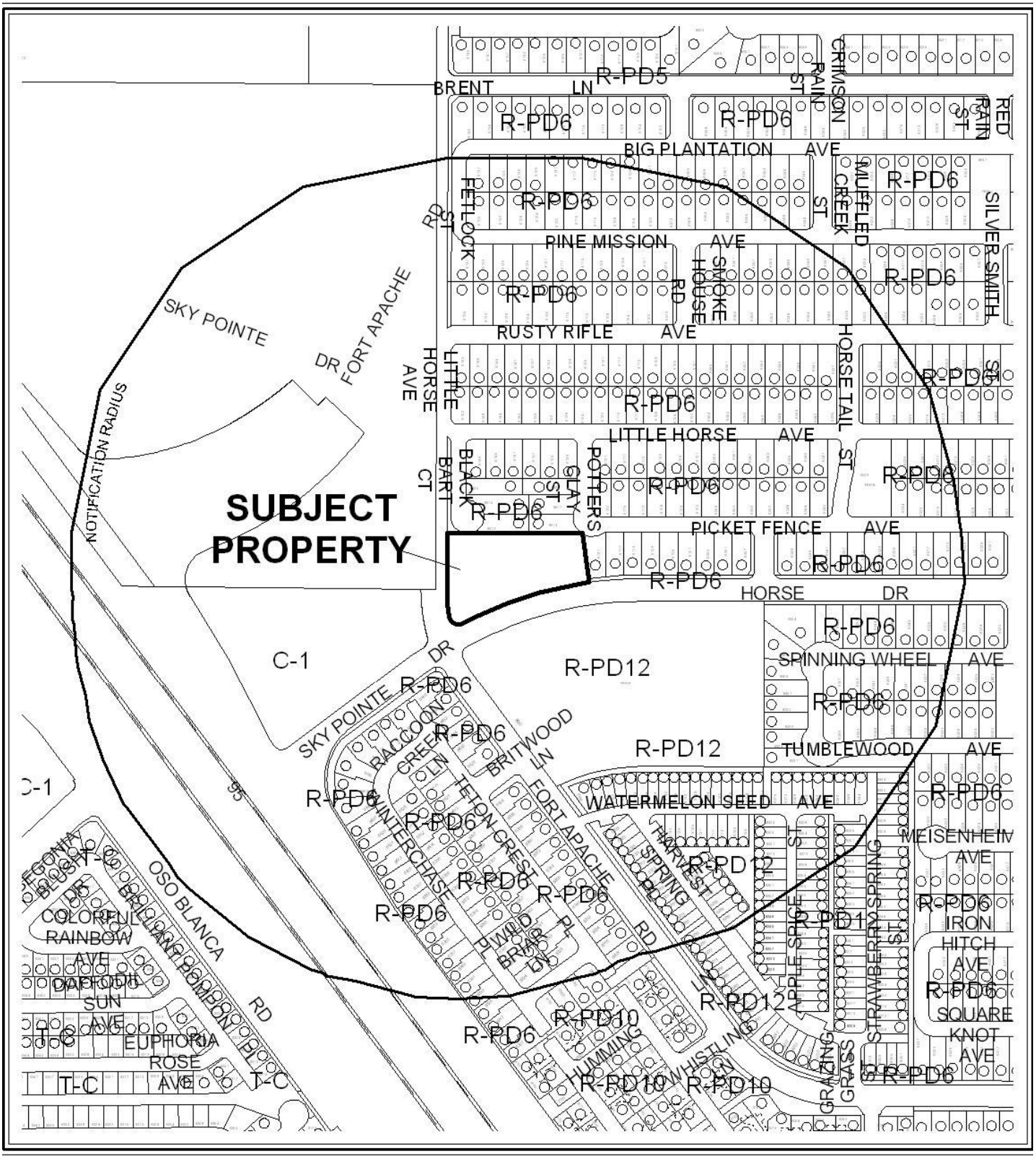
C.C.: 08/17/2011

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

RECOMMENDATION:
Staff recommends DENIAL.

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

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



0 300 600 Feet

CASE: **ZON-41933**

RADIUS: 1000 FEET

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

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

N



CASE: **ZON-41933**

RADIUS: 1000 FEET

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41933** APN: 125-08-210-002

Name of Property Owner: Royal View, LLC.

Name of Applicant: Royal View, LLC.

Name of Representative: Michael Bash (President)

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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MAY 26 2011

Signature of Property Owner: Michael Bash

Print Name: MICHAEL BASH

Subscribed and sworn before me

This 23 day of May, 2011

Notary Public in and for said County and State

BENJAMIN DOWLING
Notary Public, State of Nevada
Appointment No. 10-2316-1
My Appt. Expires May 6, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Ft. Apache & Horse

Project Name Commercial @ Ft. Apache & Horse **Proposed Use** Commercial

Assessor's Parcel #(s) 125-08-210-002 **Ward #** 6

General Plan: existing PCD proposed SC **Zoning:** existing R-E proposed C-1

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

Gross Acres 1.54 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Royal View LLC **Contact** Michael Bash

Address 9075 W. Diablo Dr, 3rd Floor, #119 **Phone:** 876.6010 **Fax:** 876.6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address michael.bash1@gmail.com

APPLICANT Royal View LLC **Contact** Michael Bash

Address 9075 W. Diablo Dr, 3rd Floor, #119 **Phone:** 702.876.6010 **Fax:** 876.6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address michael.bash1@gmail.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

Property Owner Signature* Michael Bash

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

Print Name Michael Bash

Subscribed and sworn before me

This 23 day of May, 20 11.

Notary Public in and for said County and State

BENJAMIN DOWLING
Notary Public, State of Nevada
Appointment No. 10-2316-1
My Appt. Expires May 6, 2014

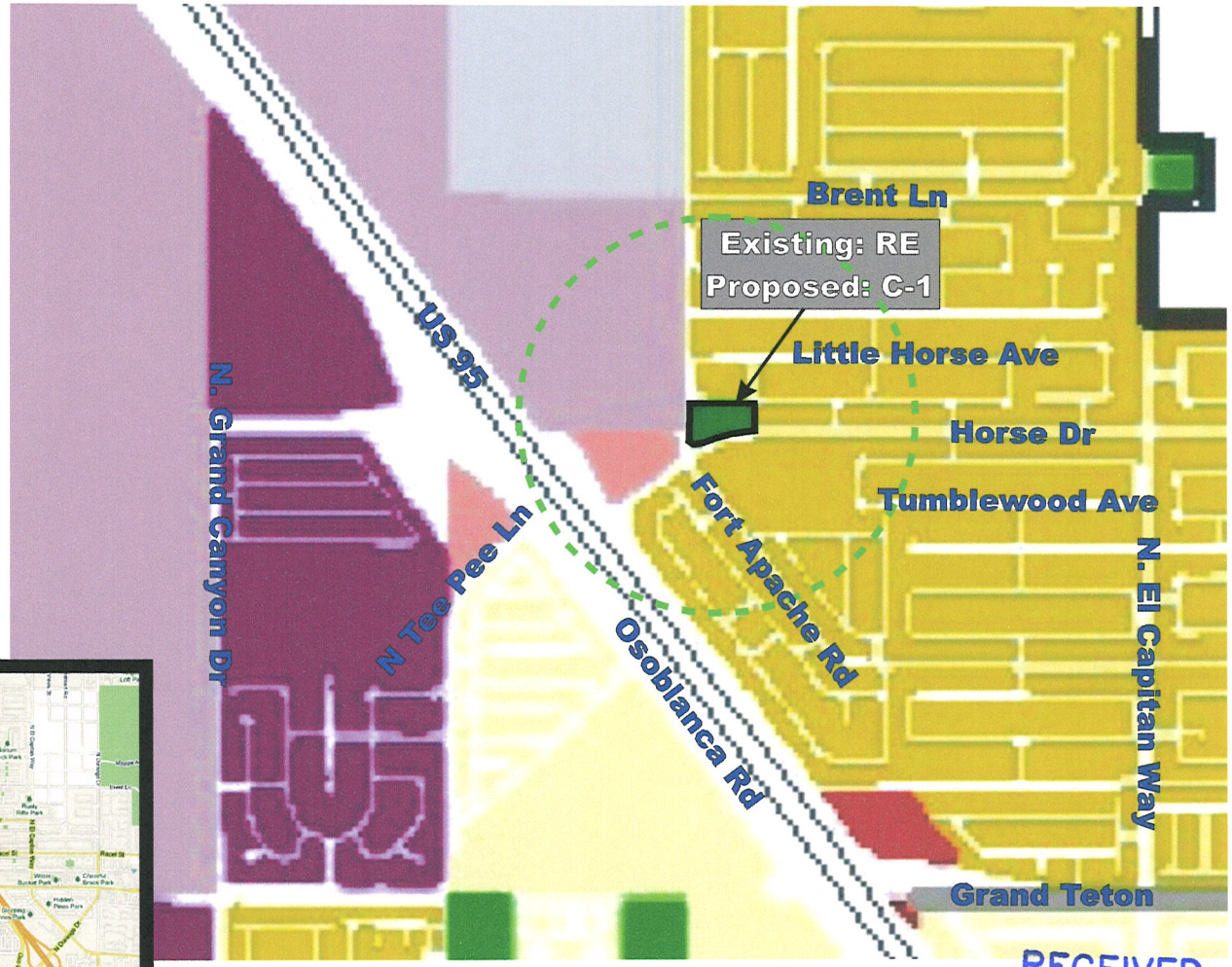
FOR DEPARTMENT USE ONLY

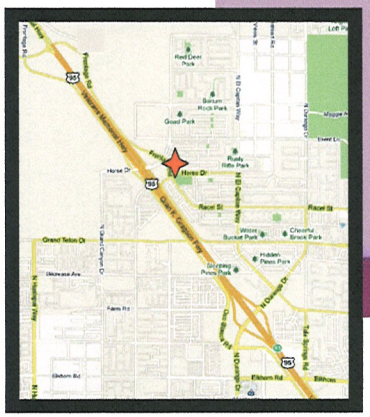
Case #	ZON-41933
Meeting Date:	7-12-11
Total Fee:	1200.00
Date Received:*	5-26-11
Received By:	JFmd

*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.

Fort Apache & Horse
Existing & Proposed Zoning Exhibit

GCGARCIA
A Planning & Development Services Corporation
May 2011





= Project Site

= 1'000 ft radius

Zoning Legend

- U - Undeveloped (GPA Designation)
- R-E - Residence Estates
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-TH - Townhouse
- P-O - Profesional Office
- O - Office
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

RECEIVED
MAY 26 2011

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: March 21, 2011

ZON-41933

City of Las Vegas Agenda Item No.: **29.**

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

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

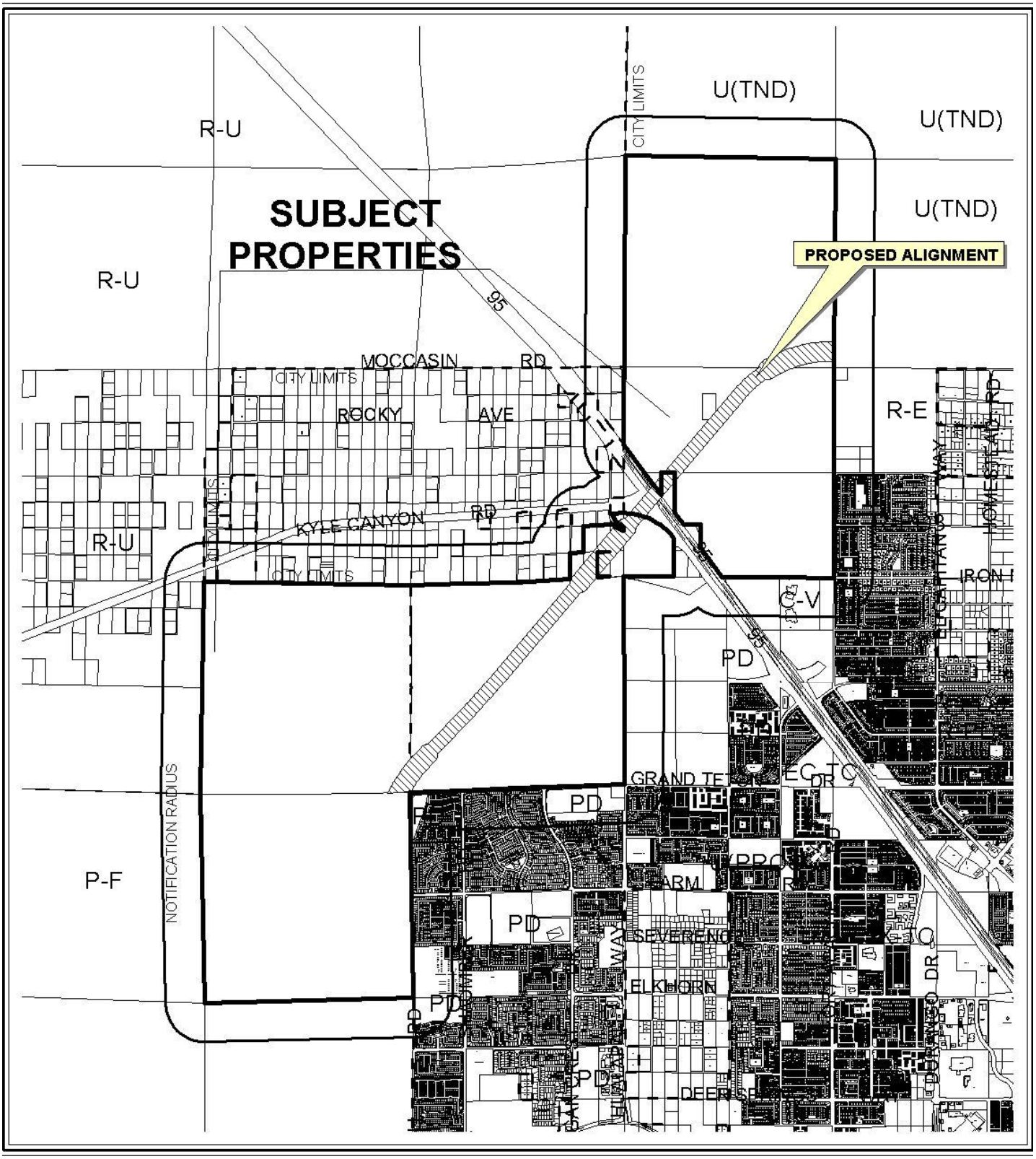
SUBJECT:
GPA-41958 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to Amend the Master Plan of Streets and Highways TO REALIGN SHEEP MOUNTAIN PARKWAY BETWEEN GRAND TETON DRIVE AND FORT APACHE ROAD AND DELETE MASTER PLANNED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

C.C.: 08/17/2011

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 APPROVAL.

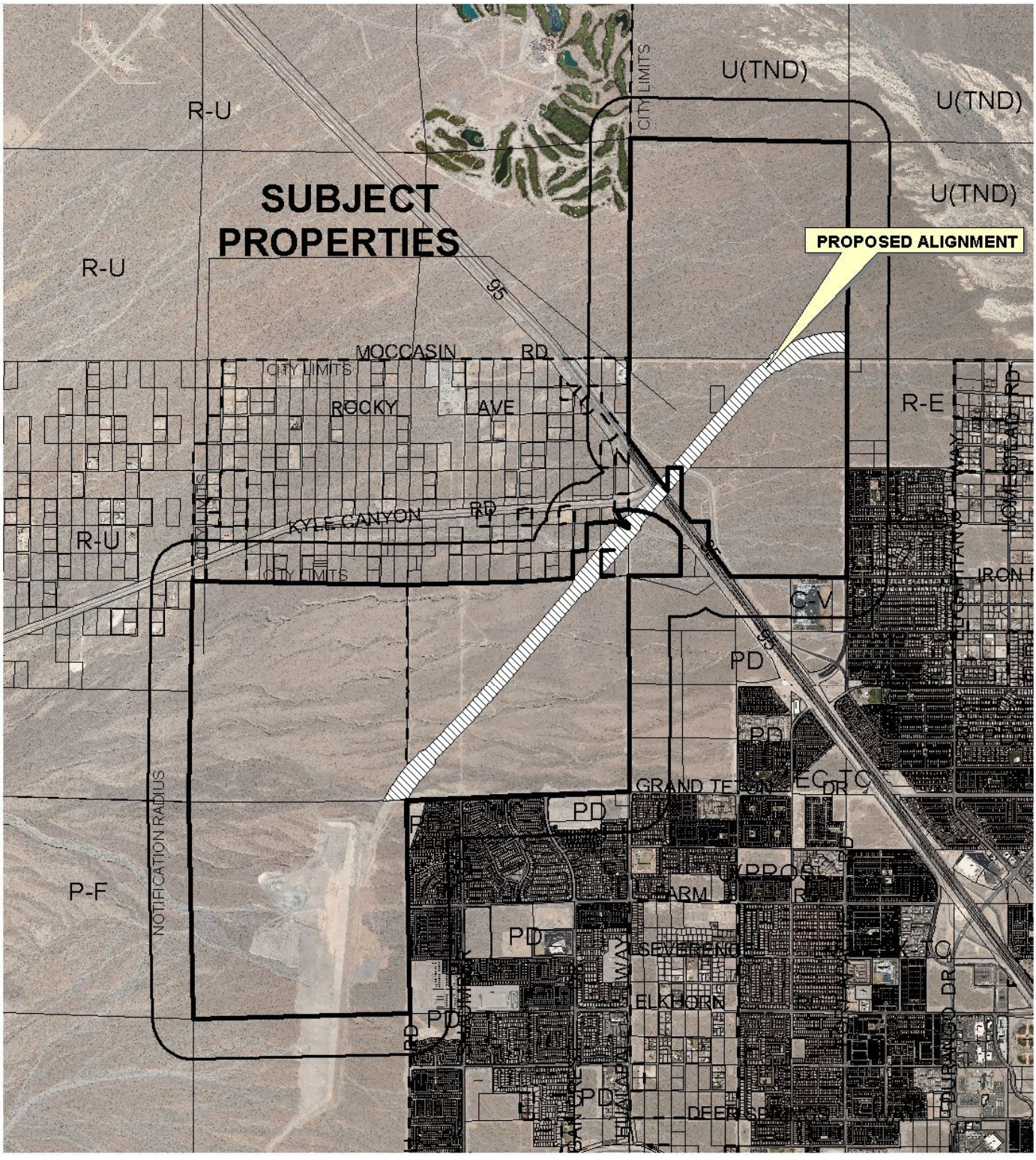
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Approval Letter



CASE: **GPA-41958**

RADIUS: 1000 FT

0 3000 6000 Feet



CASE: **GPA-41958**

RADIUS: 1000 FT

0 3000 6000 Feet

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-41958	Staff recommends APPROVAL.	

SS

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

** STAFF REPORT **

PROJECT DESCRIPTION

The Kyle Canyon Master Plan area consists of approximately 1,712 acres located at the southwest corner of Fort Apache Road and Moccasin Road. The site is undeveloped. When the current development agreement between the city and the developer was approved, the City Council approved the realignment of Sheep Mountain Parkway to a site north and west of the development. Subsequently, the property was foreclosed upon and the new owner was unable to acquire the properties necessary per the development agreement to provide for this alignment. The applicant requests to abandon the existing northern alignment of Sheep Mountain Parkway and return it to its original southern alignment, which will bisect the Kyle Canyon Master Plan area. A modified development agreement between the city and the current owners of the property will be based on the southern alignment of Sheep Mountain Parkway.

In addition, those streets that were added to the Master Plan of Streets and Highways throughout the Kyle Canyon Master Plan area are requested to be removed. New master planned streets will be added in this area once a new development agreement is recorded.

As the existing Sheep Mountain Parkway alignment is not feasible in its present alignment and any new land use plan for the Kyle Canyon Master Plan area will contain modified alignments of current master planned streets, staff recommends approval. If denied, the proposed changes could not be made to the Master Plan of Streets and Highways and the Las Vegas 2020 Master Plan, and the approved Sheep Mountain Parkway and master planned streets would remain in their current alignments.

ISSUES

- An amendment of the Master Plan of Streets and Highways and Map 2C of the Transportation and Streets and Highways Element of the Las Vegas 2020 Master Plan is necessary to realign Sheep Mountain Parkway to the south and to remove previously approved master planned streets from the Kyle Canyon Master Plan area.
- Right-of-way already exists for the Sheep Mountain Parkway Southern Alignment.
- The new alignment will bisect the Kyle Canyon Master Plan area.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/01/04	The City Council approved a Resolution (R-176-2004) adopting guidelines for development within the Kyle Canyon Gateway area.
11/16/05	The City Council approved a request (GPA-9458) to amend the Land Use Element of the Las Vegas 2020 Master Plan to add the Traditional Neighborhood Development (TND) land use designation. The Planning Commission and staff recommended approval.
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a request to amend the Master Plan of Streets and Highways (MSH-21013) to select the Northern Alternative Freeway/Expressway Alignment for Sheep Mountain Parkway and to remove the Southern Alternative Freeway/Expressway Alignment from the Master Plan of Streets and Highways. The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the city of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. Staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
06/20/07	The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas.
08/08/07	The Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement.

08/15/07	The City Council approved a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval.
02/06/08	The City Council approved a request (MSH-25695) to amend the Master Plan of Streets and Highways to rename Horse Drive west of Grand Canyon Drive to Kyle Heights Parkway; to realign a portion of the Iron Mountain Road alignment between Horse Drive and the Northern Beltway; to reclassify various streets as identified by the special design designations adopted as part of the Kyle Canyon Development Standards and Design Guidelines; and to add or remove various roadway segments. The Planning Commission and staff recommended approval.
	The City Council approved a Major Modification (MOD-25875) of the Kyle Canyon Development Standards and Design Guidelines to amend various street names and to clarify street cross section drawings within the Community. A subsequent Street Name Change application would be required prior to issuance of the first residential permit in the Community. The Planning Commission and staff recommended approval.
	The City Council tabled a Petition to Vacate a BLM right-of-way grant generally located north of Grand Teton Drive, south of Moccasin Road, between Puli Road and Fort Apache Road (VAC-23811). The area to be vacated was the original alignment of Sheep Mountain Parkway. The Planning Commission and staff had recommended approval. The Petition cannot record until "Section 1 Land," "Providence Land," and "On-Property Land" are dedicated to the city for creation of the right-of-way for the northern alignment of Sheep Mountain Parkway, pursuant to Subsection 7.05(a)(v) of the Development Agreement.
09/17/08	The owner of property within the Kyle Canyon Master Plan area became noncompliant with the terms of the Kyle Canyon Development Agreement for failure to commence construction of Indian Hills Park prior to 09/13/08.
09/23/08	Wachovia Bank, National Association, acting as the managing creditor of 41 distinct creditors, foreclosed on the Kyle Canyon property. A new entity called KAG Property, LLC was formed to assume ownership of the Kyle Canyon property.

Most Recent Change of Ownership	
09/25/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this request.

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

Neighborhood Meeting	
06/13/11	A neighborhood meeting was held at 5:30 p.m. in the Centennial Hills Community Center YMCA, located at 6601 North Buffalo Drive. Thirteen members of the public, one member of the Planning Commission, one member of the Council Office, two members of the Department of Public Works and one member of the Department of Planning were in attendance. The public's concerns included the following: • When will Kyle Canyon Master Plan be built? • When will the interchange be built? • Others indicated they would comment by e-mail or fax

Field Check	
06/02/11	The subject site is undeveloped and free of trash and debris. A sign is posted near the intersection of Kyle Canyon Road and Oso Blanca Road informing passersby that the site is zoned for a hotel and casino.

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Kyle Canyon Master Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
G-O (Gaming Enterprise Overlay) District	X		N/A
T-D (Traditional Development) District	X		N/A
Trails	X		N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

Right-of-way still exists from the original alignment of Sheep Mountain Parkway prior to approval of the northern alignment through the Kyle Canyon Development Agreement. A Petition to Vacate this right-of-way was never approved, as the dedications necessary to provide for the northern alignment were never executed. This amendment considers only the realignment of Sheep Mountain Parkway and does not affect the classification, size or amenities of the roadway. Staff recommends approval, as it is not feasible to obtain the right-of-way necessary

for construction of the northern alignment of Sheep Mountain Parkway as required by the current Kyle Canyon Development Agreement.

The nine other master planned streets to be removed are not needed in their current alignments, as they will be altered by both the southern alignment of Sheep Mountain Parkway and the new master land use plan for Kyle Canyon Gateway. Staff therefore recommends their removal.

The following table summarizes the proposed changes to the Master Plan of Streets and Highways:

Street to be Removed	Classification	From	To
Sheep Mountain Parkway (Northern Alignment)	Freeway/Expressway	Grand Teton Drive	Fort Apache Road
Iron Mountain Road	Primary Arterial	Kyle Canyon Road	Egan Crest Drive
Hualapai Way	Primary Arterial	Grand Teton Drive	Horse Drive
Horse Drive	Primary Arterial	Hualapai Way	Grand Canyon Drive
Shaumber Road	Secondary Collector	Grand Teton Drive	Iron Mountain Road
Egan Crest Drive	Secondary Collector	Grand Teton Drive	Kyle Canyon Road
Hualapai Way	Secondary Collector	Horse Drive	Brighton Peak Lane
Kyle Village Avenue	Secondary Collector	Sky Pointe Drive	Tee Pee Lane
Log Cabin Way	Secondary Collector	Tee Pee Lane	Fort Apache Road
Tee Pee Lane	Secondary Collector	Iron Mountain Road	Brighton Peak Lane

Street to be Added	Classification	From	To
Sheep Mountain Parkway (Southern Alignment)	Freeway/Expressway	Grand Teton Drive	Fort Apache Road

NOTICES MAILED 1,665

APPROVALS 1

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-41958 APN: _____

Name of Property Owner: Various

Name of Applicant: City of Las Vegas, Jorge Cervantes

Name of Representative: City of Las Vegas, Randy Fultz

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: Jorge Cervantes

Print Name: Jorge Cervantes

Subscribed and sworn before me

This 26th day of May, 2011

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2014

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MAY 26 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Plan of Streets & Highways Amendment

Project Address (Location) Northwest Las Vegas (North of Grand Teton & West of Fort Apache)

Project Name Sheep Mountain Parkway Realignment **Proposed Use** MSH

Assessor's Parcel #(s) Various **Ward #** 6

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

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

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

Additional Information Realign Sheep Mountain Parkway between Grand Teton & Fort Apache and delete Master Planned Roadways within Kyle Canyon Development, see attached.

PROPERTY OWNER Various **Contact**

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

City **State** **Zip**

E-mail Address

APPLICANT City of Las Vegas **Contact** Jorge Cervantes

Address 333 N. Rancho Drive **Phone:** (702) 229-6276 **Fax:** (702) 382-0848

City Las Vegas **State** NV **Zip** 89106

E-mail Address jcervantes@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas **Contact** Randy Fultz

Address 333 N. Rancho Drive **Phone:** (702) 229-2176 **Fax:** (702) 382-8551

City Las Vegas **State** NV **Zip** 89106

E-mail Address rfultz@lasvegasnevada.gov

Property Owner Signature* Jorge Cervantes

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

Print Name Jorge Cervantes

Subscribed and sworn before me

This 26th day of May, 2011.

Rosana G. Cogle

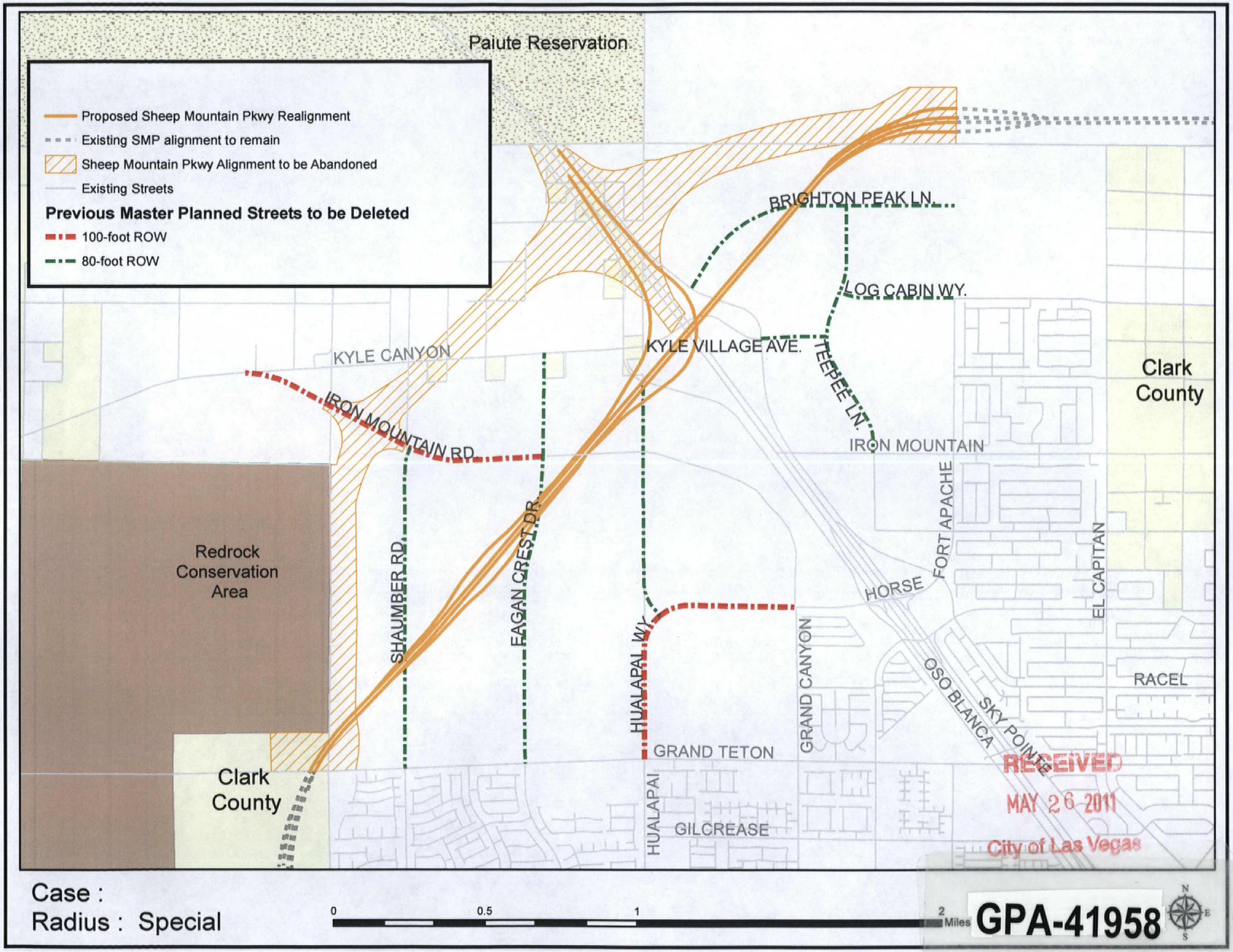
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2014

FOR DEPARTMENT USE ONLY

Case #	GPA-7-A-1958 MSHA-11915
Meeting Date:	7-12-11
Total Fee:	
Date Received:*	5-26-11
Received By:	JS.

*This 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.


Paiute Reservation
Proposed Sheep Mountain Pkwy Realignment
Existing SMP alignment to remain
Sheep Mountain Pkwy Alignment to be Abandoned
Existing Streets
Previous Master Planned Streets to be Deleted
100-foot ROW
80-foot ROW
BRIGHTON PEAK LN.
LOG CABIN WY.
KYLE VILLAGE AVE.
TEEPEE LN.
KYLE CANYON
IRON MOUNTAIN RD.
IRON MOUNTAIN
Clark County
Redrock Conservation Area
SHAUMBER RD.
FAGAN CREST DR.
HUALAPAI WY.
FORT APACHE
EL CAPITAN
HORSE
GRAND CANYON
OSO BLANCA
SKY POINTE
RACEL
GRAND TETON
HUALAPAI
GILCREASE
Clark County
RECEIVED
MAY 26 2011
City of Las Vegas
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GPA-41958
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GPA-41958 - APPLICANT/OWNER: CITY OF LAS VEGAS
SHEEP MOUNTAIN PARKWAY BETWEEN GRAND TETON DRIVE AND FORT APACHE ROAD

06/2/11



GPA-41958 - APPLICANT/OWNER: CITY OF LAS VEGAS
SHEEP MOUNTAIN PARKWAY BETWEEN GRAND TETON DRIVE AND FORT APACHE ROAD

06/2/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 25, 2011

Doug Rankin
Manager, Current Planning
Planning and Development
333 N. Rancho Drive
3rd Floor
Las Vegas, NV 89106

RE: MASTER PLAN OF STREETS & HIGHWAYS AMENDMENT – SHEEP MOUNTAIN PARKWAY

Dear Mr. Rankin:

Please accept this letter as justification to amend the City's Master Plan of Streets & Highways for the realignment of Sheep Mountain Parkway between Grand Teton Drive and Fort Apache Road as well as the removal of the prior roadway network in Kyle Canyon Gateway. The modification is needed to move the Sheep Mountain Parkway alignment back to the original southern alignment where right-of-way already exists. This change is due to the insolvency of the Kyle Canyon Gateway project which modified the alignment to the north. The current owner of the Kyle Canyon Development is not able to acquire the extra private property to provide for the North Alignment of Sheep Mountain Parkway. This amendment will also delete adopted Master Planned roadways that were within the previous Kyle Canyon Gateway project. This realignment of Sheep Mountain Parkway and the deletion of the prior roadway network has been coordinated with the owner of the Kyle Canyon Master Planned Community. Once the new development agreement has been approved, a new roadway network will be added to the Master Plan of Streets & Highways.

Please feel free to contact me at 229-6541 should you have any questions regarding our request.

Respectfully,

Randy L. Fultz, P.E., C.F.M.
Acting City Engineer
Public Works

RECEIVED
MAY 26 2011
City of Las Vegas

cc:
Jorge Cervantes, P.E. – Director, Public Works
Bart Anderson, P.E. – Project Manager, Public Works
Greg McDermott, P.E. - Project Manager, Public Works

GPA-41958

f:\#depot\engineering_planning\pavement management\master plans\master plan of streets & highways\northwest mpsh may 2011.docx

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

Descriptions:

1. Realign Sheep Mountain Parkway from Grand Teton Drive to Fort Apache Road. See map.
2. Delete Brighton Peak Lane from Sky Point Drive to Fort Apache Road.
3. Delete Teepee Lane from Iron Mountain Road to Brighton Peak Lane.
4. Delete Kyle Village Lane from Sky Point Drive to Teepee Lane.
5. Delete Iron Mountain Road from Kyle Canyon Road to Egan Crest Drive.
6. Delete Log Cabin Way from Teepee Lane to Fort Apache Road.
7. Delete Shaumber Road from Grand Teton Drive to Iron Mountain Road.
8. Delete Egan Crest Drive from Grand Teton Drive to Kyle Canyon Road.
9. Delete Hualapai Way from Grand Teton Drive to Oso Blanca Road.
10. Delete Kyle Heights Parkway from Hualapai Way to Grand Canyon Drive.

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MAY 26 2011
City of Las Vegas

GPA-41958

CARWIN
ADVISORS

May 26, 2011

Bart Anderson, PE
Engineering Project Manager, Development Coordination
City of Las Vegas Department of Public Works
333 N. Rancho Drive, 7th Floor
Las Vegas, NV 89106

Subject: KAG Properties review of the proposed revision to the Masterplan of Streets and Highways

Gentlemen,

Carwin Advisors, as agent for KAG Properties, LLC and Wachovia Bank, has reviewed the proposed revision to the City's Masterplan of Streets and Highways dated May 26, 2011. This revision shows the proposed Sheep Mountain Parkway transversing the KAG property in a southwest to northeast manner. This alignment is consistent with our discussions with the City concerning revisions to the Development Agreement for this property. It is our understanding that the streets, internal to the KAG Properties Kyle Canyon masterplan, have been omitted from this revision until such time as we have completed our Traffic studies and the streets exact geometry and widths are known.

We are in concurrence with the proposed changes and have no objections to this revision to the Master Plan of Streets and Highways. Thank you for your continued cooperation in the re-entitlement of the Kyle Canyon masterplan.

Sincerely,

Michael D. Ross PE
Senior Director

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MAY 26 2011
City of Las Vegas

GPA-41958

City of Las Vegas Agenda Item No.: **30.**

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

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

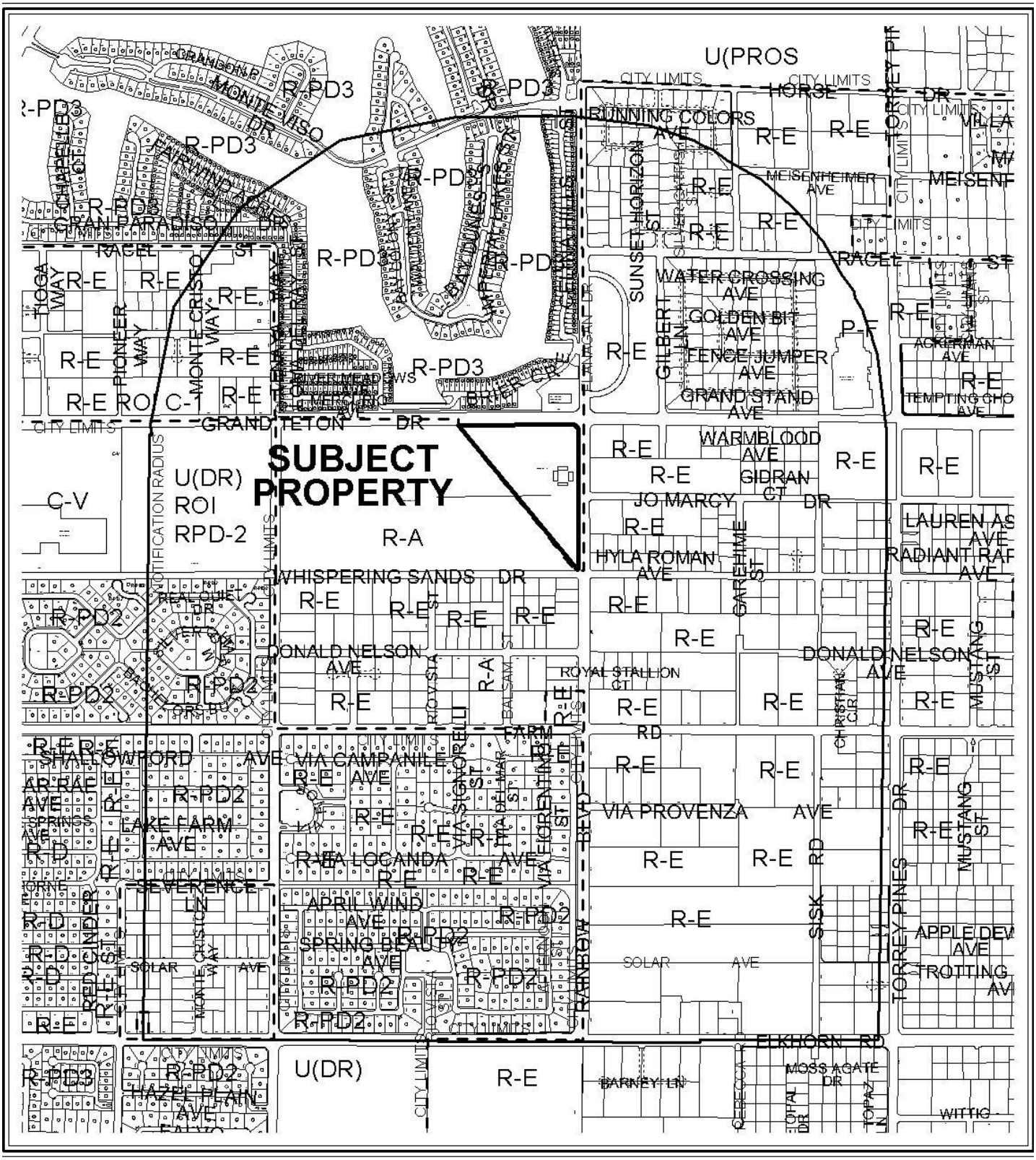
SUBJECT:
MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow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

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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - MOD-41437, ROC-40981 and SDR-40980
2. Conditions and Staff Report - MOD-41437, ROC-40981 and SDR-40980
3. Supporting Documentation - MOD-41437, ROC-40981 and SDR-40980
4. Photos
5. New Vista Community Master Development Plan and Development Standards
6. Justification Letter – MOD-41437, ROC-40981 and SDR-40980



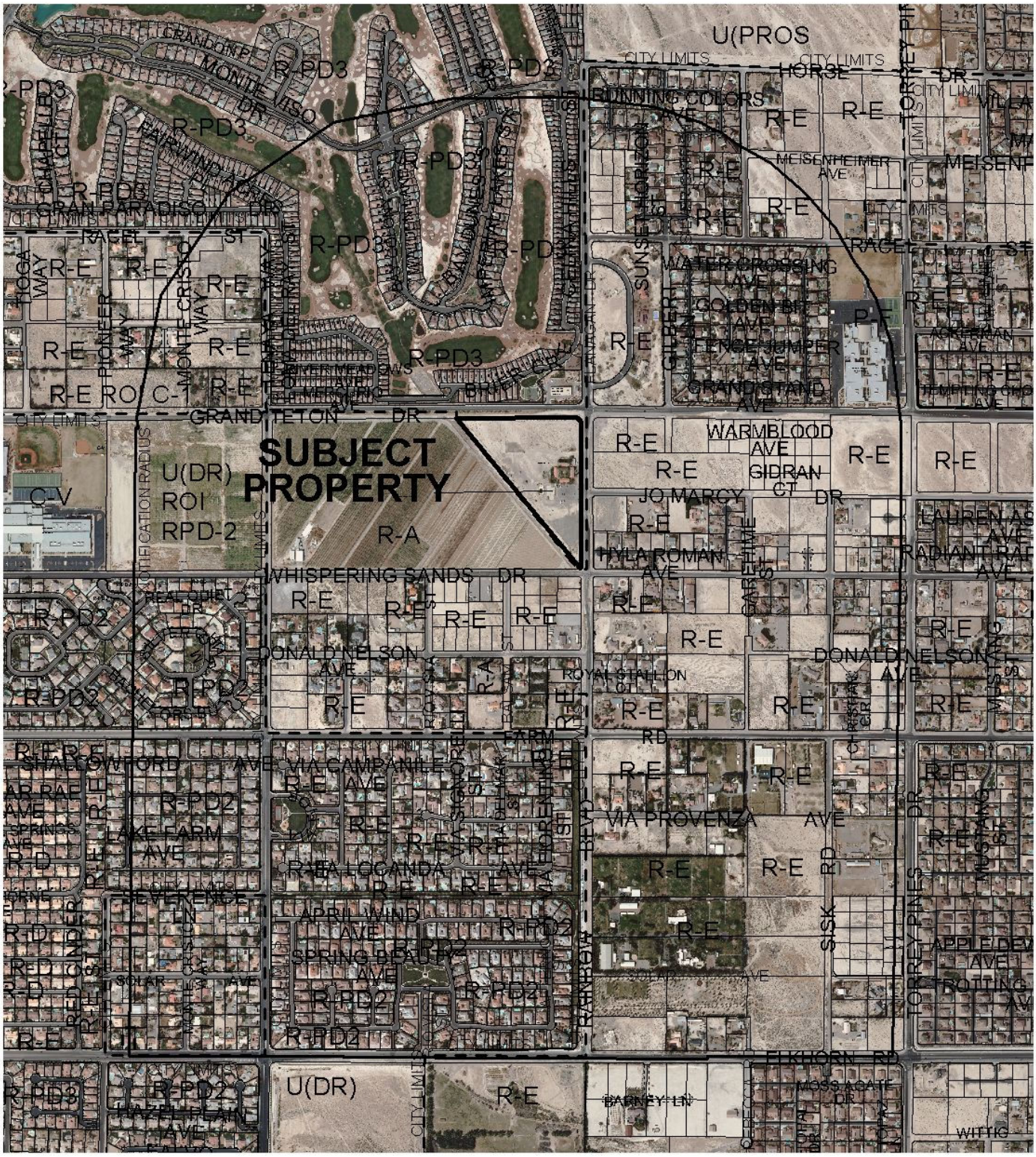
CASE: **MOD-41437; ROC-40981; SDR-40980**

RADIUS: 2640 FT + SPECIAL

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 1000 2000 Feet

N



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

0 1000 2000 Feet

RADIUS: 2640 FT + SPECIAL

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NEW VISTA RANCH, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-41437	Staff recommends APPROVAL	
ROC-40981	Staff recommends APPROVAL	
SDR-40980	Staff recommends APPROVAL, subject to conditions:	MOD-41437

** CONDITIONS **

ROC-40981 CONDITIONS

Department of Planning

1. Conditions of Approval Numbers 5, 7 and 9 are deleted.

SDR-40980 CONDITIONS

Department of Planning

1. Conformance to the Conditions of Rezoning (ZON-16580) except as amended herein, and approval of Major Modification (MOD-41437) shall be required, if approved.

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

YK

3. All development shall be in conformance with the building elevations, date stamped 02/24/11, the site plan date stamped 05/25/11 and landscape plans date stamped 06/13/11, except as amended by conditions herein.

4. All development will be in conformance with the Phase Plan, date stamped 06/20/11, except as amended by conditions herein.

5. The Multi-Use Trail along both Grand Teton Drive and Rainbow Boulevard shall be completed to conform to the 2020 Master Plan Transportation Trails Element as part of Phase 6 of the Phase Plan, date stamped 06/20/11.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/13/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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

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

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

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

15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

17. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive, an additional 10 feet for an right turn lane, and grant a traffic cord easement necessary to maintain any traffic appurtenances at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. Grant a Multi-use Trail easement for all portions of the multi-use trail that are outside of the public right-of-way. In addition, dedicate all rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.

18. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving, on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Installation of streetlights may be deferred provided that exterior street lighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Traffic Engineering Section of the Department of

Public Works regarding street lighting requirements prior to submittal of construction drawings. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). The required improvements may be constructed in phases in accordance with the submitted phasing plan within the "New Vista Community Master Development Plan and Development Standards" as amended and summarized below:

Phase I: Build one new residential home and onsite medical office.

a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Boulevard except as noted in detail 2/A1a.
b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
c. Construct a non-standard multi-use trail on Rainbow Boulevard street frontage consisting of rough graded frontage for a depth of 25 feet, desert landscaping for a depth of 25 feet, and construct a 10 foot wide decomposed granite pathway per detail 2/A1a.

Phase II: Build four more residential homes.

a. Construct non-standard multi-use trail on Grand Teton Drive as noted in detail 2/A1a

Phase III: Build two more residential homes.

a. Construct Grand Teton Drive improvements per City of Las Vegas Standards except for sidewalk.
b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton Drive access point.
c. Construct the fire truck access gate on Rainbow Boulevard to restrict access.

Phase IV: Build the two remaining residential homes.

Phase V: Construct the education and employment center building

a. Construct full off-sites on Rainbow Boulevard as per approvals obtained at that point in time.

Phase VI: Construction of the recreation center.

a. Construct Multi-Use Trail on all street frontages as per City of Las Vegas Standards.

Notwithstanding the above, pavement edge protection (i.e. curb and gutter) may be required to be constructed in advance of the phased schedule if so recommended in the approved Drainage Study.

19. Coordinate the construction of the median opening and any modification to the existing landscaping with Homeowner's Association of the property on the north side of Grand Teton who are responsible for the median landscaping maintenance per encroachment agreement L-ENCR #18787.

20. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Middle Branch – Grand Teton Strom Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

22. Site development to comply with all applicable conditions of approval for MOD-41437 and all other site-related actions.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This proposal reduces the scale of the previously approved project by 18,175 square feet, breaks the one large building into ten smaller structures and moves the primary two-story community center building closer to the Grand Teton Drive frontage. The project now has a campus-like environment rather than a commercial environment as previously designed. The uses will remain the same as previously approved. To accomplish these objectives, a Site Development Plan Review and a Modification application are required. Since the proposed plan reduces the overall impact the project will have on this rural residential area, staff supports these applications.

The applicant has also applied to have Conditions of Approval Numbers 5, 7, and 9 of Rezoning (ZON-16580) removed. Since all of staff's concerns can be addressed with the Site Development Plan Review application, staff supports the request. For these reasons, staff recommends approval of all three applications.

ISSUES

- The previously approved New Vista Development Standards document must be modified in order to allow the revised site plan to be considered.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/21/01	The City Council approved Annexation (A-0004-01(A) for 17,759 acres generally located southwest of Rainbow Boulevard and Grand Teton Drive. The Planning Commission and staff recommended approval.
02/07/2007	The City Council approved General Plan Amendment (GPA-16578), Rezoning (ZON-16580) and Site Development Plan Review (SDR-16581) for an assisted living facility on 15.05 acres at 7875 North Rainbow Boulevard. The Planning Commission recommended approval and staff recommended denial for all three applications.
03/04/09	The City Council approved an Extension of Time (EOT-32991) for Site Development Plan (SDR-16581) for a proposed two-story, 56-unit assisted living apartment development with a 43,283 square-foot commercial amusement/recreation (indoor) facility, 3,024 square feet of medical office space, and 1,382 square feet of retail space on 15.05 acres at 7875 North

	Rainbow Boulevard. Staff recommended approval.

Staff Report Page Two
July 12, 2011 - Planning Commission Meeting

Most Recent Change of Ownership	
09/02/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No pertinent building permits or business licenses are on file. Existing structures were present when the property was annexed into the City of Las Vegas.

Pre-Application Meeting	
12/06/10	Staff reviewed the proposal and determined that a Major Modification, Review of Conditions and a Site Development Plan Review (Major) application are required. Specifically discussed: • A phasing plan is required; • A revised Master Development Plan is required; • A Multi-use trail is required along both Grand Teton and Rainbow;

Neighborhood Meeting
A voluntary neighborhood meeting will be held July 7, 2011.

Field Check	
03/03/2011	Staff visited the site and found several buildings along Rainbow Boulevard being used as a homeless shelter. The remaining property was undeveloped.

Details of Application Request	
Site Area	
Gross Acres	15.05
Net Acres	14.80

Surrounding Property	***Existing Land Use***	***Planned Land Use***	***Existing Zoning***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
	Rescue Mission or Shelter for the Homeless		
North	Single-Family Residential	PCD (Planned Community	R-PD3 (Residential Planned Development

YK

		Development)	– 3 Units Per Acre)

South	Undeveloped	Clark County (RNP)	Clark County
East	Undeveloped	Clark County (RE) and (RNP)	Clark County
West	Orchard	Clark County (RE)	Clark County

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		
PD Planned Development District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per City Council adopted New Vista Community Master Development Plan and Development Standards February 7, 2007 except as modified below.

Section	Approved Development Standards	Proposed 2011 Development Standards
3.6	Any change will be subject to a SDR review by City Council.	Any significant revision of the plans as initially approved shall be subject to a SDR review by City Council.
4.1	Building height limits detailed. Community Building Setbacks will be a minimum: Grand Teton Drive: 140’ Rainbow Boulevard: 70’ Gilcrease Orchard: 90’ Craft Studio Setbacks will be a minimum: Grand Teton Drive: 20’ Rainbow Boulevard: 70’ Gilcrease Orchard: 60’	Building heights removed from this section and placed in Section 5.3 Community Building Setbacks will be a minimum: Grand Teton Drive: 100’ Rainbow Boulevard: 200’ Gilcrease Orchard: 150’ Education/Employment Center Setbacks will be a minimum: Grand Teton Drive: 20’ Rainbow Boulevard: 600’ Gilcrease Orchard: 70’

4.1		Medical & Assisted Living Buildings: Grand Teton Drive: 300' Rainbow Boulevard: 50' Gilcrease Orchard: 70' All buildings to maintain a 15' separation from each other.
4.4	343 Parking Spaces will be provided Access off Rainbow will be gated and limited to emergency vehicles, existing ranch houses and for special events.	Per CC approved ZON-16580, 100 parking spaces will be provided. Access will be off of Rainbow during Phases I & II. Phase III all access will be off of Grand Teton. Rainbow will be gated and only used as crash gate for emergencies.
4.5	Signs shall have backlit illumination only	Signs, if illuminated shall not have exposed neon.
4.8	ZON-16580 Condition 9: Construct all incomplete half street improvements on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of site.	1. Grand Teton Street frontage to be as per Exhibit 6.j "Multi-use Transportation Trail" 2. Rainbow Boulevard street frontage to be as per Exhibit 6.j. "Multi-use Transportation Trail"
4.9	New Vista shall participate in any future SID as shall be required by the City of Las Vegas Public Works.	New Vista has agreed that it will participate in future warranted offsite improvements if required by the City of Las Vegas Public Works.
4.10	Proposes a 400' phasing line and a drainage structure on the west side of the site be constructed.	The drainage structure on the west side of the site has been completed and New Vista is proposing to tie on and off-site drainage into this storm water system subject to CLV and CCRFCD approvals.
5.3	Maximum building height shall be 35 feet. Maximum building height for buildings along Rainbow shall be 29 feet.	Maximum building height shall be 42 feet. Maximum building height for buildings along Rainbow shall be 24 feet.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Street Width (Feet)*	*Compliance with Street Section*
Rainbow Boulevard	N/A	N/A	80	N/A
Grand Teton Drive	Parkway Arterial	Master Plan of Streets and Highways	120	Y

Landscaping and Open Space Standards		
Standards	***Required per SDR-16581***	***Proposed***
Buffer Trees:		
• North	25 Trees	18 Trees
• South	0 Trees	0 Trees
• East	38 Trees	51 Trees
• West	54 Trees	74 Trees
TOTAL PERIMETER TREES	**117 Trees**	**143 Trees**
LANDSCAPE BUFFER WIDTHS		
Min. Zone Width		
• North	5 Feet	5 Feet
• South	0 Feet	0 Feet
• East	5 Feet	4 Feet
• West	0 Feet	8 Feet

ANALYSIS

The applicant is requesting to modify a previously approved Master Development Plan Standards and Site Development Plan Review for the New Vista Assisted Care Campus at the southwest corner of Grand Teton Drive and Rainbow Boulevard. In order for these to be considered, Conditions of Approval Numbers 5, 7, and 9 from Site Development Plan Review (SDR-16580) must be removed. Since staff will have the opportunity to readdress these issues with the proposed Site Development Plan Review and Modification applications, staff supports the Review of Condition (ROC-40981) application request. The proposed modifications to the Development Standards document are outlined earlier in the report. Staff supports all the requested changes, as they will allow for a better project for the site.

The project will be reduced in scale by over 18,000 square feet. The approved large primary structure will be reduced in size by removing the residential component and replacing it with nine single-story structures, creating a campus environment. This design will allow the project to have a residential feel and look, thus blending better with the surrounding neighborhoods. The primary access to the project will remain off Grand Teton Drive.

One of the major changes proposed is building the project in six phases as opposed to all at once. These phases will start with the residential structures and end with the construction of the community center building. A medical building will also be constructed during Phase 1. The Education/Employment Center will be built in Phase 5 after all the residences have been constructed. No specific timeline has been provided for the overall development.

All of the proposed structures will be designed in the same Colorado Rockies style as previously approved. Each of the structures will also maintain a general residential character. Although the height of the proposed community center has increased, the overall impact will be less, since the scale of the building has been greatly reduced. The increased height will allow for a sloped roof line to keep the structure residential-like in appearance and to allow all the activities to take place as proposed. No new land uses are being proposed with these applications.

The new design will provide for enhanced landscaping in the form of 17 additional perimeter landscape trees. Each of the new buildings will have foundation landscaping and trees creating a lush desert environment for the residents and guests to enjoy. The landscape buffers have been increased overall from the previous approval. The north perimeter will have 5 - 15 foot wide landscape buffers and the east perimeter will have 4 - 24 foot wide buffers. The original design only had these perimeters with five foot landscape buffers. The western perimeter didn't have a specific landscape buffer width with the original plan. The proposed plan calls for a uniform eight-foot wide perimeter landscape buffer along the western perimeter adjacent to the recently completed flood control canal.

Parking was identified as an issue during the original approval process, with 343 spaces proposed. City Council placed a condition on the original site plan to limit the number of parking spaces to 100 for the entire project. The new proposal adheres to this requirement, but also provides an undeveloped parking area on the south end of the project for future spaces should parking become constrained as each phase is completed.

The Multi Use Transportation Trail will be installed along Rainbow Boulevard during Phase I and along Grand Teton Drive during Phase II with decomposed granite. During Phase 6, the entire length of the Multi Use Transportation Trail fronting the project will be completed to the 2020 Master Plan Transportation Trail Element standards.

Overall, the project is an improvement over the previously approved site plan. All of the community's original concerns are now addressed, additional landscaping is being provided and the scale of the project has been reduced to better reflect the character of the area. For these reasons, staff recommends approval of all three applications.

FINDINGS (SDR-40980)

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

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

   The nine, one-story residential buildings on a campus-like setting is a compatible fit for the area. The two-story multi-purpose community center has been moved closer to the Grand Teton frontage with a new one-story educational/employment center anchoring the northwest portion of the parcel. A small medical building is located among the residential structures. The overall project has been reduced by 18,175 square feet and is compatible with development in the area.

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

   The project is consistent with the New Vista Community Master Development Plan and Development Standards as modified.

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

   The site gains primary access from Grand Teton Drive, a 120-foot Parkway Arterial, after completion of Phase 6. This street will provide adequate access to and from the proposed development. A second point of ingress/egress is provided from Rainbow Boulevard up until Phase 5, after which this driveway will be for emergency access only.

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

   Building materials will include stucco and stone. These materials are appropriate for the area and the City of Las Vegas. Landscape materials will include trees and shrubs that meet City of Las Vegas requirements.

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

   Building elevations show the one-story structures with a maximum height of 24 feet with the community center being 42 feet high. The architectural design is intended to be

reminiscent of the "Colorado Rockies" area. The design of the project will be aesthetically pleasing for the area.

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

   The proposed development would not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 1,241

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NEW VISTA RANCH INC.

Name of Applicant: NEW VISTA RANCH INC.

Name of Representative: CHRIS KAEMPFER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X _____

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 2011

_____

Notary Public in and for said County and State

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

RECEIVED
APR 13 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

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

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

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

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

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

Additional Information SEE JUSTIFICATION LETTER FOR MAJOR MODIFICATION

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

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

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

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

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

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

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

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

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

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

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

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

Property Owner Signature* Kelly DeGuzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

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

Revised 10/27/08

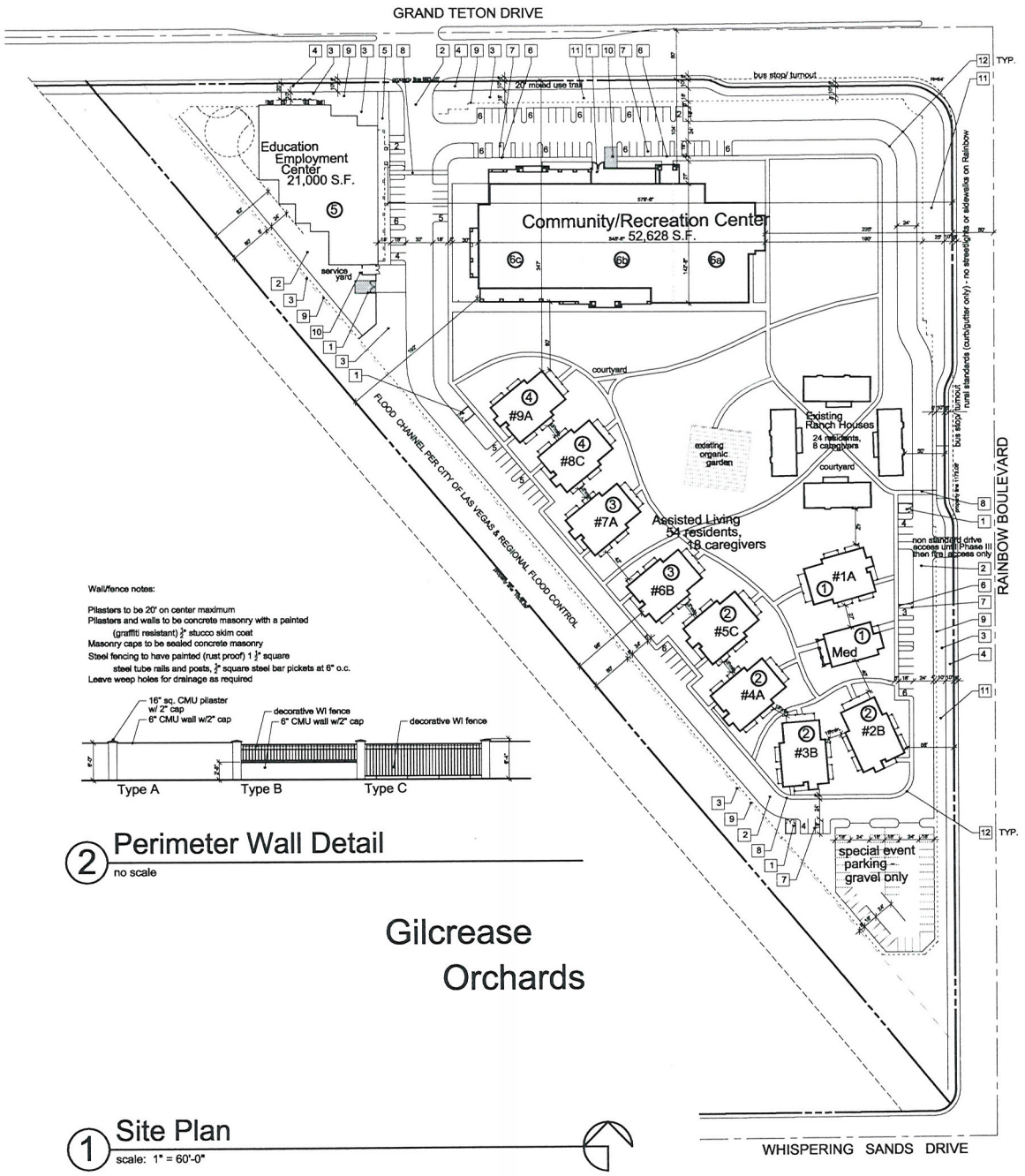
FOR DEPARTMENT USE ONLY

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

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

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

RECEIVED
APR 13 2011



Wall/fence notes:

Pilasters to be 20' on center maximum
Pilasters and walls to be concrete masonry with a painted (graffiti resistant) ½" stucco skim coat
Masonry caps to be sealed concrete masonry
Steel fencing to have painted (rust proof) 1 ½" square steel tube rails and posts, ½" square steel bar pickets at 6" o.c.
Leave weep holes for drainage as required

2 Perimeter Wall Detail
no scale

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

project data

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

AREA SUMMARY:

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

PARKING SUMMARY:

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

PARKING PROVIDED:	100 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA:	655,314 S.F. (15.05 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
F.A.R. (FLOOR AREA RATIO):	15.8 %
DENSITY:	5.2 RESIDENTS/ACRE 0.87 UNITS/ACRE

APN#: 125-155-01-002

RECEIVED
MAY 25 2011

keynotes

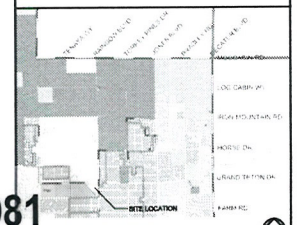
#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE w/ PAIR OF STEEL TUBE GATES w/ STAMPED METAL BACKING & LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA
4	MULTIUSE TRANSPORTATION TRAIL
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP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

City of Las Vegas

CENTENNIAL HILLS
Interlocal Land Use Plan

City Land Use Categories

County Land Use Categories



MOD-41437 ROC-40981
SDR-40980 REVISED

drawings & specifications of this architect remain solely his property. They are to be used only for the project for which they used were produced until sealed, signed, & dated, they are not fine or valid. Any use or reproduction of these documents without the written consent of the architect is prohibited.
copyright©2011
John David Burke, Architect

revisions

date	description

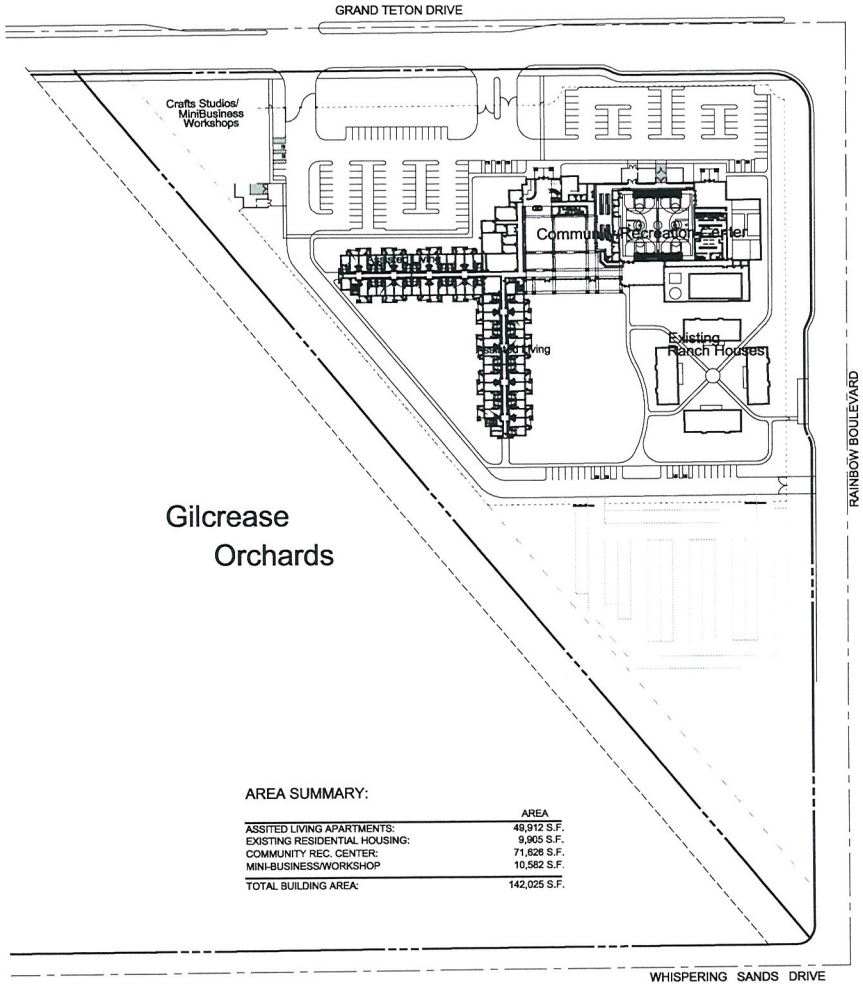
jdB architect

John David Burke, Architect, 5471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)878-4883, jburke@jdbarchitect.com

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

date	5/24/11
proj. no.	2010-49
drwn. by	
chkd. by	

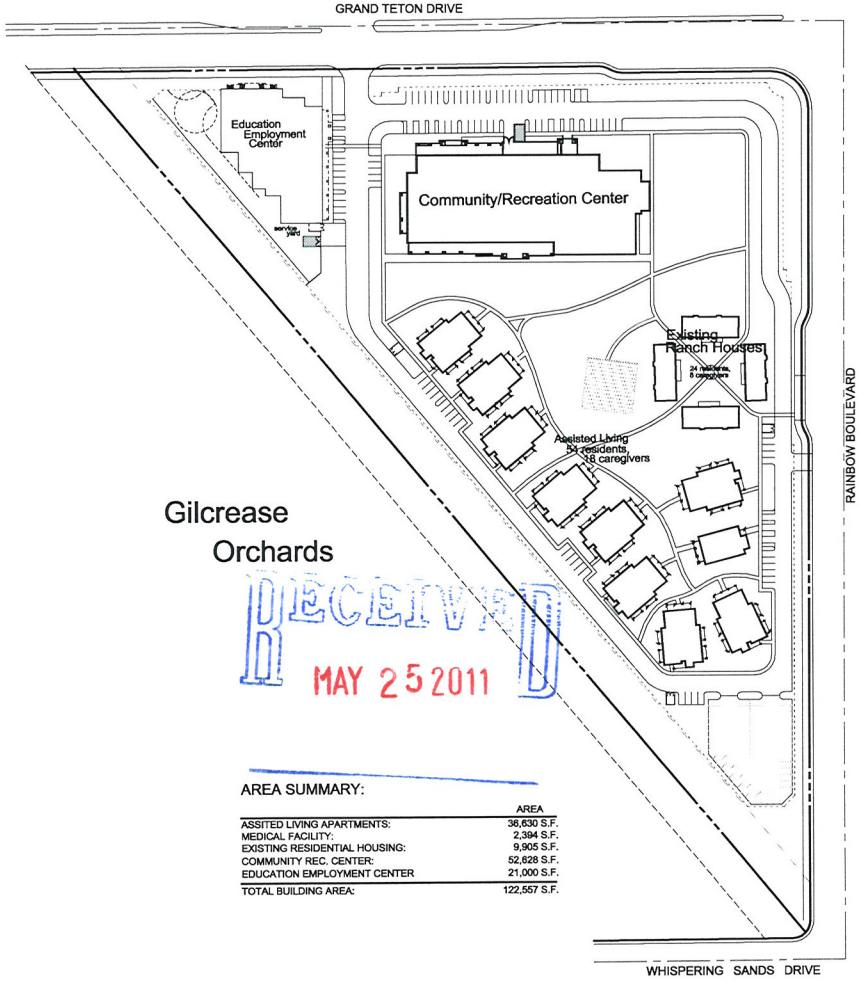
sheet no. A1



AREA SUMMARY:

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

2 Site Plan (previously approved)
no scale



RECEIVED
MAY 25 2011

AREA SUMMARY:

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

1 Site Plan (proposed)
no scale

MOD-41437 ROC-40981
SDR-40980 REVISED

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John David Burke, Architect

revisions
date | description

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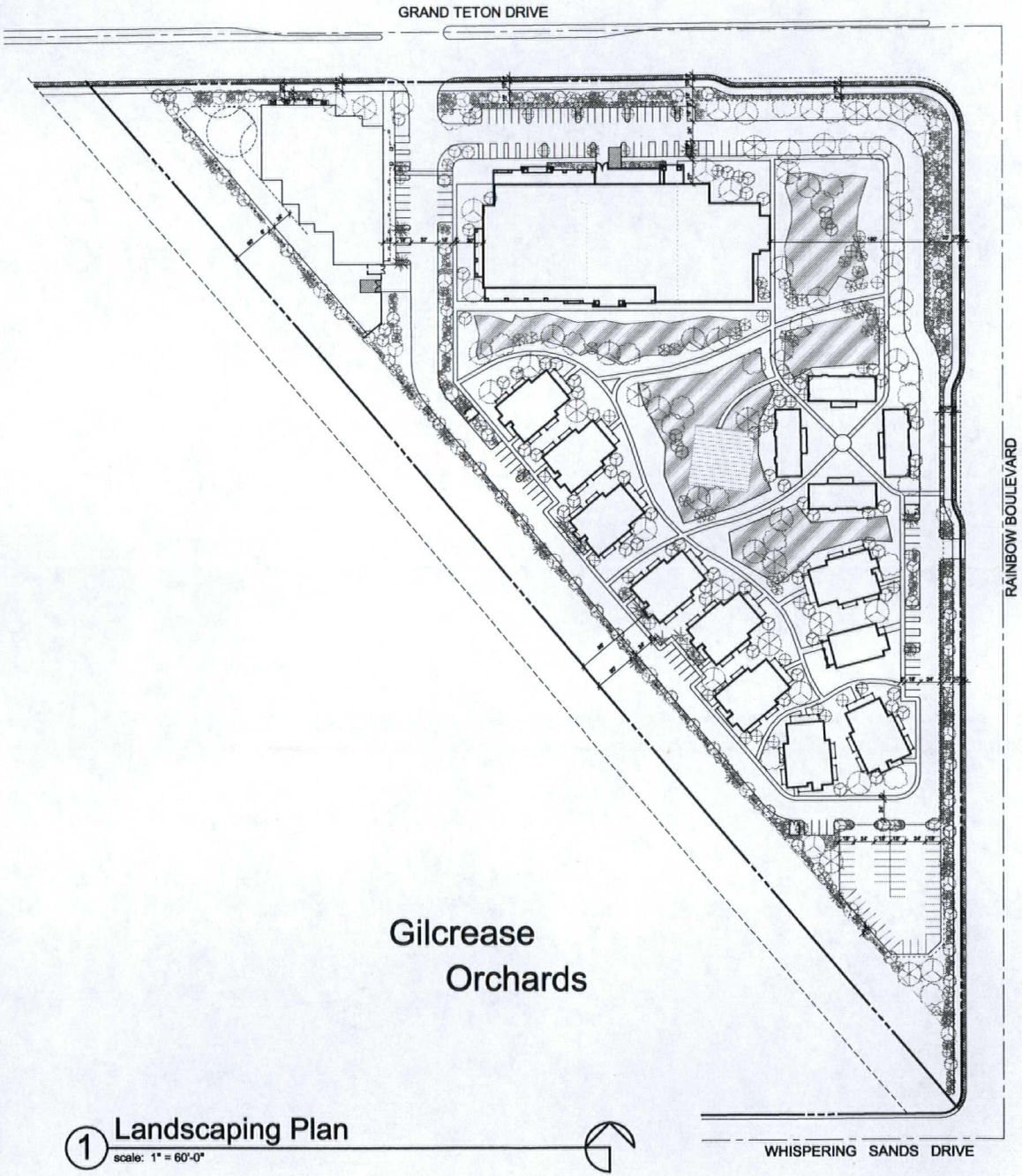
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/24/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A1b



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

landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	SHADEMASTER HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	15 gallon
	CHITALPA	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Schinus	MEDIUM EVERGREEN	15 gallon
	BLUE PALO VERDE Cercidium floridum	MEDIUM EVERGREEN	24" box
	SWEET ACACIA Acacia smalii	MEDIUM EVERGREEN	24" box
	SHOESTRING ACACIA Acacia Stenophylla	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vitex	MEDIUM EVERGREEN	15 gallon
	AFRICAN SUMAC Rhus lancea	MEDIUM EVERGREEN	24" BOX

SYMBOL	SHRUBS	SIZE
	EVERGREEN EUONYMOUS Euonymous japonica	5 GAL
	COMMON WINTER CREEPER Euonymous fortunei	5 GAL
	TEXAS RANGER Leucophyllum Frutescens	5 GAL
	FEATHERY CASSIAS Cassia artemisioides	5 GAL

SYMBOL	GROUND COVER	
	MEXICAN PRIMROSE Oenothera berlandieri	1 GAL @ 18" o.c.a.w.
	HYBRID GAZANIA Gazania hybridus	1 GAL @ 18" o.c.a.w.
	DWARF COYOTE BRUSH Baccharis pilularis 'Centennial'	1 GAL @ 18" o.c.a.w.
	Native Desertscape	

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

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revisions
date description

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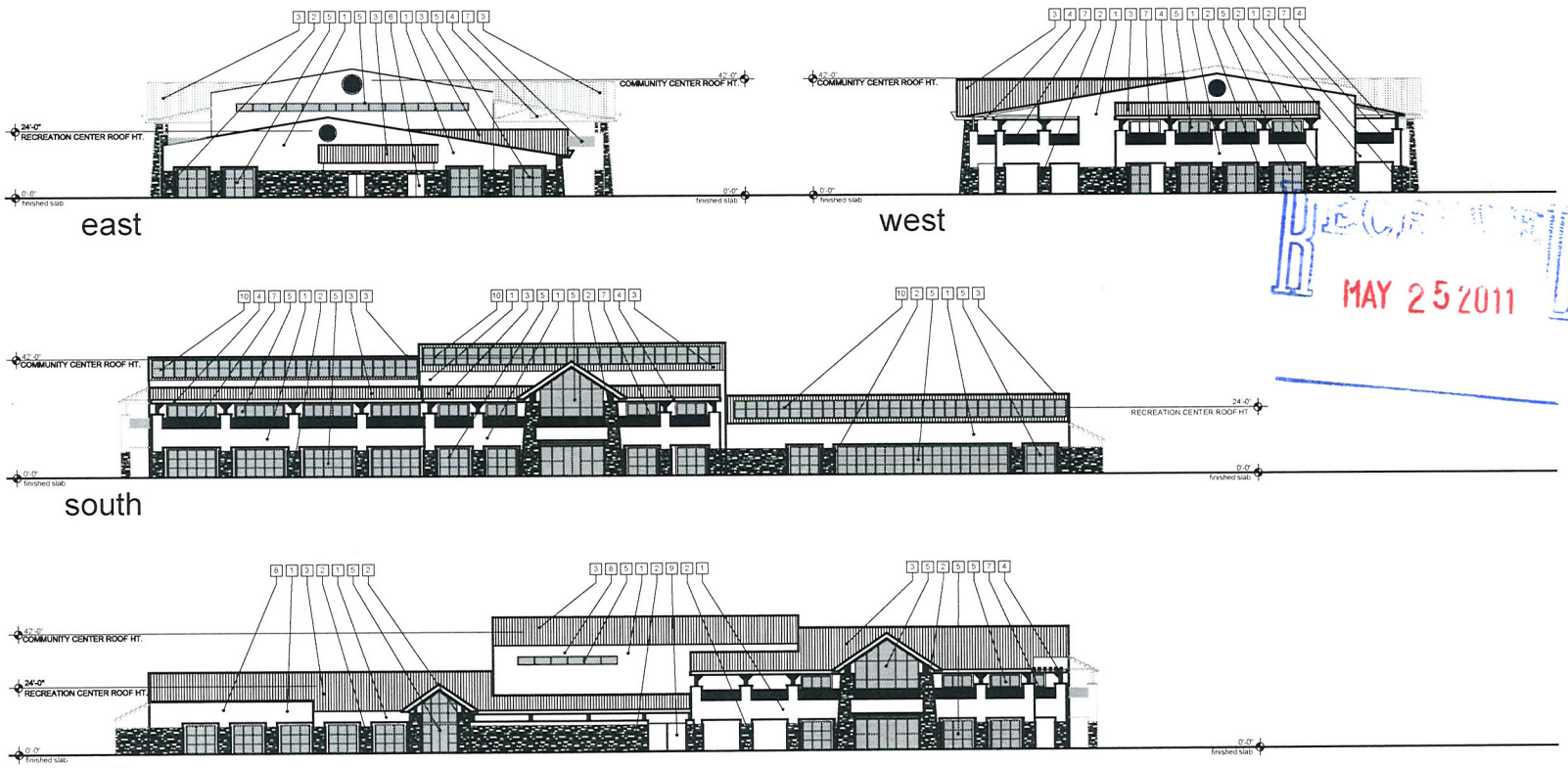
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	06/11
proj. no.	2010-48
drwn. by	
chkd. by	
sheet no.	A1L

keynotes

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



east

west

south

north

1 conceptual elevations

SCALE: 1" = 20'-0"

Community/Recreation Center

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John David Burke Architect

revisions

#	date	description

jdB architect

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

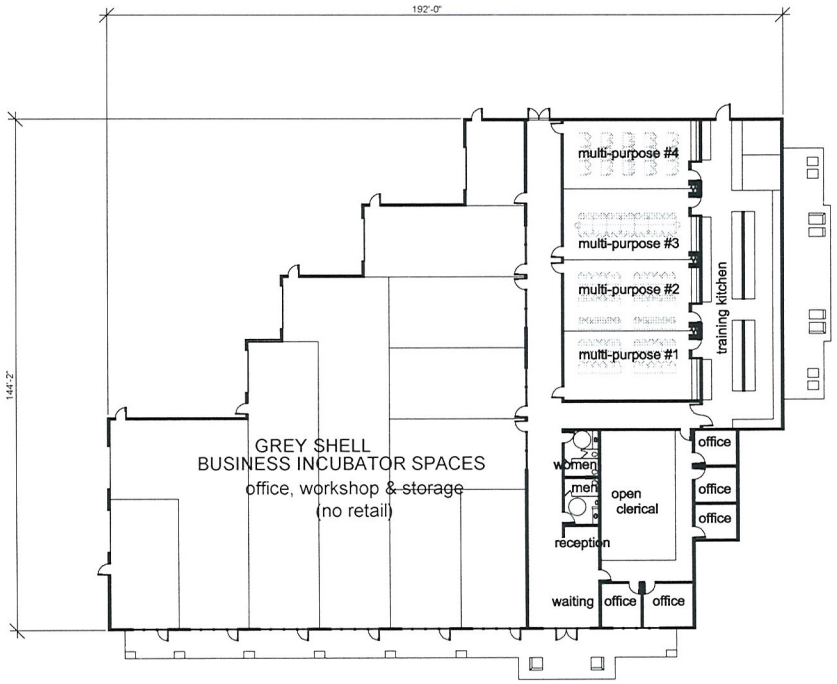
date	5/24/11
proj. no.	2010-48
drwn. by	
chkd. by	

sheet no. A4

MOD-41437 ROC-40981
SDR-40980 REVISED

keynotes

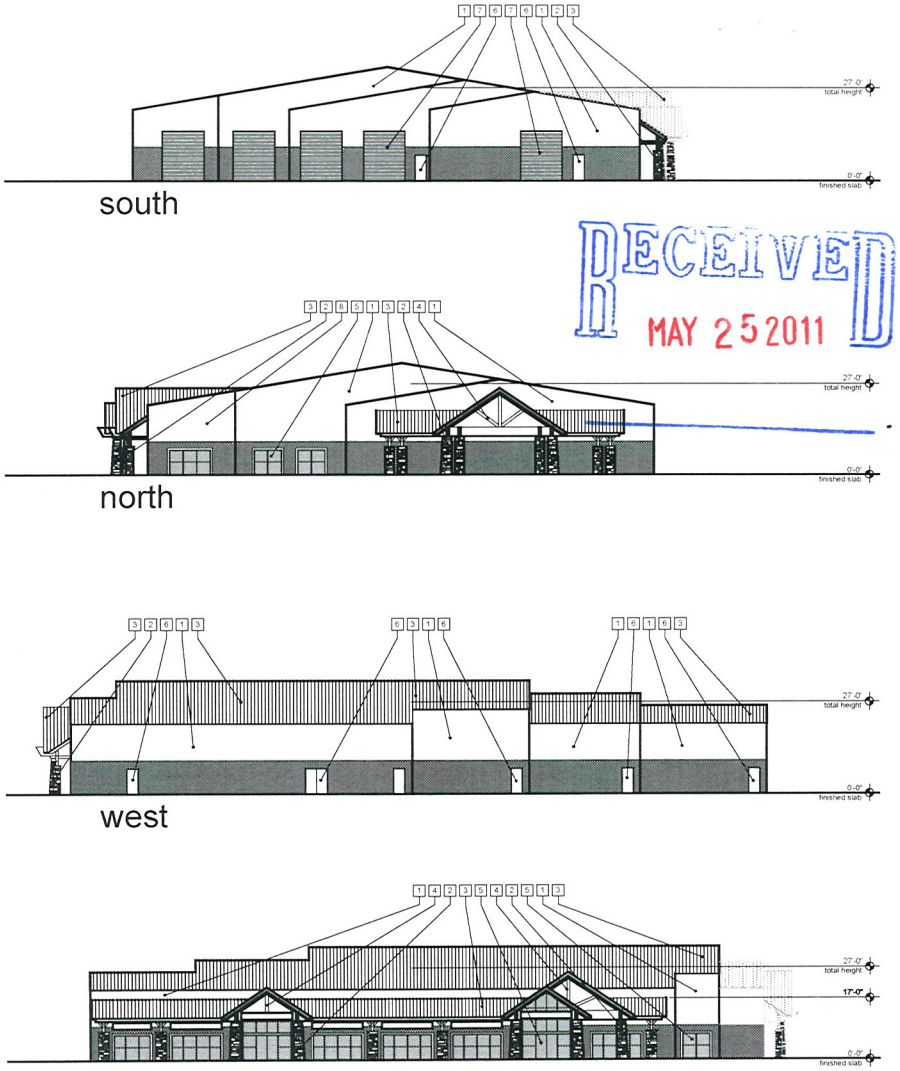
#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	ROLL-UP DOOR
8	SIGNAGE - BY OTHERS



2 floor plan employment & educational Center

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

21,000 s.f.



