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.

August 9, 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 JULY 12, 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. VAC-42053 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a petition to Vacate a portion of public right-of-way along 4th Street, north of Stewart Avenue, Ward 5 (Barlow).

8. VAC-42246 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a petition to Vacate all public street right-of-way within a residential subdivision generally located at the southwest corner of Charleston Boulevard and Sky Vista Drive, Ward 2 (Wolfson).

9. VAC-42250 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Petition to Vacate portions of the Sheep Mountain Parkway right-of-way grant, Ward 6 (Ross).

PUBLIC HEARING ITEMS

10. MOD-42261 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: RIO VISTA PLAZA, LLC, ET AL - For possible action on a request for a Major Modification of a previously approved Rezoning (Z-0074-97) TO AMEND THE MASTER DEVELOPMENT PLAN TO ADD THE GENERAL PERSONAL SERVICE AND ACCESSORY MASSAGE AS PERMITTED USES AND THE MASSAGE USE AS PERMITTED WITH AN APPROVED SPECIAL USE PERMIT on 18.6 acres at 7007-7171 West Ann Road (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

11. SUP-42265 - SPECIAL USE PERMIT RELATED TO MOD-42261 - PUBLIC HEARING - APPLICANT/OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 1,500 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 7045 West Ann Road, Suite #130 (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Ross).

12. VAR-42147 - VARIANCE - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Variance TO ALLOW A PROJECTING SIGN ON A PROPERTY WITH A FREESTANDING SIGN WHERE SUCH IS NOT PERMITTED AND TO ALLOW TWO PROJECTING SIGNS TO BE 51 AND 96 SQUARE FEET IN AREA WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED at 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-008 and 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

13. SUP-41904 - SPECIAL USE PERMIT RELATED TO VAR-42147 - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Special Use Permit FOR PROPOSED OFF-PREMISE SIGNAGE (BUILDING WRAP) at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

14. MSP-41905 - MASTER SIGN PLAN RELATED TO VAR-42147 AND SUP-41904 - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Master Sign Plan FOR AN EXISTING HOTEL/CASINO on 3.74 acres at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

15. SUP-41599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 16-STORY MIXED-USE DEVELOPMENT on 0.64 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056 through 059), C-2 (General Commercial) Zone, Ward 3 (Coffin).

16. SDR-41829 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41599 - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 16-STORY MIXED-USE DEVELOPMENT, INCLUDING 16,000 SQUARE FEET OF COMMERCIAL SPACE AND 330 MULTI-FAMILY RESIDENTIAL UNITS AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.64 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056 through 059), C-2 (General Commercial) Zone, Ward 3 (Coffin).

17. SUP-42182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS, AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

18. SDR-41600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42182 - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-20502) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT, INCLUDING 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS, AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

19. VAR-42175 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY RITZ TRUST - For possible action on a request for a Variance TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD, AND TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND A FOUR-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PRIMARY STRUCTURE on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

20. VAR-42234 - VARIANCE - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: BENSON & BERTOLDO, LLC - For possible action on a request for a Variance TO ALLOW A 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 0.32 acres at 7408 West Sahara Avenue (APN 163-03-411-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

21. ROC-42233 - REVIEW OF CONDITION RELATED TO VAR-42234 - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: STERLING PARK OWNERS ASSOCIATION - For possible action on a request for a Review Condition to delete Condition Number 2 of an approved Plot Plan and Building Elevation Review [Z-0050-90(5)] WHICH REQUIRED THE SUBMITTAL OF A MASTER SIGN PLAN TO THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY INDIVIDUAL ON-PREMISE SIGNS on 4.50 acres 7400-7580 West Sahara Avenue (APNs 163-03-411-003; 005; 007; 009 through 016), C-1 (Limited Commercial) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian).

22. SUP-42177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR LIQUOR SALES (FOR OFF-PREMISE CONSUMPTION) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

23. SUP-42178 - SPECIAL USE PERMIT RELATED TO SUP-42177 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, RESTRICTED WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

24. SDR-42176 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42177 AND SUP-42178 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR- 18031)FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE WITH GAS PUMPS AND A 2,360 SQUARE-FOOT CAR WASH on 3.40 acres at 7161 North Hualapai Way (APNs 126-24-517-003 and 004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

25. SUP-42225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - For possible action on request for a Special Use Permit FOR A PROPOSED PAWN SHOP USE WITHIN AN EXISTING 6,039 SQUARE-FOOT COMMERCIAL BUILDING at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

26. SUP-42252 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOG BITES BACK, LLC - OWNER: WINNER PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A 32 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

27. SUP-42254 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLORIELL HOLDINGS, LLC - OWNER: CHI HSUAN WU - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 5,918 SQUARE-FOOT RESTAURANT at 2131 Rock Springs Drive (APN 138-22-610-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

28. SUP-42258 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KID'S HAPPY DAYS CHILD CARE - OWNER: SHANTHA WIJEKULARATNE - For possible action on a request for a Special Use Permit FOR A PROPOSED CHILD CARE - GROUP HOME (7-12 CHILDREN) WITH A WAIVER TO ALLOW A CHILD CARE FACILITY ON A STREET GREATER THAN 60 FEET IN WIDTH at 6201 West Oakey Boulevard (APN 163-02-712-024), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 1 (Tarkanian).

29. SUP-42262 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIRE RG, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 11,745 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

30. SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262 - PUBLIC HEARING - APPLICANT/OWNER: BEL AIRE RG, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH A WAIVER TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY at 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

31. SDR-41770 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOK J. LIM - OWNER: JWB NEVADA INVESTMENT SERIES B, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,488 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF FIVE FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED, THREE FEET ALONG THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED AND ZERO FEET ALONG A PORTION OF THE SOUTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.16 acres at 344 South Jones Boulevard (APN 138-36-210-011), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

32. SDR-41771 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOK J. LIM - OWNER: JWB NEVADA INVESTMENT SERIES C, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,492 SQUARE-FOOT TUTORING CENTER, WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG A PORTION OF NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED, AND TO ALLOW A SEVEN-FOOT ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED on 0.13 acres at 404 South Jones Boulevard (APN 138-36-210-017), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

33. SDR-42251 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone, Ward 3 (Coffin).

34. SDR-42260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - For possible action on a request for a Site Development Plan Review FOR A PRIVATE PARK on 0.58 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009 and 010), PD (Planned Development) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

35. DIR-41972 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request regarding the adoption of the Sahara West Walkable Community Plan.

36. DIR-42266 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CARWIN ADVISORS, LLC - OWNER: KAG PROPERTY, LLC - For possible action on a request regarding the amending of the Development Agreement for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-101-001; 125-06-301-001 and 002; 125-06-401-001 and 005; 125-06-501-001; 125-06-701-001; 125-07-101-004, 005 and 006; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-005; 125-07-602-001, 003, 004 and 005; 126-12-000-001), Ward 6 (Ross).

37. TXT-42360 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend Table 1 of Town Center Development Standards to establish regulations, applicable zoning districts, and requirements for Pet Boarding use.

CITIZENS PARTICIPATION:

38. 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: AUGUST 9, 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: AUGUST 9, 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 AUGUST 9, 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 AUGUST 9, 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 AUGUST 9, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 12, 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: AUGUST 9, 2011

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

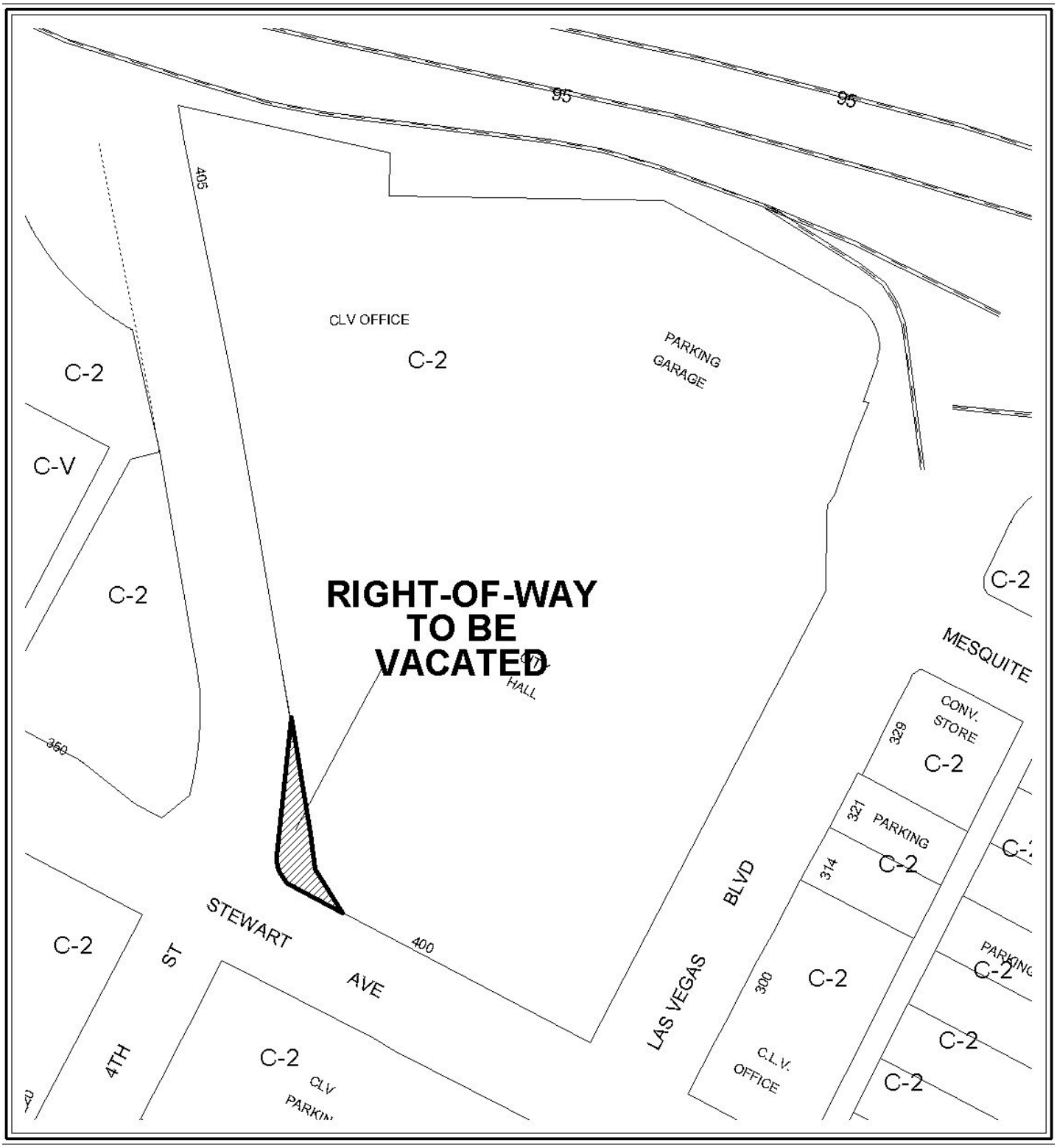
SUBJECT:
VAC-42053 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a petition to Vacate a portion of public right-of-way along 4th Street, north of Stewart Avenue, Ward 5 (Barlow).

SET DATE: 08/17/2011
C.C.: 09/07/2011

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

RECOMMENDATION:
Staff recommends

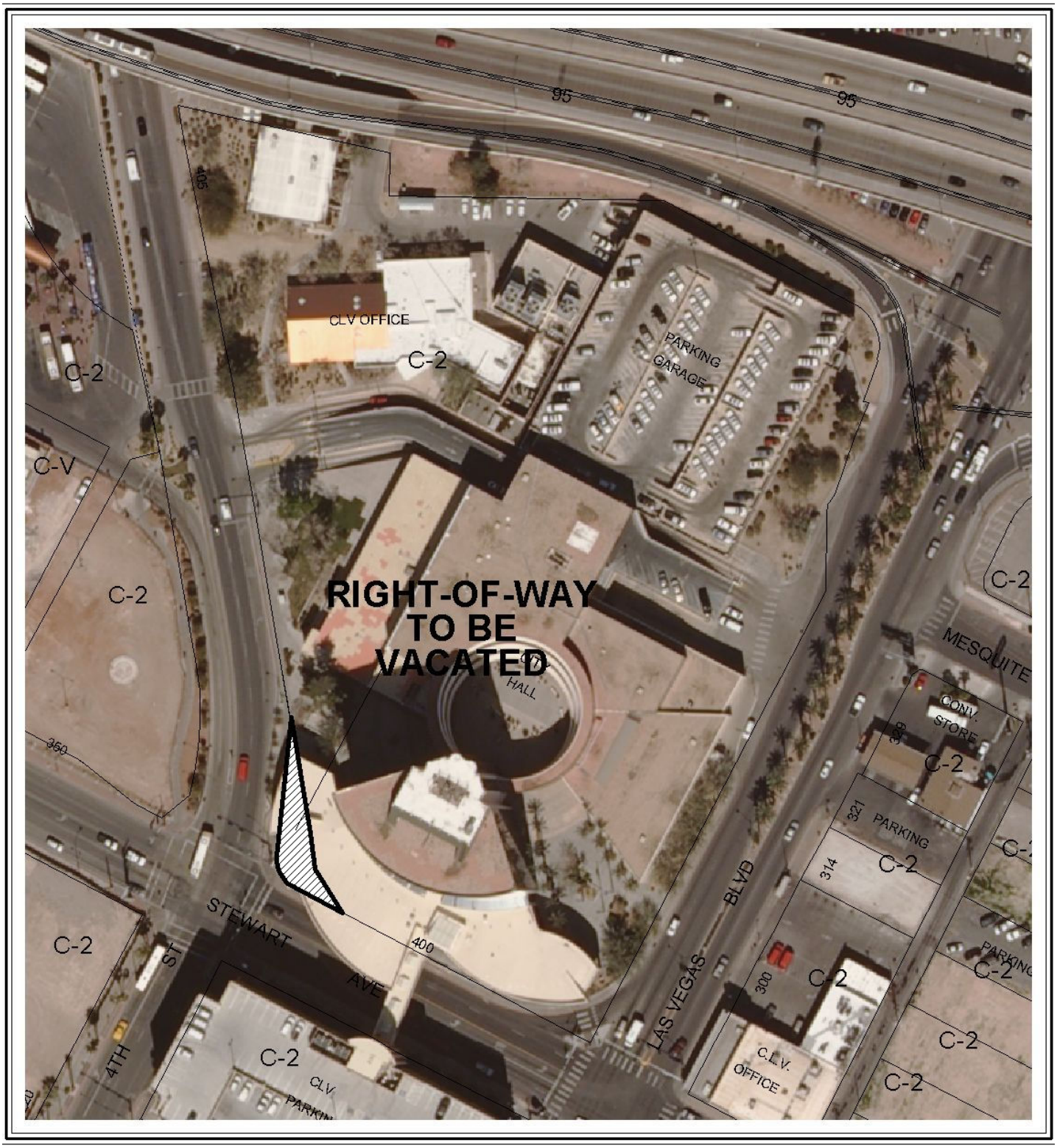
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAC-42053**

0 100 200 Feet

N



CASE: **VAC-42053**

0 100 200 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-42053 APN: 139-34-501-003

Name of Property Owner: City of Las Vegas

Name of Applicant: Jorge Cervantes, Director of Public Works

Name of Representative: Barton T. Anderson

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: Barton T Anderson (for Jorge Cervantes)

Print Name: Barton T. Anderson for Jorge Cervantes

Subscribed and sworn before me

This 7th day of June, 2011

Kevin Cerny

Notary Public in and for said County and State

KEVIN CERNY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90775-1
MY APPT. EXPIRES JULY 29, 2012

RECEIVED
JUN 07 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Public Right-of-Way

Project Address (Location) 4th Street north of Stewart Avenue

Project Name _____ **Proposed Use** Redevelopment

Assessor's Parcel #(s) 139-34-501-003 **Ward #** 5

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

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

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

Additional Information Vacate excess right-of-way on 4th Street to conform the right-of-way to the existing roadway improvements preparatory to sale of parcel.

RECEIVED JUN - 7 2011 CITY CLERK

PROPERTY OWNER City of Las Vegas **Contact** Jorge Cervantes

Address 400 E. Stewart Avenue **Phone:** (702) 229-2198 **Fax:** _____

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

E-mail Address _____

APPLICANT Jorge Cervantes **Contact** Bart Anderson

Address 400 E. Stewart Avenue **Phone:** (702) 229-2198 **Fax:** _____

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

E-mail Address jcervantes@lasvegasnevada.gov

REPRESENTATIVE Barton T. Anderson **Contact** Bart Anderson

Address 400 E. Stewart Avenue **Phone:** (702) 229-2198 **Fax:** _____

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

E-mail Address banderson@lasvegasnevada.gov

Property Owner Signature* Barton T. Anderson (for Jorge Cervantes)

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

Print Name Barton T. Anderson for Jorge Cervantes

Subscribed and sworn before me

This 7th day of June, 20 11.

Kevin Cerny

Notary Public in and for said County and State

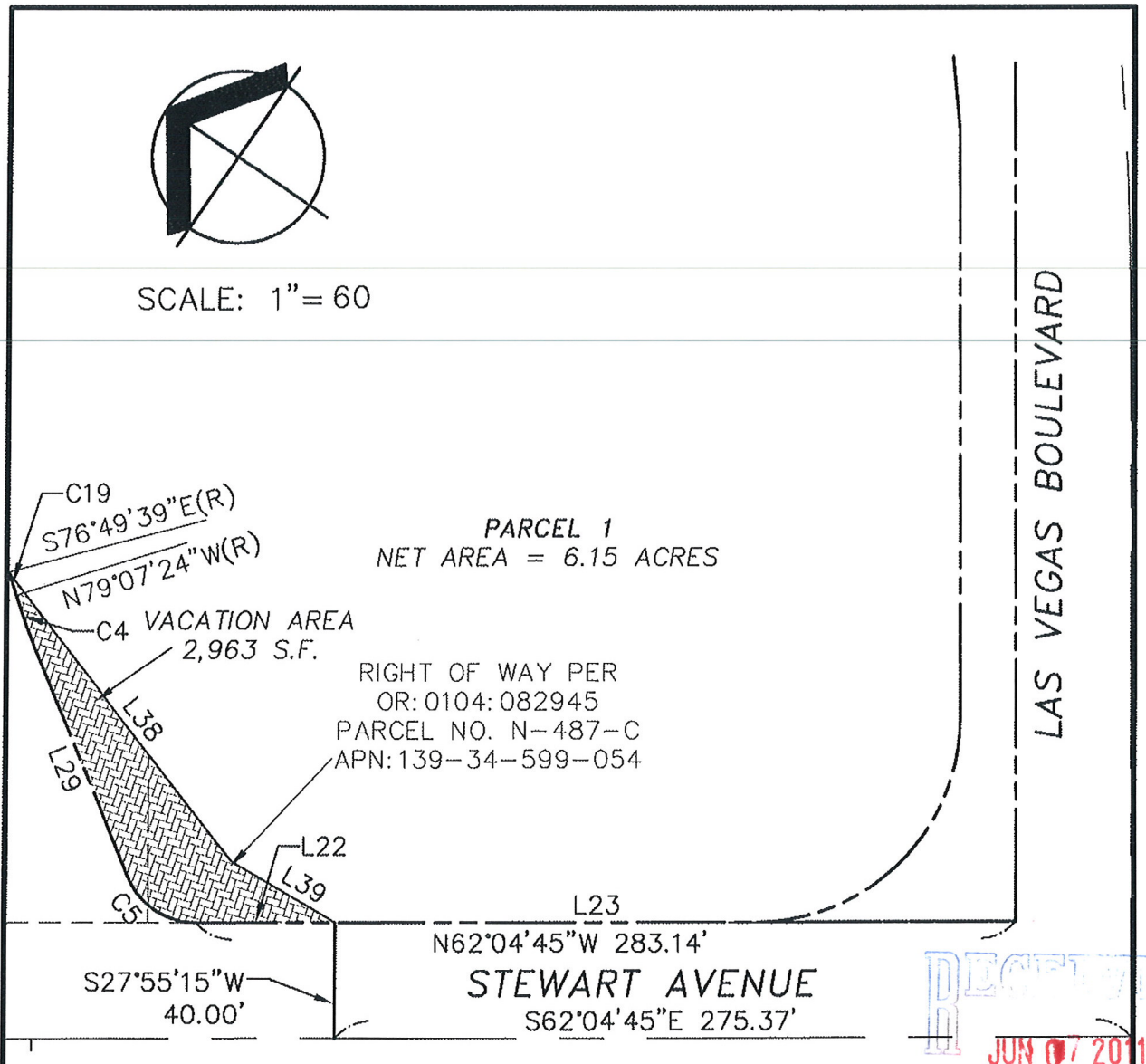
KEVIN CERNY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90775-1
MY APPT. EXPIRES JULY 29, 2012

FOR DEPARTMENT USE ONLY

Case #	VAC-42053
Meeting Date:	8/9/11
Total Fee:	
Date Received:*	6-7-11
Received By:	JF

RECEIVED JUN 07 2011 DEPARTMENT OF PLANNING

*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 07 2011

BASIS OF BEARINGS

NORTH 62°04'45" WEST, BEING THE CENTERLINE OF A PORTION OF STEWART AVENUE AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 112, PAGE 0041 OF PARCEL MAPS.

Cardno WRG
LAS VEGAS
10649 JEFFREYS ST, HENDERSON, NV 89052
TEL: (702) 990-9300 FAX: (702) 990-9305
www.cardnowrg.com
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VACATION EXHIBIT
4TH STREET

CITY OF LAS VEGAS - CITY HALL
LAS VEGAS, NEVADA

PROJECT NO.	3119614
DATE:	5/18/2011
BY:	TJB
SCALE:	1"=50'
SHEET NO.	1 OF 2

VAC-42053

COURSE TABLE:

Line #	Length	Bearing
L22	47.81'	S62° 04' 45"E
L23	145.80'	S62° 04' 45"E
L29	85.36'	N5° 24' 44"E
L38	126.59'	S9° 45' 19"E
L39	41.35'	N31° 40' 43"W

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	20.03	210.00'	5°27'52"	20.02'	S8°08'40"W
C5	29.45	25.00'	67°29'29"	27.78'	S28°20'00"E
C19	8.43	160.00'	3°01'10"	8.43'	N9°22'01"E

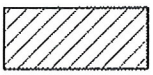
LEGEND:

— EXISTING BOUNDARY LINE

— EXISTING CENTERLINE

— EXISTING RIGHT-OF-WAY LINE

— SECTIONAL LINE



— RIGHT-OF-WAY DEDICATION AREA

— RIGHT-OF-WAY VACATION AREA

APN — ASSESSOR'S PARCEL NUMBER

S.F. — SQUARE FEET

N.A.P.O.T.S. — NOT A PART OF THIS SURVEY

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VACATION EXHIBIT
4TH STREET

CITY OF LAS VEGAS - CITY HALL
LAS VEGAS, NEVADA

PROJECT NO.	3119614
DATE:	5/18/2011
BY:	TJB
SCALE:	1"=50'
SHEET NO.	2 OF 2

VAC-42053

To whom it may concern:

The Department of Public Works requests a Petition of Vacation of excess public rights-of-way on 4th Street, north of Stewart Avenue, adjacent to the current City Hall. The City is in the process of transferring ownership of the City Hall parcel to private ownership, and this petition will clean up the right-of-way boundaries to coincide with the actual roadway improvements.

Thank you,

Barton T. Anderson, P.E.
Engineering Project Manager, Development Coordination
City of Las Vegas Department of Public Works

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JUN 07 2011
VAC-42053

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

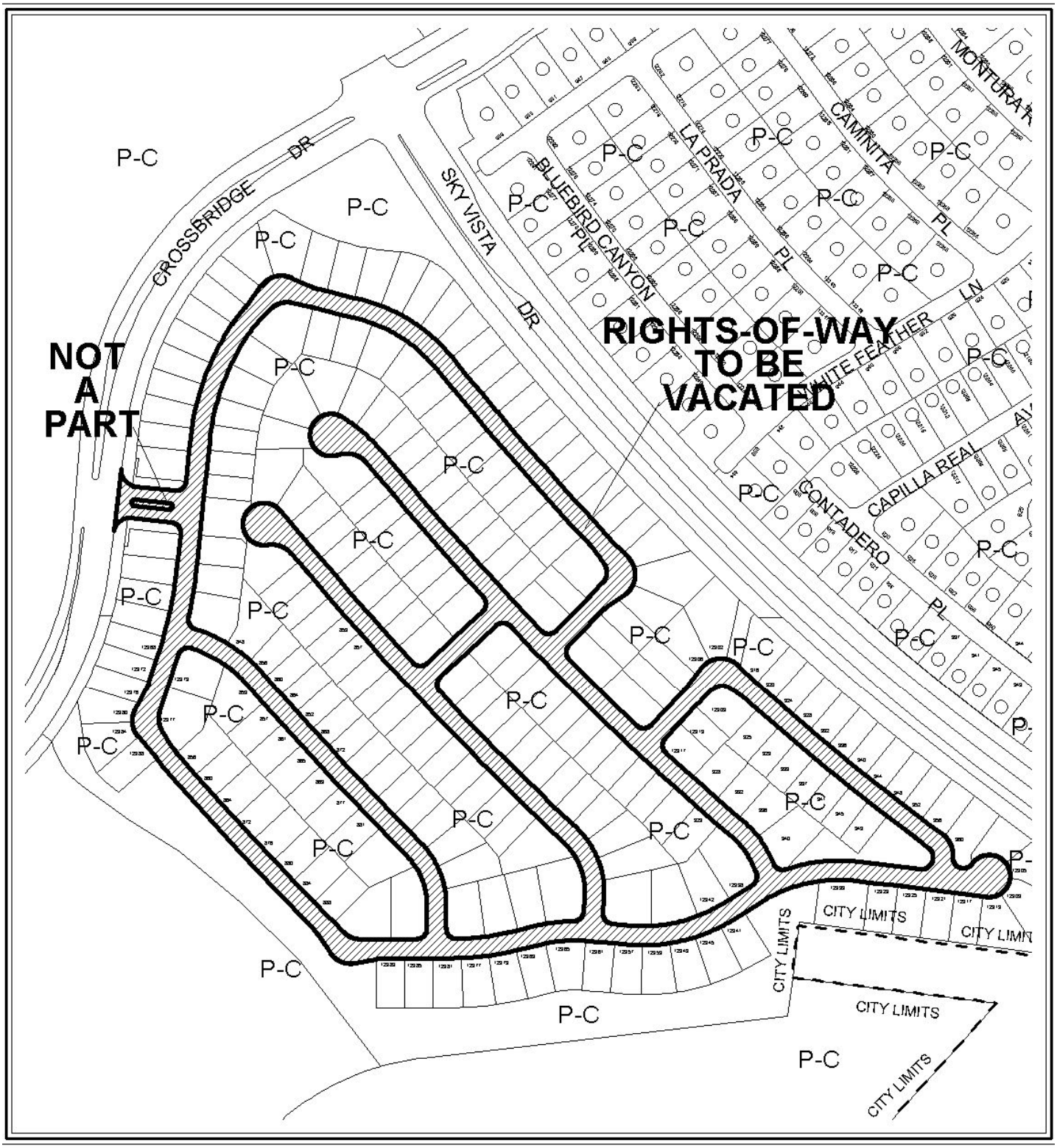
SUBJECT:
VAC-42246 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a petition to Vacate all public street right-of-way within a residential subdivision generally located at the southwest corner of Charleston Boulevard and Sky Vista Drive, Ward 2 (Wolfson).

SET DATE: 08/17/2011
C.C.: 09/07/2011

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

RECOMMENDATION:
Staff recommends

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



0 100 200 Feet

CASE: **VAC-42246**

N

CASE: **VAC-42246**

COPY

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-42246 APN: see attached

Name of Property Owner: The Howard Hughes Company, LLC, A Delaware LLC

Name of Applicant: Same as Owner

Name of Representative: G. C. Wallace, Inc./Paul Burn, PLS

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 T. Orrock

Subscribed and sworn before me

This 10th day of May, 2011

Stella Clark

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

Revised 11-14-06

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

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JUN 22 2011

COPY

137-34-416-001-83 (83)
164-03-112-84-103 (19)
164-03-112-104-237 (133)
164-03-415-804 (1)
164-03-415-007 (1)

Total 237

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JUN 22 2011

DEPARTMENT OF PLANNING

COPY

APPLICATION / PETITION FORM

Application/Petition For: Vacation Street Right of Way

Project Address (Location) CrossBridge Drive and Sky Vista Drive- Summerlin

Project Name Reversionary Parcel Map **Proposed Use** _____

Assessor's Parcel #(s) See attached **Ward #** _____

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

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

Gross Acres 42.98 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER The Howard Hughes Company LLC **Contact** Glenn Lowrimore

Address 10801 West Charleston Blvd. 3RD Floor **Phone:** 791-4600 **Fax:** 791-4660

City Las Vegas **State** Nevada **Zip** 89146

E-mail Address jlowrimore@howardhughes.com

APPLICANT Same as Above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE G.C. Wallace, Inc. **Contact** Paul Burn, PLS

Address 1555 South Rainbow Blvd **Phone:** 702-804-2060 **Fax:** 702-804-2299

City Las V gas **State** Nevada **Zip** 89135

E-mail Address pburn@gcwallace.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 KEVIN T. ORROCK

Subscribed and sworn before me

This 10th day of May, 20 11.

Stella Clark

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

*Th... til the ... the ...cable

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JUN 22 2011

Revised 10/27/08

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FOR DEPARTMENT USE ONLY

Case #	VAC-42246
Meeting Date:	8/9/11
Total Fee:	$1,000
Date Received:*	6/22/11
Received By:	[signature]

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

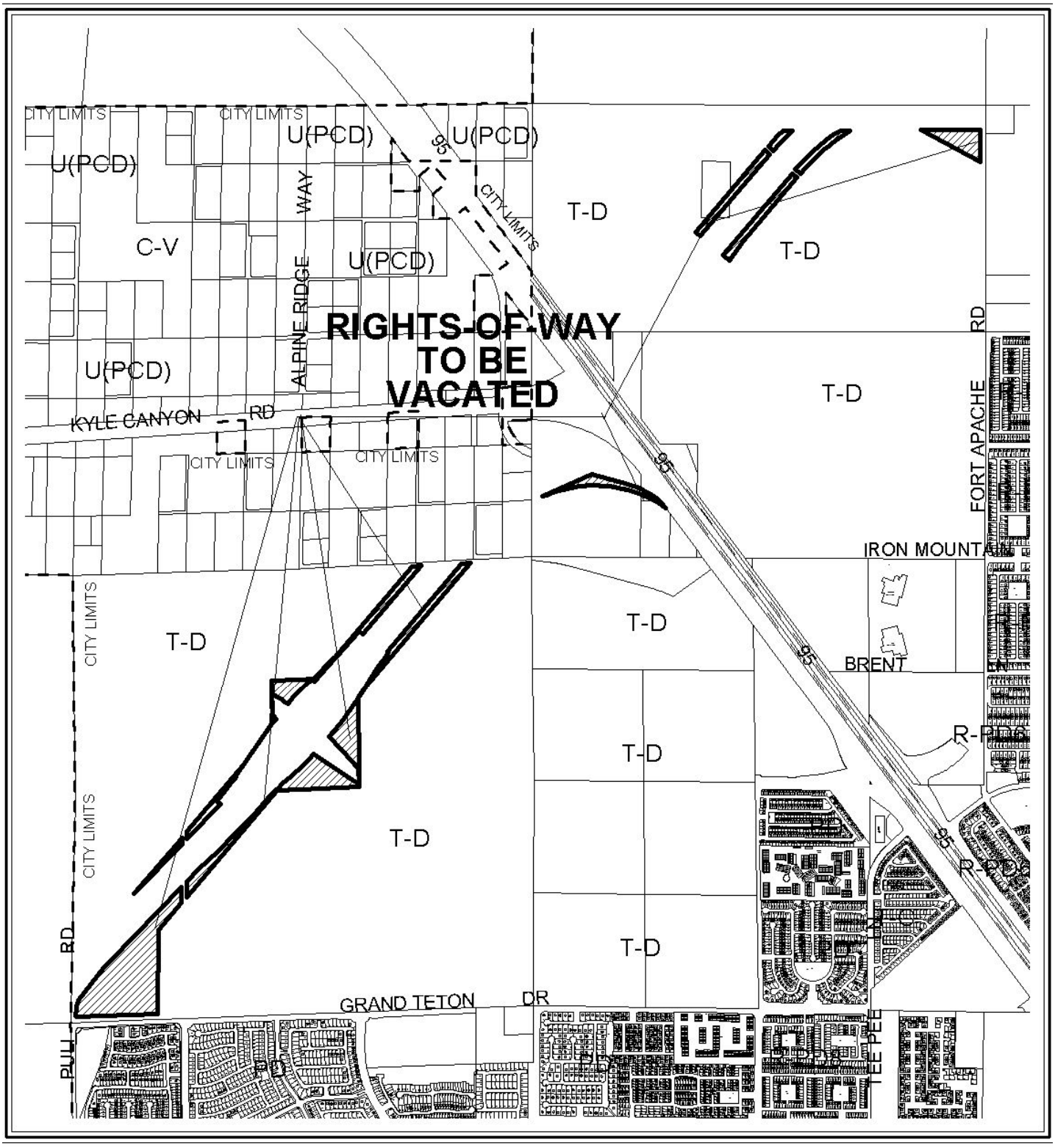
SUBJECT:
VAC-42250 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Petition to Vacate portions of the Sheep Mountain Parkway right-of-way grant, Ward 6 (Ross).

SETD ATE: 08/17/2011
C.C.: 09/07/2011

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

RECOMMENDATION:
Staff recommends

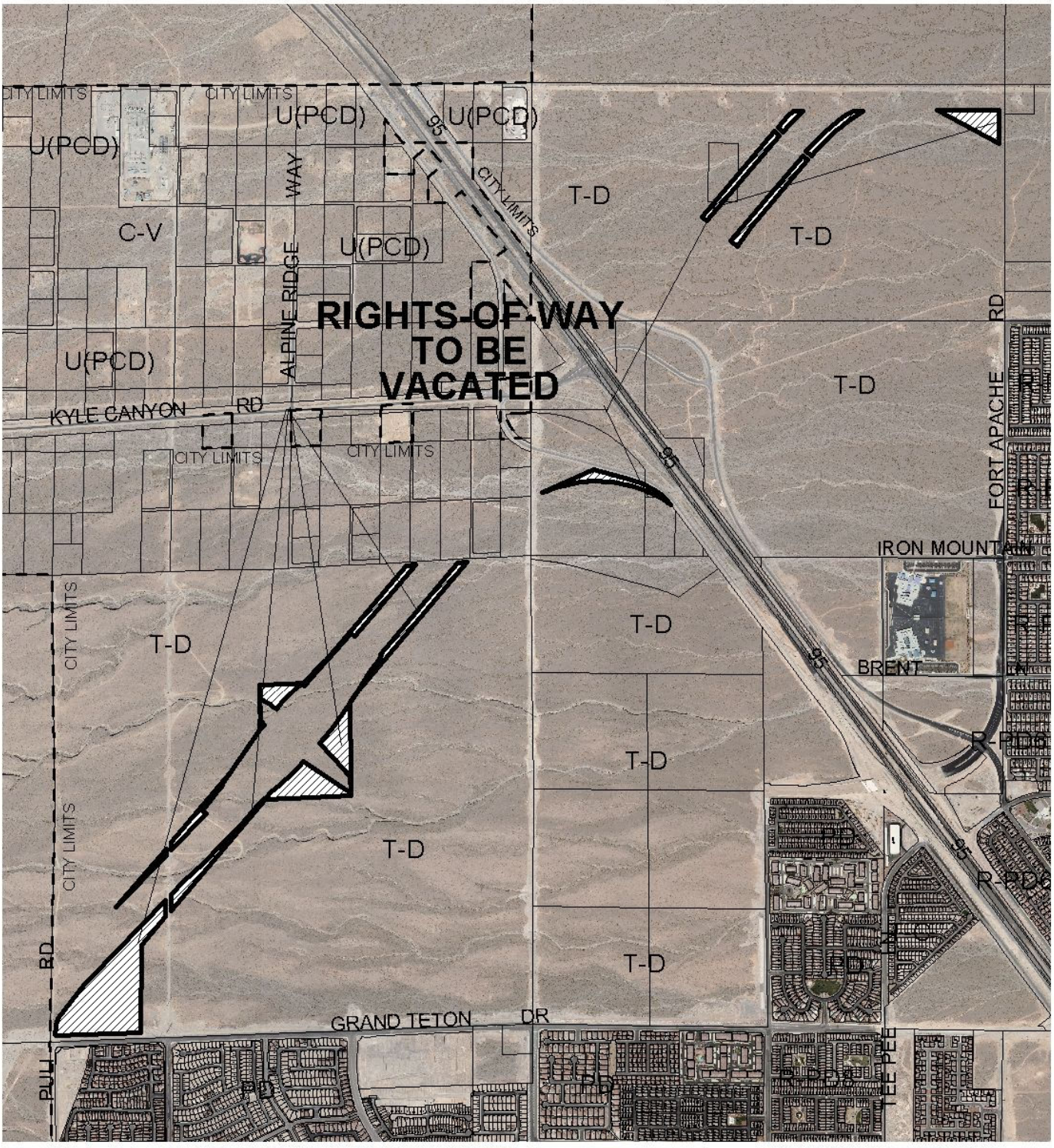
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAC-42250**

0 3000 6000 Feet

N



CASE: **VAC-42250**

0 3000 6000 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-42250** APN: Various (BLM Grant # N-77772)

Name of Property Owner: City of Las Vegas

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 22nd day of June, 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

RECEIVED
JUN 23 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of portions of Sheep Mountain Parkway ROW grant

Project Address (Location) Northwest Las Vegas (North of Grand Teton & West of Fort Apache)

Project Name _____ **Proposed Use** same

Assessor's Parcel #(s) Various (BLM Grant # N-77772) **Ward #** 6

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

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

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

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Jorge Cervantes

Address 333 N. Rancho Dr. **Phone:** 229-2176 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address jcervantes@lasvegasnevada.gov

APPLICANT Jorge Cervantes **Contact** Randy Fultz

Address 333 N. Rancho Dr. **Phone:** 229-2176 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address jcervantes@lasvegasnevada.gov

REPRESENTATIVE Randy Fultz **Contact** Randy Fultz

Address 333 N. Rancho Dr **Phone:** 229-2176 **Fax:** _____

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 22nd day of June, 20 11.

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. 96-27148-1
My Appt. Expires May 16, 2014

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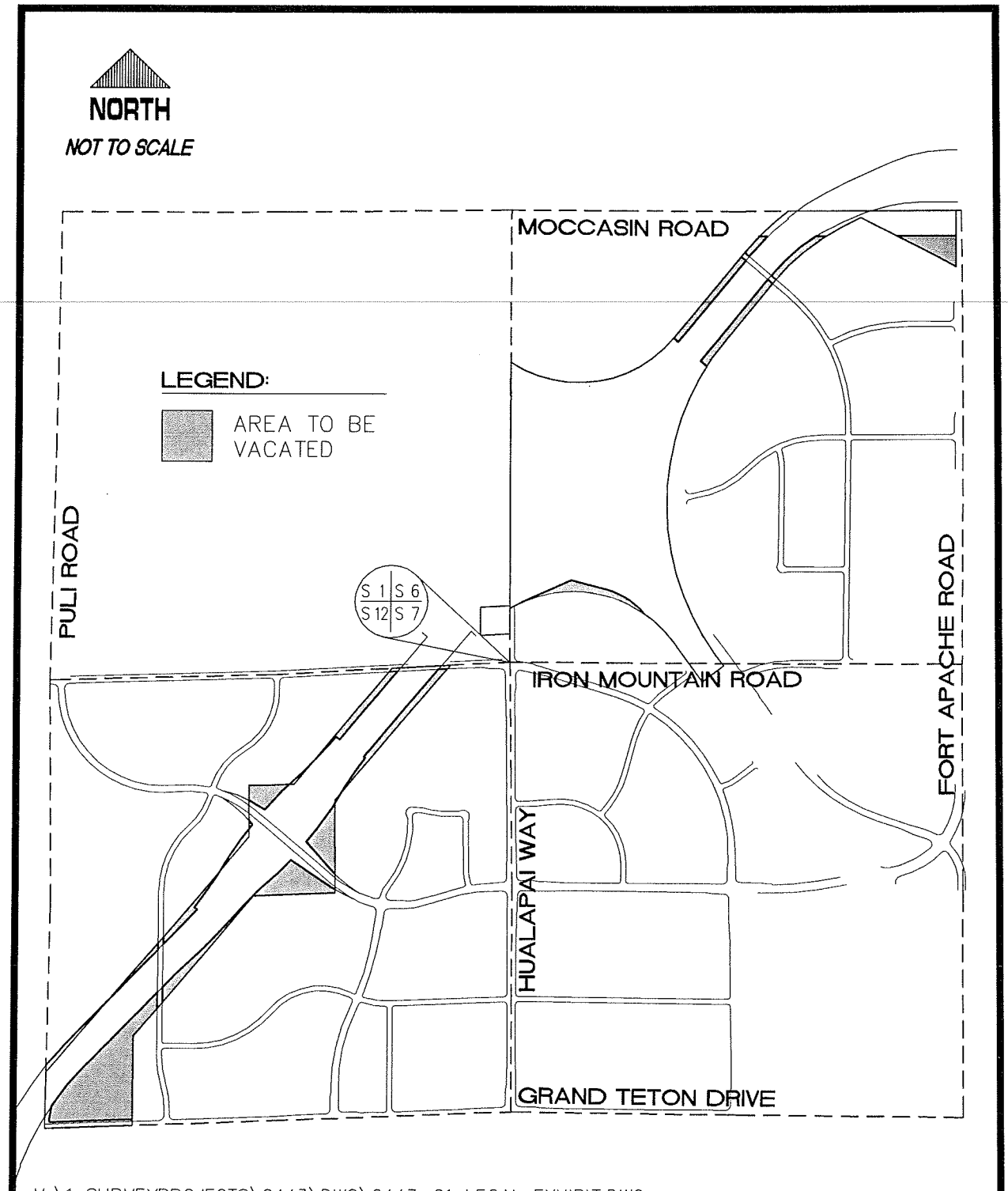
JUN 23 2011
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	VAC-42250
Meeting Date:	8/9/11
Total Fee:	
Date Received:*	6/23/11
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.



V:\1 SURVEYPROJECTS\0443\DWG\0443-01 LEGAL EXHIBIT.DWG

DEPARTMENT OF PUBLIC WORKS SURVEY SECTION	BLM RIGHT-OF-WAY GRANT N-77772 VACATION
DATE: 06/22/2011 DRAWN BY: MK	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
SHEET: 1 OF 1	

RECEIVED
JUN 23 2011
City of Las Vegas

VAC-42250

To whom it may concern:

The Department of Public Works requests a Petition of Vacation of portions of the Sheep Mountain Parkway right-of-way grant that it currently possesses. Through negotiations between the City and KAG Properties, LLC it has been determined that portions of the City's BLM grant N-77772 may be relinquished contingent upon KAG Properties, LLC performing certain obligations outlined in their Development Agreement. If approved, the City will only vacate its interest that are outside the future boundaries of the revised Sheep Mountain Parkway footprint and will only do so after the exact right-of-way footprint is dedicated to the City by KAG Properties, LLC and is recorded on their Final Map.

Thank you,

Randy Fultz
Assistant City Engineer, Engineering Planning
City of Las Vegas Department of Public Works

VAC-42250

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JUN 23 2011
City of Las Vegas

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

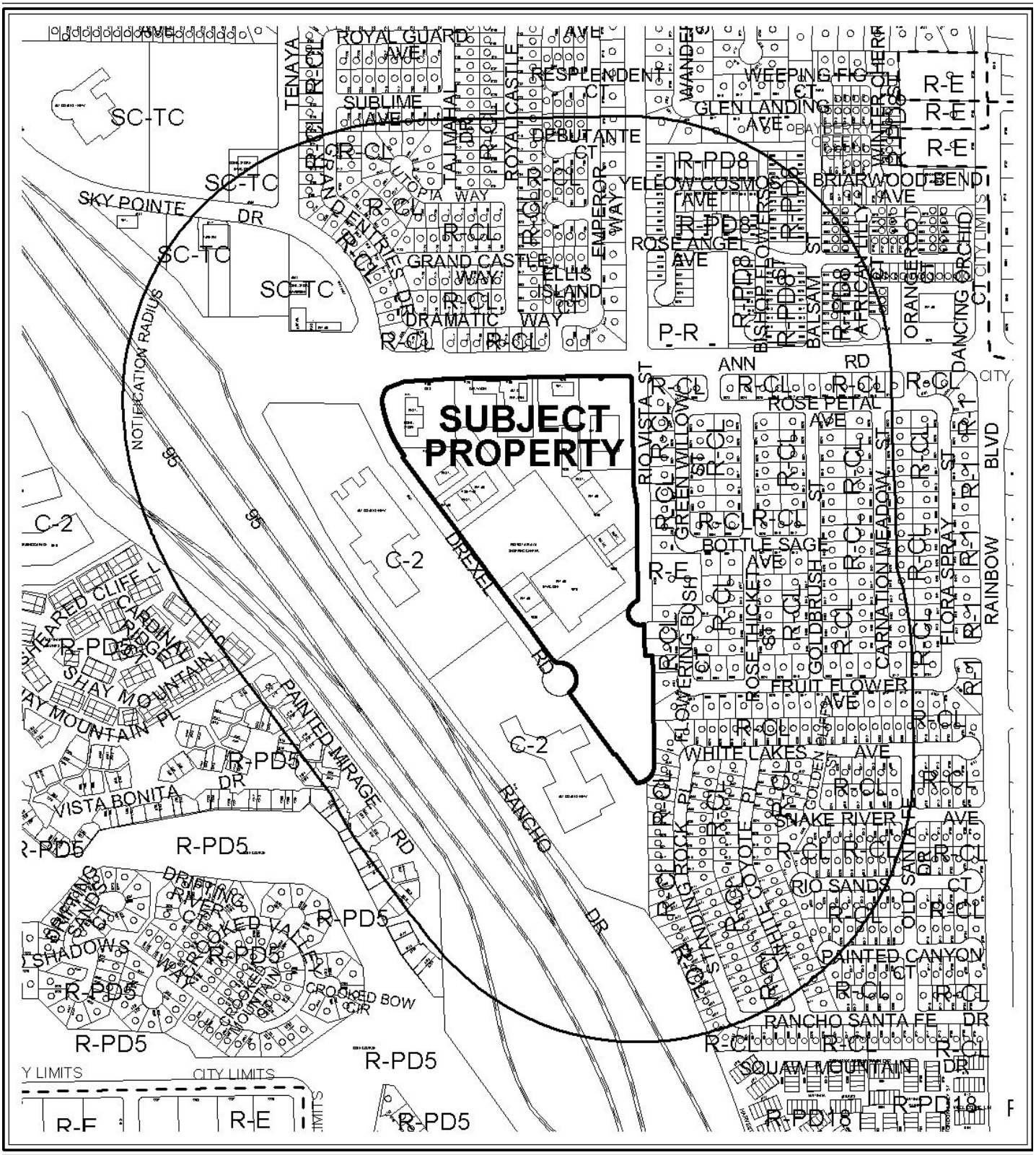
SUBJECT:
MOD-42261 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: RIO VISTA PLAZA, LLC, ET AL - For possible action on a request for a Major Modification of a previously approved Rezoning (Z-0074-97) TO AMEND THE MASTER DEVELOPMENT PLAN TO ADD THE GENERAL PERSONAL SERVICE AND ACCESSORY MASSAGE AS PERMITTED USES AND THE MASSAGE USE AS PERMITTED WITH AN APPROVED SPECIAL USE PERMIT on 18.6 acres at 7007-7171 West Ann Road (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

C.C.: 09/07/2011

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

RECOMMENDATION:
Staff recommends

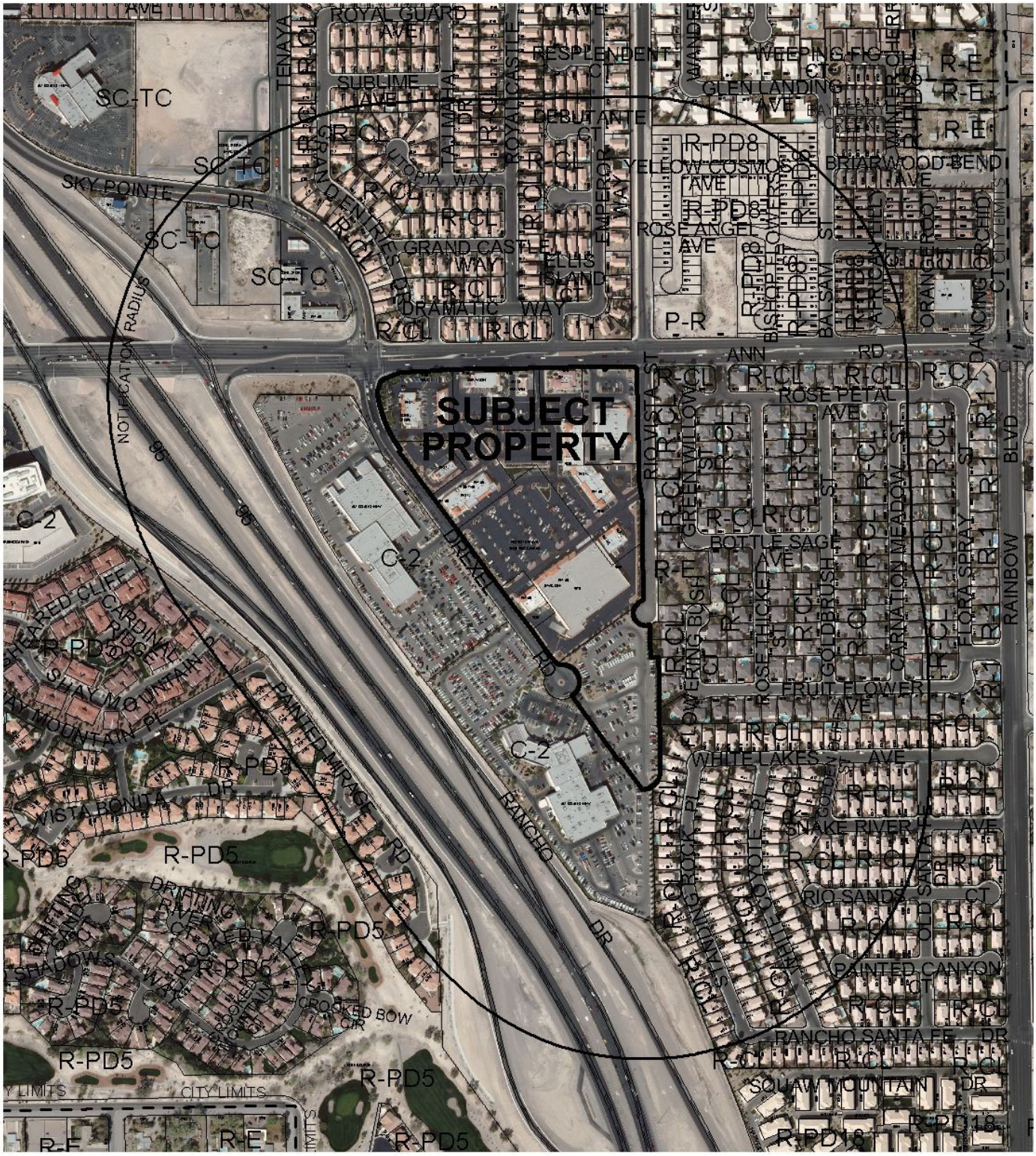
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-42261 and SUP-42265
3. Supporting Documentation
4. Photos - MOD-42261 and SUP-42265
5. Justification Letter



CASE: **MOD-42261**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 300 600 Feet

CASE: **MOD-42261**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification to the Rio Vista Plaza Planned Development

Project Address (Location) 7007 to 7171 W. Ann Road

Project Name Rio Vista Plaza PD addition of land uses **Proposed Use** Shopping Center

Assessor's Parcel #(s) 125-34-515-001 to 010, -516-001, 502-~~001~~ -501-008/-006 **Ward #** 6

General Plan: existing ~~POD~~ SC proposed _____ **Zoning:** existing PD proposed _____

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

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

Additional Information _____

PROPERTY OWNER Rio Vista Plaza, LLC et al **Contact** _____

Address PO Box 11568 **Phone:** (949) 250-8651 **Fax:** (949) 250-1320

City New Port Beach **State** CA **Zip** 92658

E-mail Address _____

APPLICANT City of Las Vegas **Contact** Doug Rankin

Address 333 N. Rancho **Phone:** 229-6301 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address drankin@lasvegasnevada.gov

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

~~Property Owner~~ Authorized **Signature*** DJ Rankin

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

Print Name Doug Rankin

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MOD-42261
Meeting Date:	8-9-11
Total Fee:	∅
Date Received:*	6-23-11
Received By:	DJR

*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 23 2011

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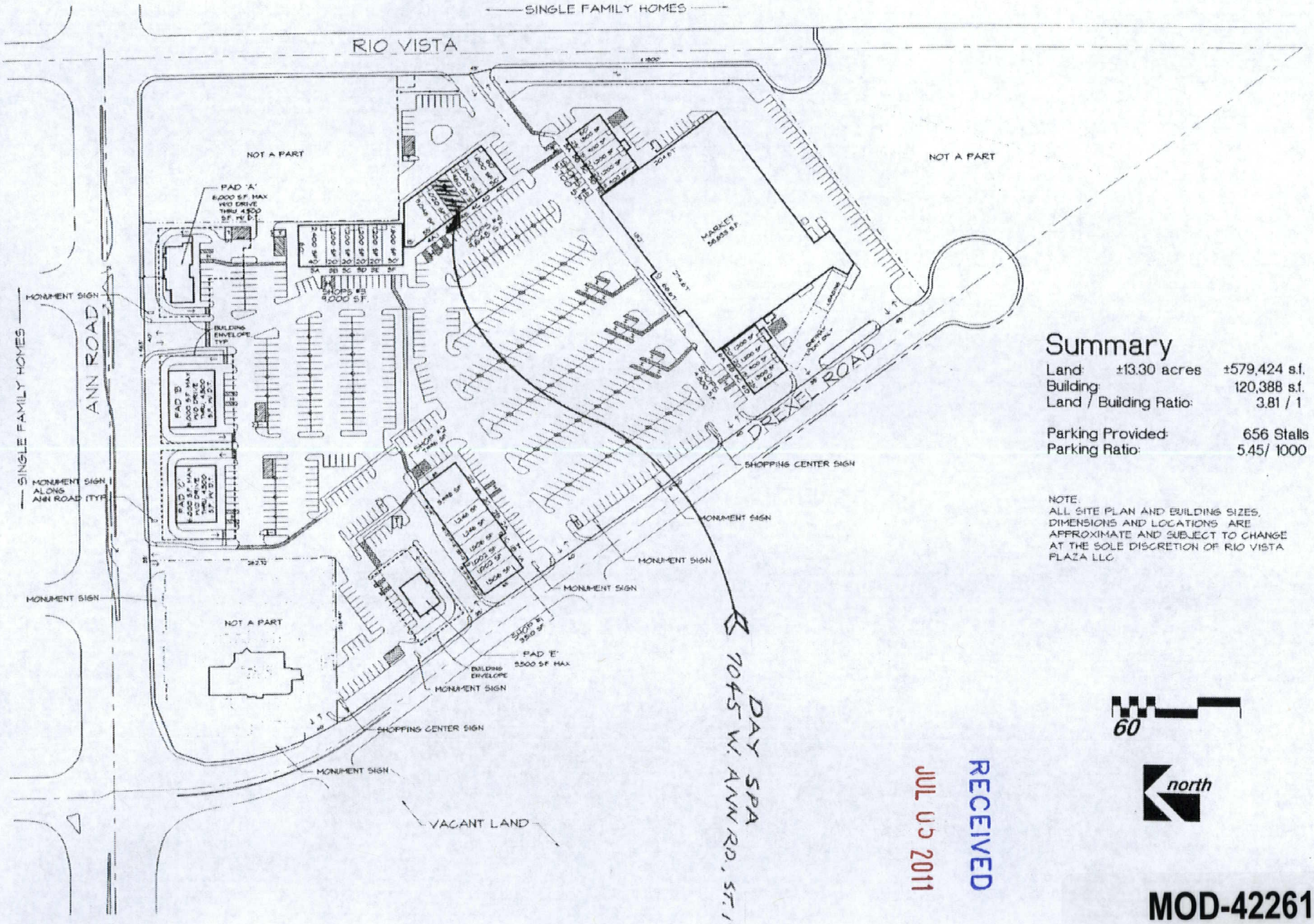

Summary

Land:	±13.30 acres	±579,424 s.f.
Building:		120,388 s.f.
Land / Building Ratio:		3.81 / 1
Parking Provided:		656 Stalls
Parking Ratio:		5.45/ 1000

NOTE:
ALL SITE PLAN AND BUILDING SIZES, DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT THE SOLE DISCRETION OF RIO VISTA PLAZA LLC.

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JUL 05 2011

MOD-42261
SUP-42265
REVISED

Nadel
Herbert Nadel AIA
Architecture
Planning
Interiors
Registered Architect
State of Nevada #1098
3080 Bristol Street
Suite 500
Costa Mesa
California 92626
714-540-5000

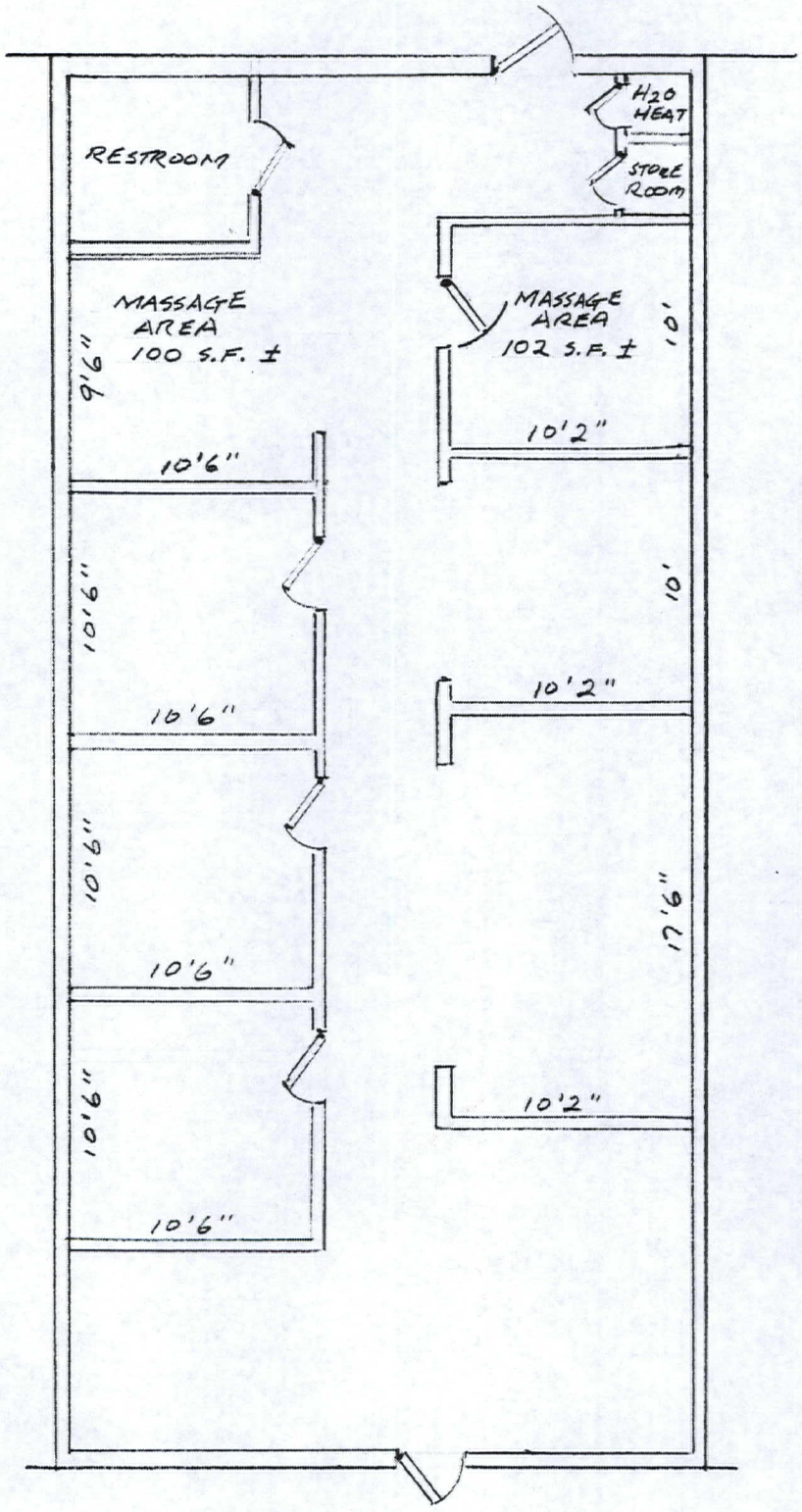
REVISIONS

FOR:
INTERSTATE PROPERTIES
1000 QUAIL STREET, SUITE #190
NEWPORT BEACH, CA. 92660

RIO VISTA PLAZA
LAS VEGAS, NEVADA

DRAWING TITLE
LEASING PLAN

DATE 5-1-4
JOB NO. 9722
SHEET L
of sheets



DAY SPA

7045 W. ANN RD. SUITE 130

RECEIVED
JUL 05 2011

MOD-42261
SUP-42265
REVISED

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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Flinn Fagg, Director
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

June 22, 2011

Dear Mr. Fagg:

Per Title 19.10.040.G Modification of Master Development Plan and Development Standards, a Planned Development may be modified by the City of Las Vegas. This request is to modify the Rio Vista Planned Development to add the following uses; General Personal Service and Accessory Massage (150 sf. or less) as permitted uses and to add Massage Establishment as a use permitted with the approval of a Special Use Permit. Past approvals have been made at this location which allowed for a Massage Use that was accessory to other principal uses, in this case a Health Club. Adoption of a specific land use for Accessory Massage no longer permitted this use to be a customary accessory use. As such the Rio Vista Planned Development needs to be amended to permit the previously approved Health Club with massage. Staff has also found that past and current approvals at this location permitted General Personal Service uses. The General Personal Service is comparable in intensity to those permitted in the Rio Vista Planned Development.