1 elevations

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

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MAY 25 2011

jdB architect

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

date	5/24/11
proj no	2010-49
drwn by	
chkd by	

A6

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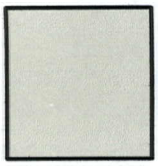
COLOR/MATERIALS BOARD



(A) stucco dark field:
Frazee - CL 2676A 'Tia Maria'



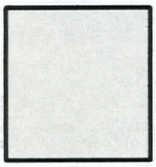
(F) storefront framing:
ab-4 medium bronze



(B) stucco medium field:
Frazee - CL 2674M 'Storm Bay'



(G) glazing:
PPG - 'Solarcool' bronze reflective



(C) stucco light field:
Frazee - CL 2622W 'Stones Throw'



(H) cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitteroot'



(D) trim:
Frazee - CL 2677N 'Espresso'



(J) roof tile:
MonierLifetile - 1MDCL5001
'Mountainwood'



(E) sconces & signage:
Frazee - CL 3004M 'Bonjour'



(K) standing seam metal roof:
Berridge - Zee-Lock
'Aged Bronze'

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FEB 16 2011

New Vista Community

Assited Living Residential Units
Community & Recreational Center
Education & Employment Center

City of Las Vegas Nevada

MOD-41437 ROC-40981
SDR-40980 REVISED

jdB architect

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MOD-41437 - APPLICANT/OWNER: NEW VISTA RANCH INC.
7875 NORTH RAINBOW BOULEVARD

06/2/11



MOD-41437 - APPLICANT/OWNER: NEW VISTA RANCH INC.
7875 NORTH RAINBOW BOULEVARD

06/2/11

New Vista Community Master Development Plan And Developments Standards

May 24, 2011

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MAY 25 2011

MOD-41437 ROC-40981
SDR-40980 REVISED

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- 4.10 Preliminary Drainage Analysis

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D. *Multi-Use Transportation Trail Street Sections*
E. Preliminary Traffic Analysis
F. Preliminary Drainage Analysis
G. Color & Material Board

1.0 Overview

1.1 Purpose

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

2.0 PD District

2.1 Intent of PD District

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

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

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

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

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

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

6. Providing for the revitalization of designated areas.

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

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

9. Encouraging area sensitive site planning and design.

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

2.2 Minimum Site Area

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

3.0 New Vista Community Planned Development (PD)

3.1 History and Background

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

3.2 Proposed Project Designation

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

3.3 Site Boundary

The boundaries of the New Vista Community, for which these guidelines are written, are described in Exhibit 8.A.

3.4 Permitted Uses and Standards

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

Planned Uses:

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

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

To achieve these goals, the following uses are proposed:

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

c. Provide Occupational and Physical Therapy for the residents
d. Administration of the medical care facilities.

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

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

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

3.5 Special Events

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

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

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

3.6 Future Expansions or Alterations

Any significant revision of the plans as initially approved shall be subject to a Site Plan Development Review by the City Council at a Public Hearing. This public hearing shall require notice to all property owners within a one half mile radius of the Property, except that written notice of such public hearing shall extend south to Elkhorn Avenue. All future expansions and/or alterations shall be harmonious and compatible with the approved design.

4.0 Site Design Criteria

4.1 Building Setbacks *and Height*

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

Minimum separation between buildings to be 15 feet

Existing Ranch House Buildings to remain as built

4.2 Building Setback Exceptions

1. Underground Utilities
2. Roof Overhangs
3. Steps and sidewalks
4. Landscaping and related irrigation

5. Planter and related irrigation
6. Driveways and curb cuts

4.3 Service and Loading Areas

Service and loading area yards shall be screened from adjacent streets pursuant to Title 19.

4.4 Parking, Driveways and Circulation

1. Parking required

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

2. Handicapped Parking

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

3. Driveways

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

4.5 Signage

1. Temporary Signage

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

2. Site Signage

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

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

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

4.6 Landscaping

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

4.7 Fences and Walls

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

4.8 Streetscape

1. *Grand Teton street frontage to be as per Exhibit 6.j. "Multi-use Transportation Trail"*
2. *Rainbow Boulevard street frontage to be as per Exhibit 6.j. "Multi-use Transportation Trail"*

4.9 Transportation Plan and Traffic Impact Analysis

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

4.10 Preliminary Drainage Analysis

With the assistance of New Vista, the City of Las Vegas and the Clark County Regional Flood Control District, these agencies have just completed the constructed a new drainage structure on the west side of the New Vista site. This structure collects and conveys floodwaters from Grand Teton and ties into a recently constructed storm water system for Rainbow Boulevard at its south

terminus. New Vista's Civil engineers are proposing to tie the on-site and offsite drainage into this storm water system subject to City of Las Vegas and the Clark County Regional Flood Control District approvals.

5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities. To this end, all building elevations shall be residential in character.

5.2 Style

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

5.3 Building Height

The building heights shall be:

1. The maximum height for any building on the site shall not exceed 42 feet
2. The maximum height for those buildings fronting Rainbow Boulevard shall not exceed 24 feet
3. The maximum height of the Education Employment Center shall not exceed 27 feet.
4. The maximum height of the Assisted Living Units not exceed 24 feet.
5. The maximum height of the Medical Building shall not exceed 24 feet.

5.4 Mechanical Equipment / Trash Area Screening

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

5.5 Building Materials and Finishes

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

EEC and Community/Rec Building sloped roofs are to be architectural grade standing seam metal. New flat roofs are to be built-up roofing

5.6 Exterior Lighting

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

5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, of warm earth tones with primary color accents which shall be considerate of the adjacent residential areas. See the color and materials board, Exhibit 8.G.

5.8 Landscape Plan

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

6.0 Transfer Not To Relieve New Vista of its Obligations/Rights of Assignees and Transferees

Except as expressly provided herein, no assignment or transfer of all or any portion of the Property shall relieve New Vista of its obligation hereunder and such assignment or transfer shall be subject to all the terms and conditions of this document provided further that no such assignee or transferee shall be entitled to any rights or privileges under this document or otherwise with regard to the Property or the use thereof unless such assignee or transferee assumes in writing and in full all obligations and duties of New Vista under this document and as required by the conditions of zoning approval related to and imposed with regard to GPA-16578, SDR-40980, ROC-40981 and MOD-41437.

7.0 Modification of Master Development Plan and Standards

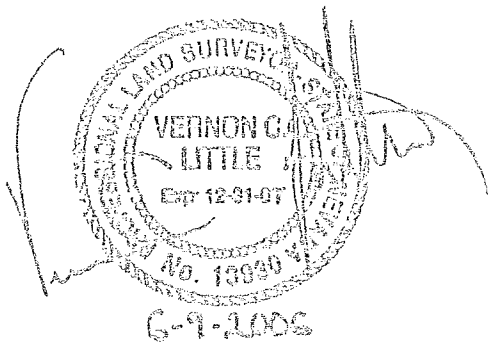
This document may be modified only in accordance with the provisions of the Las Vegas Municipal Code 19.060.050(G) and Title 19 shall govern any matter not specifically provided for in this Master Development Plan.

8.0 Exhibits

A. Legal Description
B. Land Use Map
C. *A1 – Site/Landscaping Plan*
   A1a – Phasing Plan
   A2 - Exterior Elevation – Assisted Living Buildings
   A3 – Floor Plans – Assisted Living and Medical Buildings
   Exterior elevations – Medical Building
   A4 – Exterior Elevations – Community/Recreation Center
   A5 - Floor Plans – Community/Recreation Center
   A6 – Floor Plans & Ext. Elev.'s – Education & Employment Center
D. *Multi-Use Transportation Trail Street Sections*
E. Preliminary Traffic Analysis
F. Preliminary Drainage Analysis
G. Color & Material Board

EXHIBIT A

CONSULTING ENGINEERS ◎ PLANNERS ◎ SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



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

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

LEGAL DESCRIPTION
ZONING

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

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

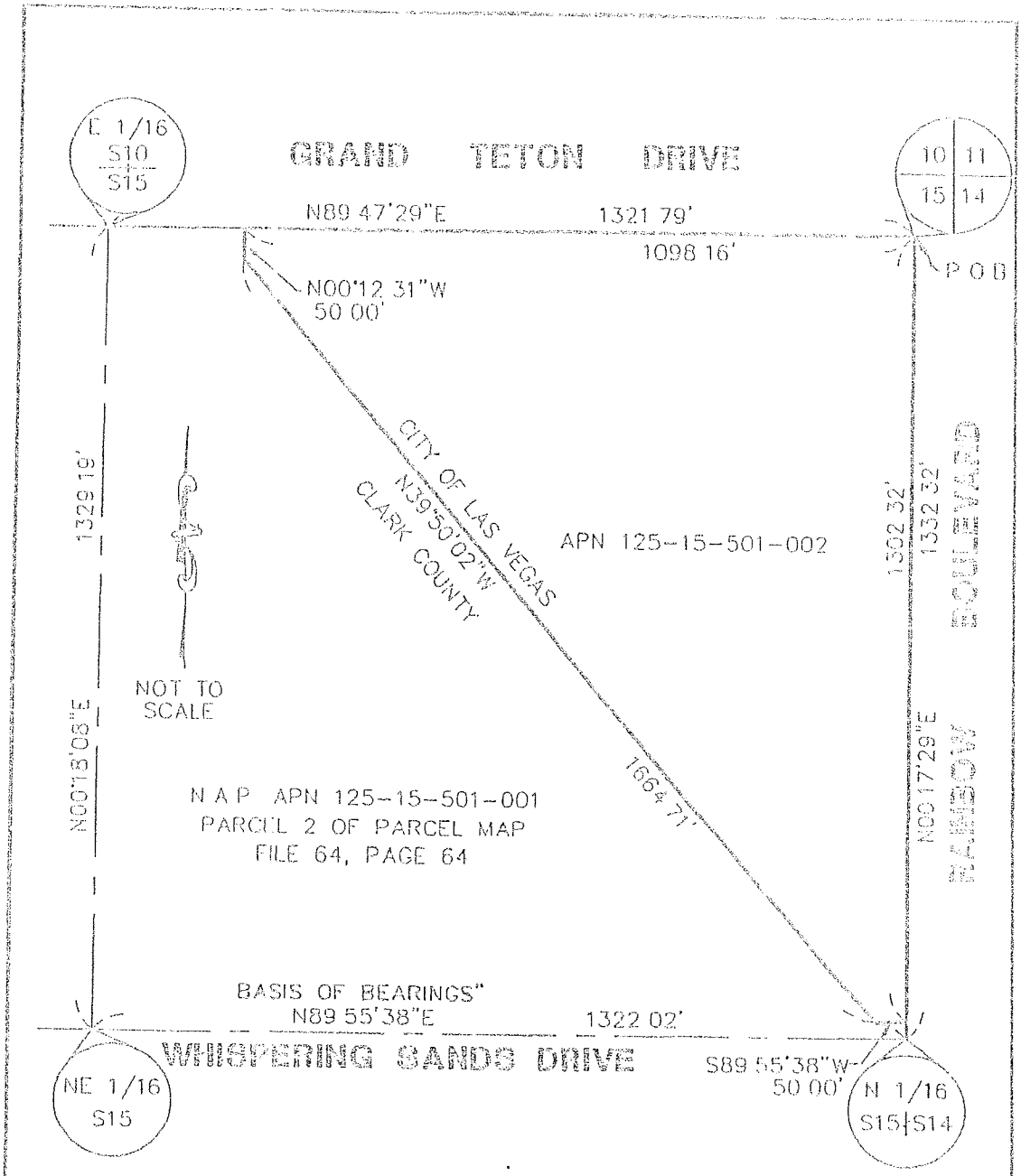
CONTAINING 17 76 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS

BASIS OF BEARINGS
NORTH 89°55'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 64, OF SURVEYS, PAGE 64.

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

END OF DESCRIPTION

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



G:\6720\LEGAL\6720LG.DWG (LGL-ZONE)

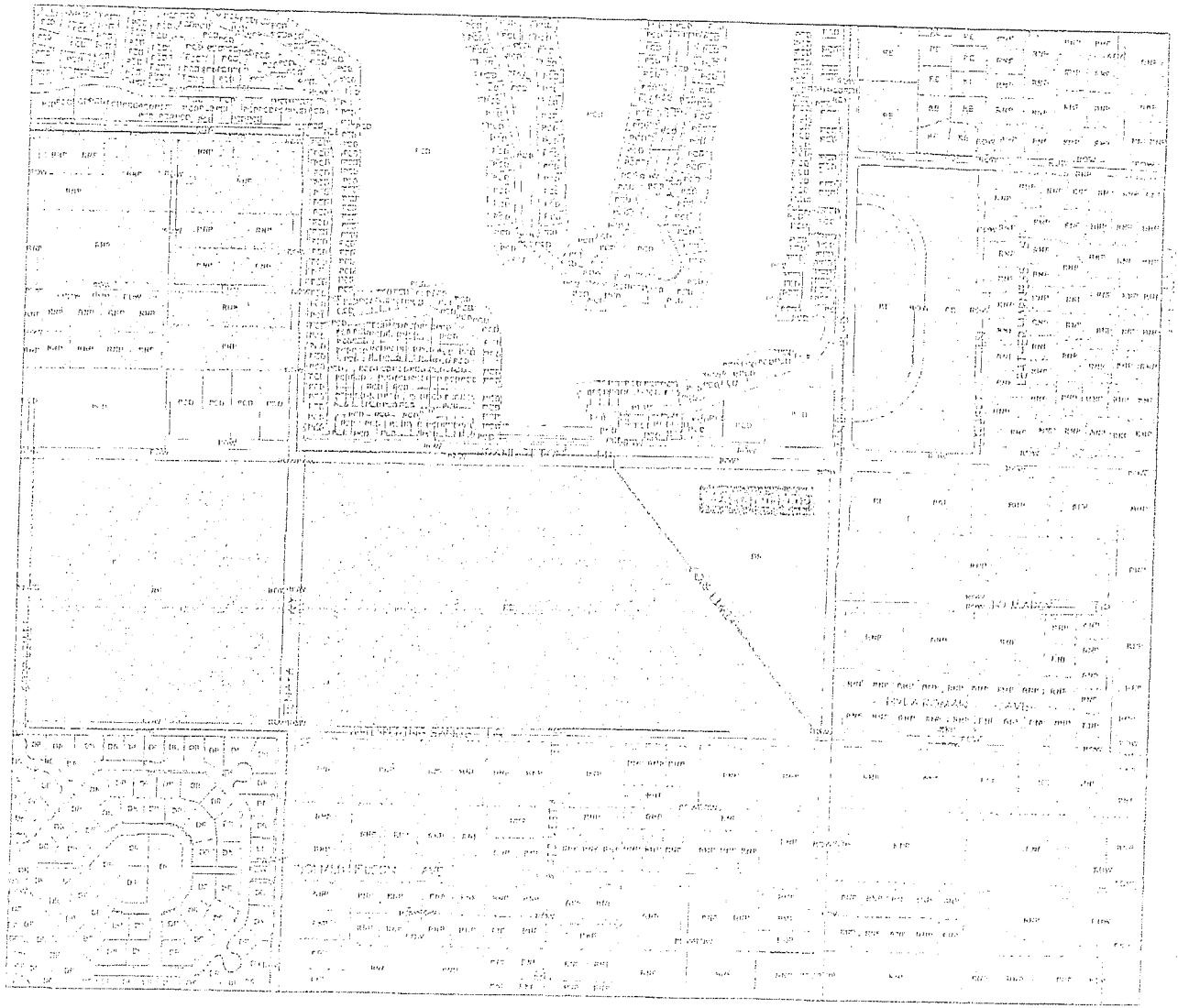
nevada
2727 S RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

ZONE LEGAL

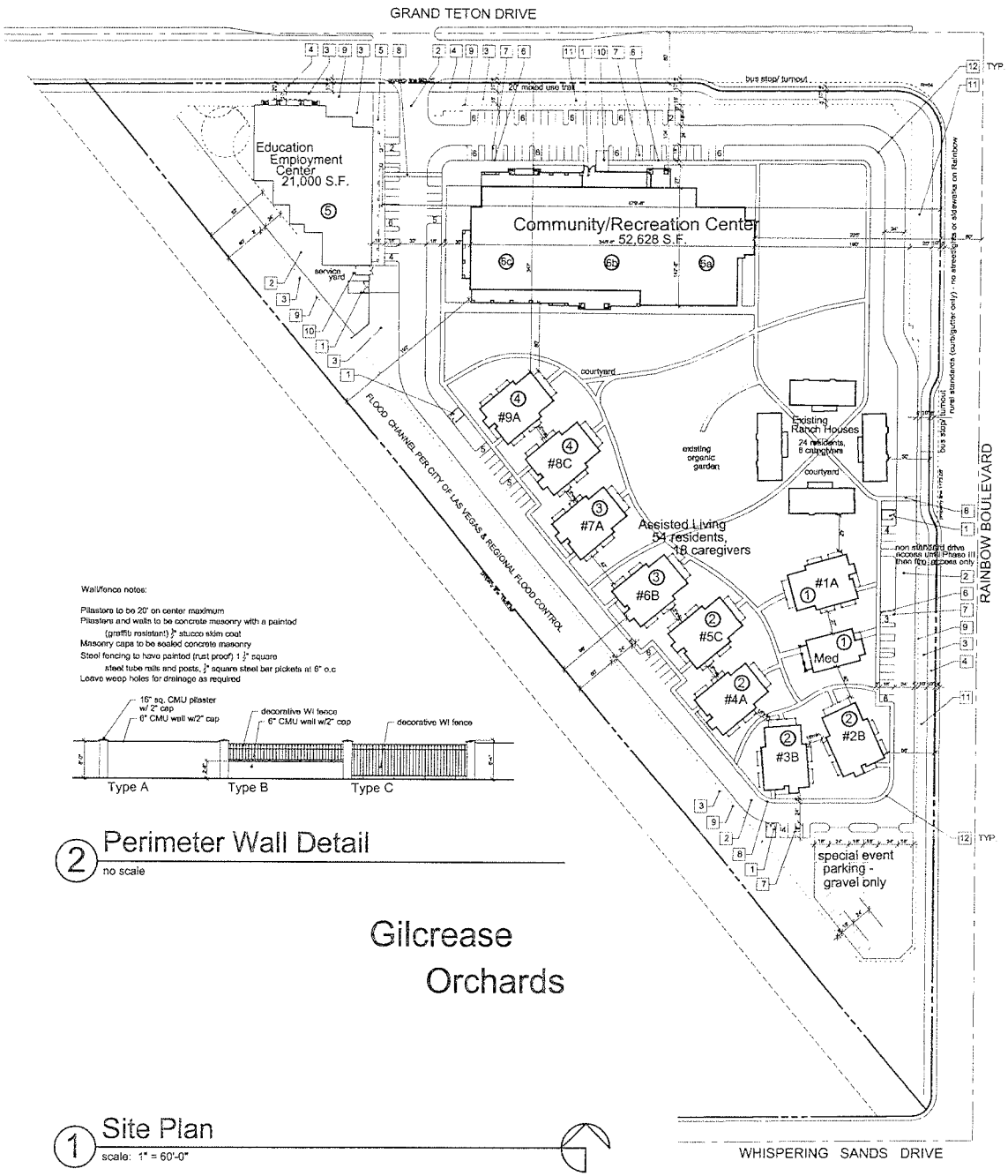
SCALE	HORZ 1"=250'
	VERT NA
W O NO	6720
DRAWN BY	SP
DATE	08/09/04
SHEET	3 OF 3

EXHIBIT B



Future Land Use Map

EXHIBIT C



Wall/fence notes:

Pilasters to be 20' on center maximum
Pilasters and walls to be concrete masonry with a painted (graffiti resistant) $\frac{1}{8}$" stucco skim coat
Masonry caps to be sealed concrete masonry
Steel fencing to have painted (rust proof) 1 $\frac{1}{2}$" square steel tube rails and posts, $\frac{3}{4}$" square steel bar pickets at 6" o.c
Leave weep holes for drainage as required

2 Perimeter Wall Detail

no scale

1 Site Plan

scale: 1" = 60'-0"

Gilcrease Orchards

project data

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

AREA SUMMARY:

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

PARKING SUMMARY:

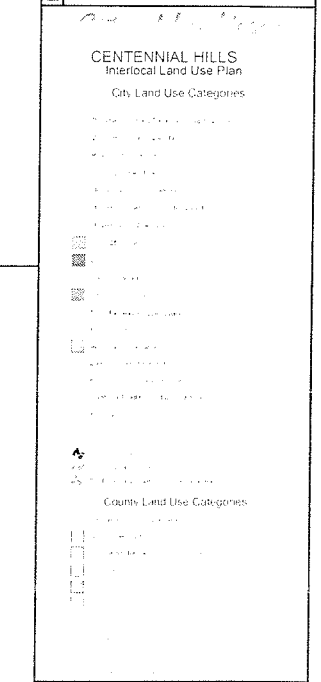
	FACTOR	PKG. REQ.
ASSITED LIVING APARTMENTS:	1/UNIT+1 GUEST/6 UNITS	11
EXISTING RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	264
EDUCATION EMPLOYMENT CENTER	1/250 GFA	84
TOTAL PARKING REQUIRED:		367

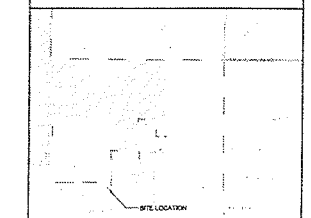
PARKING PROVIDED	190 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA:	866,314 S.F. (15.06 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
F.A.R. (FLOOR AREA RATIO):	15.8 %
DENSITY:	5.2 RESIDENTS/ACRE 0.87 UNITS/ACRE

APN#: 125-155-01-002

keynotes

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE w/ PAIR OF STEEL TUBE GATES w/ STAMPED METAL BACKING & LIFT PIN LOCK&LATCH
2	3" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	MULTIUSE TRANSPORTATION TRAIL
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH CUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECO 6' CMU/METAL FENCE/WALL - SEE 2/A1
10	16' x 25' LOADING ZONE
11	INTENSE LANDSCAPE BUFFER
12	28' INSIDE, 52' OUTSIDE DRIVE RADII





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revisions	
date	description

jpa architect
John David Burns, AIA/Architect, 3317 West Sahara Road, #201, Las Vegas, NV 89102 (702)878-4561, jpa-arch@centurylink.com

New Vista Community

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

date	5/24/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A1



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

New Vista Ranch Phasing Plan:

I

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

II

2. Phase Two - Build Four (4) More Residential Homes
   a. Construct non-standard multi-use trail on Grand Tetonl street frontage

III

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

IV

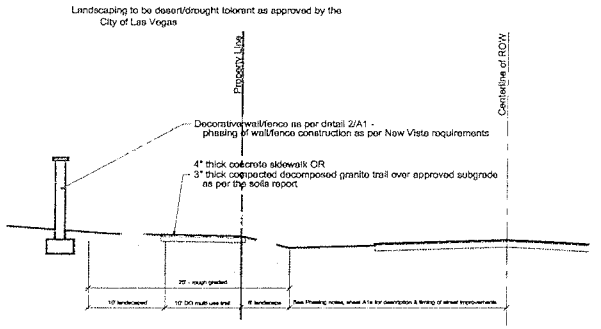
4. Phase Four - Build Two (2) Remaining Residential Homes

V

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

VI

6. Phase Six - Construction of the Recreation Center



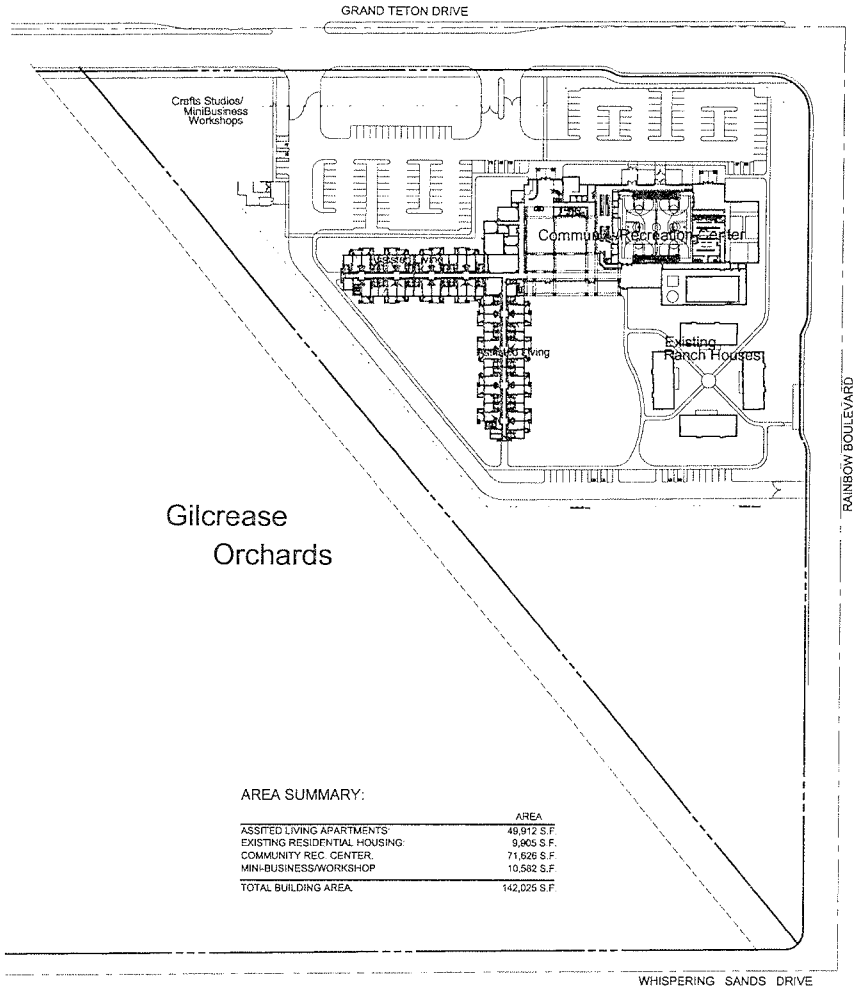
2 Non-standard rural multi-use trail
no scale

jdB architect

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

date	5/24/11
proj. no.	2010-49
drwn. by	
chkd. by	

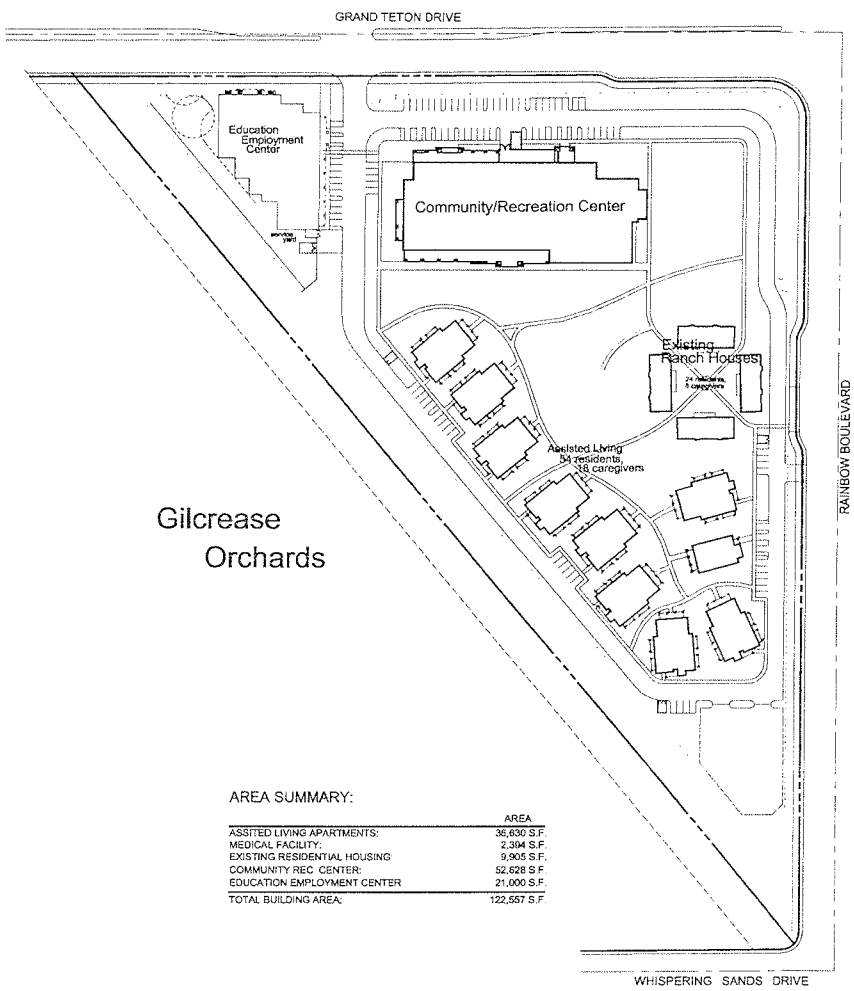
sheet no. A1a



AREA SUMMARY:

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

2 Site Plan (previously approved)
no scale



AREA SUMMARY:

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

1 Site Plan (proposed)
no scale

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revisions	date
Section	

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

date	3/24/11
proj. no	2010-49
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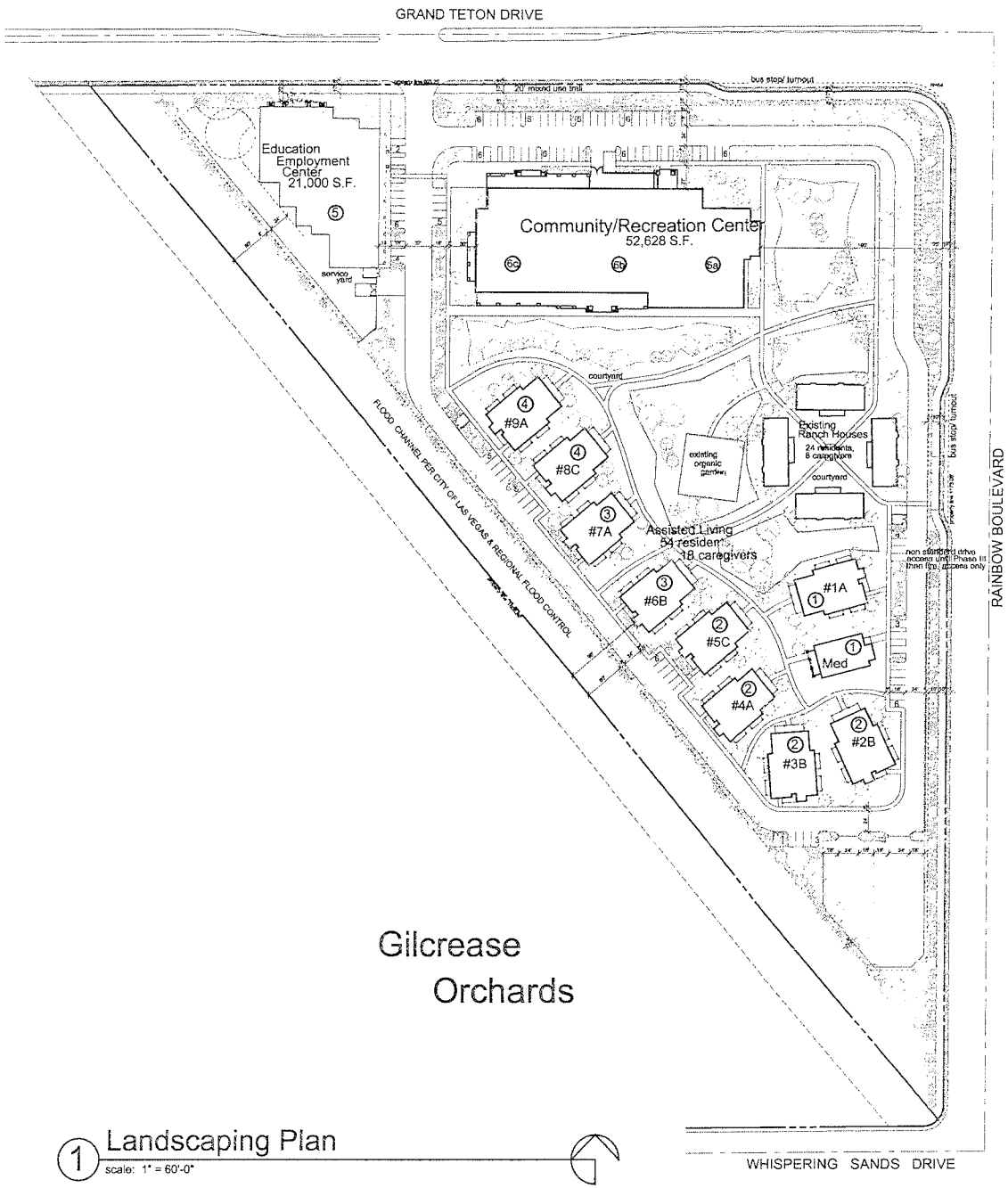
chkd. by	

sheet no A1b



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

landscape legend

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

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

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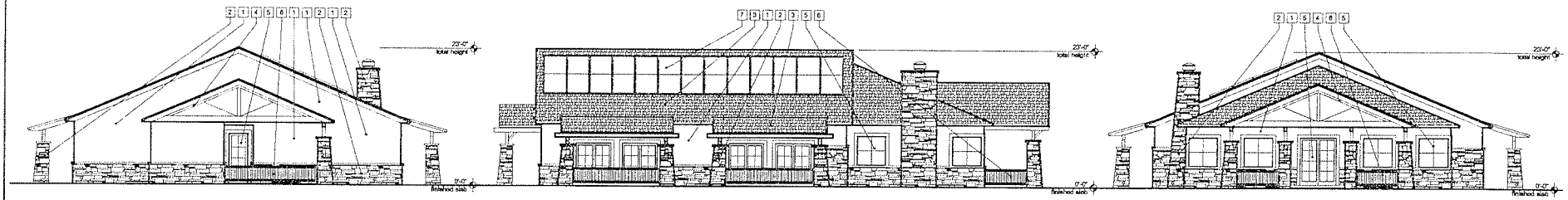
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/26/11
proj. no.	2010-03
drwn. by	
chkd. by	

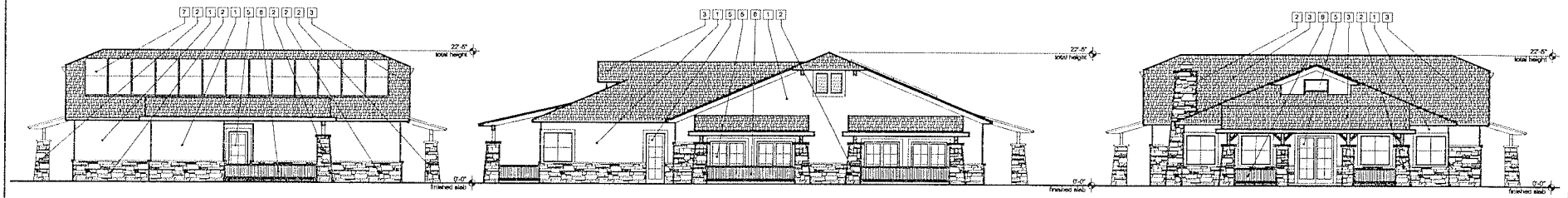
sheet no. A1L

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



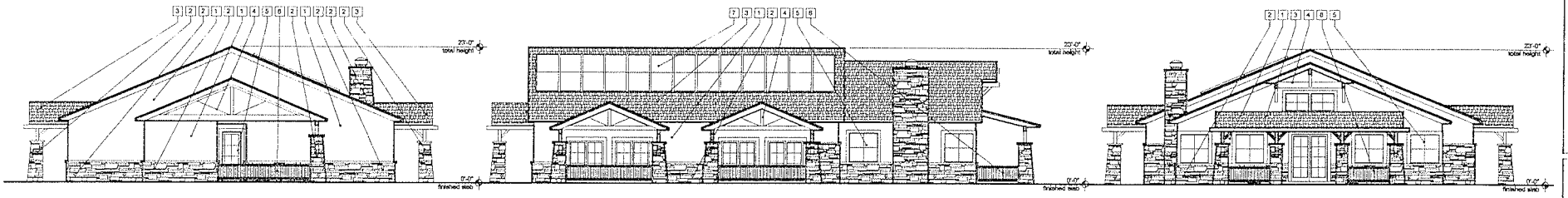
typical rear | side | front

Type C



typical rear | side | front

Type B



typical rear | side | front

Type A

1 Exterior Elevations — Assisted Living Module

revisions

no.	description	date

jd architect

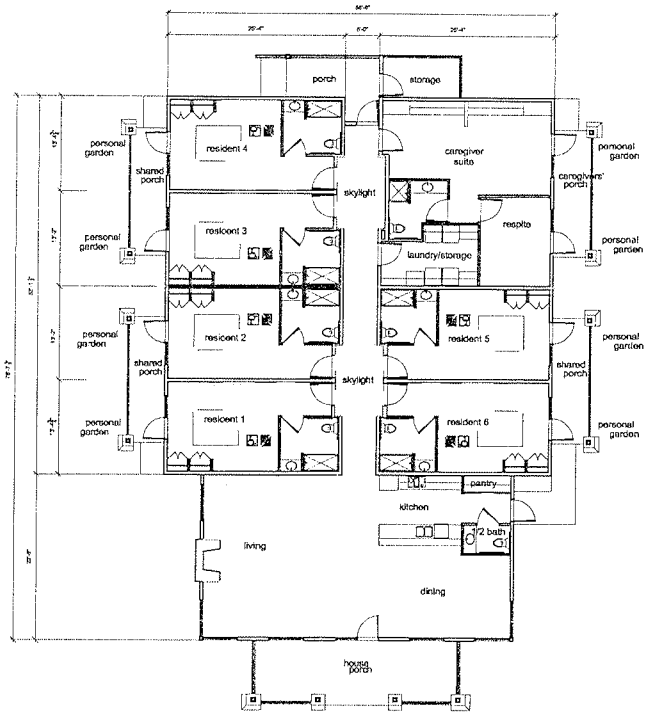
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

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

sheet no. A2

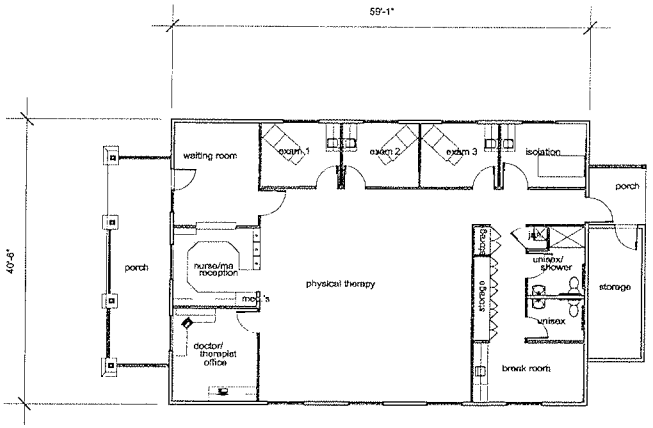
keynotes

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



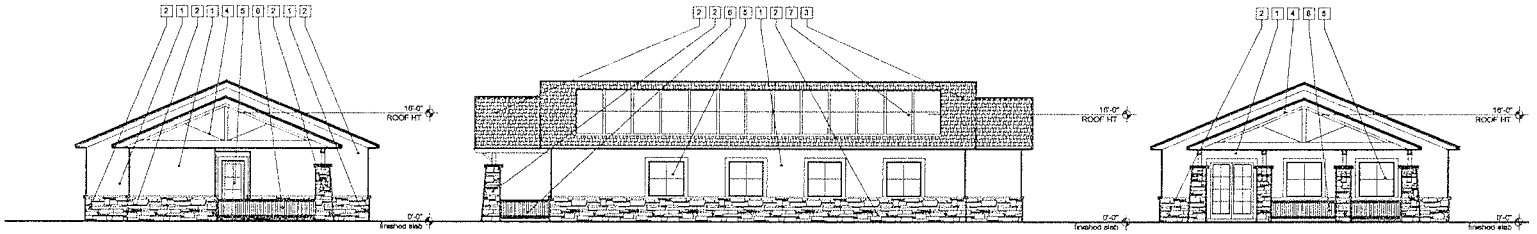
3 Floor Plan Assisted Living Module

NET BUILDING AREA: 4,070 S.F.



2 Floor Plan Medical/Therapy Office

NET BUILDING AREA: 2,394 S.F.



typical rear typical side front

1 Exterior Elevations Medical/Therapy Office

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no.	description	date

jd architect
John David Burns, Architect, 3211 West Oquendo Road, #201, Las Vegas, NV 89118 (702)579-4363, burnsjd@unlv.nevada.edu

New Vista Community

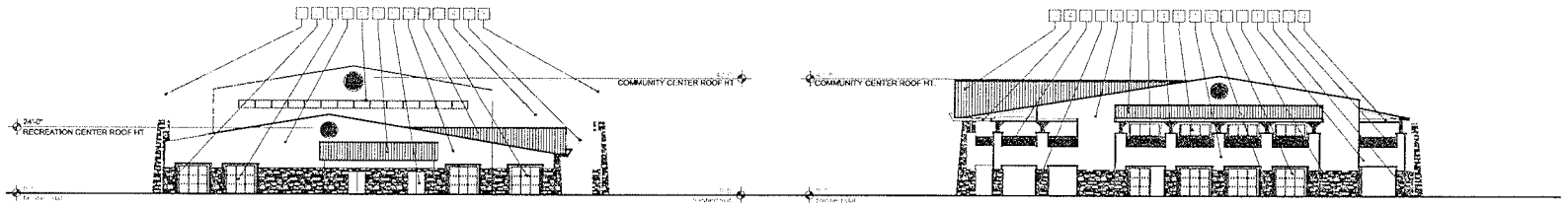
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/23/11
proj. no.	201049
drwn. by	
chkd. by	

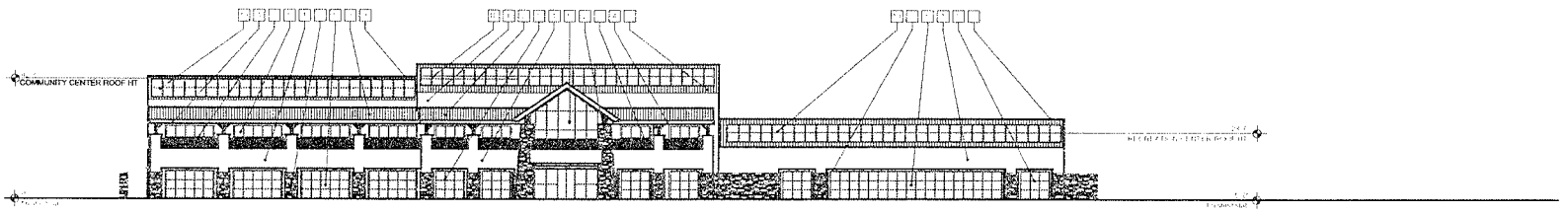
sheet no. A3

keynotes

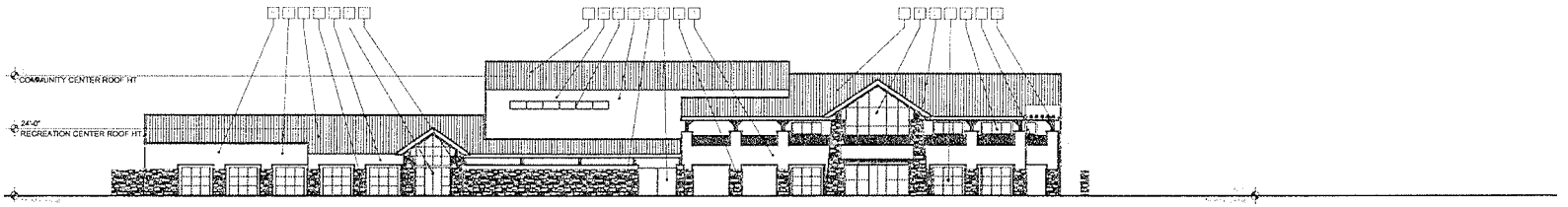
#	description



east west



south



north

1 conceptual elevations

SCALE 1" = 20'-0"

Community/Recreation Center

revisions

jd architect

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

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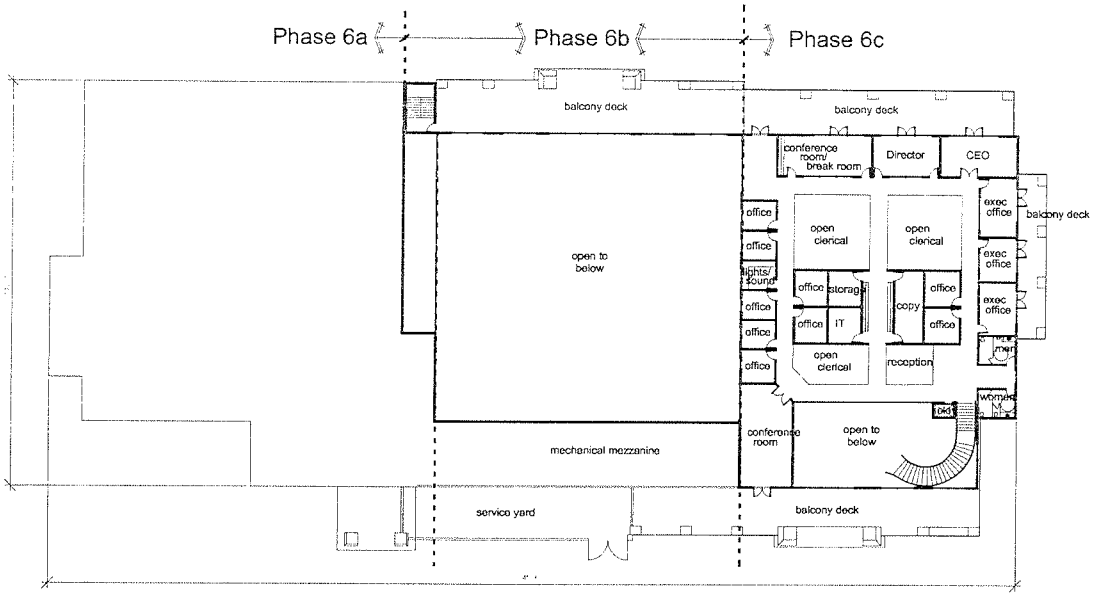
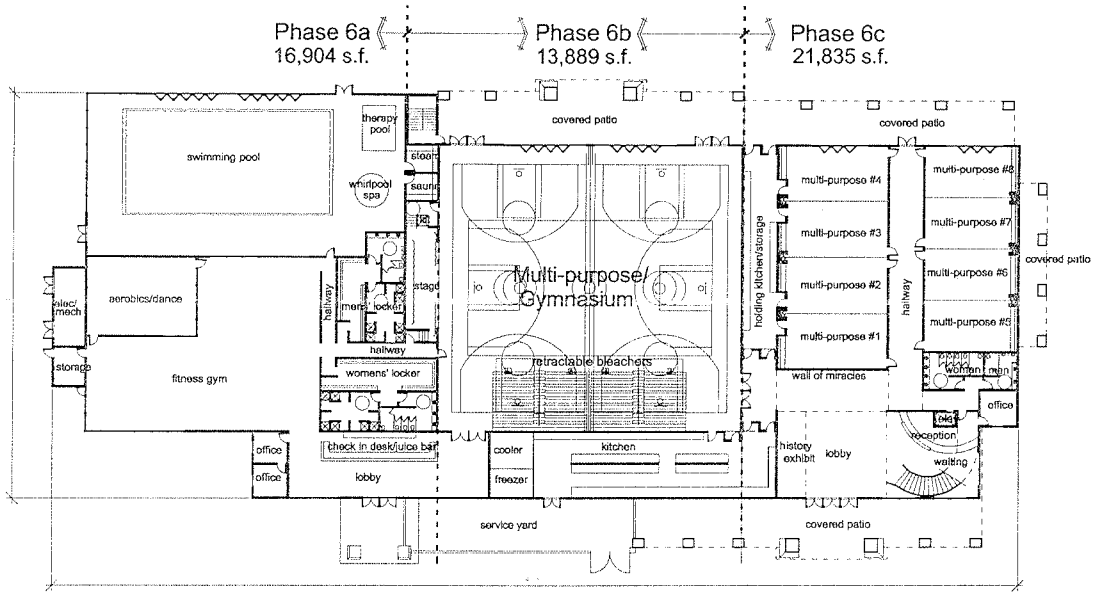
chkd. by	

sheet no. A4



Second Floor



First Floor

1 floor plans

SCALE 1" = 20'-0"

New Vista Community

Community & Recreational Center

Area Summary

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

NOTE NO RETAIL USES ARE SHOWN

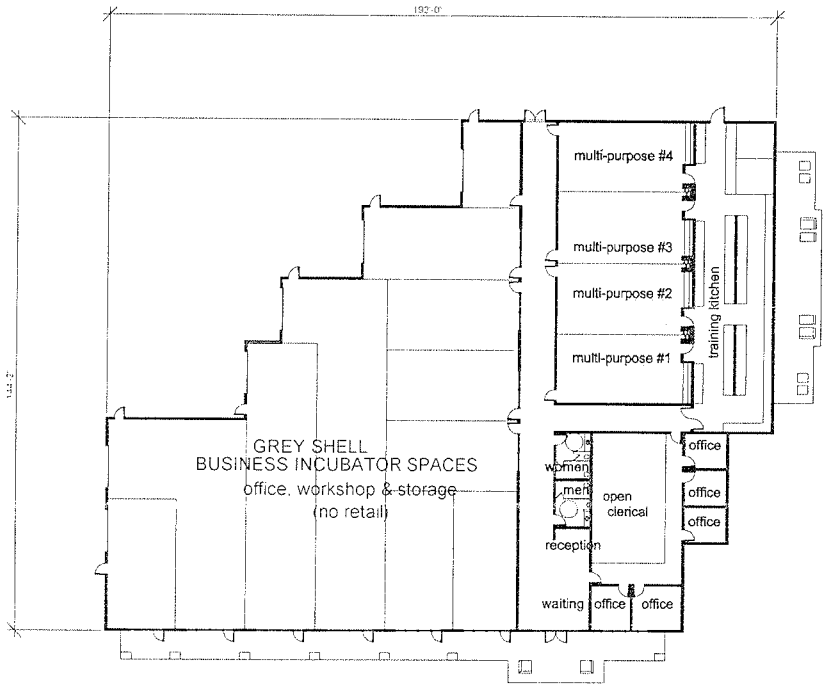
jdB architect

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

sheet no. A5
date
proj. no.
drwn. by
chkd. by

keynotes

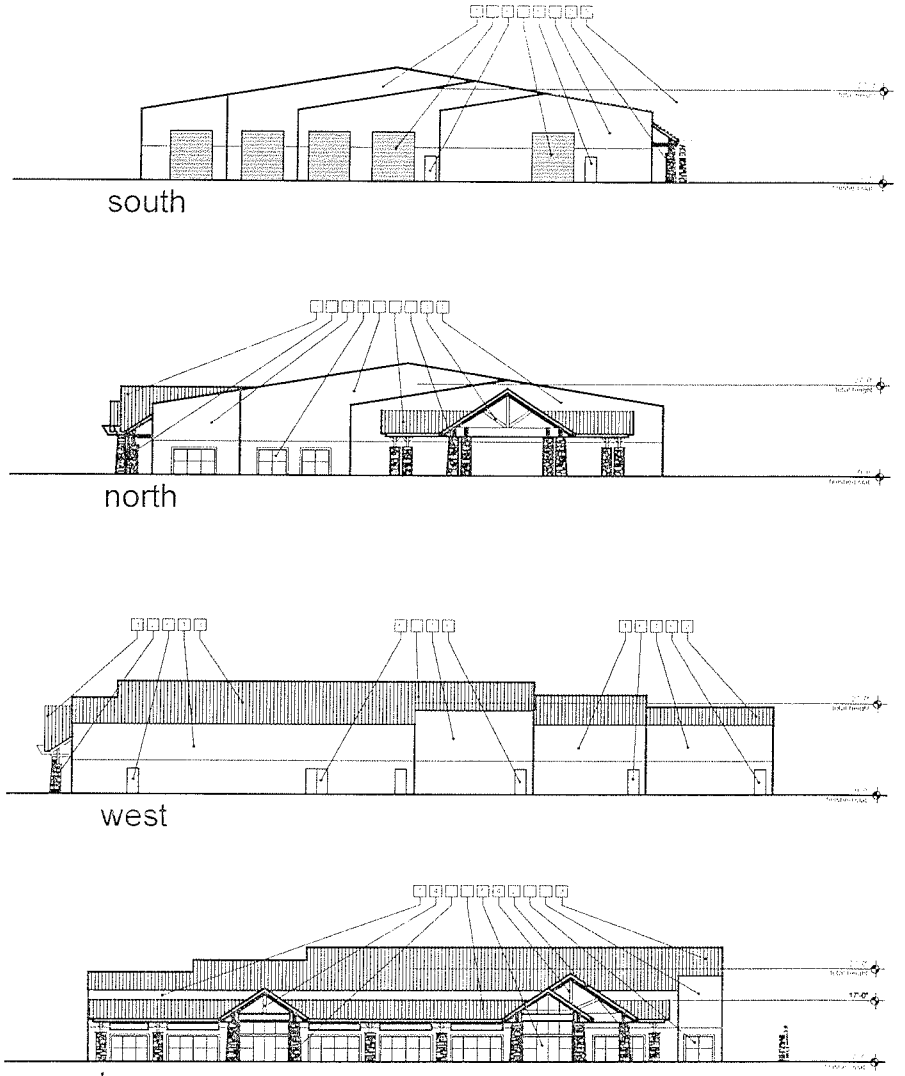
#	description



2 **floor plan** employment & educational Center

SCALE 1/16" = 1'-0"

21,000 s.f.



1 **elevations**

SCALE 1/16" = 1'-0"

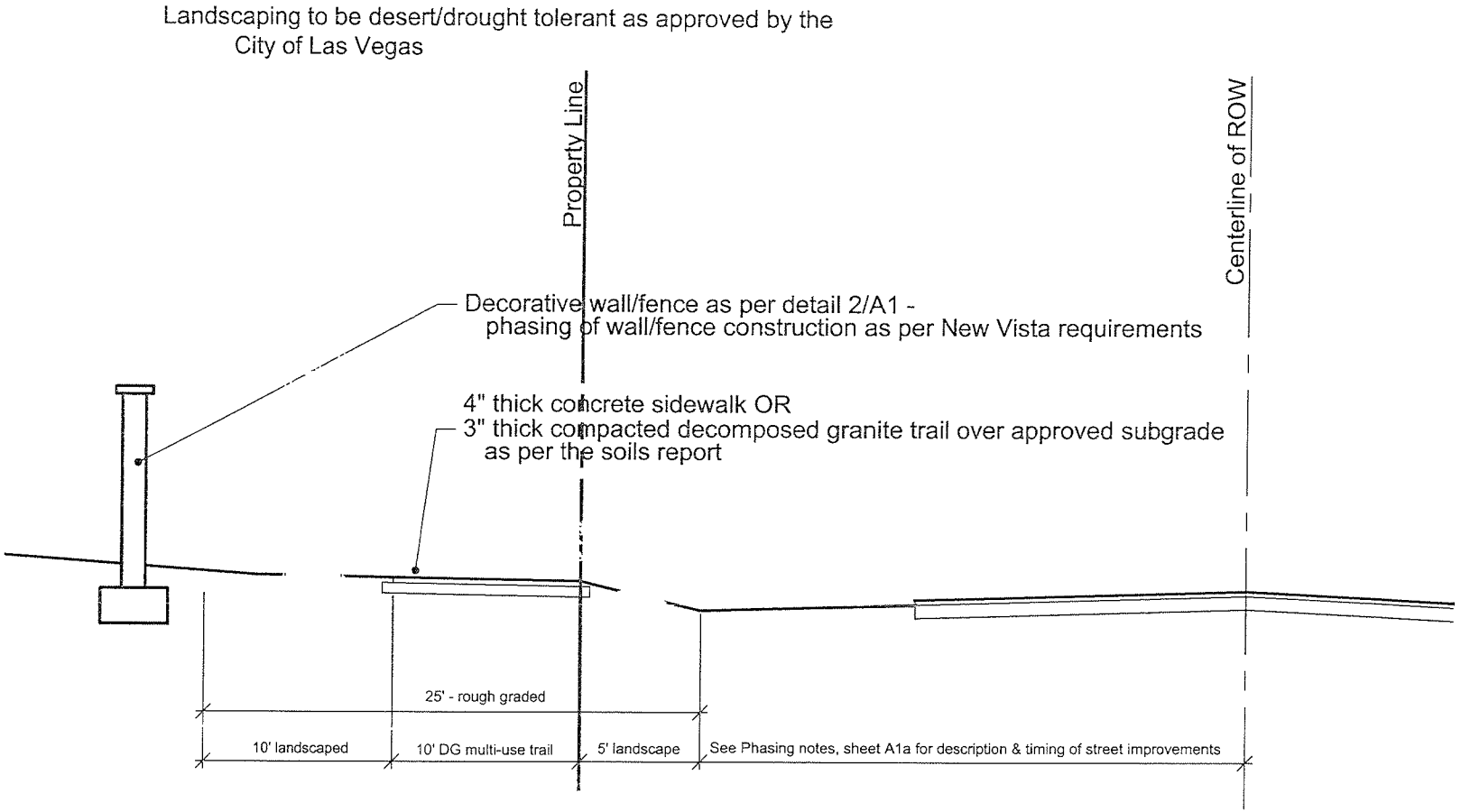
jd architect

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

date	
proj. no.	
drawn by	
check by	

A6

EXHIBIT D



2 Non-standard rural multi-use trail

no scale

PERMANENT TRAIL

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

EXHIBIT E

New Vista Ranch Traffic Summary

- The 56 additional units are anticipated to generate approximately 557 trips per day of which 10 trips are during the AM peak hour and 16 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual

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

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

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

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

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

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

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

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

TRIP GENERATION

Land Use	Size	24 Hour Volume	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living (ITE Code 254)	56 Occupied Beds	153	7	3	8	8
Multi-Purpose Recreation Facility (ITE Code 435)	9 Acres	813	0	3	26	26

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

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

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

Last Revised October 04, 2006 MSH-13509

EXHIBIT F

December 18, 2006
W O # 6730

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

RE NEW VISTA RANCH (GRAND TETON / RAINBOW) DRAINAGE

Mr Burke

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

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

Sincerely,

VTN Nevada

James L Fitzpatrick P E
Senior Associate

cc Jim Thomas / VTN Nevada

NEW VISTA RANCH DRAINAGE ANALYSIS

EXISTING CONDITIONS

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

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

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

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

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

PROPOSED CONDITIONS

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

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

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

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

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

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

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

ONSITE DETENTION

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

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

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

REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

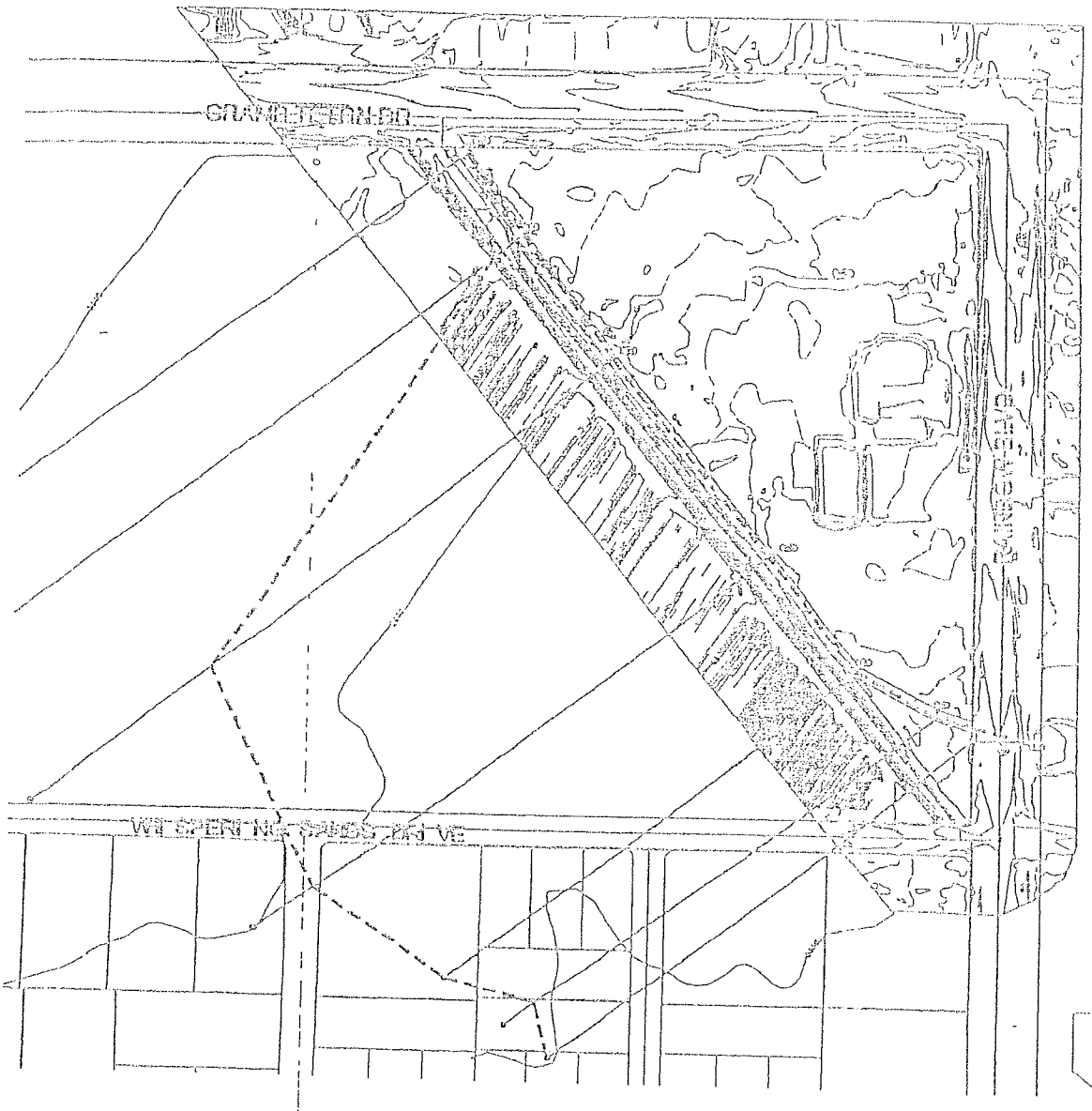
EXISTING DRAINAGE CONDITIONS

PHOTO DATE SEPTEMBER 1998

REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

FIGURE F13

FUTURE DRAINAGE CONDITIONS



GRAPHIC SCALE

300 0 150 300 600

1" = 300'

NORTH

vtn nevada

2727 S RAINBOW BOULEVARD
LAS VEGAS NEVADA 89146-5148

NEW VISTA RANCH

EXHIBIT FCFP

SCALE	HORZ 1"=300'
	VERT N/A
W O NO	6730
DRAWN BY	MDH
DATE	DEC 2006
SHEET	OF

EXHIBIT "F" NEW VISTA RANCH W.O.# 6730

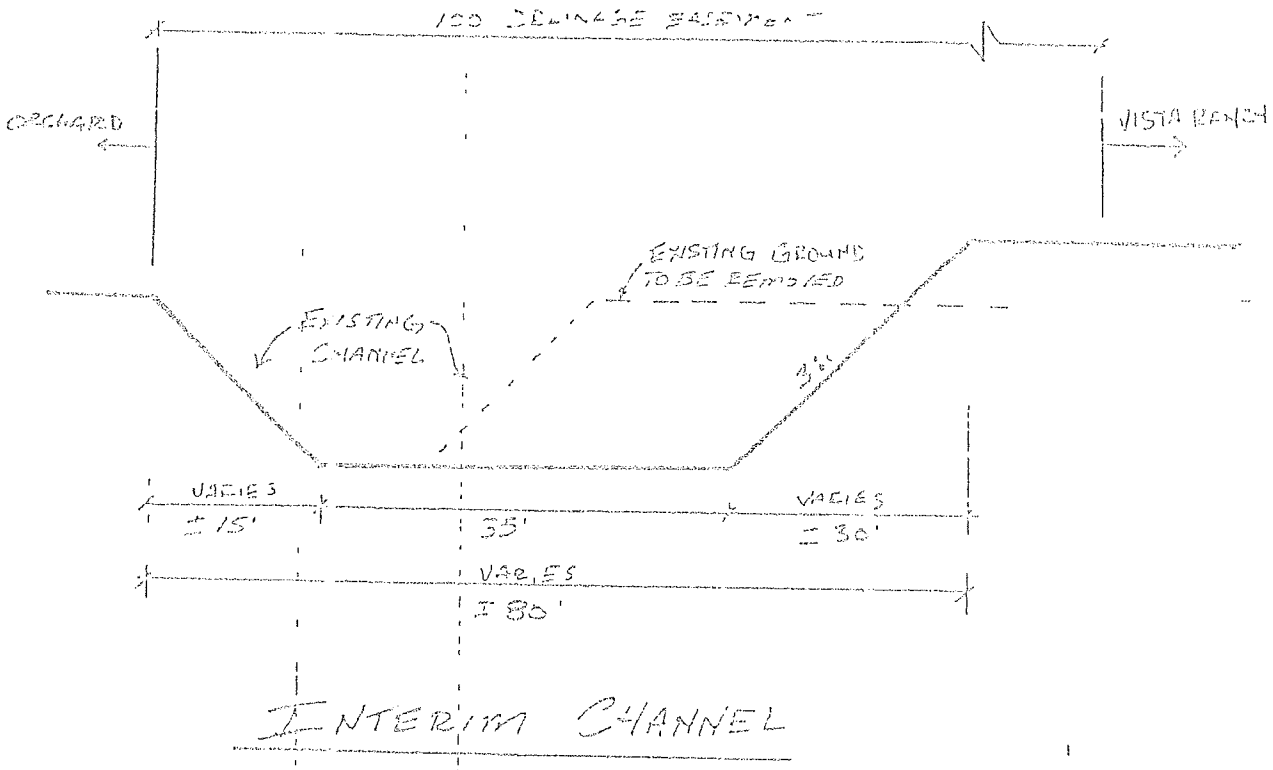
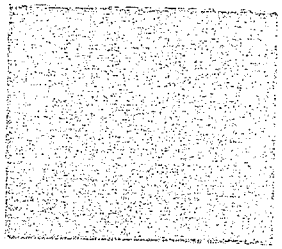
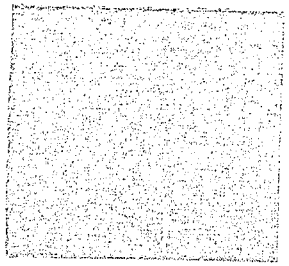


EXHIBIT G



Barridge Standing Metal Seam Roof
Color: Hemlock Green



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



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

Storefront: White Kynar

Stucco Finish

Accents / Plant-ons
'Frazee' Crystal Ball - 6780W

Accents
'Frazee' - Custard

Glass: Evergreen Tint



NEW VISTA COMMUNITY

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

Revisions to the PD Document:

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

Section 4.1 The Building Setback section has been revised to match the newly submitted plans. Note that the Community Center/Recreation Building has been pushed farther to the west away from Rainbow Boulevard.

Section 4.4 This section has been revised to show the driveway requirements to match the new phasing plan.

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

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

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

Section 5.3 This section has been revised to increase the height limits of the Community Center/Recreation Building and the Education/Employment Center. Regarding the added height of the Community/Recreation Center, this height is needed for the sports function (basketball clear height of 28') and to allow the sloped residential style rooflines. The Community Center/Recreation Building has been pushed farther to the west away from Rainbow Boulevard to reduce it's impact on the Rainbow frontage and the neighbors to the east. Similarly, the height of the Education/ Employment Center has been increased to accommodate the sloped residential style roof lines. Note that the Assisted Living Units and the Medical Building have been drastically reduced in height as these buildings are those sited adjacent to Rainbow Boulevard.

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

Section 8.0 The exhibits have been updated to match the newly submitted plans and incorporate the previous approvals

RECEIVED

MAY 25 2011

MOD-41437 ROC-40981
SDR-40980 REVISED

John David Burke, Architect
a Professional Corporation

May 24, 2011

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

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

RECEIVED
MAY 24 2011

Overview

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

MOD-41437 ROC-40981
SDR-40980 REVISED

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

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

Sincerely,

JOHN DAVID BURKE, ARCHITECT

RECEIVED

MAY 25 2011

MOD-41437 ROC-40981
SDR-40980 REVISED

3471 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

City of Las Vegas Agenda Item No.: **31.**

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

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

SUBJECT:
ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a 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). Staff recommends APPROVAL.