The Uses stated above are defined by Title 19.18 as follows:

General Personal Service. A facility for the sale of personal services. Typical personal services include barber/ beauty shop, tanning salon, nail salon, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe deposit boxes, house cleaning service, weight reduction center, day spa, florist (excluding greenhouses) and permanent makeup establishment.

Massage, Accessory. The performing of massage therapy or therapeutic massage that:

1. Is accessory to a principal permitted use that is one of the following:
   a. A medical office or physical rehabilitation clinic;
   b. A fitness and health center;
   c. A country club or golf course clubhouse;
   d. A hotel with more than one hundred rooms; or
   e. A facility similar in nature to any of the facilities listed above

-continued-

RECEIVED
JUN 23 2011

MOD-42261

2. Does not occupy more than 150 square feet of space; and

3. Is not advertised on any exterior signage.

Massage Establishment. A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52.. The term does not include the use "accessory massage," as defined in this Title.

Sincerely,

Doug Rankin, AICP
Planning Manager

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JUN 23 2011
MOD-42261

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
SUP-42265 - SPECIAL USE PERMIT RELATED TO MOD-42261 - PUBLIC HEARING - APPLICANT/OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 1,500 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 7045 West Ann Road, Suite #130 (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Ross).

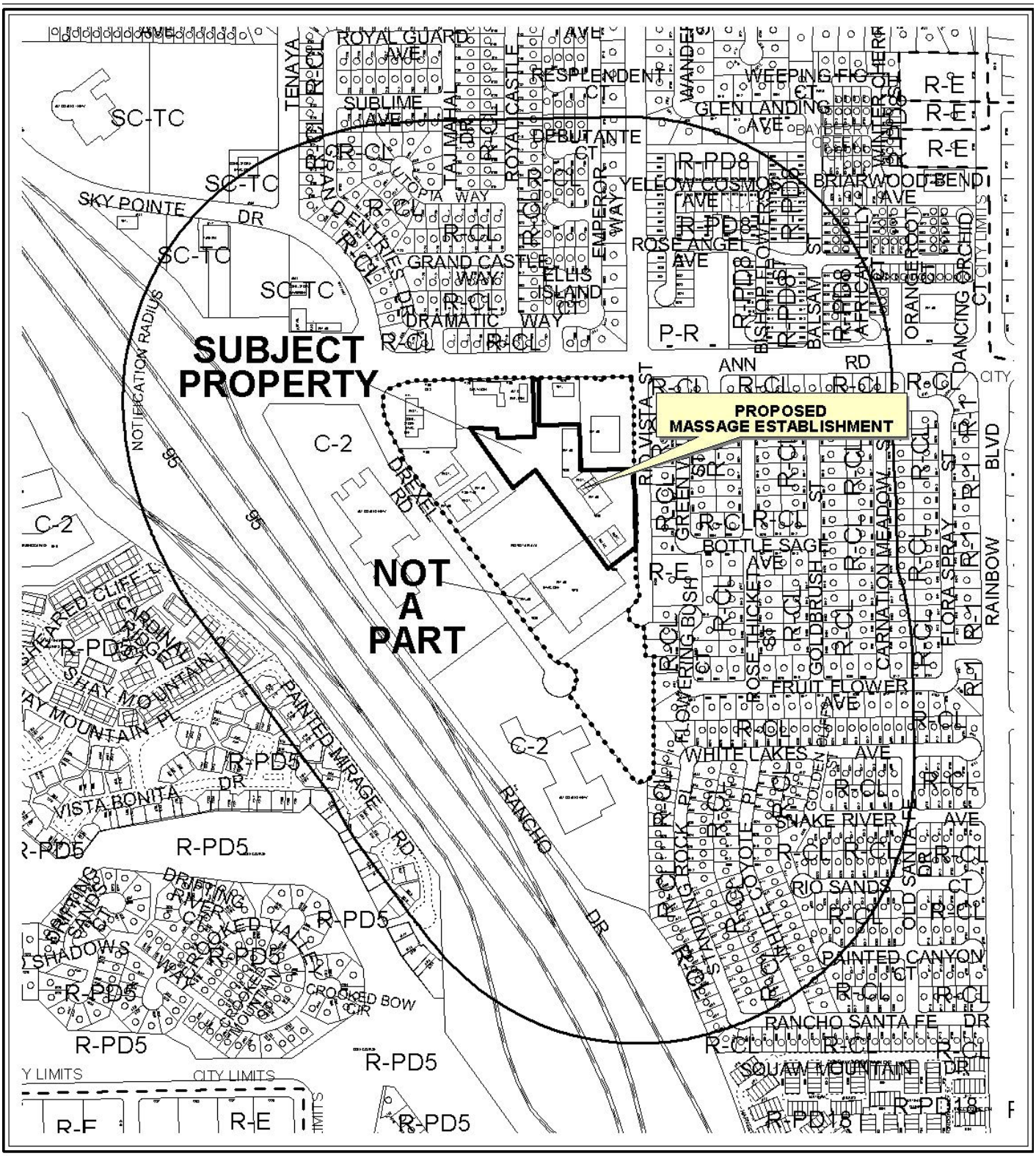
C.C.: 09/07/2011

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

RECOMMENDATION:
Staff recommends

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

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

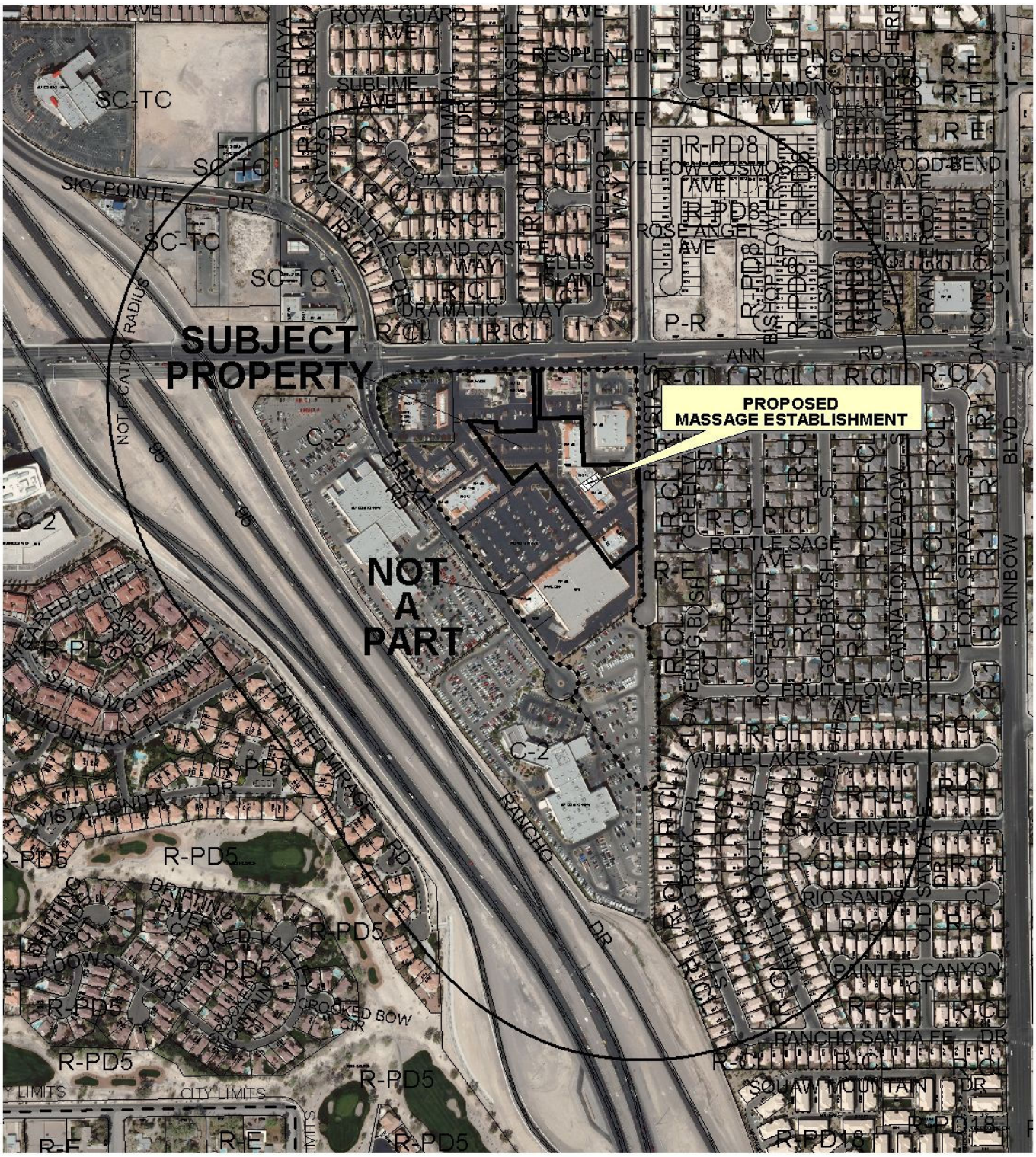


0 300 600 Feet

CASE: **SUP-42265**

RADIUS: 1000 FT

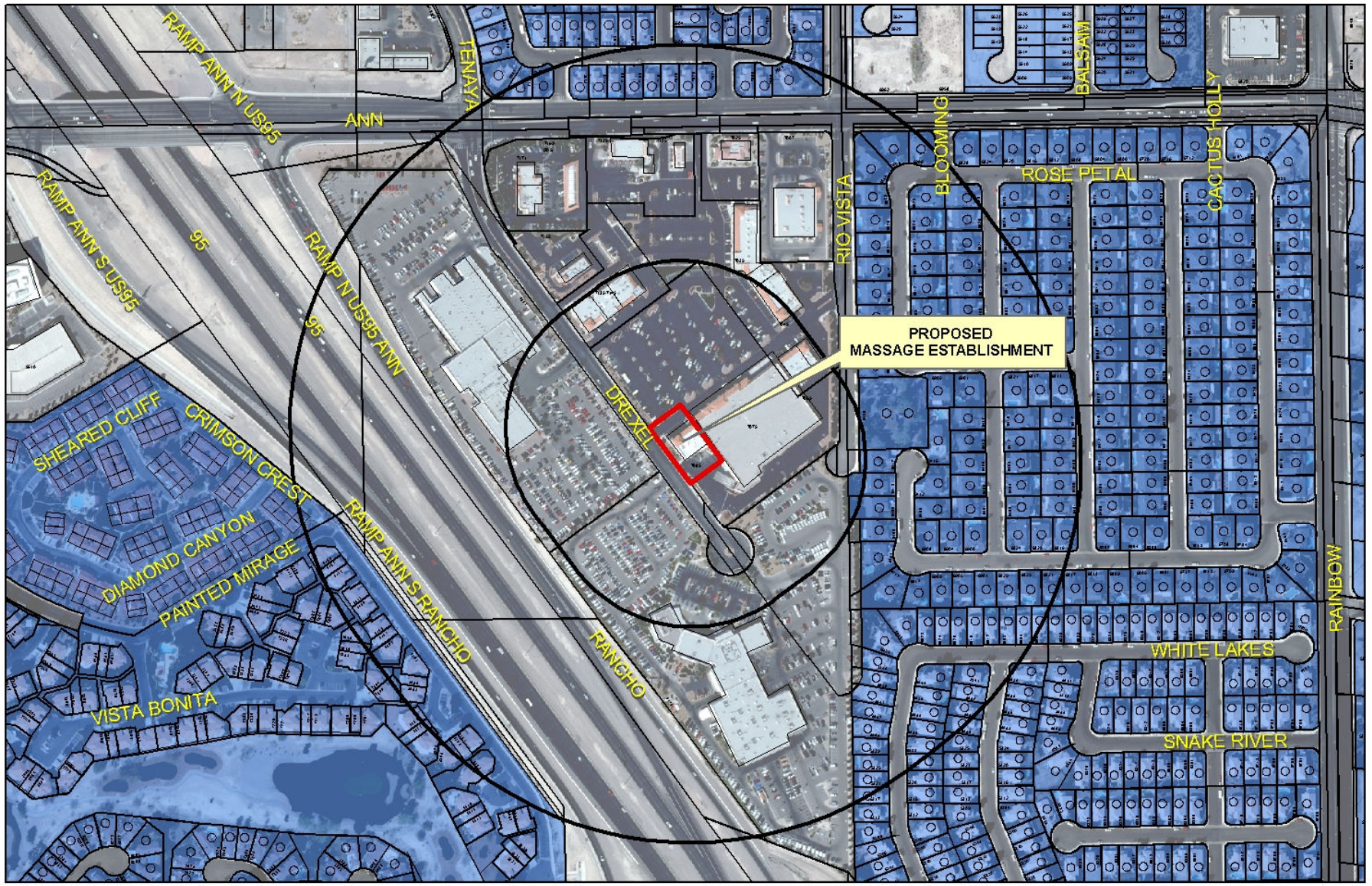
ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **SUP-42265**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



SUP-42265
Massage Establishment

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

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

0 230 460 920 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-42265 APN: 125-34-515-001, 003, 004

Name of Property Owner: RIO VISTA PLAZA LLC

Name of Applicant: DON BENEDICT

Name of Representative: ~~DON~~ 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: Donald K. Benedict

Print Name: DONALD K. BENEDICT
MANAGER, RIO VISTA PLAZA LLC

Subscribed and sworn before me

This _____day of _____, 20_____

_____
Notary Public in and for said County and State

RECEIVED
JUN 23 2011

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 22nd day of June, 2011, by

(1) Donald K. Benedict.
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.) (,)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public

IENNEKE SUWITO
COMM. # 1903390
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statement of financial interest

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

RECEIVED
JUN 23 2011

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 7035, 7045, 7065, 7085, 7135 and 7145 W. ANN RD.

Project Name RIO VISTA PLAZA **Proposed Use** MASSAGE ESTABLISHMENT

Assessor's Parcel #(s) 125-34-515-001, 003, 004 **Ward #** _____

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

Commercial Square Footage 40,200 **Floor Area Ratio** 1:5.8

Gross Acres 5.36 **Lots/Units** — **Density** _____

Additional Information PROPERTY IS SHOWN AS PARCEL 1, PARCEL 3 AND PARCEL 4 ON THE SUBMITTED SITE PLAN

PROPERTY OWNER RIO VISTA PLAZA LLC **Contact** DONI BENEDICT

Address 1300 BRISTOL ST. NORTH, SUITE 218 **Phone:** 9492508651 **Fax:** 9492501320

City NEWPORT BEACH, CA. **State** CA. **Zip** 92660

E-mail Address interprop@sbcglobal.net

APPLICANT SAME AS ABOVE **Contact** _____

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

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

E-mail Address "

REPRESENTATIVE CHRIS KAEMPFER **Contact** _____

Address 8345 W. SUNSET RD., Suite 250 **Phone:** 7027927000 **Fax:** 7027967181

City LAS VEGAS **State** NV. **Zip** 89113

E-mail Address _____

Property Owner Signature* Donald K Benedict

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

Print Name DONALD K. BENEDICT
MANAGER, RIO VISTA PLAZA LLC

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-42265
Meeting Date:	8-9-11 PC
Total Fee:	$1,030
Date Received:*	6-23-11
Received By:	

RECEIVED JUN 23 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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this

22nd (Date) day of June (Month), 2011 (Year), by

(1) Donald K. Benedict (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.) (,)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____ (Signature of Notary Public)

IENNEKE SUWITO
COMM. # 1903390
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Application / Petition Form

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

RECEIVED
JUN 23 2011

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JUSTIFICATION LETTER

Massage use over 150 square feet as an incidental use is requested as the additional space needed to have 2 massage therapists working within the proposed day spa which is a total of approximately 1,500 square feet. Total massage space within the day spa would be approximately 260 square feet.

The day spa will have approximately employees/independent contractors of which one or two will be massage therapists.

The hours of operation are proposed to be:

Monday-Thursday	8:00 am to 7:00 pm
Friday-Saturday	8:00 am to 9:00 pm
Sunday	8:00 am to 3:00 pm

The business model will consist of providing professional spa services including massage therapy. Retail sales of green products will support healthy living along with affordable pricing. There will be monthly essential oil education classes for small groups. Discounts will be given to Clark County School District employees.

Licenses required within the day spa include Cosmetology State License, Massage Administration License and Massage Establishment License.

Answers to "Sustainability" are all NO.

The location of the proposed massage use is suitable for the use proposed. There is adequate street access and parking. The proposed use will not be inconsistent with or compromise the public health, safety and welfare of the overall objective of the General Plan.

RECEIVED
JUN 23 2011
SUP-42265

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

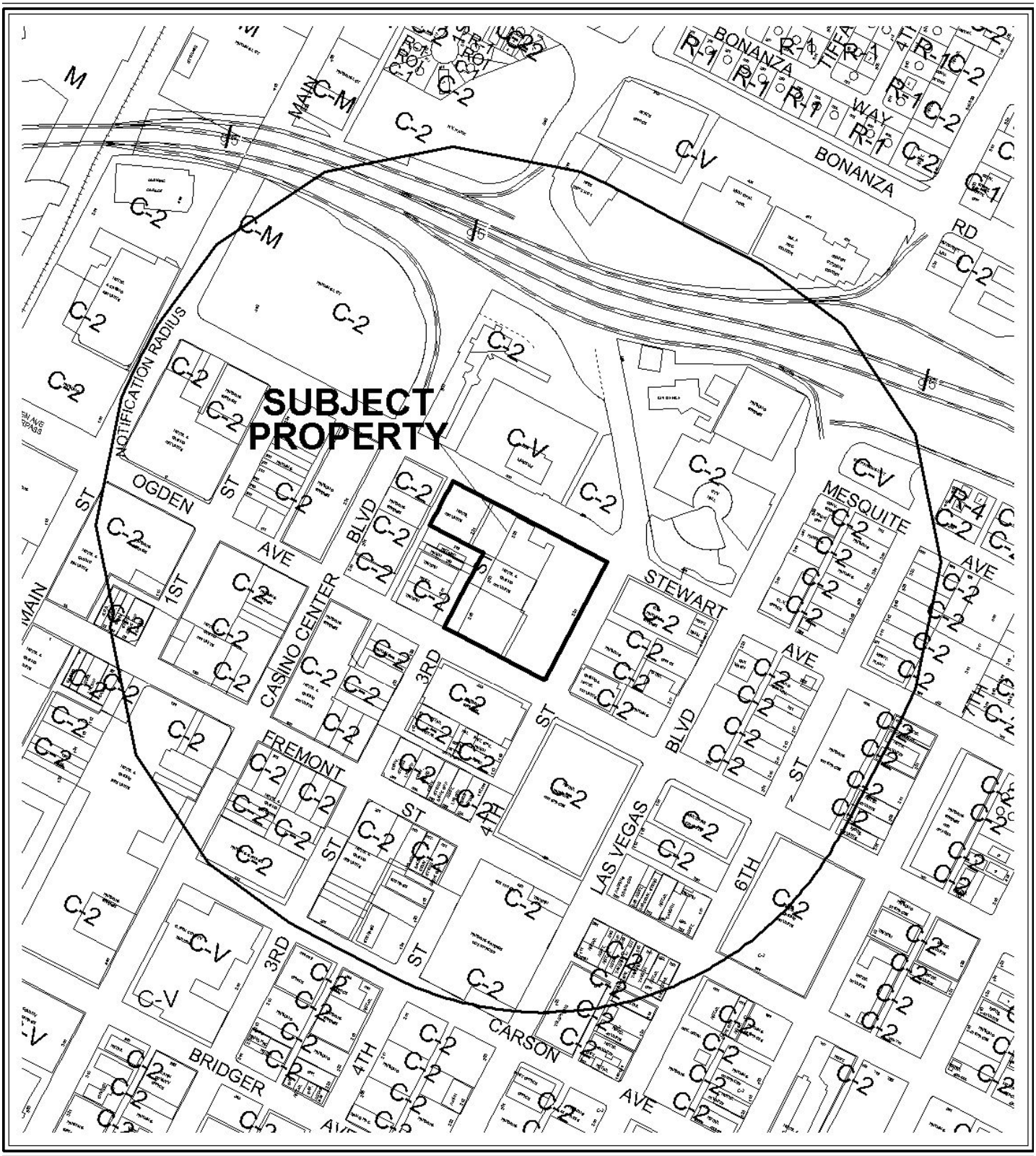
SUBJECT:
VAR-42147 - VARIANCE - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Variance TO ALLOW A PROJECTING SIGN ON A PROPERTY WITH A FREESTANDING SIGN WHERE SUCH IS NOT PERMITTED AND TO ALLOW TWO PROJECTING SIGNS TO BE 51 AND 96 SQUARE FEET IN AREA WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED at 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-008 and 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-42147, SUP-41904 and MSP-41905
2. Conditions and Staff Report - VAR-42147, SUP-41904 and MSP-41905
3. Supporting Documentation
4. Photos - VAR-42147, SUP-41904 and MSP-41905
5. Justification Letter - VAR-42147, SUP-41904 and MSP-41905



0 300 600 Feet

CASE: **VAR-42147; SUP-41904; MSP-41905**

RADIUS: 1000 FT

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

N

CASE: **VAR-42147; SUP-41904; MSP-41905**

RADIUS: 1000 FT

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42147** APN: 139-34-514-008

Name of Property Owner: 221 North 3rd St LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

See attached

RECEIVED
JUN 15 2011
City of Las Vegas

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 14, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies),~~ and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s),~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42147** APN: 139-34-514-009

Name of Property Owner: 220 North 4th St LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shawt Kuba, Vice President

RECEIVED
JUN 15 2011
City of Las Vegas

Subscribed and sworn before me

This _____day of _____, 20____

_____

Notary Public in and for said County and State

see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 14, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies),~~ and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s),~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 206 N Third St. Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-008 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 221 North 3rd St LV, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N Third St **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.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 Shaul Ruba, Vice President

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State see attached

FOR DEPARTMENT USE ONLY

Case #	VAR-42147
Meeting Date:	7-12-11
Total Fee:	830
Date Received:*	6-15-11
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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 14, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies),~~ and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s),~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 206 N Third St. Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-009 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 220 North 4th St LV, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N Third St **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.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 Shawl Kuba, Vice President

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

see attached

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-42147
Meeting Date:	7-12-11
Total Fee:	830
Date Received:*	6-15-11
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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On June 14, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies),~~ and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s),~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

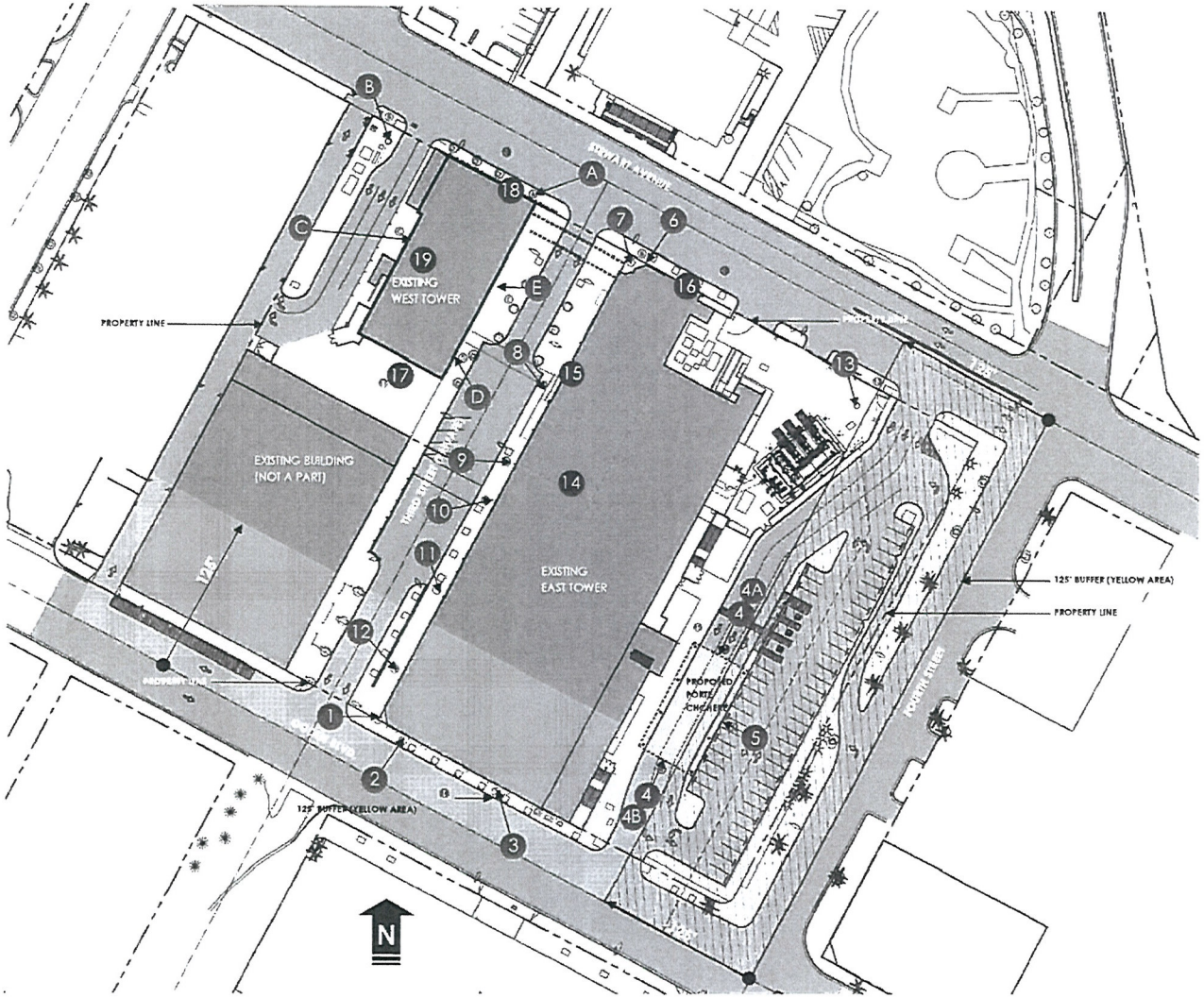
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

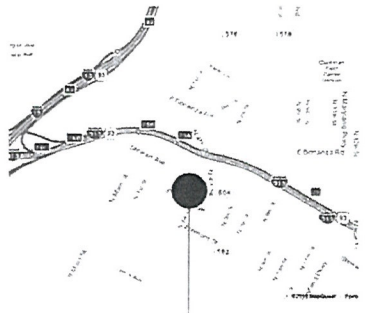
SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015



FREE STANDING SIGN DATA

NAME	SETBACK	SIGN SIZE
SIGN B	5'-0"	41'-6" x 21' 8-3/4"
SIGN 13	5'-0"	5'-7" X 9' 0-1/4"



VICINITY MAP

206 N. 3rd Street
Las Vegas, Nevada 89101

APN: 139-34-514-007, 008, 009

RECEIVED
JUN 15 2011
City of Las Vegas

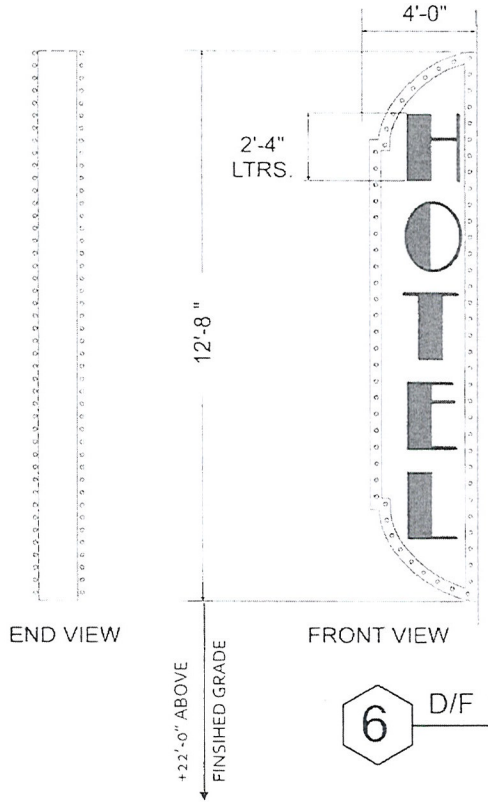
SITE PLAN

SCALE: 1"=80'-0"

June 13 2011

PDC HFAI HFA International

VAR-42147
SUP-41904
MSP-41905



BLADE MOUNT D/F DISPLAY, ALUMINUM.
PNTD. CAB. FAB. TO BE PNTD. FLAT WITH SHO-THRU
INTERALLY ILLUM. (FLOURESCENT) R/O PLEX
LETTERS AND 15MM/30MA GOLD NEON
OUTLINE, AS SHOWN. 15 WATT FROSTED LAMPED
RCWY., TO 4 POINT CHASE.