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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Photos – ROC-40981 and SDR-40982
4. City Council Approval Letter for ZON-16580
5. City Council Approval Letter for SDR-16581

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NEW VISTA RANCH INC

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Kelly D Guzman

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Sally Marcus

Notary Public in and for said County and State

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

Revised 11-14-06

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

RECEIVED
FEB 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

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

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

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

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

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

Additional Information SEE JUSTIFICATION LETTER FOR WAIVER OF CONDITION

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

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

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

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

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

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

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

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

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

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

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

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

Property Owner Signature* X Kelly DeGuzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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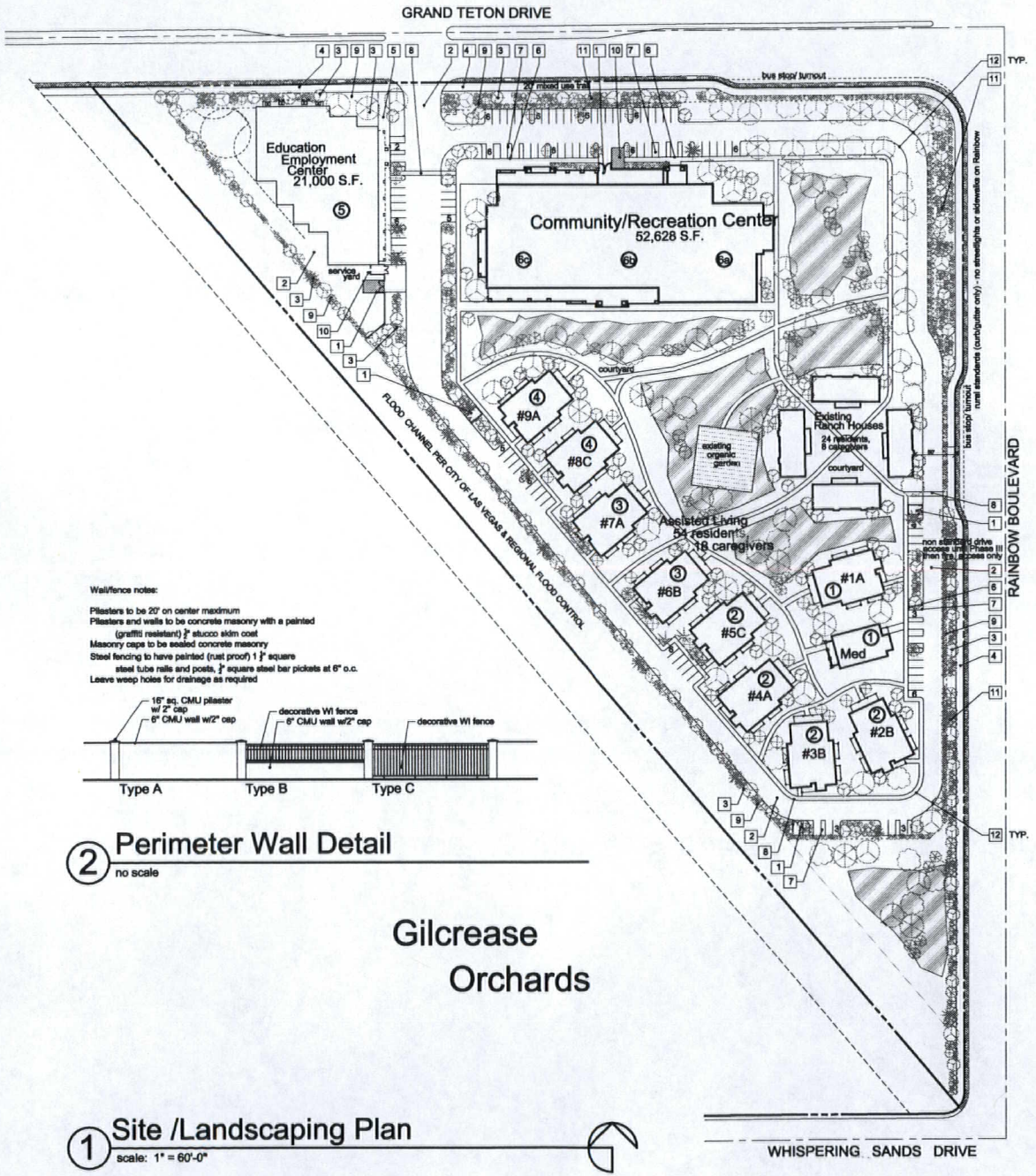


Wall/fence notes:

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

2 Perimeter Wall Detail
no scale

Gilcrease Orchards

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

project data

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

AREA SUMMARY:

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

PARKING SUMMARY:

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

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

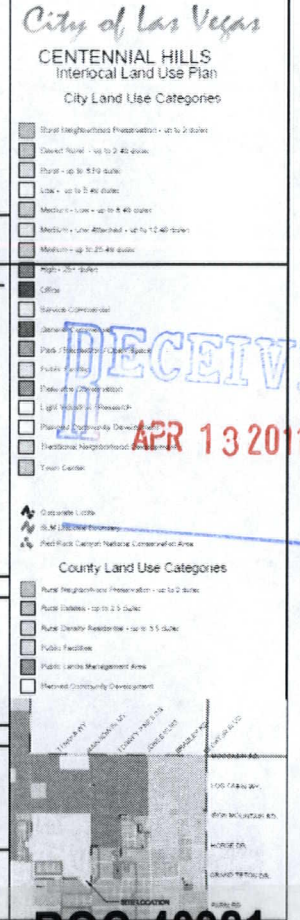
landscape legend

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

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

keynotes

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



RECEIVED
APR 13 2011

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

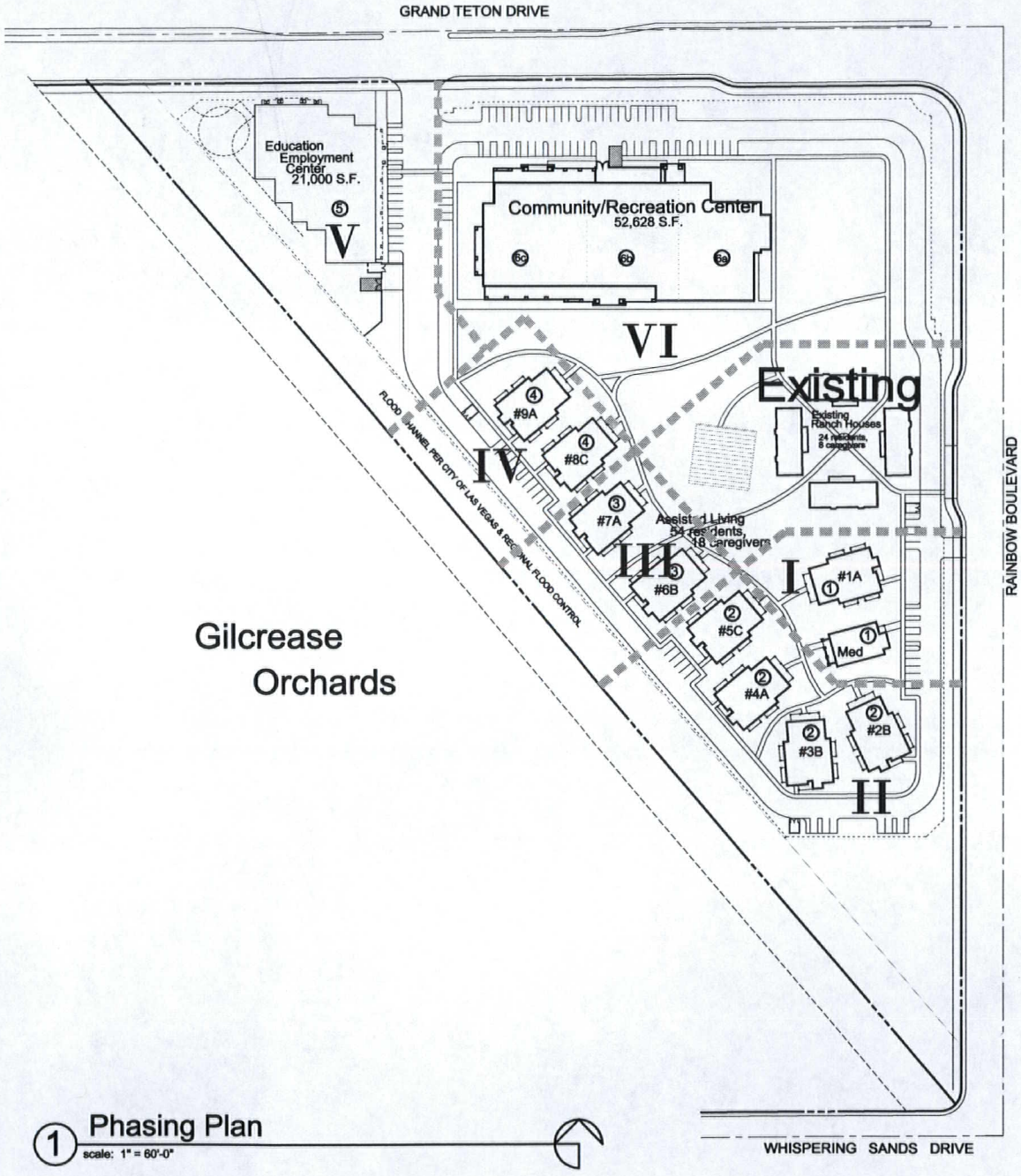
revisions
no. description date

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

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

sheet no. A1

ROC-40981
SDR-40980
REVISED



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

New Vista Ranch Phasing Plan:

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

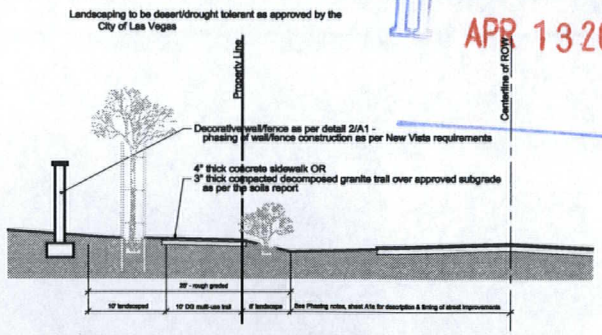
II
2. Phase Two - Build Four (4) More Residential Homes

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

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

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

VI
6. Phase Six - Construction of the Recreation Center



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

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

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APR 13 2011

jdB architect

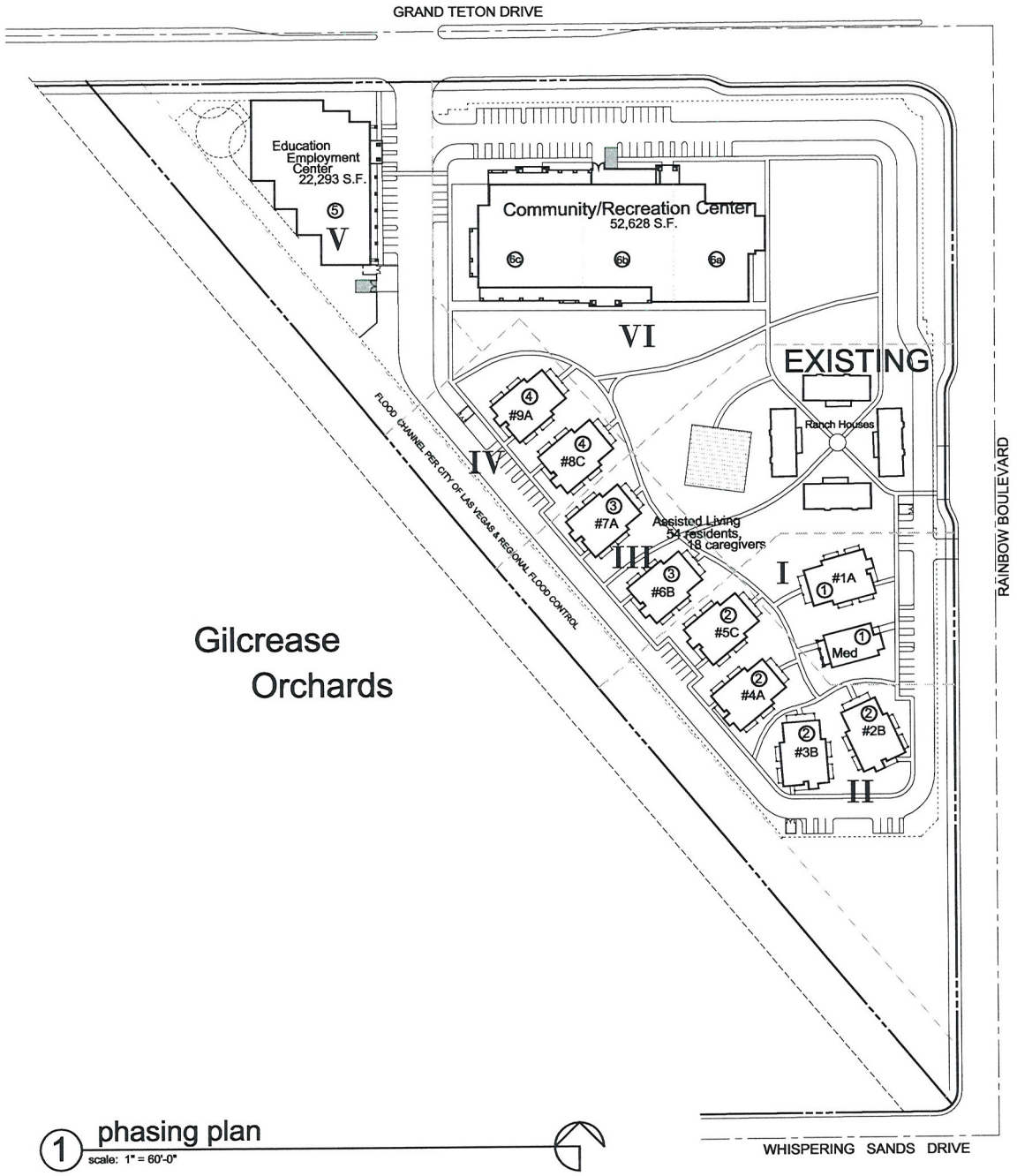
revisions

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

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

sheet no. A1a

ROC-40981
SDR-40980
REVISED



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

New Vista Ranch Phasing Plan:

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

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

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

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

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

6. Phase Six - Construction of the Recreation Center

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revisions
date description

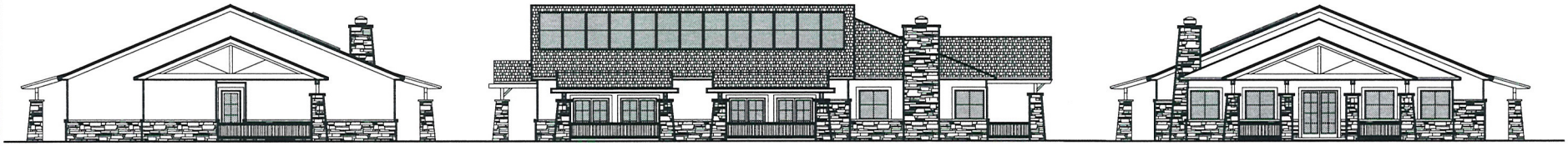
jdB architect
John David Burke, Architect, 2471 West Oquendo Road, #201, Las Vegas, NV 89118 (702)278-4583, jburke@purdueandfield.com

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

date	2/10/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A1b

ROC-40981
SDR-40980



typical rear side front

Type C



typical rear side front

Type B



typical rear side front

Type A

1 EXTERIOR ELEVATIONS Assisted Living Module

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date	description

jdB architect
John David Burke, Architect, 5471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)878-4883, jburke@jdbarchitect.com

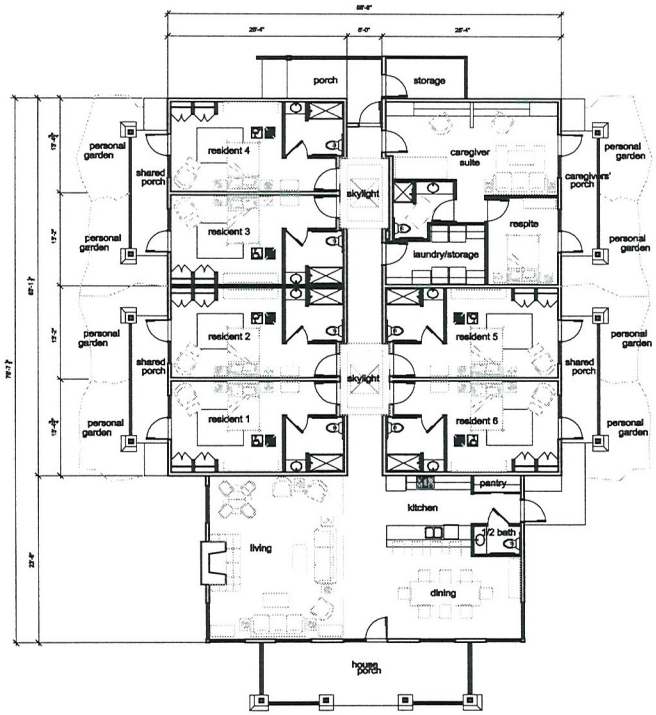
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A2

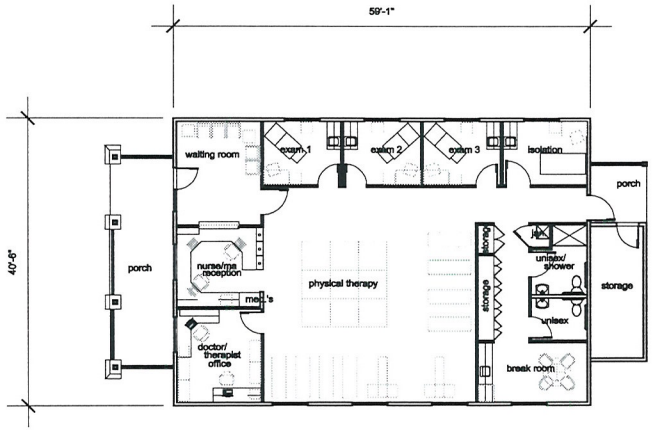
keynotes

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



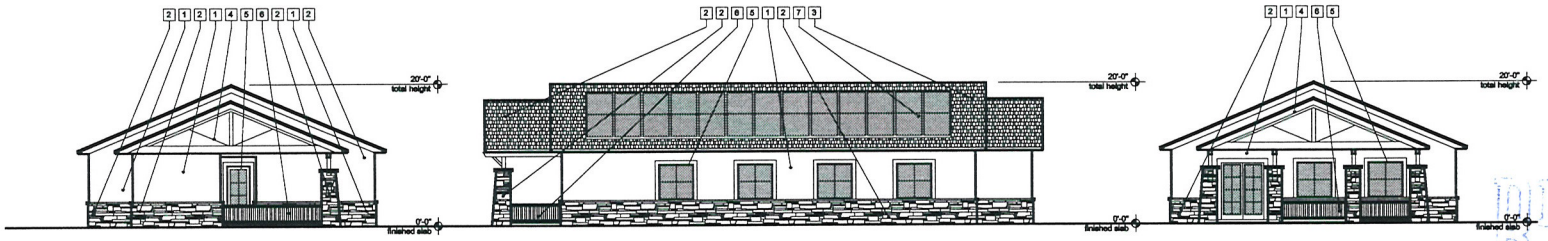
3 **floor plan** Assisted Living Module

NET BUILDING AREA: 4,070 S.F.



2 **floor plan** Medical/Therapy Office

NET BUILDING AREA: 2,394 S.F.



typical rear | typical side | front

1 **exterior elevations** Medical/Therapy Office

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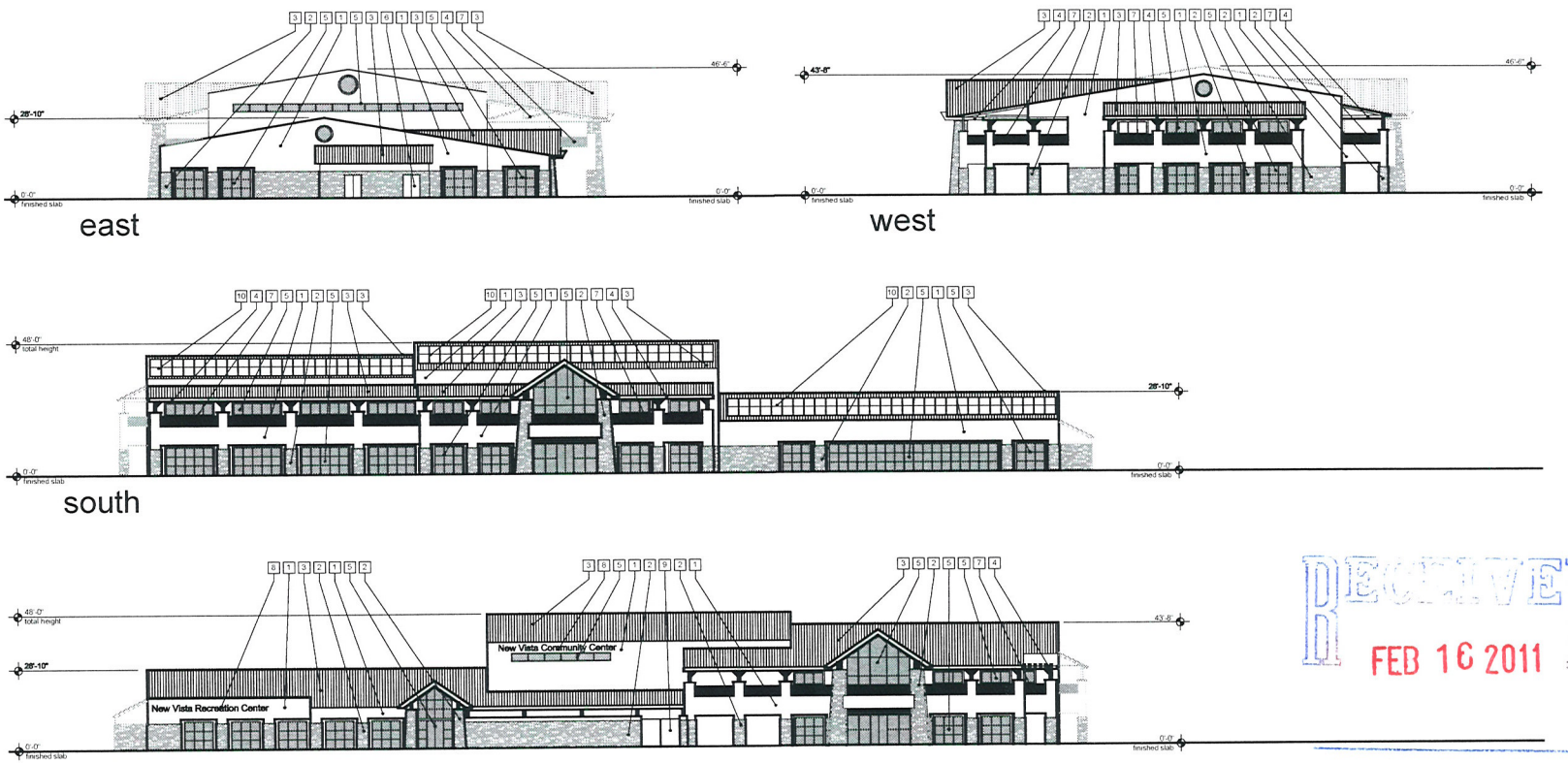
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

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

sheet no. A3

keynotes

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



1 conceptual elevations

SCALE: 1" = 20'-0"

Community/Recreation Center

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jdB architect

John David Burke Architect 3471 West Oquendo Road #301 Las Vegas, NV 89118 702-876-4893 jburke@burkearchitect.com

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date	2/10/11
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sheet no. A4

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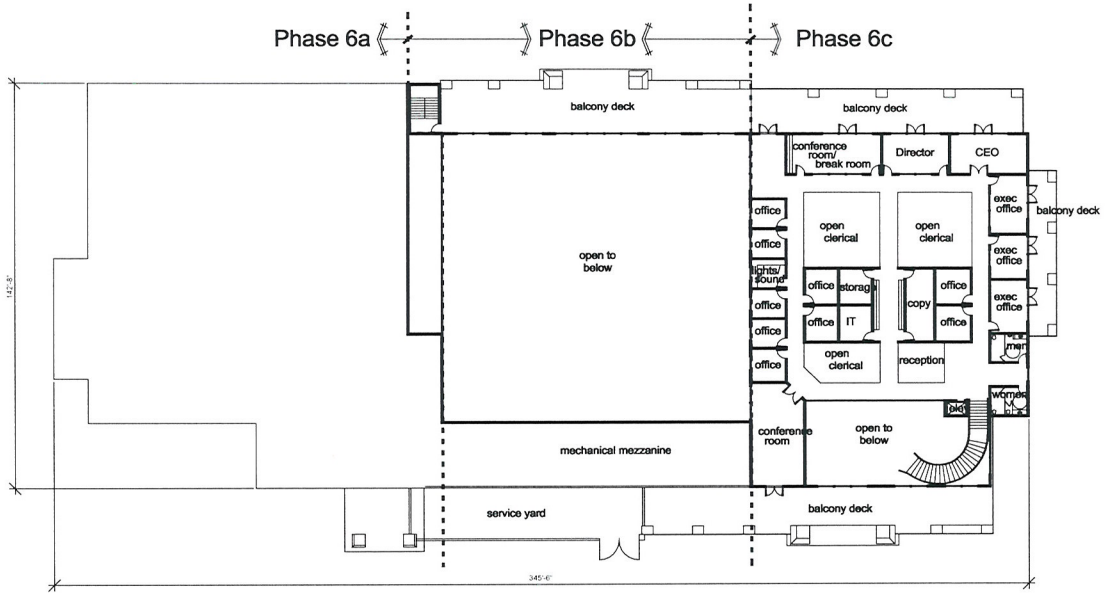
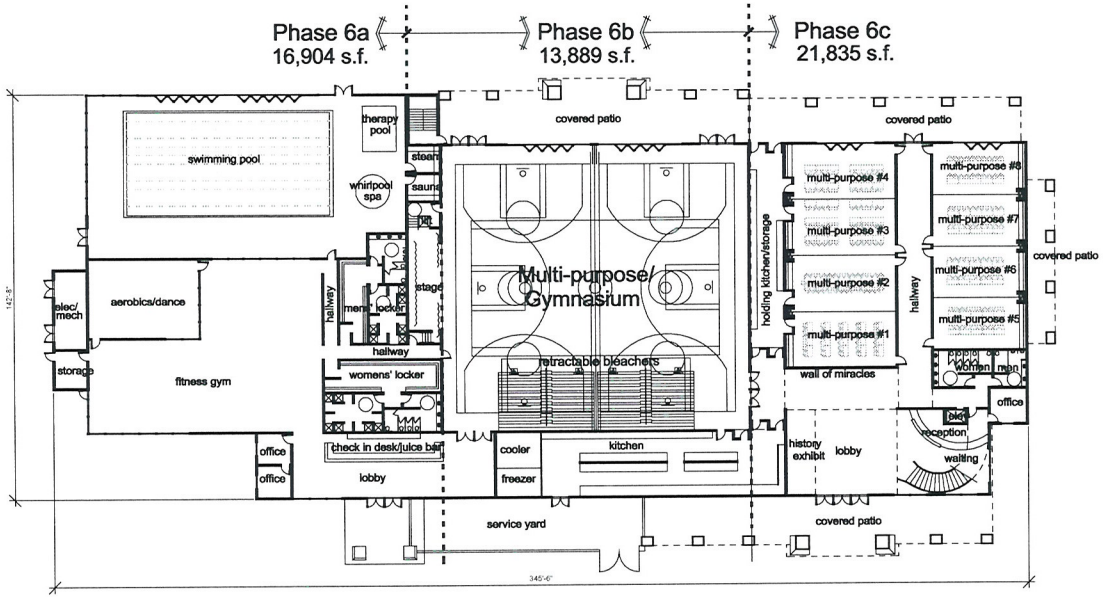


Second Floor



First Floor

1 floor plans

SCALE: 1" = 20'-0"

New Vista Community

Community & Recreational Center

Area Summary

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

NOTE: NO RETAIL USES ARE SHOWN

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New Vista Community
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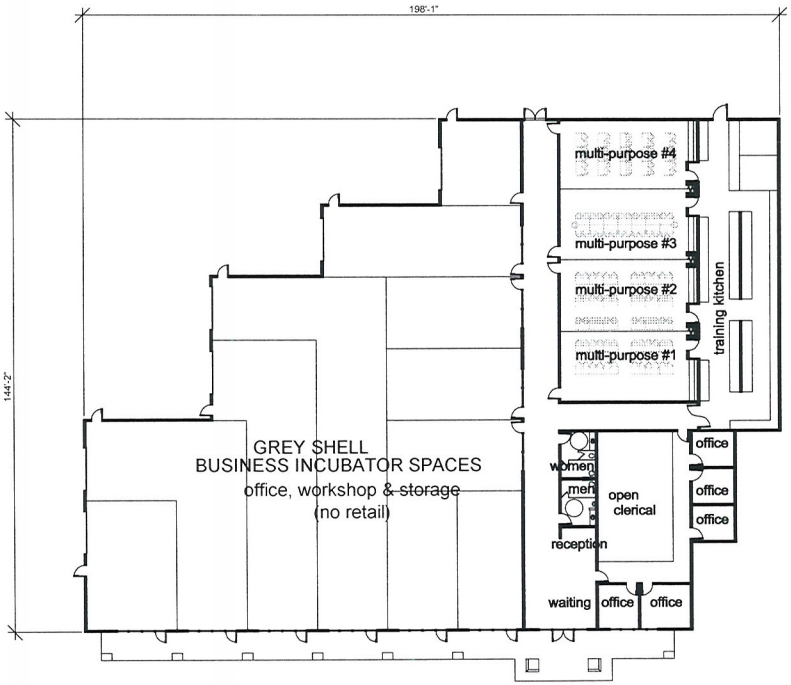
City of Las Vegas Nevada

date 2/10/11
proj. no. 2010-49
drwn. by
chkd. by

sheet no. A5

keynotes

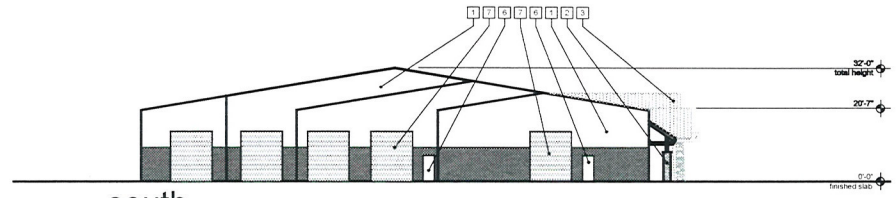
#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	ROLL-UP DOOR
8	SIGNAGE - BY OTHERS



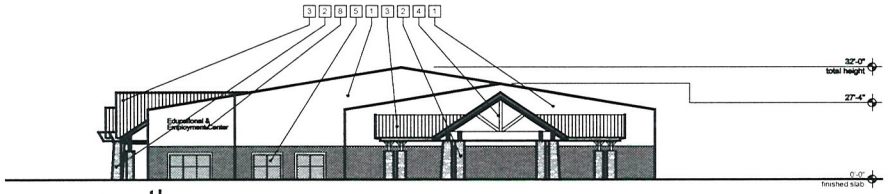
2 floor plan employment & educational Center

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

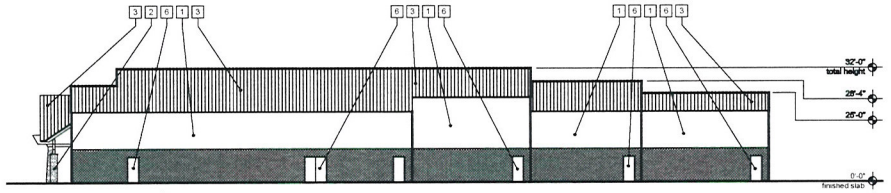
22,293 s.f.



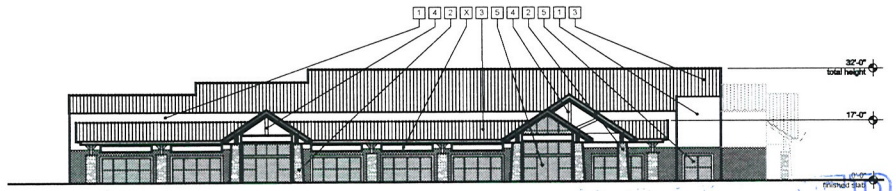
south



north



west



east

1 elevations

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

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date	description

jdB architect

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New Vista Community

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

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COLOR/MATERIALS BOARD

Ⓐ stucco dark field:
Frazee - CL 2676A 'Tia Maria'

Ⓑ stucco medium field:
Frazee - CL 2674M 'Storm Bay'

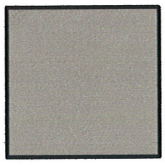
Ⓒ stucco light field:
Frazee - CL 2622W 'Stones Throw'

Ⓓ trim:
Frazee - CL 2677N 'Espresso'

Ⓔ sconces & signage:
Frazee - CL 3004M 'Bonjour'



Ⓕ storefront framing:
ab-4 medium bronze



Ⓖ glazing:
PPG - 'Solarcool' bronze reflective



Ⓗ cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitteroot'



Ⓙ roof tile:
MonierLifetile - 1MDCL5001
'Mountainwood'



Ⓚ standing seam metal roof:
Berridge - Zee-Lock
'Aged Bronze'

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

ROC-40981
SDR-40980

jdB architect

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ROC-40981 AND SDR-40980 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD

03/31/11



ROC-40981 AND SDR-40980 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD

03/31/11



LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

March 1, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: ZON-16580 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND SDR-16581

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Added Conditions:

A. The approved Master Development Plan and Development Standard shall be recorded with the County Recorder and a filed-stamped copy provided to the City of Las Vegas Planning and Development Department.

B. Amending Section 4.3 of the Master Development Plan to state that Service and Loading Area yard shall be screened from adjacent streets pursuant to Title 19.

C. Amending Section 7.0 of the Master Development Plan to add the language that Title 19 shall govern any subject matter not specifically addressed by this Master Development Plan.

Planning and Development

1. A General Plan Amendment (GPA-16578) to PCD (Planned Community Development) land use designation approved by the City Council.

2. A Site Development Plan Review (SDR-16581) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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3. The parking that is specified for the site be restricted to 100 spaces for daily use and the applicant must submit a design of the site plan that incorporates that.

4. The height of the parking lot lighting shall be restricted to 20 feet and that proper shrubs be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton Drive or on the east side of Rainbow Boulevard.

5. A revised landscape plan shall be submitted prior to the time application is made for a building permit depicting a 20-foot multi-use transportation trail consisting of a five foot landscaped corridor, a 10-foot sidewalk, and a 5-foot transition strip along Rainbow Boulevard and Grand Teton Drive.

6. There will be no retail uses on this site.

7. The project shall be in compliance with the Master Development Plan submitted 2/7/2007, except as amended herein.

Public Works

8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and the additional right-of-way necessary to maintain a 54-foot radius at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. In addition, dedicate all additional rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.

9. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving (if legally able), on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Sidewalk improvements may be deferred at this time on Rainbow Boulevard, provided a Covenant Running with Land Agreement is recorded for all such improvements deferred. Streetlights on Rainbow Boulevard may also be deferred, provided the applicant provides such streetlights to the City for future installation, and constructs all needed underground infrastructure necessary for such future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the City Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

11. All discussion regarding Summerlin style lighting refers to internal lighting only; not exterior street lighting. Lighting on Grand Teton Drive would match the City's current plan.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109



LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
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STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

February 8, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: SDR-16581 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND ZON-16580

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone]. NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-16578) and Rezoning (ZON-16580) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/30/06, except as amended by conditions herein.

4. The Site Plan must incorporate the amended design standards set forth in the zoning

5. The site plan shall be revised in accordance with the master development and standards agreement as approved.

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400 STEWART AVENUE
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6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The applicant shall provide an additional 47 trees in the parking lot area; an additional 50 trees in the perimeter landscape buffer along the right-of-way; and an additional 54 trees in an eight-foot wide landscape buffer along the eastern edge of the flood control channel.

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

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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

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

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

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

13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Rainbow Boulevard adjacent to this site.

17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Rainbow Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.

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

19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

20. Site development to comply with all applicable conditions of approval for ZON-16580 and all other applicable site-related actions.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,

Lean Coleman

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

cc: See Attached Llist

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

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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City of Las Vegas Agenda Item No.: **32.**

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

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

SUBJECT:
SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a 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). Staff recommends APPROVAL.

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:
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.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40980** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC.

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Kelly DeGuzman

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Notary Public in and for said County and State

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

RECEIVED
FEB 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

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

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

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

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

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

Additional Information SEE JUSTIFICATION LETTER FOR SITE PLAN DEVELOPMENT REVIEW

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

Address P.O. BOX 80025 **Phone:** (702) 457-4677 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180-0025

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

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

Address P.O. BOX 80025 **Phone:** (702) 457-4677 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180-0025

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

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

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

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

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

Property Owner Signature* Kelly DeGuzman

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

Print Name Kelly Deguzman, CEO

Subscribed and sworn before me

This 1st day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

Clark, NV

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

FOR DEPARTMENT USE ONLY

Case #	SDR-40980
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **33.**

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

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

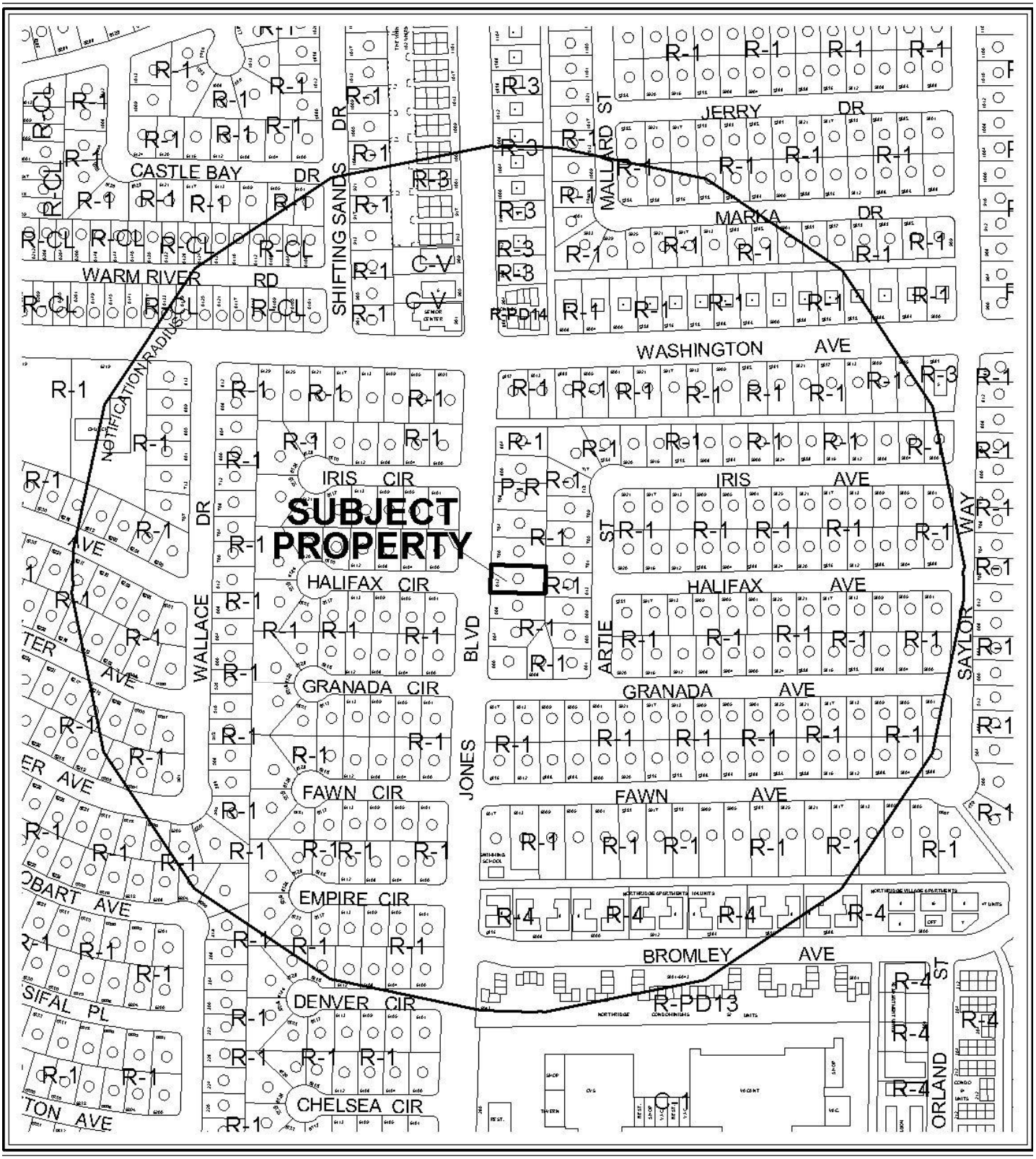
SUBJECT:
ZON-41798 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - For possible action on a request for a Rezoning FROM: R-1 (LOW DENSITY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.19 acres at 612 North Jones Boulevard (APN 138-25-310-006), Ward 1 (Tarkanian). Staff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

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:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-41798, VAR-41800, VAR-41801 and SDR-41799
2. Conditions and Staff Report - ZON-41798, VAR-41800, VAR-41801 and SDR-41799
3. Supporting Documentation
4. Photos - ZON-41798, VAR-41800, VAR-41801 and SDR-41799
5. Justification Letter - ZON-41798, VAR-41800, VAR-41801 and SDR-41799



CASE: **ZON-41798; VAR-41800; VAR-41801; SDR-41799**

RADIUS: 1000 FT

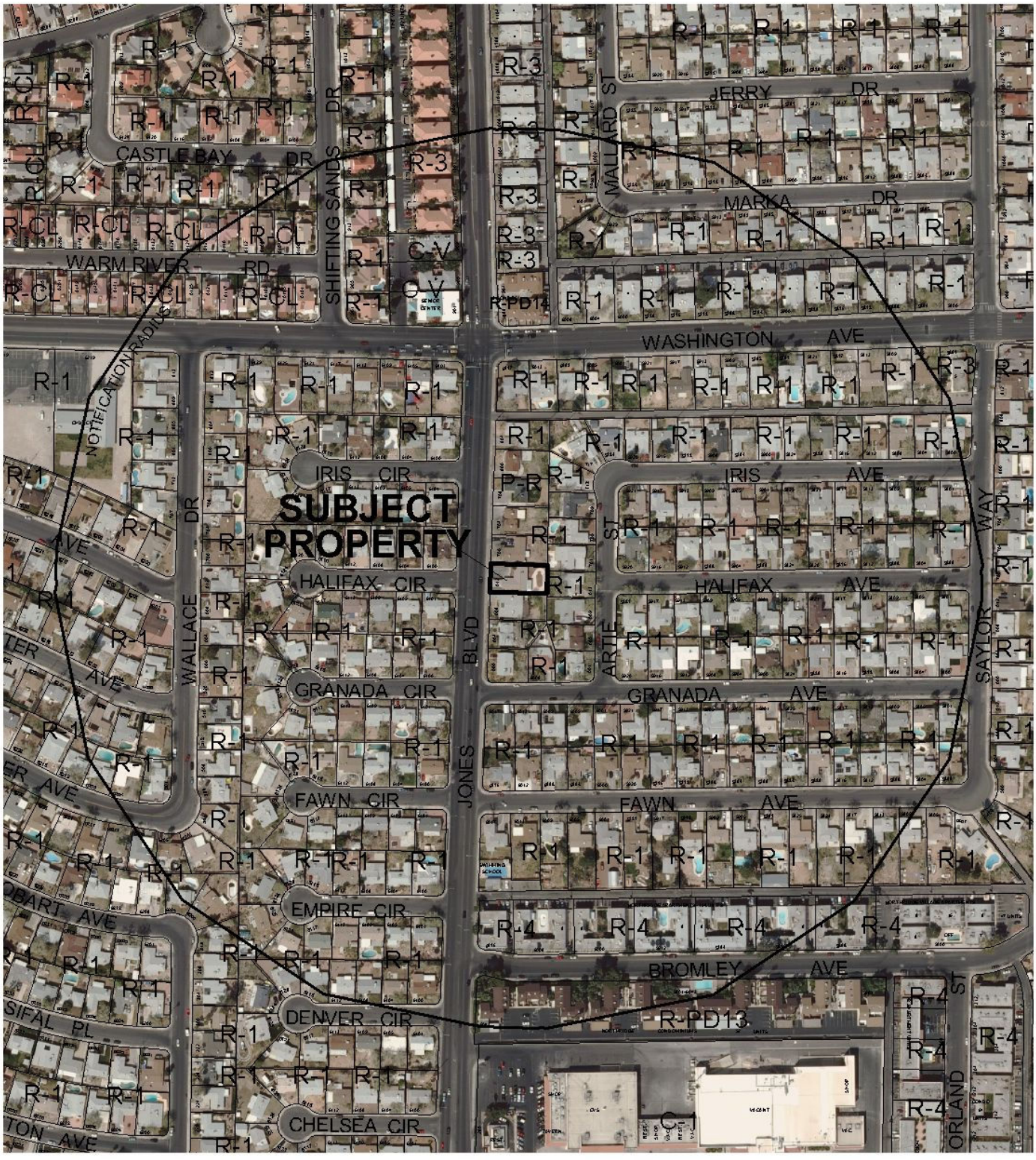
ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-O (PROFESSIONAL OFFICE))

0 300 600 Feet

N



CASE: **ZON-41798; VAR-41800; VAR-41801; SDR-41799**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-O (PROFESSIONAL OFFICE))

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-41798	Staff recommends APPROVAL.	
VAR-41800	Staff recommends DENIAL, if approved subject to conditions:	ZON-41798
VAR-41801	Staff recommends DENIAL, if approved subject to conditions:	ZON-41798
SDR-41799	Staff recommends DENIAL, if approved subject to conditions:	ZON-41798 VAR-41800 VAR-41801

** CONDITIONS **

VAR-41800 CONDITIONS

Planning

1. Approval of Rezoning (ZON-41798) and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41799) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

YK

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

VAR-41801 CONDITIONS

Planning

1. Approval of Rezoning (ZON-41798) and conformance to the Conditions of Approval of Site Development Plan Review (SDR-41799) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

SDR-41799 CONDITIONS

Planning

1. Approval of Rezoning (ZON-41798) and conformance to the Conditions of Approval for Variances (VAR-41800) and (VAR-41801) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/16/11, except as amended by conditions herein.

4. A Waiver from Title 19.08.050 is hereby approved, 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.

5. An Exception from Title 19.08.040 is hereby approved, to allow non-screened mechanical equipment to be attached to the front sloped roof.

6. An Exception from Title 19.08.040 is hereby approved, to allow one tree where seven trees are required along the north perimeter and zero trees where seven trees are required along the south perimeter.

7. An Exception from Title 19.08.110 is hereby approved, to allow zero shade trees where five shade trees are required for the parking lot.

8. Prior to issuance of a building permit, the applicant shall provide a letter from the service provider that approves the continuation of curb side trash pickup once the subject site is converted to commercial use.

9. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/16/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

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

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

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

Public Works

18. Remove all substandard improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing "pan" style driveway may remain.

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

20. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Jones Boulevard public right-of-way adjacent to this site.

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended. A previously approved drainage study for this site is on file with the City and an update to this study may be required.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has requested to rezone property at 612 North Jones Boulevard to P-O (Professional Office) in order to operate an internet-based company from the site. The property is currently zoned as a single family residence, but a General Plan Amendment (GPA-3388) was approved in 2004 for an O (Office) land use designation, which would permit the requested zoning. Staff supports the zoning request as it will correspond with the existing General Plan land use designation.

The applicant has also requested a Site Development Plan Review with Waivers of the perimeter landscape buffering requirements and two Variances; one for parking and one for a reduced front yard setback. The parking request is enhanced due to the requested expansion of the building area and the setback variance is due to a vehicle shade structure that was installed without proper building permits. Staff does not support these applications.

The overall site is appropriate for a Professional Office. However, the applicant's proposal to increase the building area would result in the site being overdeveloped. Therefore, staff recommends approval of the rezoning application and denial of the accompanying Site Development Plan Review and two Variance applications.

ISSUES

- A Variance is required for parking. Conversion of the existing structure will result in a deficiency of one space; however, the additional building area proposed will increase this deficiency to four spaces. Staff does not support the Variance request.
- A Variance is required for the carport that was built without the proper building permits within the required front yard setback. Staff does not support the requested Variance.
- Waivers are required for reduced perimeter landscape buffers along the north, south and west perimeters. Staff does not support these Waivers.
- An Exception is required to allow mechanical equipment to be unscreened and located on the front-facing sloped roof of the structure. Staff does not support the Exception.
- An Exception is required to allow eight perimeter trees where 20 are required. Staff does not support the Exception.
- An Exception is required to allow zero parking lot trees where four are required. Staff supports the Exception.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/18/04	The City Council approved General Plan Amendment (GPA-3388) to amend a portion of the Southwest Sector Plan of the General Plan from: L (Low Density Residential) to: O (Office) on 1.70 acres at 600 - 804 North Jones Boulevard. The Planning Commission and staff recommended approval.
02/18/04	The City Council approved Rezoning (ZON-3474) from: R-1 (Single Family Residential) to: P-R (Professional Office and Parking) on 1.7 acres at 600 - 804 North Jones Boulevard. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval. The case expired without being exercised.
10/20/04	The City Council denied Review of Condition (ROC-5250) to remove Condition Number 3, which required a comprehensive site plan, including all lots, to be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a certificate of occupancy for any of the lots involved in the rezoning to allow the lots to submit Site Development Plan Reviews on an individual basis on 1.7 acres a 600 to 804 North Jones Boulevard. Staff recommended denial.

Most Recent Change of Ownership	
04/03/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/09/11	A Business License (G04-05319-2-112173) was issued for a Wholesale Bead Internet Sales business at 612 N. Jones Boulevard. The permit is under review.

Pre-Application Meeting	
03/31/11	Staff met with the applicant and reviewed the applications required for the project.

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

Field Check	
06/02/11	Staff visited the property and found a single family structure being used as an office. A free-standing carport was constructed in the front yard without permits and within the setback area. All five existing parking spaces were full.

Details of Application Request	
Site Area	
Net Acres	.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	O (Office)	R-1 (Single Family Residential)
North	Single Family, Detached	O (Office)	R-1 (Single Family Residential)
South	Single Family, Detached	O (Office)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

Standard P-O (Professional Office)	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	65 Feet	Y
Min. Setbacks			
• Front	20 Feet	6 Feet	N
• Side	5 Feet	7 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	32 Feet	Y
Max. Lot Coverage	50 %	36 %	Y
Max. Building Height	35 Feet	10 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not Provided	N/A
Mech. Equipment	Screened	Not Screened	N

Pursuant to Title 19.08.050, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	7 Trees	1 Trees	N
• East	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• West	1 Tree / 20 Linear Feet	3 Trees	4 Trees	Y
TOTAL PERIMETER TREES		**20 Trees**	**8 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• South	8 Feet		0 Feet	N
• East	8 Feet		8 Feet	Y
• West	15 Feet		6 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

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

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Internet/ Catalogue Sales	2,576 Sq. Ft.	1:300	9				
TOTAL SPACES REQUIRED			9		5		N
Regular and Handicap Spaces Required			8	1	4	1	Y
Percent Deviation			55%				

Waivers		
Requirement	***Request***	***Staff Recommendation***
To provide a 15-foot perimeter landscape buffer adjacent to right-of-ways.	To allow six feet along the west perimeter.	Denial
To provide an eight-foot wide landscape buffer along interior lot lines.	To allow a zero-foot landscape buffer along the north and a portion of the south perimeters.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
No Mechanical Equipment shall be attached to any sloped roof. Mechanical equipment shall be screened from view.	To allow unscreened Mechanical Equipment to be attached to the sloped roof on the front of the building.	Denial

To provide one 24-inch boxed tree for every 20 linear foot along the perimeter for a total of 20 perimeter trees.	To provide a total of 8 perimeter trees.	Denial
To provide four shade trees in the parking lot.	To provide zero shade trees in the parking lot.	Approval

ANALYSIS

This parcel is appropriate for P-O (Professional Office) zoning, since it would correspond to the existing O (Office) land use designation of the General Plan. Staff supports the rezoning application request.

The applicant is proposing to increase the area of the primary structure by converting the garage to storage and adding an addition to the rear of the structure. Currently, the project is underserved by one parking space, which requires a parking variance. The additional building area would increase the required number of parking spaces by an additional three spaces, for a total deficiency of four spaces. Staff doesn't support this request, as it would result in an overdeveloped site and have a negative effect on the area.

The existing carport structure was installed without the required building permits and was built within the required front yard setback. This is a self-imposed hardship and staff does not support the structure in its current location. In addition, the structure is of metal construction with a fabric canopy. There are concerns regarding the aesthetic quality of the structure as well as the durability of the material, which would present future maintenance issues.

The requested perimeter landscape buffer waivers are excessive. Existing concrete along the south perimeter could be replaced with landscaping, thus reducing the impact of the waiver request. Additional landscaping could also be installed along the north perimeter from the parking lot to the east property line, again reducing the waiver requests. Therefore, staff does not support the requested waivers.

The requested exception to allow mechanical equipment to be located on the front sloping roof and to not be screened from public view is not supported by staff. The mechanical equipment could be screened from view of the public right-of-way or relocated to the rear section of the roof, thus removing the need for an exception.

The requested exception to reduce the number of required perimeter landscape buffer trees to eight where 20 are required is not supported by staff. There is room on the site to provide additional landscape buffer areas, with additional trees.

The requested exception to provide zero shade trees in the parking lot where five shade trees are required is supported by staff, as there is limited room to provide the required parking and such requests are common for these types of conversions.

The elevation of the building is not changing and will remain residential in character. The site is currently serviced with curbside trash pick-up; a condition has been added to require a letter from the service provider to ensure that this service will continue.

Staff has the following recommendations for the proposed project:

1. Additional storage could be provided in an accessory structure in the rear yard. This would effectively provide additional floor area for storage without increasing the parking requirement for the site;
2. Remove the concrete along the south perimeter to meet the required perimeter landscape buffer width;
3. Provide additional landscape buffer area along the north perimeter;
4. Screen the mechanical equipment on the front sloping roof;
5. Remove the shade structure from the required front yard setback; and
6. Install additional trees within the landscape buffer areas identified in Numbers 2 and 3, above.

This project, as proposed, would result in an overdeveloped site. The site is appropriate for P-O (Professional Office) designation, but the request to expand the structure would increase the intensity of the parking variance, and given the negative impact the Variances, Waivers and Exceptions would have on the site and the surrounding development, staff recommends denial of the Site Development Plan Review and two Variance requests.

FINDINGS (ZON-41798)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The requested P-O (Professional Office) designation is appropriate for the existing O (Office) General Plan land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

Uses allowed in the P-O (Professional Office) district are appropriate buffers for the surrounding residential uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The increased traffic demands along Jones Boulevard make the P-O (Professional Office) district appropriate for the area.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The property is accessed off of Jones Boulevard, an 80-foot wide Secondary Collector street that is able to handle the traffic generated by a small office development.

FINDINGS (VAR-41800)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site. An alternative design would allow conformance to Title 19 standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-41801)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a carport in the front yard setback without building permits. Removal of the structure would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-41799)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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

   The proposed project would result in an overdeveloped site and would not be compatible with adjacent development.

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

The project does not conform to Title 19 as evidenced by the required Variances, Waivers and Exceptions that accompany the application.

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

   This project will not have a negative impact on adjacent roadways or neighborhood traffic.

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

   Building materials are residential in nature and are appropriate for the area. The proposed landscape materials are appropriate for the climate and area, but are not provided in sufficient quantities in appropriate locations.

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

   The building will retain a residential character, and is not unsightly or obnoxious. The carport structure is not aesthetically harmonious with the primary structure, or with other development in the area.

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

   All improvements will require proper building permits and inspections that will protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 392

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-41798 APN: 138-25-310-006

Name of Property Owner: Greg Aaron, Continental Bead Suppliers, LLC

Name of Applicant: Greg Aaron

Name of Representative: Robert (Bob) Genzer

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: GREGORY AARON

STATE of Nevada, County of Clark

Subscribed and sworn before me

This 12 day of MAY, 2011

x Patricia A. Linden

Notary Public in and for said County and State

Patricia A Linden
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 09/15/2013
Appointment No. 09-11085-1

RECEIVED
MAY 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 612 N. Jones Blvd.

Project Name Continental Beads **Proposed Use** Office

Assessor's Parcel #(s) 138-25-310-006 **Ward #** 1

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

Commercial Square Footage 2,086 **Floor Area Ratio** n/a

Gross Acres 0.20 **Lots/Units** 1 **Density** n/a

Additional Information This request is to rezone an existing residential lot to an office use. It is significant to note that this lot has been maintained and used as an office since at least 2006.

PROPERTY OWNER Continental Bead Suppliers LLC **Contact** Greg Aaron

Address 7825 Magnolia Glen Avenue **Phone:** (702) 360-9900 **Fax:** (702) 360-9038

City Las Vegas **State** NV **Zip** 89128

E-mail Address greg.aaron@continentalbeadsuppliers.com

APPLICANT Same as Above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Court **Phone:** (702) 256-6022 **Fax:** (702) 254-4733

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

E-mail Address genzerconsulting@cox.net

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 GREGORY AARON

STATE of NV, County of CLARK

Subscribed and sworn before me

This 12 day of MAY, 20 11.

[signature] Patricia A. Linden

Notary Public in and for said County and State

Patricia A Linden
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 09/15/2013
Appointment No. 09-11085-1

RECEIVED
MAY 16 2011

FOR DEPARTMENT USE ONLY

Case #	ZON-4798
Meeting Date:	7/12/11
Total Fee:	$1,200
Date Received:*	5/16/11
Received By:	BS

*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

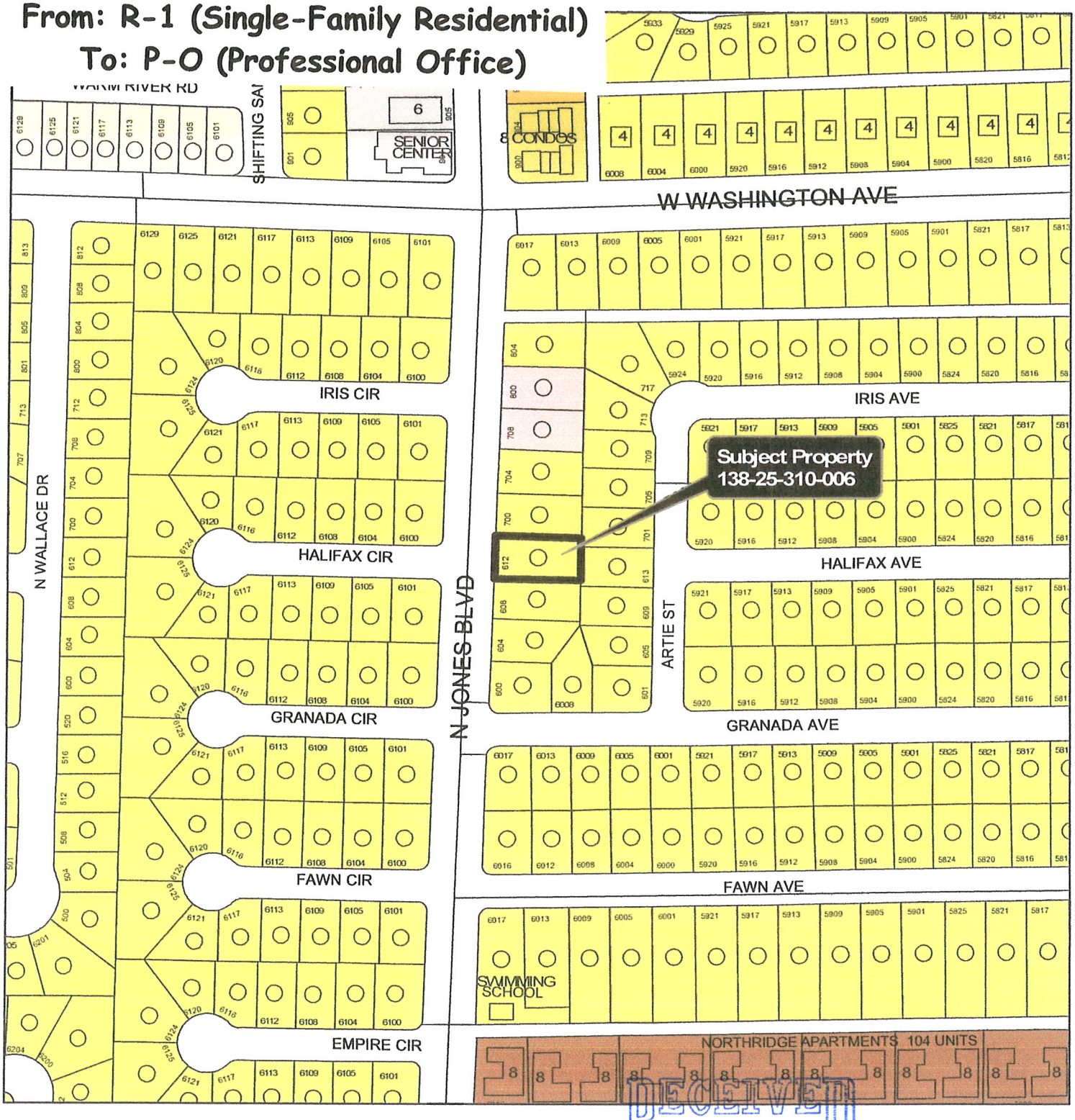
f:\depot\Application Packet\Application Form.pdf

612 N. Jones Blvd.

From: R-1 (Single-Family Residential)

To: P-O (Professional Office)

Location Map - Zoning



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MAY 16 2011

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

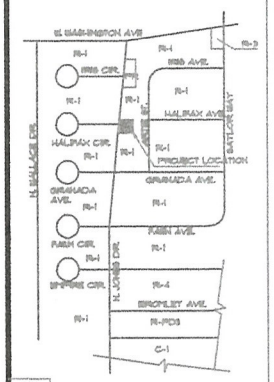
ROI Zoning

0 100 200 400 Feet

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

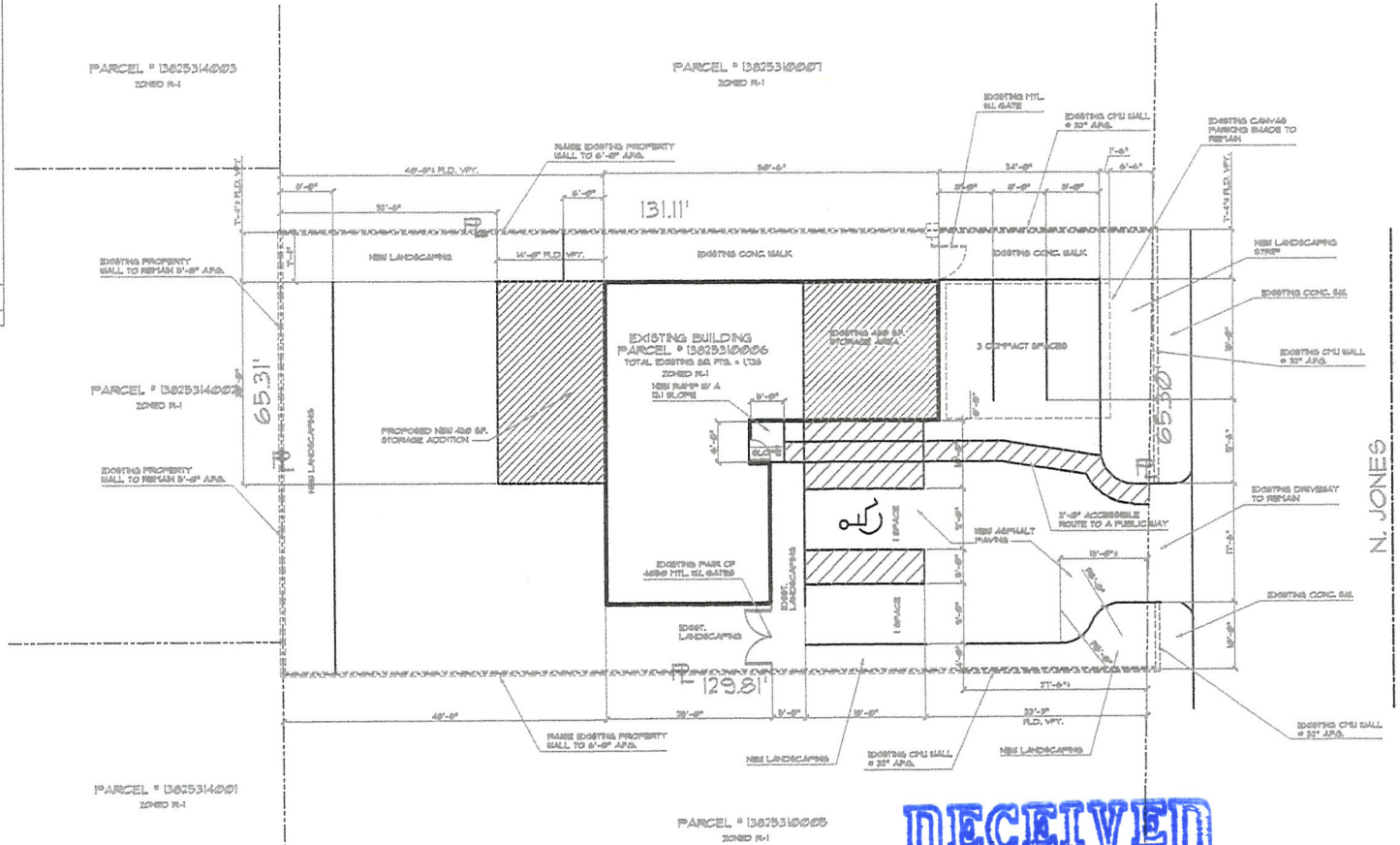
DEPARTMENT OF PLANNING

ZON-41798



B VICINITY PLAN

SCALE: NTS



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PARKING CALCULATION

ZON-41798 VAR-41800
VAR-41801 SDR-41799

NORTH

A SITE PLAN

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

REVISIONS

SHEET: SITE PLAN

PROJECT: ZONING CHANGE SITE PLAN FOR 612 N. JONES, LAS VEGAS, NV. 89107

DATE: 5/12/11

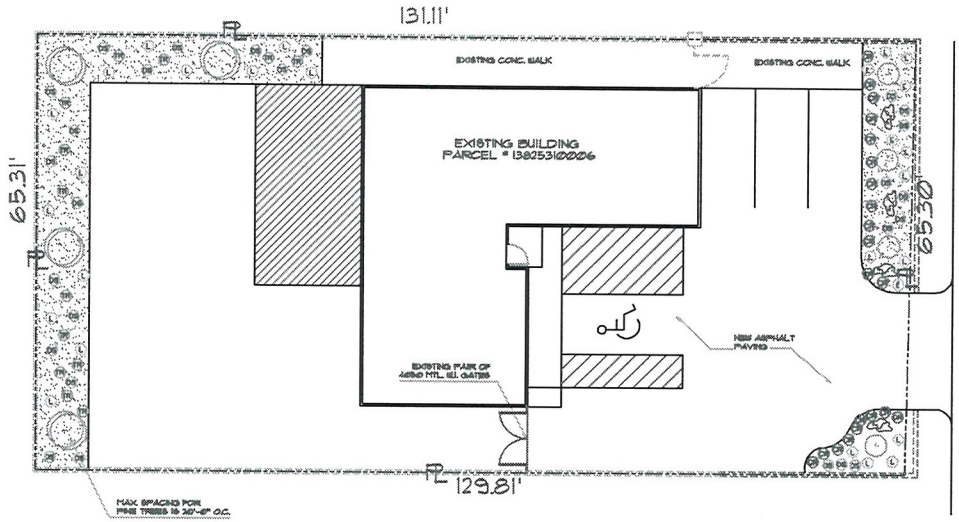
LATEST REVISION:

DESIGN

SHEET NUMBER: A-1

PLANT LEGEND

SYMBOL	PLANT COMMON NAME	SIZE	QUANTITY
L	LANTANA	5g	27
DS	DESERT SPOON	5g	26
CR	CARPET ROSE	5g	21
TR	TEXAS RANGER	5g	13
	1/2" APACHE BROWN ROCK		
	VISTA GOLD BOULDER	300#	4
	PINE TREE (MONDELL PINE)	36" BOX.	4
	AFRICAN SUMAC (MULTI-TRUNK)	36" BOX	4



RECEIVED
MAY 16 2011

ZON-41798 VAR-41800
VAR-41801 SDR-41799

NORTH

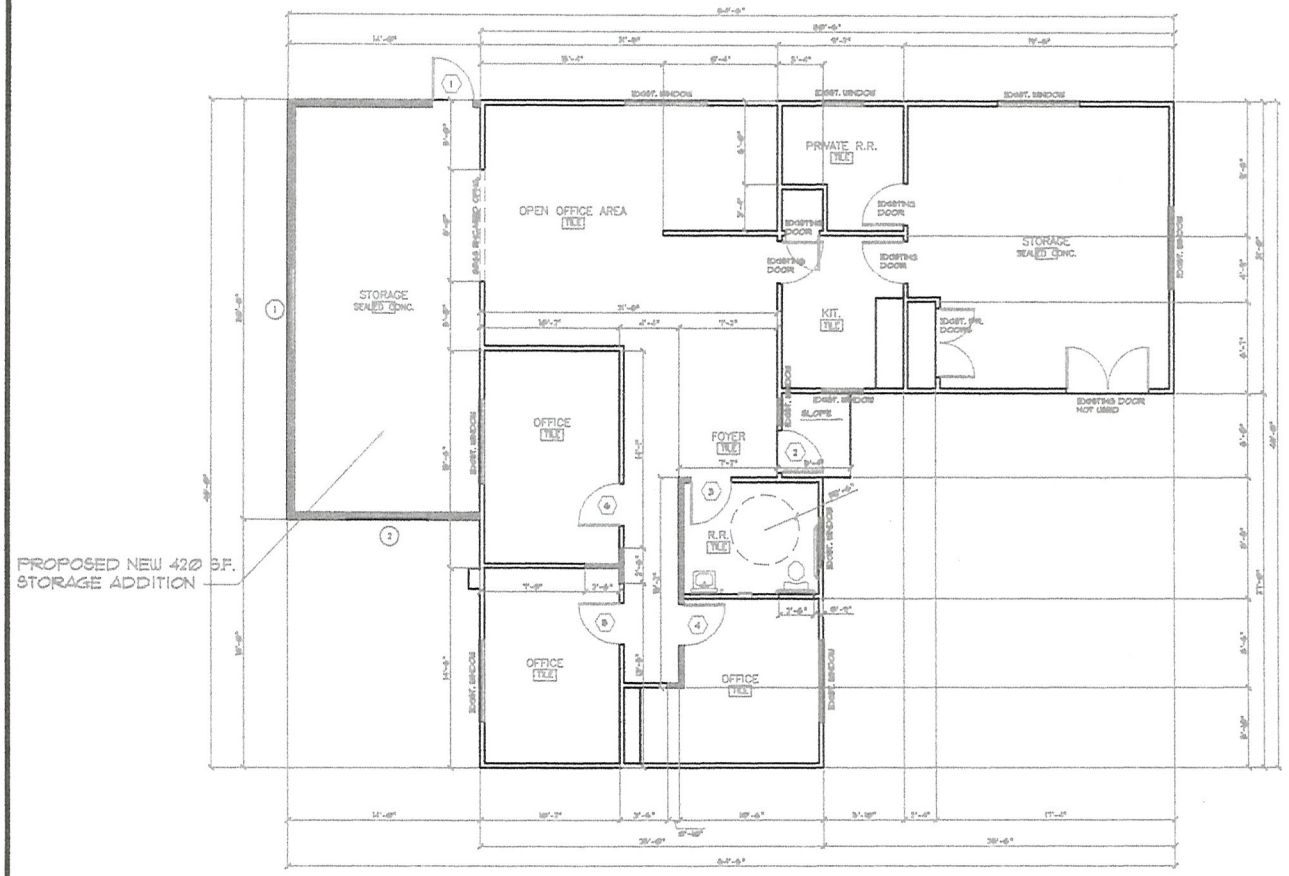
LANDSCAPING PLAN

REVISIONS

SHEET: LANDSCAPING PLAN

PROJECT: ZONING CHANGE SITE PLAN FOR
612 N. JONES, LAS VEGAS, NV. 89107

DATE: 5/16/11
LATEST REVISION:
SHEET NUMBER:
L-1



SQUARE FOOTAGE
EXISTING TOTAL S.F. = 1,726
NEW S.F. = 420 S.F.
TOTAL OFFICE S.F. = 1,024
NEW TOTAL STORAGE S.F. = 550 S.F.
BREAK KIT. S.F. = 98
TOTAL R.R. S.F. = 574
NEW TOTAL S.F. = 2,146

OCCUPANCY CALCULATION
OFFICE USE IS 1 PER 100 S.F. = 11
STORAGE AND ACCESORY US = 1 PER 300 S.F. = 4
TOTAL OCCUPANCY = 15 OCCUPANTS

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MAY 16 2011

ZON-41798 VAR-41800
VAR-41801 SDR-41799

NORTH

FLOOR PLAN

SCALE: 1/4"=1'-0"

REVISIONS

SHEET: NEW FLOOR PLAN

PROJECT: ZONING CHANGE SITE PLAN FOR 612 N. JONES, LAS VEGAS, NV. 89107

DATE: 5/12/11

LATEST REVISION:

SHEET NUMBER:

A-2



Front Elevation



612 N. Jones Blvd. - Building Elevations

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MAY 16 2011

ZON-41798 VAR-41800
VAR-41801 SDR-41799

612 N. Jones Blvd. - Building Elevations



South (side) Property Line (Front to Rear)

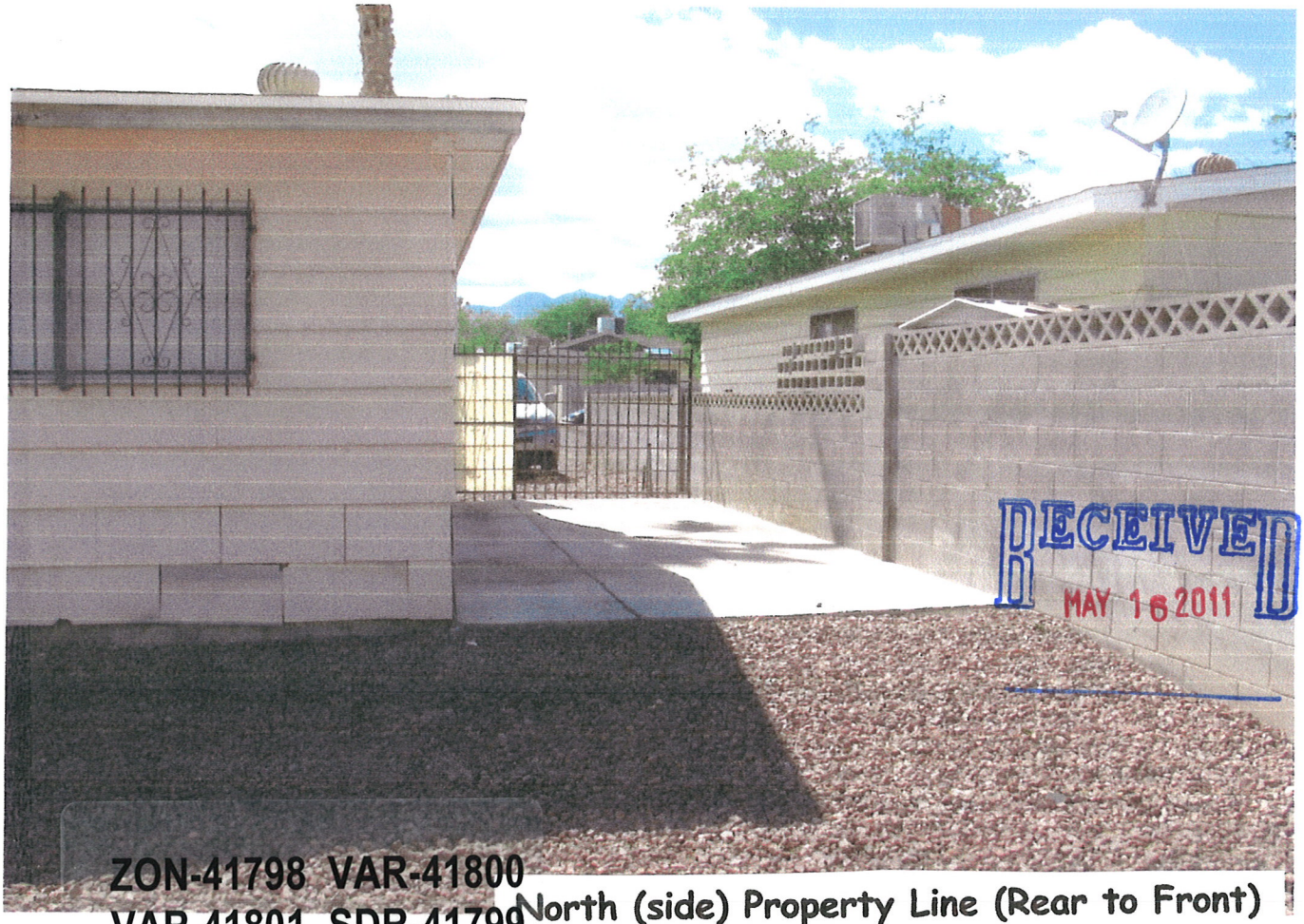


South (side) Property Line (Rear to Front)

ZON-41798 VAR-41800
VAR-41801 SDR-41799



Rear Lot Area (Patio cover to be removed)



North (side) Property Line (Rear to Front)

612 N. Jones Blvd. - Building Elevations

ZON-41798 VAR-41800
VAR-41801 SDR-41799



Existing Shade Structure

612 N. Jones Blvd. - Setback Variance



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ZON-41798 VAR-41800
VAR-41801 SDR-41799



ZON-41798, VAR-41800, VAR-41801 AND SDR-41799 - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC
612 NORTH JONES BOULEVARD

06/2/11



ZON-41798, VAR-41800, VAR-41801 AND SDR-41799 - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC
612 NORTH JONES BOULEVARD

06/2/11



ZON-41798, VAR-41800, VAR-41801 AND SDR-41799 - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC
612 NORTH JONES BOULEVARD

06/2/11

May 9, 2011

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

Re: Continental Bead Suppliers, 612 N. Jones Blvd.
APN: 138-25-310-006

Dear Mr. Fagg:

This letter is submitted as justification for applications for a Rezoning, Site Development Plan Review with Waiver of Landscaping Standards, and Variances for the number and size of parking spaces and the setback for an existing carport. The applicant is requesting to convert a 1,726 square foot single family home to an office on the above listed property. The parcel is located in Ward 1, on the east side of Jones Blvd, an 80 foot wide secondary collector at this location. The parcel is one of nine that were designated for conversion to professional offices as a result of General Plan Amendment [GPA-3388], approved by the City Council on February 18, 2004. To date, rezoning has occurred on only two of the parcels. In this case the conversion will be for a wholesale supplier of beads with the majority of sales being done via the internet. It should be noted that no customers will be physically coming to this location and no signage will be requested. Of special significance is the fact that this business has been operating at this location since 2006 under License No. G04-05319-2-112173 without any complaints being received by the city, and it was only as a result of the applicant's request to change the entity name that it was discovered that the location had not been rezoned for the use. It should also be noted that the applicant has indicated that a Title Company was operating out of this location prior to his purchase of the property and that the existing carport for which a Variance is now required was in place at the time of purchase.

As with many conversions of this type, legally changing the use of an existing structure from residential to office includes dealing with a number of development code challenges such as landscaping and parking. The proposed site plan indicates the locations where landscaping will be added adjacent to the property lines. The applicant is requesting a waiver of the development standards to allow 6 to 10 foot wide planters along the front property line where 15 feet is required, a 7'-4" wide planter in the rear yard area along the south property line, and a 4 foot wide planter in the front yard area along the north property line where 8 feet is required for both. Because of the locations of the existing structure and the requirements for on-site vehicular movement the above are the maximum widths that can be provided. A five foot wide landscape planter will also be provided adjacent to the front of the structure. Landscaping within the planters will be provided as required by city standards.

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MAY 16 2011
ZON-41798 VAR-41800
VAR-41801 SDR-41799

The existing structure, which County records show was constructed in 1965, is 1,726 square feet with 430 square feet of the total used for product storage. The site plan indicates a 360 square foot addition to the rear of the structure for additional storage area, enlarging the structure to a total of 2,086 square feet. The applicant is requesting a Variance to allow five parking spaces where seven are required for the enlarged structure, three of which are compact spaces located under an existing shade structure in the front yard area. If the total area designated for storage were not included in the parking calculation the total number of five spaces being provided would meet code, albeit with the exception of the number of compact spaces. The existing shade structure is the subject of the second Variance application as it does not meet the front setback requirement. Traffic Engineering has expressed some concerns about the ability to utilize these spaces within the guidelines of their standards, specifically in regard to turning radius. While it may not look like it on a paper drawing, these spaces are used every day and turning in to and out of them has posed no significant on-site problems, or more importantly, issues for traffic on Jones Boulevard.

At the present time there are a total of five employees (which includes the applicant) at this location, with one being part-time. It should also be noted that the applicant met with representatives of the Building Department and has agreed to resolve all electrical issues associated with the conversion immediately upon approval of the applications, and will meet all interior handicap requirements within one year of the approvals. Both of these items will require a significant monetary investment to complete but the applicant understands the requirements and is willing to do whatever is required.

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

Respectfully,

Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022

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MAY 16 2011

ZON-41798 VAR-41800
VAR-41801 SDR-41799

City of Las Vegas Agenda Item No.: **34.**

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

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

SUBJECT:
VAR-41800 - VARIANCE RELATED TO ZON-41798 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - For possible action on a 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). Staff recommends DENIAL.

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:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41800** APN: 138-25-310-006

Name of Property Owner: Greg Aaron, Continental Bead Suppliers, LLC

Name of Applicant: Greg Aaron

Name of Representative: Robert (Bob) Genzer

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: _____

STATE of NEVADA
County of CLARK

Print Name: GREGORY AARON

Subscribed and sworn before me

This 17 day of MAY, 2011

Patricia A. Linden

Notary Public in and for said County and State

Patricia A Linden
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 09/15/2013
Appointment No. 09-11085-1

RECEIVED
MAY 16 2011

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 612 N. Jones Blvd.

Project Name Continental Beads **Proposed Use** Office

Assessor's Parcel #(s) 138-25-310-006 **Ward #** 1

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

Commercial Square Footage 2,086 **Floor Area Ratio** n/a

Gross Acres 0.20 **Lots/Units** 1 **Density** n/a

Additional Information This request is to allow 5 parking spaces where 7 are required and to allow 3 of the 5 to be compact size where a maximum of 30% compact size is allowed.

PROPERTY OWNER Continental Bead Suppliers LLC **Contact** Greg Aaron

Address 7825 Magnolia Glen Avenue **Phone:** (702) 360-9900 **Fax:** (702) 360-9038

City Las Vegas **State** NV **Zip** 89128

E-mail Address greg.aaron@continentalbeadsuppliers.com

APPLICANT Same as Above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Court **Phone:** (702) 256-6022 **Fax:** (702) 254-4733

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

E-mail Address genzerconsulting@cox.net

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 Gregory Aaron

STATE OF NEVADA, County of CLARK

Subscribed and sworn before me

This 12 day of MAY 20 11

Patricia A. Linden

Notary Public in and for said County and State

Patricia A Linden
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 09/15/2013
Appointment No. 09-11085-1

RECEIVED
MAY 16 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-41809
Meeting Date:	7/12/11
Total Fee:	$ 830.-
Date Received:*	5/16/11
Received By:	BJS

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

Revised 10/27/08

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 13, 2011

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

SUBJECT:
VAR-41801 - VARIANCE RELATED TO ZON-41798 AND VAR-41800 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - For possible action on a 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). Staff recommends DENIAL.

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:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41801** APN: 138-25-310-006

Name of Property Owner: Greg Aaron, Continental Bead Suppliers, LLC

Name of Applicant: Greg Aaron

Name of Representative: Robert (Bob) Genzer

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: _____

STATE of Nevada
County of Clark

Print Name: Gregory Aaron

Subscribed and sworn before me

This 12 day of MAY, 2011

Patricia A. Linden

Notary Public in and for said County and State

Patricia A Linden
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 09/15/2013
Appointment No. 09-11085-1

RECEIVED
MAY 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 612 N. Jones Blvd.

Project Name Continental Beads **Proposed Use** Office

Assessor's Parcel #(s) 138-25-310-006 **Ward #** 1

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

Commercial Square Footage 2,086 **Floor Area Ratio** n/a

Gross Acres 0.20 **Lots/Units** 1 **Density** n/a

Additional Information This request is to allow an existing carport 6'-6" from the front property line where 20' is required.

PROPERTY OWNER Continental Bead Suppliers LLC **Contact** Greg Aaron

Address 7825 Magnolia Glen Avenue **Phone:** (702) 360-9900 **Fax:** (702) 360-9038

City Las Vegas **State** NV **Zip** 89128

E-mail Address greg.aaron@continentalbeadsuppliers.com

APPLICANT Same as Above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Court **Phone:** (702) 256-6022 **Fax:** (702) 254-4733

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

E-mail Address genzerconsulting@cox.net

Property Owner Signature* G Vann

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

Print Name GREGORY AARON

STATE of NEVADA, County of CLARK

Subscribed and sworn before me

This 12 day of MAY 20 11

x Patricia A. Linden

Notary Public in and for said County and State

Patricia A Linden
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 09/15/2013
Appointment No. 09-11085-1

RECEIVED
MAY 16 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-41801
Meeting Date:	7/12/11
Total Fee:	$830.-
Date Received:*	5/16/11
Received By:	Bm

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

Revised 10/27/08

City of Las Vegas Agenda Item No.: **36.**

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

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

SUBJECT:
SDR-41799 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41798, VAR-41800 AND VAR-41801 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - For possible action on a 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). Staff recommends DENIAL.

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:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41799** APN: 138-25-310-006

Name of Property Owner: Greg Aaron, Continental Bead Suppliers, LLC

Name of Applicant: Greg Aaron

Name of Representative: Robert (Bob) Genzer

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: GREGORY AARON

STATE of Nevada, County of CLARK

Subscribed and sworn before me

This 12 day of MAY, 2011

Patricia A. Linden

Notary Public in and for said County and State

Patricia A Linden
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 09/15/2013
Appointment No. 09-11085-1

RECEIVED
MAY 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 612 N. Jones Blvd.

Project Name Continental Beads **Proposed Use** Office

Assessor's Parcel #(s) 138-25-310-006 **Ward #** 1

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

Commercial Square Footage 2,086 **Floor Area Ratio** n/a

Gross Acres 0.20 **Lots/Units** 1 **Density** n/a

Additional Information This application includes a request for waiver of the Perimeter Landscape Buffer Standards.

PROPERTY OWNER Continental Bead Suppliers LLC **Contact** Greg Aaron

Address 7825 Magnolia Glen Avenue **Phone:** (702) 360-9900 **Fax:** (702) 360-9038

City Las Vegas **State** NV **Zip** 89128

E-mail Address greg.aaron@continentalbeadsuppliers.com

APPLICANT Same as Above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Court **Phone:** (702) 256-6022 **Fax:** (702) 254-4733

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

E-mail Address genzerconsulting@cox.net

Property Owner Signature* G. Aaron

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

Print Name Gregory Aaron

STATE of Nevada, County of Clark

Subscribed and sworn before me

This 12 day of MAY 20 11

Patricia A. Linden

Notary Public in and for said County and State

Patricia A Linden
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 09/15/2013
Appointment No. 09-11085-1

RECEIVED
MAY 16 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-41799
Meeting Date:	7/12/11
Total Fee:	$1,030
Date Received:*	5/16/11
Received By:	BS

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **37.**

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

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

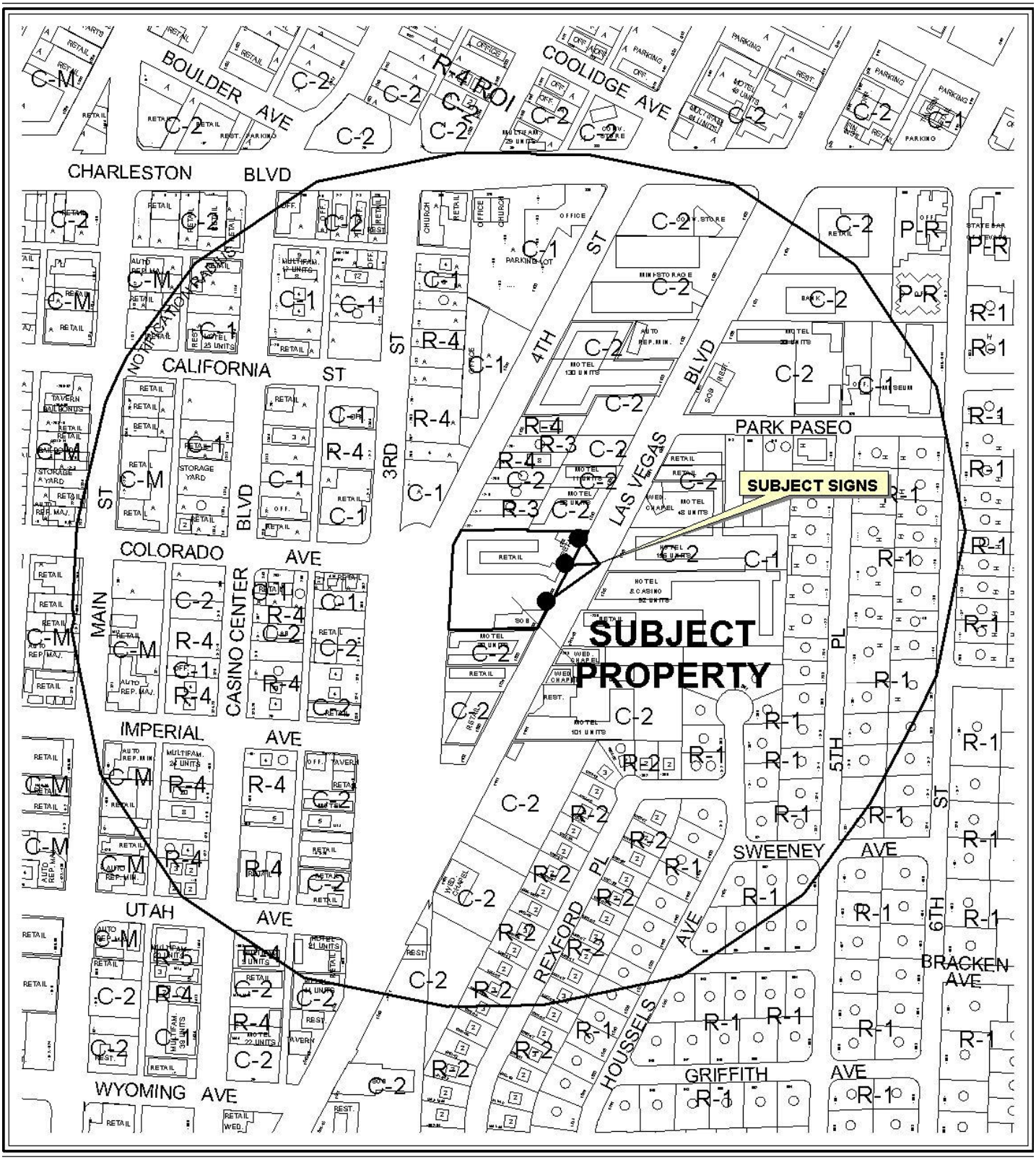
SUBJECT:
VAR-41303 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAYMOND PISTOL - For possible action on a request for a Variance TO ALLOW A 48-FOOT TALL FREESTANDING SIGN WHERE 40-FEET IS ALLOWED; THREE FREESTANDING SIGNS ALONG A 293-FOOT LONG STREET FRONTAGE WHERE ONLY TWO ARE ALLOWED; A ZERO-FOOT 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). 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



0 400 800 Feet

CASE: **VAR-41303**

RADIUS: 1000 FT

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

N



CASE: **VAR-41303**

RADIUS: 1000 FT

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HOSTEL CAT, INC. - OWNER: RAYMOND PISTOL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41303	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-41303 CONDITIONS

Planning

1. All signage must be reviewed and approved by the Downtown Development Review Committee (DDRC) prior to issuance of any sign permits.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

Public Works

6. Submit an Encroachment Agreement for all signs located in the Las Vegas Boulevard South public right-of-way adjacent to this site prior to the issuance of any permits. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request applies to three freestanding signs located on the subject site at 1232, 1236 and 1238 South Las Vegas Boulevard. Two of the signs are nonconforming, and cannot be structurally altered or enlarged without bringing them into conformance with the requirements of Title 19. There are no building permits on record for the third sign. The signs do not meet Title 19 requirements for height, setback, number of signs or separation between signs. Staff is recommending denial as the applicant has presented no evidence of unique or extraordinary circumstances pursuant to Title 19.16.140 that would justify the request.

ISSUES

- Of the three freestanding signs addressed in this request, the two southern signs are legally nonconforming. As such, they may remain as they are and continued to be utilized if this request is denied. The third sign would have to be removed.
- If this Variance is approved, all three signs on the subject site would become conforming signs, and could be repaired or altered in appearance, subject to the limitations of the approved Variance, Title 19 and approval of the DDRC.
- A Special Use Permit (SUP-38225) for a Tattoo Shop was approved on 06/24/10. Condition of Approval #2 required that a review of all signage by the Downtown Design Review Committee be completed and approved prior to the issuance of permits. The review has not been completed, but applications (ARC-41330 and ARC-41952) were submitted for review on 06/21/11. A condition of approval will require approval by the Downtown Design Review Committee (DDRC) prior to issuance of any sign permit.
- A Variance is required to allow a zero-foot front yard setback where five feet is required for all three of the affected signs.
- A Variance is required as the existing signage exceeds the allowable limit of one sign per 200 feet of street frontage. The subject site allows for a maximum of two freestanding signs under the provisions of Title 19.
- A Variance is required to allow a separation distance of 92 feet between freestanding signs where 100 feet is required.
- The most southern sign requires a Variance to allow a 48-foot tall sign where the maximum height allowed is 40 feet.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/07/04	The City Council adopted R-59-2004 creating the Scenic Byways Corridor Management Plan.
01/11/05	Code Enforcement opened a case (#25098) regarding a vacant building at 1232 South Las Vegas Boulevard. The case was closed by Code Enforcement on 11/20/07.
06/18/08	Code Enforcement opened a case (#66786) to check for banners, window signs, debris, junk vehicles, trash, graffiti, and zoning violations at 1232 South Las Vegas Boulevard. The case was closed by Code Enforcement on 06/24/08.
11/05/08	The City Council adopted R-62-2008 revising the Scenic Byways Corridor Management Plan.
02/03/10	Code Enforcement opened a case (#86151) regarding two pylon signs and a non-functional neon sign at 1232 South Las Vegas Boulevard. The case was closed by Code Enforcement on 04/19/10.
06/24/10	The Planning Commission approved a Special Use Permit (SUP-38225) for a proposed Tattoo Parlor/Body Piercing Studio at 1232 South Las Vegas Boulevard. Staff recommended approval.
06/21/11	The Downtown Design Review Committee will consider a sign application (ARC-41330) for proposed signage related to an existing Motel at 1236 South Las Vegas Boulevard.
06/21/11	The Downtown Design Review Committee will consider a sign application (ARC-41952) for proposed signage related to an existing Motel at 1232 South Las Vegas Boulevard.

Most Recent Change of Ownership	
05/18/98	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/16/93	A building permit (#93-201697) for a neon sign was issued at 1238 South Las Vegas Boulevard. A final inspection was not completed and the permit expired on 04/22/95.
12/01/10	A Business License (#B21-00017) was issued for Body Piercing at 1232 South Las Vegas Boulevard.
	A Business License (#T08-00020) was issued for a Tattoo Parlor at 1232 South Las Vegas Boulevard.

12/01/10	A Business License (#M06-03188) was issued for Miscellaneous Sales at 1236 South Las Vegas Boulevard.
	A Business License (#M08-00207) was issued for a Motel at 1236 South Las Vegas Boulevard.
01/07/2011	The Planning Department issued a correction notice for painted signs at 1232 Las Vegas Boulevard South.
	The Planning Department issued a correction notice for temporary signage at 1236 Las Vegas Boulevard South.
02/24/11	A Temporary Sign Permit (TSP-41010) was issued for a Motel at 1236 South Las Vegas Boulevard. The signage includes three, two-foot by four-foot banner signs. The signs will be used from February 22th thru April 22nd, 2011.

Pre-Application Meeting	
03/22/11	At a required pre-application meeting, submittal requirements for a Variance were discussed. A site plan was not presented at the meeting and the applicant was informed of the need to include a site plan with all existing signage shown in the submittal. There are outstanding issues related to a previously-abandoned sign that the applicant has expressed interest in re-using, along with another freestanding sign at 1232 Las Vegas Boulevard which has not secured an Architectural Review approval from the Downtown Design Review Committee (DDRC).

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

Field Check	
06/02/11	A field check was made by staff with the following observations: • The pole for which the freestanding sign will be placed is 18-inches from the property line and will encroach into the public right-of-way approximately 20-inches. • The other freestanding sign is located approximately 90-feet to the north at 1232 Las Vegas Boulevard. This sign does not meet setbacks, nor has any Architectural Review approval or signage permits.

Details of Application Request	
Site Area	
Net Acres	1.78

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Tattoo Parlor/Body Piercing Studio	C (Commercial)	C-2 (General Commercial)
	Motel		
	Sexually Oriented Business		
North	Undeveloped	C (Commercial)	C-2 (General Commercial)
	Motel		
South	Motel	C (Commercial)	C-2 (General Commercial)
East	Hotel	C (Commercial)	C-2 (General Commercial)
	Gaming Establishment, Non-restricted		
	General Retail Store, <3,500 SF		
West	Right-of-Way	Right-of-Way	Right-of-Way

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan – Downtown South District	X		N
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		N
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		N
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	N

Pursuant to Title 19.08.120(F)(16), the following standards apply:

1232 South Las Vegas Boulevard Freestanding Sign:			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Height	40 Feet	17 Feet	Y
Maximum Number	2	3	N
Minimum Setback	5 Feet	0 Feet	N
Minimum Separation Distance	100 Feet	106 Feet	Y
Maximum Area	586 square feet for all three freestanding signs	72 SF (of the 250 SF Total Signage Area)	Y

Pursuant to Title 19.08.120(F)(16), the following standards apply:

1236 South Las Vegas Boulevard Freestanding Sign:			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Height	40 Feet	20 Feet	Y
Maximum Number	2	3	N
Minimum Setback	5 Feet	0 Feet	N
Minimum Separation Distance	100 Feet	92 Feet	N
Maximum Area	586 square feet for all three freestanding signs	53 SF (of the 250 SF Total Signage Area)	Y

Pursuant to Title 19.08.120(F)(16), the following standards apply:

1238 South Las Vegas Boulevard Freestanding Sign:			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Height	40 Feet	48 Feet	Y
Maximum Number	2	3	N
Minimum Setback	5 Feet	0 Feet	N
Minimum Separation Distance	100 Feet	92 Feet	N
Maximum Area	586 square feet for all three freestanding signs	125 SF (of the 250 SF Total Signage Area)	Y

ANALYSIS

The applicant is proposing to modify two of three existing double-faced freestanding signs at 1232 and 1236 Las Vegas Boulevard. The property is located within the Las Vegas Boulevard Scenic Byway Overlay District, which requires Design Review Approval by the Downtown Design Review Committee (DDRC) for all signage. There are two associated Architectural

Per Title 19.08.120(F)(16), freestanding signs require a five-foot setback from the property line, no more than one sign per 200 feet of linear street frontage, and 100 feet of separation from another freestanding sign. All three existing freestanding signs encroach into the public right-of-way and require a Variance to allow a zero-foot setback where five feet is required and to allow a reduced separation distance of 92 feet for the existing signs located at 1232, 1236, and 1238 South Las Vegas Boulevard. The sign located at 1238 South Las Vegas Boulevard also requires a Variance to allow a height of 48 feet where 40 feet is the maximum height allowed.

The existing freestanding sign at 1232 Las Vegas Boulevard is 17 feet tall and features a 12-foot by six-foot sign box tall, totaling 72 square-feet. No building permits have been issued for this sign. If denied, the sign will have to be removed.

The proposed freestanding sign at 1236 Las Vegas Boulevard is 20 feet tall, with a six-foot, eight-inch by nine-foot sign box, totaling 53 square-feet. If denied, this non-conforming sign will remain as it is, and no additional signage can be added to the existing pole.

The existing freestanding sign at 1238 Las Vegas Boulevard is 48 feet tall, with three separate sign panels that total 125 square feet of surface area. This sign is a legally, nonconforming sign in that it does not meet the required setbacks or height limits for the C-2 (General Commercial) zoning district. If denied, this non-conforming sign will remain as it is.

Staff recommends denial of this request, as the applicant has provided no evidence of unique or extraordinary circumstances that would justify approval of the request.

FINDINGS (VAR-41303)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.16.140(L) states:

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

and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by modifying existing signage that does not conform to the current code requirements. An alternative design, consisting of relocating and repositioning two of the signs, would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 200

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RAYMOND PISTOL

Name of Applicant: RAYMOND PISTOL

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Raymond Pistol

RECEIVED
MAR 23 2011
City of Las Vegas

State of Nevada
County of Clark

Subscribed and sworn before me

This 9th day of March, 2011

Patricia Sanchez-Coneal

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Chandler Stewart

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

Project Name Hostel Cat **Proposed Use** Hostel

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

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

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

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

Additional Information _____

PROPERTY OWNER Raymond Pistol **Contact** Raymond Pistol

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

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

E-mail Address _____

APPLICANT RAYMOND PISTOL **Contact** Cl [illegible]

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

City Las Vegas **State** NV **Zip** 89104

E-mail Address ceskyjack@hotmail.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Raymond Pistol

Subscribed and sworn before me

This 9th day of March, 20 11.

Patricia Sanchez-Coneal

Notary Public in and for said County and State

State of Nevada
County of Clark

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

Revised 10/27/08

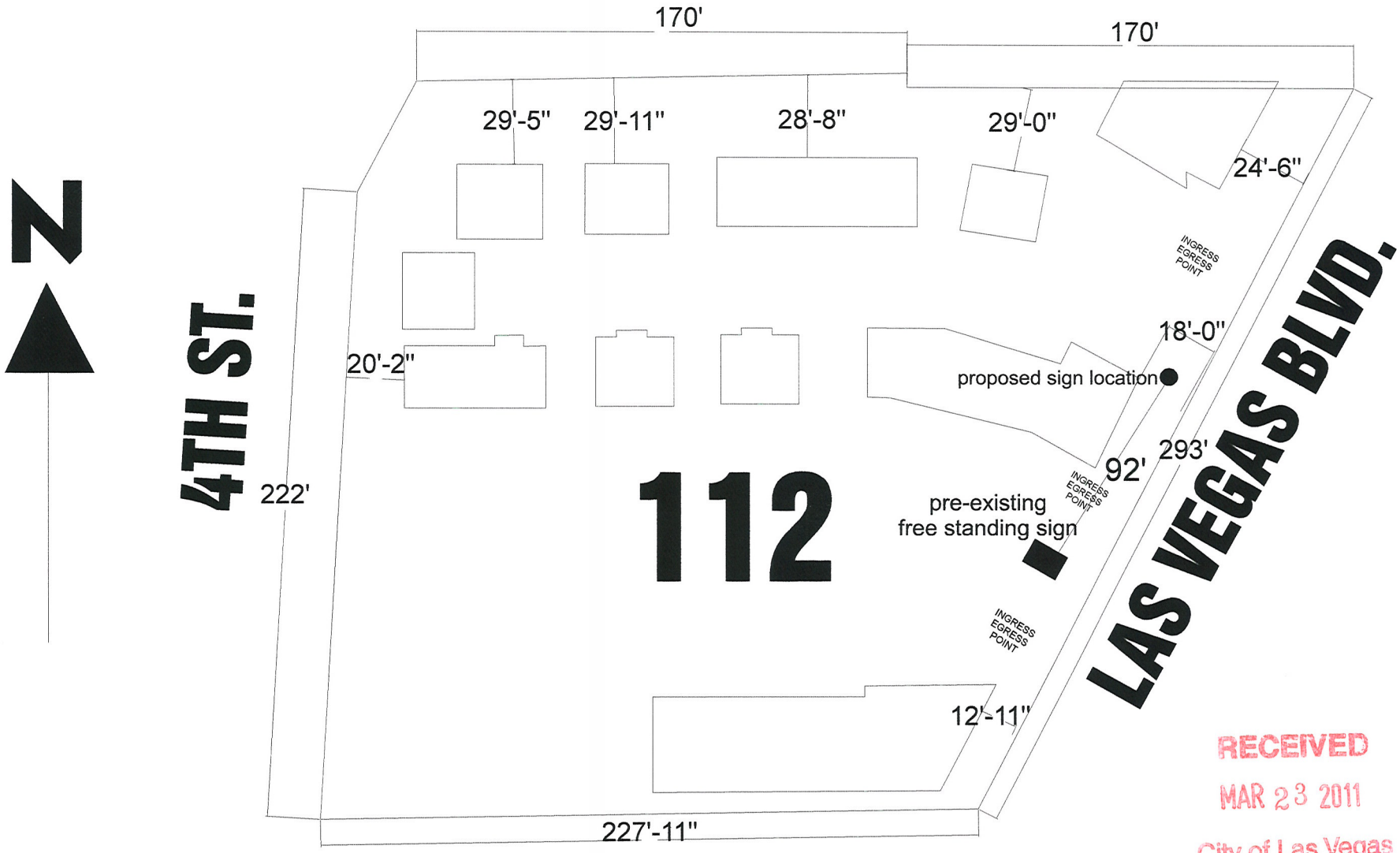
FOR DEPARTMENT USE ONLY

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

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

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

VAR-41303



RECEIVED
MAR 23 2011
City of Las Vegas

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

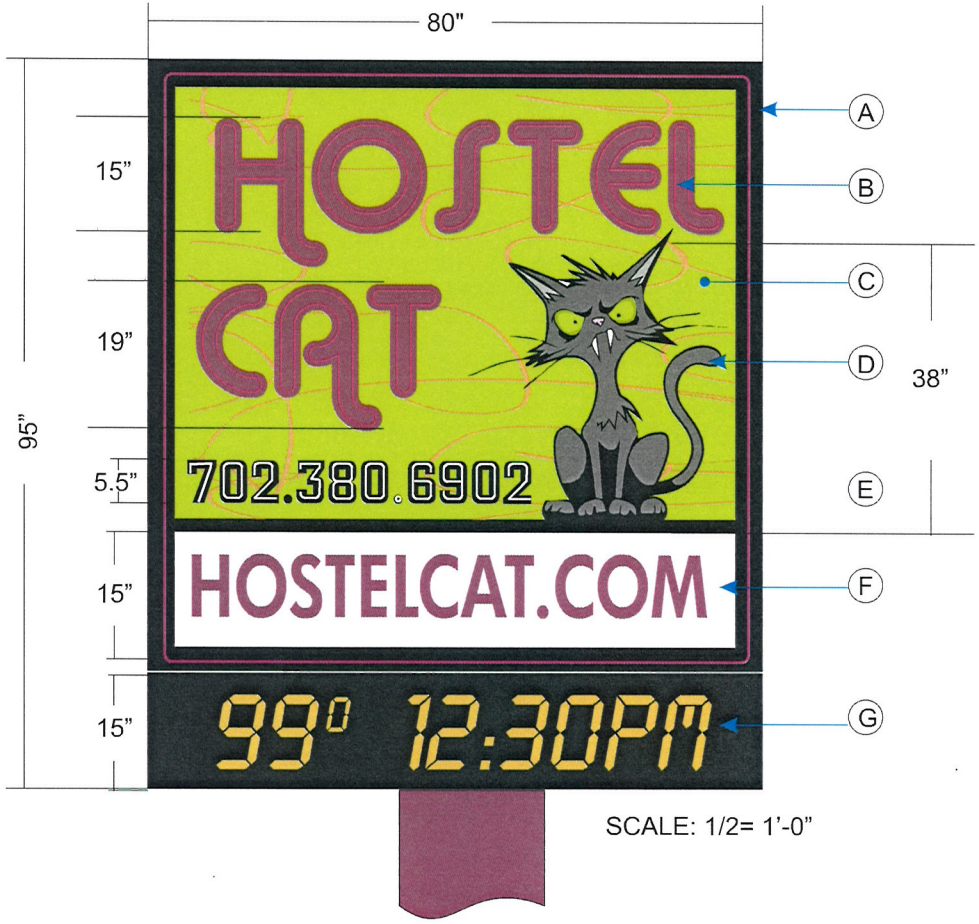
COLORS ON DESIGN ARE REPRESENTATIONS AND ARE NOT EXACT. A SWATCH WILL BE PROVIDED UPON CUSTOMER REQUEST

VAR-41303

DOUBLE FACE ILLUMINATED PYLON CABINET



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



SCALE: 1/2= 1'-0"

A) U-CHANNEL BORDER WITH EXPOSED NEON

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

C) METAL FACE CABINET WITH PAINTED BACKGROUND

D) CAT: PAINTED CAT LOGO WITH EXPOSED CONTOUR NEON

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

F) ILLUMINATED CABINET / TRANSLUCENT VINYL COPY

G) DIGITAL MATRIX READER BOARD 15" X 80"

RECEIVED
MAR 23 2011
City of Las Vegas

VAR-41303



VAR-41303 - APPLICANT: HOSTEL CAT, INC. - OWNER: RAYMOND PISTOL
1236 SOUTH LAS VEGAS BOULEVARD

06/2/11



VAR-41303 - APPLICANT: HOSTEL CAT, INC. - OWNER: RAYMOND PISTOL
1236 SOUTH LAS VEGAS BOULEVARD

06/2/11



VAR-41303 - APPLICANT: HOSTEL CAT, INC. - OWNER: RAYMOND PISTOL
1236 SOUTH LAS VEGAS BOULEVARD

06/2/11

DIAMOND HEAD SIGN CO.

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

June 2, 2011

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

Dear Planning Department:

Please consider this request for approval of three separate sign variance requests located on the same parcel. All three signs are requesting a reduction in the setback standard of 5' from ROW to 0'. In addition, the proposed sign for Hostel Cat is also requesting a reduction in the seperation standard of 100' to 92' from the sign directly to the south, Talk of The Town's sign.

The 3 signs are 1) Talk of the Town, 2) Hostel Cat, and 3) Absolute Ink. Both Hostel Cat and Absolute Ink have applied for DDRC approval in conjunction with this variance application for their respective sign designs. In addition all 3 have applied for an encroachmnet agreement as all 3 do encroach into the ROW.

The parcel has 293' of street frontage along Las Vegas Boulevard, and these requests will allow all three businesses to maintain their existing sign poles and modify the sign faces.

Hostel Cat has applied for DDRC approval of a sign cabinet atop an existing pole located at 1236 S. Las Vegas Blvd. The dimensions of the proposed cabinet is 95" x 80" wide with an overall height of 20', which includes a 15" x 80" LED board. This sign meets the 75% standard of neon and animation for the district.

Absolute Ink has applied for DDRC approval of a sign cabinet conversion to conform to the DDRC policy and guidelines for neon and animation, this sign also will use the existing pole. The cabinet will be 6'x12' with an overall height of 17'. Located at 1232 South Las Vegas Blvd.

We feel these variances from the standard are not substantial, and the benefits of approving this request will allow for new signs that will revitalize the property, give it a newer look, a positive visual impact and conform with the DDRC guidelines of 75% neon and/or animation.

Thank you for your time in this matter,

Sincerely,

John Yurik
Applicant representative

RECEIVED
JUN 27 2011

VAR-41303
REVISED

City of Las Vegas Agenda Item No.: **38.**

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

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

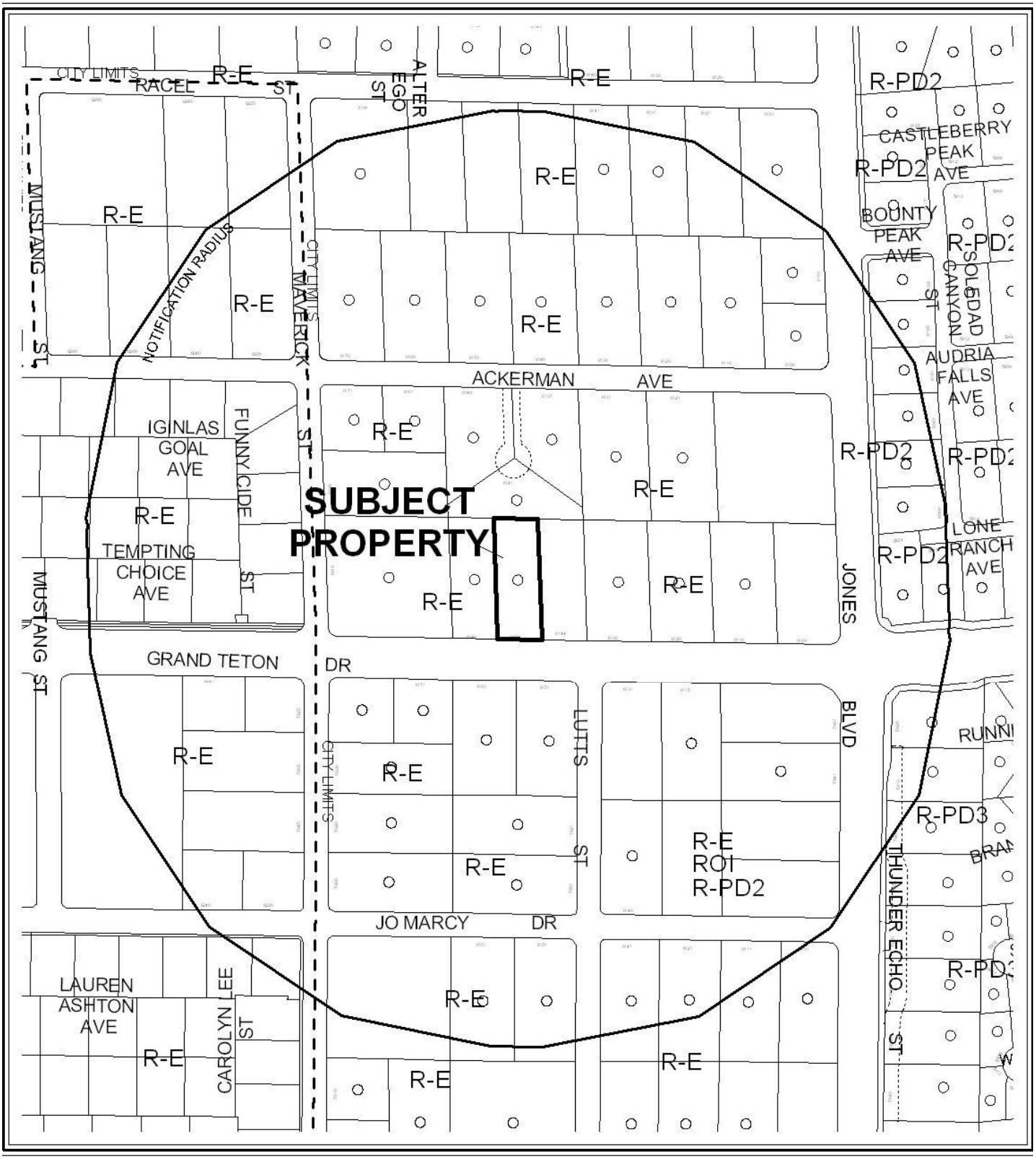
SUBJECT:
VAR-41865 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE AND FRAN REESE - For possible action on a request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) WITH A TOTAL BUILDING AREA OF 2,880 SQUARE FEET WHERE 1,115 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.75 acres at 6150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



CASE: VAR-41865

RADIUS: 1000 FEET

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



CASE: VAR-41865

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DALE AND FRAN REESE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41865	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-41865 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

Public Works

5. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval showing compliance with a temporary permit for an individual sewage disposal system (ISDS or septic tank system), prior to the issuance of any building permits. Alternatively, connect to public sewer and abandon the ISDS according to SNHD regulations.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Variance to allow a proposed 2,880 square-foot Accessory Structure (Class II) on an existing single family residential lot at 6150 Grand Teton Drive where Title 19 requires structures totaling no more than 1,115 square feet. The subject property contains a 2,229 square-foot Single Family Dwelling. Staff recommends denial, as the use does not comply with Title 19 requirements for an Accessory Structure (Class II). The floor area of the proposed accessory structure is greater than 50 percent of the primary dwelling. If this application is denied, the proposed Accessory Structure (Class II) will not be permitted to be located on the property.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/08/09	The Planning Commission approved a request for a Variance (VAR-35742) to allow a proposed 2,880 square-foot Accessory Structure (Class II) where 1,445 square feet is allowed at 6150 Grand Teton Drive. The Department of Planning recommended denial. The Variance expired on 10/08/10.

Most Recent Change of Ownership	
11/18/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/13/93	A building permit (#93186835) was issued for a Single Family Dwelling at 6150 Grand Teton Drive. The permit was finalized on 03/28/94.
03/23/95	A building permit (#95869732) was issued for a Wall at 6150 Grand Teton Drive. The permit was finalized on 04/04/95.

Pre-Application Meeting	
05/16/11	A pre-application meeting was held with the applicant, where the submittal requirements for a Variance for the proposed Accessory Structure (Class II) were discussed. The topics included: • The proposed Accessory Structure (Class II) shall not exceed 50 percent of the floor area of the principal dwelling unit. • The height of the accessory structure shall not exceed the height of the principal dwelling unit.

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

Field Check	
06/06/11	A site visit by staff noted that the subject site is a well maintained single family dwelling. Staff was not able to observe the rear yard where the proposed accessory structure is to be constructed.

Details of Application Request	
Site Area	
Net Acres	0.76

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks (Accessory Structure)			
• Side (West)	3 Feet	6 Feet	Y
• Side (East)	3 Feet	15 Feet	Y
• Rear (North)	3 Feet	6 Feet	Y
• From Principal Dwelling	6 Feet	131 Feet	Y
Size	1,115 SF	2,880 SF	N
Rear Yard Coverage	9,157 SF	2,880 SF	Y
Max. Building Height	16 Feet	13 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Grand Teton Drive	Parkway Arterial	Master Plan of Streets and Highways	100	N*

*Per Master Plan of Streets and Highways, the street width is 120 feet.

ANALYSIS

The subject property is located within the Rural Preservation Overlay District. The proposed development conforms to the requirements of the district. The property is adjacent to an existing Multi-use Equestrian Trail, as required by the Recreation Trails Element of the General Plan. The trail currently exists along Grand Teton Drive as part of the right-of-way construction project.

An Accessory Structure (Class II) is defined by Title 19.18.020 as "an accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an "Accessory Structure (Class I)." The applicant is proposing a 2,880 square-foot detached Class II accessory structure that will be utilized as an automobile garage and workshop. It will be accessed from Grand Teton Drive at the front of the property.

A Variance is required, as the floor area of the proposed Class II accessory structure exceeds 50 percent of the floor area of the principal dwelling. Pursuant to Title 19.06.060, the total area of all accessory structures shall not exceed 50 percent of the principal dwelling, which is 2,880 square feet. The maximum area allowed for the accessory structure is 1,115 square feet.

The proposed accessory structure complies with height and setback requirements and will be aesthetically compatible with the principal dwelling, as required by Title 19. The proposed accessory structure is appropriate for the site, but there is no hardship. In the R-E (Residential Estates) District, an accessory structure is not to exceed 50 percent of the floor area of the principal dwelling unit; therefore, staff recommends denial of the request. If this request is approved, it is subject to conditions.

FINDINGS (VAR-41865)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The proposed accessory structure is appropriate for the site, but there is no hardship. The proposed accessory structure could be reduced in size below 50 percent of the principal dwelling as an alternative, which would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 99

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41865** APN: 125/18/06/012

Name of Property Owner: DALE L. REESE & FRANCES E REESE

Name of Applicant: SAME

Name of Representative: SAME

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Frances E Reese

Print Name: FRANCE E REESE

Subscribed and sworn before me

This 23rd day of May, 20 11

Adriana Carrillo

Notary Public in and for said County and State

ADRIANA CARRILLO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-13-14
Certificate No: 10-2254-1

RECEIVED
MAY 23 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 6150 GRAND TETON DR. L.V. NV. 89131

Project Name REESE RESIDENCE **Proposed Use** _____

Assessor's Parcel #(s) 12511806012 **Ward #** 6

General Plan: existing DR proposed - **Zoning:** existing RE proposed -

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .76 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DALE & FRAN REESE **Contact** _____

Address 6150 GRAND TETON DR **Phone:** 702 340 8762 **Fax:** -

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address RAGGED 1 @ EARTHLINK. NET

APPLICANT DALE & FRAN REESE **Contact** _____

Address 6150 GRAND TETON DR **Phone:** 702-340-8762 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address RAGGED 1 @ EARTHLINK. NET

REPRESENTATIVE SAME **Contact** SAME

Address SAME **Phone:** SAME **Fax:** SAME

City SAME **State** SAME **Zip** SAME

E-mail Address SAME

Property Owner Signature* Frances E. Reese

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name FRANCES E. REESE

Subscribed and sworn before me

This 23rd day of May, 20 11.

Adrianna Carrillo

Notary Public in and for said County and State

State of Nevada

County of Clark

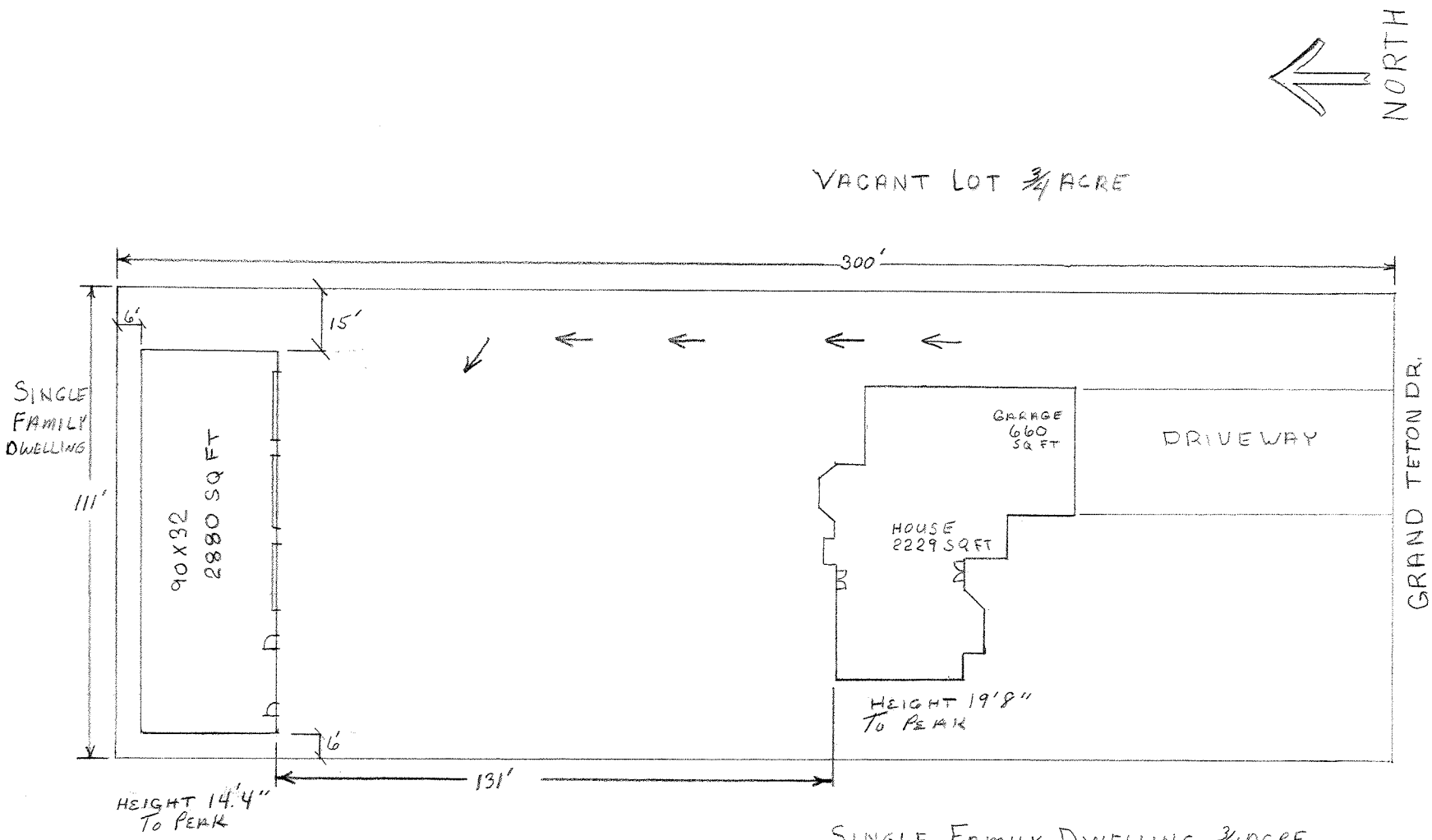
ADRIANA CARRILLO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-13-14
Certificate No: 10-2254-1

FOR DEPARTMENT USE ONLY

Case #	VAR-41865
Meeting Date:	7-12-11
Total Fee:	930.00
Date Accepted:	5-23-11
Accepted By:	JFM

*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 23 2011 PLANNING & DEVELOPMENT



SINGLE FAMILY DWELLING

1/8 INCH = 3 FEET

REESE
6150 GRAND TETON DR 89131

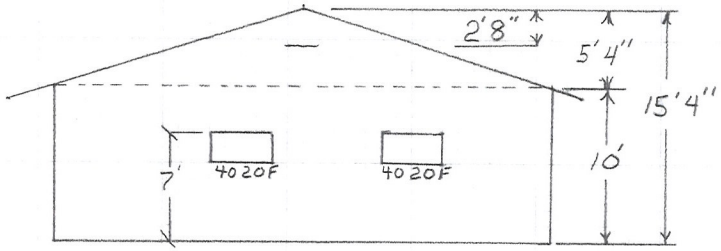
SITE PLAN

RECEIVED
MAY 23 2011

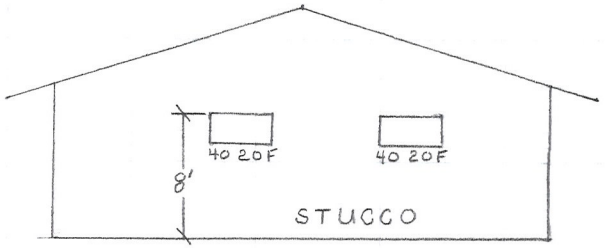
VAR-41865

4 IN 12 ROOF PITCH

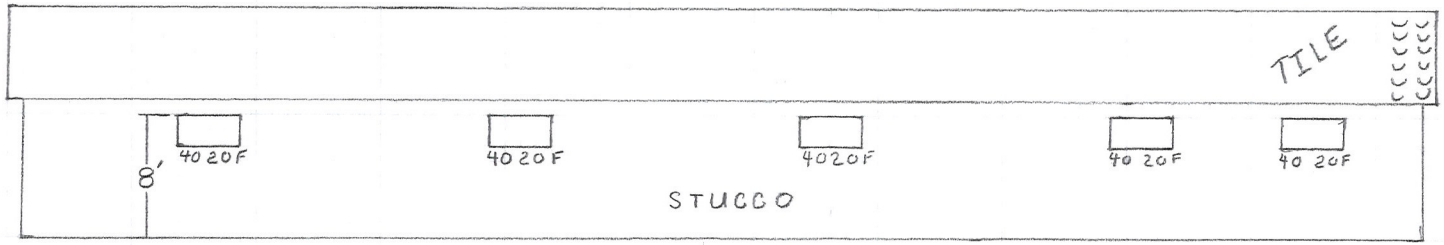
MAIN RESIDENT IS 19'8" HIGH TO PEAK



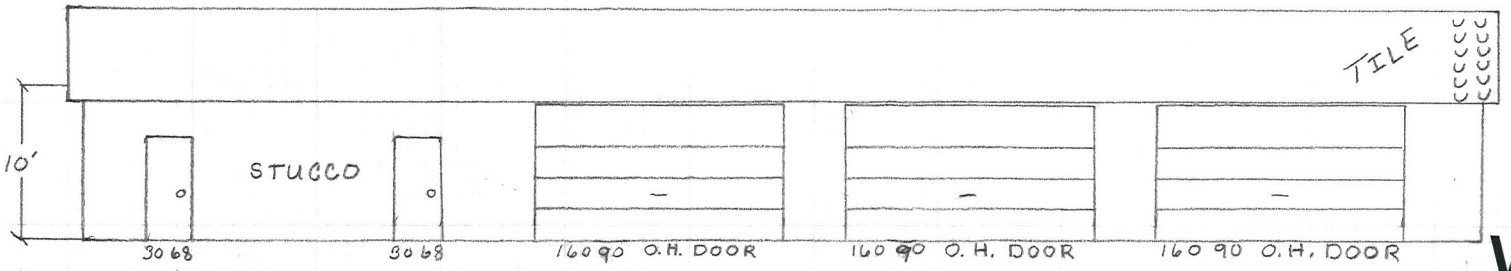
LEFT ELEVATION
(WEST)



RIGHT ELEVATION
(EAST)



REAR ELEVATION (NORTH)



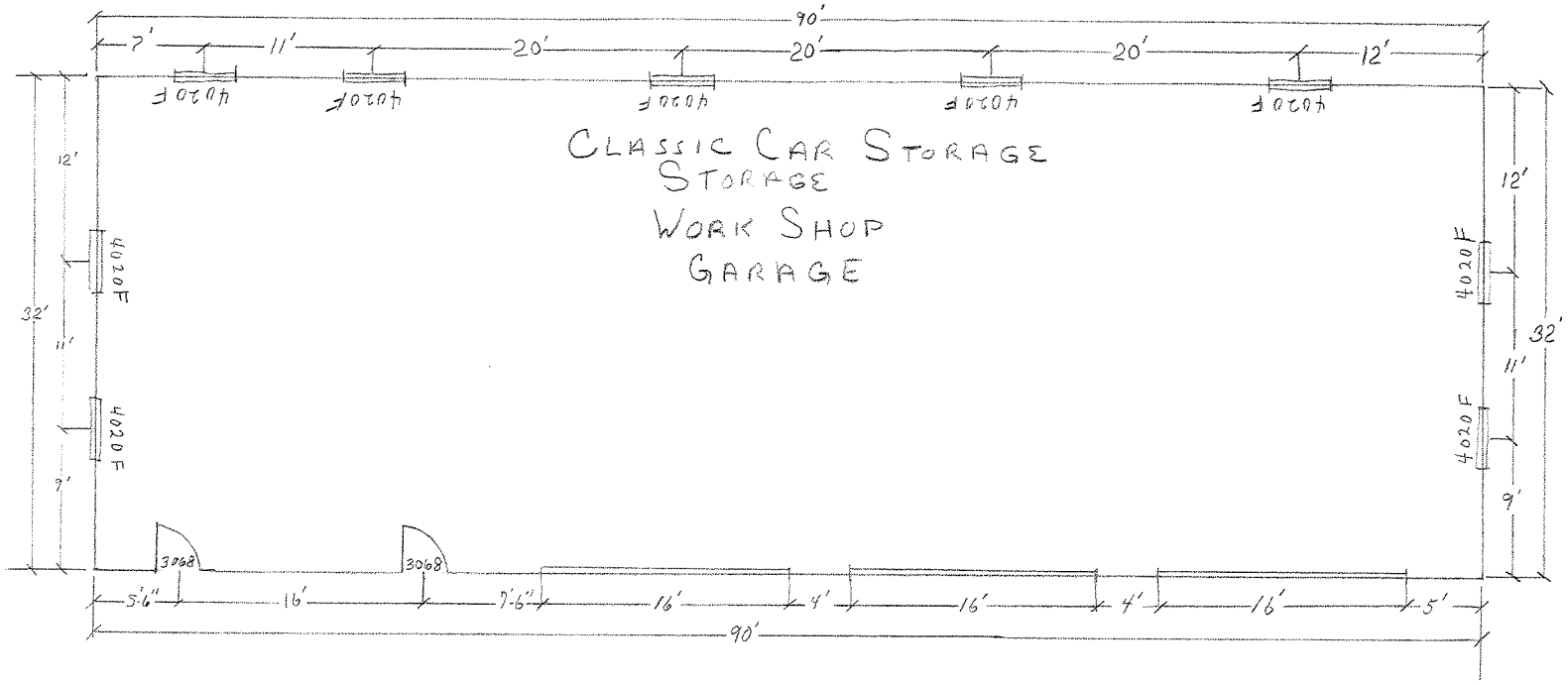
FRONT ELEVATION (SOUTH)

1/8 INCH = 1 FOOT

REESE
6150 GRAND TETON DR 89131

MAY 23 2014

VAR-41865



FLOOR PLAN

1/8 INCH = 1 Foot

2880 SQ. FT.

REESE
6150 GRAND TETON DR 89131

RECEIVED
MAY 23 2011

VAR-41865

RECEIVED
MAY 23 2011



VAR-41865

RECEIVED
MAY 23 2011



VAR-41865



VAR-41865 - APPLICANT/OWNER: DALE AND FRAN REESE
6150 GRAND TETON DRIVE

06/2/11



VAR-41865 - APPLICANT/OWNER: DALE AND FRAN REESE
6150 GRAND TETON DRIVE

06/2/11

Justification Letter

I would like to apply for a size variance for a 32'x90' 2880 sq ft building. The height of the building will be 15'4" to the peak. The main house is a singe story and the height is 19'8" to the peak. The building will not contain a kitchen. It will be located to the rear of the property, 131 feet from the main house, and 6 feet from the properly line. The building will be used for storage of classic cars, a work shop, craft area, plus regular storage. The construction will be 2x6 walls and the exterior will be stucco like the main residence with a tile roof. The main residence is 2229 sq ft living and 660 sq ft garage totaling 2889 sq ft.

We have a semi trailer with tools that can not be used. We have a car trailer with vehicles. We have 4 wheelers and a ranger with no place to put them. We are paying for a storage room off site. We have friends that are storing our snow mobile that could sell their property at any time. I have antique furniture that is deteriorating in the heat. With getting older it is hard to get the holiday decorations out of the attic. We have 4 vehicles to get out of the elements.

RECEIVED
MAY 23 2011

James E. Lees 5-23-11

VAR-41865

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

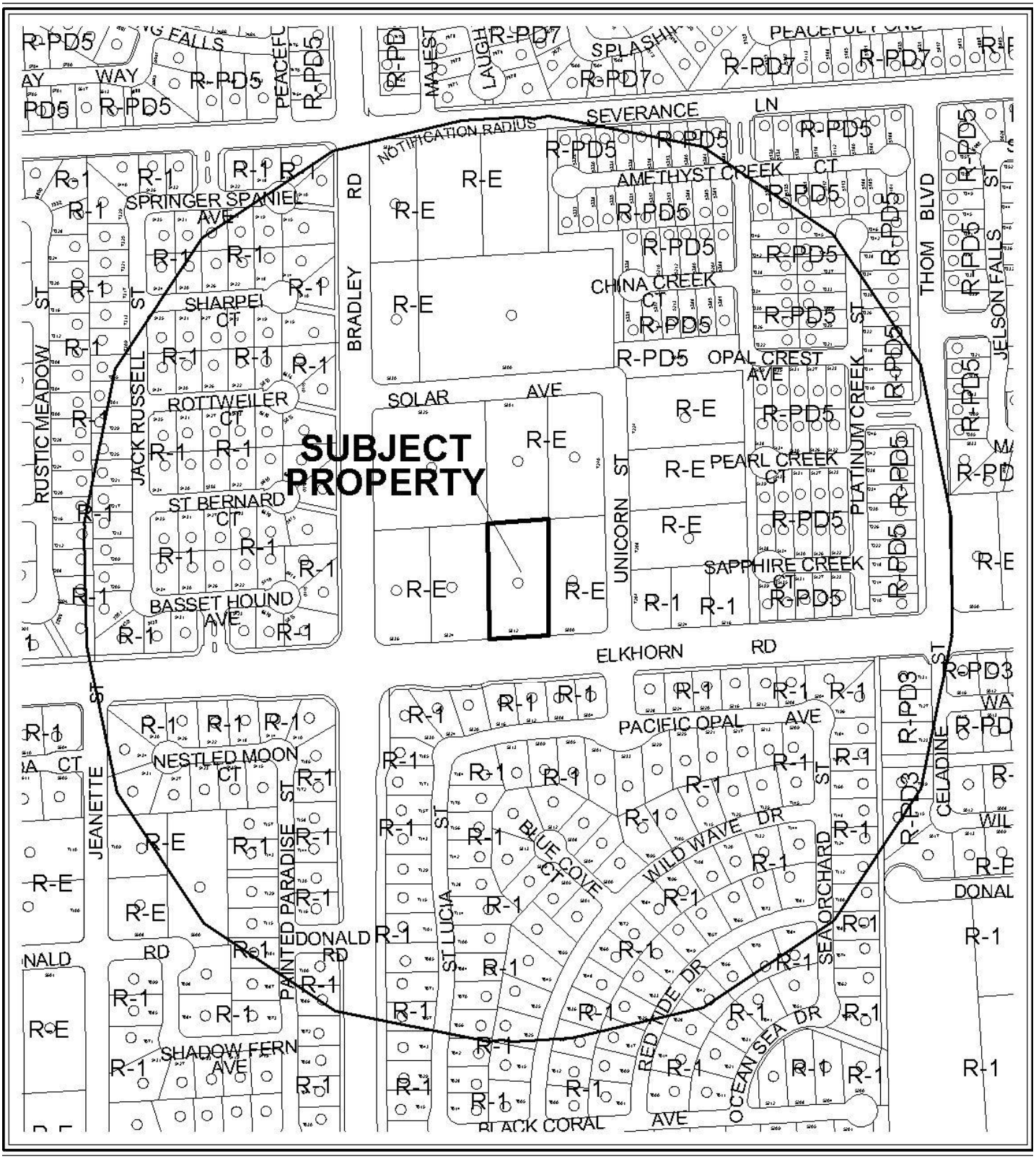
SUBJECT:
VAR-41882 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DONALD E. NEWBY - For possible action on a request for a Variance TO ALLOW A FRONT YARD SETBACK OF 45 FEET WHERE 50 FEET IS REQUIRED FOR AN EXISTING PORCH ON THE MAIN DWELLING AND TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) THAT 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). 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.**	**9**
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
6. Support Letters



0 300 600 Feet

CASE: **VAR-41882**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 300 600 Feet

CASE: VAR-41882

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DONALD E. NEWBY

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41882	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

VAR-41882 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed for all structures on the lot in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval showing compliance with a temporary permit for an individual sewage disposal system (ISDS or septic tank system), prior to the issuance of any building permits. Alternatively, connect to public sewer and abandon the ISDS according to SNHD regulations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting approval of a Variance to address a citation issued by Code Enforcement for setback violations, excessive accessory structure building area and height, as well as accessory structures not aesthetically compatible with the primary residence. This is a property that is located on a primary arterial street and faces the rear of a walled community. There are two setback violations: first, the front porch extends five feet into the required 50-foot front yard setback; second, the newly constructed accessory structure is only four feet from the west side of the primary structure where six feet is required and was installed without building permits. Additional aspects of this request include the height, the materials used and total building area of the newly constructed shade structure. Staff recommends denial, as the applicant has presented no evidence of unique or extraordinary circumstances pursuant to Title 19.16.140 that would justify the request.

ISSUES

- A Code Enforcement case is active on this property for an accessory structure and front porch being installed without obtaining the proper building permits and not adhering to setback requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/30/07	Code Enforcement issued a citation (#53838) for an illegal home business at 5312 Elkhorn Road. The case was closed resolved on 06/28/07.
04/11/11	Code Enforcement issued a citation (#100364) for building without the proper permits at 5312 Elkhorn Road. The case is still active.

Most Recent Change of Ownership	
12/27/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits on file. The house was constructed in 1979.

Pre-Application Meeting	
05/10/11	Staff met with the applicant and reviewed the application requirements for a Variance. Staff advised the applicant to discuss the request with his neighbors and see if they would support his application, as they would be notified of the application.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/02/11	Staff visited the site and found a large carport-like structure on the west side of the property being used to store a recreation vehicle. A porch extended five feet into the front yard setback.

Details of Application Request	
Site Area	
Net Acres	0.98

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A

YK

Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	42,798 SF	Y
Min. Lot Width	100 Feet	148 Feet	Y
Min. Setbacks			
• Front	50 Feet	45 Feet	N
• Side	10 Feet	16 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	211 Feet	Y
Min. Distance Between Buildings	6 Feet	4 Feet	N
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	35 Feet	14 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This request is for a porch addition to the front of the residence, as well as a carport structure for a recreational vehicle and other existing accessory structures for the care of horses on the property. The front porch, which was constructed without first obtaining the required permits, extends five feet into the required 50 foot front yard setback. The applicant states that the space is used to host his neighbors and to watch the neighborhood for any suspicious activity. The porch roof is of metal construction and does not match the existing shingle roof of the residence.

The applicant has several horses and the rear of the property is used to support them, with a large corral area, horse stables, and three accessory structures used to store feed and equipment. The applicant states that he recently purchased a large recreational vehicle and needs a facility to protect it from the elements. A large metal carport structure was erected without first obtaining permits in the side yard on the west side of the residence, and is not aesthetically compatible as the main residence is finished in stucco. The structure is 14 feet in height and exceeds the height of the residence by 3.5 feet. It is also located only four feet from the residence where six feet is required. With the addition of the structure, the total building area of all the accessory structures is 1,596 square feet greater than Title 19 allows. Properties that are zoned R-E (Residential Estates) are usually larger properties that may accommodate horses or other animals. The requirements for care of the animals often dictates that accessory structures exceeding the

maximum allowances of Title 19 be provided for shelter, feed and other equipment storage.

However, the accessory structure is intended to provide shade for an RV, is located where it can be clearly seen from the public right-of-way, and is not compatible with the surrounding development. In addition, the applicant has presented no evidence of unique or extraordinary circumstances pursuant to Title 19.16.140 that would justify the request

FINDINGS (VAR-41882)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, and a self-imposed hardship has been created by constructing the porch and accessory structure without first obtaining the required entitlements and building permits. Alternative design of the structure would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 316

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41882** APN: _____

Name of Property Owner: DONALD E. NEWBY

Name of Applicant: DONALD E. NEWBY

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: DONALD E. NEWBY

Subscribed and sworn before me

This 18 day of MAY, 20 11

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
THOMAS C. ENGLUND
No: 00-39982-1
My Appointment Expires April 8, 2012

RECEIVED
MAY 24 2011

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DONALD E. NEWBY

Project Address (Location) 5312 ELKHORN RD.

Project Name N/A **Proposed Use**

Assessor's Parcel #(s) 125-13-802-006 **Ward #** 6

General Plan: existing X proposed **Zoning:** existing proposed

Commercial Square Footage N/A **Floor Area Ratio**

Gross Acres .98 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER DONALD E. NEWBY **Contact** DONALD E. NEWBY

Address 5312 ELKHORN RD **Phone:** 374-4201 **Fax:** -0-

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address gohuntbirds@YAHOO.COM

APPLICANT SAME AS ABOVE **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

Property Owner Signature* Donald E. Newby

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name DONALD E. NEWBY

Subscribed and sworn before me

This 16 day of MAY, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
THOMAS C. ENGLUND
No: 00-39982-1
My Appointment Expires April 8, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-41882
Meeting Date:	7/12/11 PC
Total Fee:	$830
Date Accepted:	5-24-11
Accepted By:	

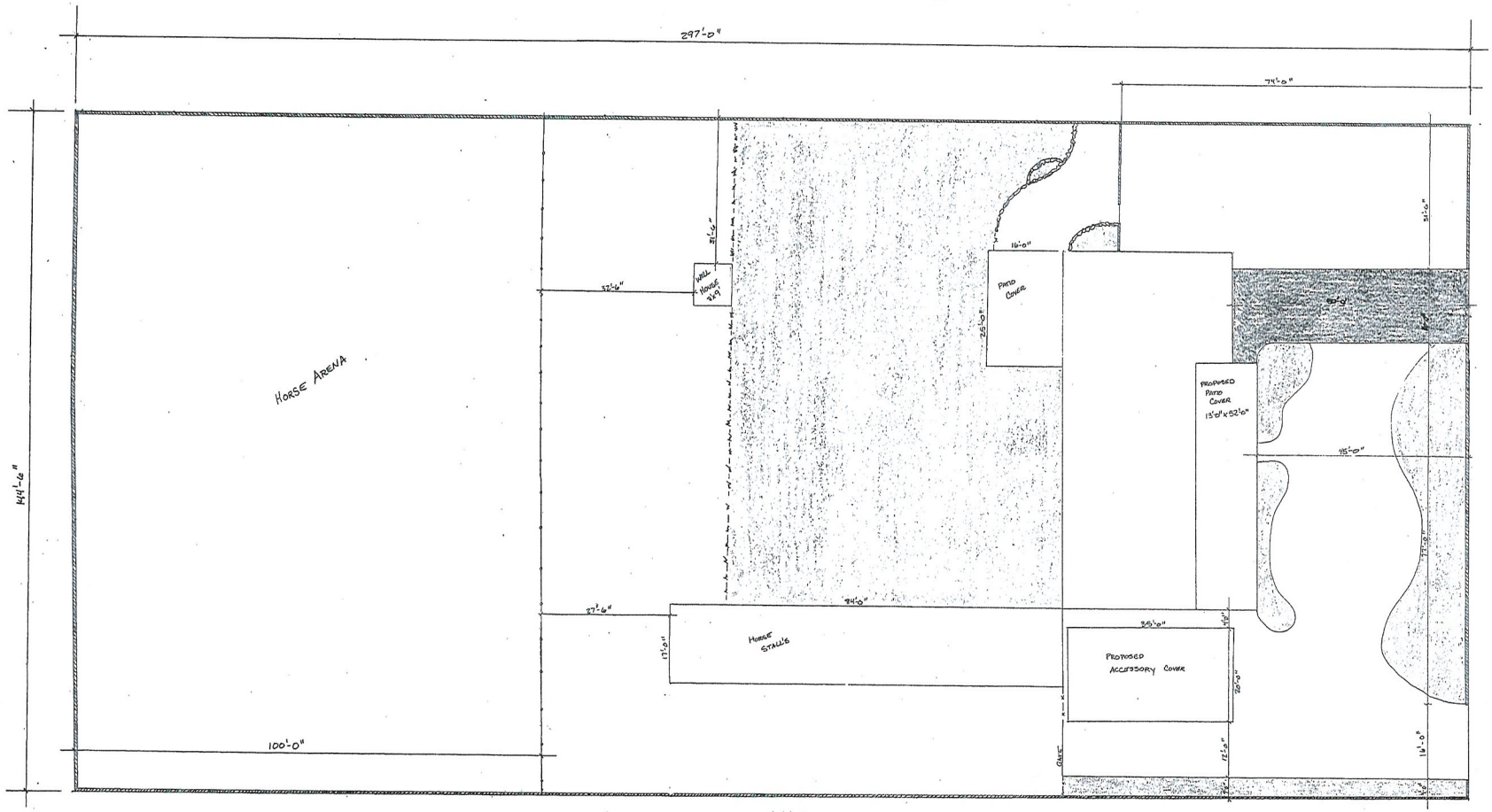
RECEIVED
MAY 24 2011

*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.

R-E

R-E

R-E



SITE PLAN

SCALE - 1/16" = 1'-0" | PARCEL # 128-13-902-0016

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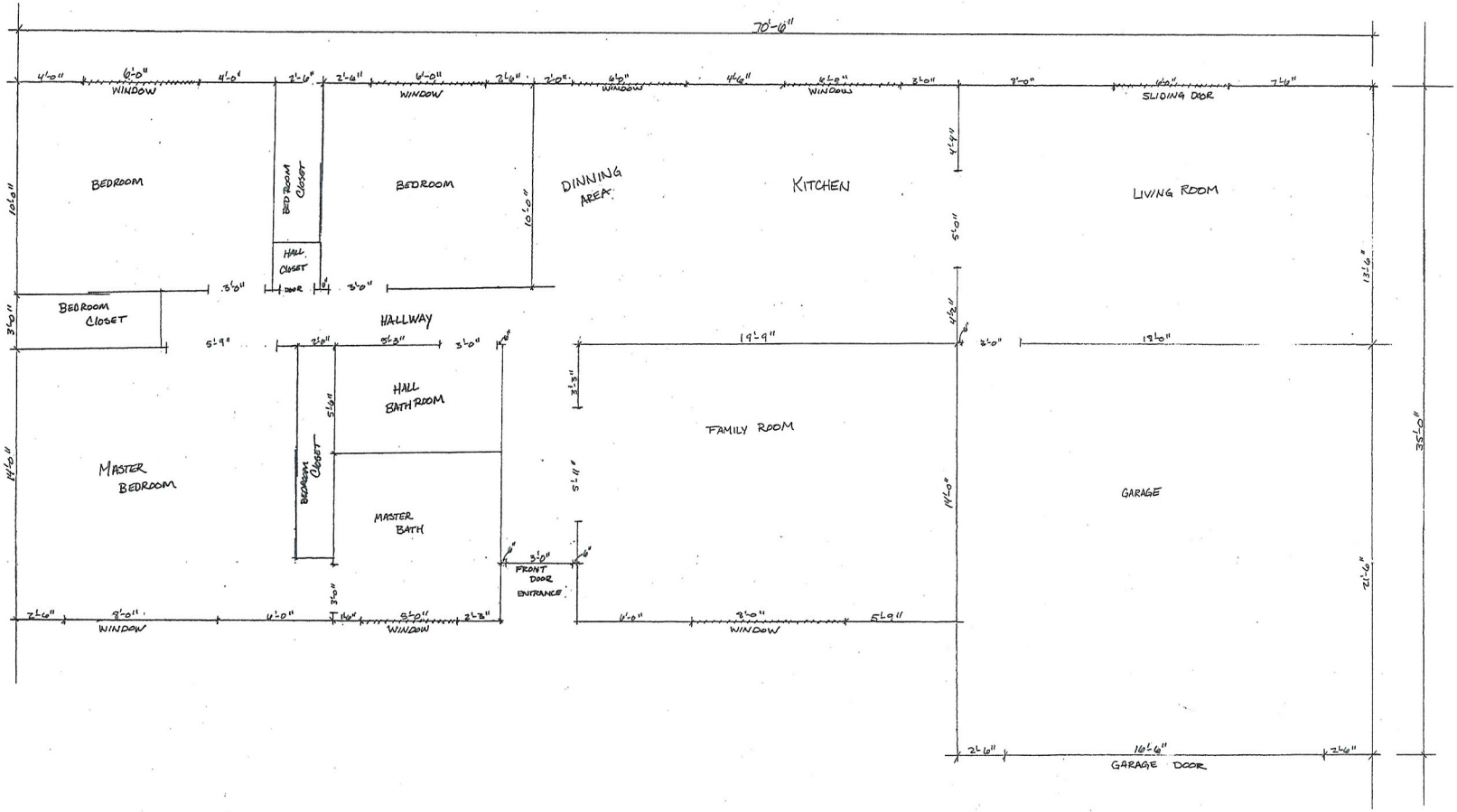
VAR-41882



FLOOR PLAN

SCALE - 3/8" = 1'-0"

N

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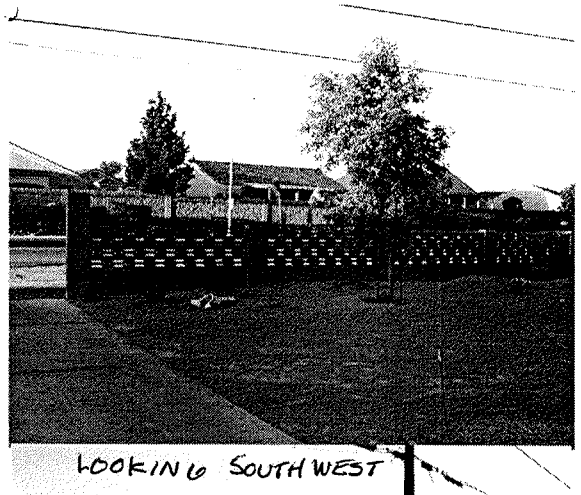
VAR-41882



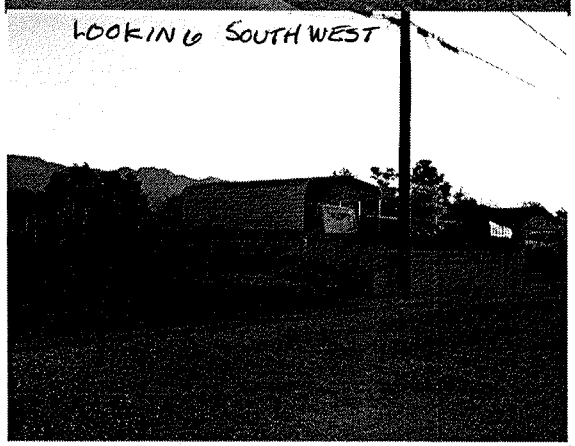
LOOKING WEST



LOOKING SOUTH WEST



LOOKING SOUTH EAST



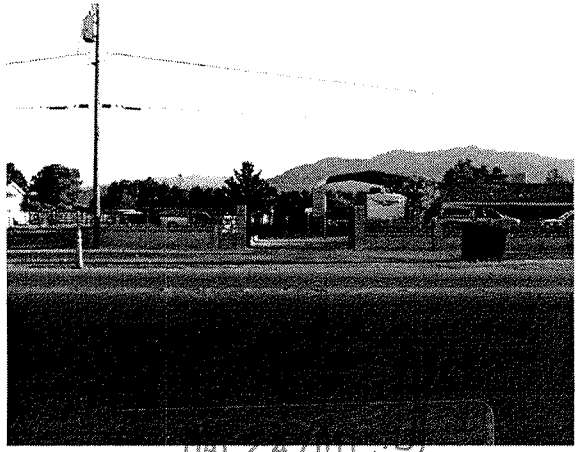
LOOKING NORTH EAST



LOOKING NORTH

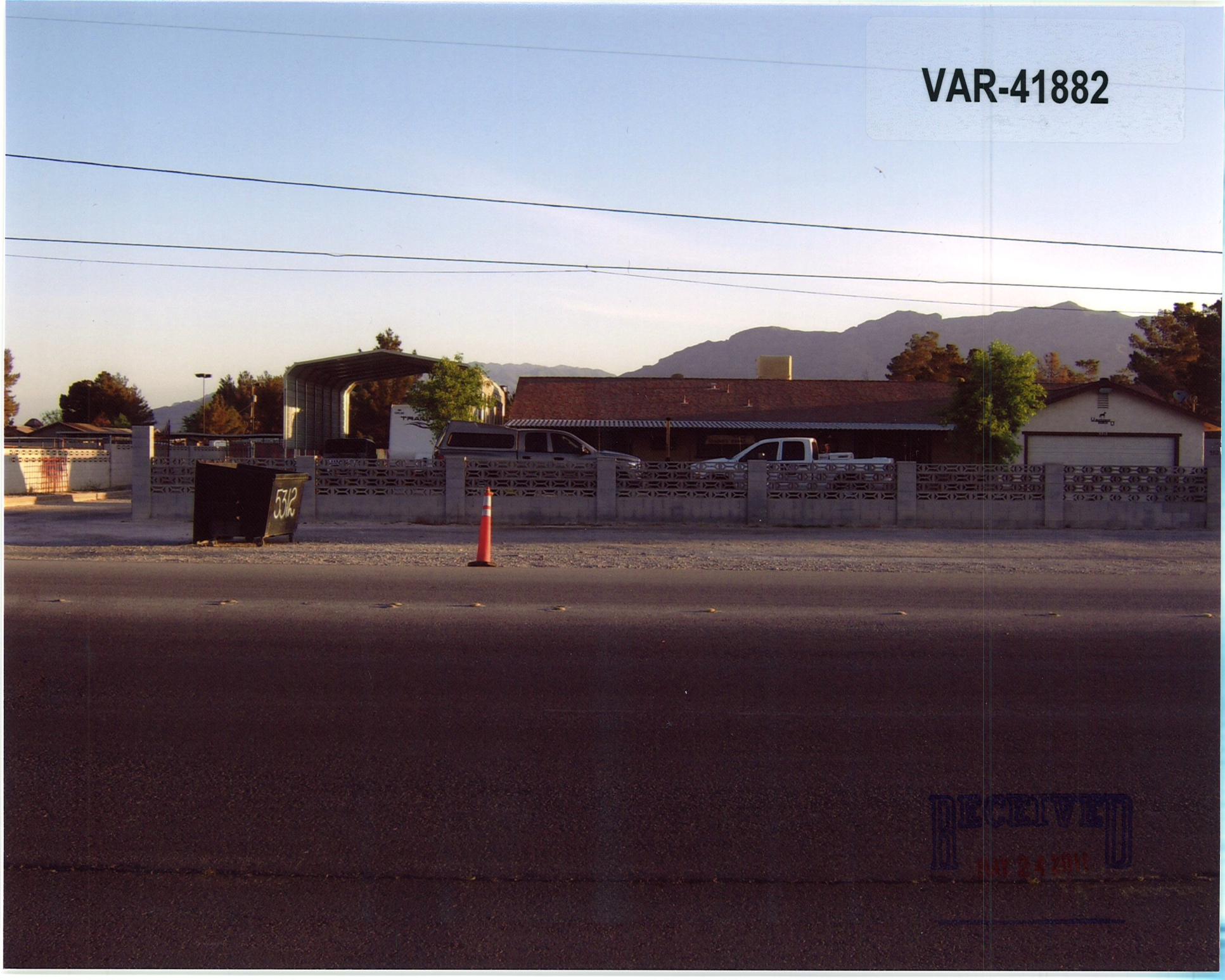


LOOKING NORTH WEST



LOOKING NORTH

VAR-41882


VAR-41882
5312
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JUL 24 2018

VAR-41882




VAR-41882
SUMMER RANGE
Making Our Foundation a Part of Yours
RECEIVED
NOV 24 2014



VAR-41882 - APPLICANT/OWNER: DONALD E. NEWBY
5312 ELKHORN ROAD

06/2/11



VAR-41882 - APPLICANT/OWNER: DONALD E. NEWBY
5312 ELKHORN ROAD

06/2/11

May 20, 2011

The City of Las Vegas
Planning and Building Safety

Re: 5312 Elkhorn Road, Las Vegas, NV 89131

Dear Sirs:

I am writing this letter to provide you with information regarding a Citation I received from the Code Enforcement with regard to the above-referenced address. I have addressed your concerns as follows:

1. **Height of Shade Structure (on west side of house)**. The camping trailer I purchased is almost the same height as our house. With such a financial investment of that size, we wanted only to protect it from the elements as we all know how damaging the sun can be here in the Valley. In order to provide the shade we needed and still have the ability to park. The shade structure is slightly higher than the house but lower than the swamp cooler (which technically is the highest point of the house).

2. **Shade Structure; Off-set from House**. I was not aware of the set-back requirements. Attached are pictures showing the shade structure. It was our intent to be able to also park my personal truck for the protection as well. From the side of the house I have gone 4'0" (City requires 6'0") and then 20'0", allowing for access for hay delivery for the horses as well as being able to allow access to our well and other miscellaneous items.

3. **Material of Shade Structure**. The shade structure is composed of steel posts with an enhanced aluminum cover. This was the most economical way to protect our trailer from the elements, although still costly. We personally feel that the structure is aesthetically pleasing and adds significant value to our property. As with many of our neighbors, we bought this house for the land/acreage it provided for us to maintain our horses and keep our trailer on-site (our property) with us.

4. **Patio Cover Set-Back**. As you can see from both the hand sketch and pictures, I built the patio cover 5'0" past the edge of the house to provide as much shade as possible and covering the walk to the front door. My family and I enjoy spending time outside and the front patio provides a great gathering place for us. We are also able to see what is happening in our area as well as spend time together as a family.

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MAY 24 2011
VAR-41882

Please note that I have provided pictures of the house just east of us as well as a couple of others within walking distance on Elkhorn Road, only to show that we feel as though we have been singled out due to the other various violations.

We are asking the City to reconsider it's position. My wife and I want only to provide a house that our family and friends can enjoy as much as we do. We look forward to working with the City to resolve this Citation and be in compliance.

Please contact me should you need any further documentation or pictures.

Sincerely,

Don Newby

DN/hds
Encls. a/s

RECEIVED
MAY 24 2011
VAR-41882

I BRENT CONRAD am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5336 ELKHORN
LAS VEGAS, NV

(Owner) Signature _____ Date 5/17/11

(Print Name) BRENT CONRAD

RECEIVED
MAY 24 2011
VAR-41882
A

I Brandon Conrad am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5325 Solar Ave.
Las Vegas, NV 89131

(Owner) Signature _____ Date 5 / 17 / 11

(Print Name) Brandon Conrad

RECEIVED
MAY 24 2011
VAR-41882
A

I Sharon M. Carder am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5324 Elkhorn Rd.
LV, NV. 89131

(Owner)
Signature Sharon M. Carder Date 5/17/11

(Print Name) SHARON M. CARDER

RECEIVED
MAY 24 2011

VAR-41882
A

I Scott Fulde am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5304 Pacific opal Ave
Las Vegas NV 89131

(Owner) Signature _____ Date 5/17/2011

(Print Name) Scott Fulde

RECEIVED
MAY 24 2011

VAR-41882
A

I Barbara Solomon am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5308 Pacific Opal Ave
Las Vegas, NV

(Owner)
Signature Barbara Solomon Date 05/17/11

(Print Name) Barbara Solomon

VAR-41882
A

RECEIVED
MAY 24 2011

I Marlon D. Gell am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5316 Pacific Coast
L.V. NV. 89131

(Owner) Signature Marlon Gell Date ___/___/___

(Print Name) MARLON

RECEIVED
MAY 24 2011

VAR-41882
A

I Jorge M Torres am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 7240 Unicorn St
Las Vegas

(Owner)
Signature _____ Date 5/17/11

(Print Name) Jorge M Torres

VAR-41882
A

RECEIVED
MAY 24 2011

I Thomas E Rose am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5301 Solar Ave

(Owner) Signature Thomas Date 5/17/11

(Print Name) THOMAS E ROSE

RECEIVED
MAY 24 2011

VAR-41882
A

I Richards LTd. am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5300 W. Elkhorn
Las Vegas, NV. 89131

(Owner)
Signature Kim Vargas Date 5/18/11

(Print Name) Kim Vargas
OFFICE MANAGER - Richards Ltd.

RECEIVED
MAY 24 2011

VAR-41882
A

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

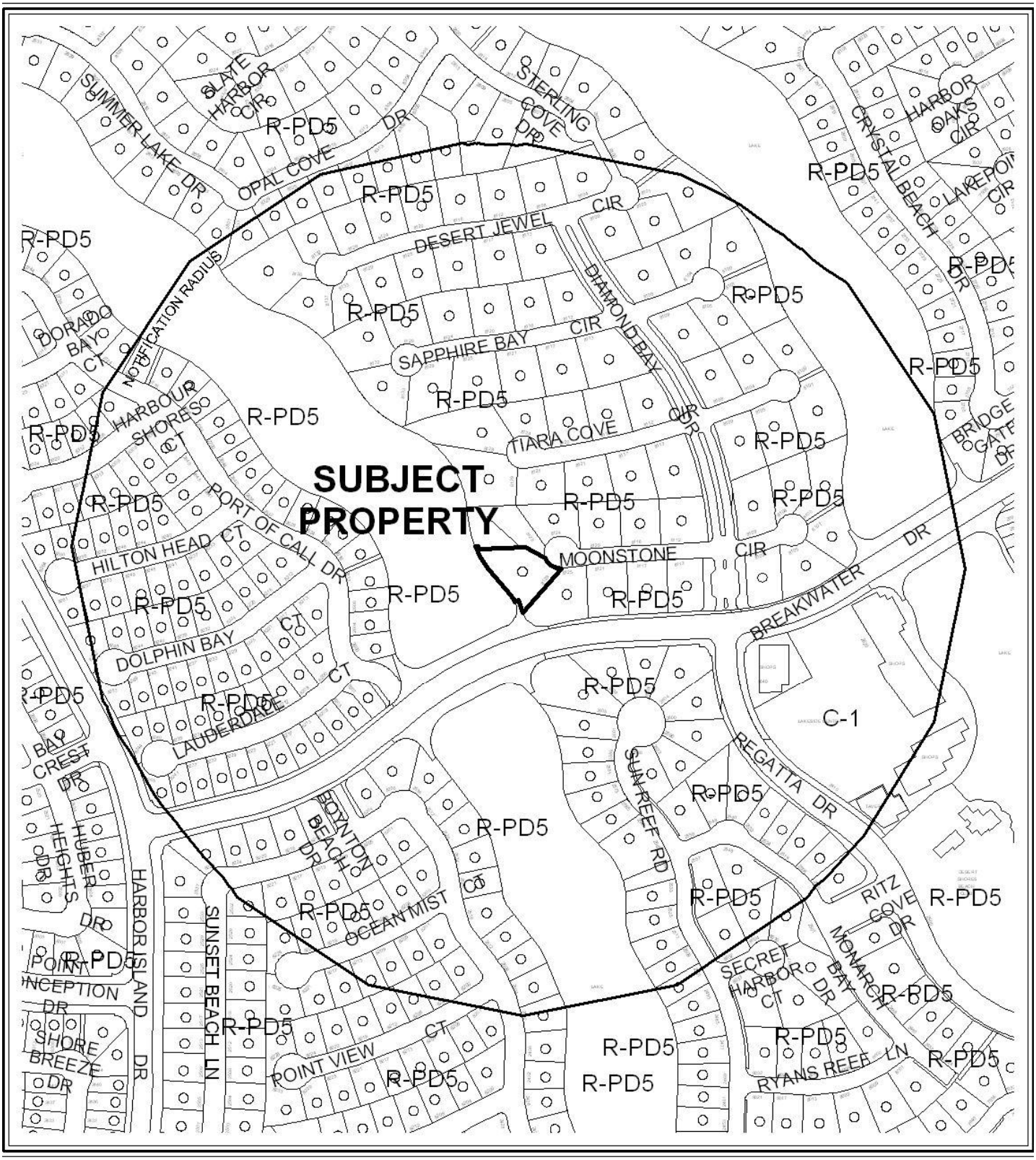
SUBJECT:
VAR-41899 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SANCHEZ FAMILY TRUST, ET AL - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED 1,150 SQUARE-FOOT, ONE-STORY ADDITION on 0.40 acres at 8129 Moonstone Circle (APN 138-16-312-058), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Anthony). 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.

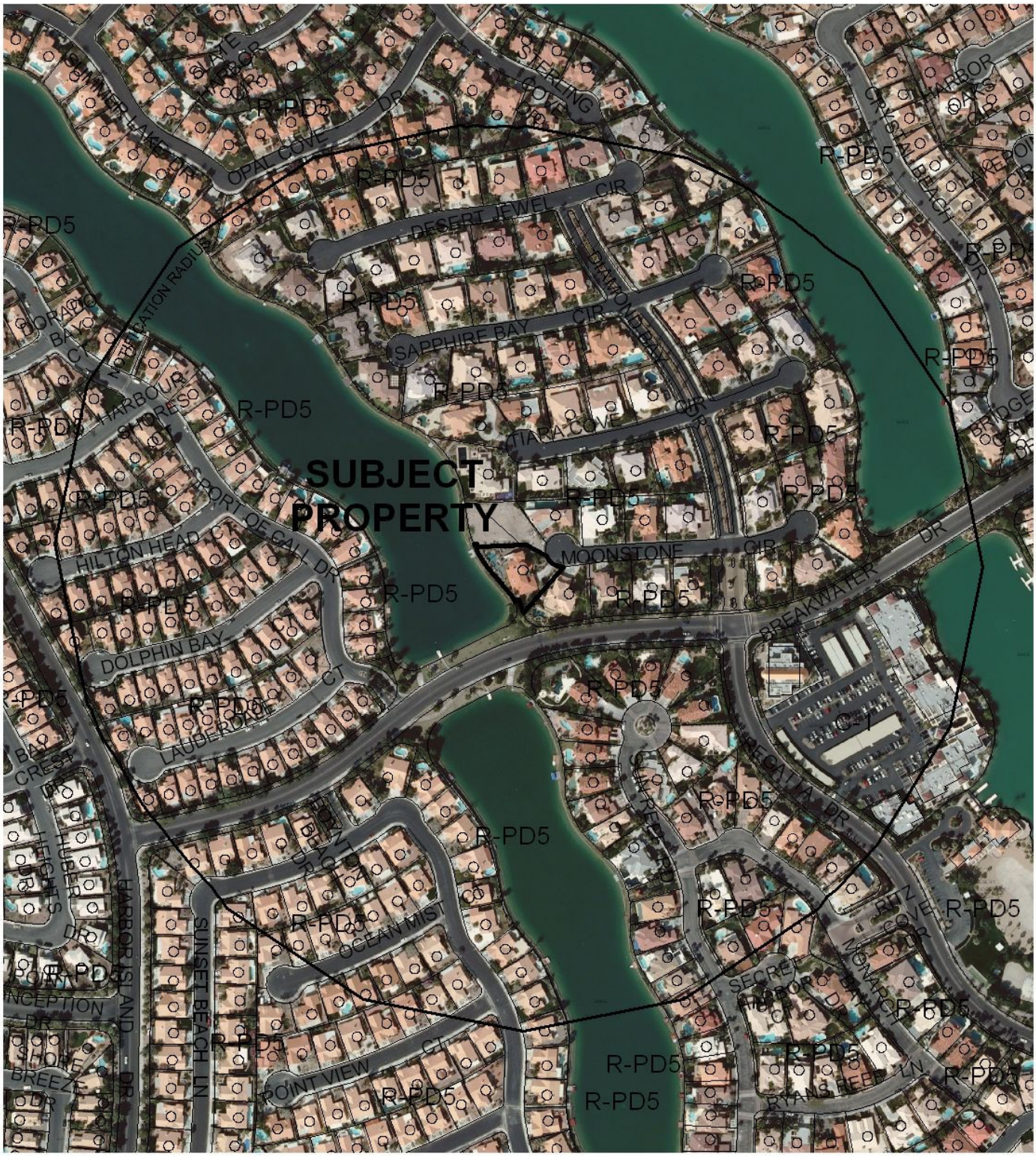
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Desert Shores Community Association Contingent Approval Letter
7. Support Letter



CASE: VAR-41899

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD (RESIDENTIAL PLANNED DEVELOPMENT)



CASE: VAR-41899

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD (RESIDENTIAL PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SANCHEZ FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41899	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-41899 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning and Site Development Plan Review (Z-0043-87).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Staff Report Page One
July 12, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 1,150 square-foot addition to an existing 3,980 square-foot residence located at 8129 Moonstone Circle. This is a single-family residence in an R-PD5 (Residential Planned Development – 5 Dwelling Units per Acre) zoning district, within the Desert Shores Master Planned community. The applicant has indicated that due to the irregular shape of the lot, it is unable to fully utilize the entire lot without encroaching into the required five-foot side yard setback. The submitted floor plan depicts a 565 square-foot single story addition to include a home theater, with a video library and snack bar. The remaining 585 square feet will be a basement.