6 D/F "HOTEL", DISPLAY BLADE MTD.
SC: 1/4"

780#
3020 watts

RECEIVED
JUN 15 2011
City of Las Vegas

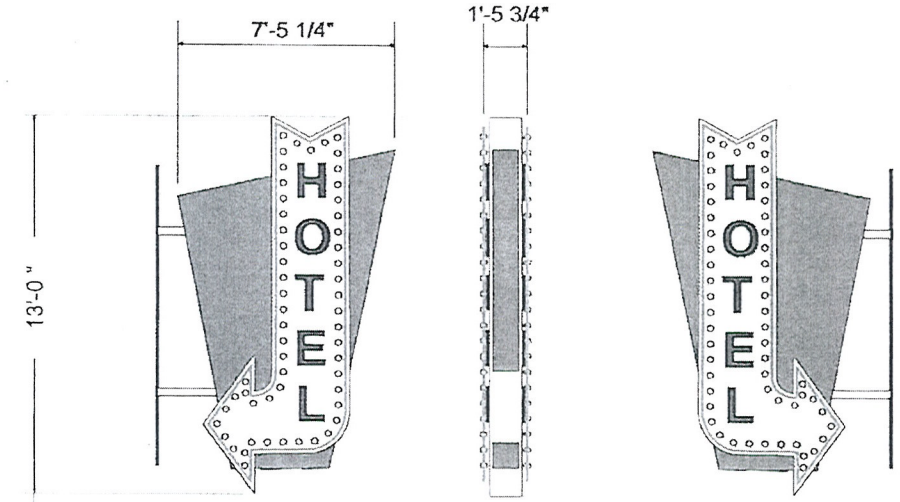
SIGN ELEVATION - SIGN 6

SCALE: 1/4"=1'-0"

June 15 2011

VAR-42147
SUP-41904
MSP-41905

PDC HFAI HFA International



D/F FLAG MOUNTED DISPLAY, ALUMINUM. PNTD. CAB. FAB. ARROW TO BE PNTD. FLAT WITH 15WATT FROSTED WHITE LAMPS, CHASE LAMP ACTION. BLUE NEON FLASHING ARROW OUT-LINE., 15MM / 30MA.

A D/F BLADE MTD. DISPLAY

SC: 1/4"

1500#
3880 watts

RECEIVED
JUN 15 2011
City of Las Vegas

SIGN ELEVATION - SIGN A

SCALE: 1/4"=1'-0"

June 13, 2011

VAR-42147
SUP-41904
MSP-41905

PDC HFAI HFA International

RESORT
GAMING GROUP

June 14, 2011

Flynn Fagg
City of Las Vegas
Planning & Development
333 Rancho Drive
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**
VAR, SUP, MSP and DDRC Applications re; APN's 139-34-510-019, 139-34-514-007 & 008 & 009 ,

Dear Mr. Fagg:

Please accept this as our official justification letter for the Variance, Master Sign Plan, SUP for Tall Wall Signage and the appropriate DDRC Review encompassing the expansion and remodel of the Lady Luck Hotel & Casino located on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial). The Applications are FOR A VARIANCE, MSP, SUP AND DDRC REVIEW FOR THE SIGNAGE ON A PROPOSED RENOVATION OF AN EXISTING NON-RESTRICTED GAMING FACILITY HOTEL/CASINO WITH A WAIVER TO ALLOW THREE SIGNS WITH LESS THAN 50% NEON OR ANNIMATED ILLUMINATION ALONG OGDEN AVENUE; A WAIVER TO ALLOW ONE SIGN WITH LESS THAN 50% NEON OR ANNIMATED ILLUMINATION ALONG 3RD STREET (A PRIVATE STREET); A WAIVER TO ALLOW SIX DIRECTIONAL SIGNS WITH LESS THAN 75% NEON OR ANNIMATED ILLUMINATION ALONG 4TH STREET; A WAIVER TO ALLOW A SIGN TO EXTEND ABOVE 20 FEET FROM A PARAPET ALONG 4TH STREET; A WAIVER TO ALLOW TWO PROJECTING SIGNS TO BE GREATER THAN THE 32 SQUARE FEET ALLOWED ALONG STEWART AVENUE; A WAIVER TO ALLOW A SIGN TO HAVE 35% COVERAGE WHERE 20% IS ALLOWED ALONG OGDEN AVENUE; AND A VARIANCE TO ALLOW BOTH PROJECTING AND FREESTANDING SIGNS ALONG STEWART AVE.

Our request for the waivers for signs that do not comply with the 50% neon or animated illumination requirements are based on the overall Warehouse Era themed concept of the Lady Luck renovation. These signs are painted on in order to recreate the look and feel of the time when Warehouses were prevalent along major east coast cities in the downtown core. The request for a waiver for our porte-cochere sign to extend 21' - 8 3/4"above the parapet where 20' is allowed, a waiver to allow two projecting signs to be greater than the 32 square feet allowed

206 N. 3rd St, Las Vegas, Nevada 89101 (702) 953-4320 fax (702) 477-0045

VAR-42147
SUP-41904
MSP-41905

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and the waiver to allow a sign to have 35% coverage where 25% is allowed, are based on the "bigger is better" concept.

The Master Sign Plan will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. We believe these applications is 'in-line' with the vision of the Centennial Plan and Title 19 and will further help change the face of downtown and spark the Renaissance that is currently stalled. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

VAR-42147
SUP-41904
MSP-41905

206 N. 3rd St, Las Vegas, Nevada 89101 (702) 953-4320 fax (702) 477-0045

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
SUP-41904 - SPECIAL USE PERMIT RELATED TO VAR-42147 - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Special Use Permit FOR PROPOSED OFF-PREMISE SIGNAGE (BUILDING WRAP) at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-41904 and MSP-41905
2. Conditions and Staff Report - SUP-41904 and MSP-41905
3. Supporting Documentation
4. Photos - SUP-41904 and MSP-41905
5. Justification Letter - SUP-41904 and MSP-41905

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41904** APN: 139-34-514-008

Name of Property Owner: 221 North 3rd St LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shaul Kuba, Vice President

Subscribed and sworn before me

See Attached

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

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MAY 25 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On May 24, 2011 (Date) before me, Candice Berneman Kahn, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Shaul Kuba (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Candice Berneman Kahn, Notary Public

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

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☐ Individual

☐ Partner — ☐ Limited ☐ General

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Item #5907

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41904** APN: 139-34-514-009 + 139-34-510-019

Name of Property Owner: 220 North 4th St LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shaul Kuba, Vice President

Subscribed and sworn before me See Attached

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

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MAY 25 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles }

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personally appeared Shaul Kuba (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Candice Berneman Kahn, Notary Public

Place Notary Seal Above

OPTIONAL

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Item #5907

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41904** APN: 139-34-514-007

Name of Property Owner: Beth Garside, Etal

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James F. Germain

Subscribed and sworn before me

This 23rd day of May, 20 11

_____

Notary Public in and for said County and State

MARILYN SALDANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-01-14
Certificate No: 02-74470-1

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tall Wall Sign Special Use Permit

Project Address (Location) 206 N Third St. Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-009 + 139-34-510-019 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 220 North 4th St LV, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N Third St **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.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 Shaul Kuba, Vice President

Subscribed and sworn before me See Attached

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-4904
Meeting Date:	7-12-11
Total Fee:	1030
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.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles }

On May 24, 2011 (Date) before me, Candice Berneman Kahn, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Shaul Kuba (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Candice Berneman Kahn, Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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Item #5907

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tall Wall Sign Special Use Permit

Project Address (Location) 206 N Third St. Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-008 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 221 North 3rd St LV, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N Third St **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.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 Shaul Kuba, Vice President

Subscribed and sworn before me See Attached

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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CANDICE BERNEMAN KAHN
Commission # 1926334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public) Candice Berneman Kahn, Notary Public

Place Notary Seal Above

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☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

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☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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Item #5907

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tall Wall Sign Special Use Permit

Project Address (Location) 206 N Third St. Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-007 **Ward #** 5

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Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER Beth Garside, Etal **Contact** Jim Germain

Address 10620 Southern Highland Pkwy Ste 110-441 **Phone:** (702) 425-8214 **Fax:** ____

City Las Vegas **State** NV **Zip** 89141

E-mail Address j.f.germain@hotmail.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

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

E-mail Address todd.kessler@rgglv.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 James F. Germain

Subscribed and sworn before me

This 23rd day of May, 20 11.

Marilyn Saldana

Notary Public in and for said County and State

MARILYN SALDANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-01-14
Certificate No: 02-74470-1

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

Revised 10/27/08

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
MSP-41905 - MASTER SIGN PLAN RELATED TO VAR-42147 AND SUP-41904 - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Master Sign Plan FOR AN EXISTING HOTEL/CASINO on 3.74 acres at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 09/07/2011
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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-41905** APN: 139-34-514-007

Name of Property Owner: Beth Garside, Etal

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James F. Germain

Subscribed and sworn before me

This 23rd day of May, 2011

_____

Notary Public in and for said County and State

MARILYN SALDANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-01-14
Certificate No: 02-74470-1

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-41905** APN: 139-34-514-009 + 139-34-510-09

Name of Property Owner: 220 North 4th St LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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☐ **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: Shaul Kuba, Vice President

Subscribed and sworn before me See Attached

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

Revised 11-14-06

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MAY 25 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

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Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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Candice Berneman Kahn, Notary Public

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Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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Item #5907

RECEIVED
MAY 25 2011

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-41905** APN: 139-34-514-009 +139-34-510-019

Name of Property Owner: 220 North 4th St LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: Shaul Kuba, Vice President

Subscribed and sworn before me see Attached

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

RECEIVED
MAY 25 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On May 24, 2011 (Date) before me, Candice Berneman Kahn, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Shaul Kuba (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Candice Berneman Kahn, Notary Public

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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MAY 25 2011

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Item #5907

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan

Project Address (Location) 206 N Third St. Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-007 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER Beth Garside, Etal **Contact** Jim Germain

Address 10620 Southern Highland Pkwy Ste 110-441 **Phone:** (702) 425-8214 **Fax:** ____

City Las Vegas **State** NV **Zip** 89141

E-mail Address j.f.germain@hotmail.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N Third St **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.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 James F. Germain

Subscribed and sworn before me

This 23rd day of May, 20 11.

Marilyn Saldana

Notary Public in and for said County and State

MARILYN SALDANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-01-14
Certificate No: 02-74470-1

FOR DEPARTMENT USE ONLY

Case #	MSP-41905
Meeting Date:	7-12-11
Total Fee:	830
Date Received:*	5-25-11
Received By:	FS

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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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan

Project Address (Location) 206 N Third St. Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-008 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER 221 North 3rd St LV, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** _____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** _____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address 206 N Third St **Phone:** (702) 953-4320 **Fax:** _____

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

E-mail Address todd.kessler@rgglv.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 Shaul Kuba, Vice President

Subscribed and sworn before me See Attached

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MSP-41905
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.

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

RECEIVED MAY 25 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles }

On May 24, 2011 (Date) before me, Candice Berneman Kahn, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Shaul Kuba (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

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☐ Other: _____

Signer Is Representing: _____

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MAY 25 2011

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Item #5907

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan

Project Address (Location) 206 N Third St. Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-009 + 139-34-510-019 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 220 North 4th St LV, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd 9th Fl. **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N Third St **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.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 Shaul Kuba, Vice President

Subscribed and sworn before me

This ____ day of See attached, 20 ____.

____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MSP-41905
Meeting Date:	
Total Fee:	
Date Received:*	
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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On May 24, 2011 (Date) before me, Candice Berneman Kahn, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Shawl Kuba (Name(s) of Signer(s))

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CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Candice Berneman Kahn, Notary Public

Place Notary Seal Above

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☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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☐ Corporate Officer — Title(s): _____

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☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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MAY 25 2011

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Item #5907

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

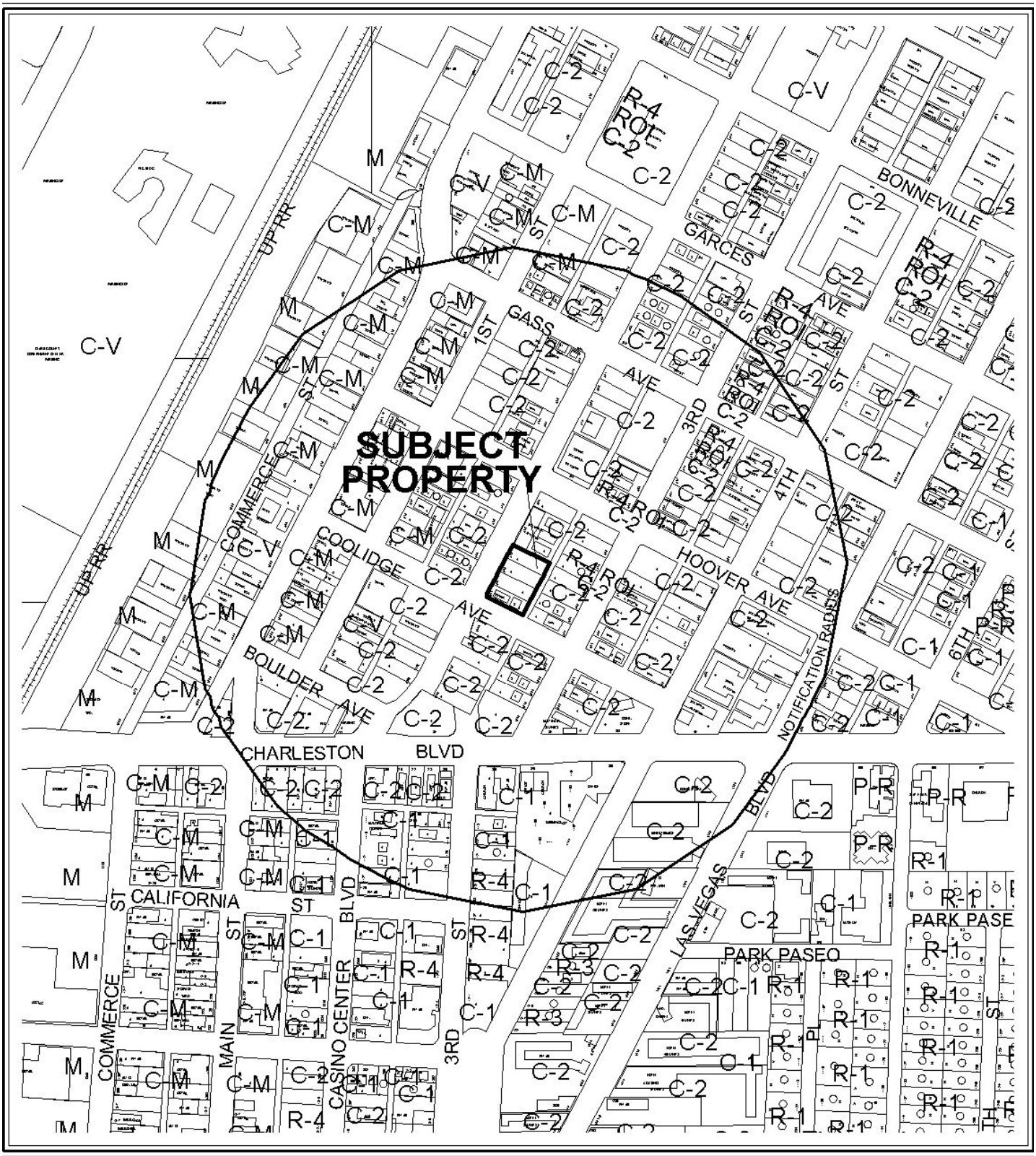
SUBJECT:
SUP-41599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 16-STORY MIXED-USE DEVELOPMENT on 0.64 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056 through 059), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/07/2011
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 - SUP-41599 and SDR-41829
2. Conditions and Staff Report - SUP-41599 and SDR-41829
3. Supporting Documentation
4. Photos - SUP-41599 and SDR-41829
5. Justification Letter - SUP-41599 and SDR-41829



CASE: **SUP-41599 AND SDR-41829**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERALCOMMERCIAL)

0 300 600 Feet

N

0 300 600 Feet

CASE: **SUP-41599 AND SDR-41829**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERALCOMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41599** APN: 139-34-410-056, 057 ,058 ,059

Name of Property Owner: Leah Properties, LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ~~SITE DEVELOPMENT REVIEW~~ / SPECIAL USE PERMIT

Project Address (Location) 919 to 931 Casino Center Blvd.

Project Name The Royale at Casino Center **Proposed Use** Mixed use

Assessor's Parcel #(s) 139-34-410-056, 057, 058, 059 **Ward #** 3- Reese

General Plan: existing MXU proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 16,000 **Floor Area Ratio** _____

Gross Acres 064 **Lots/Units** 330 **Density** _____

Additional Information _____

PROPERTY OWNER Leah Property LLC **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1212

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

Property Owner Signature* _____

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

Print Name BARNET G LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11.

_____

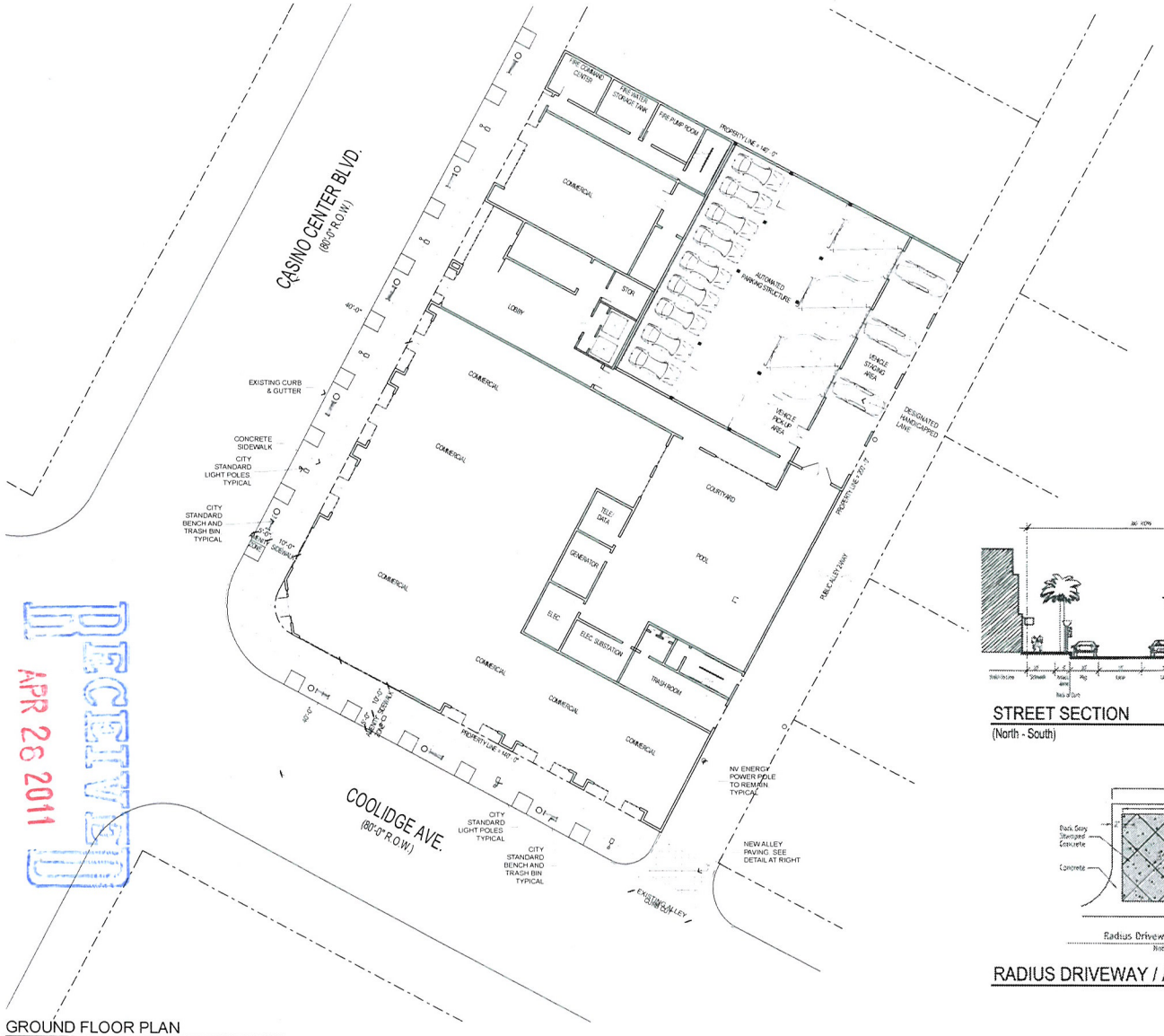
Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

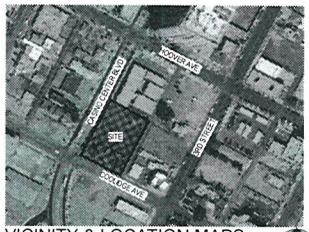
FOR DEPARTMENT USE ONLY

Case #	SUP-41599
Meeting Date:	6/14/11 PC
Total Fee:	$1,030.00
Date Received:*	4/28/11
Received By:	

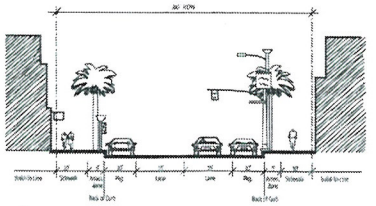
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



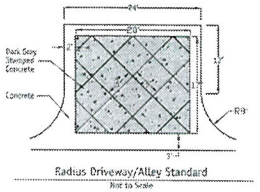
GROUND FLOOR PLAN



VICINITY & LOCATION MAPS



STREET SECTION
(North - South)
N.T.S.



RADIUS DRIVEWAY / ALLEY STANDARD
N.T.S.

Site Zoning & Data

SITE DATA

PARCEL NUMBER	139-34-410-056 139-34-410-057 139-34-410-058 139-34-410-059
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN OVERLAY ZONES	MXU CENTENNIAL PLAN / ARTS DISTRICT
EXISTING ZONING	C-2
SITE AREA	28,000 NSF 64 NET ACRES

SETBACKS (BUILDING)

	REQ'D	PROVIDED
FRONT	0'-0"	0'-0"
INTERIOR SIDE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"

COMMERCIAL SPACE	16,000 SF
PARKING SPACES	336

RESIDENTIAL UNIT DATA

STUDIO	180
ONE BEDROOM	135
TWO BEDROOM	15
TOTAL	330

DECLARED
APR 26 2011

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APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 8' 16' 32'

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

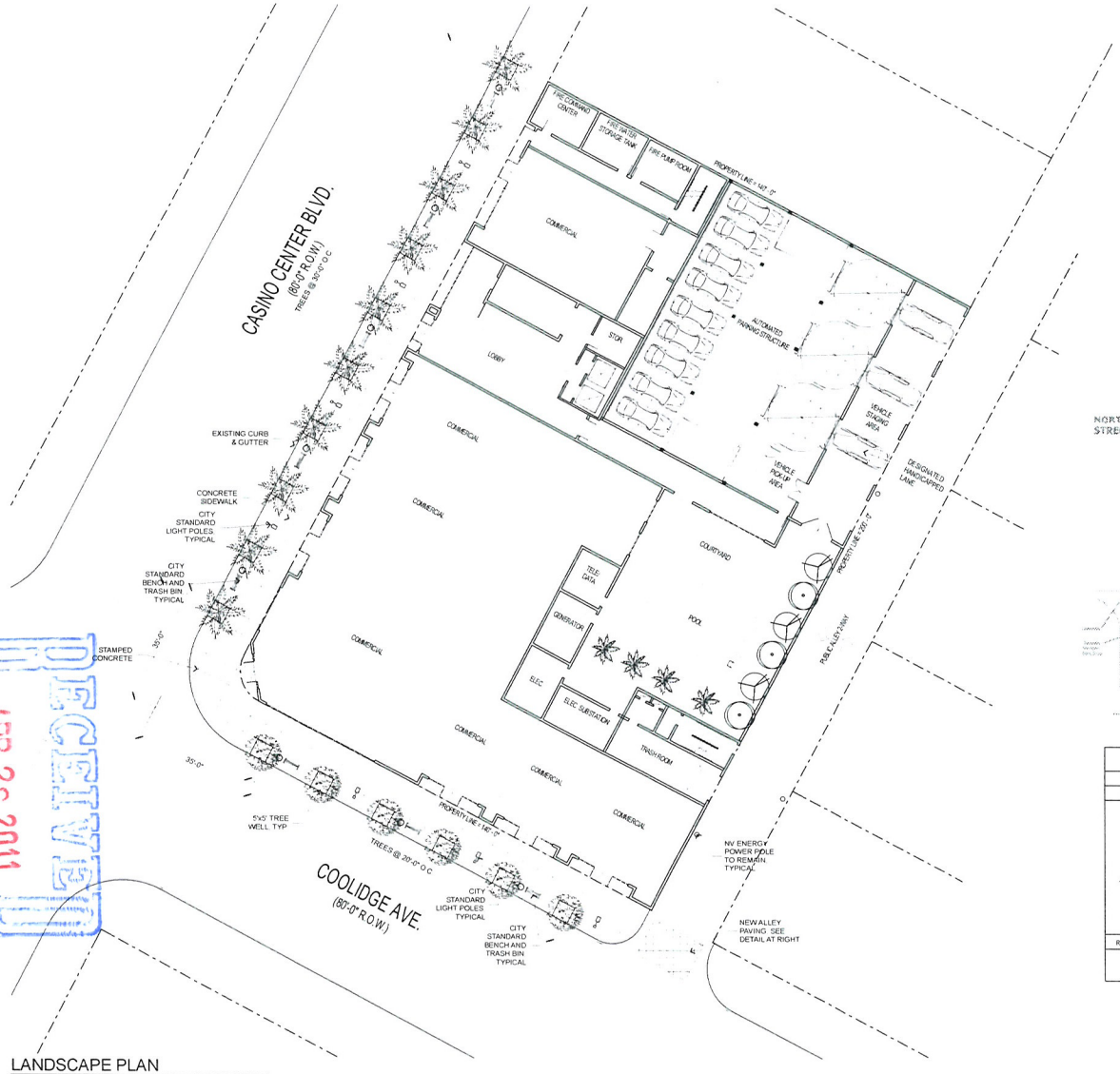
City of Las Vegas SDR SUP Submittal 04.28.11

SUP-41599
SDR-41829

SITE / GROUND FLOOR PLAN

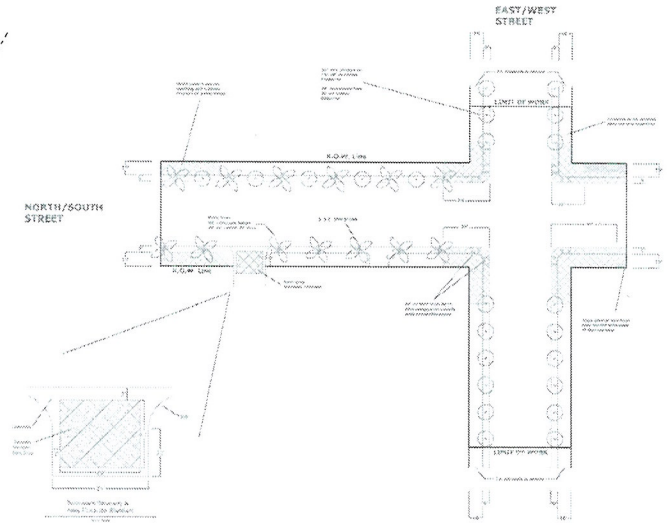
AS100

06.177.7 The Royale at Casino Center



LANDSCAPE PLAN

1/16" = 1'-0"



LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	HONEY LOCUST	prosopis	24" Box
	SHOESTRING ACACIA	acacia stenophylla	24" Box
	MEDITERRANEAN FAN PALM		25' High
	SOUTHERN LIVE OAK	acaia stenophylla	36" Box
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD	MIN 2" DEEP

RECEIVED
APR 28 2011

The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

Copyright 2011 © by APTUS

APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 839 1200
F 702 839 1213

0' 8' 16' 32'

City of Las Vegas SDR SUP Submittal 04.28.11

LANDSCAPE PLAN

AS101

06.177.7 The Royale at Casino Center

SUP-41599

SDR-41829

TYPICAL FLOOR PLAN W/GARAGE
1/16" = 1'-0"

TYPICAL FLOOR PLAN ABOVE GARAGE
1/16" = 1'-0"

RECEIVED
APR 26 2011

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

Copyright 2011 © by APTUS

APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

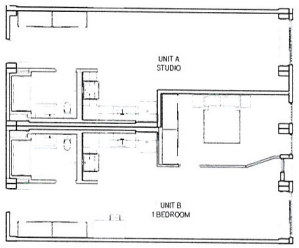
City of Las Vegas SDR, SUP Submittal 04.28.11