As no evidence of a hardship has been presented to justify the requested variance, staff recommends denial of this Variance. If this application is denied, the 1,150 square-foot addition cannot be constructed.

ISSUES

- A Variance is required, as the proposed addition does not meet the Desert Shores minimum side yard setback of five feet. The applicant is requesting three feet.
- A notice of contingent approval letter was received from the Desert Shores Community Association dated 06/09/11.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/03/87	The City Council approved a request for Rezoning (Z-0043-87) from N-U (Non-Urban) under Resolution of Intent to R-PD5 (Residential Planned Development) and C-1 (Limited Commercial) on property generally located west of Buffalo Drive between Lake Mead Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval.
02/03/88	The City Council approved a request [Z-0043-84(a)] for the proposed Desert Shores design guidelines. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/19/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/26/93	A building permit (93195674) was issued for a 3,980 square-foot single family residence at 8129 Moonstone Circle. The permit was finaled on 06/15/95.
01/16/96	A building permit (96000880) was issued for a swimming pool at 8129 Moonstone Circle. The permit was finaled on 10/11/96.

Pre-Application Meeting
A pre-application meeting was held with the applicant where the submittal requirements for a Variance were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/06/11	During a field inspection the subject site could not be accessed, as it is in a gated community. Photos taken of the back yard indicate a well maintained single family residence.

Details of Application Request	
Site Area	
Net Acres	0.40

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Dwelling Units per Acre)
North	Single Family, Detached	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Dwelling Units per Acre)
South	Single Family, Detached	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Dwelling Units per Acre)
East	Single Family, Detached	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Dwelling Units per Acre)
West	Desert Shore Lake	PR-OS (Parks/Recreation/Open	R-PD5 (Residential Planned Development – 5

		Space)	Dwelling Units per Acre)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Desert Shores	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Z-0043-87, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front (Garage)	16 Feet	44 Feet	Y
• Side (South)	5 Feet	3 Feet	N
• Side (North)	5 Feet	13 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Building Height	28.5 Feet	11 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Moonstone Circle	N/A	N/A	40	N/A

ANALYSIS

The requested variance is to allow a 1,150 square-foot single story addition to an existing 3,980 square-foot single family residence with a three-foot side yard setback, where five feet is required. This is a 40 percent deviation from the required minimum side yard setback of five feet, which is self imposed. As neither the applicant nor the Desert Shores Community Association has provided compelling evidence of a unique or extraordinary circumstance related to the lot, staff recommends denial of the request. The proposed addition could be redesigned to meet all Title 19.06 and Desert Shores Community Association requirements.

FINDINGS (VAR-41899)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an addition that does not meet the Title 19.06 and Desert Shores Community Association requirements. Alternative design or relocation of the room addition would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 247

APPROVALS 1

PROTESTS 0

JG

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41899** APN: 138-16-312-058

Name of Property Owner: Ramon and Margaret Sanchez

Name of Applicant: Ramon and Margaret Sanchez

Name of Representative: Amy Finchem, RD

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: Margaret Sanchez

Print Name: Margaret Sanchez

Subscribed and sworn before me

This 24 day of May, 2011

Jeanne E. P. Becker

Notary Public in and for said County and State

JEANNE E P. BECKER
Notary Public State of Nevada
No. 02 78265-
My appt. exp. Aug. 30, 2014

RECEIVED
MAY 25 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to allow a 3-foot side yard setback where 5-feet is required

Project Address (Location) 8129 Moonstone Circle, Las Vegas, NV 89128

Project Name Sanchez Residence Addition **Proposed Use** Single Family

Assessor's Parcel #(s) 138-16-312-058 **Ward #** 4 - Anthony

General Plan: existing L proposed L **Zoning:** existing R-PD5 proposed R-PD5

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .4 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Ramon and Margaret Sanchez **Contact** Margaret Sanchez

Address 8129 Moonstone Circle **Phone:** (702) 242-5663 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address margsanchez53@gmail.com

APPLICANT Ramon and Margaret Sanchez **Contact** Margaret Sanchez

Address 8129 Moonstone Circle **Phone:** (702) 242-5663 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address margsanchez53@gmail.com

REPRESENTATIVE Amy Finchem, RD **Contact** Amy Finchem

Address 6315 Dan Blocker, #101 **Phone:** (702) 845-0831 **Fax:** _____

City Henderson **State** NV **Zip** 89011

E-mail Address amyf@afinchemconsulting.com

Property Owner Signature* Margaret Sanchez

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Margaret Sanchez

Subscribed and sworn before me

This 24 day of May, 20 11.

Jeanne E. P. Becker

Notary Public in and for said County and State

JEANNE E. P. BECKER
Notary Public State of Nevada
No. 02 78265-
My appt. exp. Aug. 30, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-41899
Meeting Date:	7/12/11 PC
Total Fee:	$830.00
Date Received:*	5-25-11
Received By:	

RECEIVED
MAY 25 2011

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

CODE ANALYSIS

APN: 138-16-312-058

ZONING DESIGNATION: RPD-5

LAND USE CLASSIFICATION: L - LOW DENSITY RESIDENTIAL

OCCUPANCY CLASSIFICATION: GROUP R-3 | SINGLE FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION:
- EXISTING RESIDENCE: TYPE V-B
- NEW ADDITION AND REMODEL: TYPE V-B

BUILDING HEIGHT:
- EXISTING: 30'-0" A.F.F. MAX.
- NEW ADDITION: 12'-6" A.F.F. MAX.

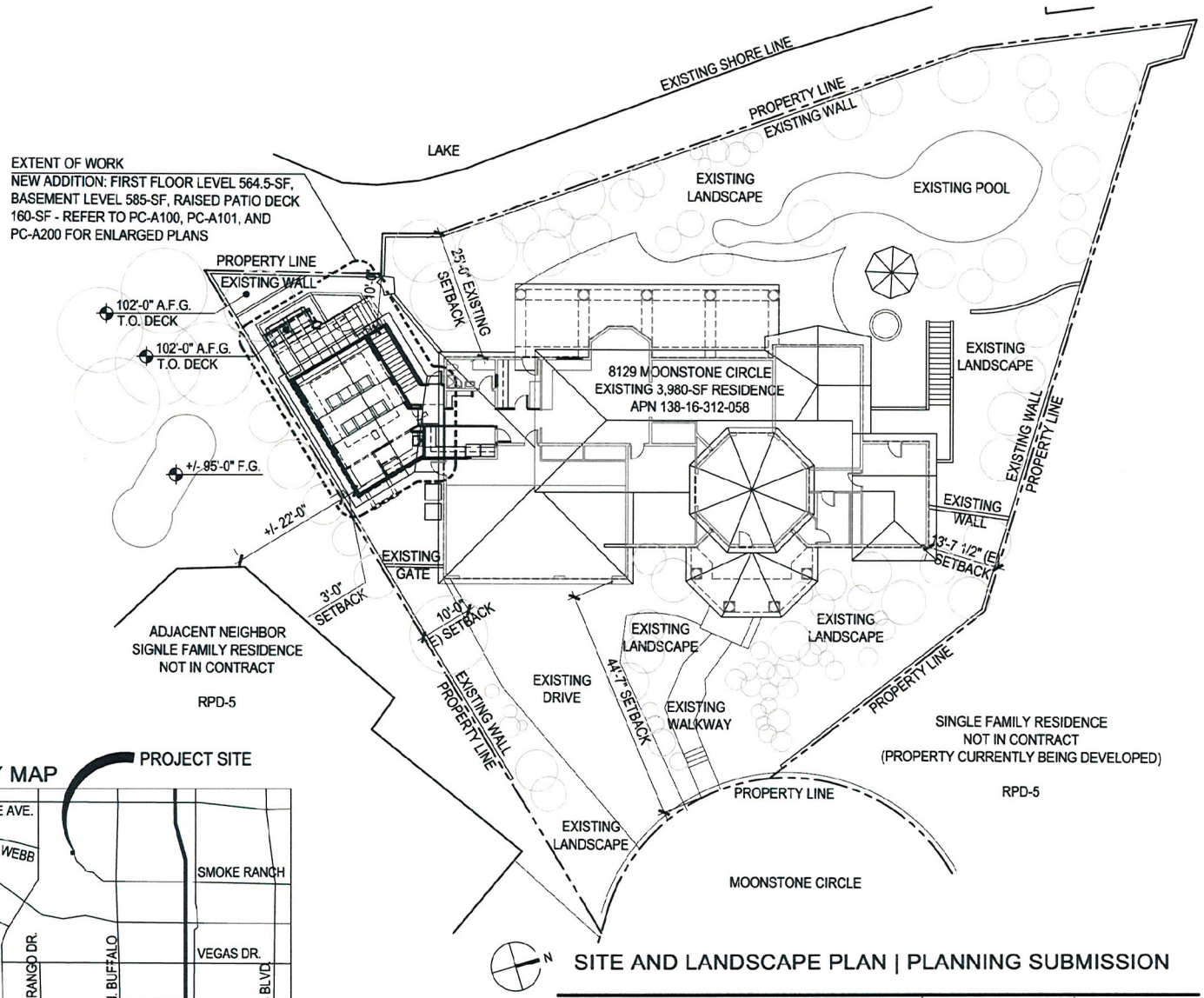
BUILDING STORIES:
- EXISTING: 2
- NEW ADDITION: 1 ABOVE GROUND, 1 BELOW GROUND

LOT AREA: 0.4-ACRES

BUILDING AREA:
- EXISTING: 3,980-SF
- NEW ADDITION:
  - 1ST LEVEL: 564.5-SF
  - BASEMENT LEVEL: 585.0-SF
  - 1,149.5-SF
- PATIO DECK: 160-SF

SETBACKS:

EXISTING:	NORTH SIDE	13'-7 1/2"
	SOUTH SIDE	10'-0"
	REAR	25'-0"
	FRONT	44'-0"
NEW:	NORTH SIDE	13'-7 1/2"
	SOUTH SIDE	3'-0"
	REAR	10'-0"
	FRONT	44'-0"



VICINITY MAP

SITE AND LANDSCAPE PLAN | PLANNING SUBMISSION

SANCHEZ RESIDENCE ADDITION
8129 MOONSTONE CIR
LAS VEGAS, NEVADA 89128

SCALE	1" = 20'
DATE ISSUED	05.26.11
PROJECT NO.	11-006.00

PC-A001 OF

amy • finchem
residential designer
phone 702.845.0831
amyf@afinchemconsulting.com

RECEIVED
MAY 25 2011
VAR-41899

CODE ANALYSIS

APN: 138-16-312-058

ZONING DESIGNATION: RPD-5

LAND USE CLASSIFICATION: L - LOW DENSITY RESIDENTIAL

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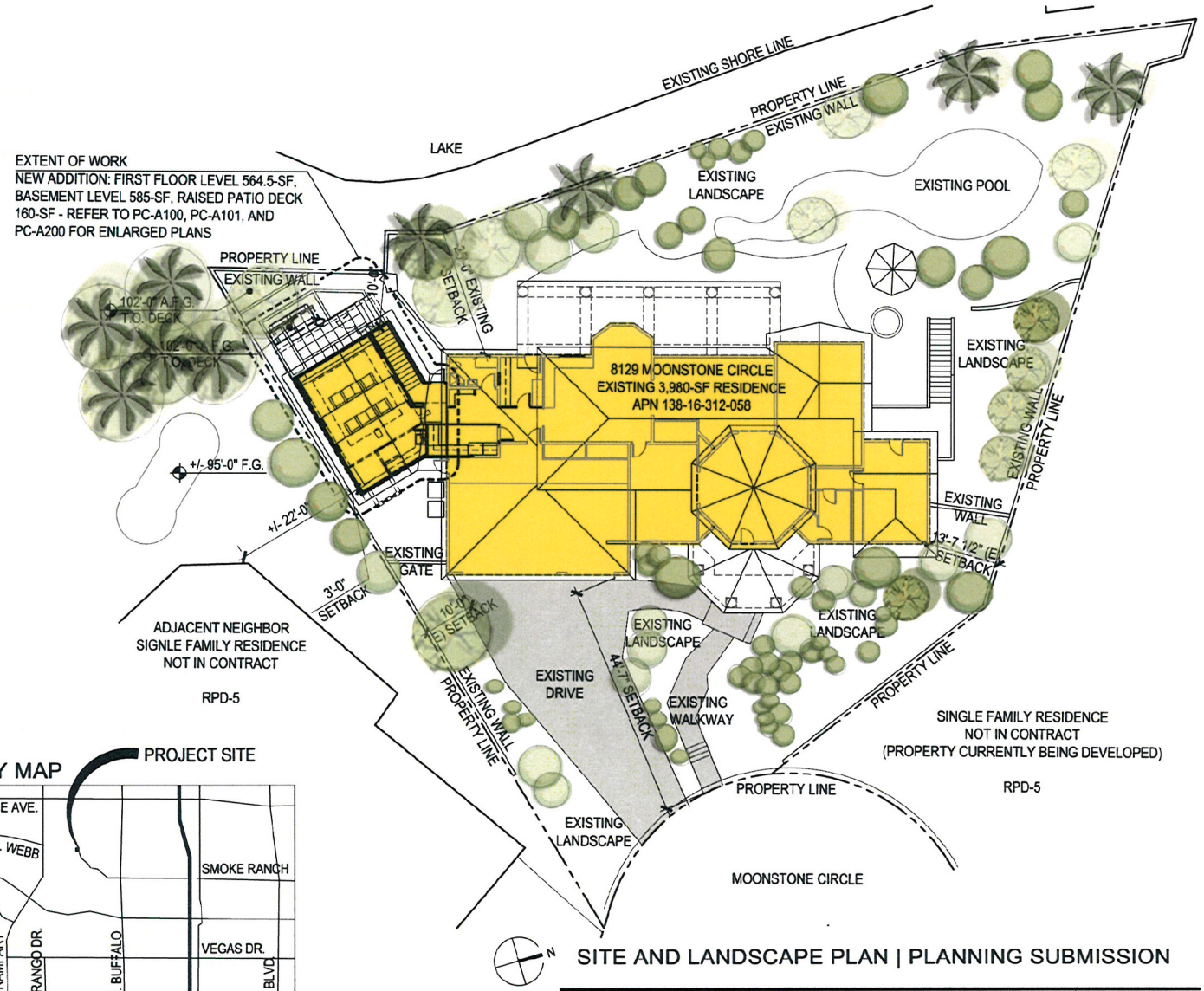
SETBACKS:

EXISTING:	NORTH SIDE	13'-7 1/2"
	SOUTH SIDE	10'-0"
	REAR	25'-0"
	FRONT	44'-0"
NEW:	NORTH SIDE	13'-7 1/2"
	SOUTH SIDE	3'-0"
	REAR	10'-0"
	FRONT	44'-0"



VICINITY MAP

SITE AND LANDSCAPE PLAN | PLANNING SUBMISSION

SANCHEZ RESIDENCE ADDITION
8129 MOONSTONE CIR
LAS VEGAS, NEVADA 89128

SCALE	1" = 20'
DATE ISSUED	05.26.11
PROJECT NO.	11-106-00

PC-A001 OF

amy • finchem
residential designer
phone 702.845.0831
amyf@afinchemconsulting.com

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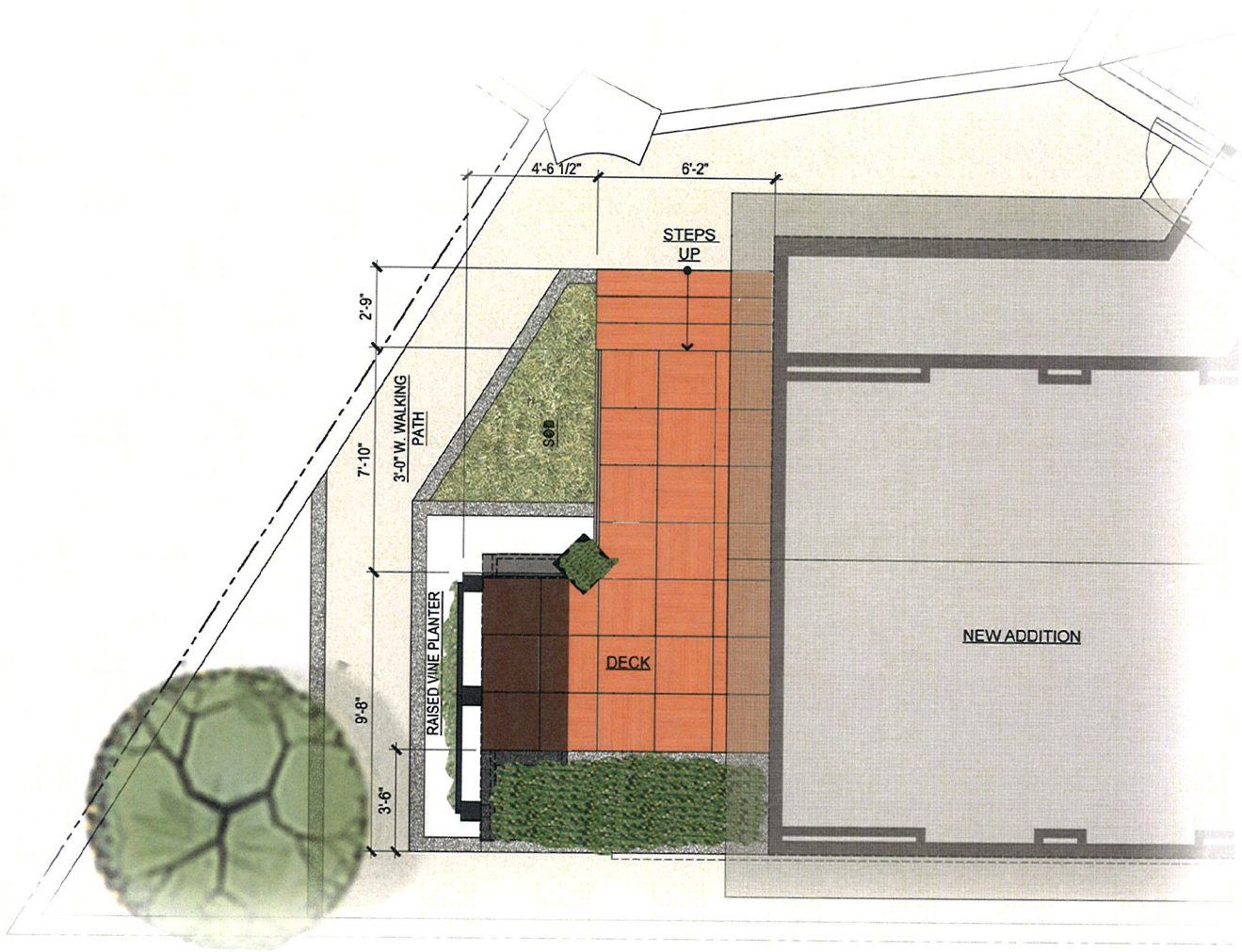
VAR-41899



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N

ENLARGED RAISED PATIO DECK PLAN |
PLANNING SUBMISSION

SANCHEZ RESIDENCE ADDITION
8129 MOONSTONE CIR
LAS VEGAS, NEVADA 89128

SCALE	NTS
DATE ISSUED	05.20.11
PROJECT NO.	11-006.00

PC-A002
01 OF 03

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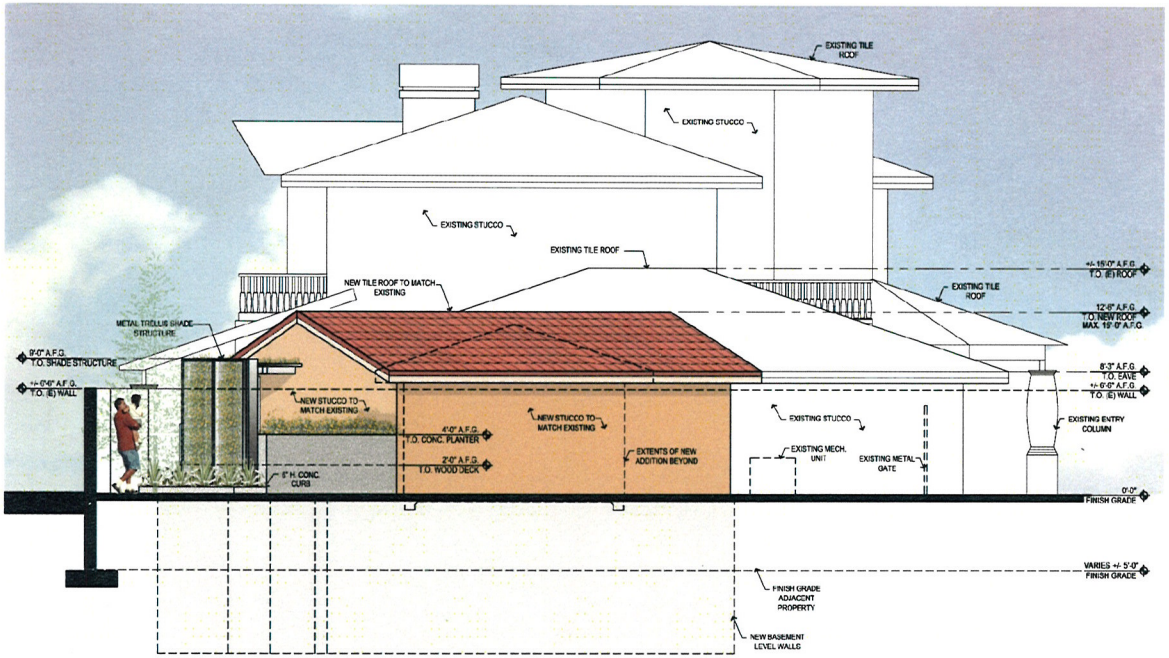
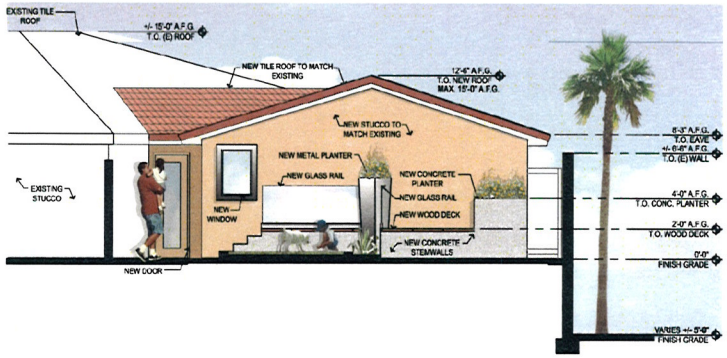
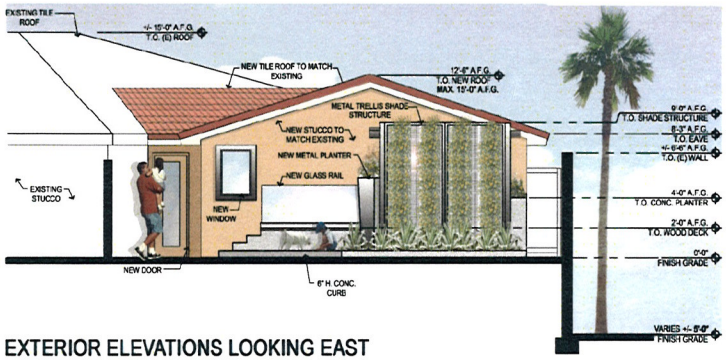


EXTERIOR ELEVATION LOOKING NORTHEAST

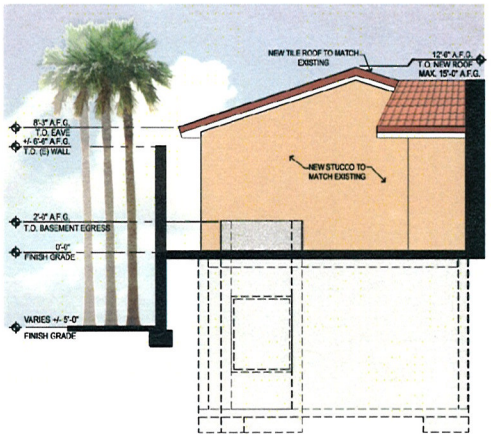




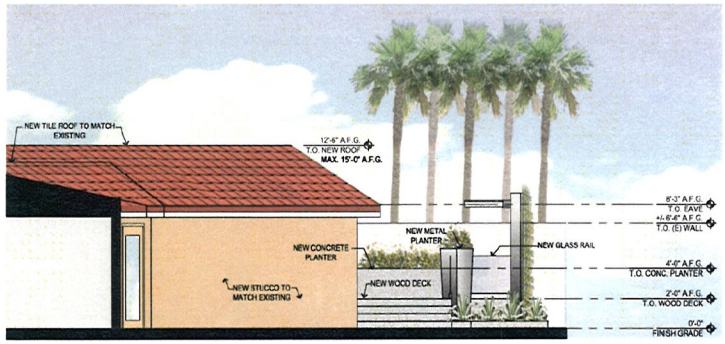
EXTERIOR ELEVATIONS LOOKING EAST



EXISTING FRONT EXTERIOR ELEVATION LOOKING WEST



EXTERIOR ELEVATION LOOKING WEST



EXTERIOR ELEVATION LOOKING SOUTH

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residential designer

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EXTERIOR ELEVATIONS | PLANNING SUBMISSION

SANCHEZ RESIDENCE ADDITION
8129 MOONSTONE CIR
LAS VEGAS, NEVADA 89128

SCALE	1/8" = 1'-0"
DATE ISSUED	05.26.11
PROJECT NO.	11-006.00

PC-A200
OF

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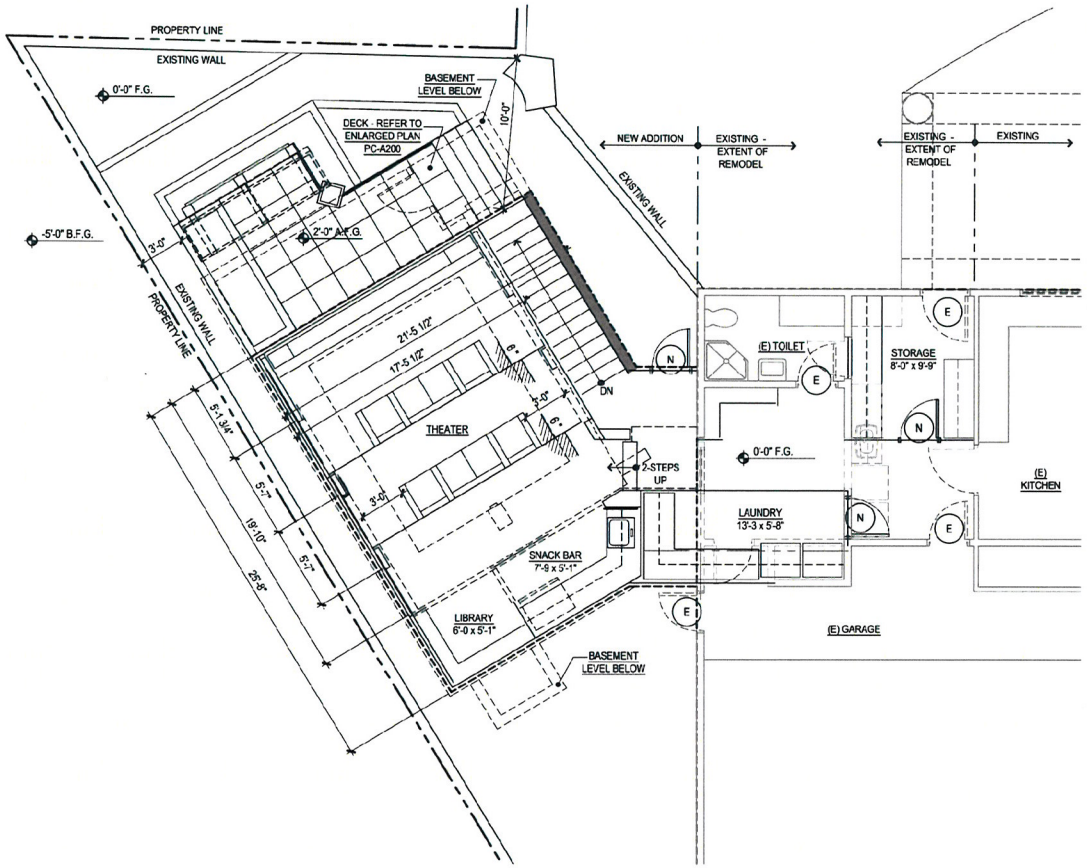
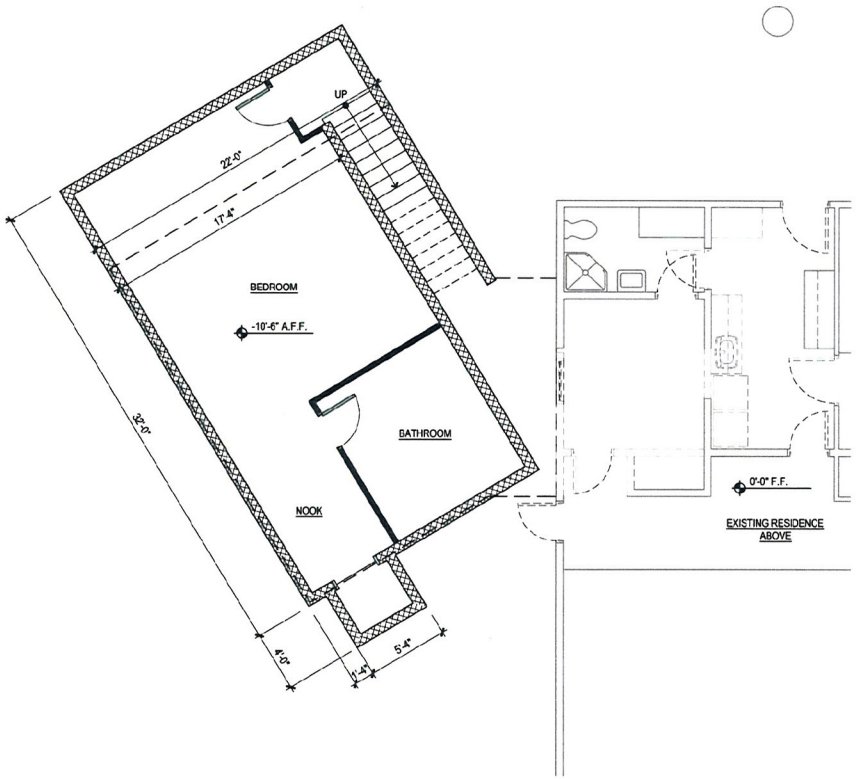
MAY 25 2011
VAR-41899



FIRST LEVEL FLOOR PLAN
564.5-SF / 200 = 3 OCC.
8-FIXED SEATS



BASEMENT LEVEL FLOOR PLAN
585-SF /200 = 3 OCC.

amy • finchem
residential designer
phone 702.845.0831
amyf@afinchemconsulting.com

BASEMENT LEVEL AND FIRST LEVEL FLOOR PLANS | PLANNING SUBMISSION

SANCHEZ RESIDENCE ADDITION
8129 MOONSTONE CIR
LAS VEGAS, NEVADA 89128

SCALE	1/8" = 1'-0"
DATE ISSUED	05.26.11
PROJECT NO	11-006.00

PC-A100
OF

RECEIVED
MAY 25 2011
VAR-41899



VAR-41899 - APPLICANT/OWNER: SANCHEZ FAMILY TRUST, ET AL
8129 MOONSTONE CIRCLE

06/6/11



VAR-41899 - APPLICANT/OWNER: SANCHEZ FAMILY TRUST, ET AL
8129 MOONSTONE CIRCLE

06/6/11

amy finchem
residential designer

May 25, 2011

City of Las Vegas Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: Justification Letter for Side Yard Setback Variance
8129 Moonstone Circle, Las Vegas, Nevada 89128
APN# 138-16-312-058

Dear City of Las Vegas Planning Department,

On behalf of my client Ramon and Margie Sanchez, we are hereby requesting your review and recommendation for approval of a variance to allow for a side yard setback of 3'-0" where 5'-0" is required under Z-43-87 for Desert Shores.

This application is for an approximate 1,149.5-sf addition to an existing 3,980-sf residence with 564.5-sf on the first floor level and the remaining 585-sf at the basement level. The first floor level is to include a home theater with accessory spaces for a video library and snack bar. In order for circulation within the existing home to work with the new addition, some remodeling of the interior space adjacent to the new addition will be required as well. Due to this unique shaped lot that is located at the end of a cul-de-sac we are unable to fully utilize the lot and therefore are asking for a setback variance to allow a 3'-0" south side yard set back. This will allow this limited and odd shaped area to work with for this new home theater addition on the first level and make this space work and function as a theater space by allowing for the specific theater seating and aisle dimensions required, as well as allow for enough square footage to make this addition economically feasible.

Lot APN 138-16-312-058 resides within the Diamond Bay community of Desert Shores. This south side yard is not visible from the street (front setback), lake front (rear setback), nor the north side yard and meets governing City and Desert Shore setback requirements. It sits adjacent to the rear yard of the property to the northeast and is not directly adjacent to the residence. Its finish grade elevation is higher by a varying height between +/- 3'-0" to 5'-0" to this adjacent neighbor. An existing CMU retaining wall that between 4'-0" and 6'-6" high from our side of the property runs along the property line, thus having a total view obstruction between the two lots. The estimated total height of this new single story (above ground) addition is to be no more then 15'-0" A.F.G. Additionally, existing vegetation along the neighboring property line provides further obstruction from the neighbor's view. All other standards, options, and necessary structures meet and satisfy applicable City requirements.

After both the Diamond Bay and Desert Shore board presidents visited the site and per the e-mail attached herein, they have stated that they will allow the 3'-0" side yard setback. Due to the minimum impact of this revision, we are respectfully requesting that this issue could be handled administratively and appreciate your time and consideration.

Sincerely,

Amy Finchem, *RD*

6315 Dan Blocker #101, Henderson, Nevada 89011 | P 702.845.0831 | amyf@afinchemconsulting.com

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MAY 25 2011
VAR-41899

DESERT SHORES COMMUNITY ASSOCIATION
2500 Regatta Drive
Las Vegas, NV 89128
(702) 254-0628
fax (702) 254-1345

NOTICE OF CONTINGENT APPROVAL

June 9, 2011

Ramon Sanchez
8129 Moonstone Circle
Las Vegas NV 89128

RE: 8129 Moonstone Circle

Dear Owner:

Your request for Architectural Change has been contingently approved.

Your application to build an addition onto the side of your home with a proposed one time 3' setback variance to the side property wall shared with 8125 Moonstone Circle has been approved contingent upon receipt of a variance permit from the City of Las Vegas. This contingent approval is based on the approval from the Diamond Bay BOD and ARC and a letter from the only affected neighbor that they understand and approve of this 3' variance.

We reserve the right to make a final inspection of the change to make sure it matches the approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes.

Sincerely,
For the Community Relations Committee

Linda Cravens
Chairman

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JUN 13 2011

VAR-41899

May 30, 2011

Re: House addition on 8129 Moonstone Circle

We, Juan Garcia and Lynne Garcia, have had the opportunity to examine the plans for an addition to the home next to our residence located at 8129 Moonstone Circle. We are clear on the scope of the work and how it will ultimately affect our property. Furthermore, we are comfortable with the proposed setback of 3 feet from the wall between our property and the property owned by our neighbors, Ramon and Margaret Sanchez.

We have no opposition to a variance being granted by the City of Las Vegas, the Desert Shores Community Association and the Diamond Bay Homeowners Association. We also understand and agree that the variance was granted as a one-time exception to setback requirements in place by the Diamond Bay Association CC&Rs and is based on your approval as the only affected neighbor and the way the lot is situated within the community.

Sincerely,

Juan Garcia (Mr. Garcia)

Lynne Garcia (Mrs. Garcia)

8125 Moonstone Circle
Las Vegas, NV 89128

RECEIVED
JUN 13 2011

VAR-41899

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**

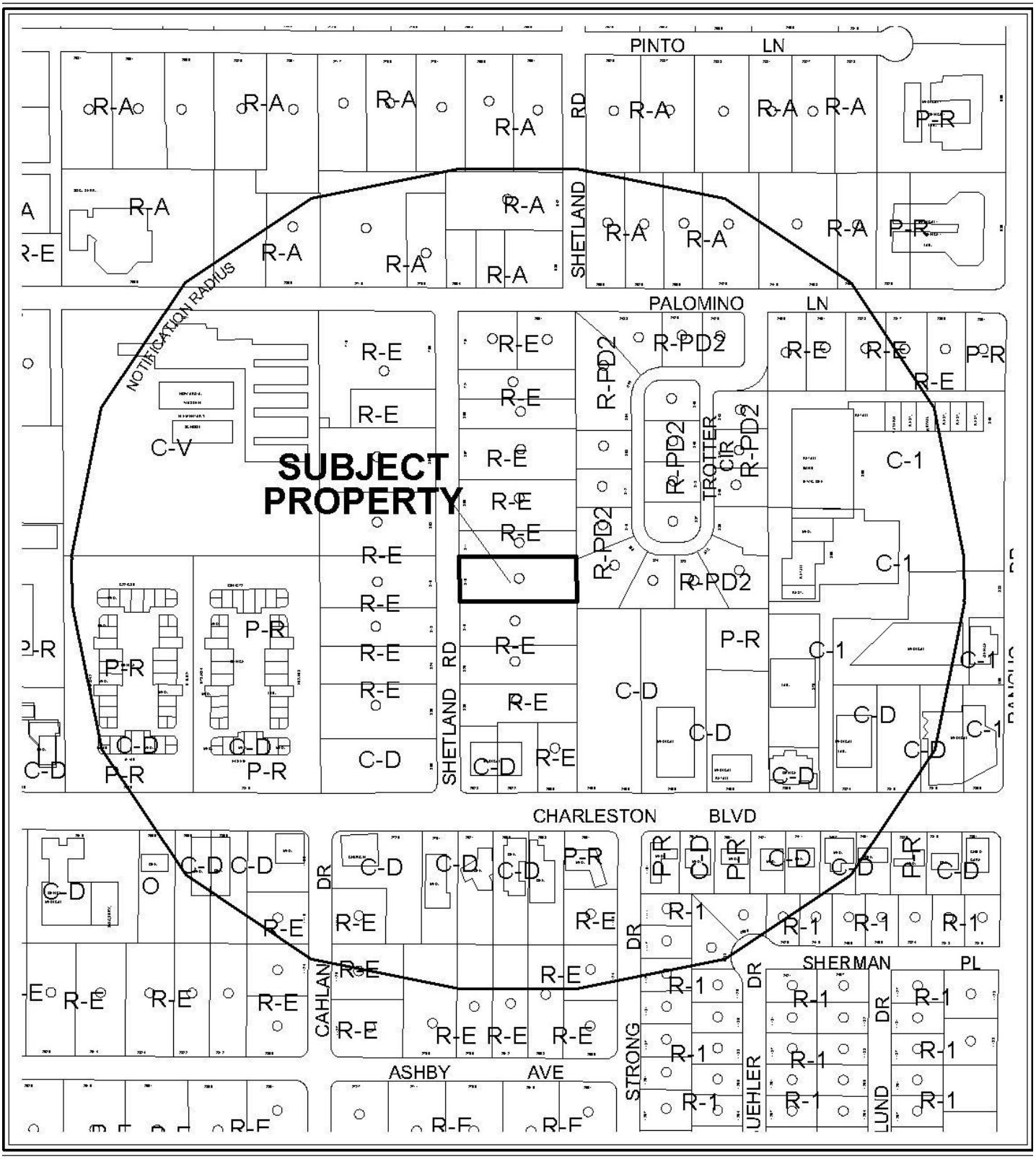
SUBJECT:
VAR-41903 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JJM PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK FOR A PROPOSED 500 SQUARE-FOOT ATTACHED CARPORT WHERE 15 FEET IS REQUIRED on 0.80 acres at 815 Shetland Road (APN 139-32-802-016), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). 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



CASE: **VAR-41903**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



0 300 600 Feet

CASE: **VAR-41903**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JJM PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41903	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-41903 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety. The carport structure shall be fire resistance rated as needed to comply with all requirements of the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval showing compliance with a temporary permit for an individual sewage disposal system (ISDS or septic tank system), prior to the issuance of any building permits. Alternatively, connect to public sewer and abandon the ISDS according to SNHD regulations.

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Variance to allow a two-foot side yard setback where 15 feet is required for a proposed 500 square-foot carport at 815 Shetland Road. An existing ranch style single family dwelling currently exists on site and the carport is proposed to be attached to the north side of the dwelling. Staff recommends denial, as no characteristic of the property prevents the carport from being designed to meet Title 19 standards. If this request is denied, the carport will not be permitted to be built within the required side yard setback.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/19/02	The City Council approved the request for a General Plan Amendment (GPA-0047-01) from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategy Plan as part of a larger request in the general vicinity of the Charleston Boulevard and Rancho Drive intersection. The Planning Commission recommended denial and the Planning Department staff recommended approval.

Most Recent Change of Ownership	
12/29/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1953	The existing single family dwelling was constructed.
03/08/11	A Code Enforcement case (#98748) was processed due to major construction without permits at 815 Shetland Road. The Code Enforcement case was resolved on 03/23/11.
03/17/11	A building permit (#183691) was issued for a Patio Cover at 815 Shetland Road. The permit has been finalized on 05/25/11. The proposed carport was not part of this building permit.

Pre-Application Meeting	
05/11/11	A pre-application meeting was held with the applicant, where elements of submitting a Variance for the side yard setback for a proposed carport were discussed. The topics included: • The required side yard setback is 15 feet for a proposed carport in the R-E (Residence Estates) District.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/06/11	A site visit by staff noted that the subject site is a well maintained single family dwelling. Staff was able to observe a portion of a carport constructed, with some supporting posts erected within two feet from the property line.

Details of Application Request	
Site Area	
Net Acres	0.80

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units Per Acre)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175-feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Carport Min. Setbacks			
• Side	15 Feet	2 Feet	N
• Rear	15 Feet	185 Feet	Y
Max. Building Height	13.5 Feet	11 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Shetland Road	N/A	N/A	60	N/A

ANALYSIS

The subject property is located within the Airport Overlay District with a 175-foot height restriction. The height of the proposed carport is measured to the midpoint of a gabled roof at 11.5 feet. With the roof line this height is less than the existing dwelling; therefore, the proposed height will not exceed the allowed height. The property is located within the Rural Preservation Overlay District. The intent of the RPOD is to ensure that the rural character of each rural preservation neighborhood is preserved.

The proposed 14-foot by 40-foot carport will be attached on to the north side of the existing single family dwelling. The carport is classified as a Patio Cover per Title 19.06.060, and may encroach to within 15 feet from the rear and side property lines. The setback shall be measured from the supporting post; however, the patio cover may overhang two feet beyond the

post/supporting column. The carport supporting post is within two feet of the property line and no overhang is indicated on the elevation plan. The proposed carport is not in compliance with

the requirements of Title 19.06. The submitted elevation did not satisfy whether the carport structure has the fire resistance rating as required by the Department of Building and Safety for a structure that is less than five feet from the property line. Therefore, a condition of approval has been added that the carport structure shall be fire resistance rated as needed to comply with all requirements of the Department of Building and Safety. If this request is approved, building permits for the proposed carport must be obtained from Building and Safety Department.

As there is no hardship associated with the physical characteristics of the site, failure to meet code requirements with regard to the proposed carport is self-imposed and staff cannot recommend approval.

FINDINGS (VAR-41903)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a carport that has a setback of two feet from the property line on a standard rectilinear lot. The alternative is to relocate the proposed carport away from the north side of the property to another location within the subject site that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

RG

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 106

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41903** APN: 139-32-802-016

Name of Property Owner: John Momot / JSM Properties LLC

Name of Applicant: John Momot

Name of Representative: Joseph Momot

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: John J. Momot

Subscribed and sworn before me

This 17th day of May, 2011

_____

Notary Public in and for said County and State

EVA G. ROMERO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-20-2015
Certificate No: 03-80482-1

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MAY 25 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - for PROPOSED CarPORT

Project Address (Location) 815 Shetland Road

Project Name variance for a carport **Proposed Use**

Assessor's Parcel #(s) 139-32-802-014 **Ward #**

General Plan: existing DR proposed NA **Zoning:** existing R-E proposed NA

Commercial Square Footage **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER John Momot/JSM Properties **Contact** Joseph Momot

Address 815 Shetland Road **Phone:** 702-498-1247 **Fax:** 702 385-2491

City Las Vegas **State** NV **Zip** 89107

E-mail Address JMOMOT@embarqmail.com

APPLICANT John Momot **Contact** Joseph Momot

Address 704 Kenny way **Phone:** 702-385-7170 **Fax:** 702-385-2491

City Las Vegas, NV **State** NV **Zip** 89107

E-mail Address

REPRESENTATIVE Joseph Momot **Contact**

Address 815 Shetland RD **Phone:** 702-498-1247 **Fax:** 702 385 2491

City Las Vegas **State** NV **Zip** 89107

E-mail Address

Property Owner Signature* John Momot

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name John J. Momot

Subscribed and sworn before me

This 17th day of May, 2011.

Notary Public in and for said County and State

EVA G. ROMERO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 3-20-2015
Certificate No: 03-80482-1

FOR DEPARTMENT USE ONLY

Case #	VAR - 41903
Meeting Date:	7-12-11 PC
Total Fee:	$830.00
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.

General Notes

1. These Drawings and copies thereof are legal instruments of service for the use of the owner and authorized agents, on the designated property only.

2. Each trade shall be reponsible for knowledge of relative information contained in these documents and the conditions under which he will be expected to perform.

3. The general contractor and sub-contractors shall carefully and thoroughly examine the project site, field verify all conditions, grades, elevations and dimensions of the various features of the project site and shall compare the drawings with the existing site conditions. Discrepancies shall be reported immediately to the Residential Designer in writing, before beginning work.

4. The general contractor and sub-contractors shall carefully and thoroughly examine and familiarize themselves with all elements and conditions in the contract drawings and specifications. The general contractor and sub-contractor shall verify all dimensions on the drawings. Any discrepancies and/or conditions needing clarification shall be reported immediately to the Residential Designer, in writing, before beginning work.

5. All construction, fabrication and installations shall conform to the latest adopted edition of the I.B.C., I.R.C., U.M.C., U.P.C., N.E.C. & any federal, state and local codes, regulations and ordinances of the governing agency having jurisdiction over the project. Such applicable codes, etc. are those which are in effect at the time the permit application for the project is recorded.

6. Each sub-contractor is considered a specialist in his respective field/ trade and shall notify the general contractor and the Residential Designer, in writing, of any work called out on the drawings or in the specifications which cannot be fully guaranteed or constructed as designed and/or detailed.

7. Due to reprographic processes, these plans may not be accurate to scale. All dimensions shall take precedence over scale shown and in no case shall working dimensions be scaled from plans, sections, elevations or details.

8. The structural, mechanical, plumbing, and electrical drawings are supplementary to the architectural drawings. Should there be any discrepancy between the various drawings, it shall be brought to the Residential Designer's attention for clarification.

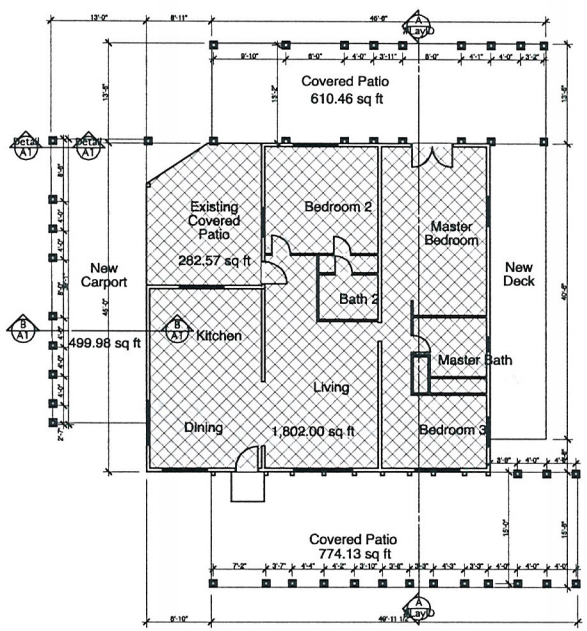
9. The contractor shall coordinate with the owner's representative for installation of special manufacturing equipment not shown in these drawings. The contractor shall verify equipment locations with the owner's representative and/or equipment manufacturer prior to forming the slab, for proper size and location of foundation depressions, drains, and warps.

10. Unless otherwise noted, manufacturer's items shall be provided. Contractor shall verify any substitutions with the owner and Residential Designer prior to bid and/or installation.

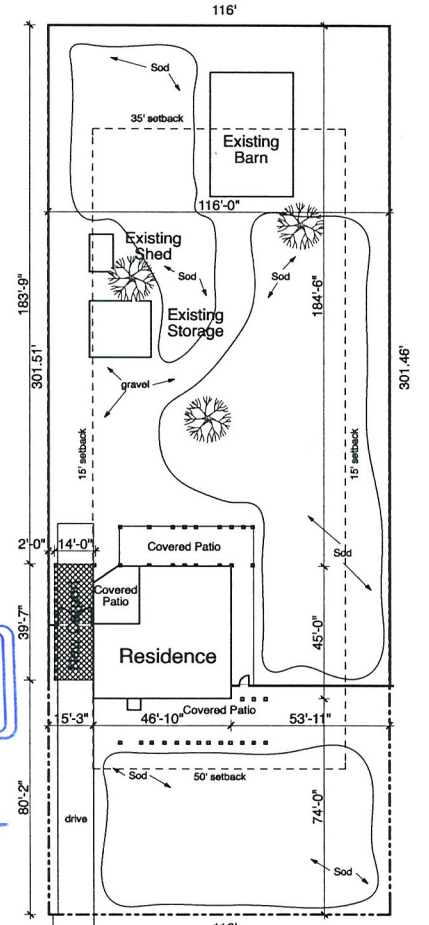
11. Where constuction details are not shown or noted for any part of the work, details shall be the same as for other similar first class work for the trade involved. The Residential Designer shall be notified immediately, in writing, of any alternate non-standard or untested method(s) proposed.

12. All existing utilities or structures are indicated on these plans based on information of record. The contractor shall take precautionary measures to protect the utility lines not of record or not shown on these plans. The contractor shall be responsible for any and all damages which occur due to his failure to locate and protect any and all underground utilities.

13. The general contractor and all sub-contractors shall be responsible for the enforcement of all requirements and regulations and shall perform all work on this project in compliance with the State of Nevada Occupational Safety and Health Act.



1 Floor Plan 1/8" = 1'-0"



1 First Floor Plan 1" = 20'

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JUN 20 2011

Carport Addition

Applicable Codes

These drawings represent the intended design of the Residential Designer, the Engineer(s), and other consultants who have affixed their seal(s) and signatures. The Residential Designer, the Engineer(s),and other consultants will not assume responsibility for any changes in the form of additions, modifications, or other departure from the design, details, materials, and methods expressed in these drawings, unless those changes are approved and bear the valid professional seal(s) and signature(s) of the Residential Designer, and the appropriate Engineer(s) or other consultants.

All buildings and building elements shall be constructed in accordance with the 2006 International Residential Code (IRC). 2006 International Building Code. (IBC)

Power and electrical systems and installations shall conform to the 2005 National Electric Code (NEC)

All new heating, ventilation, and air conditioning sustems shall comply with the 2006 Uniform Mechanical Code (UMC).

Plumbing, gas lines, water piping, drains, waste lines, vent lines, sewerage and septic systems shall comply with the 2006 Uniform Plumbing Code (UPC).

Conditioned buildings shall conform with the 2006 IECC

All Southern Nevada Amendments

Project Data

Parcel Number:	139-32-802-016
Address:	815 Shetland Rd Las Vegas, NV 89107
Zoning:	RE
Construction Type: VB	VB
Square Footage: Existing Floor	1802
Existing Covered Patio	1997
New Carport	500
Total Under Roof	4269

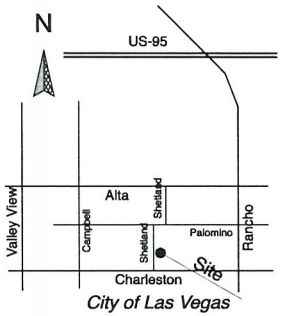
Consultants

Owner Joe Momet
815 Shetland Rd
Las Vegas, NV 89107
1
fax:
email:

Designer John C. Mackey
9524 Eagle Valley Dr
Las Vegas, NV 89134
702 845-8710
email: jmackey4@cox.net

Structural Engineer David Liu
9809 Panorama Cliff
Las Vegas, NV 89134
702 580-0966
fax 702 255-3594
email:guangxidavidliu@yahoo.com

Vicinity Map



VAR-41903
REVISED

Valley Blueprint 06/16/2011

Carport Addition
815 Shetland Rd
Las Vegas Nevada 89107

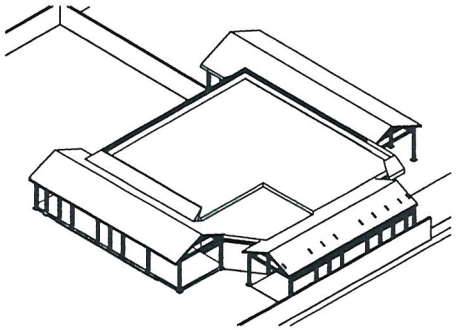
Development Plan

REV.NO	DESCRIPTION	DATE	BY

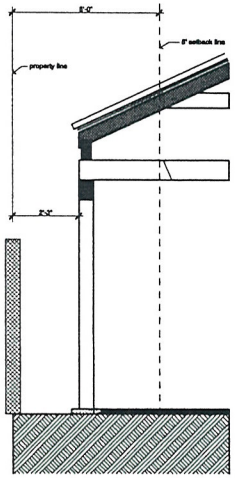
Date 6/16/11

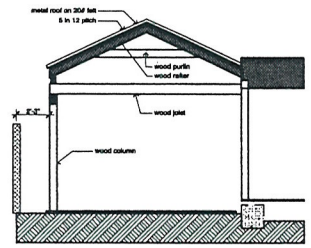
John C. Mackey
Residential Designer
Lic # 113-P
5315 N. El Capitan Way
Las Vegas, NV 89149
jmackey4@ cox.net
702.845.8710

A1



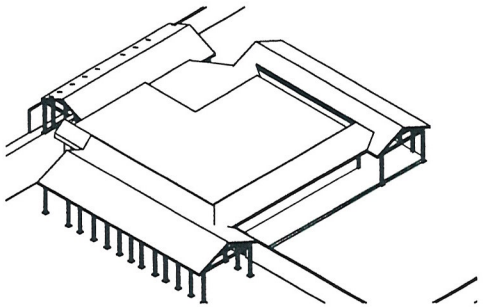
1 First Floor Plan 1/16" = 1'-0"



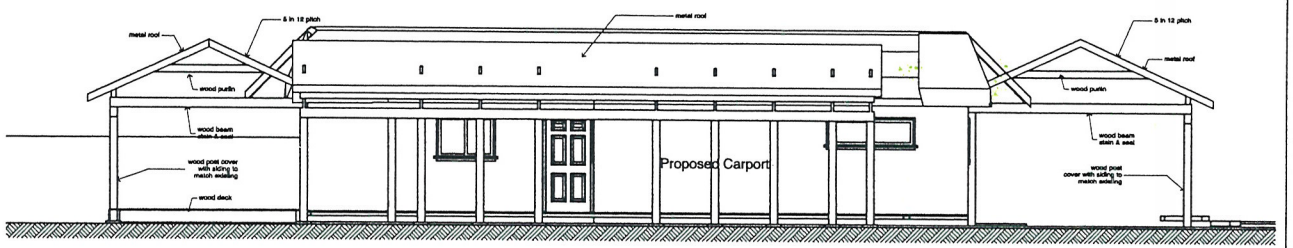


1 Section B 1/4" = 1'-0"

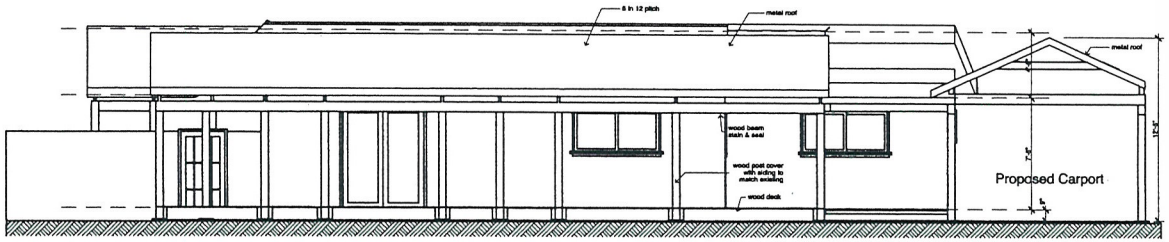
1 Wall Detail 1/2" = 1'-0"



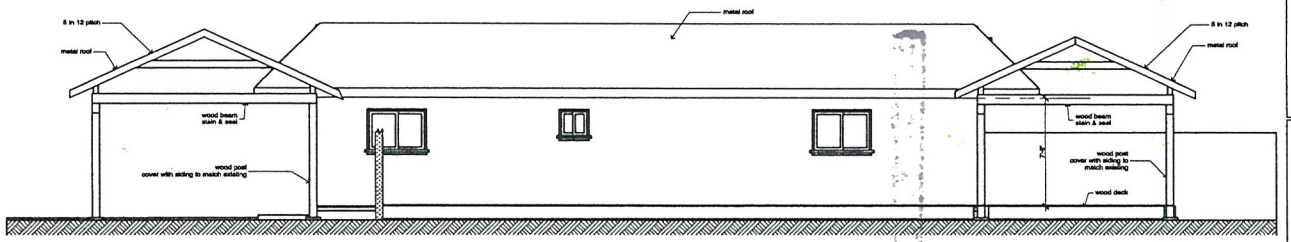
1 First Floor Plan 1/16" = 1'-0"



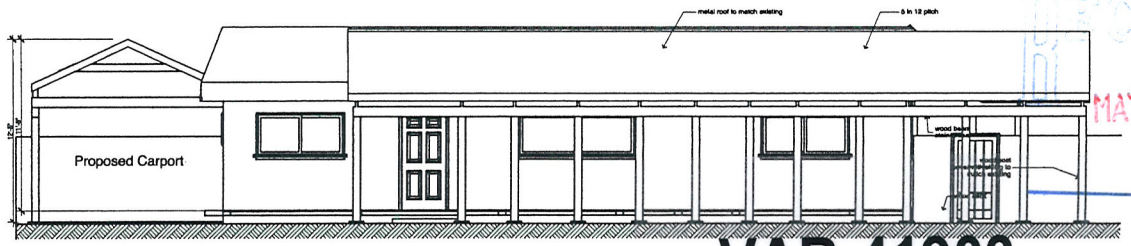
1 North Elevation 1/4" = 1'-0"



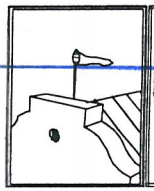
1 East Elevation 1/4" = 1'-0"



1 South Elevation 1/4" = 1'-0"



1 West (Front) Elevation 1/4" = 1'-0"



VAR-41903

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MAY 25 2011

Carport Addition
815 Shetland Rd
Las Vegas Nevada 89107

Elevations & Sections

REV.NO	DESCRIPTION	DATE	BY

Date 5/24/11

John C. Mackey
Residential Designer
Lic # 113-P
5316 N. El Capitan Way
Las Vegas, NV 89149
jmackey4@ cox.net
702.845.8710

A2

Valley Blueprint 05/24/2011



FRONT BEFORE

VAR-41903

FRONT NOW



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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
NEVADA
H6B6A6
"Desert BMW"
RECEIVED
MAY 25 2011
2011/05/05
VAR-41903



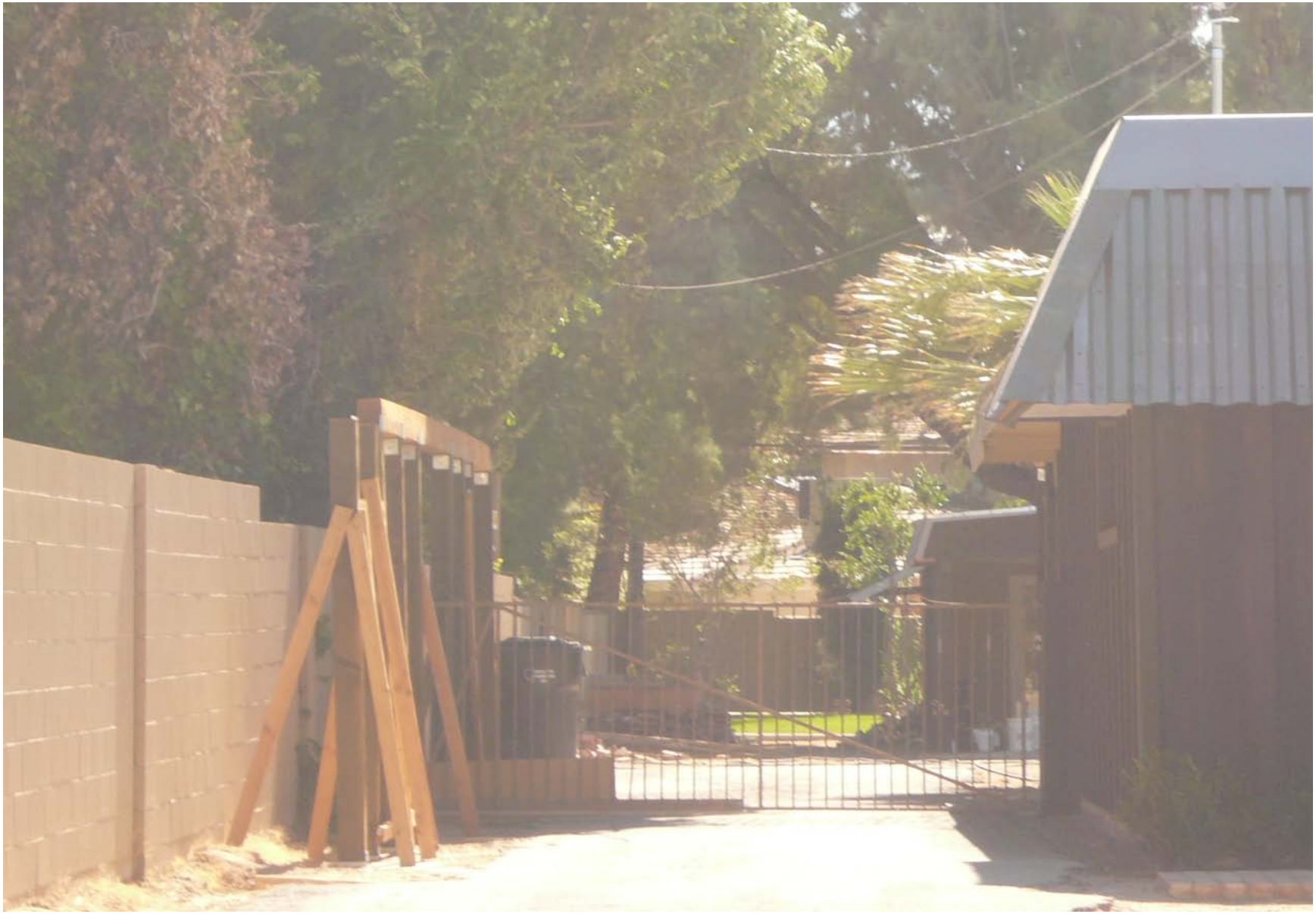
VAR-41903 - APPLICANT/OWNER: JJM PROPERTIES, LLC
815 SHETLAND ROAD

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.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

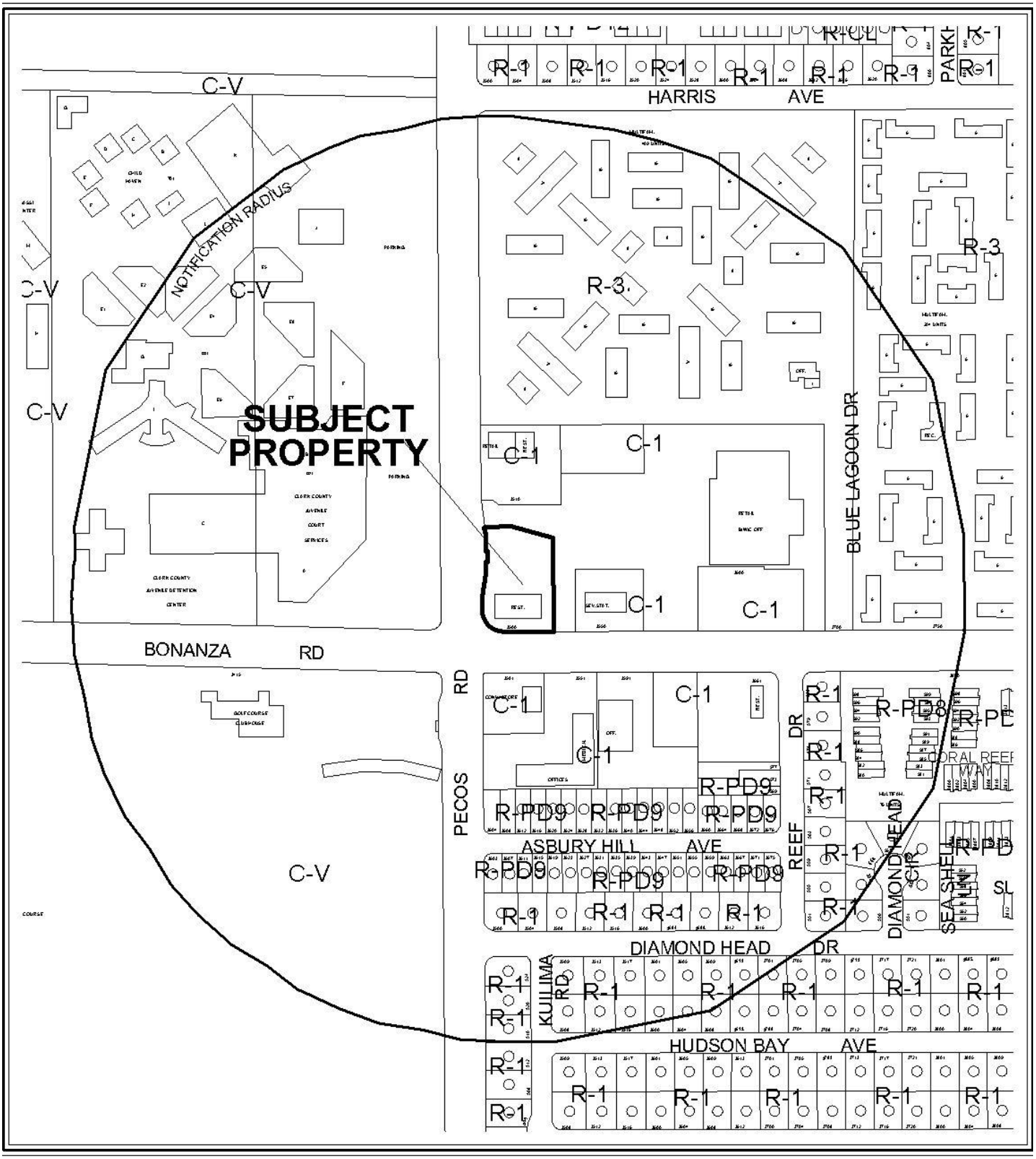
SUBJECT:
VAR-41930 - VARIANCE - PUBLIC HEARING - APPLICANT: MCDONALD'S CORPORATION - OWNER: GOLDEN ARCH LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW TWO EIGHT-FOOT TALL MENU BOARDS WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED, TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MCDONALD'S CORPORATION - OWNER: GOLDEN ARCH LIMITED PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41930	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-41930 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41929) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for signage permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The sign bases shall not be located within existing or proposed public sewer or drainage easements.

Staff Report Page One
July 12, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This Variance is required to replace the existing Message Boards (Menu Signs) related to the redesigned drive-through lanes for an existing Restaurant, 2,000 sq. ft. or more (with Drive-Through) at 3500 Bonanza Road. Specifically, this Variance seeks to allow two eight-foot tall Message Boards (Menu Signs) 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 to allow external illumination on the incidental signs (clearance arms) where internal illumination is required. Staff recommends denial of this request, as no hardship related to the site has been determined. If denied, the existing signage would remain or the applicant could redesign the signage to conform to Title 19.06 Sign requirements.

ISSUES

- Incidental Signage (Height Clearance Signage) does not allow for direct lighting.
- The requested signage is related to the façade improvements of an existing Restaurant and the redesign of the Drive-Through lane.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/03/82	The City Council approved a request for Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject property as part of a larger request. The Planning Commission and staff recommended approval.
10/10/96	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0088-81(12)] for a proposed 4,386 square-foot McDonald's restaurant located at 3500 East Bonanza Road. The Department of Planning staff recommended approval.
06/23/05	A request for a Minor Site Development Plan Review (SDR-6628) for a proposed 268 square-foot addition and exterior improvements to an existing Restaurant at 3500 East Bonanza Road was administratively approved.
05/26/11	A Minor Site Development Plan Review (SDR-41929) was submitted with this request for administrative review.

Most Recent Change of Ownership	
03/21/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/21/97	A Building Permit (#97-005704) was issued for a Restaurant at 3500 East Bonanza Road. A Certificate of Occupancy was issued on 06/25/97.
07/01/97	A Business License (#R09-00798) was issued for a Restaurant at 3500 Bonanza Road.
09/30/05	A Building Permit (#05-006851) was issued for a 4,652 square-foot Tenant Improvement at 3500 East Bonanza Road. The permit was finaled on 02/10/06.

Pre-Application Meeting	
05/16/11	A pre-application meeting was held with the applicant, where the submittal requirements for a Variance for sign heights and lighting were discussed. A related Minor Site Development Plan Review was also discussed

Neighborhood Meeting
A Neighborhood Meeting is not required for this type of request, nor was one held.

Field Check	
06/02/11	A Field Check was performed by staff. The site was well maintained and the existing signage meets current code requirements for size and height.

Details of Application Request	
Site Area	
Net Acres	0.95

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant, 2,000 SF or more (with Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Clark County Juvenile	PF (Public Facilities)	C-V (Civic)

	Detention Center		

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Incidental Signs (Freestanding): *19.08.120(F)(6)*			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	2 per driveway or vehicular access except that any such sign not legible from the public right-of-way shall not be counted in this limitation.	2 per driveway	Y
Maximum Area	12 SF. If the sign includes a business name or logo, it shall not comprise more than 50% of the permitted area.	10 SF	Y
Maximum Height	7 Feet	12 Feet	N
Minimum Setback	5 Feet	5 Feet	Y
Illumination	Internal illumination only	External illumination	N

Message Boards: *19.08.120(F)(23)*			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	If visible from the public right-of-way, 2 menu board signs are permitted per drive-through lane where drive-through uses are permitted.	2 Message Boards (Menu Signs); One per drive-through lane	Y

Maximum Area	60 SF / freestanding sign	44 SF (50 SF w/ additional "Topper")	Y

Maximum Height	7 Feet	8 Feet	N
Minimum Setback	5 Feet	5 Feet	Y
Illumination	Direct/Internal illumination only	Internal illumination	Y

ANALYSIS

The two proposed eight-foot tall Message Boards (Menu Signs) are related to the redesigned drive-through lanes. The Message Boards will be installed opposite of each other in order to allow the Drive-Through lane to split where orders are taken, and to queue back up into a single pick-up lane. The eight-foot tall signs exceed the maximum seven-foot height limitation and require approval of a Variance prior to the issuance of a signage permit. In addition, there are two proposed 12-foot tall Incidental Signs (clearance arms) that work in tandem with the proposed menu boards. The Variance is required to allow 12-foot tall Incidental Signs that call out the vehicle clearance height where seven feet is the maximum height allowed, and to allow external illumination said signage. The external lighting located on the Incidental Signs is directed downward so as to illuminate the information regarding the clearance height of the Drive-Through lane and is not anticipated to create any fugitive light or a glare nuisance.

Staff recommends denial of the requested Variance, as the applicant could provide signage that is in compliance with the Title 19.08.120 requirements. If denied, the applicant will not be permitted to install the proposed sign designs at this location.

FINDINGS (VAR-41930)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a menu board and incidental signs that do not meet height standards of Title 19.06. Removal of the incidental signs and redesign of the menu board would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 101

APPROVALS 0

PROTESTS 0

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: McDonald's 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:** 7024085504 **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.

_____

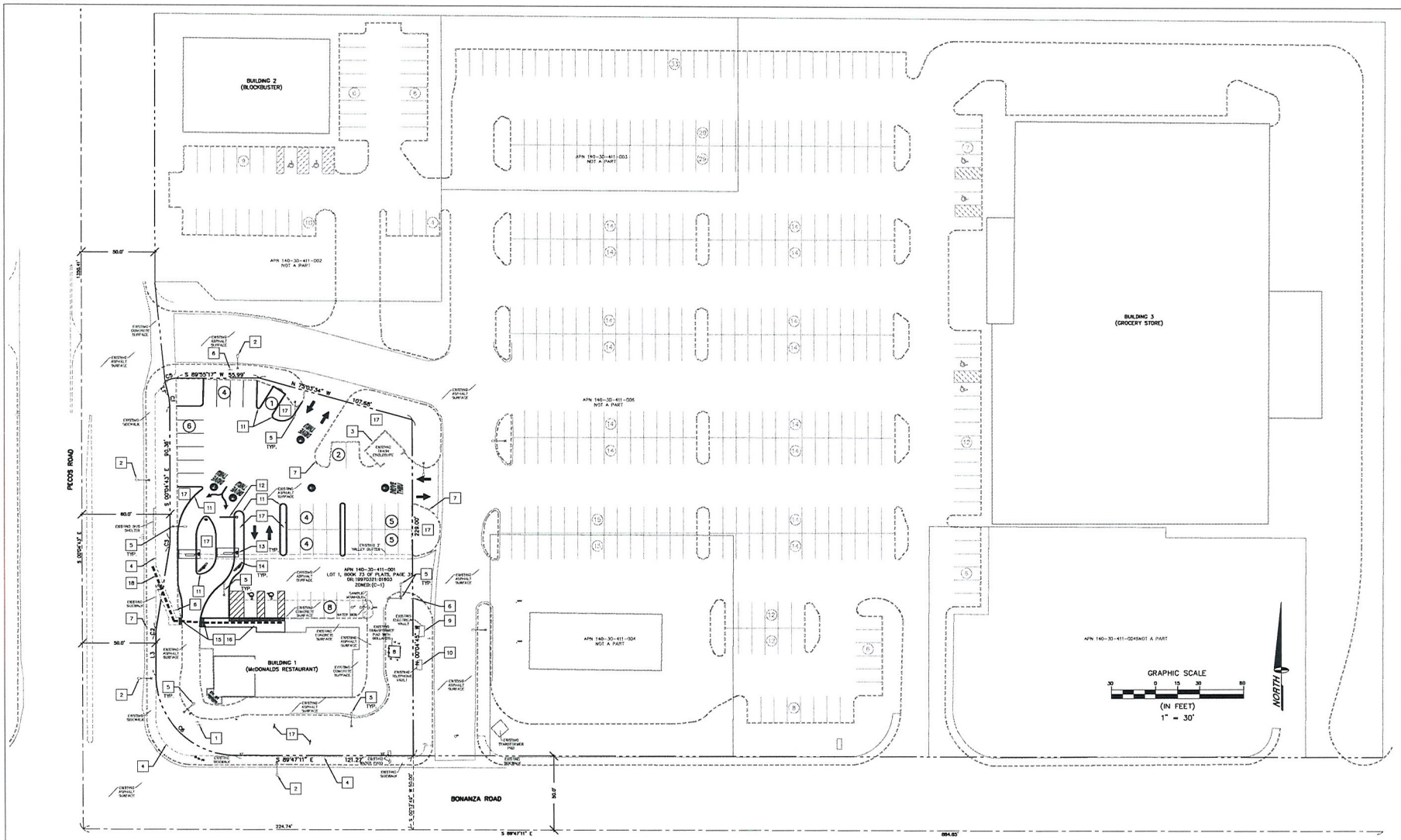
Notary Public in and for said County and State

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		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 4,652 =	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 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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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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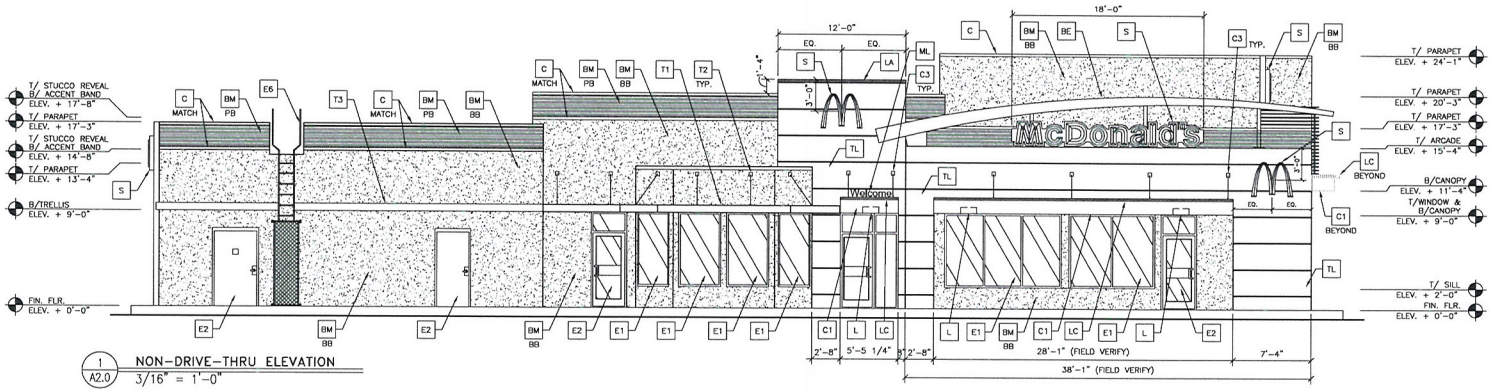
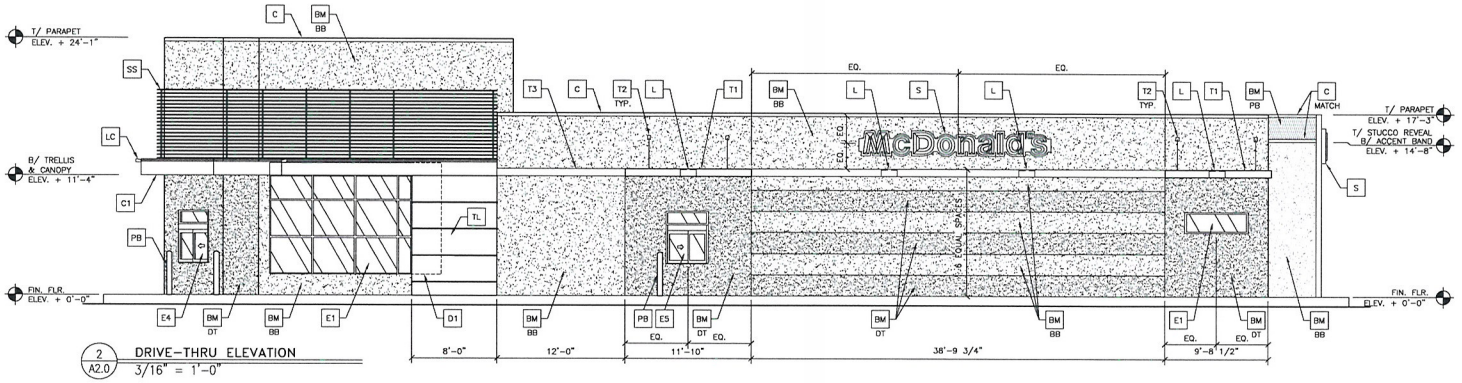
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE:
REVIEWED BY: -
DATE ISSUED: -

TITLE: PECOS AND BONANZA
SITE ID:
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110
DESCRIPTION:

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
  - 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 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 2x8 WALL FASCIA
- TL BRUSH STROKE TILES (IRIS U.S.) BY EUROWEST 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 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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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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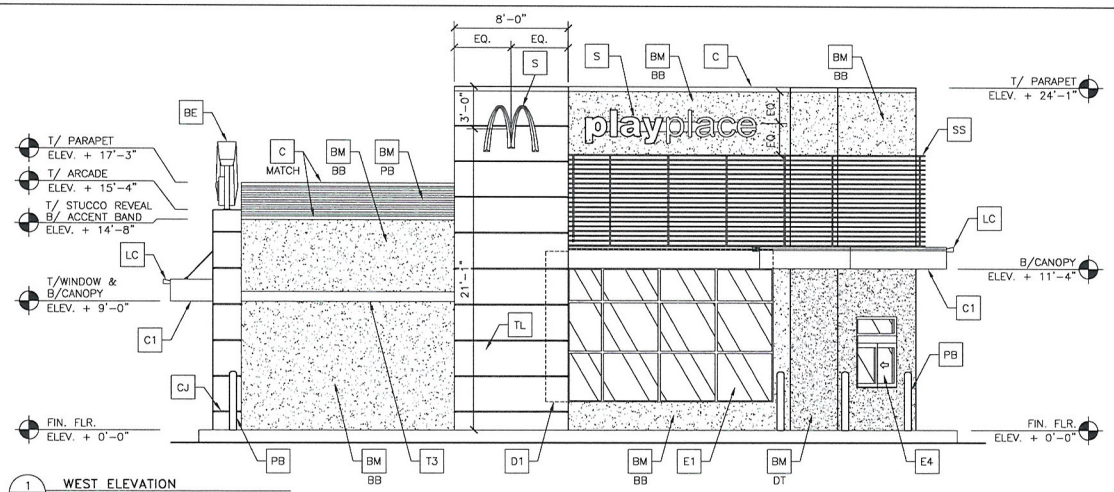
REV	DATE	DESCRIPTION	BY

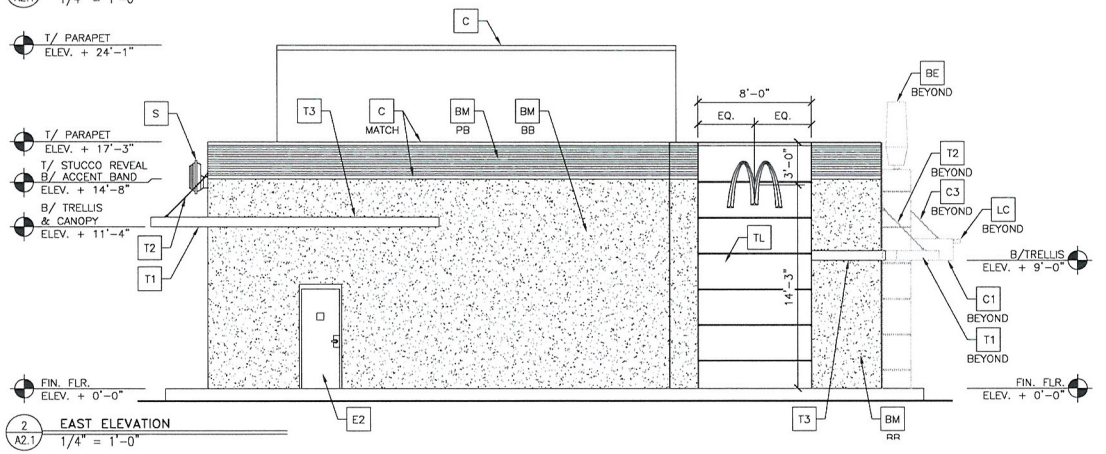
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE:
REVIEWED BY: K.S.
DATE ISSUED: 05/02/11

TITLE: PECOS AND BONANZA
DESCRIPTION:
SITE NUMBER: 3300 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110
SHT. NO: 27-0147

SHEET NO: A2.0
ELEVATIONS



1 A2.1 WEST ELEVATION
1/4" = 1'-0"



2 A2.1 EAST ELEVATION
1/4" = 1'-0"

KEY NOTES:

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  - COLOR:
  - BB = BASE BUILDING
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  - PB = PARAPET BAND
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- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2x6 WALL FASCIA
- TL BRUSH STROKE TILES (IRIS U.S.) BY EUROWEST DECORATIVE SURFACES CONTACT: JAN DETER 714.937.7500

DEMO:

- D1 (E) WINDOWS TO BE REMOVED

EXISTING:

- C1 (E) WINDOWS TO BE REMAIN
- C2 (E) DOOR TO REMAIN
- C3 (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:
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(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)	
		J-COAT STUCCO – GRAY SHOWER #2123-30	

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REV	DATE	DESCRIPTION	BY

PREPARED BY:
PLUM
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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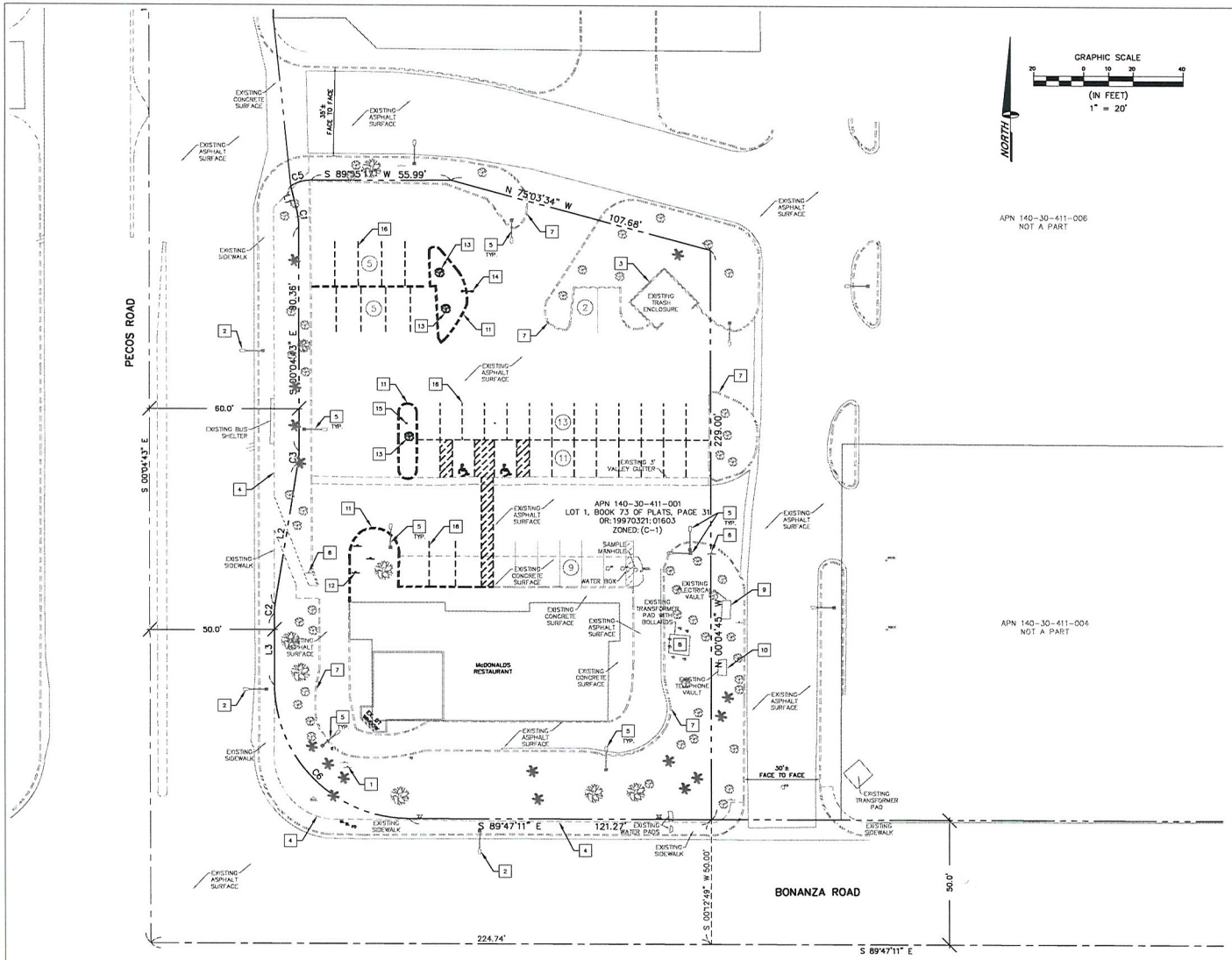
DRAWN BY: USRSD TEAM
STD ISSUE DATE:
REVIEWED BY: K.S.
DATE ISSUED: 05/02/11

TITLE: PECOS AND BONANZA
DESCRIPTION:
SITE ID: 27-0147
SITE ADDRESS: 3300 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

SHEET NO: A2.1
ELEVATIONS



1 ES1.0 EXISTING SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'

NORTH

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
	WATER VALVE
	GAS METER
	SEWER MANHOLE
	GAS VALVE
	SEWER CLEANOUT
	AREA LIGHT
	STREET LIGHT
	SIGN
	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 4,832 = 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

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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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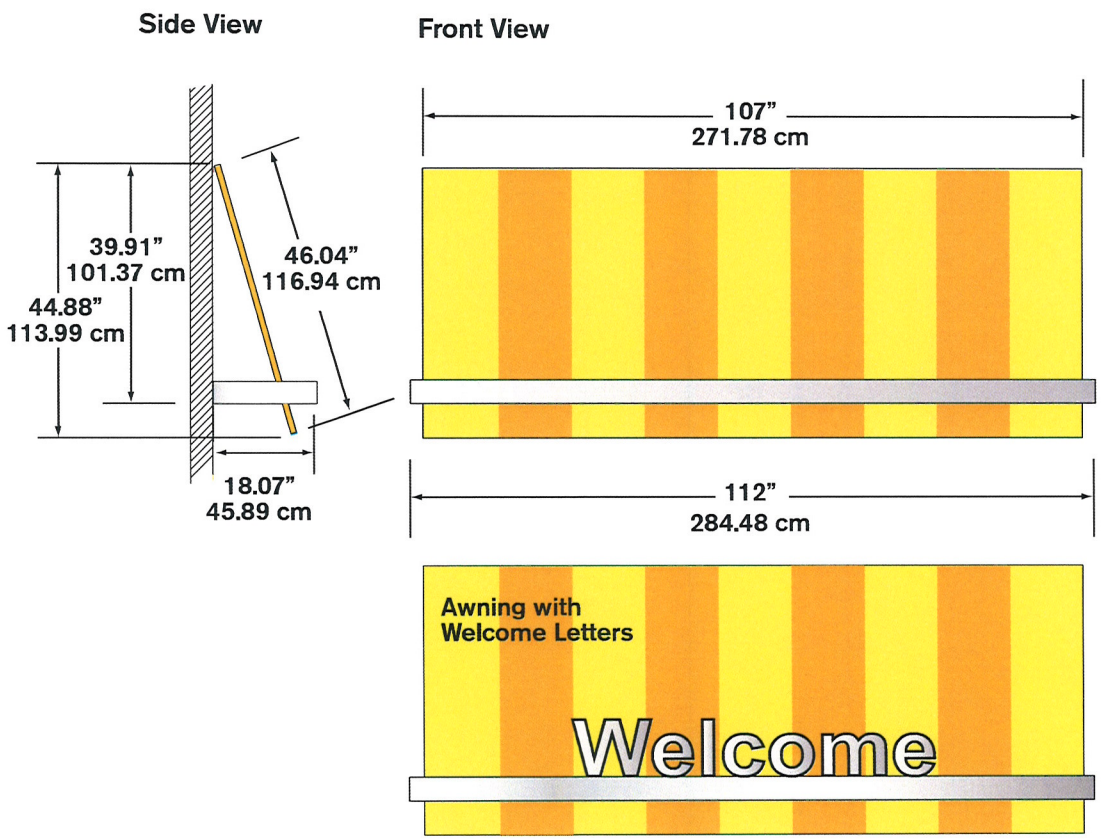
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE:
REVIEWED BY: -
DATE ISSUED: -

TITLE: PECOS AND BONANZA
DESCRIPTION: -
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110
SITE ID: -

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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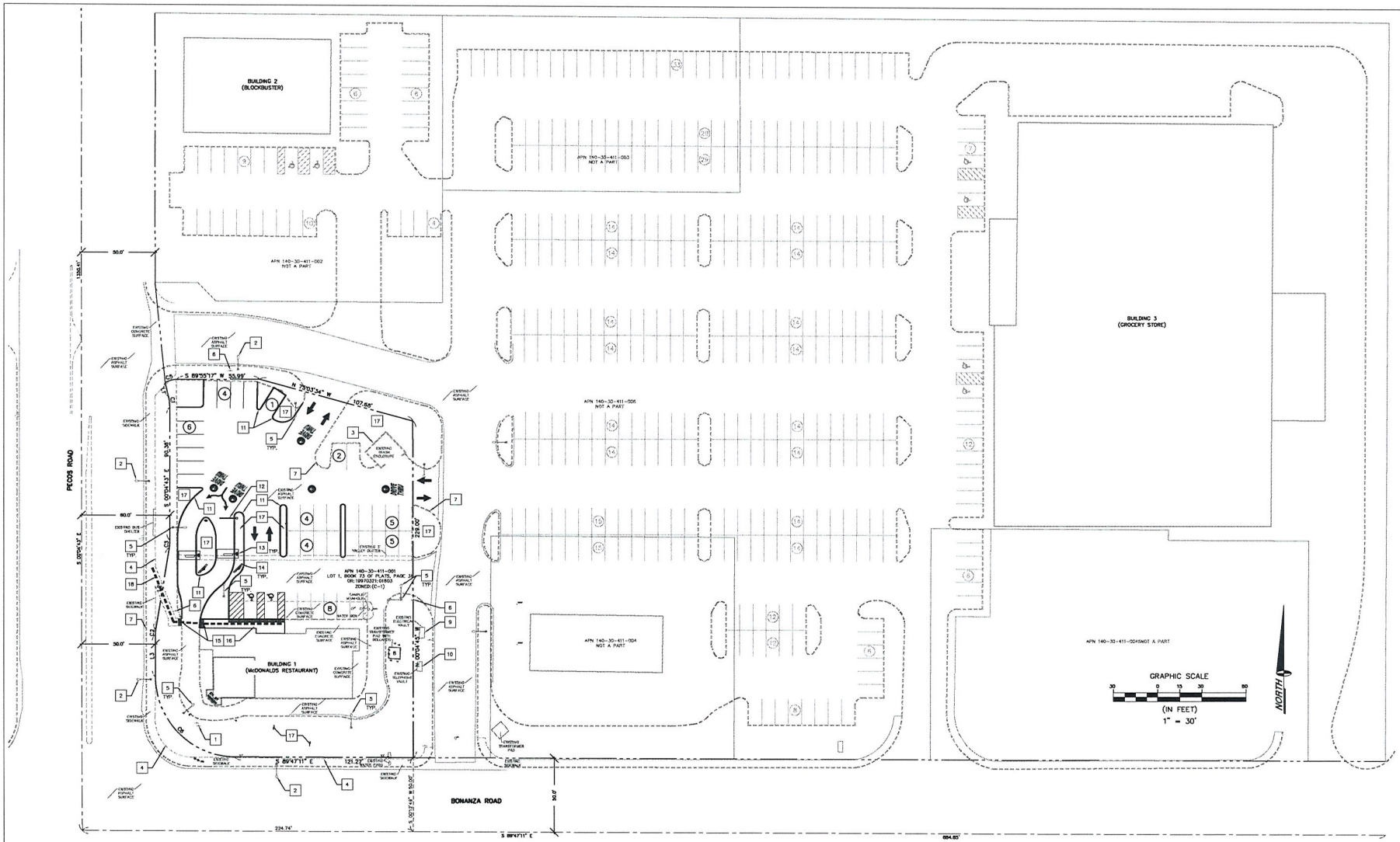
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7362 m



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 =	18.808 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 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

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REV	DATE	DESCRIPTION	BY

PREPARED BY:
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SURVEYING & ENGINEERING
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OFFICE: (702) 367-7705
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PREPARED FOR:
McDonald's Corporation

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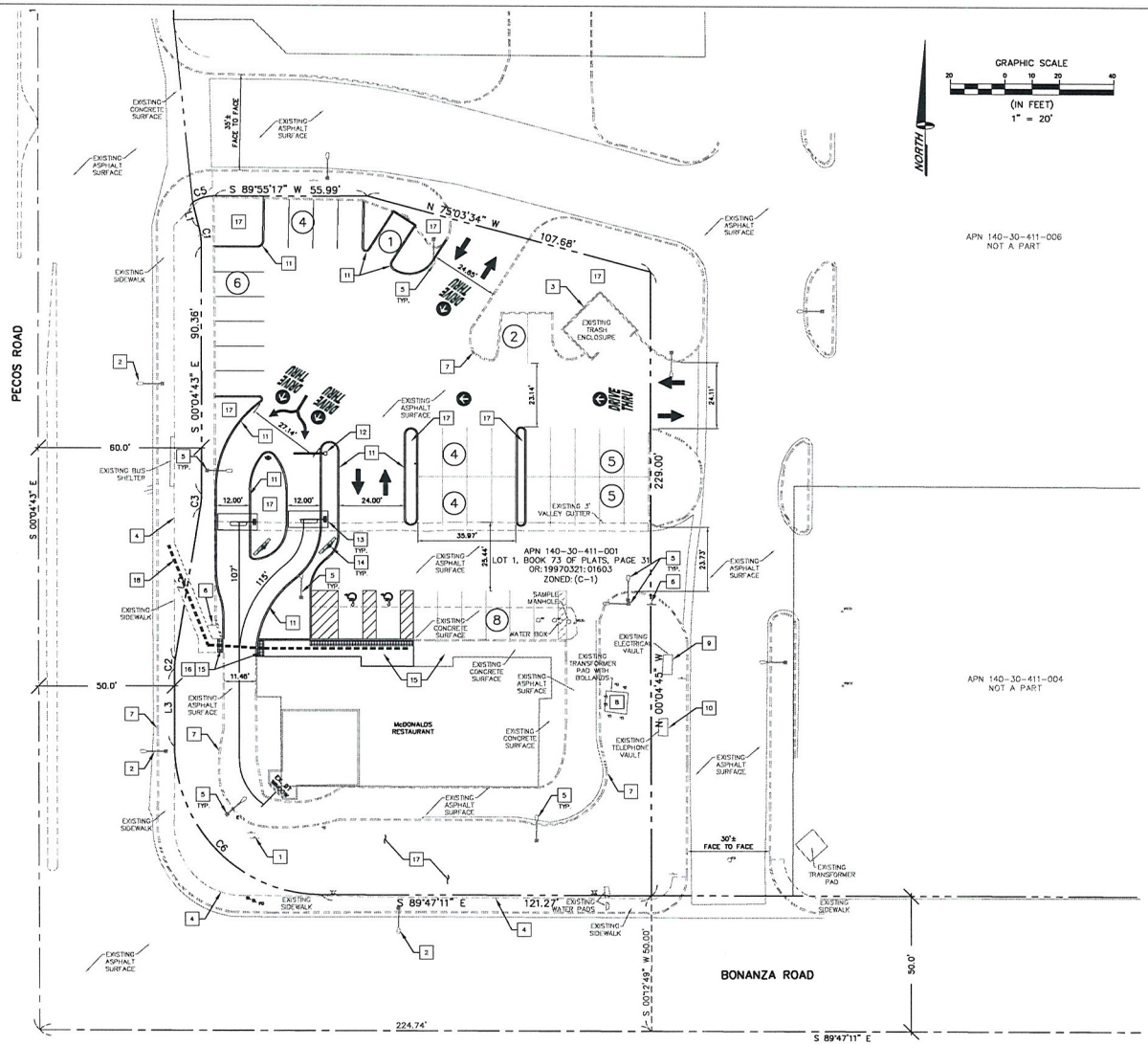
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE: -
REVIEWED BY: -
DATE ISSUED: -

TITLE: PECOS AND BONANZA
DESCRIPTION: -
SITE ID: -
SITE ADDRESS: 3500 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

SHEET NO. AS1.0
OVERALL SITE PLAN



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 =	18.606 SPACES REQUIRED
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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
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PARKING SUFFICIENT 258 SPACES

SITE INFORMATION:

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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
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19. NEW LOCATION OF EXISTING FLAG POLE

1 / S1.1 ENLARGED SITE PLAN W/ SIGNAGE & LIGHTING
1" = 20'-0"

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PREPARED FOR: McDonald's Corporation

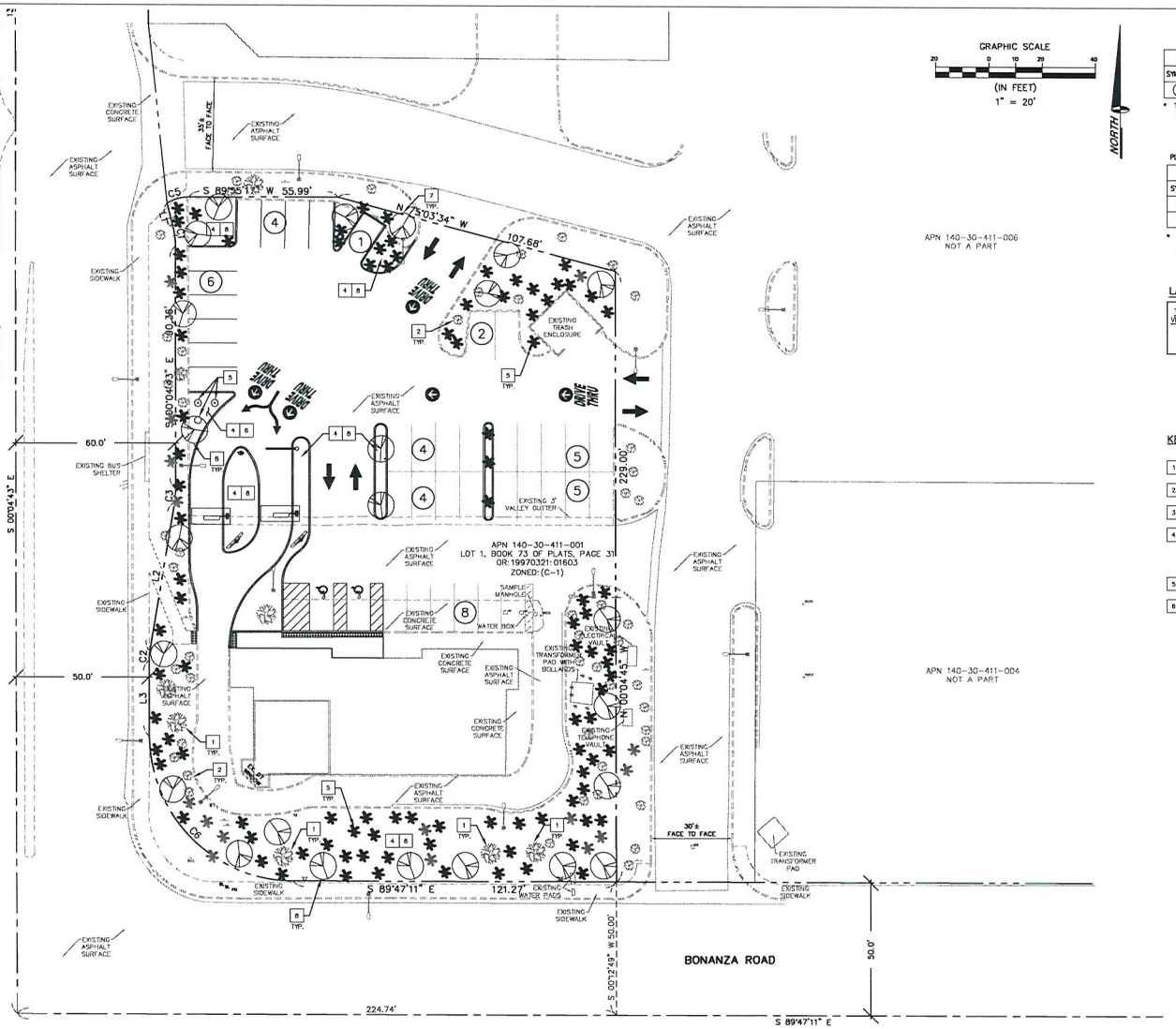
PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

REV	DATE	DESCRIPTION	BY

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: AS1.1
SITE PLAN



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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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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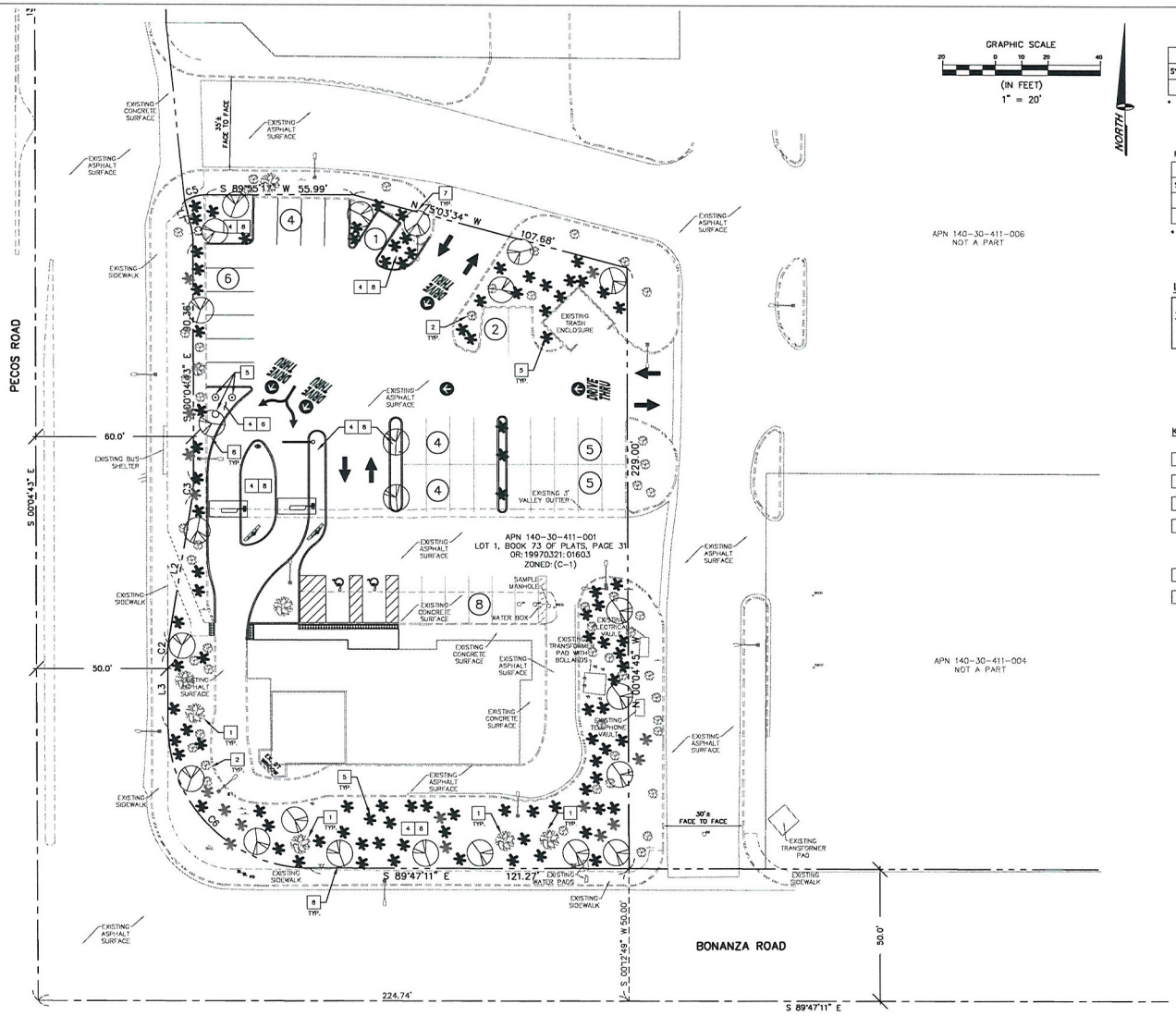
DRAWN BY: SPECTRUM TEAM
STD ISSUE DATE
REVIEWED BY: -
DATE ISSUED: -

TITLE: PECOS AND BONANZA
DESCRIPTION: -
SITE #: -
SITE ADDRESS: 3000 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

SHEET NO: LS1.0
LANDSCAPE PLAN



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SYMBOL	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
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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'

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1 LS1.0 LANDSCAPE PLAN
1" = 20'-0"

REV	DATE	DESCRIPTION	BY

PREPARED BY:
SPECTRUM
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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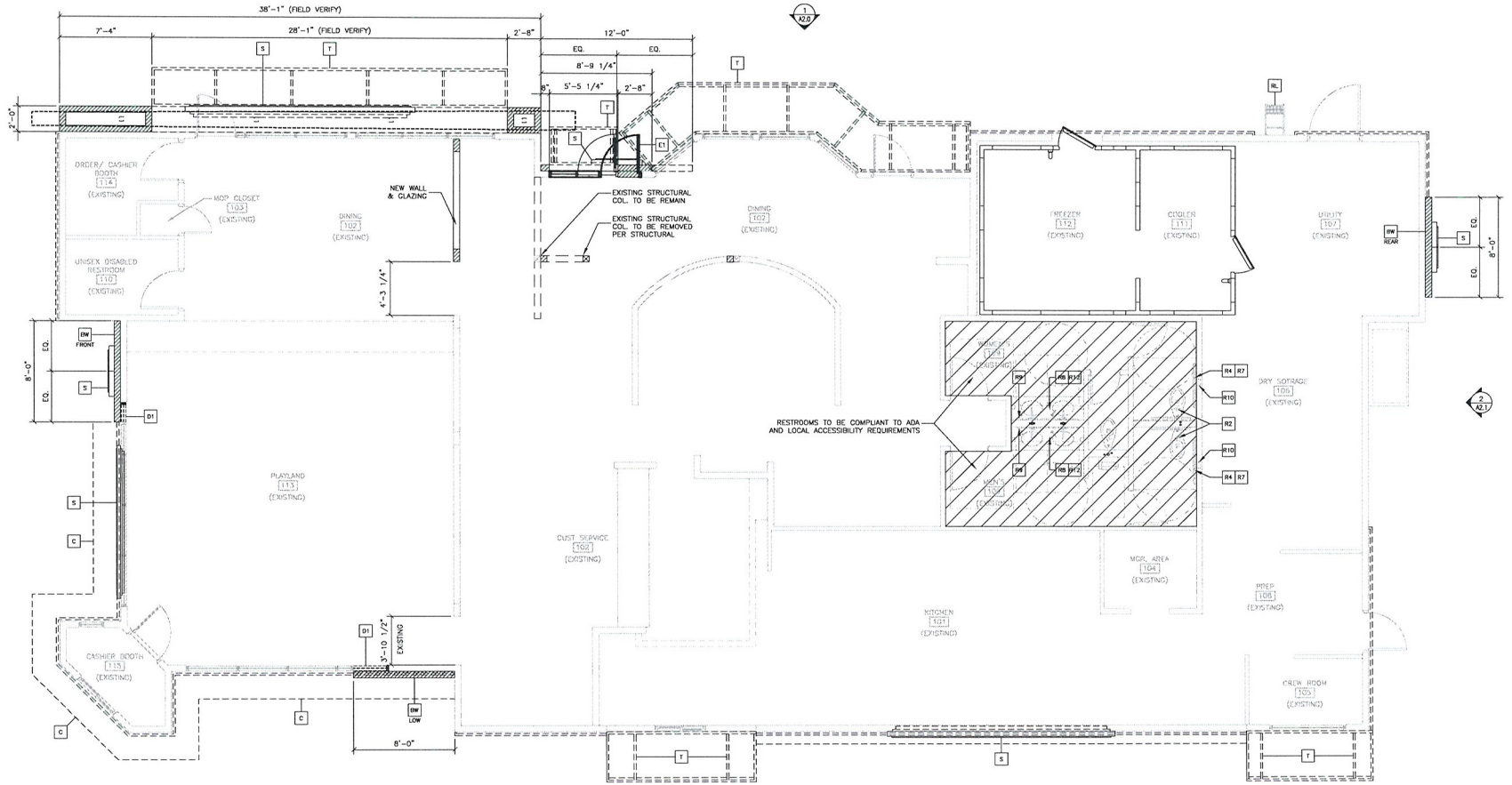
DRAWN BY:	REVIEWED BY:	DATE ISSUED:
SPECTRUM TEAM	-	-
STD ISSUE DATE		

TITLE	DESCRIPTION	SITE ID
PECOS AND BONANZA	-	-

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

- DW FRONT — NEW FRONT BRAND WALL
- DW LOW — NEW LOW BRAND WALL
- DW 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
- R13 (E) RESTROOM DOOR TO BE REMOVED.

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BY	DESCRIPTION	REV	DATE

PREPARED BY:
SURVEYING & ENGINEERING
8965 W POST ROAD, SUITE 100
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OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR: McDonald's Corporation

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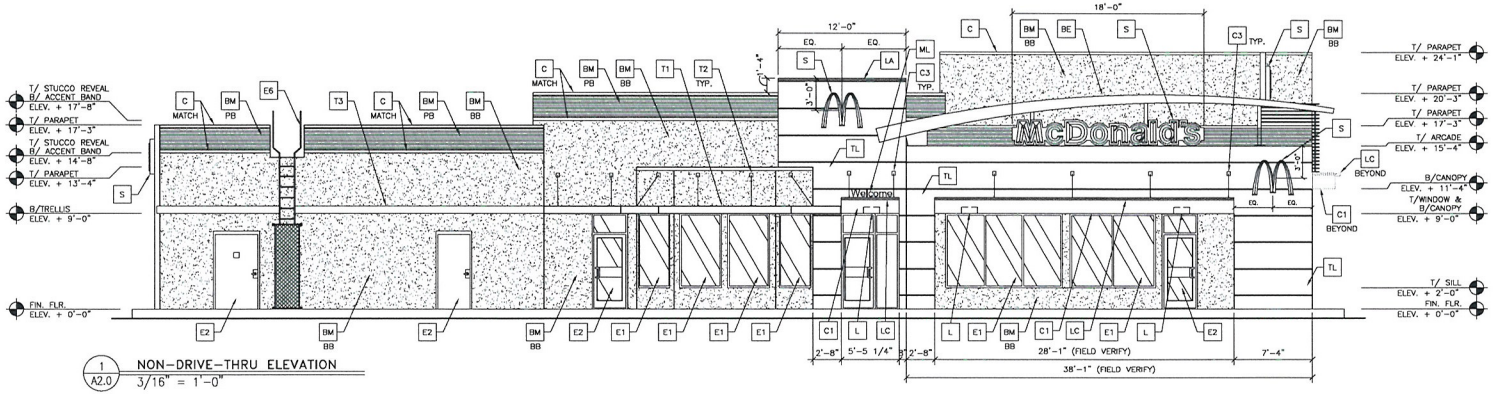
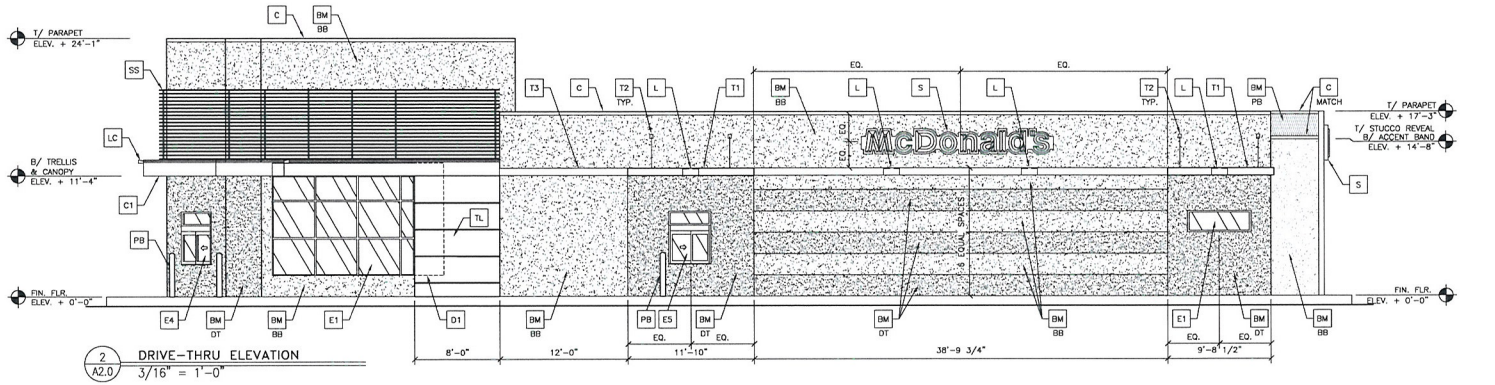
DRAWN BY: SPECTRUM STD ISSUE DATE: —
REVIEWED BY: K.S.
PLOT DATED: 05/26/2011

TITLE: PECOS AND BONANZA
DESCRIPTION:
SITE ID: 27-0147
SITE ADDRESS: 3550 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 2x8 WALL FASCIA
- TL BRUSH STROKE TILES (IRIS U.S.) BY EUROWEST 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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NO	DESCRIPTION	DATE	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:
REVIEWED BY: K.S.
DATE ISSUED: 05/02/11

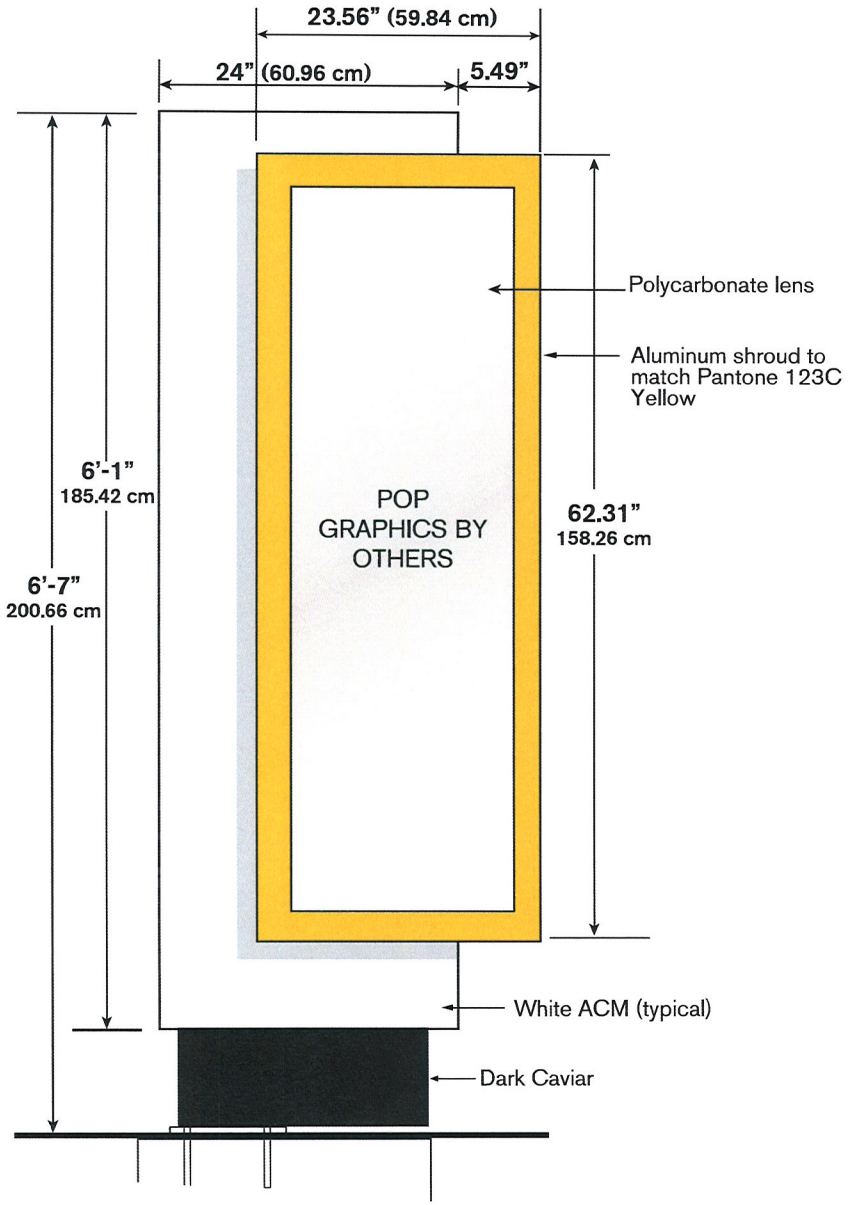
SITE ID: 27-0147
SITE ADDRESS: 3550 EAST BONANZA ROAD, LAS VEGAS NEVADA 89110

TITLE: PECOS AND BONANZA
DESCRIPTION:

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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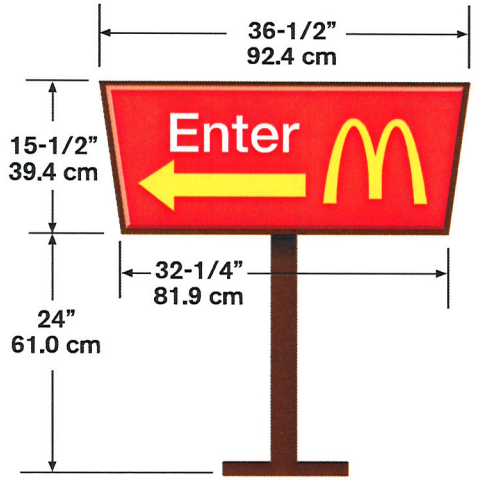
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

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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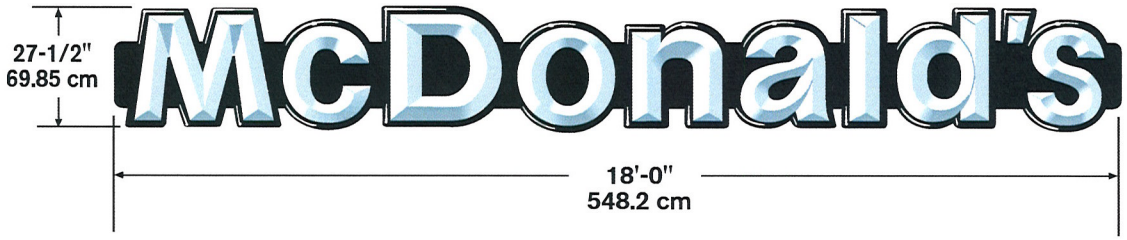
Fascia/Uniface Sign

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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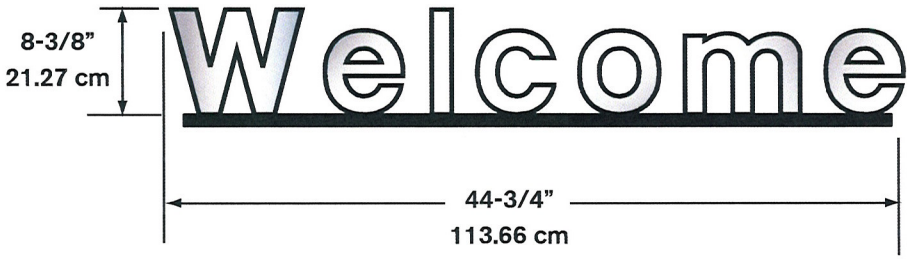
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7362

Welcome Sign

Everbrite
Identity Systems Division



Illumination:	N/A
Ship Weight:	16 lbs.
Other:	3/4" thickness cutout aluminum letters.

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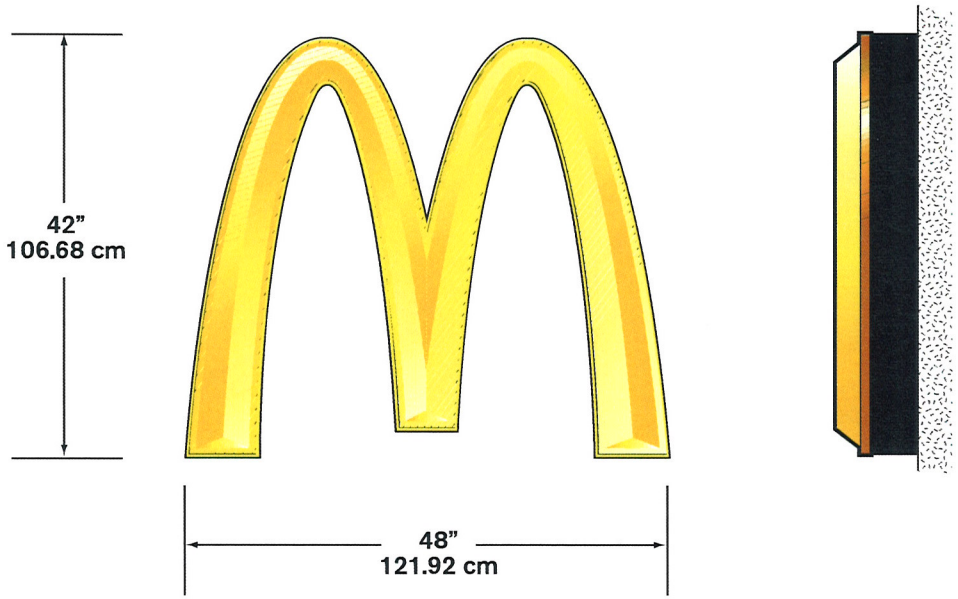
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7

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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Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

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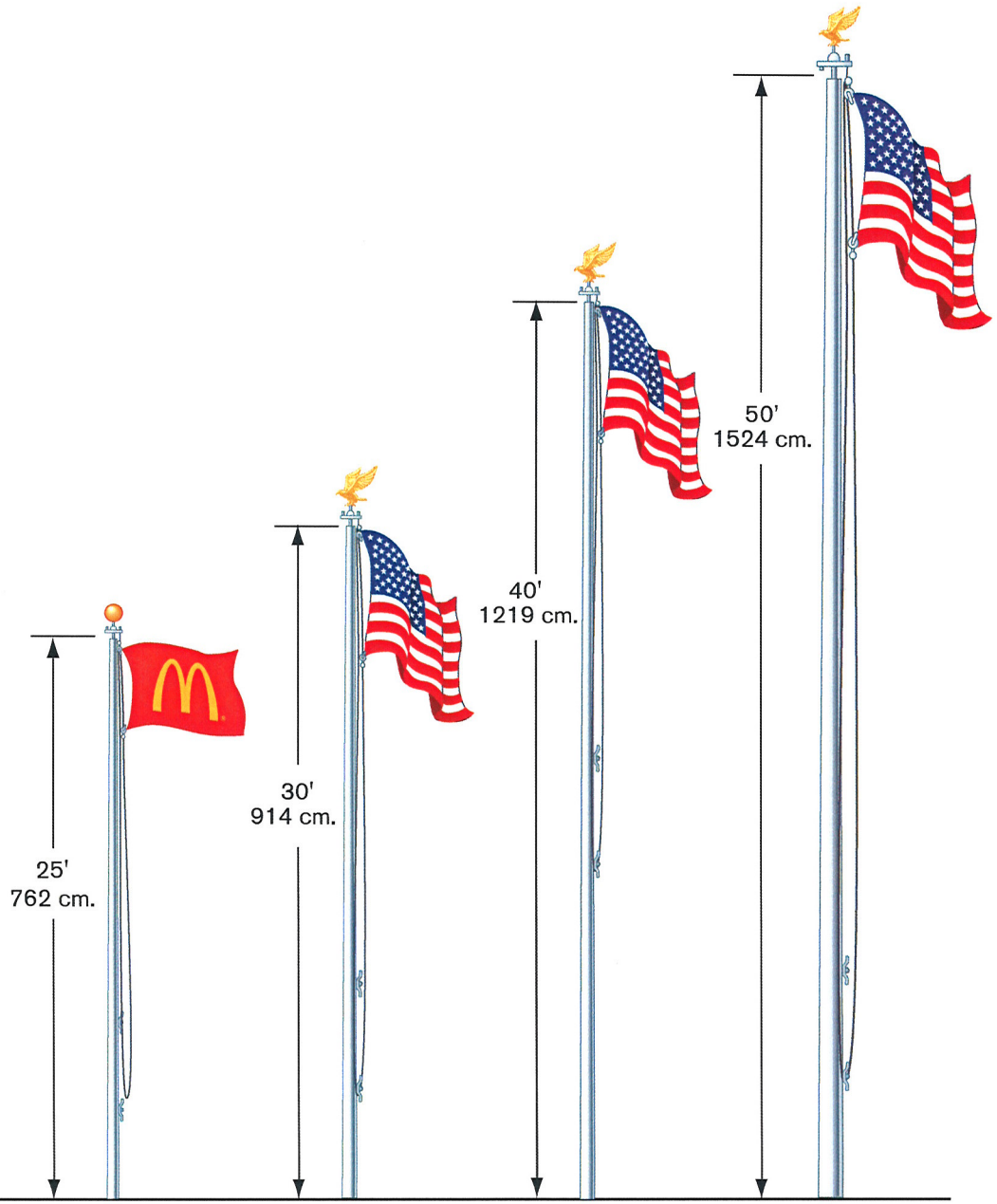
Flag Poles

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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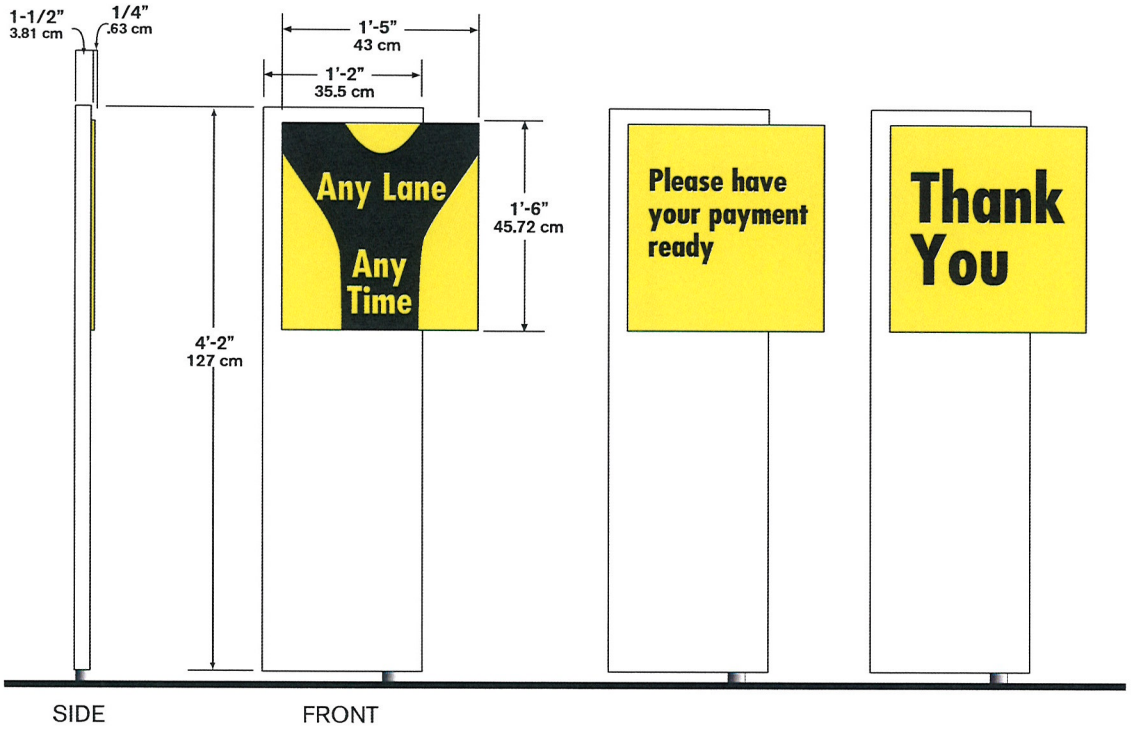
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-73

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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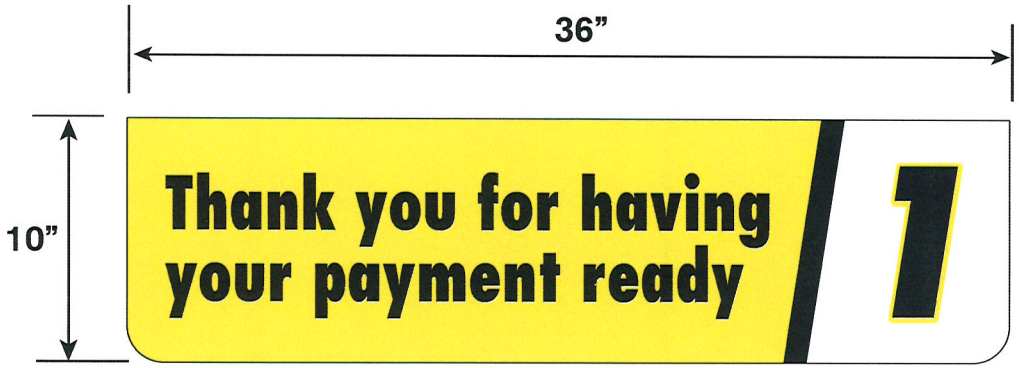
Window Position Signs

Everbrite
Identity Systems Division



Window 1



Window 2

Illumination: N/A

Ship Weight: 5 lbs.

Other:

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City of Las Vegas

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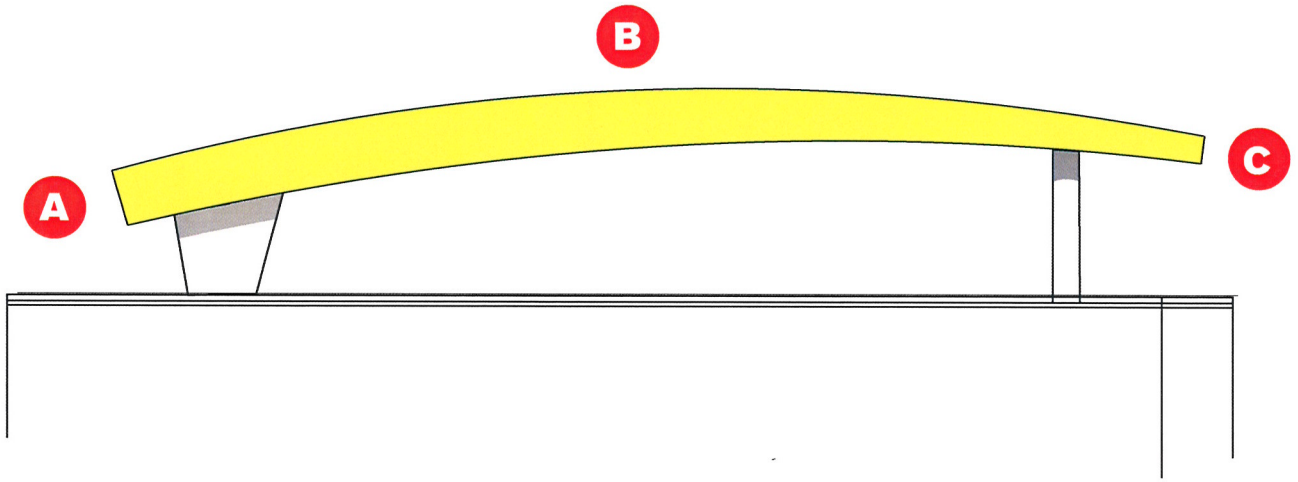
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-736.

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

RECEIVED
MAY 26 2011
City of Las Vegas

VAR-41930
SDR-41929

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**

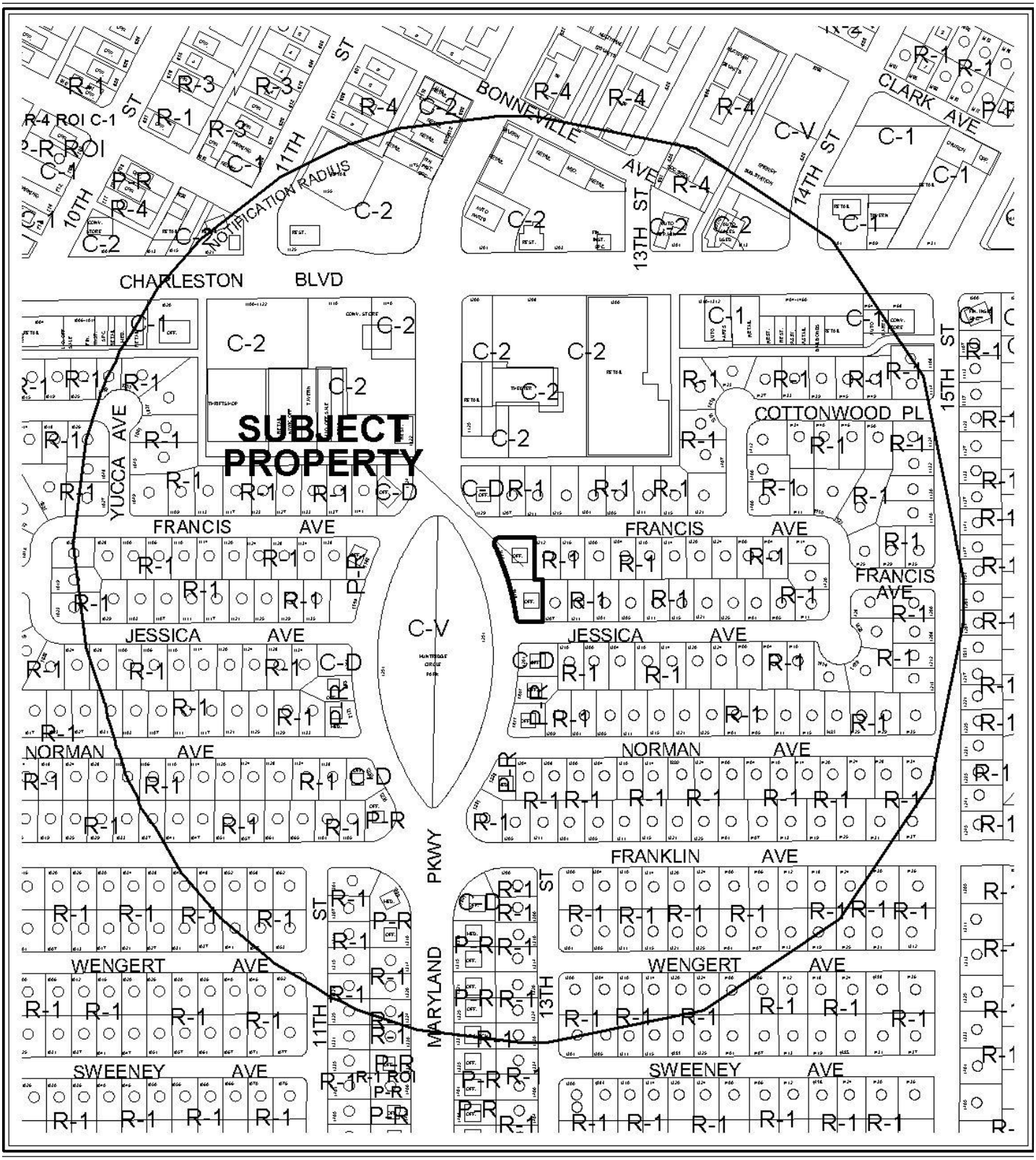
SUBJECT:
VAR-41935 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 84 FEET AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 4,264 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



CASE: **VAR-41935 AND SDR-41936**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: O & A PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-41935	Staff recommends APPROVAL, subject to conditions:	
SDR-41936	Staff recommends APPROVAL, subject to conditions:	VAR-41935

** CONDITIONS **

VAR-41935 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41936) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-32447), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-41936 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41935) shall be required, if approved.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-32447) shall be required, except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/26/11, except as amended by conditions herein.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/26/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

15. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Remove all substandard sidewalk improvements and unused curb cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing "pan" style driveway accessing this site from Jessica Avenue may remain.

18. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Submit an Encroachment Agreement for all landscaping located in the Maryland Parkway, Jessica Avenue and Francis Avenue public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

20. Per the Unified Development Code section 19.08.110.C.1.a.i, no more than two parking spaces shall be allowed to back onto Jessica Avenue.

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This proposal is for a major amendment to an approved Site Development Plan Review (SDR-32477) that originally allowed a 2,672 square-foot, two-story office building at 1141 South Maryland Parkway. This request would remove the previously approved office building while retaining the parking lot, and add a proposed 2,177 square-foot addition to an existing 2,151 square-foot Office building at 1149 South Maryland Parkway. The two lots will be combined into a single commercial lot and will be accessed primarily from Maryland Parkway. A requested Variance to allow a 10-foot setback where the Residential Adjacency Standards require 84 feet and a 10-foot corner side yard setback where 15 feet is required accompanies the requested Site Development Plan Review. The design of this proposal is harmonious and compatible with the surrounding single-family residential neighborhood and the adjacent City Park; therefore, staff recommends approval of this Site Development Plan Review and the associated Variance, with conditions.

ISSUES

- Waivers were approved with the original Site Development Plan Review (SDR-32477) to allow landscape buffers of five feet along the north perimeter where 15 feet is required; seven feet along the west perimeter where 15 feet is required; and zero feet along the south and east perimeters where eight feet is required.
- An Exception was approved with the original Site Development Plan Review (SDR-32477) to allow zero parking lot trees/islands where two are required.
- The requested Variance to the Residential Adjacency Standards will increase from the approved Variance to allow a 43-foot setback where require 96 feet is required to a 10-foot setback where 84 feet is required.
- The unique centrally-narrowing shape of the lot creates an undue hardship; staff recommends approval of the requested Variance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/21/74	The Board of Commissioners approved a request for a Plot Plan Review (Z-0028-68) for a commercial building addition at 1141 S. Maryland Parkway. The Planning Commission recommended approval.
10/03/74	The Board of Zoning Adjustment approved a request for a Variance (V-0063-74) to allow a zero-foot front yard setback where 25 feet is required for a commercial building addition at 1141 S. Maryland Parkway.

02/18/09	The City Council approved the request for a Site Development Plan Review (SDR-32447) for a proposed 2,672 square-foot, two-story office building with Waivers to allow landscape buffers of five feet along the north perimeter where 15 feet is required; seven feet along the west perimeter where 15 feet is required; and zero feet along the south and east perimeters where eight feet is required. A related Variance (VAR-32448) to allow a building setback of 43 feet where Residential Adjacency standards require 96 feet; a five-foot front yard setback where 25 feet is required; and a seven-foot corner side setback where 15 feet is required was also approved. The Planning Commission recommended approval with staff recommending denial.

Most Recent Change of Ownership	
03/21/97	A deed was recorded for a change in ownership for the property located at 1149 South Maryland Parkway.
11/17/08	A deed was recorded for a change in ownership for the property located at 1141 South Maryland Parkway.

Related Building Permits/Business Licenses	
07/23/98	A building permit (#98014979) was issued for a sign at 1141 S. Maryland Parkway. The permit expired on 01/23/99.
12/15/05	A building permit (#6000374) was issued for a non-work certificate of occupancy at 1141 S. Maryland Parkway. The permit was finaled on 02/16/06.
05/05/06	A building permit (#62321) was issued for a wall/fence at 1141 S. Maryland Parkway. The permit was finaled on 07/21/06.
11/05/04	A business license (#M09-00122) was issued for a mail box center at 1141 S. Maryland Parkway, Suite #110. The license was marked out of business on 02/17/09.
07/17/08	A business license (#B20-01477) was issued for Paralegal Services at 1141 S. Maryland Parkway, Suite #110. The license was marked out of business on 02/17/09.

Pre-Application Meeting	
05/19/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Major Amendment to an approved Site Development Plan Review and the need for a Variance to the Residential Adjacency Setbacks requirements.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/02/11	A field check was conducted at the subject site. The following items were noted: • The existing structure at 1141 South Maryland is unoccupied. • 1149 South Maryland operates as an Office Use, Other Than Listed (Law Office) and the site is well-maintained.

Details of Application Request	
Site Area	
Net Acres	0.95

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office	SC (Service Commercial)	C-D (Designed Commercial)
North	Office	SC (Service Commercial)	C-D (Designed Commercial)
	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Office	SC (Service Commercial)	C-D (Designed Commercial)
East	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	City Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

MH

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	8,164 SF	Y
Min. Lot Width	100 Feet	82 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	5 Feet	Y
• Corner	15 Feet	10 Feet	N
• Rear	15 Feet	40 Feet	N
Max. Lot Coverage	30%	19%	Y
Max. Building Height	Lesser of 2 stories or 35 feet	2 Stories (32 Feet)	Y
Trash Enclosure	Screened, Enclosed	Not Shown	Conditioned
Mech. Equipment	Screened	Not Shown	Conditioned

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	84 Feet	10 Feet	N
Adjacent development matching setback	5 Feet	43 Feet	Y

Landscaping and Open Space Standards as approved by SDR-32447			
Standards	*Required*		*Approved*
	Ratio	*Trees*	
Parking Area	1 Tree/6 Spaces	1 Trees	Zero Trees
Buffer: Min. Trees			
• North, West	1 Tree/20 Linear Feet	9 Trees	9 Trees
• East	1 Tree/20 Linear Feet	5 Trees	Zero Trees
• South	1 Tree/30 Linear Feet	3 Trees	Zero Trees
TOTAL		13 Trees	9 Trees
Min. Zone Width	15 Feet (North and West) 8 Feet (South and East)		5 and 7 Feet Zero Feet
Wall Height	Minimum 6 to Maximum 8 Feet (East)		6 Feet (Existing)

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways	100	Y

MH

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than	4,264 SF	1:300					
TOTAL SPACES REQUIRED			15		15		Y
Regular and Handicap Spaces Required			14	1	14	1	Y

ANALYSIS

This proposed Major Amendment to the approved Site Development Plan Review (SDR-32447) seeks to combine the properties at 1141 and 1149 South Maryland Parkway into a single commercial lot and to modify the existing, single-story Office building at 1149 South Maryland Parkway into a two-story, 28-foot tall 4,264 square-foot Office building. The proposed development remains consistent with the intent of the SC (Service Commercial) land use designation and is a permissible use in the existing C-D (Designed Commercial) zoning district. Waivers to the landscape buffer requirements were approved with the original Site Development Plan Review SDR-32477 and remain applicable to this development.

The applicant seeks to utilize the 14-space parking lot on 1141 South Maryland Parkway that was approved under SDR-32447, while transferring the entitled building space over to 1149 South Maryland Parkway. Staff supports this proposal, as it will create better site access, a more orderly parking layout, and a more efficient utilization of existing resources.

A request for a Variance to allow a building setback of 10 feet where Residential Adjacency standards require 84 feet and a 10-foot corner side yard setback where 15 feet is required accompanies this request. The existing five-foot side yard setback where 10 feet is required on the existing structure at 1149 South Maryland Parkway is a legally, nonconforming condition. Because of the design constraints imposed by the uniquely shaped lot, and the applicant's efforts to reduce the impact of the second story, staff supports the requested Variance.

The proposed Major Amendment to SDR-32447 will allow for a harmonious two-story Office development that is compatible with the surrounding single-family residential neighborhood to the east; therefore, staff recommends approval of this Site Development Plan Review and the associated Variance.

FINDINGS (VAR-41935)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of an extraordinary circumstance has been presented, in that the unique shape of the lot has created a hardship by creating a narrow constriction at the center of the property. Staff supports the applicant's request, as there are no feasible alternatives that would allow conformance to the Title 19 Residential Adjacency Setback requirements while allowing for a suitable Office development and functioning parking arrangement. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-41936)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed addition to the existing Office building is compatible with the adjacent development in the area in size, appearance and use.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed Office development is consistent with Title 19 and the General Plan in use. The related Variance request that accompanies this site review is supported by staff due to the uniquely shaped lot and the applicant's efforts to minimize the impact.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The project is part of a commercial subdivision with cross access on both the north and south sides of the property.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building and landscape materials for the entire development are similar in nature to the existing materials located at 1149 South Maryland Parkway. The proposed landscaping surrounding the site and parking lot blends well with the landscaping of the public park to the west.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed development is compatible and harmonious with the adjacent public park to the west and remains sensitive in detailing and massing to the existing single family, detached dwellings to the east. The applicant has proposed a design that minimizes the impact of the buildings height by orienting the balcony and fenestration towards the public park and away from the adjacent residential properties.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to inspection during construction; therefore, it will not compromise the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 312

APPROVALS 0

PROTESTS 0

MH

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: JANA 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

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, 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

FOR DEPARTMENT USE ONLY

Case #	VAR-41935
Meeting Date:	7-12-11
Total Fee:	830
Date Received:*	5-26-11
Received By:	FS

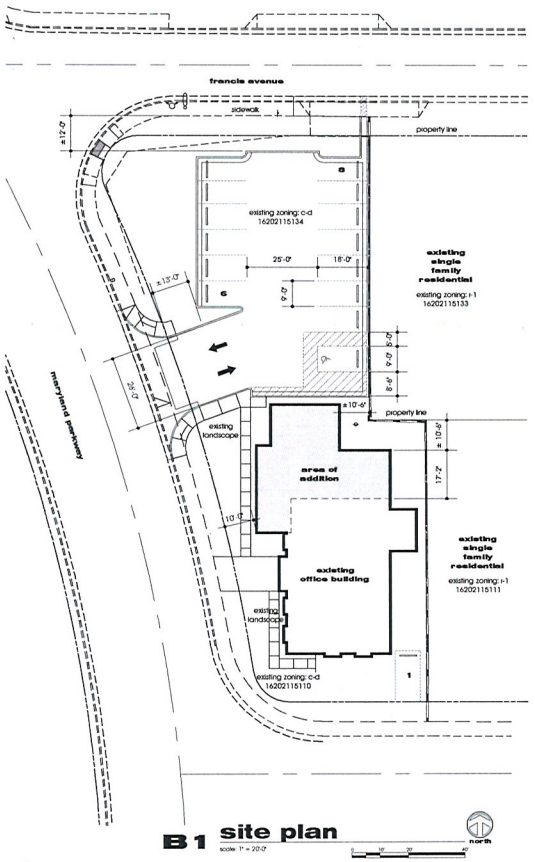
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

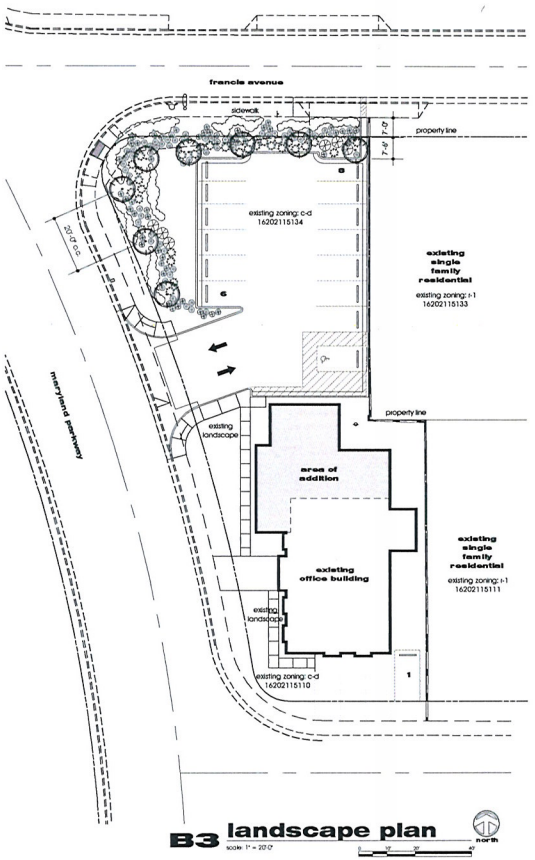
de castroverde law office addition

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. @ 1000 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



RECEIVED
MAY 26 2011
City of Las Vegas

VAR-41935
SDR-41936

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

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.

© copyright 2011, jawa studio, ltd.

inv.:	date:	description:

project / address:
de castroverde
law office addition
1149 s. maryland parkway
las vegas, nevada

owner:

sheet title:
site plan/
landscape plan

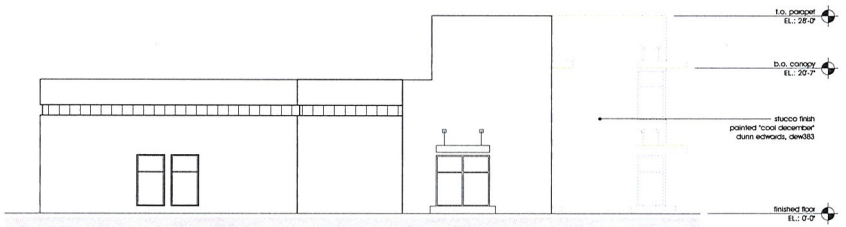
drawn/checked by:
de/jw

date:
05.23.11

job no.
11019

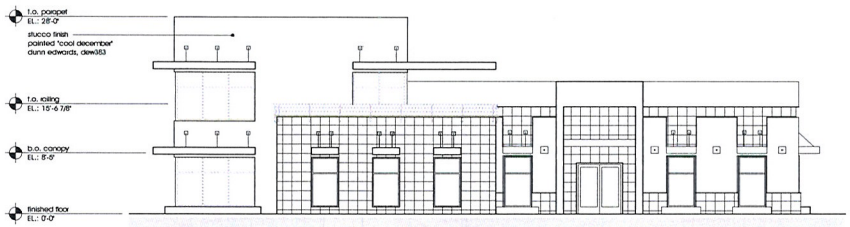
sheet no.
A0.00

cad dwg. file: 11019-A0.00.dwg



east elevation

scale: 1/8"=1'-0"



west elevation

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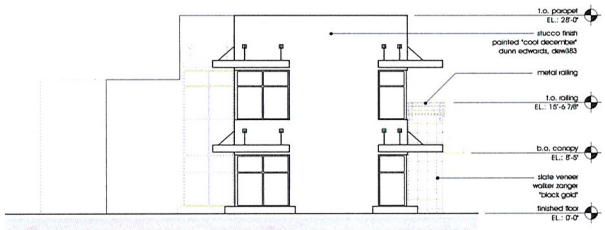

north elevation

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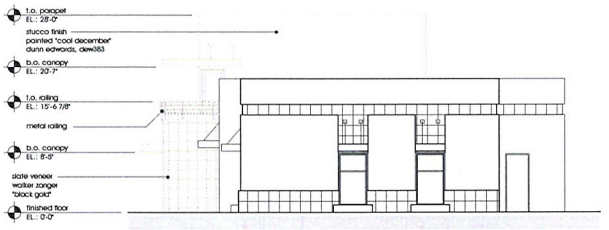

south elevation

scale: 1/8"=1'-0"

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:

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

VAR-41935
SDR-41936

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MAY 26 2011
City of Las Vegas



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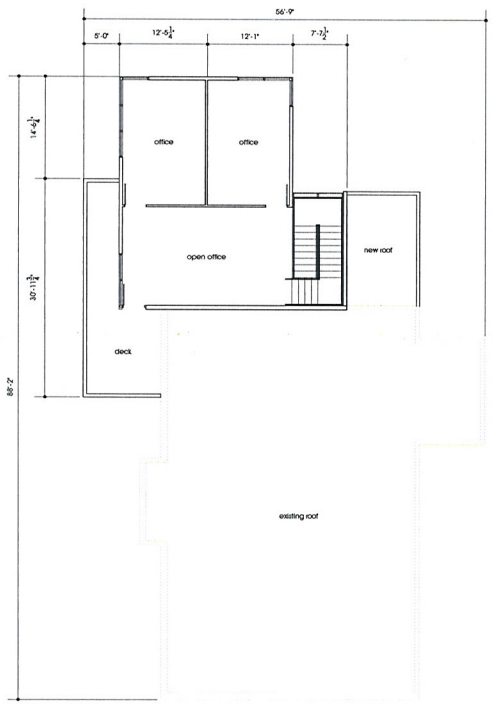
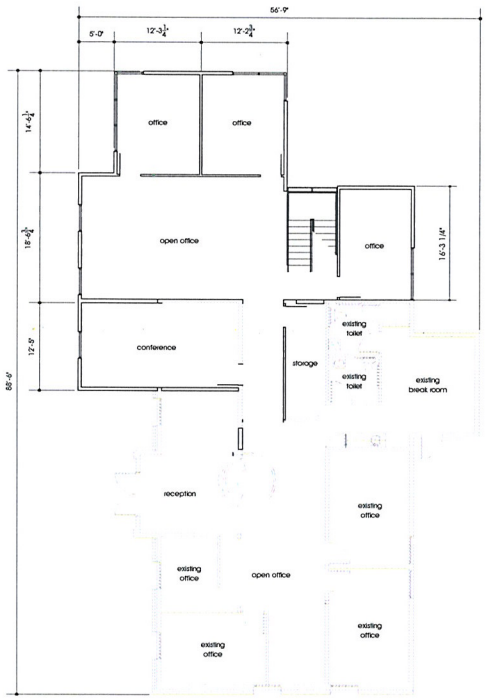
City of Las Vegas



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

VAR-41935
SDR-41936

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jawa studio
architecture
interior design

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tel. 702.598.1723
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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:
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

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MAY 26 2011
City of Las Vegas

VAR-41935
SDR-41936

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:
SDR-41936 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41935 - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC - For possible action on a 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: _____

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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 OFA 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.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

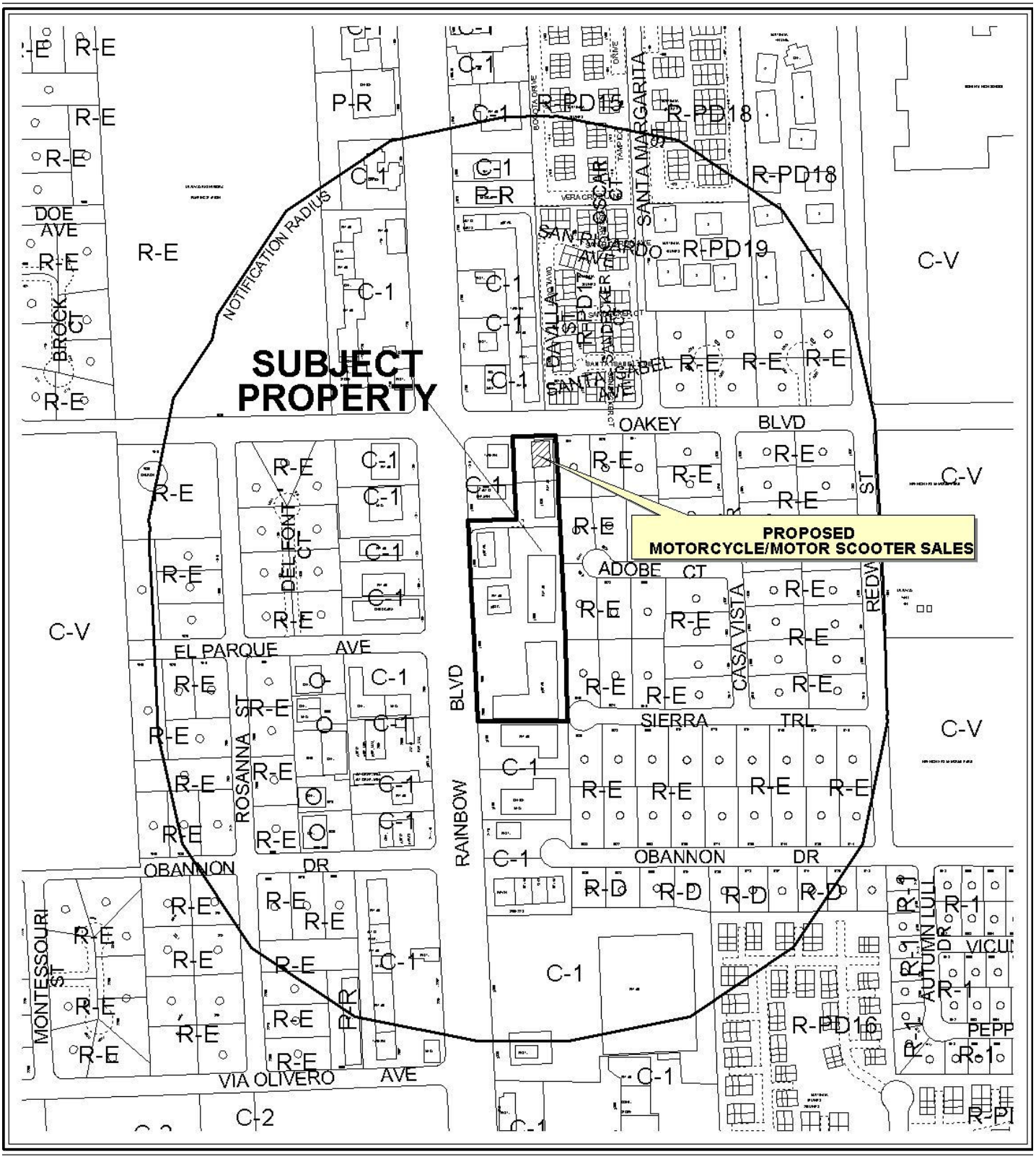
SUBJECT:
SUP-41880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANNY ITZHAKI - OWNER: TOMER ITZHAKI - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,162 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITH WAIVERS TO ALLOW OUTDOOR DISPLAY AND SALES AND FOR A BUILDING 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DANNY ITZHAKI - OWNER: TOMER ITZHAKI

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41880	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-41880 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motorcycle/Motor Scooter Sales use.