TYPICAL FLOOR PLANS

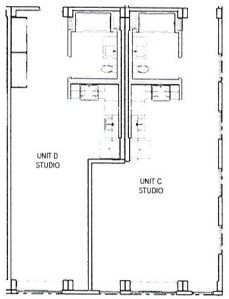
A100

SUP-41599
SDR-41829

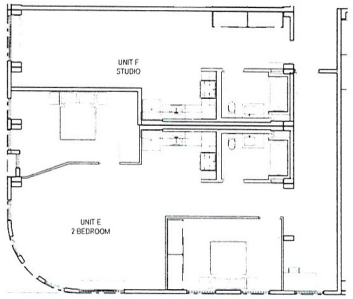
RECEIVED
APR 26 2011



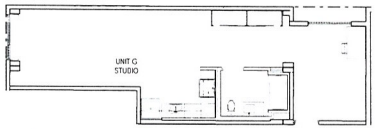
TYPICAL UNIT PLAN A/B
1/8" = 1'-0"



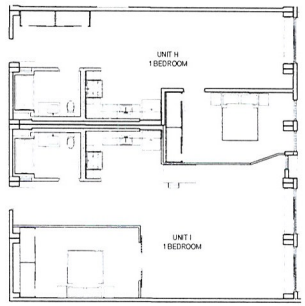
TYPICAL UNIT PLAN C/D
1/8" = 1'-0"



TYPICAL UNIT PLAN E/F
1/8" = 1'-0"



TYPICAL UNIT PLAN G
1/8" = 1'-0"



TYPICAL UNIT PLAN H/I
1/8" = 1'-0"

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P:\06.177 Aquarius Coolidge\DWG\06.177 Aquarius Coolidge.pln 4/28/2011 11:43 AM Plotted by

The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

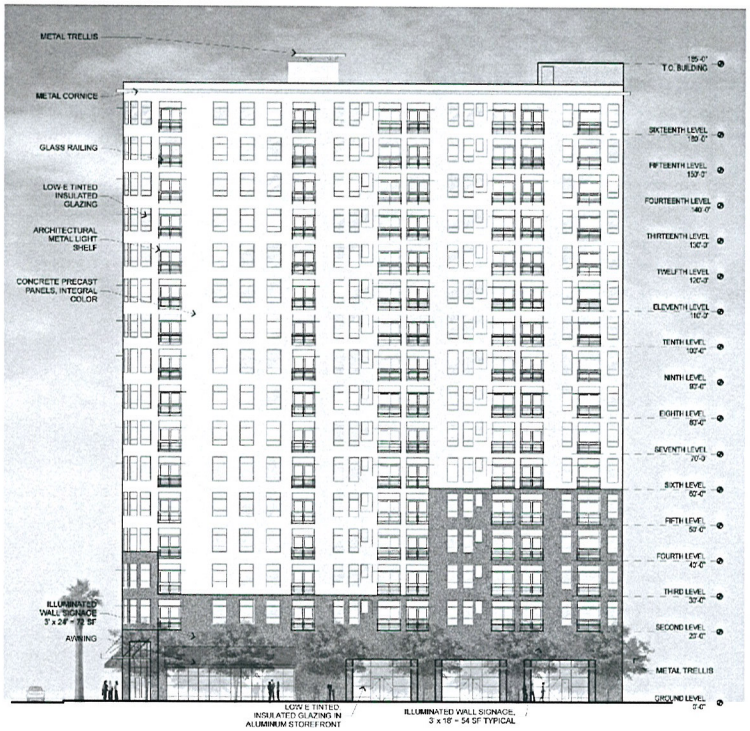
City of Las Vegas SDR SUP Submittal 04.28.11

TYPICAL UNIT PLANS

A101

06.177 The Royale at Casino Center

SUP-41599
SDR-41829



SOUTH ELEVATION

1/16" = 1'-0"

WEST ELEVATION

1/16" = 1'-0"

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The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard

Las Vegas, Nevada 89101

SUP-41599

SDR-41829

BUILDING ELEVATIONS

A200

06.177.7 The Royale at Casino Center

City of Las Vegas SDR, SUP Submittal 04.28.11
City of Las Vegas SDR, SUP Submittal REV1 05.12.11

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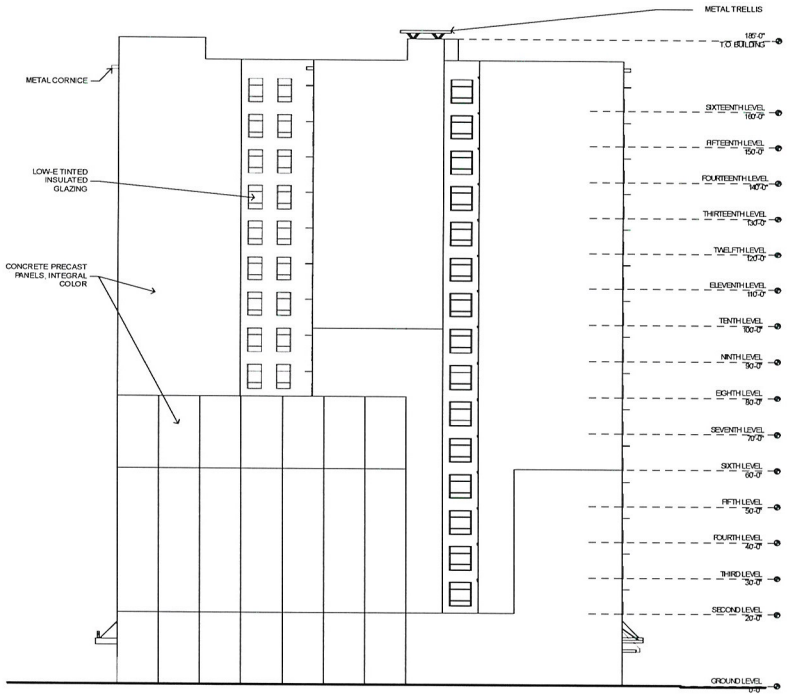
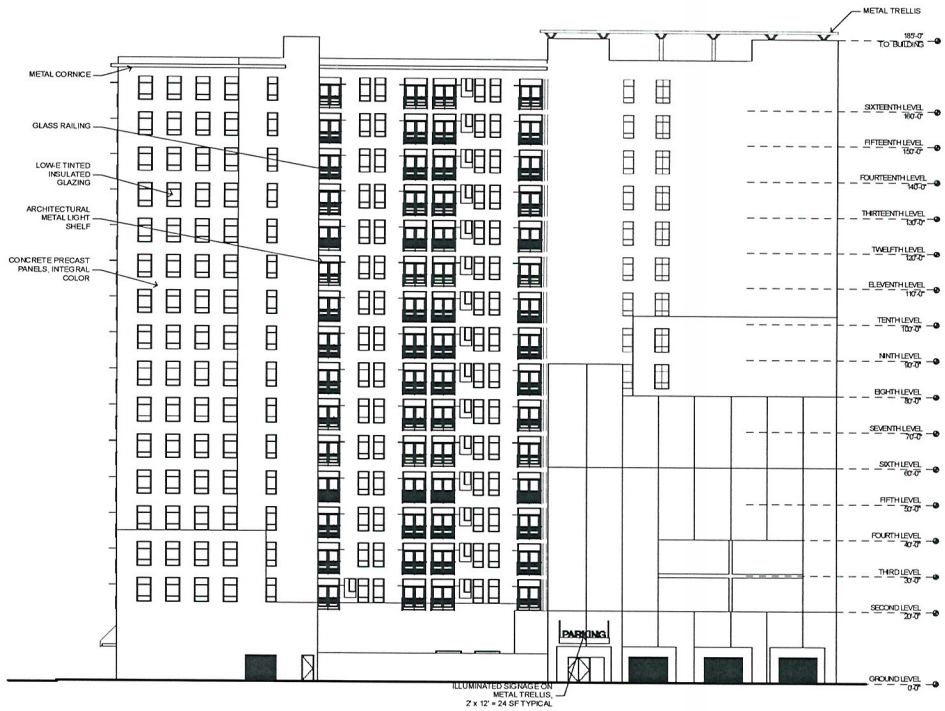


NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

F:\06.1777 Aquarius\Cad\dgn\DWG\06.1777 Aquarius Cad.dgn 5/16/2011 10:42 Ary Arruda

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The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

City of Las Vegas SDR, SUP Submittal 04.28.11
City of Las Vegas SDR, SUP Submittal (REV) 05.12.11

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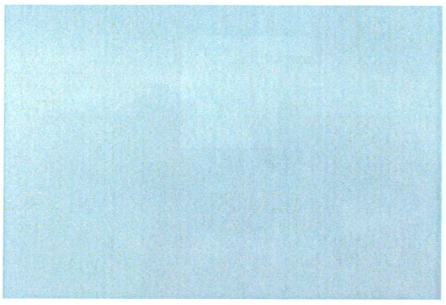
MAY 16 2011

SUP-41599

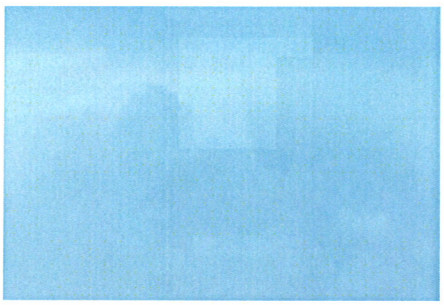
SDR-41829

BUILDING ELEVATIONS

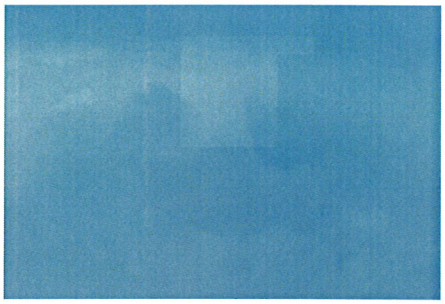
A201



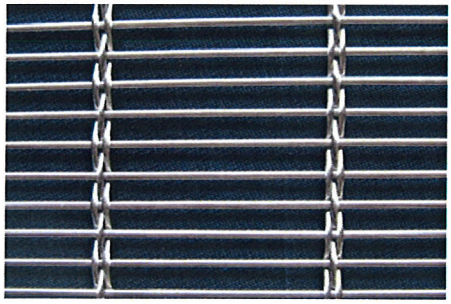
Colored Glass 1



Colored Glass 2



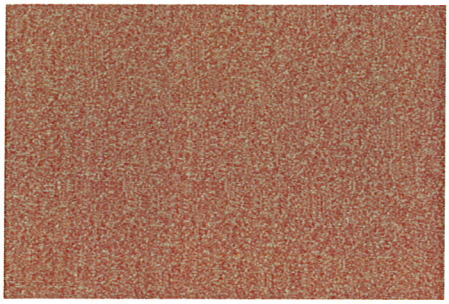
Colored Glass 3



Metal Mesh

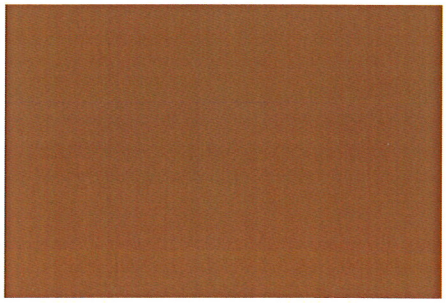
Aggregate 1

Aggregate 2

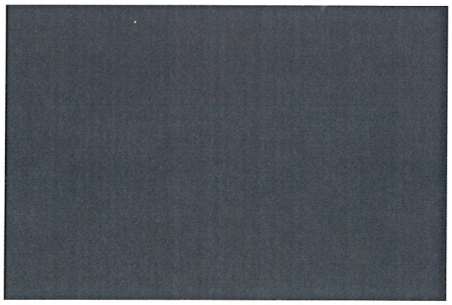


Aggregate 3

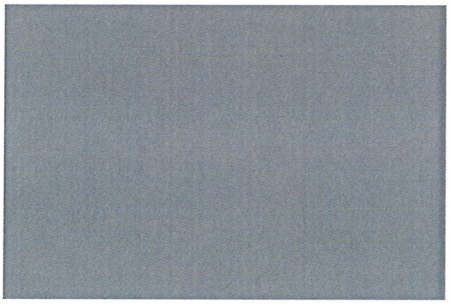
Aggregate 4



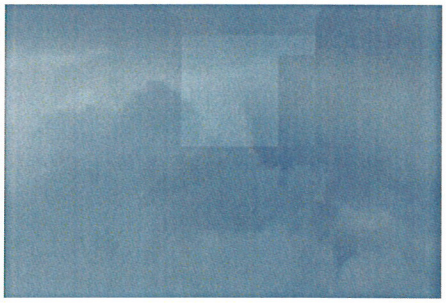
Fabric Awning



Metal



Aluminum Storefront Framing



Glazing

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info@aptusarchitecture.com

The Royale at Casino Center

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

4.28.11

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APR 26 2011

SUP-41599

SDR-41829

APTUS

May 18, 2011

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-34-410-056, 057, 058, 059

Re:

a. Site Development Review
b. Special Use Permit

Architecture
Engineering
Planning
Interiors
Landscape

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and Special Use Permit for the project "The Royale at Casino Center" at Coolidge and Casino Center. This is a mixed use project containing ground floor commercial and "for-rent" residences above the ground floor. These parcels are currently zoned C-2 and are in the Downtown Centennial Plan, as well as the Arts District

This project proposes to have 330 apartments and 16,000 sf of commercial and an automated parking structure which has 336 parking spaces.

Access to the automated parking structure will be off of the alley from Coolidge to Hoover. All commercial tenants will be serviced from the front doors. There is no rear service access for the commercial tenants.

Downtown Centennial Plan standards are being met by way of landscaping and required amenity zone and wide pedestrian sidewalks, as well as alley and street corner paving and upgrades. However, the owner will defer the underground installation of the power poles until the remainder of the block is developed.

We are also requesting a waiver to allow the use of Mediterranean Fan Palms where Date Palms are required. The height of the palm trees will be per code at 25' and spaced at 30'-0" o.c.

With this application we are requesting an encroachment permit to allow for the awnings and trellises which compliment the façade and shelter storefront entrances to project out over the Right of way line.

Illuminated wall mounted signage is shown on the elevations, along with corresponding sizes and square footages.

The owners of this project will encourage all of its tenants to utilize and incorporate Green building strategies. For this project we will attempt to incorporate water and energy saving measures such as the utilization of occupancy sensors, drought tolerant landscaping, insulated windows, light colored paint and appropriately sized mechanical units. Also, the downtown location of this project encourages pedestrian usage which is enhanced by the proximity of the bus routes.

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

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MAY 20 2011
City of Las Vegas

SUP-41599
SDR-41829

The owner desires to provide much needed attainable rental housing within the downtown area of the city. To compliment the residential units will be ground floor commercial space. This residential and commercial development will be an asset to the city by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS

SUP-41599
SDR-41829

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
SDR-41829 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41599 - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 16-STORY MIXED-USE DEVELOPMENT, INCLUDING 16,000 SQUARE FEET OF COMMERCIAL SPACE AND 330 MULTI-FAMILY RESIDENTIAL UNITS AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.64 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056 through 059), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/07/2011
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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41829** APN: 139-34-410-056, 057 ,058 ,059

Name of Property Owner: Leah Properties, LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL 20 11

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-20502

Project Address (Location) 919 to 931 Casino Center Blvd.

Project Name The Royale at Casino Center **Proposed Use** Mixed use

Assessor's Parcel #(s) 139-34-410-056, 057, 058, 059 **Ward #** 3- Reese

General Plan: existing MXU proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 16,000 **Floor Area Ratio**

Gross Acres 064 **Lots/Units** 330 **Density**

Additional Information

PROPERTY OWNER Leah Property LLC **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1212

City Las Vegas **State** NV **Zip** 89104

E-mail Address

Property Owner Signature* [signature]

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

Print Name BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11.

[signature]

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

FOR DEPARTMENT USE ONLY

Case #	SDR 41829
Meeting Date:	6/14/PC
Total Fee:	$ 1,030 00
Date Received	5/20/11
Received By:	F.S

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

Revised 10/27/08

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

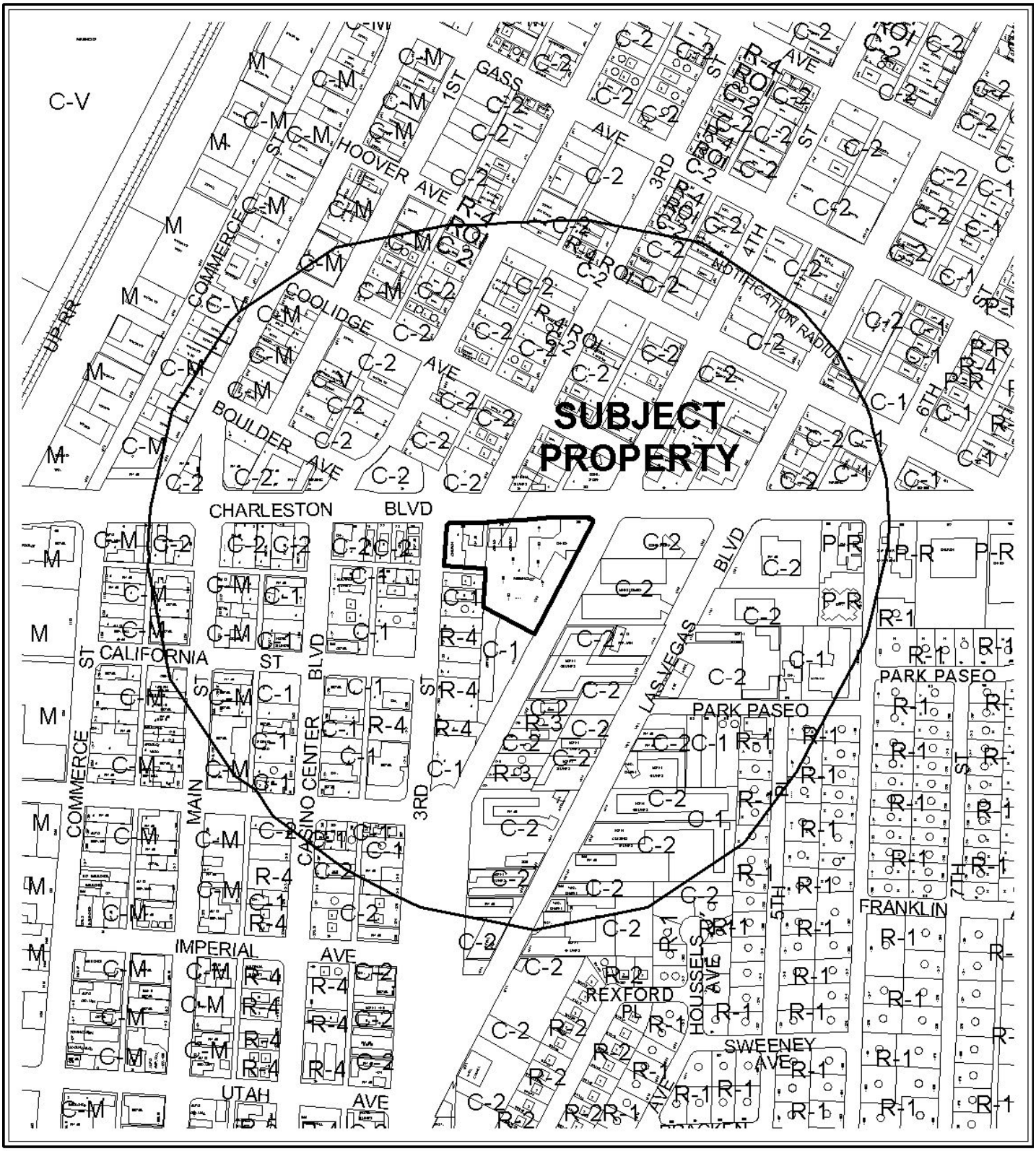
SUBJECT:
SUP-42182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS, AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-42182 and SDR-41600
2. Conditions and Staff Report - SUP-42182 and SDR-41600
3. Supporting Documentation
4. Photos - SUP-42182 and SDR-41600
5. Justification Letter



0 300 600 Feet

CASE: **SUP-42182 AND SDR-41600**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (Limited Commercial)

N

0 300 600 Feet

CASE: **SUP-42182 AND SDR-41600**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (Limited Commercial)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-42182 APN: 162-03-115-001 and 002

Name of Property Owner: 305 Las Vegas LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Barnet L. Liberman

Subscribed and sworn before me

This 16th day of June, 2011

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SUP-20519

Project Address (Location) 330 E. Charleston Boulevard

Project Name Aquarius Apartments **Proposed Use** Mixed Use

Assessor's Parcel #(s) 162-03-115-001 and 002 **Ward #** 3-Reese

General Plan: existing MXU proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 58,000 **Floor Area Ratio**

Gross Acres 2.67 **Lots/Units** 1,100 **Density**

Additional Information

PROPERTY OWNER 305 Las Vegas LLC **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

City Las Vegas **State** Nevada **Zip** 89104

E-mail Address kristen@aptusgroup.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 Barnet L. Liberman

Subscribed and sworn before me

This 16TH day of JUNE, 20 11.

_____

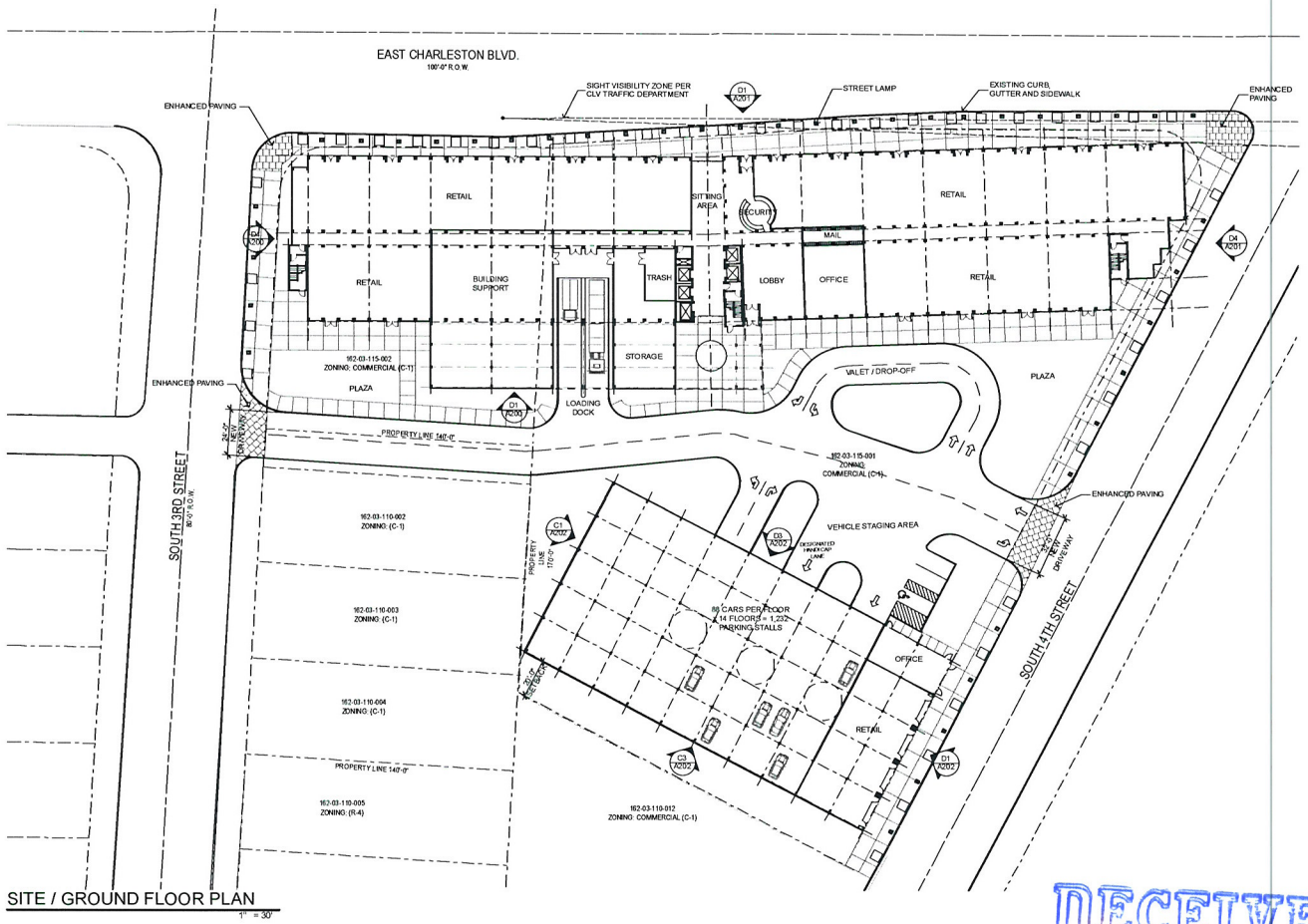
Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-42182
Meeting Date:	8/9/11
Total Fee:	$1030.00
Date Received:*	6/20/11
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.



SITE / GROUND FLOOR PLAN

1" = 30'

VICINITY MAP

N.T.S.

LOCATION MAP

N.T.S.

Site and Project Information

SITE DATA

PARCEL NUMBER	162-03-115-001 162-03-115-002
JURISDICTION	CITY OF LAS VEGAS - 89104
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	MIXED USE (RETAIL, COMMERCIAL, AND RESIDENTIAL)
SITE AREA	116,305 NSF 2.67 NET ACRES

BUILDING SETBACKS (19.08.050 Table 1-Note 4, 6)

	REQUIRED	PROVIDED
FRONT	0'-0"	0'-0"
INTERIOR SIDE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	20'-0"

MAX HEIGHT	NA
ACTUAL HEIGHT	270'-0"
LOT COVERAGE ALLOWED	NA
ACTUAL LOT COVERAGE	56%

COMMERCIAL AREA

TOTAL SQUARE FOOTAGE	33,000 SF

UNITS

STUDIO	483
1 BEDROOM	667
TOTAL	1,150 UNITS

PARKING AREA

	REQUIRED PARKING	PROVIDED
BUILDING AREA		N/A
COMMERCIAL	N/A	N/A
RESIDENTIAL	N/A	1,232 STANDARD PARKING STALLS IN AUTOMATED GARAGE
STANDARD PARKING SPACES		2 STANDARD, 1 H.C. ON GRADE
		1,235 PARKING STALLS PROVIDED
		*NOTE: AUTOMATED PARKING GARAGE ACCOMODATES H.C. PARKING

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0 15' 30' 60'

NORTH

LV Land Partners - Aquarius Residences

Site Development Review

3rd Street and Charleston Boulevard
Las Vegas, Nevada 89104

RECEIVED
JUN 16 2011
City of Las Vegas SDR Submittal 06.16.11

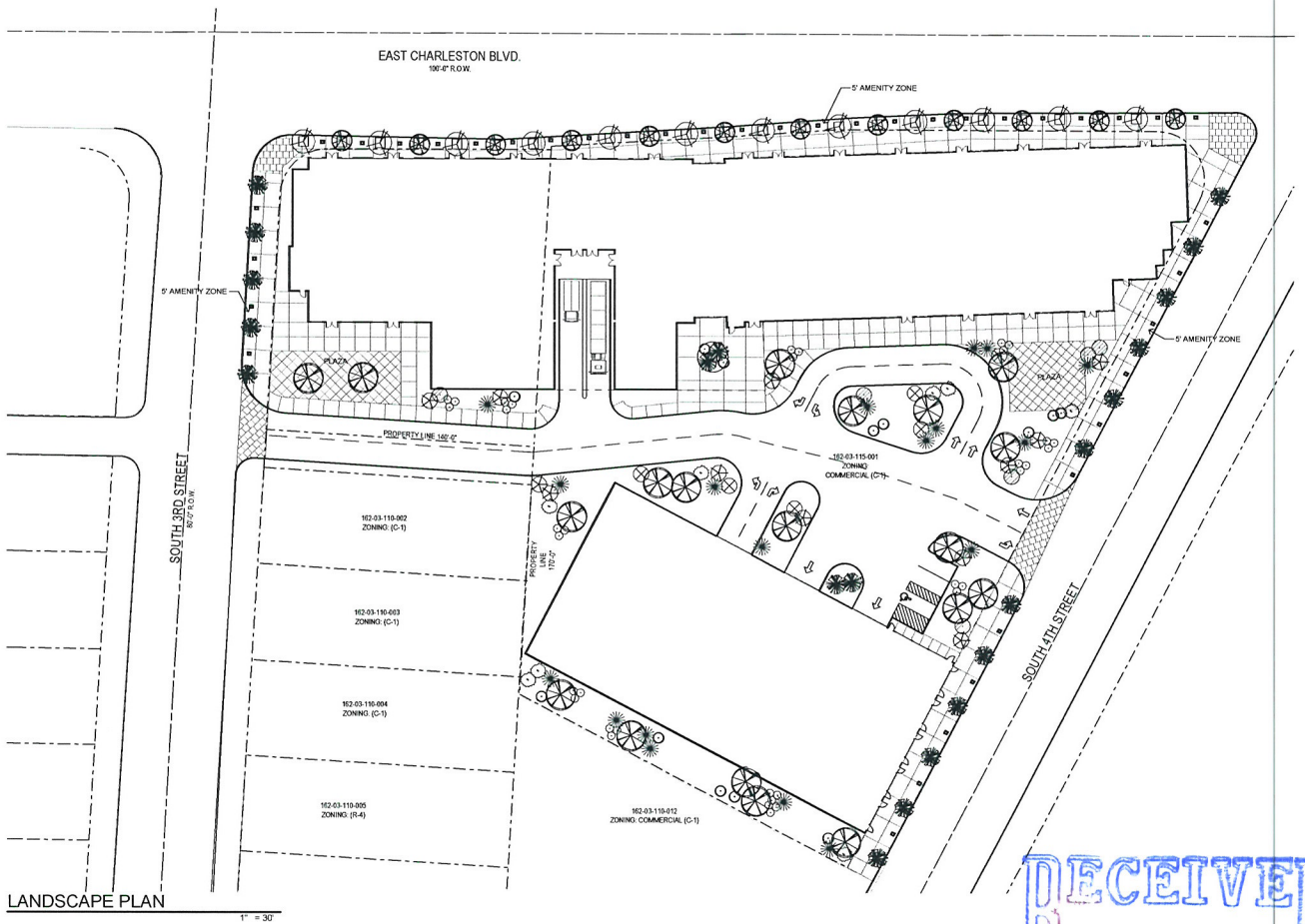
SITE PLAN

AS100

SUP-42182

SDR-41600

aquarius_workingfile_v2_6.16.11.pln 6/16/2011 1:11:44 PM LV Land Partners-Aquarius Apartments



LANDSCAPE PLAN

1" = 30'

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	HONEY LOCUST	prosopis	24" Box
	SHOESTRING ACACIA	acacia stenophylla	24" Box
	DEGLET-NOOR DATE PALM	-	24" Box
SHRUBS			
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
	GERMANDER	-	5 gal
	SALVIA	salvia greggii	5 gal
	CREPE MYRTLE	-	15 gal
	MEXICAN SAGE	salvia leucantha	5 gal
GROUND COVER			
	DESERT CARPET	myoporum parvifolium	5 gal
	LANTANA	lantana	3 gal
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP
	1/4" MINUS GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

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LV Land Partners - Aquarius Residences

Site Development Review

3rd Street and Charleston Boulevard
Las Vegas, Nevada 89104

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P 702.839.1200
F 702.839.1213

0' 15' 30' 60'

north

LANDSCAPE PLAN

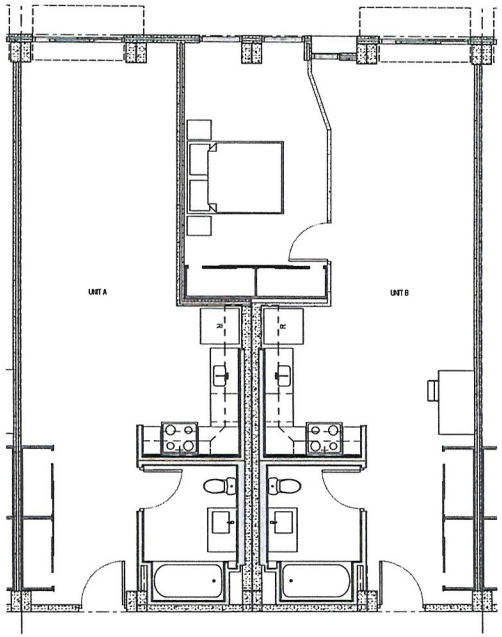
City of Las Vegas SDR Submittal 06.16.11

L100

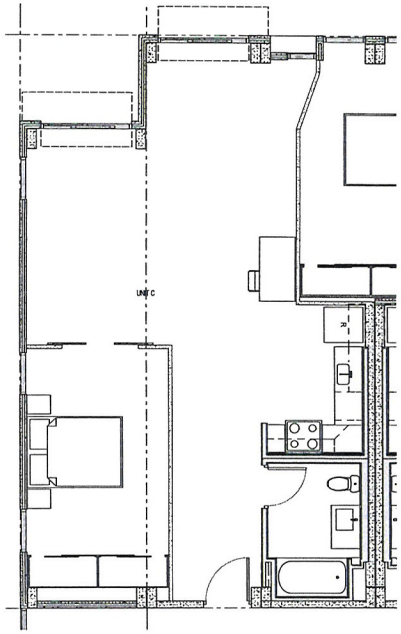
177.9 LV Land Partners - Aquarius Residences

SUP-42182
SDR-41600

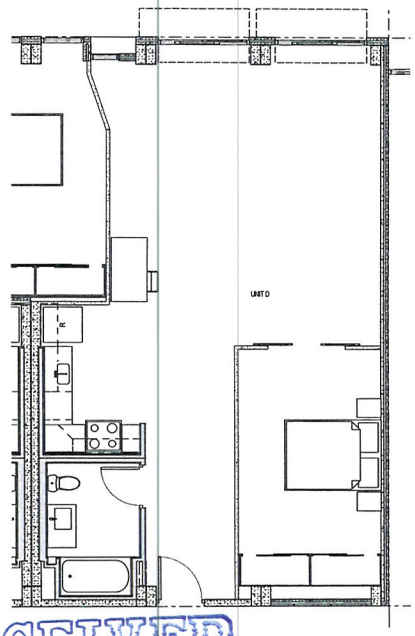
tzanwork:/Revert/06.177.9 LV Land Partners-Aquarius Apartments: 6/16/2011, 3:57 PM; smd



UNIT A-STUDIO & UNIT B-1 B.R.
1/4" = 1'-0"



UNIT C - 1 B.R.
1/4" = 1'-0"



UNIT D - 1 B.R.
1/4" = 1'-0"

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UNIT PLANS

A101

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0' 2' 4' 8'

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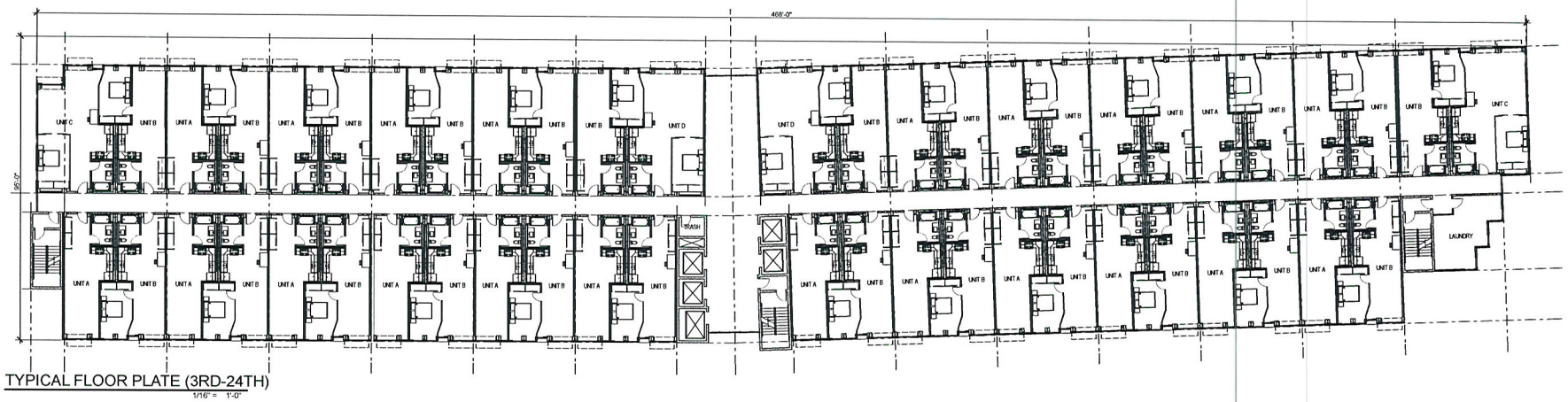
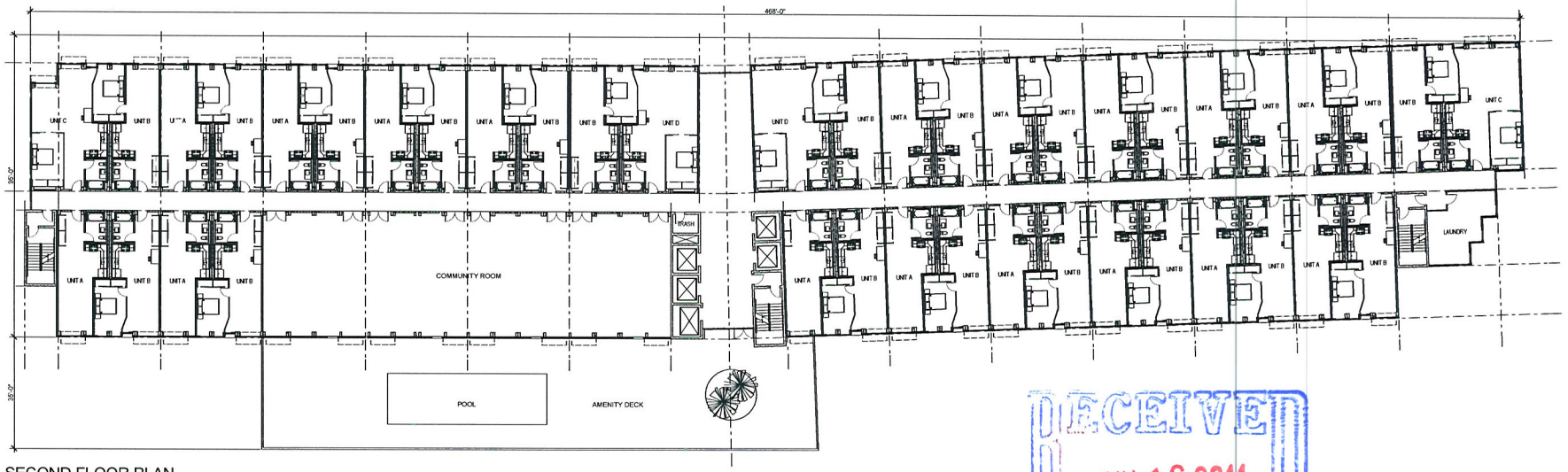
SUP-42182
SDR-41600

sasnwork:/Server/06.177.9 LV Land Partners-Aquarius Apartments: 6/16/2011, 3:48 PM: srind



TYPICAL FLOOR PLATE (3RD-24TH)
1/16" = 1'-0"



SECOND FLOOR PLAN
1/16" = 1'-0"

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SECOND FLOOR PLAN & TYPICAL FLOOR PLATE

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Site Development Review

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City of Las Vegas SDR Submittal 06.16.11

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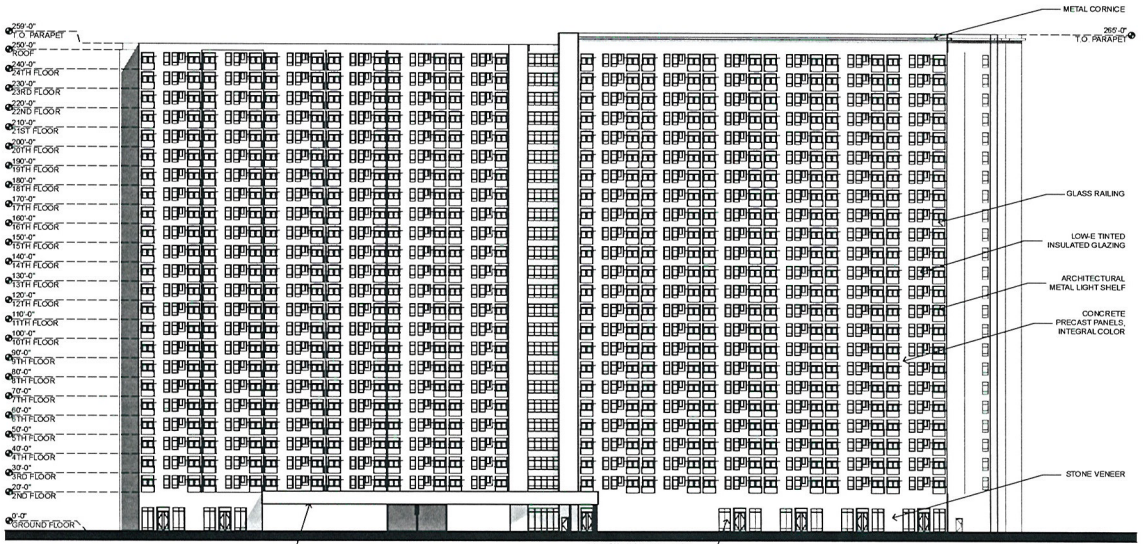
0' 8' 16' 32'

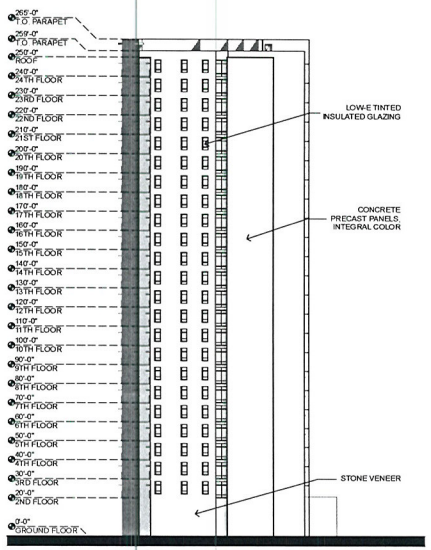
SUP-42182
SDR-41600

06.17.9 LV Land Partners - Aquarius Residences



SOUTH ELEVATION

1" = 30'



WEST ELEVATION

1" = 30'

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0' 15' 30' 60'

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Site Development Review

3rd Street and Charleston Boulevard
Las Vegas, Nevada 89104

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City of Las Vegas SDR Submittal 06.16.11

ELEVATIONS

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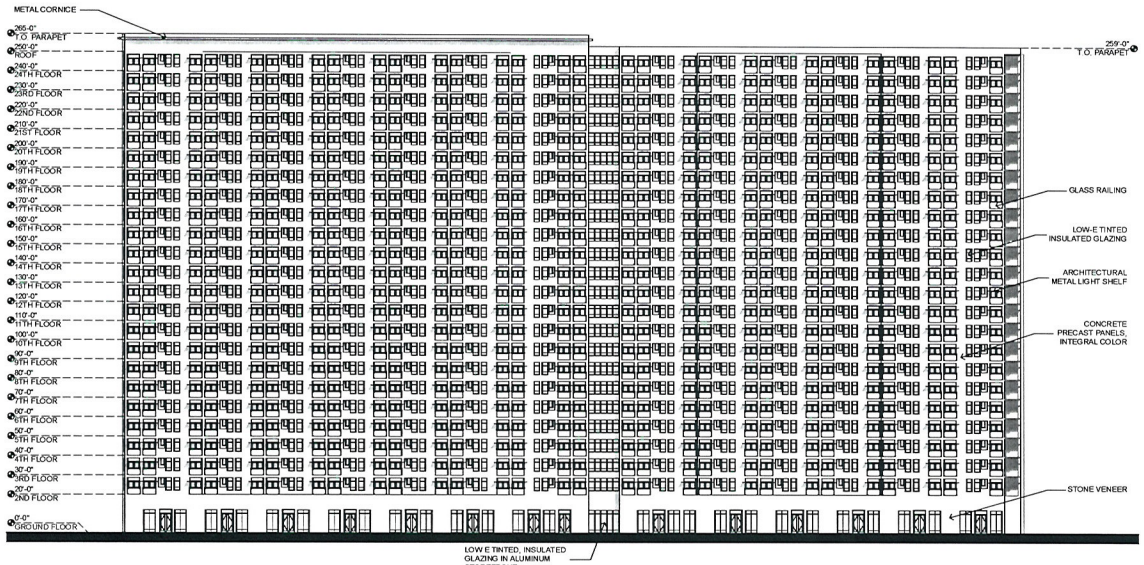
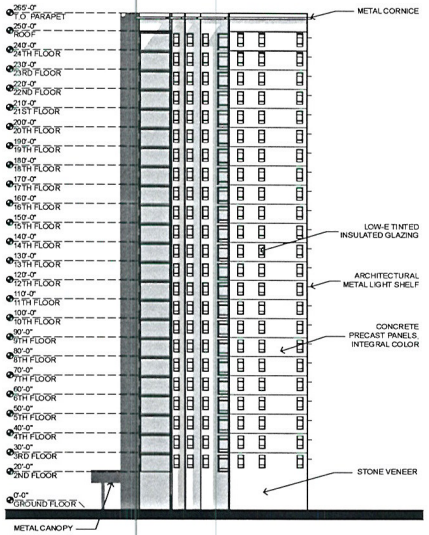
SDR-41600

sasmwork:/listener/06.1779 LV Land Partners-Aquarius Apartments; 6/16/2011; 2:47 PM; cmueller



NORTH ELEVATION

1" = 30'



EAST ELEVATION

1" = 30'

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Site Development Review

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Las Vegas, Nevada 89104

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ELEVATIONS

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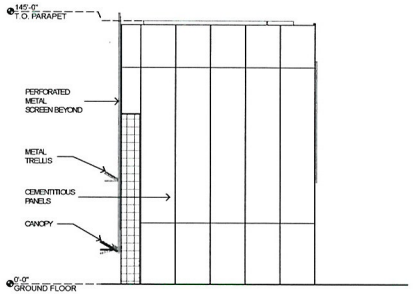
SUP-42182

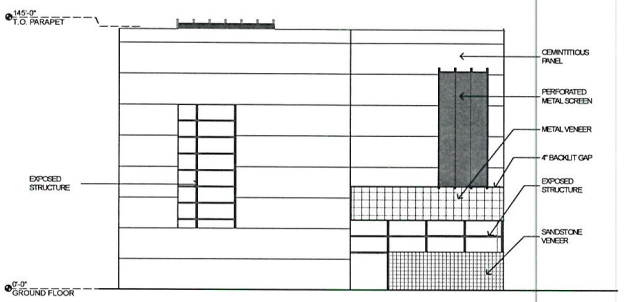
SDR-41600

tcarmark:lillycrver/06.17.9 LV Land Partners-Aquarius Apartments; 6/16/2011; 2:47 PM; cmueller



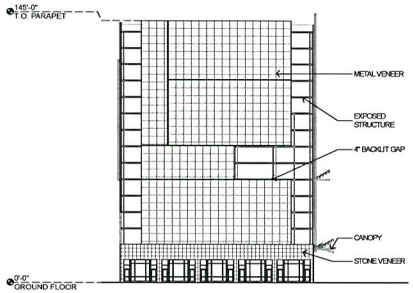
WEST ELEVATION

1" = 30'



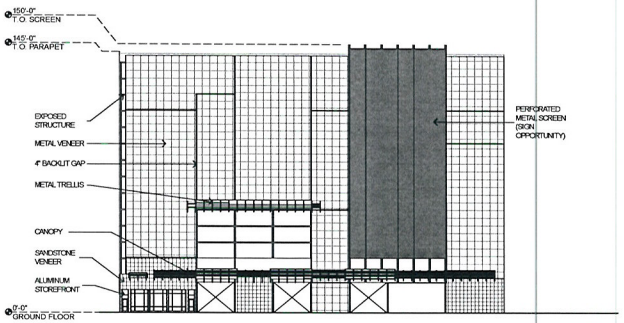
SOUTH ELEVATION

1" = 30'



EAST ELEVATION

1" = 30'



NORTH ELEVATION

1" = 30'

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Site Development Review

3rd Street and Charleston Boulevard
Las Vegas, Nevada 89104

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GARAGE ELEVATIONS

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0' 15' 30' 60'

SUP-42182
SDR-41600

APTUS

June 16, 2011

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 162-03-115-001 and 002

Re:

a. Special Use Permit

Architecture
Engineering
Planning
Interiors
Landscape

To Whom It May Concern:

We respectfully submit this application for a Special Use Permit for the project "Aquarius Residences" at 4th Street and Charleston. This is a mixed use project containing ground floor commercial and "for-rent" residences above the ground floor. These parcels are currently zoned C-2 and are in the Downtown Centennial Plan, as well as the Arts District

This project proposes to have 1,150 apartments and 33,000 sf of commercial and an automated parking structure which has 1232 parking spaces with 3 on grades spaces.

Access to the automated parking structure will be off of the driveway that crosses the site from 4th Street to 3rd Street. All commercial tenants will be serviced from the front doors. There is no rear service access for the commercial tenants.

Downtown Centennial Plan standards are being met by way of landscaping and required amenity zone and wide pedestrian sidewalks, as well as alley and street corner paving and upgrades.

We are also requesting a waiver to allow the use of Mediterranean Fan Palms where Date Palms are required. The height of the palm trees will be per code at 25' and spaced at 30'-0" o.c.

With this application we are requesting an encroachment permit to allow for the awnings and trellises which compliment the façade and shelter storefront entrances to project out over the Right of way line.

The owners of this project will encourage all of its tenants to utilize and incorporate Green building strategies. For this project we will attempt to incorporate water and energy saving measures such as the utilization of occupancy sensors, drought tolerant landscaping, insulated windows, light colored paint and appropriately sized mechanical units. Also, the downtown location of this project encourages pedestrian usage which is enhanced by the proximity of the bus routes.

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

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SUP-42182

The owner desires to provide much needed attainable rental housing within the downtown area of the city. To compliment the residential units will be ground floor commercial space. This residential and commercial development will be an asset to the city by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS

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JUN 16 2011

SUP-42182

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
SDR-41600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42182 - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-20502) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT, INCLUDING 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS, AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. City Council Approval Letter for SDR-20502
4. City Council Approval Letter for SUP-20519
5. City Council Approval Letter for SDR-20492
6. Justification Letter

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41600** APN: 162-03-115-001 and 002

Name of Property Owner: 305 Las Vegas LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 11

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-20502

Project Address (Location) 330 E. Charleston Boulevard

Project Name Aquarius Apartments **Proposed Use** Mixed use

Assessor's Parcel #(s) 162-03-115-001 and 002 **Ward #** 3- Reese

General Plan: existing MXU proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage 58,000 sf **Floor Area Ratio**

Gross Acres 2.67 **Lots/Units** 1,100 **Density**

Additional Information

PROPERTY OWNER 305 Las Vegas LLC **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

APPLICANT Barnet Liberman **Contact** Barnet Liberman

Address 421 Hudson Street **Phone:** (212) 243-1320 **Fax:** (212) 243-7305

City New York **State** NY **Zip** 10014

E-mail Address barnetlib@aol.com

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1212

City Las Vegas **State** NV **Zip** 89104

E-mail Address

Property Owner Signature* _____

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

Print Name BARNET L LIBERMAN

Subscribed and sworn before me

This 28TH day of APRIL, 20 11.

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 20 14

FOR DEPARTMENT USE ONLY

Case #	SDR-41600
Meeting Date:	6.14.11 PC
Total Fee:	$1,030.00
Date Received:*	4/28/11
Received By:	

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

Revised 10/27/08

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

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

May 18, 2007

Mr. David Mitchell
Live Work, LLC
41 East 60th Street, 6th Floor
New York, New York 10022

RE: SDR-20502 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 16, 2007
RELATED TO ZON-20507, SUP-20519, VAC-20522 AND SDR-20492

Dear Mr. Mitchell:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Site Development Plan Review FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), P-R (Professional Office And Parking), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20507), Special Use Permit (SUP-20519), and Vacation (VAC-20522) 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, date stamped 04/06/07, and the landscape plan and building elevations, date stamped 03/13/07, except as amended by conditions herein.

4. 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

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SDR-41600

the following changes from the conceptual landscape plan: add two palm trees to the south of the South 4th Street entry drive to bring the number and maximum distance into compliance with the Downtown Centennial plan. Further, tabulate all tree heights along with the quantities and sizes.

5. 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.

6. 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).

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

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

9. 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.

10. 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.

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

12. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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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.

Public Works

15. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Casino Center/3rd Street Realignment Project, Casino Center Bus Rapid Transit Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

16. Submit a Petition of Vacation for all right-of-way and public access and/or utility easements in conflict with this site plan. The Order of Vacation must record prior to recordation of a Final Map for this site.

17. Prior to the submittal of a Tentative Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site and new public sewer easements granted as necessary. Sewer service to existing downstream parcels shall be maintained during relocation.

18. Landscape and maintain all unimproved rights-of-way, if any, on 3rd Street, 4th Street and Charleston Boulevard adjacent to this site. 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. Submit an Encroachment Agreement for all landscaping, if any, located in the 3rd Street, 4th Street and Charleston Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

20. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.

21. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from 3rd and 4th Streets.

22. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

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SDR-41600

23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20507 and all other applicable site-related actions.

Sincerely,

Angela Crolli

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

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

Mr. Barnett Liberman
Live Work, LLC
421 Hudson Street
New York, New York 10014

Ms. Kristen Neuman
Aptus Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

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BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

May 18, 2007

Mr. David Mitchell
Live Work, LLC
41 East 60th Street, 6th Floor
New York, New York 10022

RE: SUP-20519 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 16, 2007
RELATED TO ZON-20507, VAC-20522, SDR-20502 AND SDR-20492

Dear Mr. Mitchell:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Special Use Permit FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20507), Vacation (VAC-20522) and Site Development Plan Review (SDR-20502) 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

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

cc: See Attached List

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

Mr. Barnett Liberman
Live Work, LLC
421 Hudson Street
New York, New York 10014

Ms. Kristen Neuman
Aptus Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

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APR 28 2011

SDR-41600

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

May 18, 2007

Mr. David Mitchell
Live Work, LLC
41 East 60th Street, 6th Floor
New York, New York 10022

RE: SDR-20492 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 16, 2007
RELATED TO ZON-20507, SUP-20519, VAC-20522 AND SDR-20502

Dear Mr. Mitchell:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Site Development Plan Review FOR A 120-FOOT HIGH 1,500 SPACE PARKING STRUCTURE WITH 12,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056, 057, 058 and 059), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0100-64) shall be required, if approved.

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, date stamped 04/06/07, and the landscape plan and building elevations, date stamped 03/13/07, except as amended by conditions herein.

4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.

5. All proposed signage locations as depicted on the building elevations, date stamped 03/13/07, must be for on-premise advertising only. Off-premise advertising signs will require separate approval through the Special Use Permit application process. All signage must meet the applicable requirements of the Downtown Centennial Plan and Title 19. All signage requires the issuance of a building permit.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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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: all tree heights are to be included in the landscape legend to ensure compliance with the Downtown Centennial Plan's minimum streetscape standards.

7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

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

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

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

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development 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.

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15. 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.

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

Public Works

17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Casino Center/3rd Street Realignment Project, Casino Center Bus Rapid Transit Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site, except as amended by Conditions of Approval herein.

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

20. Landscape and maintain all unimproved rights-of-way, if any, on Casino Center Boulevard and Coolidge Avenue adjacent to this site. 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.

21. Submit an Encroachment Agreement for all landscaping, if any, located in the Casino Center Boulevard and Coolidge Avenue public right-of-way adjacent to this site prior to occupancy of this site.

22. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Coolidge Avenue. Revise the on-site circulation pattern to ingress from the alley and egress onto Coolidge Avenue.

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23. 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.

Sincerely,

Angela Crolli

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

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

Mr. Barnett Liberman
Live Work, LLC
421 Hudson Street
New York, New York 10014

Ms. Kristen Neuman
Aptus Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

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APR 28 2011

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APTUS

June 16, 2011

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 162-03-115-001 and 002

Re:

a. Special Use Permit

Architecture
Engineering
Planning
Interiors
Landscape

To Whom It May Concern:

We respectfully submit this application for a Special Use Permit for the project "Aquarius Residences" at 4th Street and Charleston. This is a mixed use project containing ground floor commercial and "for-rent" residences above the ground floor. These parcels are currently zoned C-2 and are in the Downtown Centennial Plan, as well as the Arts District

This project proposes to have 1,150 apartments and 33,000 sf of commercial and an automated parking structure which has 1232 parking spaces with 3 on grades spaces.

Access to the automated parking structure will be off of the driveway that crosses the site from 4th Street to 3rd Street. All commercial tenants will be serviced from the front doors. There is no rear service access for the commercial tenants.

Downtown Centennial Plan standards are being met by way of landscaping and required amenity zone and wide pedestrian sidewalks, as well as alley and street corner paving and upgrades.

We are also requesting a waiver to allow the use of Mediterranean Fan Palms where Date Palms are required. The height of the palm trees will be per code at 25' and spaced at 30'-0" o.c.

With this application we are requesting an encroachment permit to allow for the awnings and trellises which compliment the façade and shelter storefront entrances to project out over the Right of way line.

The owners of this project will encourage all of its tenants to utilize and incorporate Green building strategies. For this project we will attempt to incorporate water and energy saving measures such as the utilization of occupancy sensors, drought tolerant landscaping, insulated windows, light colored paint and appropriately sized mechanical units. Also, the downtown location of this project encourages pedestrian usage which is enhanced by the proximity of the bus routes.