2. Conformance to the approved conditions for Rezoning (Z-0081-94) and Site Development Plan Review [Z-0081-94(3)].

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. No displaying of vehicles for sale or parking shall be permitted in the Rainbow Boulevard or Oakey Boulevard public rights-of-way.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 4,162 square-foot Motorcycle/Motor Scooter Sales use at 1820 South Rainbow Boulevard, Suites #100-104. The proposed use does not comply with all Title 19.12 requirements, and waivers of the two minimum Special Use Permit requirements are requested. The proposed use cannot be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends denial of this Special Use Permit. If this application is denied, the proposed Motorcycle/Motor Scooter Sales use cannot be conducted at this location, nor can a business license for this use be issued.

ISSUES

- A Motorcycle/Motor Scooter Sales use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver of Condition #1 of the minimum Special Use Permit requirements is required, as the applicant is proposing outdoor display and sales.
- A Waiver of Condition #2 of the minimum Special Use Permit requirements is required, as the applicant is providing 4,162 square feet of gross floor area, where 7,000 square feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/19/94	The City Council approved a request for Rezoning (Z-0081-94) from N-U (Non-Urban) to C-1 (Limited Commercial) on property generally located on the east side of Rainbow Boulevard, between Oakey Boulevard and O'Bannon Drive. The Planning Commission and staff recommended approval.
03/26/98	The Planning Commission approved a request for a Site Development Plan Review [Z-0081-94(3)] for a 13,242 square-foot retail/office building on property generally located on the south side of Oakey Boulevard and east of Rainbow Boulevard. The Department of Planning staff recommended denial.

Most Recent Change of Ownership	
01/05/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/22/98	A building permit (98021067) was issued for a shell building Certificate of Completion at 1820 South Rainbow Boulevard. The permit was finaled on 03/24/99.
03/16/99	A building permit (99005147) was issued for a trash enclosure at 1820 South Rainbow Boulevard. The permit was finaled on 03/23/99.
07/06/99	A building permit (99013158) was issued for a Tenant Improvement build out at 1820 South Rainbow Boulevard. The permit was finaled on 10/01/99.
03/15/10	A business license application (M15-94750) was submitted for a Vehicle Wrapping service at 1820 South Rainbow Boulevard, Suite #100. The application was denied by the City of Las Vegas Fire Department and marked out of business on 08/31/10.
11/18/10	A business license application (S15-99113) was submitted for a Smoke Shop at 1820 South rainbow Boulevard, Suite #100. The applicant withdrew the application on 03/15/11.
	A business license application (G04-99115) was submitted for Gifts and novelties at 1820 South Rainbow Boulevard, Suite #100. The applicant withdrew the application on 03/19/11.
	A business license application (H18-99174) was submitted for a Hookah Lounge at 1820 South Rainbow Boulevard, Suite #100. The applicant withdrew the application on 03/19/11.
	A business license application (C05-99114) was submitted for a Tobacco Dealer at 1820 South Rainbow Boulevard, Suite #100. The applicant withdrew the application on 03/19/11.

Pre-Application Meeting	
05/12/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/06/11	During a site visit, staff noted a clean and well maintained Shopping Center.

Details of Application Request	
Site Area	
Net Acres	0.45

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Tavern	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Oakey Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	150	Y*

*Per the Master Plan of Streets and Highways Rainbow Boulevard is listed as a 100-foot Primary Arterial.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	6,297 SF	1/250 SF	26				
Shopping Center	(-4,162 SF)	1/250 SF	-17				
Motorcycle /Motor Scooter Sales (Proposed)	4,162 SF	1/250 SF	17				
Office, Other Than Listed	6,297 SF	1/300 SF	21				
TOTAL SPACES REQUIRED			47		55		Y
Regular and Handicap Spaces Required			45	2	53	2	Y*

*The approved Site Development Plan Review [Z-0081-94(3)] parking was calculated with both retail and office at (1/300 SF). However, this is an eight acre commercial subdivision with a reciprocal parking agreement.

Waivers		
Requirement	***Request***	***Staff Recommendation***
No outdoor display and sales.	To allow outdoor display and sales.	Denial
7,000 square feet minimum gross floor area is required.	4,162 square feet of gross floor area.	Denial

ANALYSIS

The applicant is proposing to establish a Motorcycle/Motor Scooter Sales use within an existing shopping center. A Motorcycle/Motor Scooter Sales use is defined by Title 19.18.020 as "a facility or area for the display and sales of motorcycles and motor scooters, whether new or used, but excluding mopeds. This use includes service bays which are incidental and accessory to the sales use. The term "motorcycle/motor scooter sales" is used for the sole purpose of allowing the use by means of a Special Use Permit in the C-1 District. For all other purposes, the use described here shall be treated under the appropriate category of motor vehicle sales."

The applicant has requested waivers to allow an outdoor display and sales area and to allow 4,162 square feet of gross floor area. Staff is recommending denial of this application because outside display of vehicles for sales is permitted in the C-2 (General Commercial) zoning district. Within the C-1 (Limited Commercial) zoning district outside display/storage is not permitted. The proposed use cannot be conducted in a manner that is compatible with the surrounding land uses, as is evidenced by the requested waiver of the minimum gross floor area and outdoor display and sales. The applicant has not provided sufficient evidence that would warrant the granting of waivers to allow outdoor display and sales and the lack of the minimum gross floor area requirement.

FINDINGS (SUP-41880)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses on the existing site and with the commercial uses on adjacent properties, due to the waivers for minimum gross floor area and outdoor display and sales.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not physically suitable for the type and intensity of the proposed Motorcycle/Motor Scooter Sales use, as the suite where the proposed Motorcycle/Motor Scooter Sales use is to be located is 4,162 square feet, which is less than the minimum Special Use Permit requirement of 7,000 square feet dedicated to the use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site is accessed by Oakey Boulevard and Rainbow Boulevard, which are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Outside display is not consistent with SC (Service Commercial) land use. Per the 2020 Master Plan GC (General Commercial) land use includes outdoor storage or display, where SC (Service Commercial) land use is characterized as medium intensity retail that does not include more intense general commercial characteristics.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use does not meet all Minimum Special Use Permit Requirements pursuant to Title 19.12. Waivers are required to allow outdoor display and sales area and to allow 4,162 square feet of gross floor area, where 7,000 square feet is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 400

APPROVALS 0

PROTESTS 0

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

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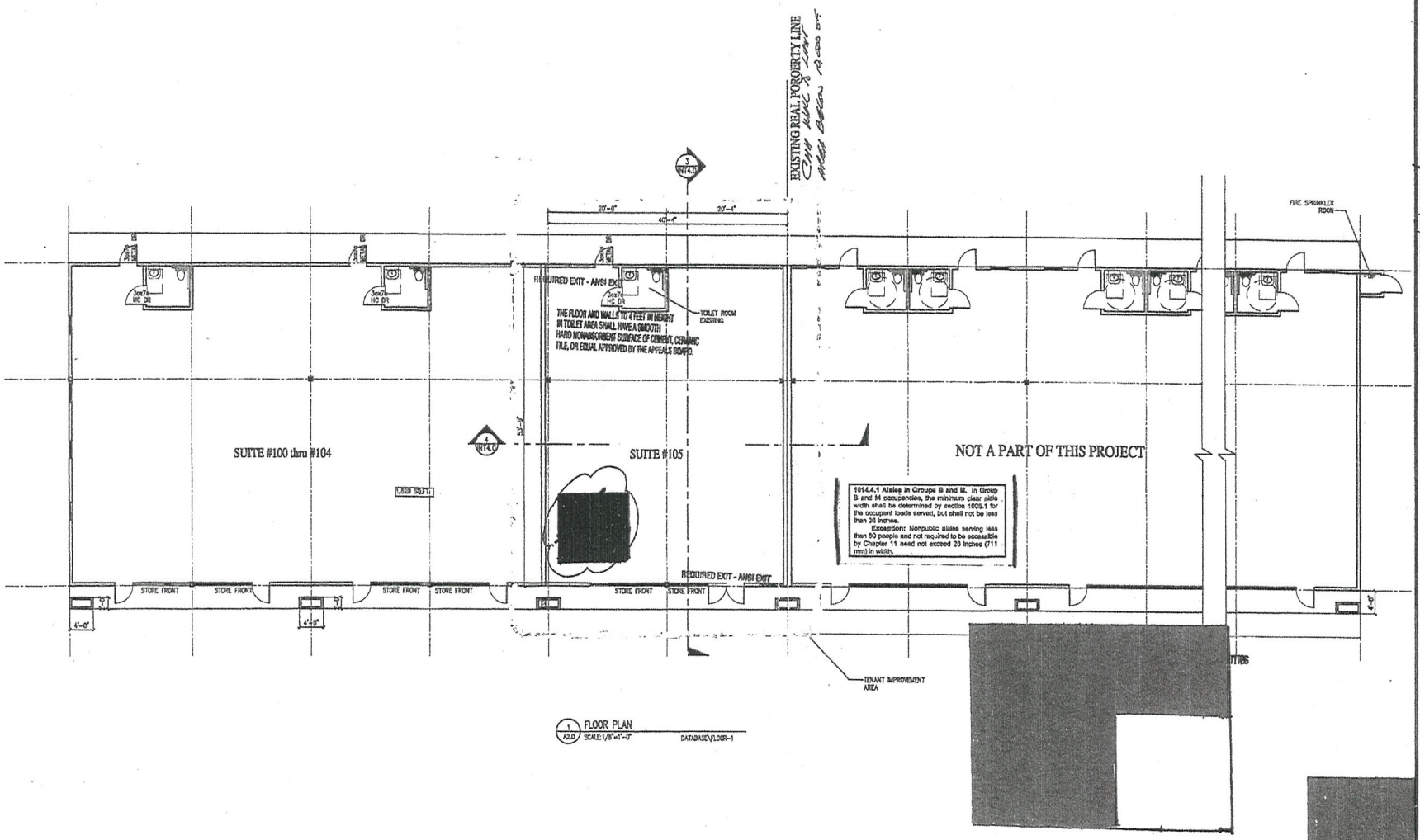

REVISIONS

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
FLOOR PLAN SUITE #2
TENANT IMPROVEMENT

JOB #	091206_dz
owner	091206_dz
SCALE	AS SHOWN
DATE	01-25-2

SHEET NUMBER
INT

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MAY 24 2011

SUP-41880

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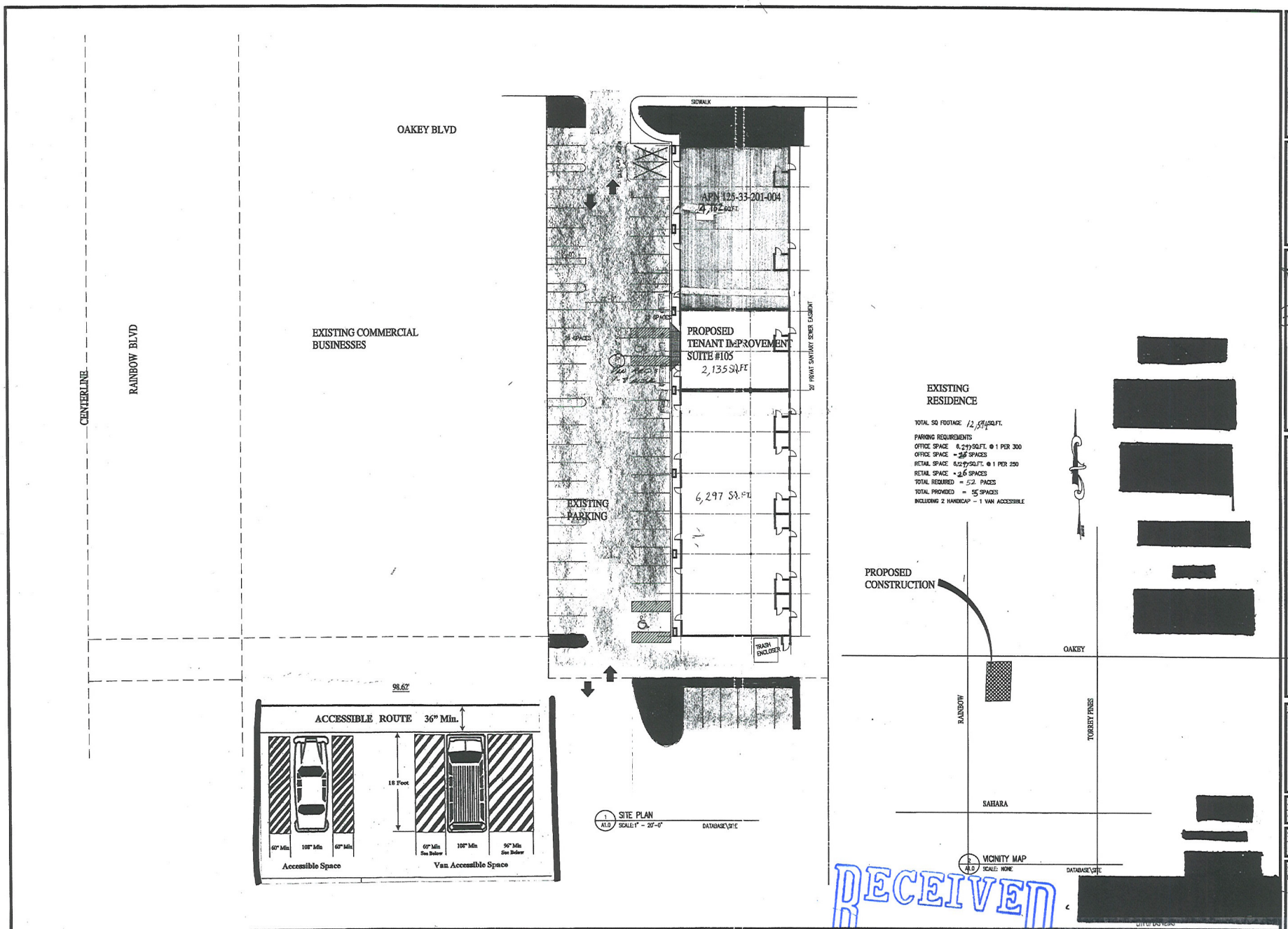

REVISIONS

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

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MAY 24 2011

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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.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

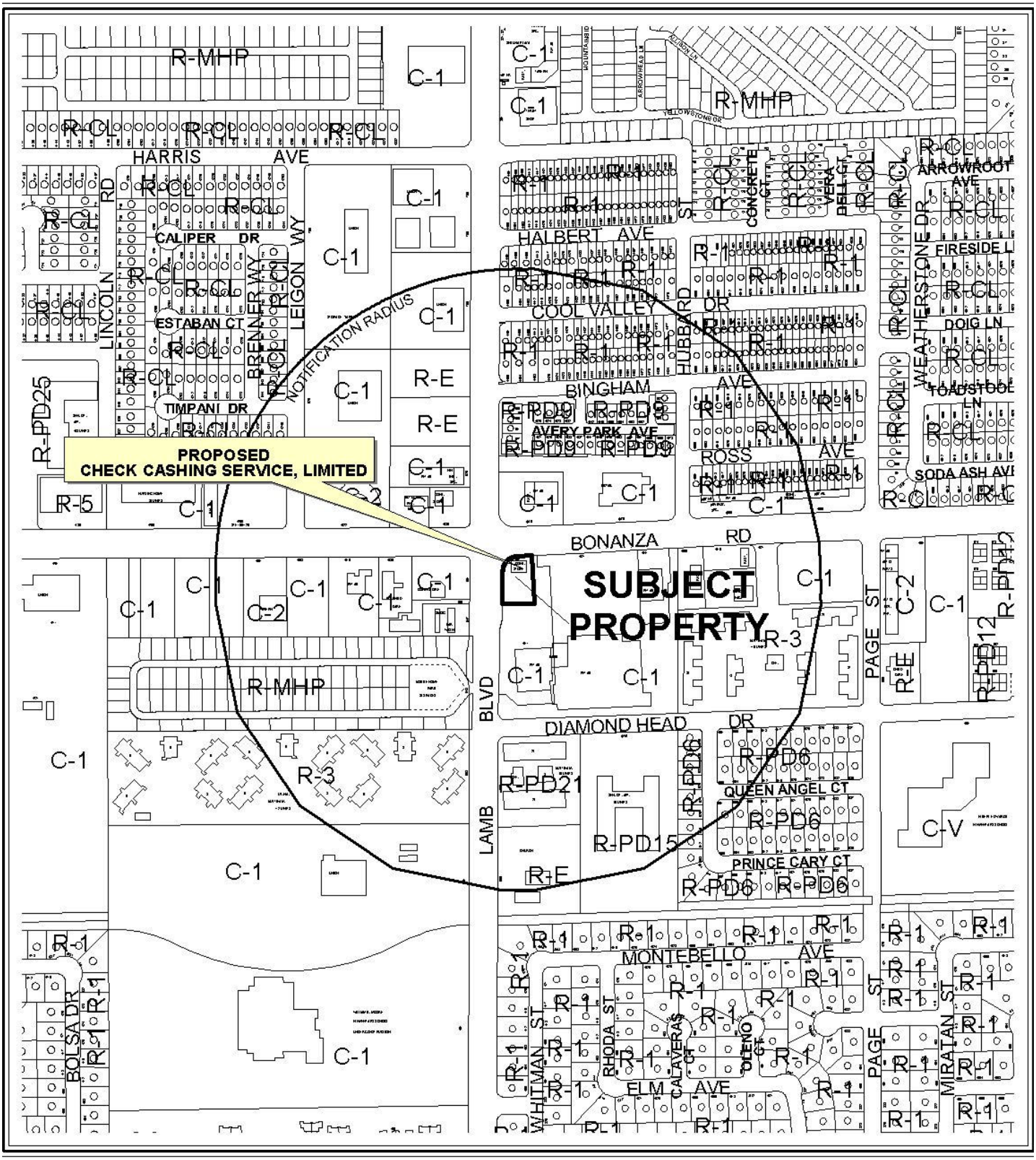
SUBJECT:
SUP-41901 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS EXPRESS GAS MART #2, LLC - OWNER: PACPROP SERVICE, LLC - For possible action on a request for a Special Use Permit FOR A CHECK CASHING SERVICE, LIMITED WITHIN AN EXISTING 2,032 SQUARE-FOOT CONVENIENCE STORE at 4401 East Bonanza 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



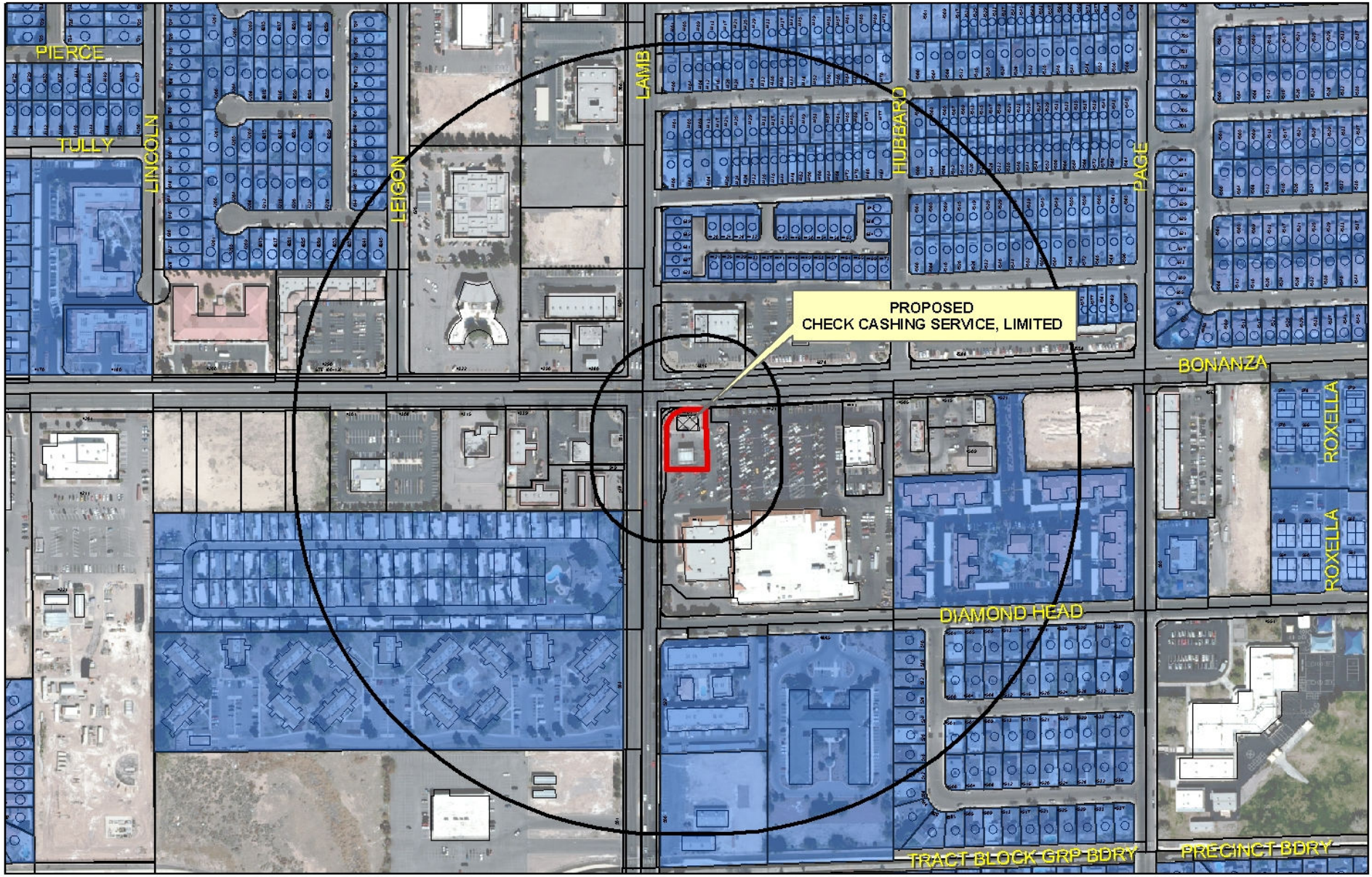
0 500 1000 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: VEGAS EXPRESS GAS MART #2, LLC - OWNER: PACPROP SERVICE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41901	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-41901 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0032-78), Special Use Permit (SUP-36799) and Site Development Plan Review (U-0069-00).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The use shall comply with all applicable requirements of Title 6.

4. No loan, cash advance, or deferred deposit service may be provided in connection with this use.

5. Prior to installation of any signage, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
July 12, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Check Cashing Service, Limited use at an existing 2,032 square-foot convenience store at 4401 East Bonanza Road. The Check Cashing Service, Limited use is conditional per Title 19.12; however, a Special Use Permit is required as the applicant is requesting two exterior advertising signs which does not comply with conditional use regulation Number Three, which states that no exterior advertising of the Check Cashing Service, Limited use is permitted. Staff recommends denial. If this request is denied, a business license for a Check Cashing Service, Limited use could be issued, but the use would have to comply with all Conditional Use Regulations of Title 19.12, including the prohibition against external advertising.

ISSUES

- A Check Cashing Service, Limited use is permitted in the C-1 (Limited Commercial) zoning district as a conditional use.
- Check Cashing Service, Limited conditional use Requirement Number Three specifies that no exterior advertising is permitted; as the applicant cannot comply with this requirement, a Special Use Permit is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/17/78	The Board of City Commissioners approved a request to Rezone (Z-0032-78) from R-E (Residential Estates) to C-1 (Limited Commercial) for property generally located at the southeast corner of Bonanza Road and Lamb Boulevard. The Planning Commission recommended approval.
04/04/79	The City Council approved a request for a Plot Plan Review (Z-0032-78) to relocate the proposed store from the east side of the property to the south side of the property. The Planning Commission recommended approval.
05/02/79	The City Council approved a request for an Extension of Time (Z-0032-78) for property generally located at the southeast corner of Bonanza Road and Lamb.
07/20/00	The City Council approved a request for a Special Use Permit (U-0069-00) for gasoline sales and a Site Development Plan Review (U-0069-00) for a proposed 2,029 square-foot Convenience Store on the southeast corner of Bonanza Road and Lamb Boulevard. The Planning Commission and staff

	recommended approval of the request.

02/21/01	The City Council approved a request for a Special Use Permit (U-0139-00) for a Beer/Wine/Cooler Off-Sale Establishment on the southeast corner of Bonanza Road and Lamb Boulevard. The Planning Commission and staff recommended approval of the request.
02/17/10	The City Council approved a request for a Special Use Permit (SUP-36779) for a Beer/Wine/Cooler Off-Sale Establishment use at 4401 East Bonanza Road. The Planning Commission recommended approval of the request. The Department of Planning staff recommended denial.
07/06/11	The City Council will hear a Review of Condition (ROC-41902) to delete Condition #5 of approved Special Use Permit (SUP-36779), which requires the sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited at 4401 East Bonanza Road.

Most Recent Change of Ownership	
08/20/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/22/01	A building permit (#1001199) was issued for underground fuel tanks at 4401 East Bonanza Road. The project was completed on 05/22/01.
01/31/01	A building permit (#1001579) was issued for a convenience store at 4401 East Bonanza Road. The project was completed on 05/22/01.
	A building permit (#1001580) was issued for a fuel pump canopy at 4401 East Bonanza Road. The project was completed on 05/22/01.
05/18/01	A business license (C05-02103) was issued for tobacco sales at 4401 East Bonanza Road. The license was marked out of business on 12/11/08.
	A business license (C15-00273) was issued for a convenience store at 4401 East Bonanza Road. The license was marked out of business on 12/11/08.
	A business license (L10-00220) was issued for Beer/Wine/Cooler Off-Sale at 4401 East Bonanza Road. The license was marked inactive on 12/11/08.
05/22/01	A business license application (C20-02016) was issued for convention hall tax at 4401 East Bonanza Road. The license was marked out of business 12/11/08.
	A business license application (G01-02027) was issued for restricted gaming at 4401 East Bonanza Road. The license was marked out of business 12/11/08.

11/10/09	A business license application (C20-92676) was submitted for convention hall tax at 4401 East Bonanza Road. The application was withdrawn on 04/05/10.
	A business license application (C05-92674) was submitted for tobacco sales at 4401 E Bonanza Road. The application was withdrawn on 04/05/10.
	A business license application (G01-92675) was submitted for restricted gaming at 4401 East Bonanza Road. The application was withdrawn on 04/05/10.
	A business license application (C15-92670) was submitted for a convenience store at 4401 East Bonanza Road. The application was withdrawn on 04/05/10.
	A business license application (S05-92673) was submitted for a service station at 4401 East Bonanza Road. The application was withdrawn on 04/05/10.
	A business license application (L10-92672) was submitted for Beer/Wine/Cooler Off-Sale at 4401 East Bonanza Road. The application was withdrawn on 04/05/10.
03/31/11	A business license application (G01-91498) was submitted for restricted gaming at 4401 East Bonanza Road. The license is in for review.
06/06/11	A business license (C05-02744) was approved for tobacco sales at 4401 East Bonanza Road. The license is currently active.
	A business license (C15-00396) was approved for a convenience store at 4401 East Bonanza Road. The license is currently active.
	A business license (L10-00321) was approved for Beer/Wine/Cooler Off-Sale at 4401 East Bonanza Road. The license is currently active.
	A business license (S05-01133) was approved for a service station at 4401 East Bonanza Road. The license is currently active.
06/23/11	A business license (N02-00174) was approved for a non-depository lender at 4401 East Bonanza Road. The license is currently active.

Pre-Application Meeting	
05/19/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/06/11	During a site visit, staff noted a Convenience Store with fuel pumps with multiple unpermitted signs, banners and debris in the landscaping.

Details of Application Request	
Site Area	
Net Acres	0.39

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Restaurant / Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lamb Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	2,032 SF	1/175 SF	12				
TOTAL SPACES REQUIRED			12		9		N
Regular and Handicap Spaces Required			11	1	8	1	N*

*The site is considered a parking-impaired development, per Title 19.18.030.D(1)

ANALYSIS

The applicant is proposing to establish a Check Cashing Service, Limited use with exterior advertising signage within an existing 2,032 square-foot Convenience Store. A Check Cashing Service, Limited use is defined by Title 19.18.020 as "the service of cashing checks for a fee, service charge or other consideration as a service that is supplemental to a retail business that otherwise does not provide services normally associated with a financial institution. The term does not include a general financial institution, specified financial institution, or any business that provides any kind of loan, cash advance, or deferred deposit."

Pursuant to Title 19.18.030.D (1), this site is a parking-impaired development and the proposed uses parking requirement is less intense than the existing convenience store; therefore, no additional parking is required.

A Special Use Permit is required, as the applicant is requesting exterior advertising signage as a part of the Check Cashing Service, Limited use, where no exterior advertising is permitted under the Conditional Use Regulations of Title 19.12. Staff is recommending denial of this application, as the proposed Check Cashing Service, Limited use is intended to be ancillary to the retail use, and have no impact to the surrounding adjacent uses. The addition of signage to the exterior of the building would have a negative visual impact.

FINDINGS (SUP-41901)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses on the existing site and with the commercial uses on adjacent properties, due to the request to allow the external advertising signs.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the proposed Check Cashing Service, Limited use, but the signage is not appropriate for the use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site is accessed by Lamb Boulevard and Bonanza Road, which are sufficient to accommodate the amount of vehicular trips associated with the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use does not meet all Minimum Conditional Use Requirements pursuant to Title 19.12. A Special Use Permit is required for the Check Cashing Service, Limited use with external advertising signage.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 284

APPROVALS 0

PROTESTS 0

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 6606 8616

City Las Vegas. **State** NV **Zip** 89110

E-mail Address mricciardella@gmail.com

REPRESENTATIVE Matt Ricciardella **Contact**

Address 2009 Amber Stone Ct. **Phone:** 562 810-3165 **Fax:** 702 6606 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

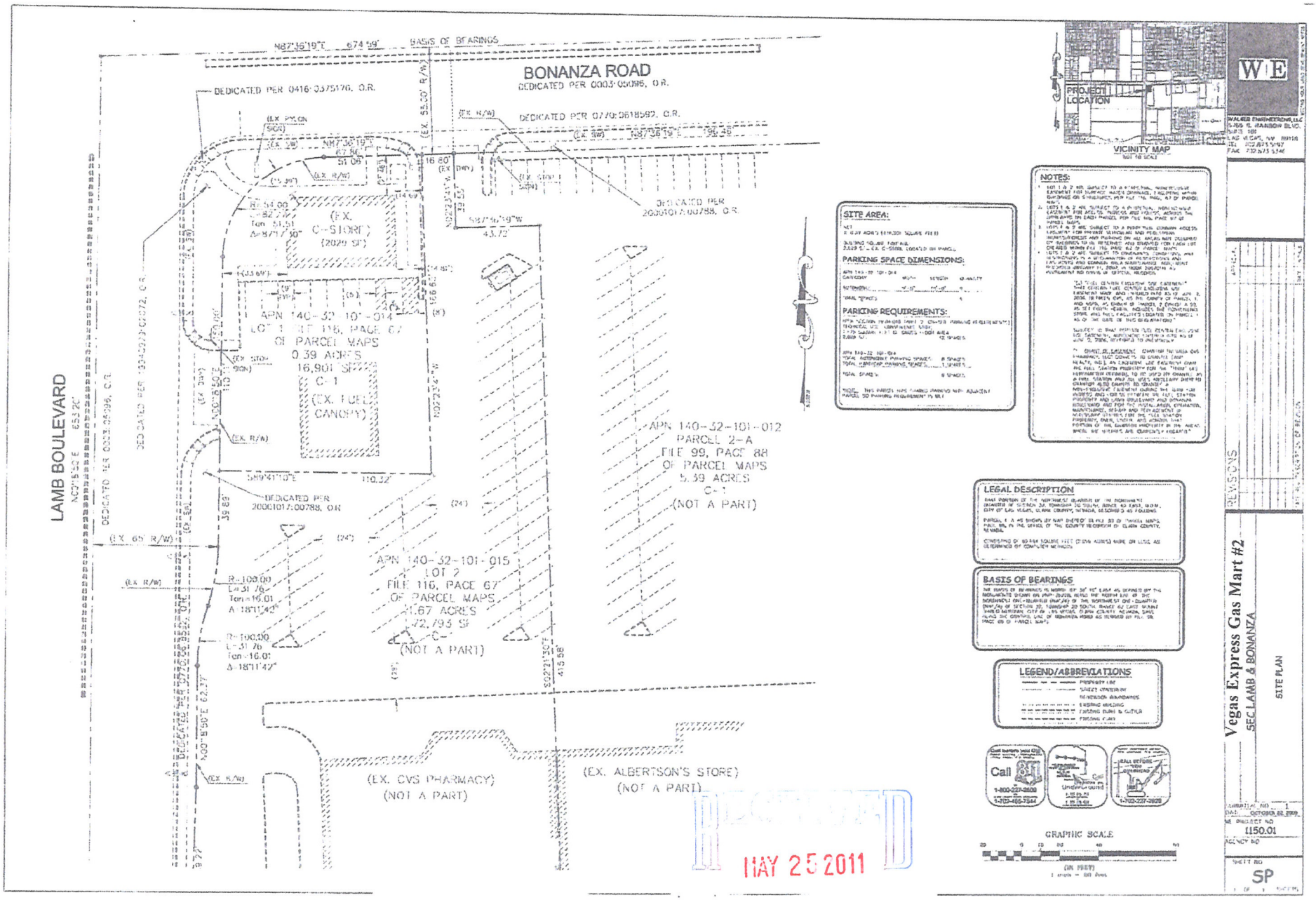
A. G. FYFFE
Commission # 1810171
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2012

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


BONANZA ROAD
DEDICATED PER 0003-05096, O.R.
DEDICATED PER 0416-0375176, O.R.
DEDICATED PER 0770-0618592, O.R.
DEDICATED PER 20001017-00788, O.R.
BASIS OF BEARINGS
LAMB BOULEVARD
(EX. C-STORE)
(2029 SF)
APN 140-32-101-014
LOT 1 FILE 116, PAGE 67
OF PARCEL MAPS
0.39 ACRES
16,901 SF
C-1
(EX. FUEL CANOPY)
APN 140-32-101-012
PARCEL 2-A
FILE 99, PAGE 88
OF PARCEL MAPS
5.39 ACRES
C-1
(NOT A PART)
APN 140-32-101-015
LOT 2
FILE 116, PAGE 67
OF PARCEL MAPS
1.67 ACRES
72,793 SF
C-1
(NOT A PART)
(EX. CVS PHARMACY)
(NOT A PART)
(EX. ALBERTSON'S STORE)
(NOT A PART)
SITE AREA:
PARKING SPACE DIMENSIONS:
PARKING REQUIREMENTS:
NOTES:
LEGAL DESCRIPTION
BASIS OF BEARINGS
LEGEND/ABBREVIATIONS
GRAPHIC SCALE
VICINITY MAP
PROJECT LOCATION
WE
Vegas Express Gas Mart #2
SEC LAMB & BONANZA
SITE PLAN
REVISIONS
1150.01
SP
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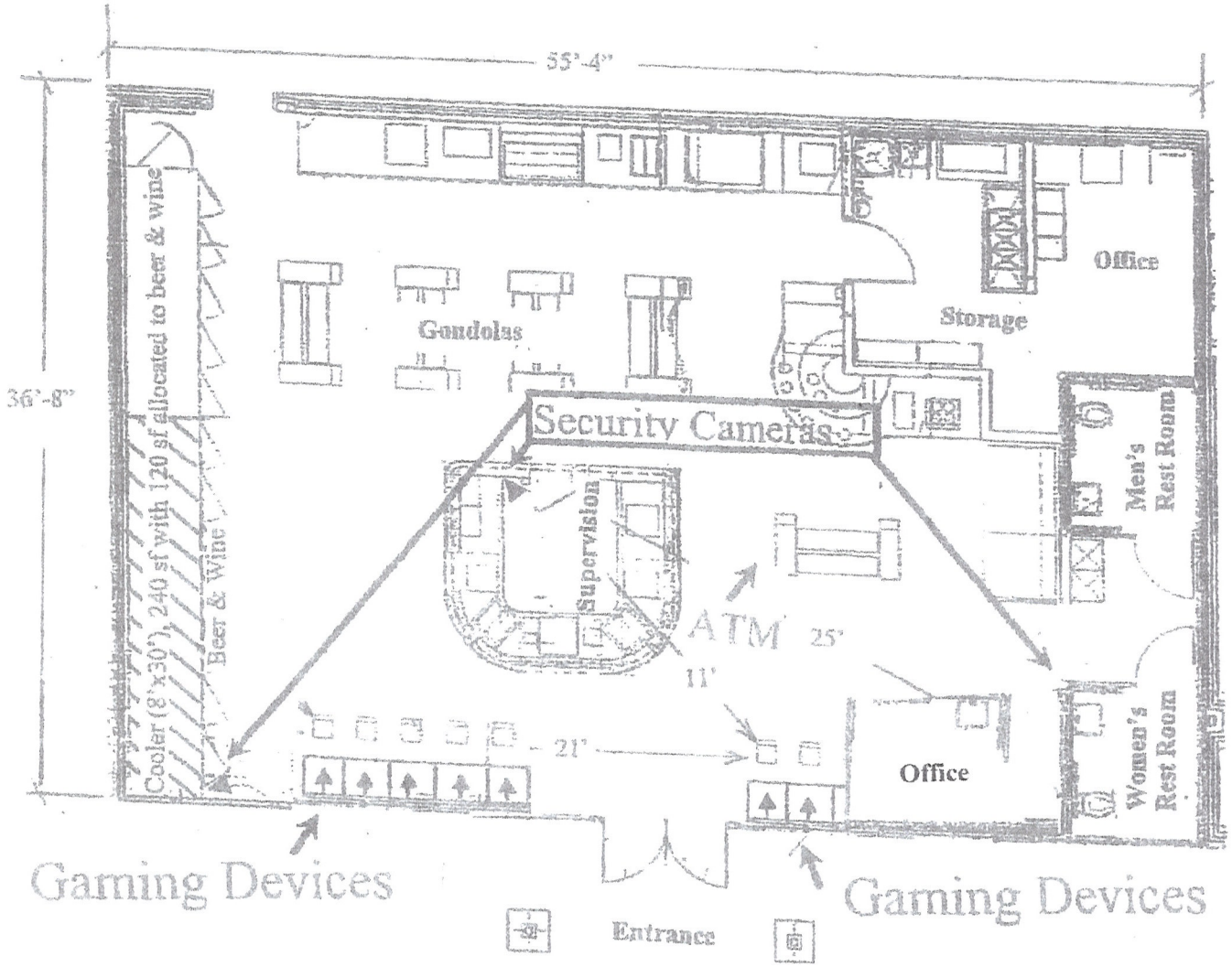
MAY 25 2011

SUP-41901



Vegas Express Gas Mart #2
4401 E. Bonanza Road
Las Vegas, NV 89110

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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.

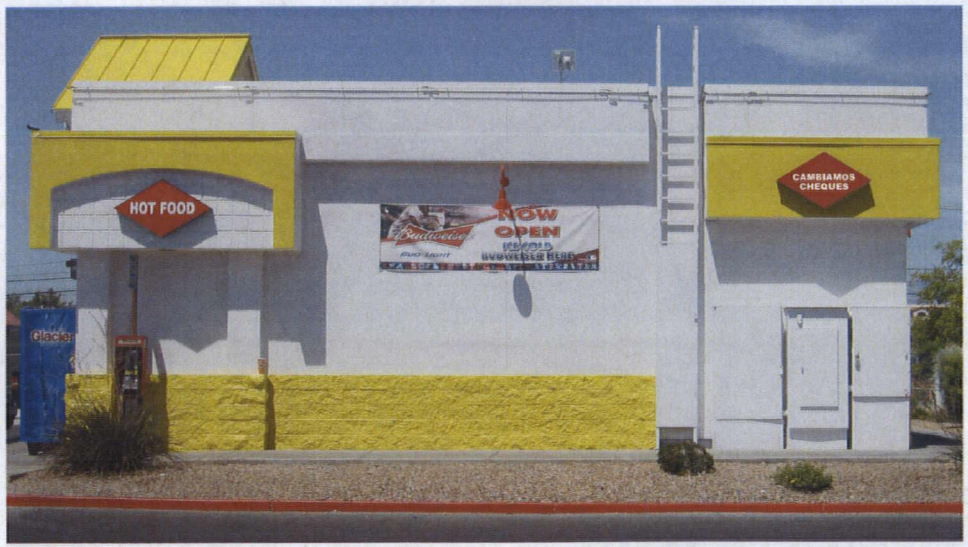
5115 South Arville St. Las Vegas, Nevada 89118 • p 702-873-4463 • f 702-873-5657 / NV LIC#62560 NLV LIC#82478

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

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MAY 31 2011

SUP-41901
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**

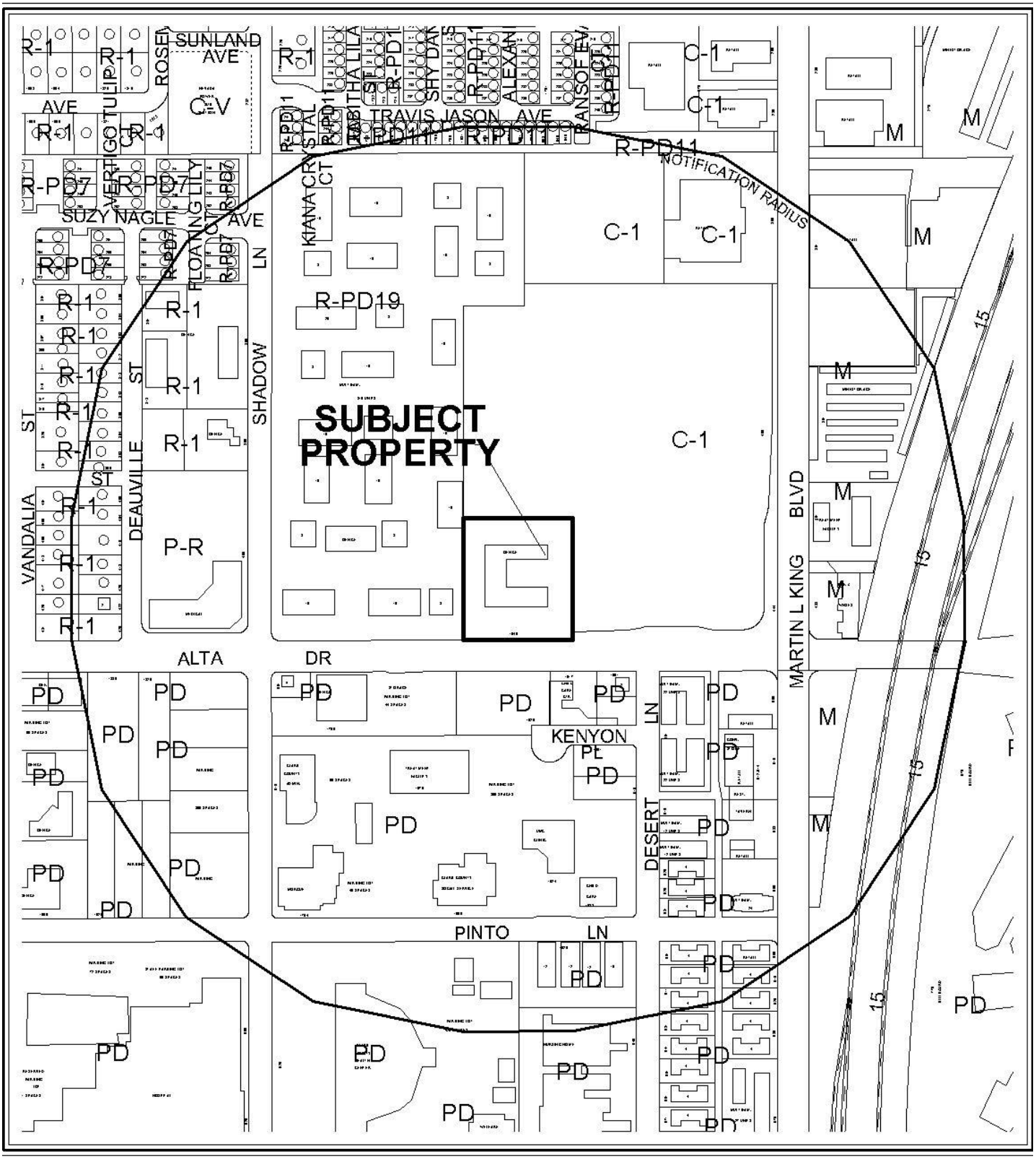
SUBJECT:
SUP-41921 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP - For possible action on a request for a Special Use Permit FOR A PROPOSED 16,576 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 1640 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41921	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41921 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review [Z-0033-88(4)].

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 16,576 square-foot Facility to Provide Testing, Treatment, or Counseling for Drug and Alcohol Abuse use at 1640 Alta Drive, Suite #4. The proposed use complies with all Title 19.12 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/18/88	The City Council approved a request for Rezoning (Z-0033-88) from R-1 (Single Family Residence) and R-4 (High Density Residential) to R-3 (Medium Density Residential) as part of a larger request on the property located on the north side of Alta Drive between Highland Drive and Shadow Lane. The Planning Commission and staff recommended approval.
10/20/93	The City Council approved a request for a Site Development Plan Review [Z-0033-88 (4)] for a proposed Office Building located on the north side of Alta Drive, approximately 523 feet west of Martin Luther King Boulevard. The Planning Commission and staff recommended approval.
07/12/11	The Planning Commission will hear a request for a Special Use Permit (SUP-42006) for a proposed Social Service Provider use at 1640 Alta Drive, Suite #4.

Most Recent Change of Ownership	
05/07/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/04/94	A building permit (#94321635) was issued for an Office Building at 1640 Alta Drive. The permit was finalized on 10/18/94.
05/26/94	A building permit (#94333509) was issued for a Carport at 1640 Alta Drive. The permit was finalized on 08/25/94.
09/09/96	A building permit (#96018304) was issued for Tenant Improvement for Office, Other than Listed at 1640 Alta Drive, Suite #4. The permit was finalized on 11/22/96.
06/05/02	A business license (B20-00411) was issued for Business Support at 1640 Alta Drive, Suite #4. The license was marked out of business 05/08/11.
10/17/06	A building license (Q17-00188) was issued for Court Reporting Firm at 1640 Alta Drive, Suite #4. The license is currently active.

Pre-Application Meeting	
05/17/11	A pre-application meeting was held with the applicant, where the submittal requirements for Special Use Permit for a proposed Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use. The Special Use Permit request will be a change of location from 1701 West Charleston Boulevard to 1640 Alta Drive, Suite #4. The proposed use will occupy most of the building at the new location from Suites # 1 through 10.

Neighborhood Meeting	
07/07/11	A neighborhood meeting will be held at 6:30 p.m. at 1701 West Charleston Boulevard, Suite #400.

Field Check	
06/20/11	A site visit by staff noted that the office building and property are well maintained. The suites for the proposed use are currently vacant.

Details of Application Request	
Site Area	
Gross Acres	2

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)

North	Government Facility	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Child Care Center	LVMD (Las Vegas Medical District)	PD (Planned Development)
	Parking Lot	LVMD (Las Vegas Medical District)	PD (Planned Development)
East	Government Facility	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units Per Acre)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alta Drive	Primary Arterial	Master Plan of Streets and Highways	80	N*

*Per Master Plan of Streets and Highways, the street width is 100 feet.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse (Proposed)	16,576 SF	1/300 SF	56				
Office, Other than Listed (Existing)	(-16,576) SF	1/300 SF	-56				
Office, Other than Listed	5,192 SF	1/300 SF	18				
TOTAL SPACES REQUIRED			74		103		Y
Regular and Handicap Spaces Required			71	3	98	5	Y

ANALYSIS

The subject property is located in an Airport Overlay District with 175-foot height restrictions. The proposed use would not have a negative impact relating to the Overlay District. The applicant is proposing to locate a Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use, within an existing 21,768 square-foot single story office building at 1640 Alta Drive, Suite #4, and the proposed use will occupy 16,576 square feet of office space.

The applicant is currently operating at 1701 West Charleston Boulevard, Suite #400 with an active business license (N35-0004). The proposed use requires an approval of a Special Use Permit at 1640 Alta Drive, Suite #4, in order to obtain a business license for a change of location. The applicant has indicated that the proposed use offers substance abuse and mental health services for individuals who are mandated to attend through the courts. The proposed use employs 37 people and will serve 546 clients monthly. There were no service calls to the Las Vegas Metropolitan Police Department and there are no Code Enforcement cases at both locations. The proposed Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use meets the definition pursuant to Title 19.18.020 and there are no Minimum Special Use Permit Requirements. The proposed use can be conducted in a manner that is

harmonious and compatible with the existing uses and surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41921)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse will be located within an existing office building. The proposed use can be conducted in a manner that is harmonious and compatible with the uses at the existing site and with the uses on adjacent properties.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type and intensity of the proposed use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Site Access to the property is provided from Alta Drive. This street is sufficient in size to accommodate the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of a Special Use Permit for this use will not compromise the public, health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no minimum use requirements for a Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 72

APPROVALS 0

PROTESTS 0

RG

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

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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 aja@rettan.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.

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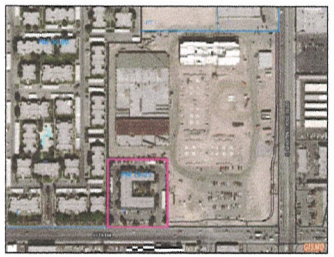
JUN 01 2011

Revised 10/27/08

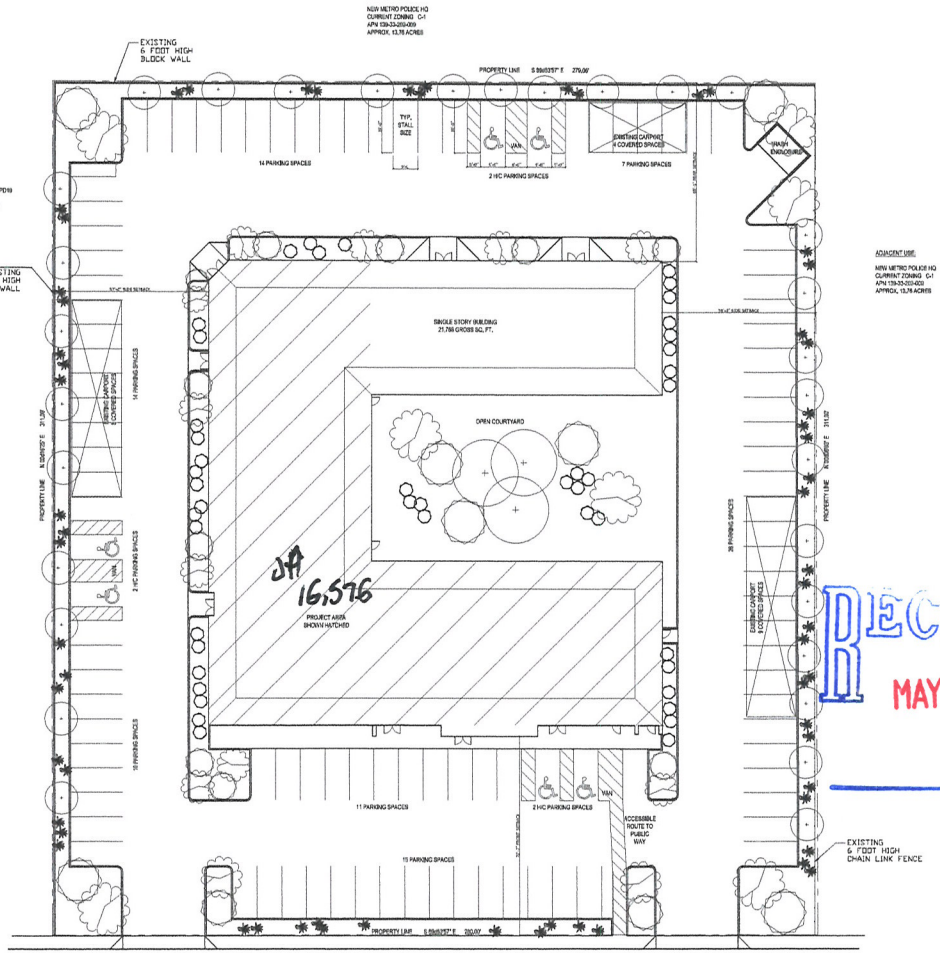
f:\depot\Application Packet\Application Form.pdf



VICINITY MAP
Scale: 1" = 20'

PARCEL INFO
APN 139-33-203-006 CURRENT ZONING C-1 PARCEL SIZE 1.486 ACRES (65,933 S.F.) EXISTING BUILDING SINGLE STORY FLOOR AREA 21,766 GROS SQ. FT. NO CHANGES TO EXTERIOR OF BUILDING NO CHANGES TO SITE

PARKING
GROSS FLOOR AREA: 21,766 s.f. PARKING STANDARD UTILIZED: One per 301 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

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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.

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
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
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
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.

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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, MA, MFT, LADC
Executive Director – Bridge Counseling Associates

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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**

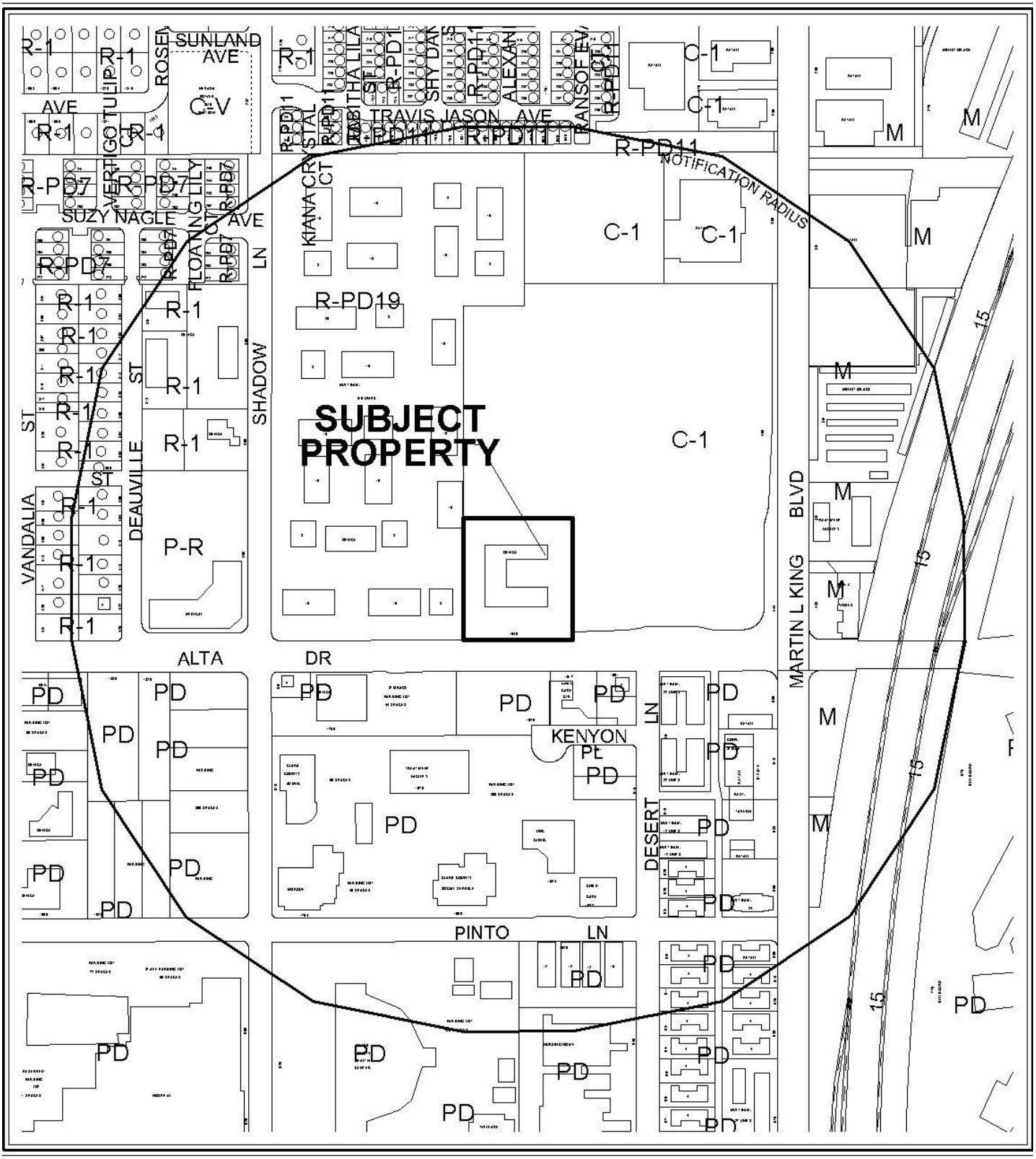
SUBJECT:
SUP-42006 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP - For possible action on a request for a Special Use Permit FOR A PROPOSED 16,576 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1640 Alta Drive, Suite #4 (APN 139-33-202-006) C-1 (Limited 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



0 300 600 Feet

CASE: **SUP-42006**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **SUP-42006**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER: ALTA QUAIL, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-42006	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-42006 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review [Z-0033-88(4)].

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 16,576 square-foot Social Service Provider use at 1640 Alta Drive, Suite #4. The proposed use complies with all Title 19.12 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Social Service Provider use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Social Service Provider use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/18/88	The City Council approved a request for Rezoning (Z-0033-88) from R-1 (Single Family Residence) and R-4 (High Density Residential) to R-3 (Medium Density Residential) as part of a larger request on the property located on the north side of Alta Drive between Highland Drive and Shadow Lane. The Planning Commission and staff recommended approval.
10/20/93	The City Council approved a request for a Site Development Plan Review [Z-0033-88 (4)] for a proposed Office Building located on the north side of Alta Drive, approximately 523 feet west of Martin Luther King Boulevard. The Planning Commission and staff recommended approval.
07/12/11	The Planning Commission will hear a request for a Special Use Permit (SUP-41921) for a proposed Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use at 1640 Alta Drive, Suite #4.

Most Recent Change of Ownership	
05/07/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/04/94	A building permit (#94321635) was issued for an Office Building at 1640 Alta Drive. The permit was finalized on 10/18/94.
05/26/94	A building permit (#94333509) was issued for a Carport at 1640 Alta Drive. The permit was finalized on 08/25/94.
09/09/96	A building permit (#96018304) was issued for Tenant Improvement for Office, Other than Listed at 1640 Alta Drive, Suite #4. The permit was finalized on 11/22/96.
06/05/02	A business license (B20-00411) was issued for Business Support at 1640 Alta Drive, Suite #4. The license was marked out of business 05/08/11.
10/17/06	A building license (Q17-00188) was issued for Court Reporting Firm at 1640 Alta Drive, Suite #4. The license is currently active.

Pre-Application Meeting	
05/17/11	A pre-application meeting was held with the applicant, where the submittal requirements for Special Use Permit for a proposed Social Service Provider use. The Special Use Permit request will be a change of location from 1701 West Charleston Boulevard to 1640 Alta Drive, Suite #4. The proposed use will occupy most of the building at the new location from Suites # 1 through 10.

Neighborhood Meeting	
07/07/11	A neighborhood meeting will be held at 6:30 p.m. at 1701 West Charleston Boulevard, Suite #400.

Field Check	
06/06/11	A site visit by staff noted that the office building and property are well maintained. The suites for the proposed use are currently vacant.

Details of Application Request	
Site Area	
Gross Acres	2

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Government Facility	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Child Care Center	LVMD (Las Vegas Medical District)	PD (Planned Development)
	Parking Lot	LVMD (Las Vegas Medical District)	PD (Planned Development)
East	Government Facility	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units Per Acre)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Alta Drive	Primary Arterial	Master Plan of Streets and Highways	80	N*

*Per Master Plan of Streets and Highways, the street width is 100 feet.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse (Proposed)	16,576 SF	1/300 SF	56				
Office, Other than Listed (Existing)	(-16,576) SF	1/300 SF	-56				
Office, Other than Listed	5,192 SF	1/300 SF	18				
TOTAL SPACES REQUIRED			74		103		Y
Regular and Handicap Spaces Required			71	3	98	5	Y

ANALYSIS

The subject property is located in an Airport Overlay District with 175-foot height restrictions. The proposed use would not have a negative impact relating to the Overly District. The applicant is proposing to locate a Social Service Provider use, within an existing 21,768 square-foot single story building at 1640 Alta Drive, Suite #4, and the proposed use will occupy 16,576 square feet of office space.

The applicant is currently operating at 1701 West Charleston Boulevard, Suite #400 with an active business license (N35-0004). The proposed use requires an approval of a Special Use Permit at 1640 Alta Drive, Suite #4, in order to obtain a business license for a change of location. The applicant provides supportive services to clients with substance abuse and mental health treatment to adults and adolescents who are self-referred, school-referred and are court mandated. Also, they offer comprehensive mental health, child, family and parenting services. The applicant provides comprehensive vocational assessment, individualized vocational program planning, job training and job search services. The proposed Social Service Provider use

employs 37 people and will serve 546 clients monthly. There were no service calls to the Las Vegas Metropolitan Police Department and there were no Code Enforcement cases at both

locations. The proposed Social Service Provider meets the definition pursuant to Title 19.18.020 and there are no Minimum Special Use Permit Requirements. The proposed use can be conducted in a manner that is harmonious and compatible with the existing uses and surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41921)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Social Service Provider use will be located within an existing office building. The proposed use can be conducted in a manner that is harmonious and compatible with the uses at the existing site and with the uses on adjacent properties.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type and intensity of the proposed Social Service Provider use

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Site Access to the property is provided from Alta Drive. This street is sufficient in size to accommodate the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of a Special Use Permit for this use will not compromise the public, health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no minimum use requirements for a Social Service Provider use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 72

APPROVALS 0

PROTESTS 0

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.

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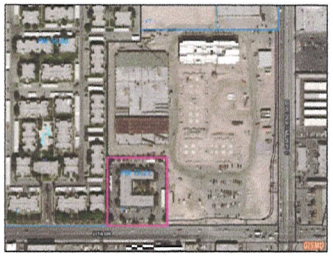
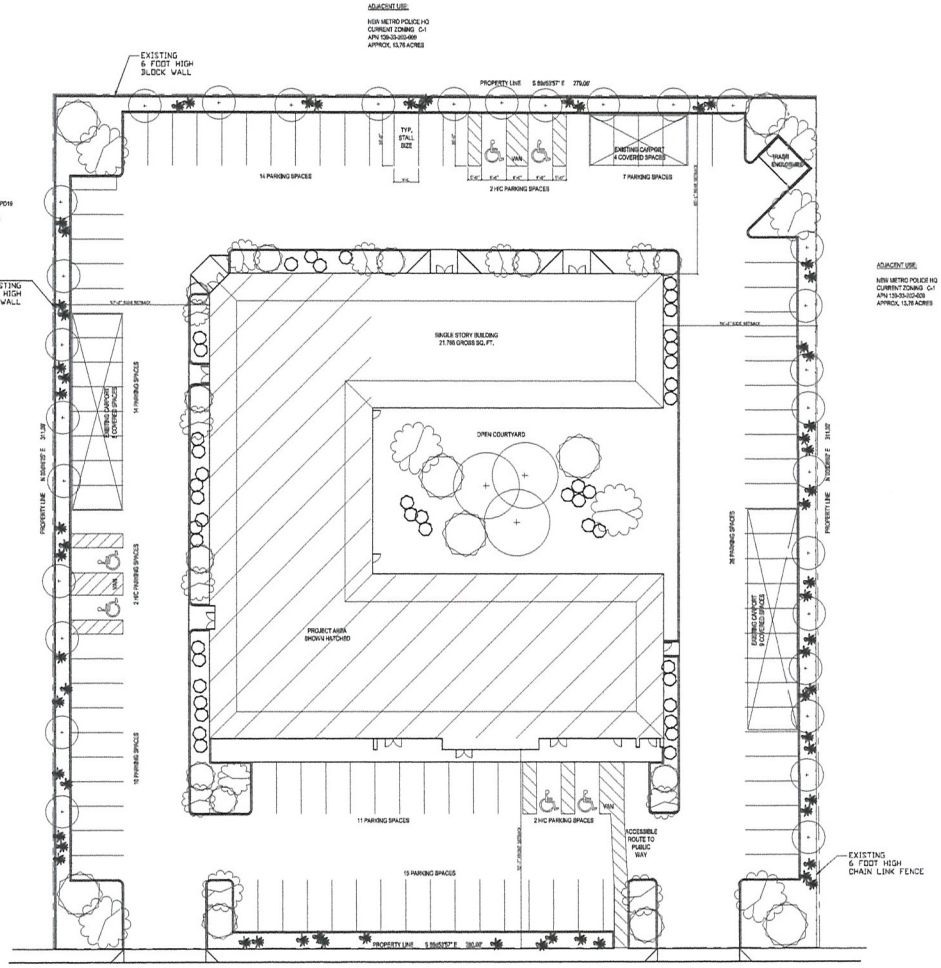
Revised 10/27/08



VICINITY MAP
Scales 1" = 20'

PARCEL INFO
APN 139-33-202-006 CURRENT ZONING C-1 PARCEL SIZE 1.666 ACRES (85,910 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 LTR ZTD: One per 300 s.f. PARKING REQUIRED: 72.5 spaces PARKING PROVIDED 97 Regular Spaces 0 Compact Spaces 3 Handicap Spaces 103 Total Spaces



Alta Drive

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

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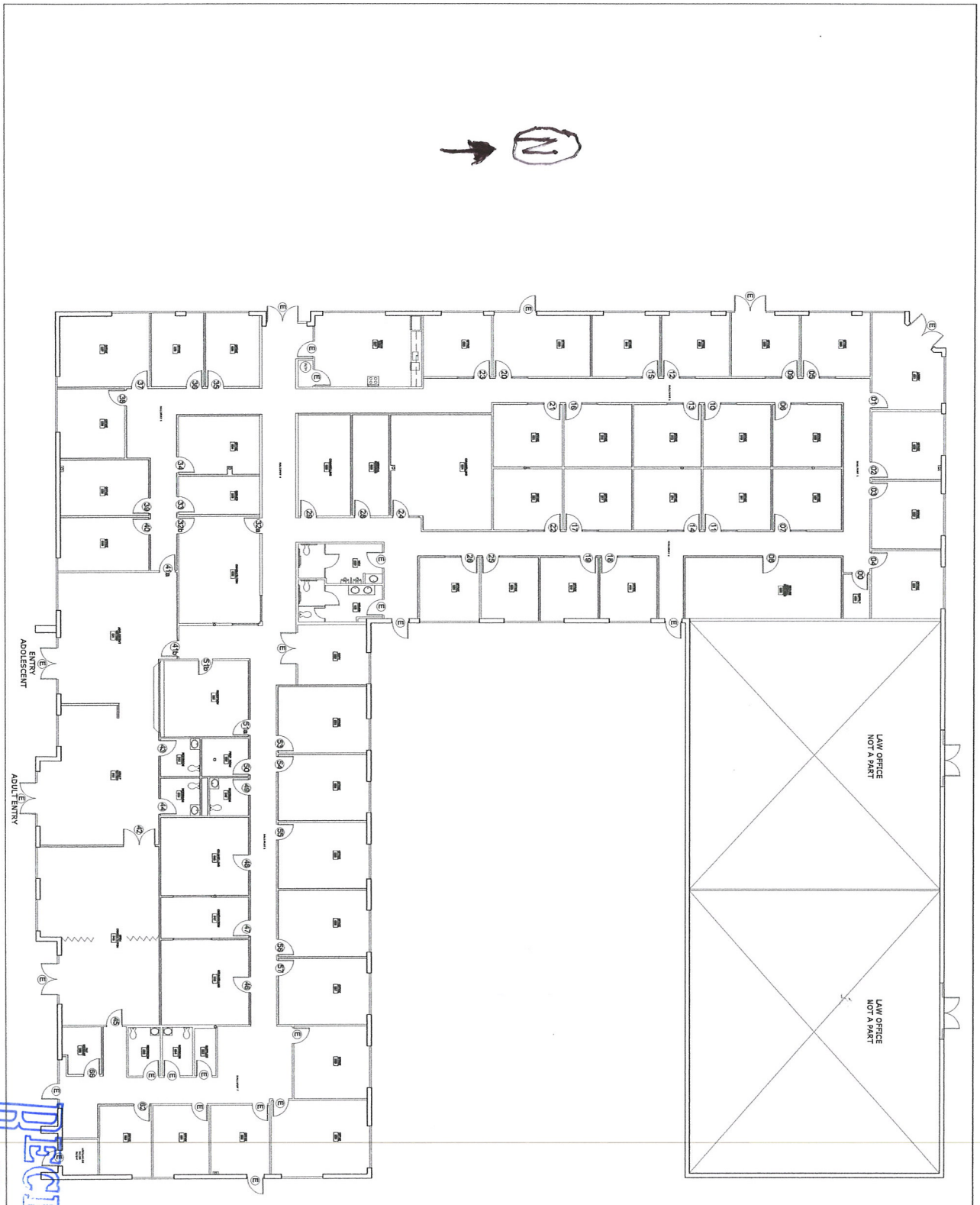
JUN 02 2011

SUP-42006



SUP-42006

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JUN 02 2011
PLANNING & DEVELOPMENT

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. **A1.01**
Floor Plan

Date: Mar 22, 2011

Prepared For
Gatski Commercial Real Estate Services
4755 Dean Martin Drive Las Vegas Nevada 89103

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Nick Antrillo Architect
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Revisions

Rev#	Description



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



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

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.

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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.

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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, MA, MFT, LADC
Executive Director – Bridge Counseling Associates

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JUN 21 2011

SUP-41921
SUP-42006
REVISED

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**

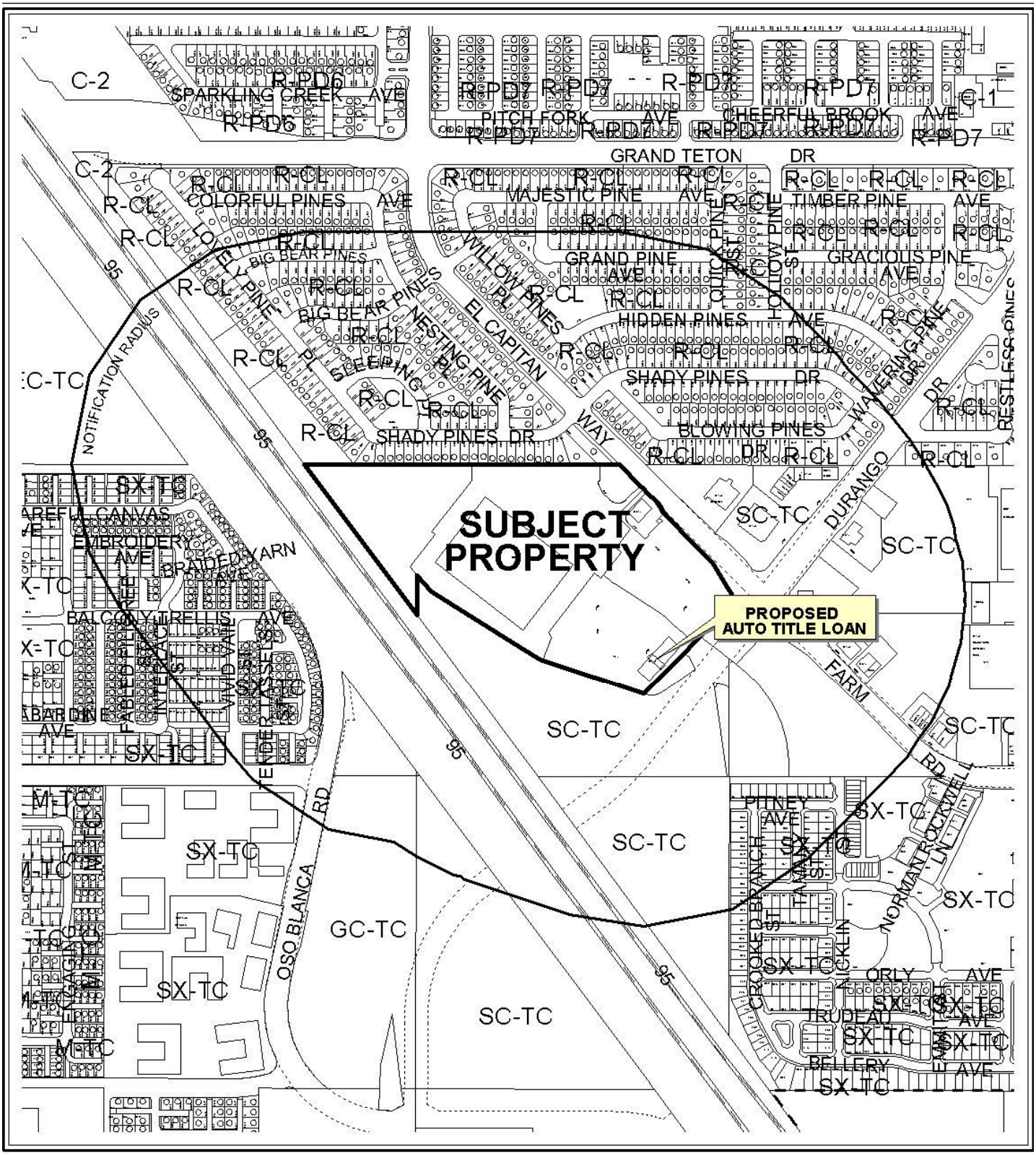
SUBJECT:
SUP-41923 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ONLY MONEY LOANS - OWNER: CAROLINE"S COURT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,501 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 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.

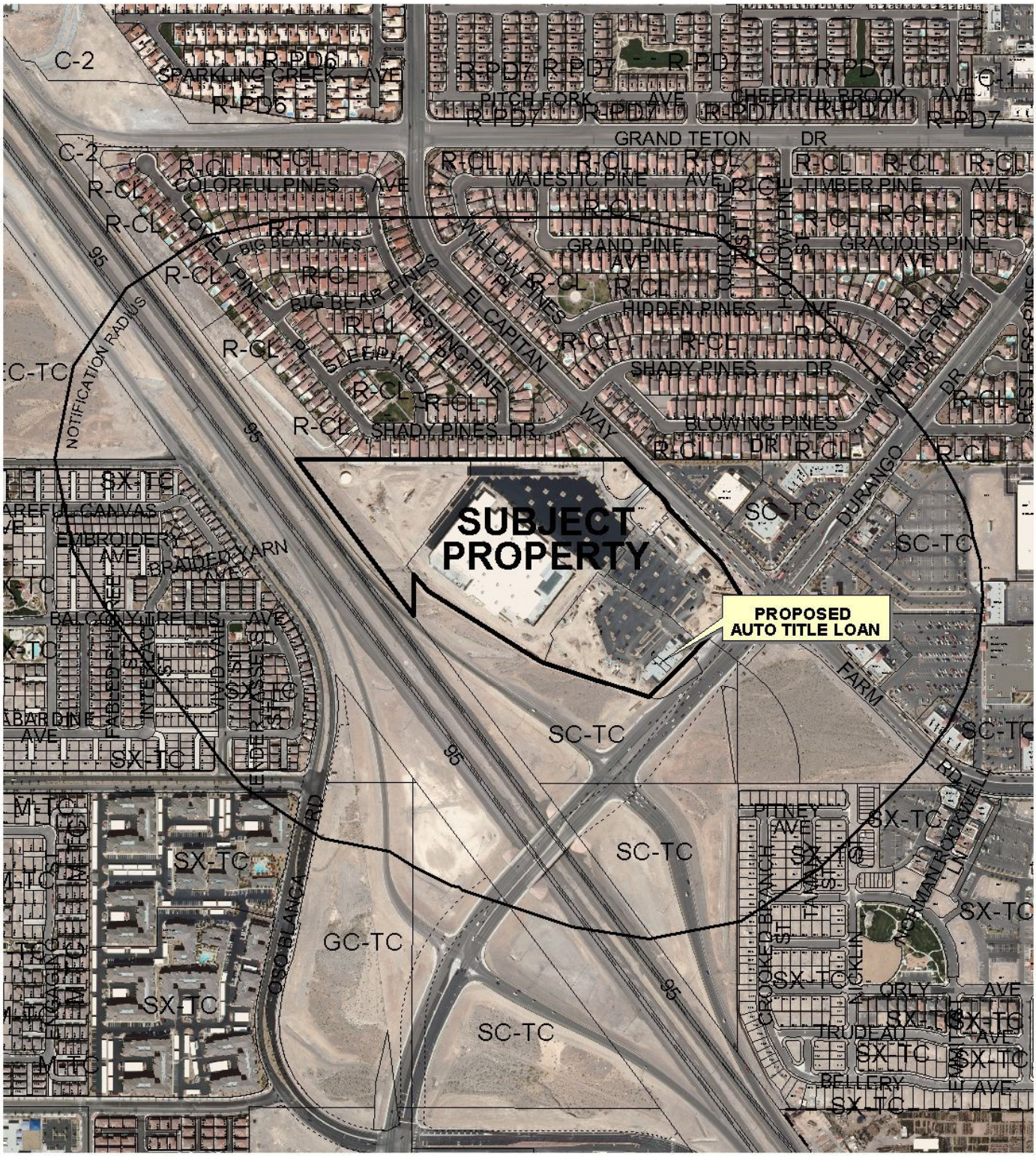
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-41923**

RADIUS: 1000 FT

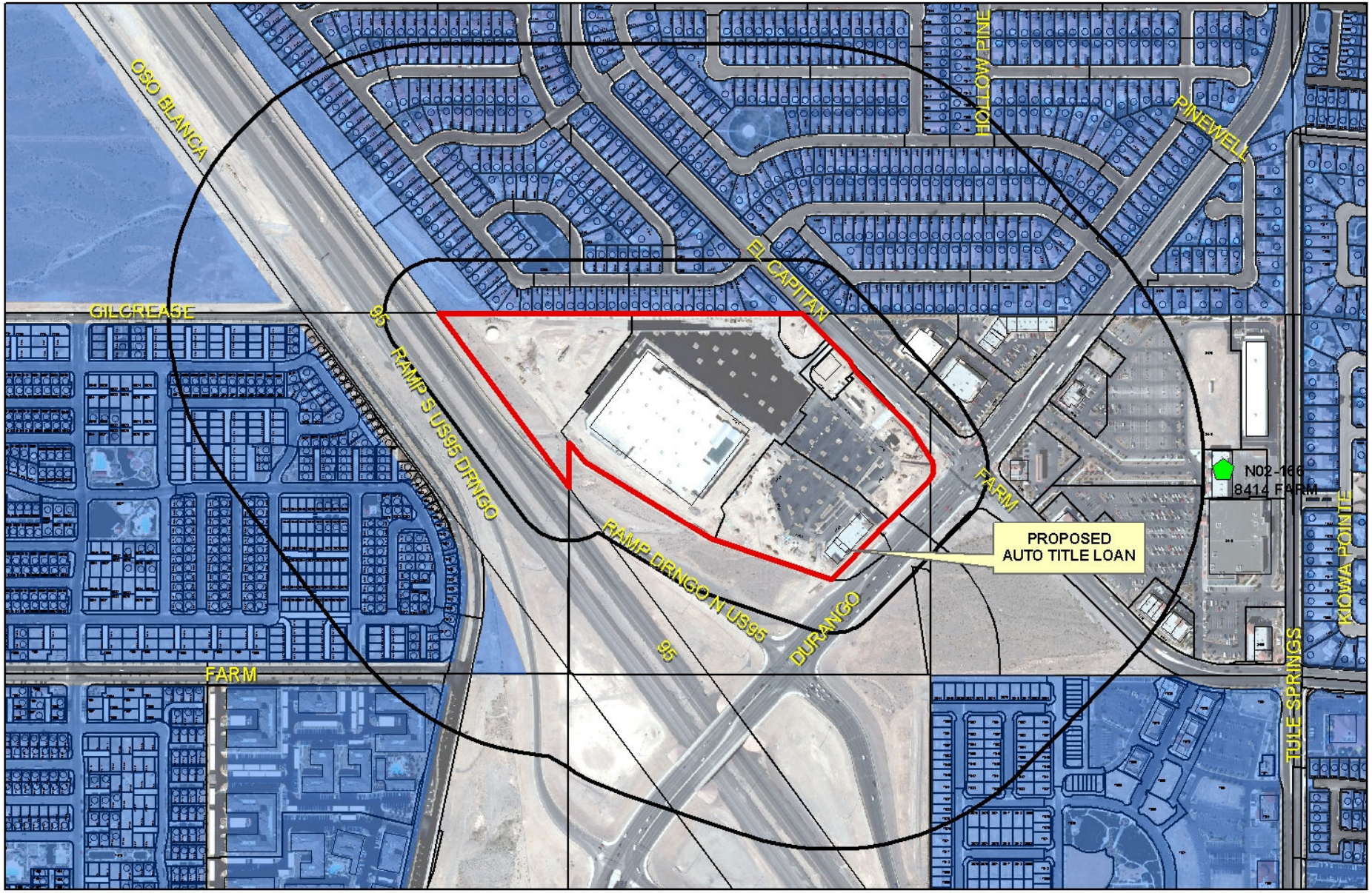
ZONING OF SUBJECT PROPERTY: SC-TC [SERVICE COMMERCIAL (TOWN CENTER)] ZONE



CASE: **SUP-41923**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: SC-TC [SERVICE COMMERCIAL (TOWN CENTER)] ZONE



SUP-41923
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Subject Property
Residential Property
200ft & 1000ft Buffer

0 305 610 1,220 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: - APPLICANT: ONLY MONEY LOANS - OWNER: CAROLINE'S COURT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41923	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-41923 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Title Loan use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-20496).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
July 12, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 1,501 square-foot Auto Title Loan at 7703 North El Capitan Way, Suite #150. The proposed Auto Title Loan use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses as is evidenced by the requested waivers of distance separation; therefore, staff recommends denial. If denied, the Auto Title Loan use cannot be allowed, nor can a business license for the use be obtained for this location.

ISSUES

- An Auto Title Loan use is permitted in the SC-TC (Service Commercial – Town Center) land use district.
- Waivers are required to allow no distance separation from a residential property where 200 feet is required and a 240-foot distance separation from another Auto Title Loan where 1,000 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard.
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) to T-C (Town Center) on 1,468 acres located within the Northwest General Plan Amendment to the City of Las Vegas General Plan, including the subject site. The Planning Commission and staff recommended approval.
07/11/07	The City Council approved a request for a Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements and fast food restaurant uses on the subject site. The Planning Commission and staff recommended approval.
09/17/08	The City Council approved a request for a Major Modification (MOD-28538) of the Town Center Land Use Plan to amend the land use designation from SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center) on 7.97 acres at the southwest corner of Durango Drive and Farm Road. The Planning Commission recommended approval; staff recommended denial.

07/15/09	The City Council approved an Extension of Time (EOT-34762) for a previously approved request for a Site Development Plan Review (SDR-20496) for a proposed 296,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements on the subject site. Staff recommended approval.

Most Recent Change of Ownership	
01/13/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/23/08	A building permit (#100097) was issued for Shell Building D at 7703 North El Capitan Way. The building permit has not been finalized.

Pre-Application Meeting	
05/17/11	The minimum Special Use Permit requirements for an Auto Title Loan use in Town Center were discussed. The applicant was informed of the Town Center requirements for a neighborhood meeting for applicant requesting a Waiver for separation distance requirements.

Neighborhood Meeting	
06/23/11	Per Town Center Development Standards Section A.4.C, a Waiver of distance separation requirements within the Town Center Plan area requires a neighborhood meeting to be held in an area near the subject site. This meeting is scheduled for June 23rd, 6:00 p.m. at the Centennial Hills YMCA, 6601 North Buffalo Drive. A summary of the meeting was not available at the time staff report.

Field Check	
06/06/11	A site visit by staff noted that the subject site is a well maintained property.

Details of Application Request	
Site Area	
Net Acres	25.03

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	General Retail Store	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	ROW (U.S. 95)	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Town Center Master Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
El Capitan Way	Town Center Arterial	Town Center Development Standards Manual	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	264,189 SF	1/250 SF	1,056				
TOTAL SPACES REQUIRED			1,056		1,127		Y
Regular and Handicap Spaces Required			1,035	21	1,100	27	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
200-foot distance separation from a Residential use.	No distance separation.	Denial
1,000-foot distance separation from another Auto Title Loan.	240 feet.	Denial

ANALYSIS

The applicant proposes to locate an Auto Title Loan use within the Town Center Master Plan Area, inside a 1,501 square-foot retail suite at an existing 264,189 square-foot Shopping Center. Pursuant to the Town Center Development Standards Manual, an Auto Title Loan use in the SC-TC (Service Commercial – Town Center) land use district requires an approved Special Use Permit, and defers to the Minimum Special Use Permit Requirements listed in Title 19.12. The Auto Title Loan, as proposed, does not meet all of the minimum Title 19 requirements. Specifically, the applicant has requested Waivers to allow the use to be located zero feet from a residential use where 200 feet is required and to allow a 240-foot distance separation from another Auto Title Loan use where 1,000 feet is required. The proposed Auto Title Loan use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses as is evidenced by the requested waivers; therefore, staff recommends denial.

FINDINGS (SUP-41923)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Auto Title Loan use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses due to the requested waivers.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is not physically suitable for the type and intensity of the propose use, as is evidenced by the requested waivers.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The site is accessed by El Capitan Way and Durango Drive. Both streets are sufficient to accommodate the needs of the proposed Auto Title Loan use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed use will not compromise the public health, safety, and welfare, as the use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.12.**

Per the Town Center Development Standards Manual, the Minimum Special Use Permit Requirements refers to Title 19.12 for an Auto Title Loan use mandate that the use not be located within 200 feet of residential property or that the use occurs within a building less than 1,500 square feet. Denial of this application is based upon the need for the accompanying waivers of these requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 536

APPROVALS 0

PROTESTS 0

RG

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

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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 KHAKSHOUR

Address 3041 N. BEVERLY GLEN CIRCLE **Phone:** 310-2087770 **Fax:** 310-208 7885

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:** 888 3299

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.

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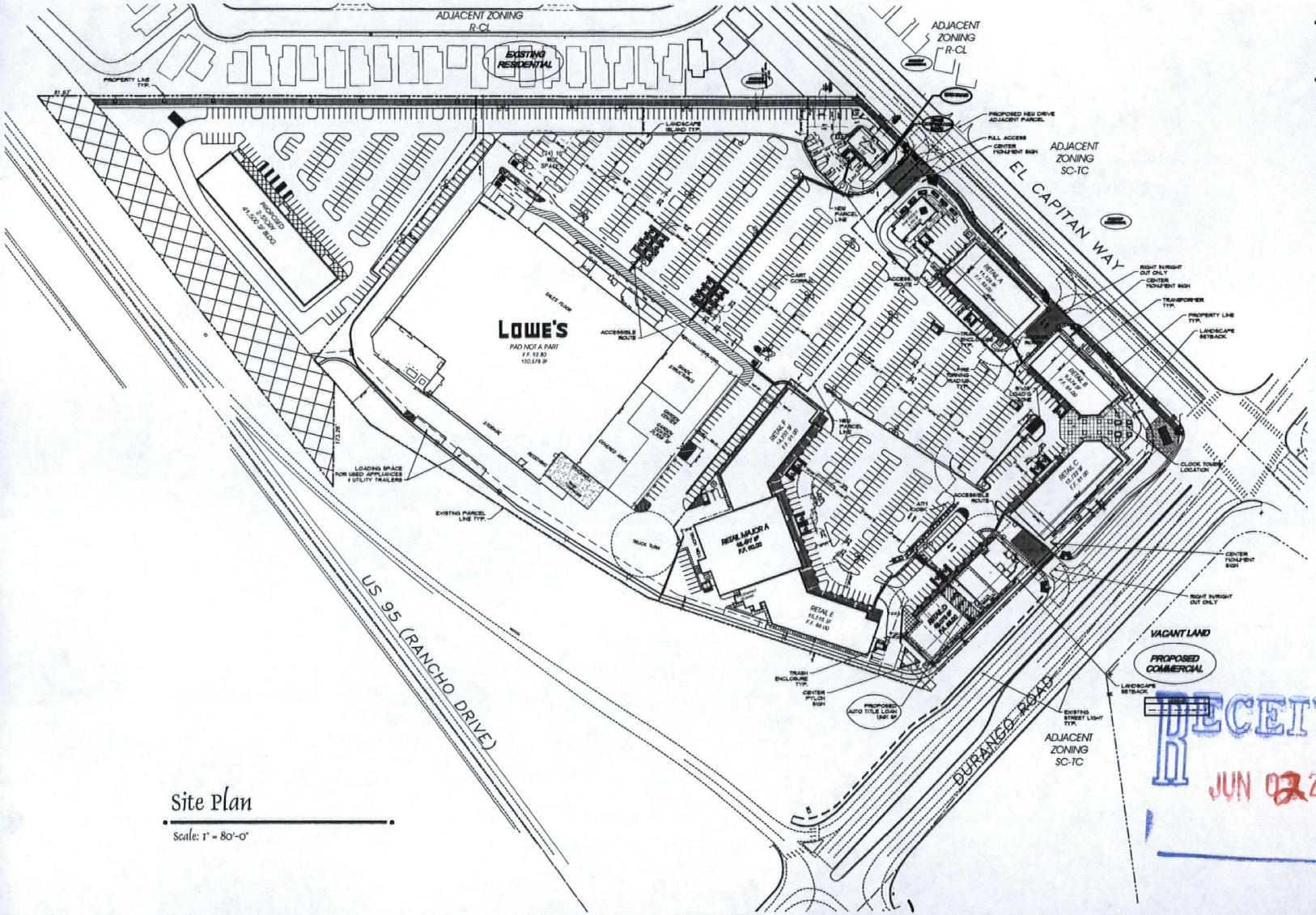
f:\depot\Application Packet\Application Form.pdf



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

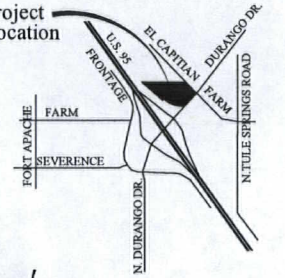
Building Open Space:

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

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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

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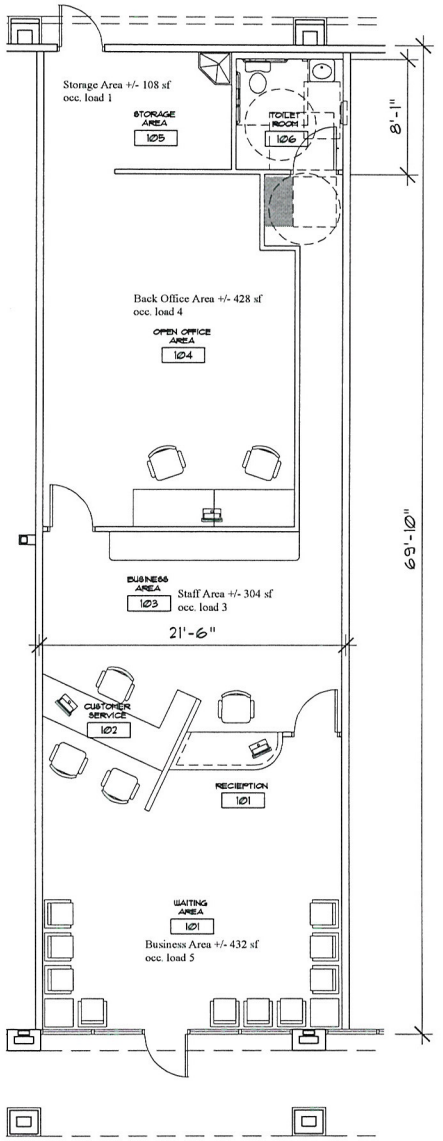
MAY 26 2011



Floor Plan 1,501 Gross SF
Scale: 1/4" = 1'-0"
1 A2.01
North

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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) 456-1771 ●

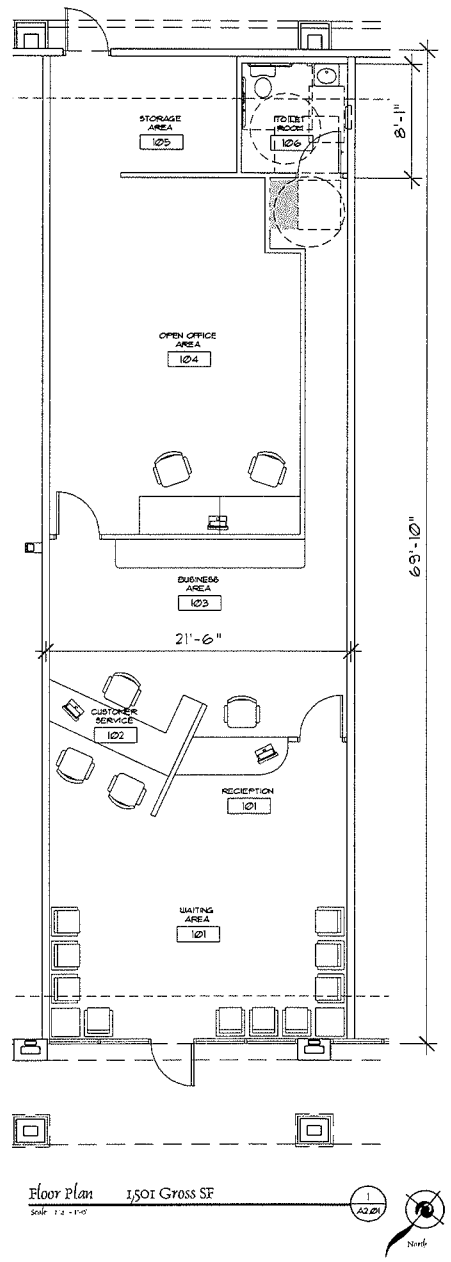
REVISIONS:

Project No: Misc. 2011

Drawn By: Indigo
Date: May 25, 2011
Scale: As Noted

Sheet No:
A2.01

SUP-41923



Floor Plan 1,501 Gross SF

Scale 1/4" = 1'-0"

1
A2.01

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MAY 20 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

9480 S. Eastern Ave, Suite 172 • Las Vegas, Nevada 89123 • Phone: (702) 445-2772

REVISIONS:

Project No: Misc. 2011

Drawn By: Indigo
Date: May 25, 2011
Scale: As Noted

Sheet No:

A2.01

SUP-41923


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

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SUP-41923

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**

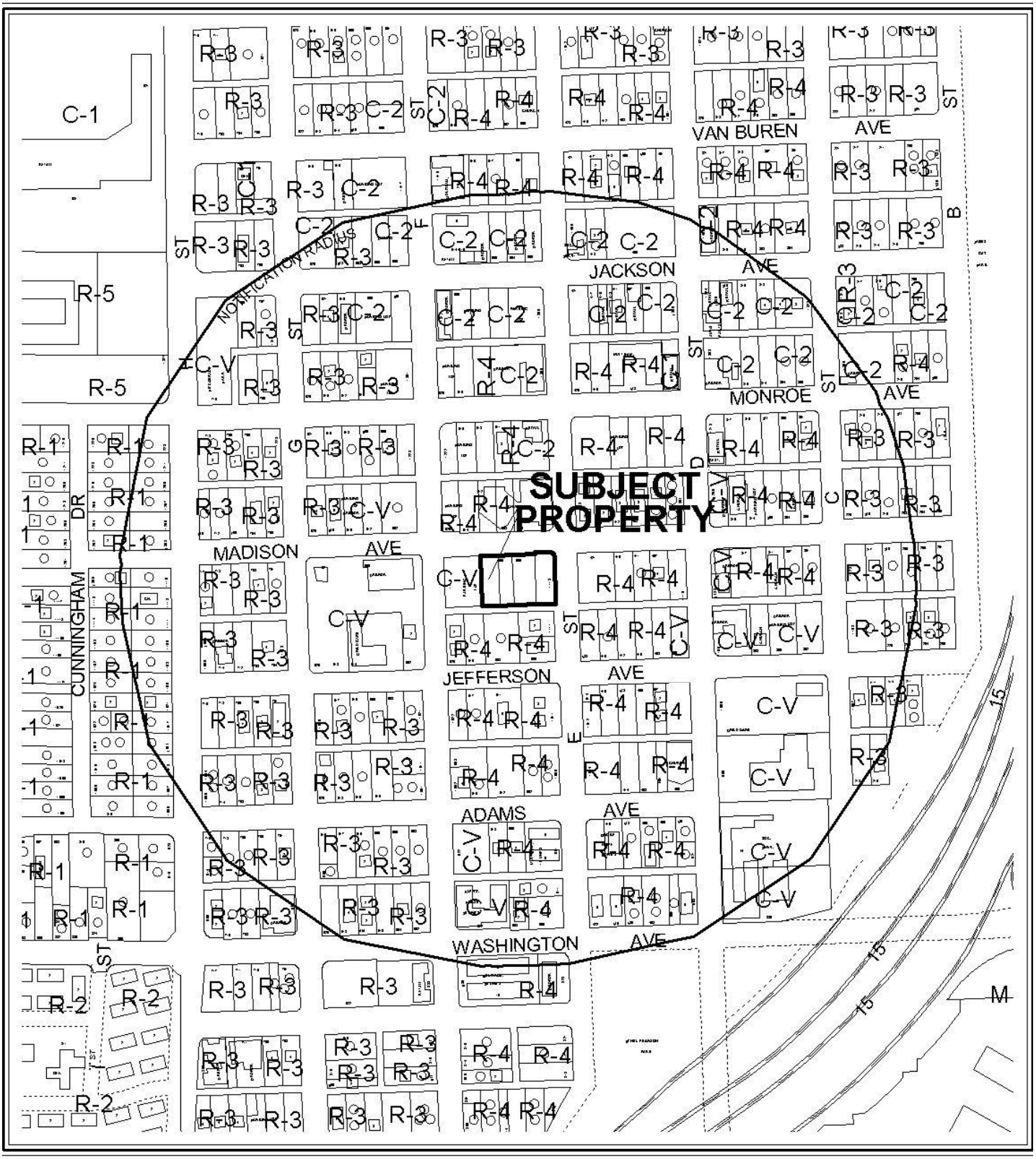
SUBJECT:
SUP-41927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (U-0073-85) TO ALLOW THE EXPANSION OF A CHURCH/HOUSE OF WORSHIP USE at the southwest corner of Madison 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)



CASE: **SUP-41927 AND SDR-41925**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-41927	Staff recommends DENIAL, if approved subject to conditions:	
SDR-41925	Staff recommends DENIAL, if approved subject to conditions:	SUP-41927

** CONDITIONS **

SUP-41927 CONDITIONS

Planning

1. Conformance to all applicable Minimum Requirements under LVMC Title 19.12 for a Church/House of Worship use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41925) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-41925 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41927) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan, date stamped 06/21/11, except as amended by conditions herein.

4. A Waiver from Title 19.06.120 is hereby approved, to allow a zero-foot buffer 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.

5. An Exception from 19.08.040 is hereby approved, to allow 12 perimeter trees where 15 trees are required.

6. An Exception from 19.08.110 is hereby approved, to allow 16 parking lot trees where 29 trees are required.

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/21/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard sidewalk improvements and unused curb cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. The mid-block crossing shown on the submitted site plan is hereby approved by the Traffic Engineering section of the Department of Public Works. Civil improvement drawings, when submitted, shall show the appropriate signing and sidewalk ramps.

16. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. Submit an Encroachment Agreement for all landscaping located in the Madison Avenue and "E" Street public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing parking lot at the southwest corner of Madison Avenue and E Street for use by the members and guests of the applicant's church at 500 Madison Avenue. The applicant proposes to expand this parking lot west into the undeveloped portion of the site to include a total of 78 spaces. Access to the site would be from a single driveway on the south side of Madison Avenue and from an alley along the south property line. Up to 11 feet of the proposed development along Madison Avenue and six feet along E Street are located within the right-of-way. Landscaping is provided along the perimeter within reduced-width planters and within the parking field at the ends of parking rows. A mid-block pedestrian crossing with sidewalk ramps is provided on the north side of Madison Avenue between the proposed parking lot and the existing church to the north. No entitlements have previously been approved for the existing parking lot. As the proposed parking lot requires waivers and exceptions for most of the landscaping, staff recommends denial of the Special Use Permit and Site Development Plan Review requests. If denied, the existing parking lot will remain without entitlements.

ISSUES

- A Special Use Permit is required for all applicant property, including the parking lot site, intended for the Church use that is located in the R-4 (High Density Residential) District. The request for this Special Use Permit is only for the site at the southwest corner of Madison Avenue and E Street at this time. Previously approved Special Use Permits are in effect for other portions of the applicant's property.
- As private improvements are proposed within the current right-of-way, an approved encroachment permit or Order of Vacation will be required prior to construction.
- One of the lots is nonconforming with respect to minimum lot size.
- Waivers of perimeter landscape standards are required to allow a zero-foot buffer along the north and east perimeters of the parking lot where 15 feet is required and a six-foot buffer along the west perimeter where eight feet is required.
- An Exception of parking lot landscape requirements is required to allow 16 parking lot trees where 29 trees are required.
- An Exception of perimeter landscape material requirements is required to allow 12 perimeter buffer trees where 15 trees are required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/22/65	The Board of Zoning Adjustment approved a Special Use Permit (U-0014-65) for expansion of an existing Church in an R-4 (High Density Residential) District at the northwest corner of Madison Avenue and E Street. Staff recommended approval.
1985	The City Council approved a Special Use Permit (U-0073-85) for expansion of an existing Church at 500 Madison Avenue.
07/28/92	The Board of Zoning Adjustment approved a Special Use Permit (U-0159-92) to allow a parking lot at 515-521 West Monroe Avenue and 520 Madison Avenue for an existing church. Staff recommended approval.
09/12/02	The Planning Commission approved a Site Development Plan Review (SD-0036-02) and a reduction of onsite landscape requirements for a parking lot on 0.66 acres at the southwest corner of Madison Avenue and E Street. Staff recommended approval. The approval expired on 09/12/04.
12/04/02	The City Council approved the Petition to Vacate (VAC-1023) a portion of Madison Avenue west of E Street and a portion of E Street south of Madison Avenue. The Planning Commission and staff recommended approval. The approval expired on 12/04/03.
06/04/03	The City Council denied the appeal of the Planning Commission denial of a Special Use Permit (SUP-2041) for a Halfway House, Criminal (Six Beds) at 1111 and 1113 E Street. Staff recommended denial.
	The City Council denied the appeal of the Planning Commission denial of a Site Development Plan Review (SDR-2040) for a proposed 1,632 square-foot Halfway House, Criminal and Waivers of parking lot and perimeter landscape requirements and commercial development standards on 0.34 acres at 1111 and 1113 E Street. Staff recommended denial.

Most Recent Change of Ownership	
06/05/89	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/13/50	A building permit (#10975) was issued for a church at 500 Madison Avenue.
04/26/73	A building permit (#10883) was issued for a projecting sign to replace an existing sign at 500 Madison Avenue. A final inspection was approved on 04/27/73.
07/29/87	A building permit (#0682) was issued for an addition and remodel of an existing church at 500 Madison Avenue.

07/30/87	A building permit (#0682-1) was issued for paving, landscaping and miscellaneous onsite improvements at 500 Madison Avenue.
Pre-1991	A business license (R07-00360) was issued for a restaurant at 1215 E Street. The license was marked out of business on 07/06/09.
01/24/94	A building permit (#94316539) was issued for internal tenant improvements at 500 Madison Avenue. A final inspection was approved on 05/10/94.
01/19/96	A business license (M01-04988) was issued for a janitorial service at 1215 E Street. The license is still active.
09/17/03	A building permit (#03020084) was issued for a tenant improvement remodel of an existing church at 500 Madison Avenue. A final inspection was approved on 10/02/03.
07/07/06	A building permit (#06004537) was issued for a tenant improvement remodel of an existing church at 500 Madison Avenue. A final inspection was approved on 10/20/06.
07/15/06	A business license (G99-00029) was issued for a charter school at 500 Madison Avenue. The license is still active.
04/22/09	A business license (N31-00239) was issued for a nonprofit community service bookstore and gift shop at 500 Madison Avenue. The license is still active.
07/07/10	An application (166909) for building permit for a parking lot with landscaping and lighting at 1113 E Street was submitted to the City of Las Vegas for review. The application was subsequently denied by the Department of Planning pending approval of a Special Use Permit and Site Development Plan Review for a parking lot.

Pre-Application Meeting	
05/05/11	A pre-application meeting was held with the applicant, where the following items were discussed: • A Special Use Permit is required to add the subject site and others that include the Church use and are located within an R-4 (High Density Residential) District. • A Site Development Plan Review is required for the expansion of the existing parking lot at the southwest corner of Madison Avenue and E Street. • A Waiver is necessary to allow zero-foot wide perimeter landscape buffers along Madison Avenue and E Street, as they are located within the rights-of-way and not onsite. A Waiver is also necessary to allow a six-foot wide buffer along the west property line where eight feet is required. • An Exception is required for parking lot landscaping that cannot meet the requirements of Title 19. • A mid-block crosswalk across Madison Avenue to the existing church is proposed. The applicant was advised to consult the Department of Public Works regarding approval of the crossing.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/02/11	The site consists of a paved lot at the southwest corner of Madison Avenue and E Street and an undeveloped section west of the paved lot. The undeveloped area is not fenced off from the developed portion. A damaged chain link fence separates the subject site from a developed parking lot to the west. There are two curb cuts on the south side of Madison Avenue into the undeveloped portion of the subject site. A four-foot landscape planter with shrubs is located along E Street. The site is free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Satellite Parking Lot Undeveloped	M (Medium Density Residential)	R-4 (High Density Residential)
North	Church	M (Medium Density Residential)	R-4 (High Density Residential)
South	Multi-Family Residential Single Family, Detached	M (Medium Density Residential)	R-4 (High Density Residential)
East	Satellite Parking Lot	H (High Density Residential)	R-4 (High Density Residential)
West	Satellite Parking Lot	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
West Las Vegas Plan	X		Y

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.120, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	7,000 SF	28,946 SF	Y
Min. Lot Width	N/A Feet	140 Feet	N/A
Min. Setbacks			
• Front	10 Feet	N/A	N/A
• Side	5 Feet	N/A	N/A
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• East	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N
TOTAL PERIMETER TREES		**15 Trees**	**12 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	29 Trees	16 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N
• East	15 Feet		0 Feet	N
• West	8 Feet		6 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 4-foot chain link fence	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Madison Avenue	N/A	N/A	65	N/A
E Street	N/A	N/A	63	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Lot (offsite satellite)	N/A	N/A	N/A				
TOTAL SPACES REQUIRED			N/A		78		N/A
Regular and Handicap Spaces Required			N/A	N/A	78	0	N/A

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot wide perimeter landscape buffer	To allow a zero-foot wide buffer along the north and east perimeters	Denial
8-foot wide perimeter landscape buffer	To allow a six-foot wide buffer along the west perimeter	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
29 parking lot trees in islands and ends of parking rows	To allow 16 parking lot trees	Denial
15 perimeter buffer trees	To allow 12 perimeter buffer trees	Denial

ANALYSIS

The subject site is located within the West Las Vegas Plan area. According to the plan, the site is designated for high density residential uses and is not recommended for amendment to any other land use type at this time. Church uses are consistent with this land use; however, a Special Use Permit is required. It is noted that the current zoning district is inconsistent with the existing General Plan land use for the site; however, approval of a Special Use Permit for a Church use is still appropriate within the R-4 (High Density Residential) District. The proposed development is subject to a 175-foot height restriction within the Airport Overlay District; no structure, including light standards, will exceed 35 feet from grade.

The church owns existing parking facilities at the northeast corner of Madison Avenue and F Street, the southeast corner of Monroe Avenue and F Street, the southeast corner of Monroe Avenue and E Street, the southeast corner of Madison Avenue and F Street and the southwest corner of Madison Avenue and F Street. The lots to the north of the subject site and at the southeast corner of Monroe Avenue and F Street are linked to the church use by three previously approved Special Use Permits (U-0014-65, U-0073-85 and U-0159-92) that allow parking in a residential zoning district. The parking lots located at 513 West Monroe Avenue, the southeast corner of Monroe Avenue and E Street and the subject site are not currently entitled for this use within a residential zoning district. The subject requests only address the lots at the southwest corner of Madison Avenue and E Street.

Parking spaces located wholly or partially within rights-of-way do not count toward any parking requirement. The spaces provided are intended to be provided in addition to those already meeting the onsite parking requirement for the Church/House of Worship use north of the site. No handicap-accessible parking is proposed. One-way access onsite is provided to angled parking spaces from the alley to the south, and two-way access is provided to 90 degree spaces from Madison Avenue.

Landscaping is provided within four-foot perimeter buffers along E Street and Madison Avenue and a six-foot buffer along the west property line. Landscaping within rights-of-way cannot be counted toward onsite requirements; therefore, waivers for zero-foot buffers are required. Approval of an encroachment permit is required until such time as the right-of-way can be vacated. A waiver is also required for the reduction in buffer width along the west property line. The site could be redesigned to meet Title 19 standards; therefore, staff recommends denial of the waivers. In addition, the site as proposed is deficient in the number of perimeter and parking lot trees. Perimeter trees could be provided within the current design. In the case of parking lot trees, the site could be redesigned to comply with Title 19 requirements. Staff therefore also recommends denial of the requested exceptions.

The addition of landscaping, reduction in existing driveways and proposed lot consolidation as part of the proposed expansion would be an aesthetic improvement over the current site;

however, as the development does not meet several code requirements that could be met otherwise, staff cannot recommend approval of both requests.

FINDINGS (SUP-41927)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The current use of the site would be in compliance with Title 19 zoning requirements with approval of a Special Use Permit and would be compatible with the Church to the north and other church-related uses in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically appropriate for the proposed parking lot; however, the lot design as proposed is too intense to accommodate all Title 19 requirements.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access from a single driveway on the south side of Madison Avenue and from the mid-block alley between E and F Streets is adequate to handle the traffic demand of the proposed parking lot.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of the Special Use Permit would be consistent with the objectives of the General Plan, which allows supporting uses such as churches in residentially designated areas. The associated development would be subject to permits and inspection, thereby protecting the public health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets the minimum conditions per Title 19.12.

FINDINGS (SDR-41925)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed parking lot is compatible with the church to the north that it is intended to serve, as well as adjacent parking lots to the west and east. The lot would be separated from adjacent residential uses by a 20-foot alley.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed land use is consistent with the West Las Vegas Plan, General Plan and current zoning designation; however, the proposed design requires several waivers and exceptions of Title 19, which staff cannot support.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access from Madison Avenue and the alley to the south should not impede or negatively affect traffic in the neighborhood. The proposed traffic movements are logical and are designed to minimize conflicts within the parking area.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Landscape materials feature shade trees appropriate for a parking lot development. In addition to the benefits trees bring to the immediate site, they will enhance the aesthetic appeal of the neighborhood.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed design characteristics create an orderly and pleasing environment. However, additional shade trees could be provided along the west property line to help screen existing surface parking on the adjacent lot. It is recommended that the existing chain link fence be repaired or replaced with another suitable material such as wrought iron.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Development is subject to permits and inspection, thereby securing the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 224

APPROVALS 0

PROTESTS 0

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: SECOND BAPTIST CHURCH

Name of Representative: LAZELL PRATOR, 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. Gaynes

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

Notary Public in and for said County and State Clark, NV

STEPHEN C. GOMEZ
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. NO. 10-3484-1
MY APPT. EXPIRES JUNE 4, 2014

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

Assessor's Parcel #(s) 139-27-110-128 to 130 139-27-210-026 to 029 139-27-110-125, 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, Inc **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 SAME AS ABOVE **Contact** _____

Address _____ **Phone:** _____ **Fax** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE Preator Consulting **Contact** Lazell Preator

Address 1012 Silver Retreat Ct **Phone:** 606-7613 **Fax:** 564-4082

City Henderson **State** NV **Zip** 89002

E-mail Address preatorconsulting@cox.net

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

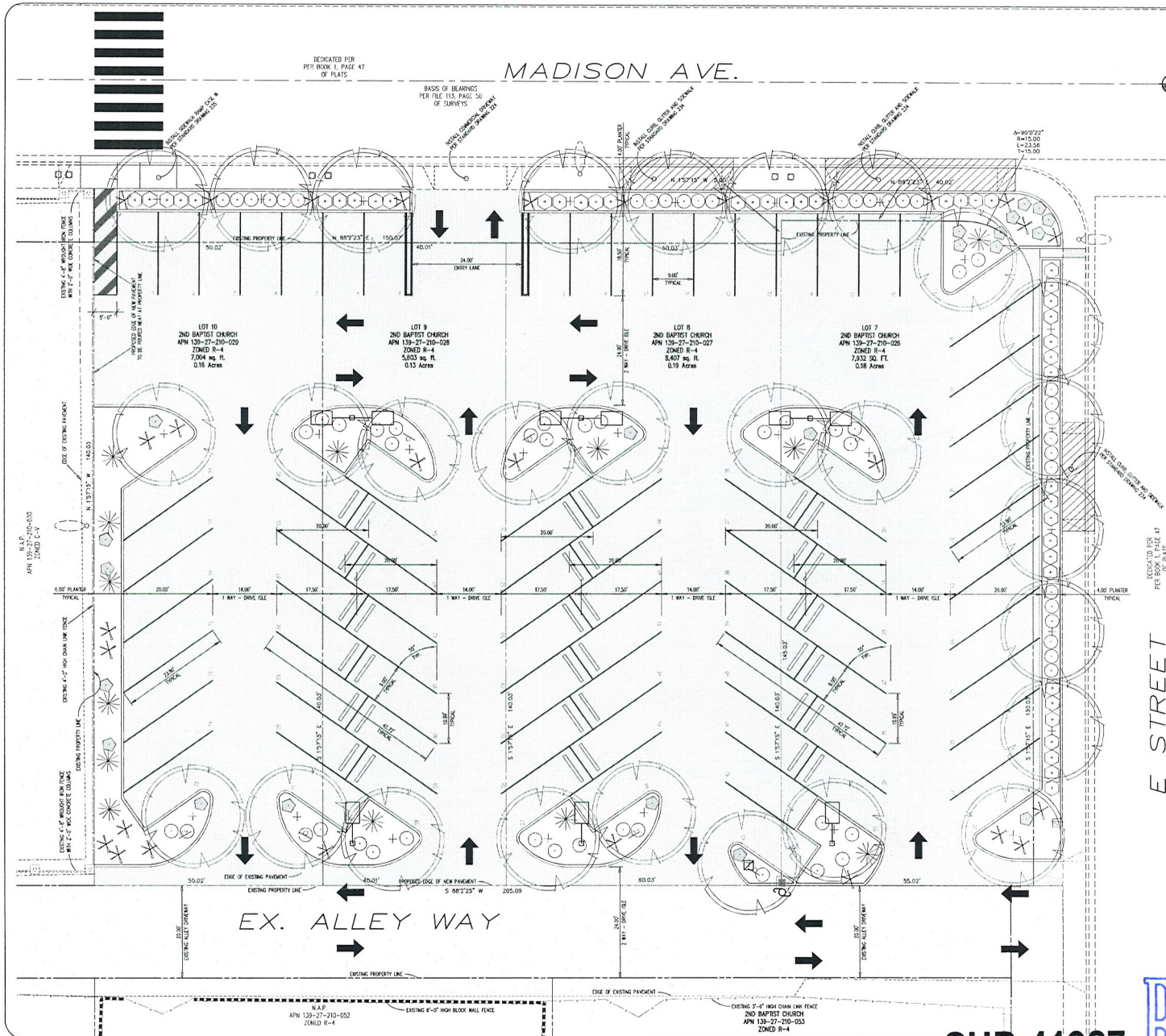
Clark, NV

STEPHEN C. GOMEZ
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. NO. 10-2484-1
MY APPT. EXPIRES JUNE 4, 2014

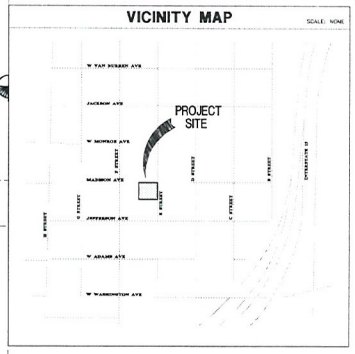
FOR DEPARTMENT USE ONLY

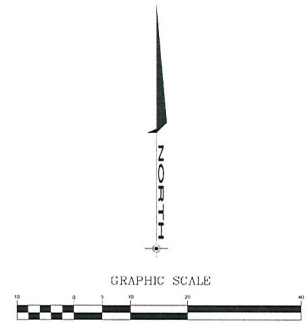
Case #	SUP-41927
Meeting Date:	7-12-11
Total Fee:	$1030.00
Date Accepted:	5-26-11
Accepted By:	JFM

*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.



VICINITY MAP





PLANT SCHEDULE

SYMBOL	COMMON NAME	QTY.	SIZE	REMARKS
TREES				
	CHINESE PISTACHE	28	24" BOX	STD.
SHRUBS				
	DWARF POMEGRANITE	65	5 GAL	
	PROSTRATE COTONEASTER	45	5 GAL	
	NEW GOLD LANTANA	21	5 GAL	
	TOOTHLESS SOTOL	13	5 GAL	
	RED YUCCA	29	5 GAL	

NOTES:
1. QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR TO INSTALL ALL MATERIAL SHOWN ON PLANS.
2. INSTALL 3/8" MINUS VISTA, MINERAL PARK OR KALAMAZOO GOLD CRUSHED ROCK TO A 2" DEPTH IN ALL LANDSCAPE (NON-HARDSCAPE) AREAS TYP.

PARKING QUANTITIES

*EXISTING AT MAIN SANCTUARY
STANDARD PARKING STALLS ..... 100 E.A.
HANDICAP PARKING STALLS ..... 11 E.A.

PROPOSED ADDITIONAL STALLS
STANDARD PARKING STALLS ..... 78 E.A.
HANDICAP PARKING STALLS ..... 0 E.A.

PREATOR CONSULTING
1012 SILVER RETREAT CT.
HENDERSON, NV 89002
TEL: (702) 566-7613
FAX (702) 564-6082
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

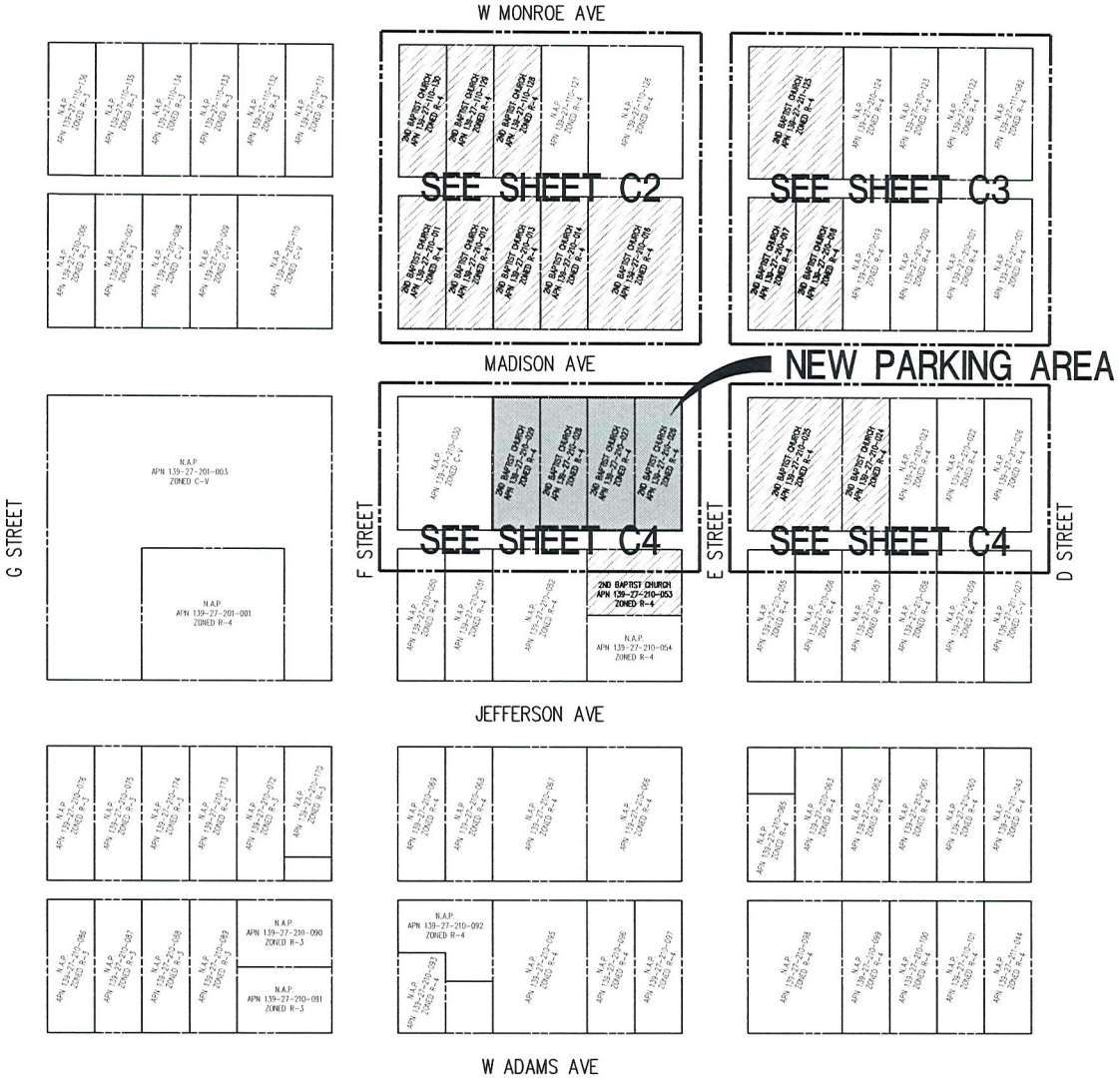
SHEET TITLE
SITE PLAN

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
JUN 21 2011

SUP-41927
SDR-41925
REVISED



EXISTING ON-SITE PARKING				
PARCEL	STANDARD STALLS	HANDICAP STALLS	MISC. STALLS	
APN 139-27-210-011	19	5	0	
APN 139-27-210-012	7	9	2	*
APN 139-27-210-013	6	0	0	
APN 139-27-210-014	1	0	1	**
APN 139-27-210-016	1	3	5	***
APN 139-27-210-017	STORAGE LOT / NO PUBLIC PARKING			
APN 139-27-210-018	STORAGE LOT / NO PUBLIC PARKING			
APN 139-27-210-024	VACANT LOT / GRAVEL GROUND - NO DELINEATED PARKING STALLS			
APN 139-27-210-025	VACANT LOT / GRAVEL GROUND - NO DELINEATED PARKING STALLS			
APN 139-27-210-026	28	0	0	****
APN 139-27-210-027	VACANT LOT / GRAVEL GROUND - NO DELINEATED PARKING STALLS			
APN 139-27-210-028	VACANT LOT / GRAVEL GROUND - NO DELINEATED PARKING STALLS			
APN 139-27-210-029	VACANT LOT / GRAVEL GROUND - NO DELINEATED PARKING STALLS			
APN 139-27-210-053	PRIVATE PROPERTY / NO PUBLIC PARKING			
APN 139-27-211-125	45	0	0	
APN 139-27-211-128	24	0	0	
APN 139-27-211-129	23	0	0	
APN 139-27-211-130	23	0	0	
TOTAL ON-SITE PARKING	177	17	8	
*	1 STALL MARKED "SECURITY" - 1 STALL MARKED "BUS LOADING AREA"			
**	1 STALL MARKED "NO PARKING"			
***	1 STALL MARKED "PASTOR" - 4 PARALLEL STALLS AT REAR OF BLDG			
****	THESE PARKING STALLS ARE TO BE REPLACE			
PROPOSED ON-SITE PARKING				
APN 139-27-210-026	22	0	0	
APN 139-27-210-027	21	0	0	
APN 139-27-210-028	16	0	0	
APN 139-27-210-029	19	0	0	
PROPOSED ON-SITE PARKING	78	0	0	
PROPOSED NET PARKING	227	17	8	

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PREATOR CONSULTING
1012 SILVER RETREAT CT.
HENDERSON, NV. 89002
TEL. (702) 606-7813
FAX (702) 564-6282
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
EXISTING PARKING EXHIBIT

REV. NO.	DESCRIPTION	APP'D. BY	DATE

DATE: 16 June 2011
JOB No. 09-07-07
DESIGN BY: DRL
DRAWN BY: DRL
C1
SHEET OF 5

SUP-41927
SDR-41925
REVISED

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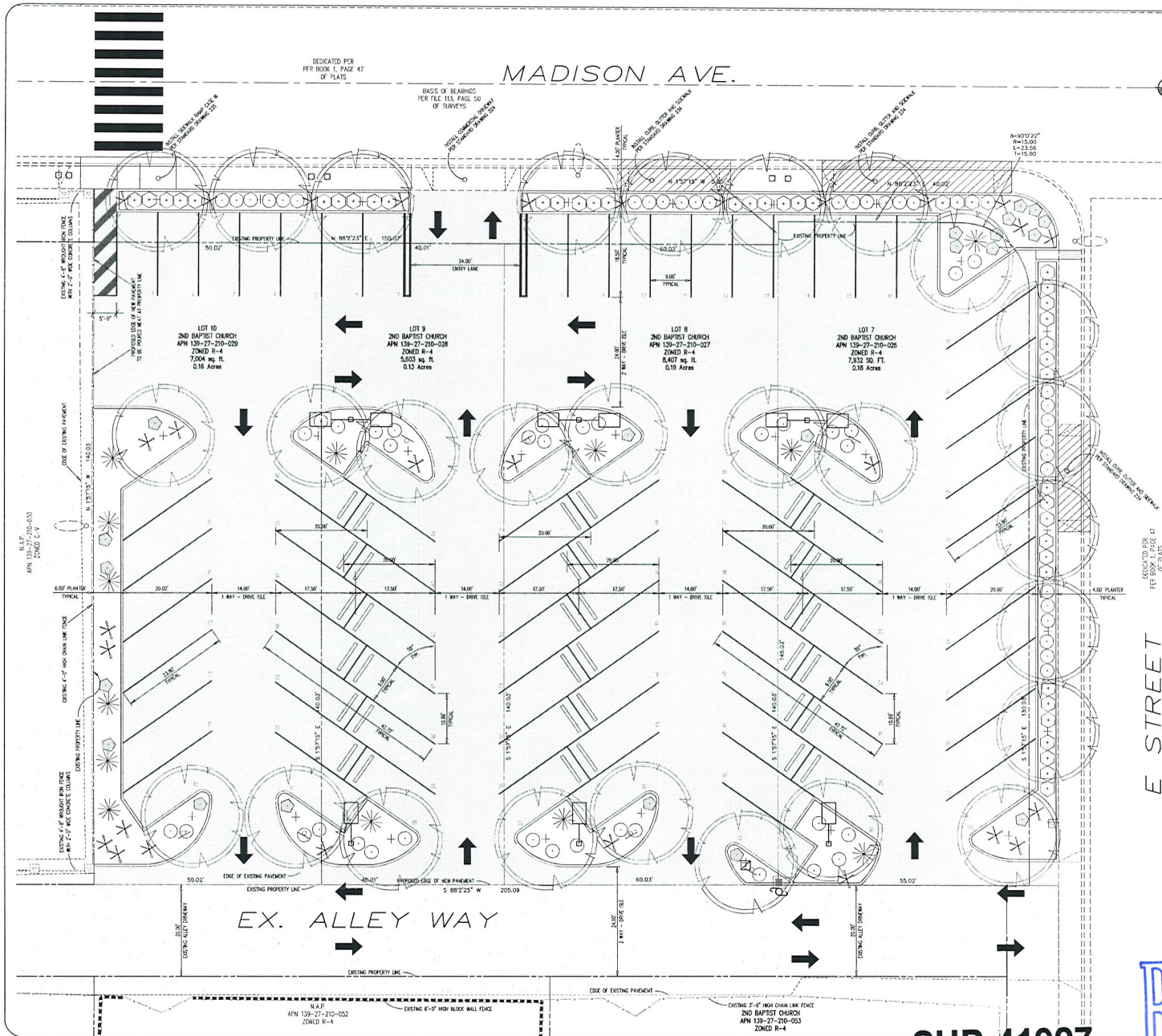

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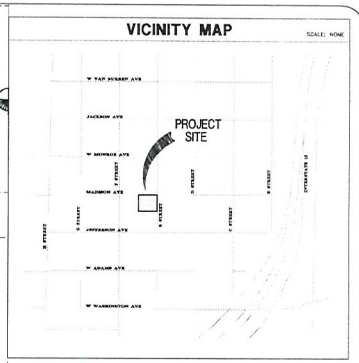

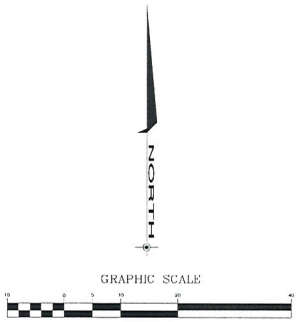

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SHRUBS				
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HENDERSON, NV 89002
TELL (702) 696-7613
FAX (702) 564-4082
E-MAIL: PREATORCONSULTING@COX.NET

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



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 (Revised)
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 landscape and light the area. Landscape exceptions are requested to allow 12 perimeter and 16 parking trees; zero-foot buffers along the north and east perimeters, and a six foot buffer along the west perimeter. 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.

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

SUP-41927
SDR-41925
REVISED

RECEIVED
JUN 22 2011

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:
SDR-41925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41927 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - For possible action on a 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: SECOND BAPTIST CHURCH

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: Johnnie R Triplett

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 TRIPPLETT

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 SAME AS ABOVE **Contact** _____

Address _____ **Phone:** _____ **Fax.** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE PREATOR CONSULTING **Contact** LAZELL PREATOR

Address 1012 SILVER RETREAT CT **Phone:** 606-7613 **Fax:** 564-4082

City HENDERSON **State** NV **Zip** 89002

E-mail Address preatorconsulting@cox.net

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. 10-3984-1
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:	

*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.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

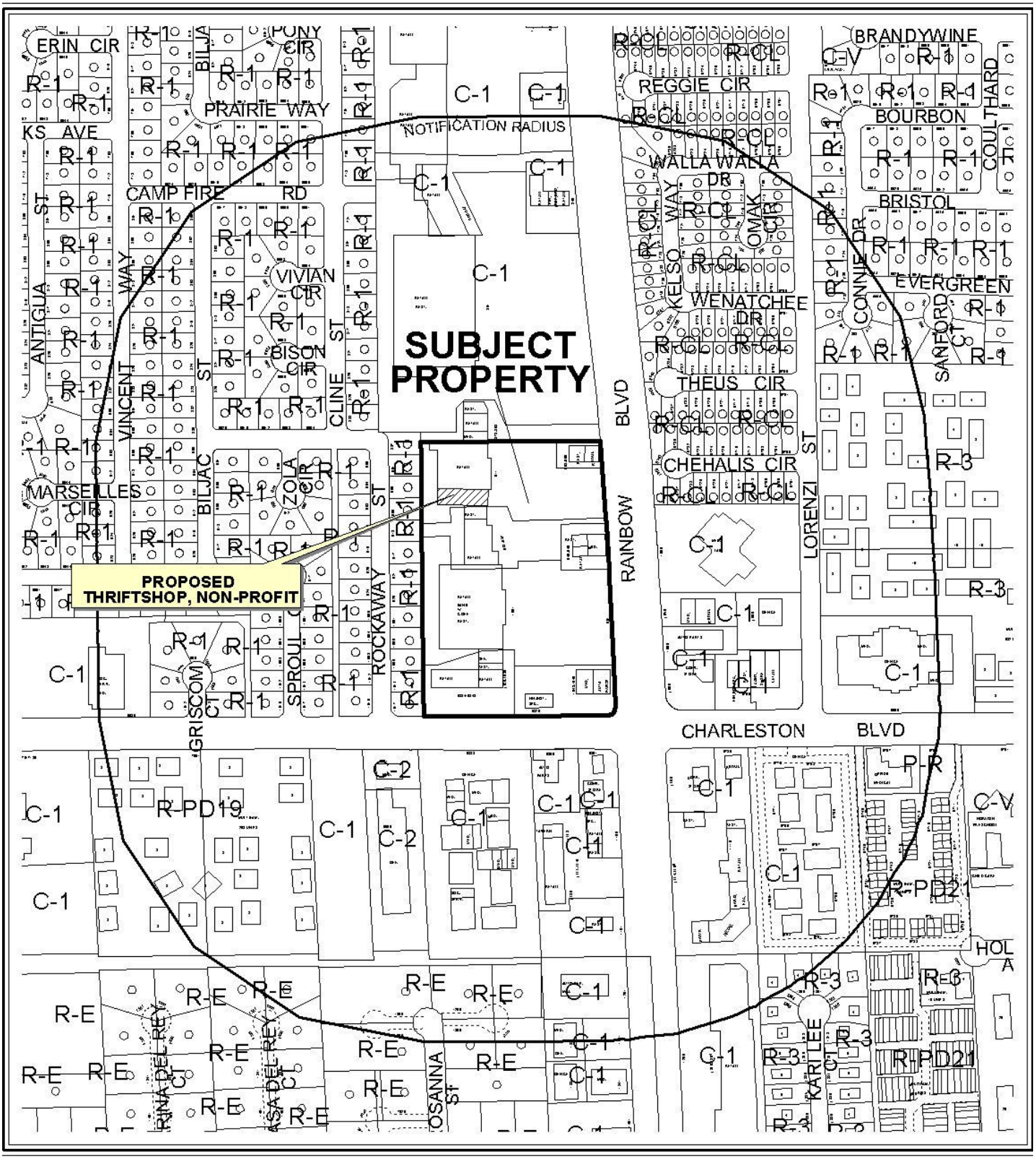
SUBJECT:
SUP-42173 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 915 South Rainbow Boulevard (APN 138-34-814-003), C-1 (Limited Commercial) 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



CASE: **SUP-42173**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 300 600 Feet

CASE: **SUP-42173**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-42173	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-42173 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Thriftshop, Non Profit use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. No outside display, sales or storage of merchandise shall be permitted.

4. Donations shall only be delivered and accepted during hours of operation.

5. The site shall remain free of trash, rubble and graffiti at all times.

6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is a non-profit organization established to assist people and families in need throughout the community. The organization accepts donations of clothing, household goods and furniture for re-sale to the community. The proposed site has been a vacant retail establishment for over seven years. The proposed Thriftshop, Non Profit use is compatible for the location as it will be used in a similar fashion as a General Retail Store. The applicant states that the hours of operation will be 10:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturday and Sunday. Staff recommends approval with conditions. If denied, the proposed Thriftshop, Non Profit would not be able to operate at this location.

ISSUES

- A Thriftshop, Non Profit use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No relevant actions on file.

Most Recent Change of Ownership	
12/28/2000	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/24/10	Code Enforcement issued a citation (93911) for a Banner in a tree at 915 South Rainbow Boulevard. The case was resolved on 11/04/10.

Pre-Application Meeting	
06/15/11	A pre-application meeting via phone was held with the applicant, where the submittal requirements for Special Use Permit for a proposed Thriftshop, Non Profit use were reviewed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/16/11	A site visit by staff noted that the shopping center and property are well maintained.

Details of Application Request	
Site Area	
Net Acres	11.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
	Retail		
	Convenience Store		
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	*Required*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	411,470 SF	1/250 SF	1,646		1,902		Y
TOTAL SPACES REQUIRED			1,646		1,902		Y
Regular and Handicap Spaces Required			1,613	33	1,871	33	Y

ANALYSIS

The proposed use meets the definition of a Thriftshop, Non Profit and is located in an existing shopping center. No outdoor display, sales or storage of any merchandise is permitted as a non-waivable requirement of the Special use Permit. Conditions have been added to ensure compatibility with adjacent land uses. Staff recommends approval.

FINDINGS (SUP-41921)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Thriftshop, Non Profit use can be conducted in a manner that is harmonious and compatible with the existing surrounding commercial uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The site was designed for a large retail establishment with ample parking for the size of the project.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site is via Rainbow Boulevard, which will be adequate to meet the requirements of the Thriftshop, Non Profit use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   If approved, the proposed use on the site will be subject to periodic inspection by business licensing inspectors; therefore approval will not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Thriftshop, Non Profit use meets all applicable conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 391

APPROVALS 0

PROTESTS 0

YK

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

Revised 10/27/08

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.

f:\depot\Application Packet\Application Form.pdf

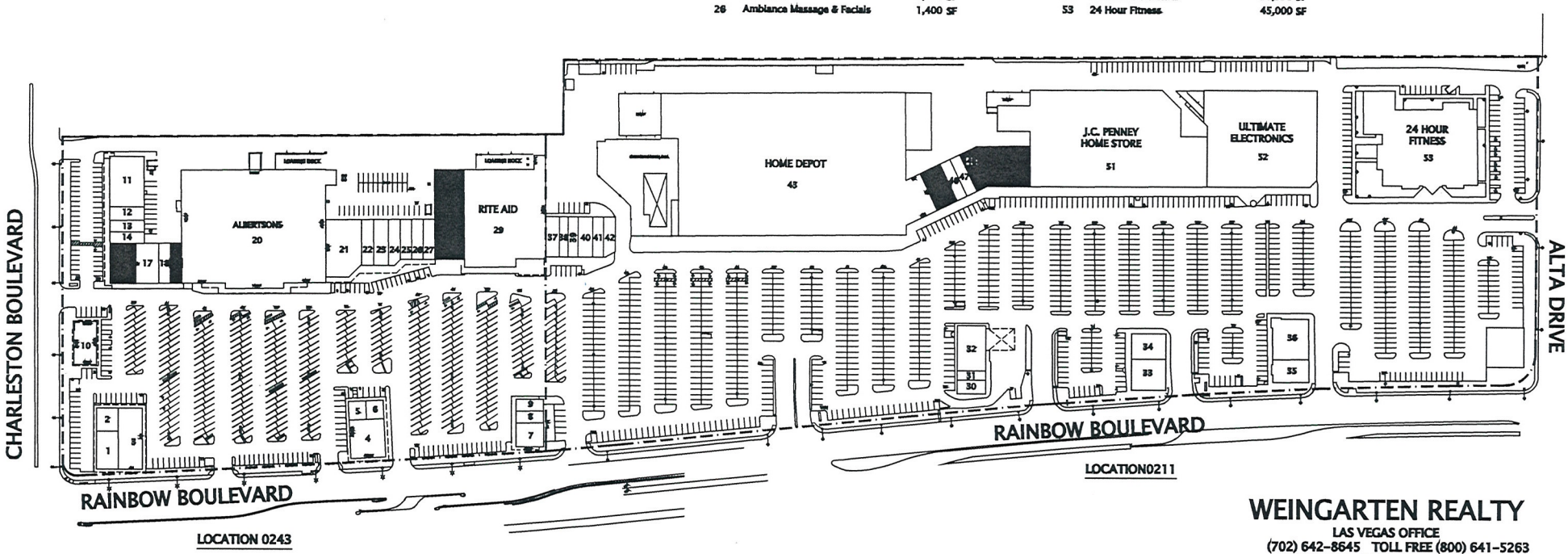
RAINBOW PLAZA

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 (52'6" 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

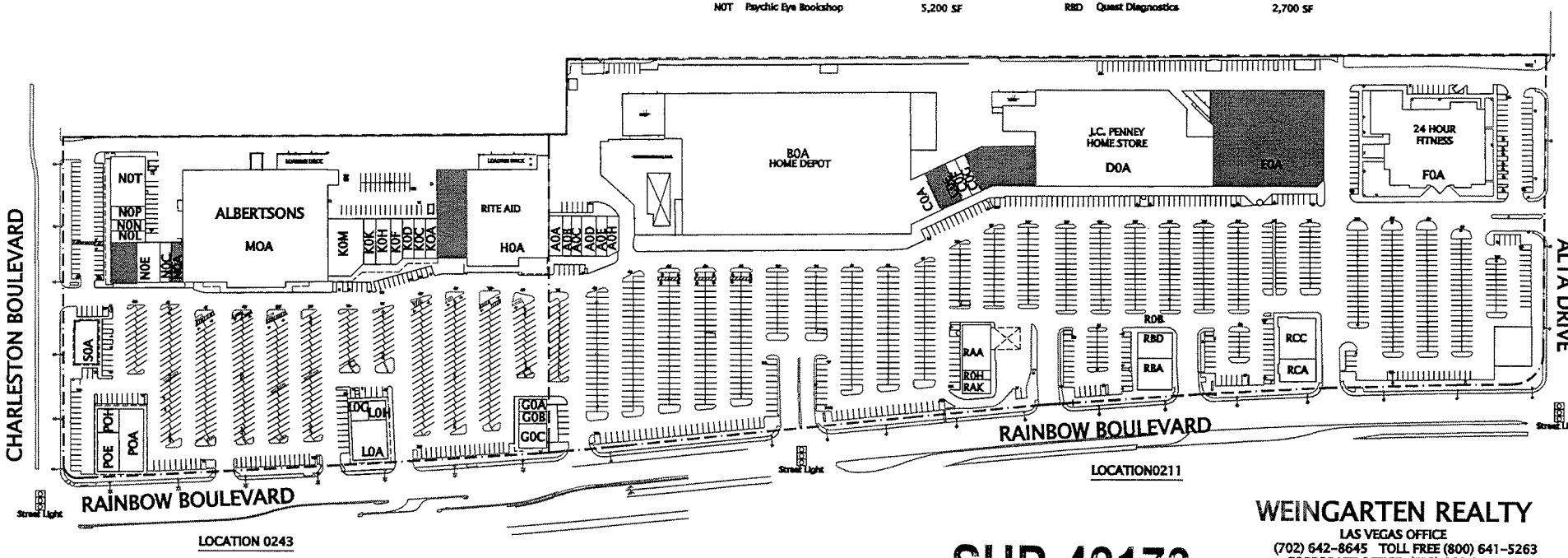
RAINBOW PLAZA

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 (52'8" 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	Nicole 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



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently occupied by the owner. Building sizes, site dimensions, access and parking areas, including tenant locations and identities are subject to change without notice and at the owners discretion. Unit numbers are indicated but are not necessarily the actual suite numbers and are intended for use as a reference only.

Land Area: 1,545,770 sf./ 35.48 Acres
Building Area: 411,440 sf.
Parking: 1,902 Spaces @ 4.62 /1000sf.

SUP-42173

Scale: 1" = 80'
Rev.: 05-11-2011

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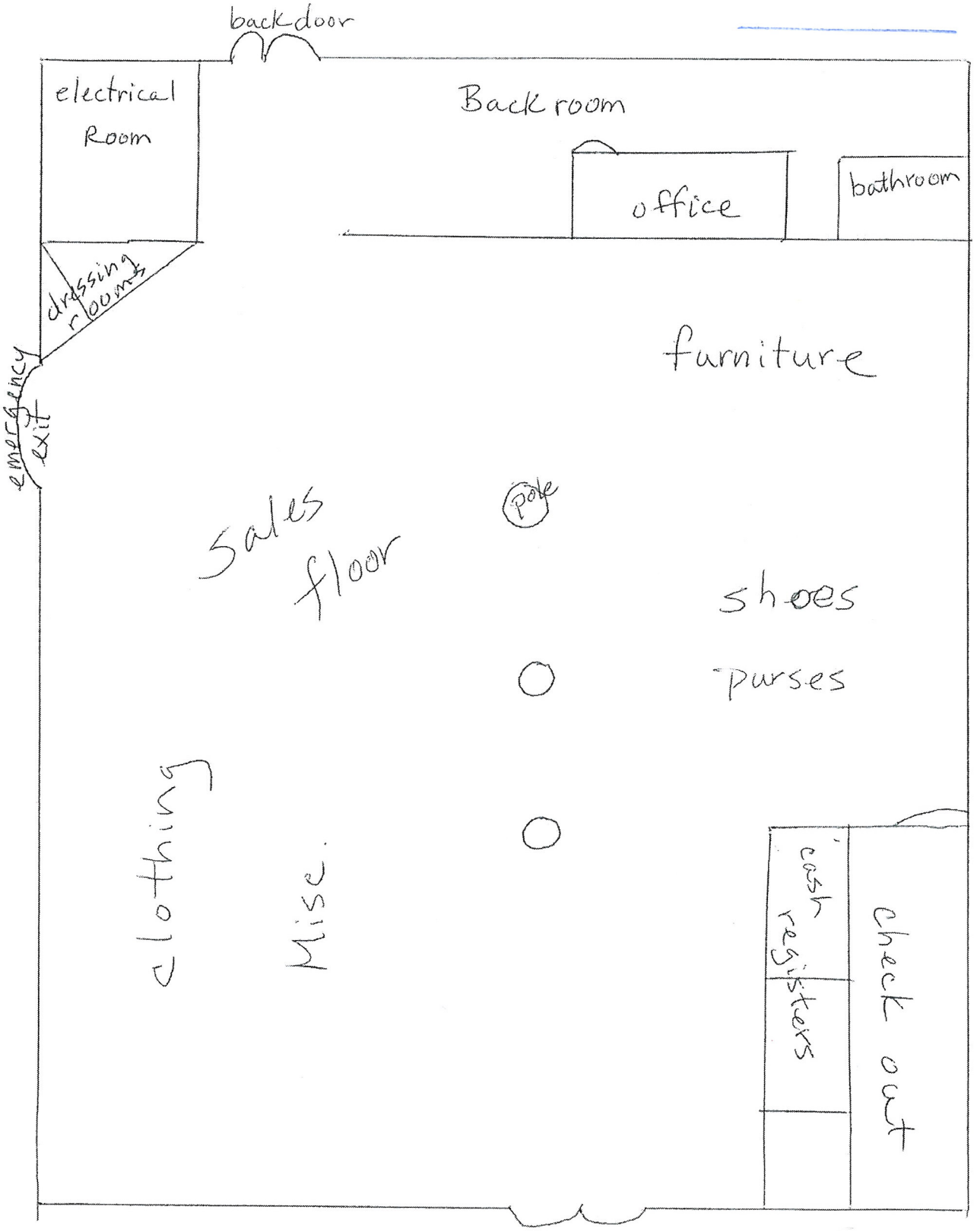
RECEIVED
RAINBOW PLAZA
JUN 16 2011

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

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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:
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. Staff has NO RECOMMENDATION.

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:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
DIR-41864	Staff has NO RECOMMENDATION	

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Staff Report Page One
July 12, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The following is an annual report on the Las Vegas 2020 Master Plan. Pursuant to Nevada Revised Statutes (NRS) 278.190, the Planning Commission is required to review the plan and implementation progress annually.

EXECUTIVE SUMMARY

The Master Plan is in compliance with NRS, as all 19 Elements are addressed. Implementation of the Master Plan is 89% complete.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/25/09	The Planning Commission approved Directors Business Item (DIR-34586) for the 2009 Master Plan Implementation Report.
07/07/10	The City Council approved an updated Historic Properties Preservation Element.
07/21/10	The City Council approved the Directors Business Item (DIR-38691) for the 2010 Master Plan Implementation Report.

ANALYSIS

The Nevada Revised Statutes (NRS) require the preparation and adoption of a comprehensive, long-term general plan for the physical development of the city. In counties with a population of 400,000 or more, such as Clark County, state law requires the master plan for each government to address 19 different subject areas ranging from land use to school facilities. The City has been in compliance with this requirement since 2009.

The Planning Department maintains a five year plan for the maintenance of the elements and the policy document. Through completion of the updates contained on the maintenance schedule the City will remain in compliance with all applicable state laws and be equipped to make informed policy decisions that address both current and future issues. The maintenance schedule is detailed in the chart below.

Master Plan Elements Work Plan

Name	Date of adoption or most recent update	Expected Completion Date	Policies or Recommendations
Community Design Element	08/06/08	2013	33
Conservation Element / Solid Waste Disposal Plan	06/01/05	2011	65
Economic Element	09/02/09	2014	17
Historical Properties & Neighborhood Preservation Plan Element	08/04/10	2015	26
Housing Element	07/18/01	2011	63
Land Use & Rural Neighborhood Preservation Plan Element	09/02/09	2014	-
Parks & Recreation Element	04/02/08	2013	34
Policy Document	09/06/00	2012	110
Population Element	02/17/10	2015	5
Public Buildings Element	02/20/08	2013	25
Public Services & Facilities Element	11/19/08	2013	24
Recreation Trails Element	01/20/05	2012	-
Safety & Seismic Safety Element	08/04/10	2015	19
School Facilities Element	08/06/08	2013	14
Transit Element	02/20/08	2013	34
Transportation & Streets and Highways Element	04/15/09	2014	44
Transportation Trails Element	01/20/05	2012	16
Water Element	06/01/05	2011	24

Element Updates Competed or Started in Fiscal Year 2010-2011

- Historic Properties Preservation Element
- Conservation Element
- Housing Element
- Water Element

The Planning Department adopted an updated Historic Properties Preservation Element in July of 2010. This update was ahead of the typical five-year schedule in response to changes required based on the last session of the Nevada Legislature. Work is also underway on three additional

elements. Updates of the Conservation Element, Housing Element and Water Element are in the first draft stage and are scheduled for completion in December 2011.

Master Plan Update Goals for the Upcoming Fiscal Year 2011-2012

During the upcoming fiscal year completion of the update to the Conservation, Housing and Water Elements is expected. Work is also scheduled to begin on updates to the Recreation Trails Element and the Transportation Trails Element. An update of the Policy Document is also scheduled for 2012.

Goals, Objectives and Policies Implemented in Fiscal Year 2010-2011

In addition to updating the documents the Planning Department has assisted in the completion of several other projects directly related to the Goals, Objectives and Policies of the 2020 Master Plan. The hierarchy of accomplishments begins with goals, underneath the goals are the objectives and the base level is the policies. The following table details accomplishments from fiscal year 2010-2011.

Goal	Project
Re-Urbanization Goal 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the city of Las Vegas and as a major hub of such activities in the Las Vegas Valley.	Azul Tequila Artifice Gold & Silver Pawn Shop Gold Spike Hostel Cat Maharajc Hookah Café Mamitas Resnick's Grocery Vanguard
Fiscal Management Goal 6: The City of Las Vegas will link capital improvement programming and maintenance and operations programming with long range planning.	Planning and Public Works work extensively to coordinate all CIP's with long Range Planning and adherence to the Unified Development Code.

Objective	Project
Re-urbanization Objective 1.2: To improve the livability of the Downtown through the creation of a series of safe, attractive and interesting public open spaces and non-vehicular routes to connect these open spaces and other Downtown activities.	Planning and Public Works are currently in the design phase of a series of improvements to the Downtown Bicycle and Pedestrian network that will meet this objective.
Re-urbanization Objective 1.5: To bring cultural, entertainment and sports facilities that will draw patrons from across the Las Vegas Valley to the Downtown area, to provide another dimension to the attraction of	Neon Museum Las Vegas Natural History Museum

Downtown Las Vegas.	

Re-urbanization Objective 1.6: To provide high quality transit service including integrated bus and rapid transit, which serves the Downtown and which connects the Downtown with other employment, entertainment and shopping nodes within the Valley.	The RTC has opened several new Bus Rapid Transit routes that flow through the Downtown to other areas of the valley meeting this objective. Bonneville Transit Center
Fiscal Management Objective 6.1: To ensure that capital and operating expenditures are planned and scheduled in accordance with long range planning commitments.	Planning and Public Works work extensively to coordinate all CIP's with long Range Planning and adherence to the Unified Development Code.
Regional Coordination Objective 7.1: To ensure that the natural resources of the City, particularly those that directly support an enhanced quality of life for its residents, are protected.	The City is currently working with other regional jurisdictions on the extension of the Multiple Species Habitat Conservation Plan, scheduled for completion in 2011.

Policy	**Project**
Re-urbanization Policy 1.5.1: That the city pursue the development of a performing arts center in the Downtown area.	The Smith Center for the Performing arts is currently under construction in Symphony Park in Downtown Las Vegas.
Re-urbanization Policy 1.6.2: That the phasing of any guideway route be prioritized connect the Downtown and the Strip, and subsequently to connect Downtown to the McCarran Airport, Northwest Town Center and Summerlin areas.	The RTC has opened several new Bus Rapid Transit routes that flow through the Downtown to other areas of the valley meeting this policy.
Neighborhood Revitalization Policy 2.1.4: That new commercial development be designed in a walkable and non-vehicular friendly manner, providing shelter from sun and wind, with outdoor seating areas and other amenities and parking areas located away from the street.	The adoption of the Unified Development Code and the progress on the Walkable Community Plans has worked toward completion of this requirement.
Neighborhood Revitalization Policy 2.1.5: That neighborhoods be encouraged to revitalize through a variety of incentives, which may include accessory apartments and relaxation of setback requirements where offset with enhanced landscaping in areas deemed appropriate.	The adoption of the Unified Development Code and the progress on the Walkable Community Plans has worked toward completion of this requirement.
Neighborhood Revitalization Policy 2.1.7: that the demand for transportation services be reduced by improving the balance between jobs and housing and by creating options for people to live and work within walking or cycling distance of their place of work.	The adoption of the Unified Development Code and the progress on the Walkable Community Plans has worked toward completion of this requirement.

Neighborhood Revitalization Policy 2.1.8: That the concept of walkable communities with porches and neighborhood amenities, be promoted in areas of residential reinvestment.	The adoption of the Unified Development Code and the progress on the Walkable Community Plans has worked toward completion of this requirement.
Neighborhood Revitalization Policy 2.2.3: that design standards be adopted to address the need for transitions between different kinds of urban land uses.	The adoption of the Unified Development Code has satisfied the requirements of this policy.
Neighborhood Revitalization Policy 2.3.6: That a beautification upgrade of the Rancho Drive corridor be considered by the City to support its anticipated future role as the location of a major transit corridor, greenway and pedestrian/bikeway.	Planning and Public Works are currently in the design stage of a project that would satisfy this policy.
Neighborhood Revitalization Policy 2.6.2: that the City take steps to encourage the development of two, three and four plex housing opportunities.	The adoption of the Unified Development Code has satisfied the requirements of this policy.
Newly Developing Areas Policy 3.1.1: That residential developers be encouraged to provide traffic calming measures in new residential neighborhoods, and where appropriate, narrower local streets. Standards for narrower local streets shall provide adequate access for emergency vehicles and the disabled. Where possible, sidewalks should be separated from the curb by a landscaped amenity zone within the dedicated right-of-way, with a tree canopy along the sidewalk.	The adoption of the Unified Development Code has satisfied the requirements of this policy.
Newly Developing Areas Policy 3.1.2: That new residential neighborhoods emphasize pedestrian linkages within the neighborhood, ready access to transit routes, linkages to schools, integration of local service commercial activities within a neighborhood center that is within walking distance of homes in the neighborhood.	The adoption of the Unified Development Code has satisfied the requirements of this policy.
Newly Developing Areas Policy 3.3.6: That the Housing Element incorporate proposals which ensure a diverse choice of affordable housing types and costs to meet present and future needs.	The Housing element is currently in progress on an update that will satisfy this policy.

Newly Developing Areas Policy 3.5.7: That the City encourage landscaping which uses plants that produce minimal levels of pollen and which are non-allergenic.	A Regional Plant List is in the process of approval by the SNRPC and shall be adopted into the Unified Development Code in 2011 satisfying this policy.
Fiscal Management Policy 6.1.1: That the City monitor and coordinate capital improvement and operating/ maintenance expenditures with long range planning.	Planning and Public Works work extensively to coordinate all CIP's with long Range Planning and adherence to the Unified Development Code.
Regional Coordination Policy 7.1.8: That the City encourage water conservation.	The Water Element is currently being updated in the 2011 calendar year, the Regional Plant List is in progress of adoption in the 2011 calendar year and Water Features exceeding the required square footage are required to go before City Council for approval.
Regional Coordination Policy 7.3.6: That the City, in conjunction with the Clark County Regional Transportation Commission and local governments in the Las Vegas Valley, work to achieve a shift towards greater reliance on mass transit for home-to-work trips and to make transit usage a more attractive daily travel alternative. In particular, that the affected parties pursue options for a fixed guideway system where appropriate.	The RTC has opened several new Bus Rapid Transit routes that flow through the Downtown to other areas of the valley. The City and the RTC are seeking additional opportunities to expand the Bus Rapid Transit network.

Summary

2020 Policy Document Goals, Objectives and Policies	Complete	Not Complete	Ongoing
150 as of 2010	25 (17%)	8 (5%)	117 (78%)
150 as of 2011	29 (19%)	4 (3%)	117 (78%)

Policy Document
Moving into this fiscal year there were eight outstanding goals, objectives and policies. Fifty percent (50%) of the outstanding goals, objectives and policies were completed leaving four yet outstanding. Additionally, several of the ongoing goals, objectives and policies were touched on by a variety of projects in both the public and private sector.

With only four goals, objectives and policies left outstanding and the majority of the others in the ongoing category the Policy Document is ready for an update. This update is tentatively scheduled to begin in the next fiscal year. This process will include an updated set of more measurable goals, objectives and policies that will assist in guiding the City into the future.

Elements Goals, Objectives, Policies and Actions	Complete	Not Complete	Ongoing
354 as of 2010	49 (14%)	44 (12%)	261 (74%)
442 as of 2011	78 (18%)	59 (13%)	305 (69%)

Elements
In the last fiscal year one element (Historic Properties Preservation) was updated. Also a reevaluation of each element was conducted revealing new information and altering the total number of goals, objectives, policies and actions, as well as the composition of their status reflected in the table above. Many goals, objectives and policies from these elements were either completed or acted on through a wide variety of projects.

Master Plan implementation is a continuous evolutionary process. Through the continued update of the Elements staff seeks to significantly reduce the number of ongoing goals, objectives and policies and move toward more measurable achievements that provide direction and guidance to the City as we move forward.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **54.**

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 - For 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.. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 12, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-41987	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. Title 6.09.010 is hereby amended to read as follows:

   6.09.010 Definitions

   For purposes of this Chapter:

   (A) "Apartment house" means a structure which contains three or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling, co-op, tenants in common or residence hotel.

   (B) "Landlord training program" means a landlord training program offered by the Las Vegas Metropolitan Police Department in connection with its Las Vegas Crime Free Multi-Housing Program.

   (C) "Licensee" means a person who is licensed to manage, operate or conduct an apartment house.

2. Title 19.16.100(B)(3) is hereby amended to read as follows:

   3. Certain Conversions. The conversion of any development from multi-family or apartment development to condominium or co-op status shall require a Site Development Plan Review.

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3. Title 19.18.010 is hereby amended by adding thereto, at the appropriate location, the following term, together with its corresponding definition:

Co-op. A multi-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted to a condominium where individual units are under separate individual occupant ownership. The term includes "tenants in common," "cooperative housing" or other similar terms.

Staff Report Page One
July 12, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

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.

ANALYSIS

A co-op or cooperative housing is a legal entity, usually a corporation, which owns residential property, consisting of one or more residential units or buildings. Under this model of property ownership, each member of the corporation is entitled to occupy one of the residential units owned by the co-op. Similar to the CC&Rs of a typical residential subdivision an occupancy agreement, which specifies the co-op's rules, may also be required of the corporation members.

A "co-op" or "tenants in common" property ownership model is not differentiated from apartments under the city's business licensing regulations. Further, a change from a multi-family development to a co-op is not currently contemplated under the Unified Development Code (UDC). There are provisions under both Title 6 (Business Licensing) and Title 19 (UDC) to address condominiums which are similar to co-ops in that they are multi-family buildings that are not rental apartments but instead condominium units are owned by individuals.

The proposed changes will make it clear that a co-op, or tenants in common, development is not considered an "apartment house" for purposes of business licensing. Additionally, the proposed changes will provide site development review should a multi-family development be proposed to convert to a co-op, which is in line with requirements for the conversion of multi-family development to condominium development. Finally, the proposed change will introduce a definition to the UDC for co-ops.

FINDINGS

The proposed text amendment will achieve the following:

- Exclude co-ops and tenants in common from the definition of "apartment house" under the city's business licensing regulations.
- Provide for site development review when multi-family residential development is proposed for conversion into a co-op.
- Provide a definition for the term "co-op."

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
6.09.010	Defines what is an apartment house under the city's business licensing code	Adds co-ops and tenants in common as exclusions to the apartment house definition
19.16.100(B)(3)	Addresses requirements for certain conversions	Adds the conversion from multi-family to co-op as a conversion that requires a site development review
19.18.010	n/a	Adds a definition for a "co-op"

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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