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

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REVISED

The owner desires to provide much needed attainable rental housing within the downtown area of the city. To compliment the residential units will be ground floor commercial space. This residential and commercial development will be an asset to the city by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS

SDR-41600
REVISED

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

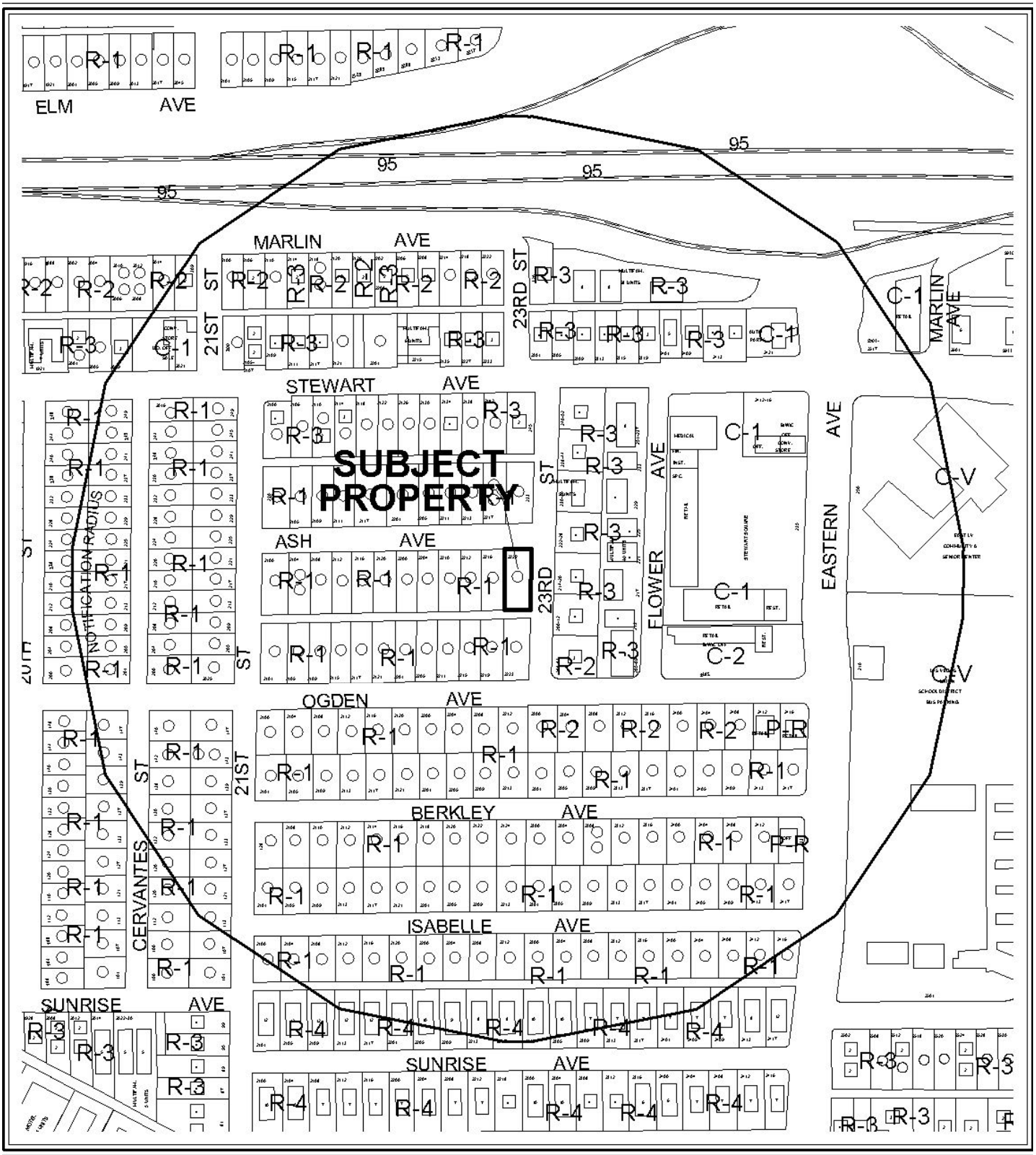
SUBJECT:
VAR-42175 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY RITZ TRUST - For possible action on a request for a Variance TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD, AND TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND A FOUR-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PRIMARY STRUCTURE on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



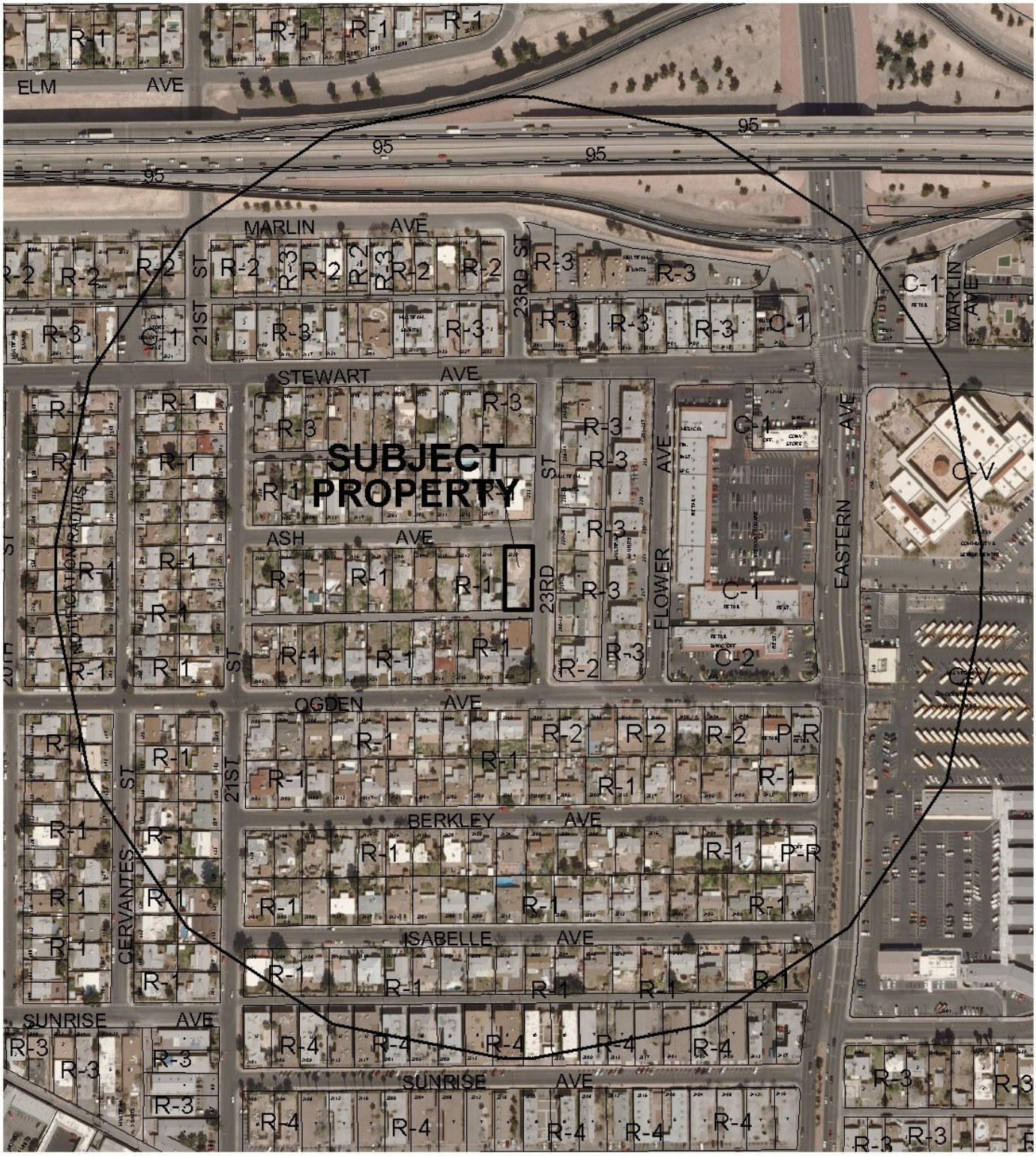
0 300 600 Feet

CASE: **VAR-42175**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 300 600 Feet

CASE: **VAR-42175**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42175** APN: 139-35-713-035

Name of Property Owner: Shirley Ritz Trust

Name of Applicant: Shirley Ritz Trust

Name of Representative: Stephanie Allen

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Shirley Ritz

Print Name: Shirley Ritz

Subscribed and sworn before me

This 26 day of May, 2011

Sara Garcia Clark, Nevada
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SARA GARCIA
Appt. No. 09-10823-1
My Appt. Expires July 5, 2011

Appt No. 09-10823-1

Revised 11-14-06

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

1005925.1

AMP

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance for front wall/fence and rear yard setback

Project Address (Location) 2222 Ash Avenue

Project Name n/a **Proposed Use** Wall

Assessor's Parcel #(s) 139-35-713-038 **Ward #** 3

General Plan: existing L proposed n/a **Zoning:** existing R-1 proposed n/a

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

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

Additional Information _____

PROPERTY OWNER Shirley Ritz Trust **Contact** Shirley Ritz

Address 3510 Katmai **Phone:** 547-6819 **Fax:** _____

City Las Vegas **State** NV **Zip** 89122

E-mail Address n/a

APPLICANT Shirley Ritz Trust **Contact** Shirley Ritz

Address 3510 Katmai **Phone:** 547-6819 **Fax:** _____

City Las Vegas **State** NV **Zip** 89122

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Stephanie Allen

Address 8345 W. Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address sha@kcnvlaw.com

Property Owner Signature* Shirley Ritz

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

Print Name Shirley Ritz

Subscribed and sworn before me

This 26 day of May, 20 11.

Sara Garcia Clark Nevada

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark SARA GARCIA Appt. No. 09-10823-1 My Appt. Expires July 5, 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-42175
Meeting Date:	8/9/11
Total Fee:	$30.00
Date Received:*	6/16/11
Received By:	

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

Revised 10/27/08

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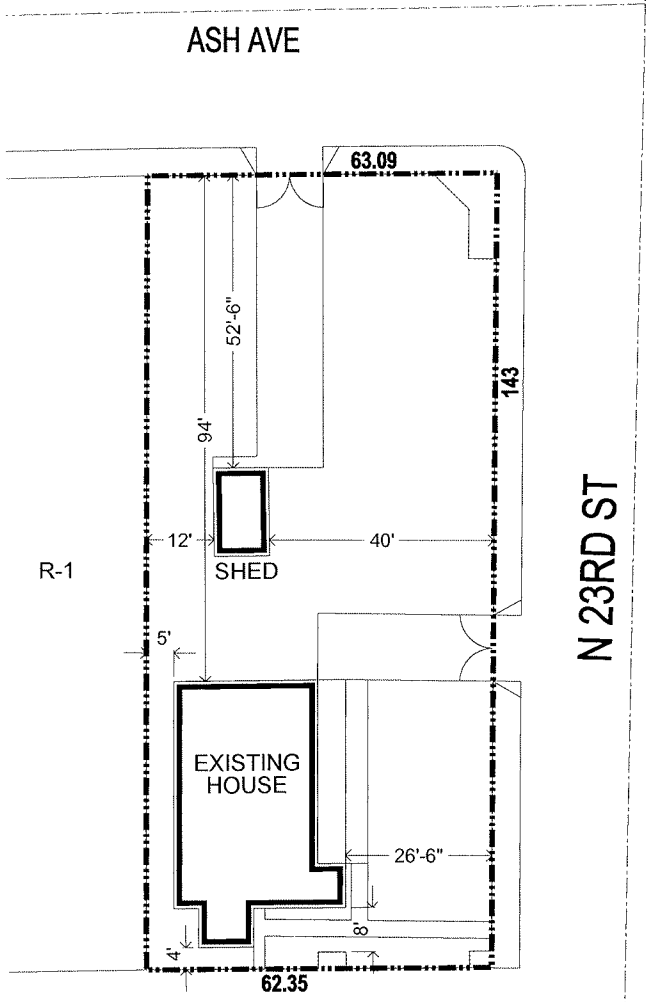


1 SITE PLAN
SCALE: 1" = 10'

SITE INFORMATION

ZONING- City of Las Vegas, NV

APN#: 139-35-713-035

Zoning- R-1

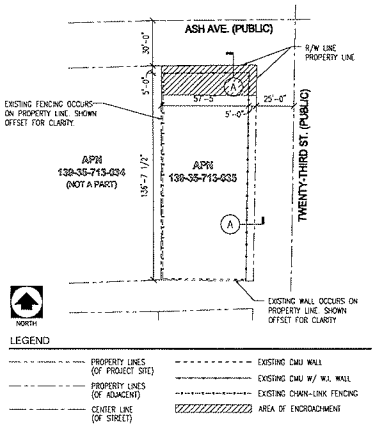
AREA (Approximate, to be verified)

Gross Area	15,454 Sq.Ft.	0.35 - Acres
Net Area	9,021 Sq. Ft.	0.20 - Acres
Lot Coverage		11 %

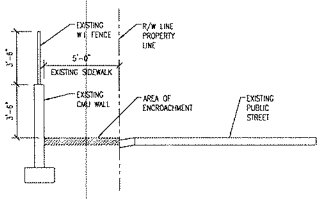
SETBACKS	REQUIRED	PROVIDED
Front:	20 ft	52 ft Existing
Side:	5 ft	5 ft Existing
Corner Side:	15 ft	26 ft Existing
Rear:	15 ft	4 ft Existing

BUILDING HEIGHT

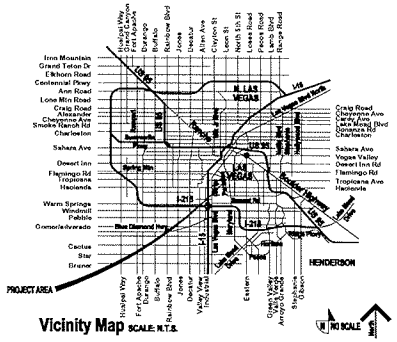
Allowed:	35 ft
Provided:	N/A Existing



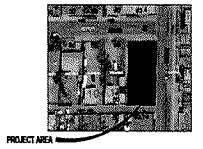
1 ENCROACHMENT PLAN
1" = 40'-0"



A SITE SECTION



Vicinity Map SCALE: N.T.S.



Location Map

Shirley Ritz Residence

2222 Ash Avenue, City of Las Vegas, NV

NORTH
Scale: 1 : 10
0 10 20

FRONTLINE group MOSER architecture studio

Conceptual Site Plan : Sheet Title
11-054 : Project Number
06/9/11 : Date

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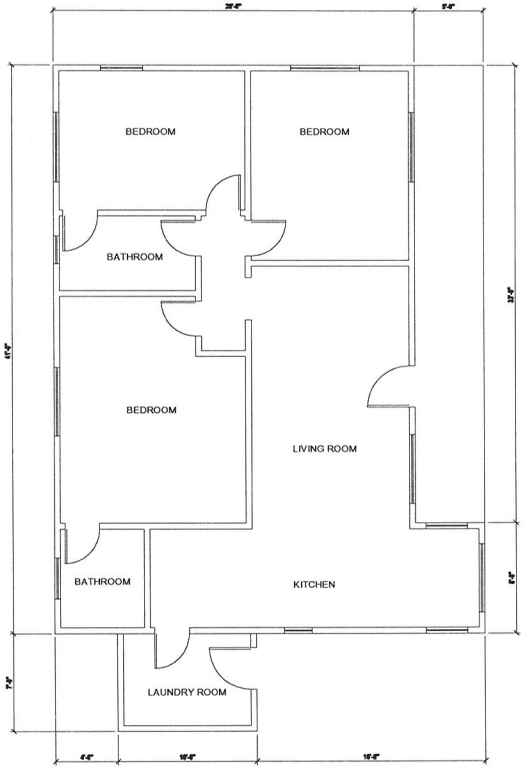
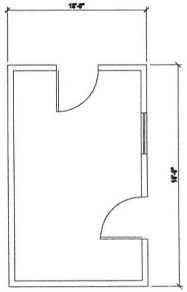
JUN 16 2011

VAR-42175



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



2 **FLOOR PLAN - SHED**
SCALE: 1/4" = 1'-0"

NORTH

Scale:

0

FRONTLINE group MOSER architecture studio

Floor Plan : Sheet Title
11-054 : Project Number
06/01/11 : Date

Shirley Ritz Residence

2222 Ash Avenue, City of Las Vegas, NV

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JUN 16 2011

VAR-42175

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North Elevation

South Elevation

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JUN 16 2011

VAR-42175

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

MOSER architecture studio

West Elevation

East Elevation

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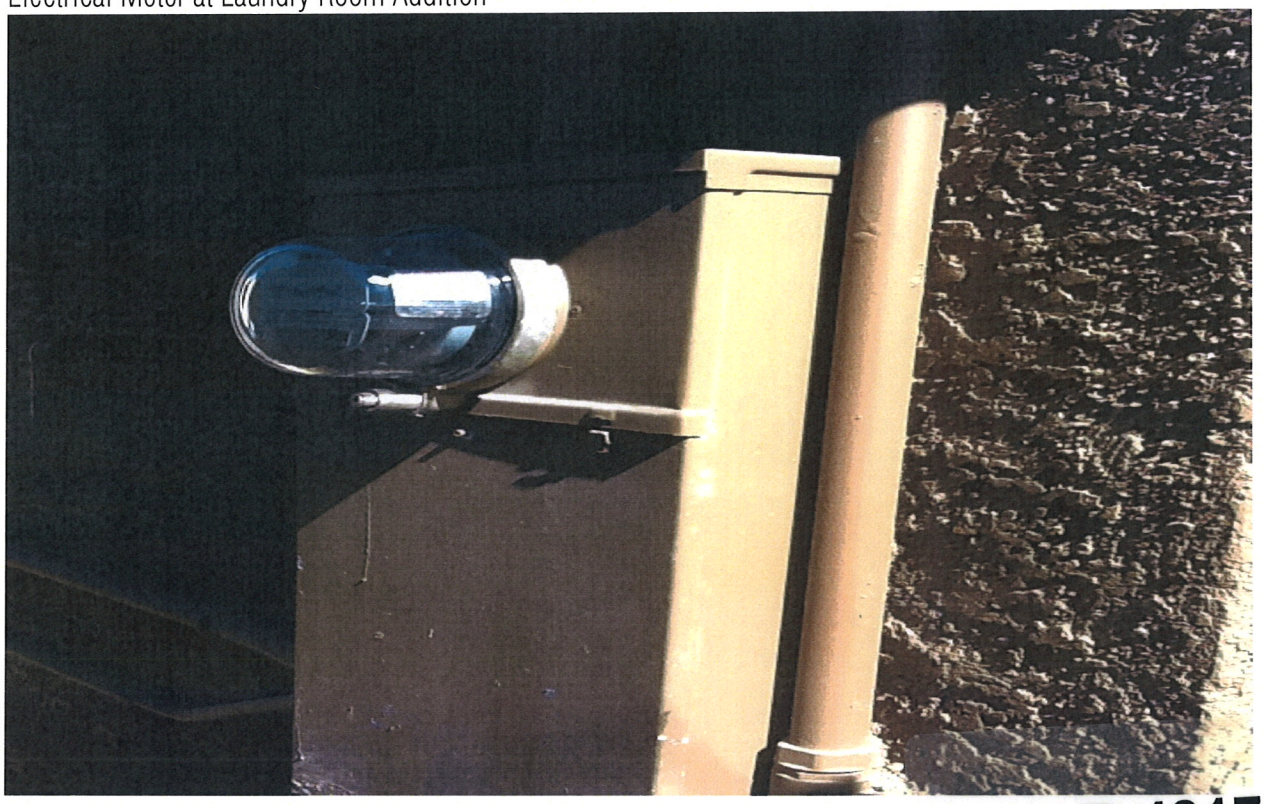
5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

MOSER architecture studio

Laundry Room Addition

Electrical Meter at Laundry Room Addition



VAR-42175

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

MOSER architecture studio

Perimeter Fence

Perimeter Fence

VAR-42175

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

MOSER architecture studio

Perimeter Fence

Perimeter Fence

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5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

MOSER architecture studio

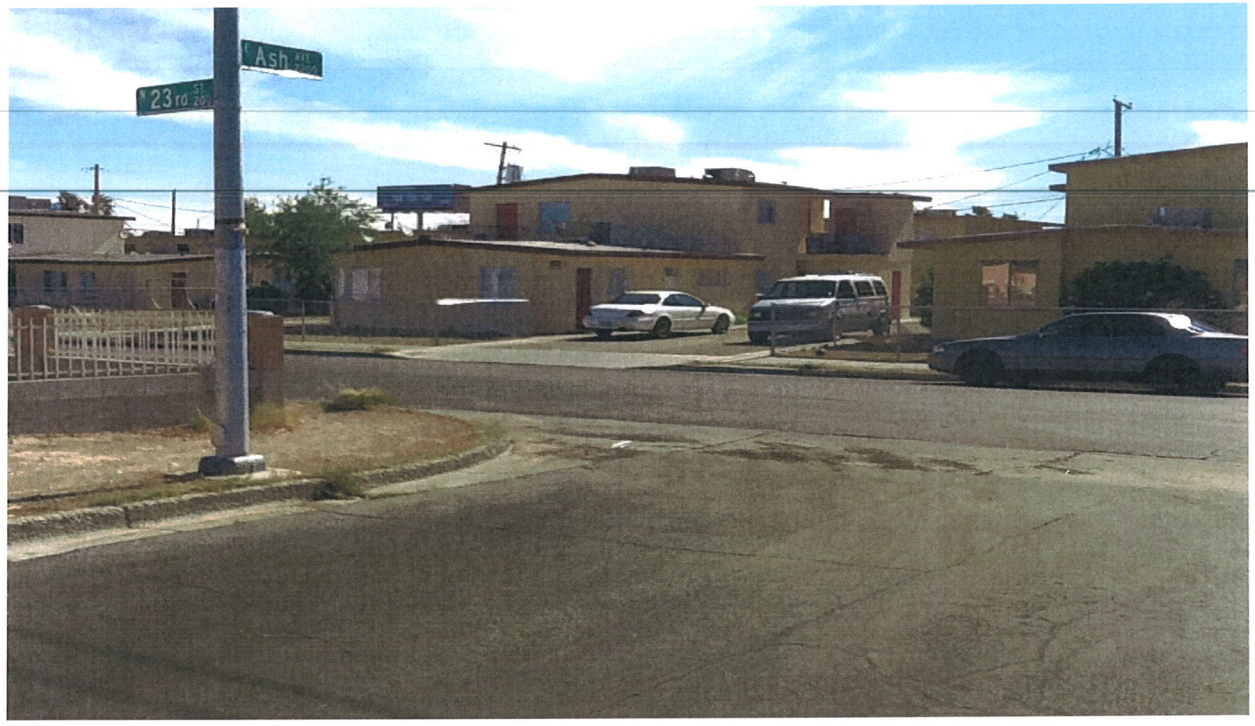
Neighborhood Fencing

Neighborhood Fencing

VAR-42175

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

Neighborhood Fencing



Neighborhood Fencing

VAR-42175

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

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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

July 1, 2011

VIA HAND DELIVERY

City of Las Vegas
Planning & Development Dept.
731 So. Fourth Street
Las Vegas, NV 89101

Re: REVISED -- Justification Letter for Variance at 2222 Ash Street
APN # 139-35-713-035

To Whom It May Concern:

Please be advised our office represents the applicant on the above-referenced matter. The property is located at 2222 Ash Avenue, more specifically known as assessor's parcel number 139-35-713-035 ("Property"). The applicant is requesting a variance 1) to allow a 7 foot wall (3 foot, 6 inches of CMU block wall with 3 foot, 6 inches of rod iron on top) around the Property; 2) to allow a 4 foot rear yard setback where 15 feet is required and 3) to allow a shed in front of a primary residence.

The applicant was recently cited by Code Enforcement for not having permits for the block wall that was erected around the Property and for the laundry room addition to the house. The property owner hired a contractor to erect the 7 foot wall around the Property to prevent recurrent break-ins and vandalism that was occurring on the Property. The wall consists of 3 feet, 6 inches of CMU block wall with 3 feet, 6 inches of rod iron on top. The property owner was not aware that a variance was needed to exceed 5 feet in height and did not know that a permit was not pulled for the construction of the wall. The property owner relied on the contractor's expertise and paid the contractor for the construction of the wall. The wall is aesthetically pleasing and the rod iron on top allows for site visibility. Moreover, the wall has served it purpose by prevented further break-ins and vandalism on the Property.

The property owner believes the laundry room addition was constructed decades ago. According to the Clark County Assessor's records, the home was built back in 1948. There is a building permit number 27942 that was issued in 1964 for a remodel of the front of the home. This may have been the permit for the laundry room addition. Attached for your reference are all of the permits that were available from the City's Building Department. The construction of the laundry room should be grandfathered in considering it occurred decades ago. However, if needed, the property owner respectfully requests that the setback variance be granted to bring the Property into compliance.

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VAR-42175
REVISED

KAEMPFER
CROWELL

Additionally, the property owner is requesting a variance to allow a shed on the property. The shed is set back approximately 52' from the Ash Avenue right of way. The primary and practical entrance to the existing house is off of N. 23rd Street. However, technically the address of the property is 2222 Ash Avenue. As a result, the practical use of the property and the primary front entrance of the property is off of N 23rd Street.

If you have any questions, please do not hesitate to contact me at (702) 792-7045. Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Stephanie H. Allen

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JUL 05 2011

VAR-42175
REVISED

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

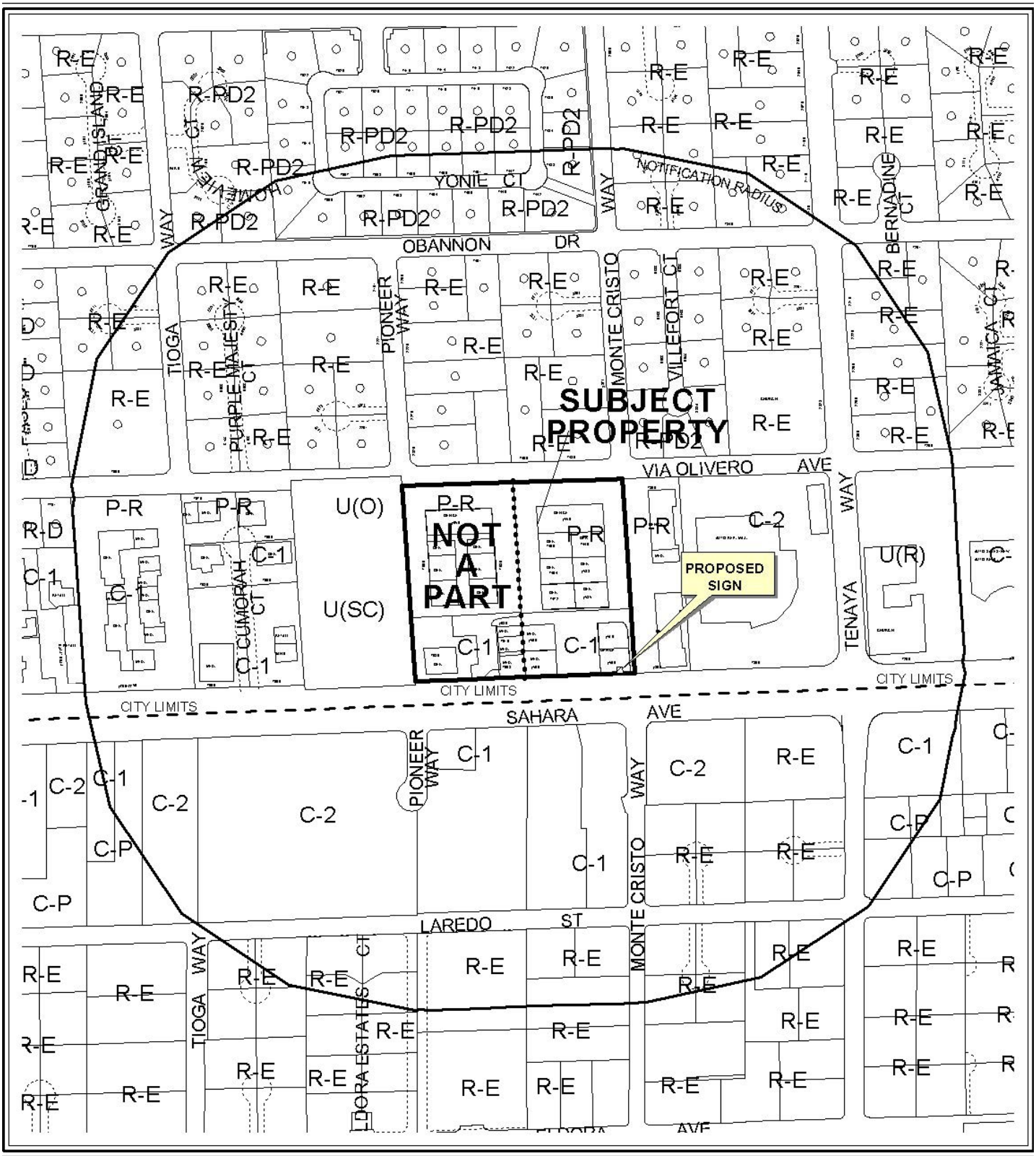
SUBJECT:
VAR-42234 - VARIANCE - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: BENSON & BERTOLDO, LLC - For possible action on a request for a Variance TO ALLOW A 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 0.32 acres at 7408 West Sahara Avenue (APN 163-03-411-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAR-42234 and ROC-42233
3. Supporting Documentation
4. Photos - VAR-42234 and ROC-42233
5. Justification Letters



0 300 600 Feet

CASE: **VAR-42234**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)
P-R (PROFESSIONAL OFFICE AND PARKING DISTRICT)

N

0 300 600 Feet

CASE: **VAR-42234**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)
P-R (PROFESSIONAL OFFICE AND PARKING DISTRICT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42234** APN: 16303411014

Name of Property Owner: Benson & Bertoldo LLC

Name of Applicant: Young Electric Sign Company

Name of Representative: Young Electric Sign Company

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: J. L. Benson, SR.

Print Name: Joseph L. BENSON, SR

Subscribed and sworn before me

This 5 day of APRIL, 20 11

Melissa Wilhelm

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA WILHELM
No: 93-1465-1
My Appointment Expires Mar. 4, 2013

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JUN 22 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) 7408 West Sahara

Project Name Benson & Bertoldo LLC **Proposed Use**

Assessor's Parcel #(s) 16303411014 **Ward #** 1

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres .32 **Lots/Units** 1 **Density**

Additional Information Building is located within the Sahara Professional Park

PROPERTY OWNER Benson & Bertoldo LLC **Contact** Mary Riggs

Address 7408 West Sahara **Phone:** (702) 228-2600 **Fax:** (702) 657-1107

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

E-mail Address mriggs@bensonlawyers.com

APPLICANT Young Electric Sign Company **Contact** Rich Hinshaw

Address 5119 S. Cameron St. **Phone:** (702) 497-5285 **Fax:** (702) 944-4500

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

E-mail Address rhinshaw@yesco.com

REPRESENTATIVE Young Electric sign Company **Contact** Rich Hinshaw

Address 5119 S. Cameron St. **Phone:** (702) 497-5285 **Fax:** (702) 944-4500

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

E-mail Address

Property Owner Signature* J. L. Benson

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

Print Name JOSEPH L. BENSON

Subscribed and sworn before me

This 5th day of APRIL, 20 11.

Melissa Wilhelm

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA WILHELM
No: 93-1465-1
My Appointment Expires Mar. 4, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-42234
Meeting Date:	8/9/11
Total Fee:	$830
Date Received:*	6/22/11
Received By:	Bn S

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

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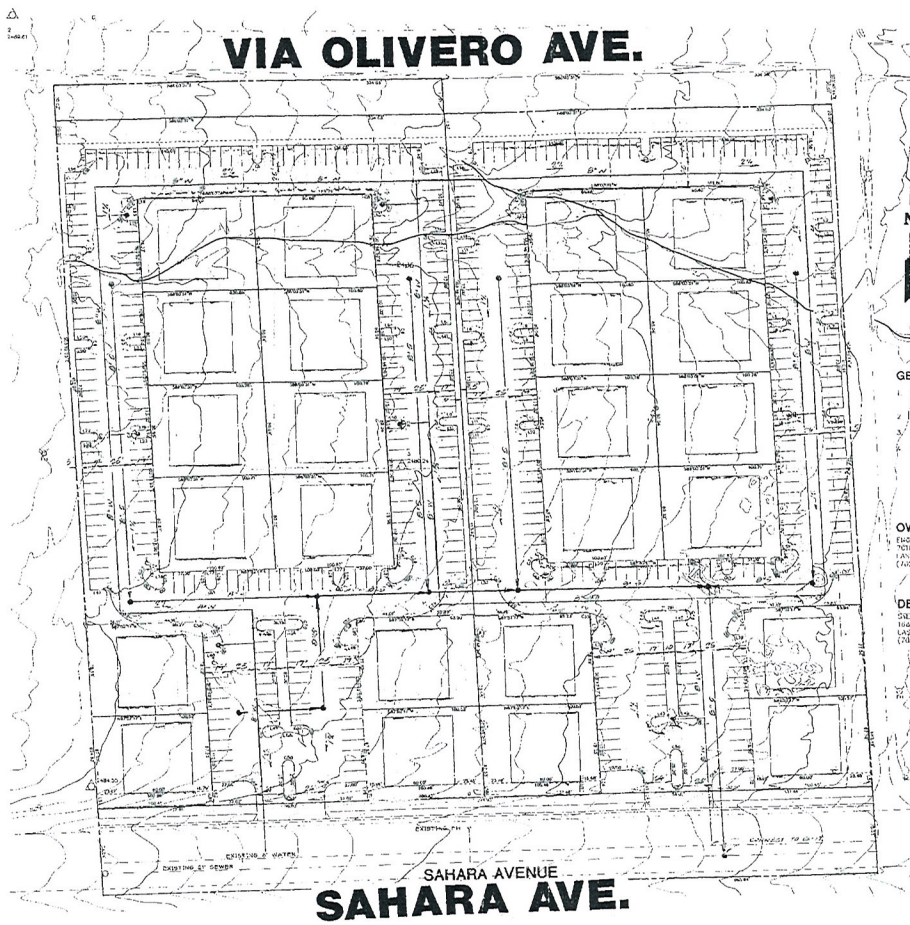
Revised 10/27/08

LINE DATA

CURVE DATA



VICINITY MAP

GENERAL NOTES

1. ALL IMPROVEMENTS TO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS OF CITY OF LAS VEGAS
2. UTILITY EASEMENTS TO BE DEDICATED TO THEIR RESPECTIVE AGENCIES.
3. LANDSCAPED AREAS TO BE COMMON AREAS AND MAINTAINED BY OWNERS ASSOCIATION
4. UTILITY SERVICES TO BE PROVIDED BY:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TELEPHONE	CENTRAL TELEPHONE
SOLID WASTE	SILVER STATE DISPOSAL

OWNER

ENGINEERS & SURVEYORS INC
7018 W CHARLESTON BLVD
LAS VEGAS, NEVADA 89117
(702) 363-6415

DEVELOPER

STERLING PARTNERS
1661 E FLAMINGO AVE SUITE 5A
LAS VEGAS, NEVADA 89119
(702) 383-3383

LEGEND

- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- RATE OF GRADE & DIRECTION OF FLOW
- CONTOUR LINE

ZONING / DENSITY

PRESENT - PR
PROPOSED - PR
PARKING SPACES PROVIDED - 458
PARKING SPACES PER BUILDING - 15
PARKING SPACES PER 400 SQUARE FT - RFQ/1
AVAILABLE/ 2.12 REQ/1

NUMBER OF BUILDINGS - 24
AREA OF BUILDING - 3,600 SQ FT EA
GROSS ACREAGE - 10.60±

LEGAL DESCRIPTION

BEING A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3, T 21 R 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE S 1/4 CORNER OF SECTION 3, ALSO BEING THE INTERSECTION OF SAHARA AVENUE AND TENAYA DRIVE, THENCE SOUTH 87°52'17" WEST, 665.64 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 87°52'17" WEST, 665.64 FEET, THENCE NORTH 03°52'55" WEST, 694.83 FEET, THENCE NORTH 88°03'51" EAST, 334.08 FEET, THENCE SOUTH 03°46'50" EAST, 30.62 FEET, THENCE NORTH 88°31' EAST, 334.03', THENCE SOUTH 03°40'44" EAST, 662.46 FEET TO THE POINT OF BEGINNING.

ESI ENGINEERS & SURVEYORS, INC.

SUBMITTED BY

TENTATIVE MAP

PROJECT
SAHARA PROFESSIONAL PARK
(A COMMERCIAL SUBDIVISION)

742-9617
BCB
NOV 90
1" = 40'

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VAR-42234 ROC-42233

BENSON BERTOLDO BAKER & CARTER

REVISION 6

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0067229 & #0067290

YESCO

Client Name & Address:
BENSON, BERTOLDO,
BAKER & CARTER
7408 W. SAHARA
LAS VEGAS, NEVADA

Project Tracking Number:
416705

Project Name:
BENSON,
BERTOLDO,
BAKER & CARTER

Account Executive:
RICH
HINSHAW

Designer:
RICHARD
BALDWIN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

ORIG. 02/25/11 R. B.
1. 03/24/11 - R. B.
2. 03/29/11 - R. B.
3. 03/30/11 - R. B.
4. 05/17/11 - R. B.
5. 05/23/11 - R. B.
6. 06/21/11 - J. P.

Description:
COVER SHEET

Classification:
CV-1

Reference Design:

O.R.M. Serial:

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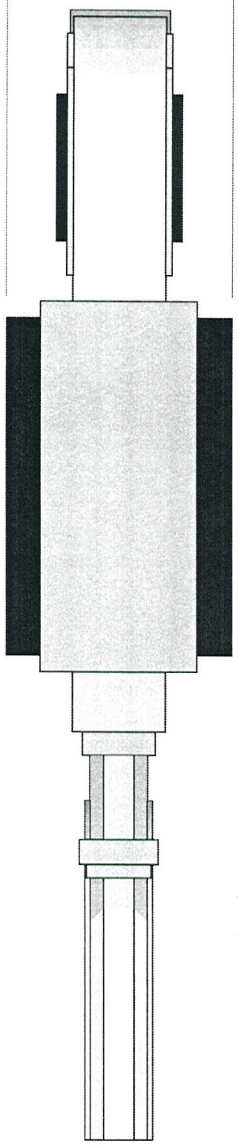
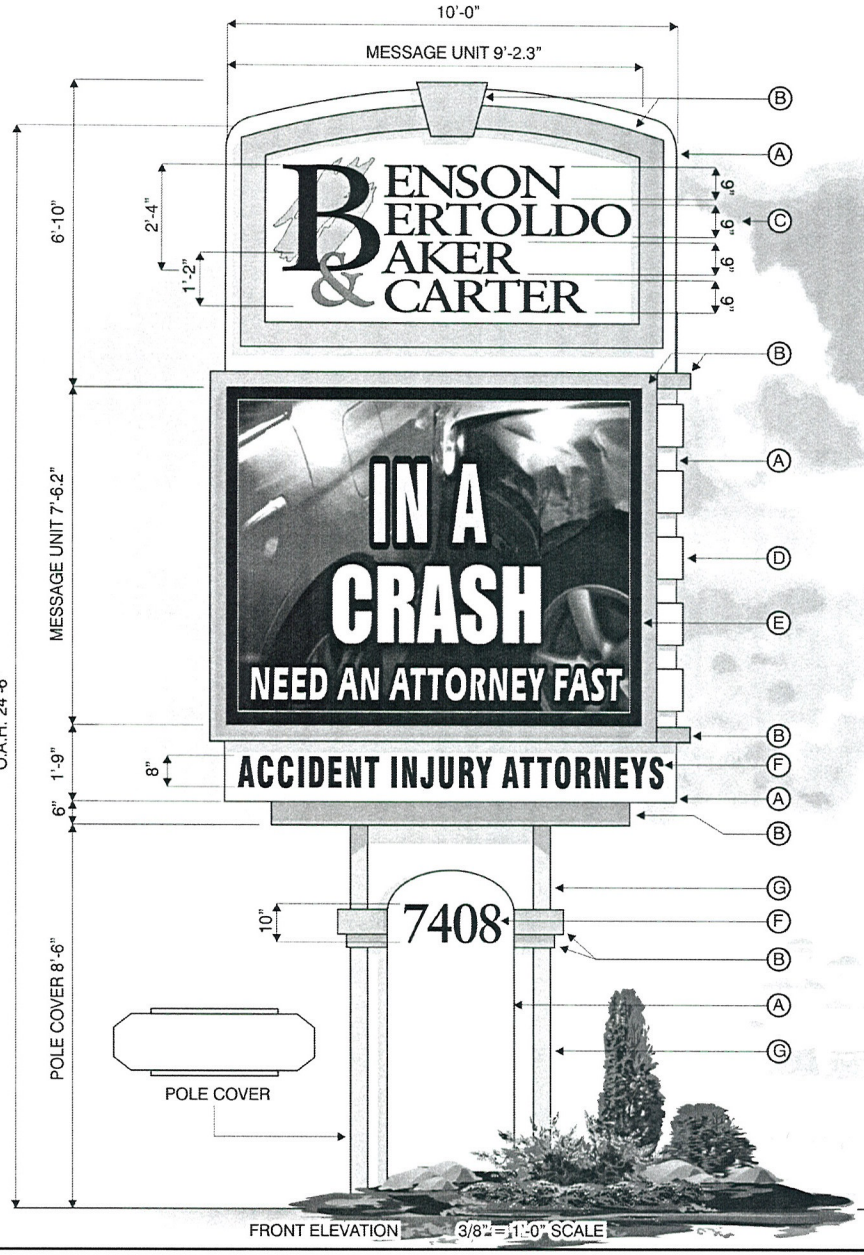
ROC-42233

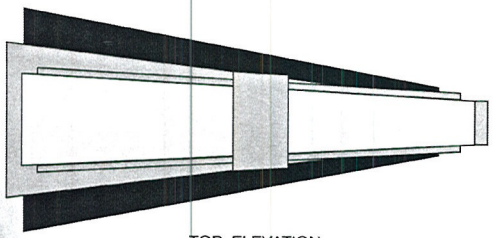
VAR-42234



LEFT SIDE ELEVATION



FRONT ELEVATION 3/8"=1'-0" SCALE



TOP ELEVATION

SCOPE OF WORK

REMOVE ONE (1) EXISTING D/F MONUMENT SIGN & DISCARD

MFG. & INSTALL ONE (1) D/F PYLON SIGN

A
D/F CABINET
TO BE TEX-COTED & PAINTED TO MATCH EXISTING BUILDING COLOR

B
EMBELLISHMENT
TO BE TEX-COTED & PAINTED EXISTING BUILDING COLOR WITH 15% BLACK ADDED

C
BENSON, BERTOLDO, BAKER & CARTER
(CUSTOMER TO PROVIDE VECTOR ARTWORK)

OPTION 1
REVERSE PAN CHANNEL PAINTED (COLOR T.B.D.)
WHITE LED HALO ILLUMINATION (STEADY BURN)

OPTION 2
LOGO TO BE ROUTED OUT BACKED WITH WHITE ACRYLIC WITH PERF. BLACK VINYL
FLUORESCENT ILLUMINATION

D
EMBELLISHMENT
NO TEX-COTE TO BE PAINTED WHITE

E
FULL COLOR MESSAGE UNIT

OPTION 1
16mm / MATRIX 128 X 160 / V.O. 6'-11.2" X 8'-8"

OPTION 2
20mm / MATRIX 112 X 128 / V.O. 7'-7" X 8'-8"

F
ACCIDENT INJURY ATTORNEYS & ADDRESS
TO BE ROUTED OUT BACKED WITH WHITE ACRYLIC & PERF. BLACK VINYL
FLUORESCENT ILLUMINATION

G
POLE COVER
TO BE TEX-COTED & PAINTED TO MATCH EXISTING BUILDING COLOR

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

05/17/11 - R. BALDWIN - ENCROACHMENT ARTWORK
03/30/11 - R. BALDWIN - NO CHANGES TO THIS SHEET
03/29/11 - R. BALDWIN - NO CHANGES TO THIS SHEET
03/24/11 - R. BALDWIN - ADD OPTION TO MESSAGE UNIT
05/23/11 - R. BALDWIN - INCREASE POLE COVER & O.A.H. FROM 24'-0" TO 24'-6"

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074209 & #0074210

YESCO

Client Name & Address:
BENSON, BERTOLDO, BAKER & CARTER
7408 W. SAHARA
LAS VEGAS, NEVADA

Project Tracking Number: 416705
Project Name: BENSON, BERTOLDO, BAKER & CARTER
Account Executive: RICH HINSHAW
Designer: RICHARD BALDWIN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
ORIG. 02/25/11 R. B.
1 03/24/11 - R. B.
2 03/29/11 - R. B.
3 03/30/11 - R. B.
4 05/17/11 - R. B.
5 05/23/11 - R. B.

Description: D/F PYLON SIGN
Classification: PY-1
Reference Design:
O.E.M. Serial:
Sheet: 01

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VAR-42234

EAST BOUND TRAVEL ON SAHARA AVE.

5'-0" SET BACK FROM BACK OF SIDE WALK / 0'-0" SET BACK FROM PROPERTY LINE / RIGHT of WAY

WEST BOUND TRAVEL ON SAHARA AVE.

5'-0" SET BACK FROM BACK OF SIDE WALK / 0'-0" SET BACK FROM PROPERTY LINE / RIGHT of WAY

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

03/30/11 - R. BALDWIN - ADD NOTE INFO. ABOUT SHEET 5 ON BOTTOM PHOTO
05/17/11 - R. BALDWIN - ENCROACHMENT ARTWORK

03/29/11 - R. BALDWIN - NO CHANGES TO THIS SHEET
03/24/11 - R. BALDWIN - ADD PALM TREE NOTES / ADD SET BACK NOTES

05/23/11 - R. BALDWIN - IN

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

IN CONTRACTOR LICENSE #0018548/A0018548

Client Name & Address:
BENSON, BERTOLDO, BAKER & CARTER
7408 W. SAHARA
LAS VEGAS, NEVADA

Project Tracking Number:
416705

Project Name:
BENSON, BERTOLDO, BAKER & CARTER

Account Executive:
RICH HINSHAW

Designer:
RICHARD BALDWIN

Design Approvals

Checked By:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
ORIG. 02/25/11 R. B.
1 03/24/11 - R. B.
2 03/29/11 - R. B.
3 03/30/11 - R. B.
4 05/17/11 - R. B.
5 05/23/11 - R. B.

Description:
D/F PYLON SIGN

Classification:
PY-1

Reference Design:

O.R.M Sales:

Sheet:
02

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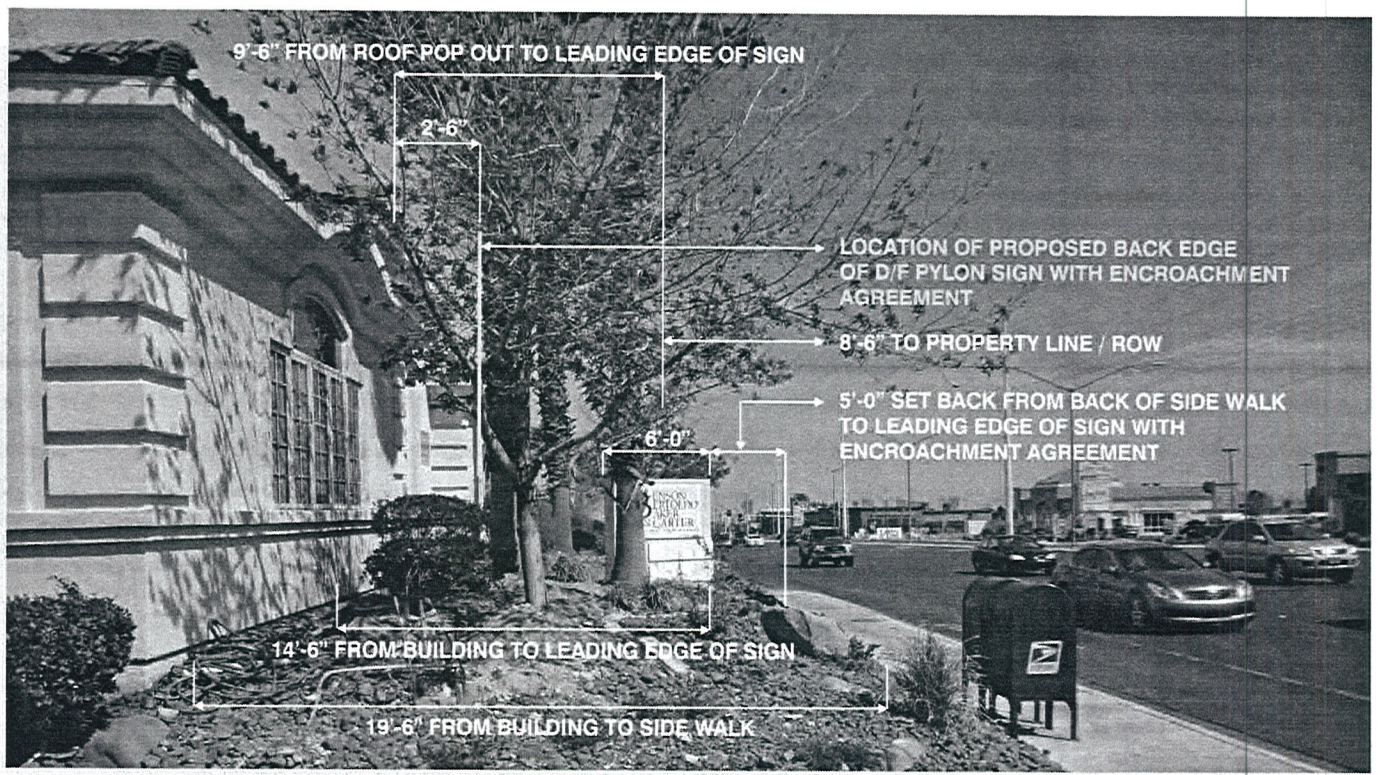
VAR-42234



EAST BOUND ON SAHARA AVE.

FIELD SURVEY WITH EXISTING SIGN FOR REFERENCE

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ROC-42233
VAR-42234

05/23/11 - R. BALDWIN - INCREASE POLE COVER & O.A.H. FROM 24'-0" TO 24'-6"
05/17/11 - R. BALDWIN - ENCROACHMENT ARTWORK
05/03/11 - R. BALDWIN - NO CHANGES TO THIS SHEET
03/30/11 - R. BALDWIN - ADD THIS SHEET
06/21/11 - J. PETERSON - REVISED DIMENSIONS

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV. 89118
PHONE: (702) 876-6060
WWW.YESCO.COM

YESCO

Client Name & Address:
BENSON, BERTOLDO, BAKER & CARTER
7408 W. SAHARA
LAS VEGAS, NEVADA

Project Tracking Number:
416705

Project Name:
BENSON, BERTOLDO, BAKER & CARTER

Account Executive:
RICH HINSHAW

Designer:
RICHARD BALDWIN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
ORIG. 02/25/11 R. B.
1. 03/24/11 - R. B.
2. 03/29/11 - R. B.
3. 03/30/11 - R. B.
4. 05/17/11 - R. B.
5. 05/23/11 - R. B.
6. 06/21/11 - J. P.

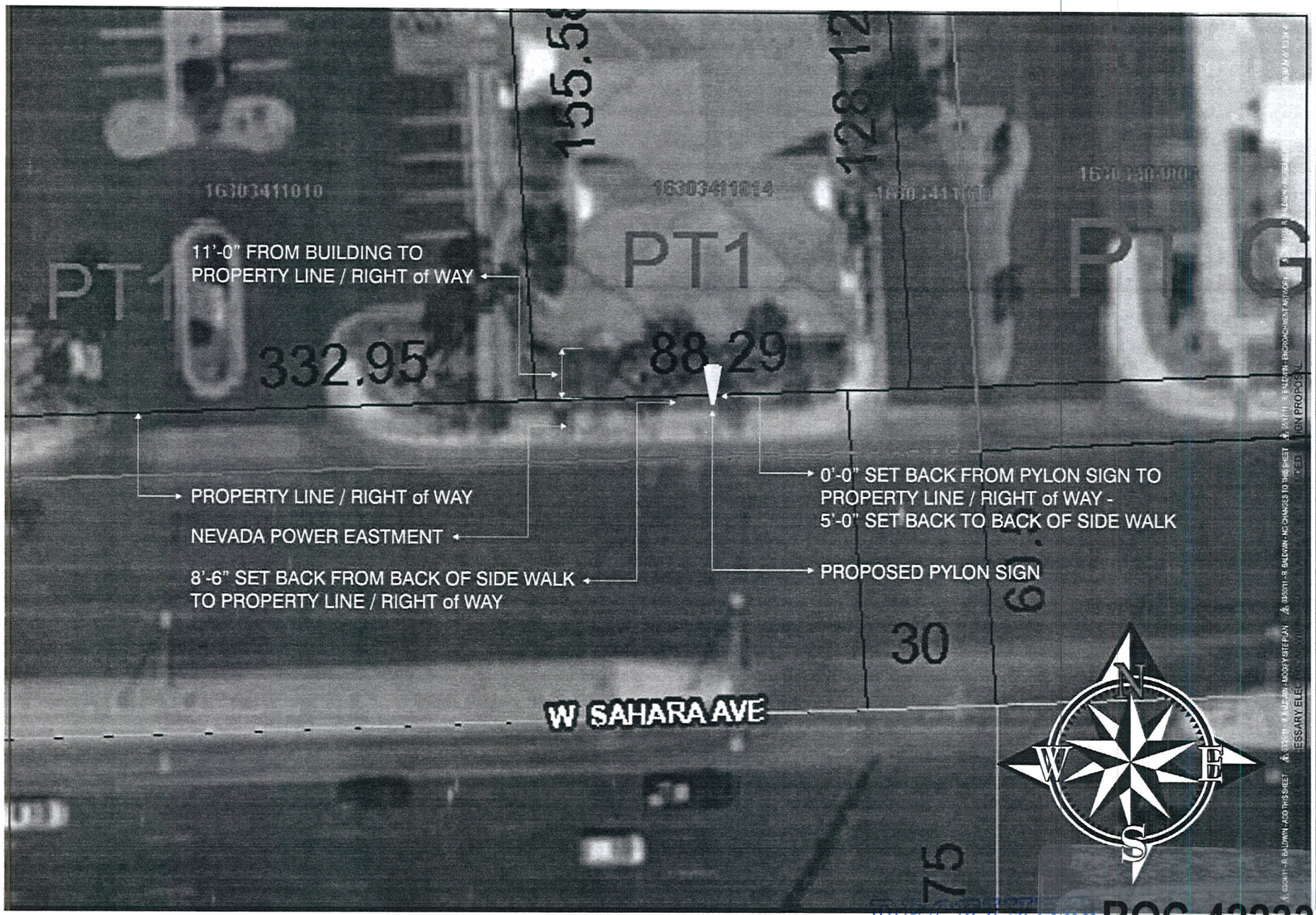
Description:
D/F PYLON SIGN

Classification:
PY-1

Reference Design:

O.F.M Serial:

Sheet:
03



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-5060
WWW.YESCO.COM

Client Name & Address:
BENSON, BERTOLDO, BAKER & CARTER
7408 W. SAHARA
LAS VEGAS, NEVADA

Project Tracking Number: 416705
Project Name: BENSON, BERTOLDO, BAKER & CARTER
Account Executive: RICH HINSHAW
Designer: RICHARD BALDWIN

Design Approvals
Checked By:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
ORIG. 02/25/11 R. B.
03/24/11 - R. B.
03/29/11 - R. B.
03/30/11 - R. B.
05/17/11 - R. B.
05/23/11 - R. B.

Description: SITE PLAN
Classification: SP-1
Reference Design:
D.R.M Sheet:
Sheet: 04

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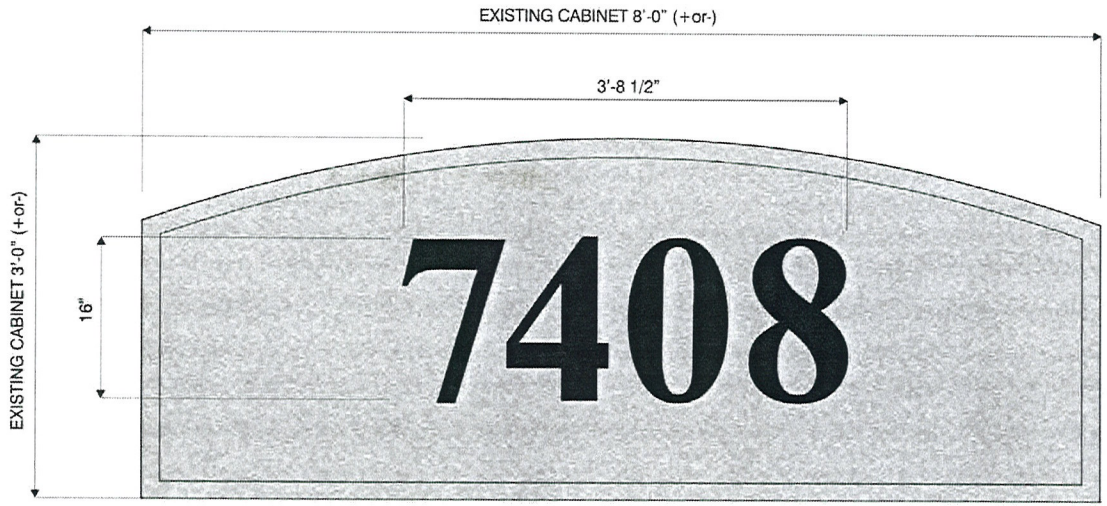
ROC-42233
VAR-42234



FRONT ELEVATION 1" = 1'-0" SCALE

SCOPE OF WORK

REMOVE & DISCARD ONE (1) FACE FROM S/F WALL SIGN

MFG. & INSTALL ONE (1) FACE

BACK GROUND
TO BE METAL TEX-COTED & PAINTED TO MATCH EXISTING COLOR

ADDRESS TO BE ROUTED OUT OF BACK GROUND
BACKED WITH WHITE LEXAN & PERFORATED BLACK VINYL

NOTE:
FIELD SURVEY REQUIRED BEFORE PRODUCTION

EXISTING S/F WALL SIGN AS IS

EXISTING S/F WALL SIGN WITH PROPOSED FACE CHANGE

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

03/30/11 - R. BALDWIN - ADD THIS SHEET
05/17/11 - R. BALDWIN - ENCROACHMENT ARTWORK
05/23/11 - R. BALDWIN - NO CHANGE TO THIS SHEET

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0014229 & #0014290

Client Name & Address:
BENSON, BERTOLDO, BAKER & CARTER
7408 W. SAHARA
LAS VEGAS, NEVADA

Project Tracking Number: 416705

Project Name: BENSON, BERTOLDO, BAKER & CARTER

Account Executive: RICH HINSHAW

Designer: RICHARD BALDWIN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
ORIG. 02/25/11 R. B.
1 03/24/11 - R. B.
2 03/29/11 - R. B.
3 03/30/11 - R. B.
4 05/17/11 - R. B.
5 05/23/11 - R. B.

Description: REFACE EXISTING S/F WALL SIGN

Classification: RF-1

Reference Design:

O.E.M. Serial:

Sheet: 05

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ROC-42233
VAR-42234

DSC00685.JPG

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JUN 22 2011

ROC-42233
VAR-42234

DSC00686.JPG

RECEIVED
JUN 22 2011

ROC-42233 VAR-42234

DSC00687.JPG

RECEIVED
JUN 22 2011
VAR-42234

YESCO

Las Vegas Division

5119 South Cameron Street
Las Vegas, Nevada 89118

702-876-8080 Telephone
702-944-4500 Fax

Justification Letter

As the representative for the owner, Benson, Bertoldo, Baker and Carter, the following variance would like to be considered:

Code Section 19.14.060 (F)(5)(d) – 5'-0" set back from property line.

Variance Request: Zero foot set back from property line.

Please consider the requested variance based on Code Section 19.18.070 (L)(2).

Determinations

Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the 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 parcel related to this application would be considered narrow and shallow for the purposes of a moderate size freestanding sign that would have visibility from both eastbound and westbound Sahara Avenue based on the following conditions (refer to YESCO drawing #416705 Sheet 03 and 04):

1. Restrictive property lines to the east and west will only allow a sign to be placed in the landscaped area between the property line/right of way and the building structure.

2. There is a Nevada Power easement that encroaches 8'-6" behind the back of the sidewalk into the landscaped area where the sign can only be placed. If you refer to the YESCO drawings, you can see the impact that this has on the property and the sign.

   A. If granted the variance for the zero foot set back, the measurements would be:
      i. Back of sidewalk to the leading edge of the sign will be 5'-0".
      ii. Back of sidewalk to property line/right of way would be 8'-6". Sign will be located 3'-6" into the easement.
      iii Back a sidewalk to back edge of sign would be 15'-0".
      iv Clearance from the back edge of sign to roof pop-out would be 2'-6".

   B. If not granted the variance for the zero foot set back, the measurements would be:
      i. Back of sidewalk to property line/right of way is 8'-6" plus the required 5'-0" set back would place the leading edge of the sign 13'-6" from the back of the sidewalk.

ii. The distance from the 13'-6" set back to the roof pop-out would be 4'-0". If you allow a clearance of 2'-6" to the pop-out, the sign could only be 1'-6" wide and would be useless.

Please consider the requested variance based on Code Section 19.18.070 (H).

Precedents

The fact that a Variance for the same or similar use has been granted previously for the subject property or nearby property is a factor to be considered, but is not determinative.

In the Planning Commission meeting held on January 22, 2004, item #18, MSP-3493 for Coronado Bay Sahara LLC., located at 7936 W. Sahara Avenue, I represented the client with similar circumstances. The property was zoned C-1 and at the time we requested a Special Conditions Request with the Master Sign Plan application for a zero foot set back, along with an encroachment agreement and we were granted the request. That particular sign was 40'-0" tall and 16'-0" wide. Though this does not make our request determinative, I feel it is worth noting a request for a zero foot set back has been granted in the past.

Other additional points to consider would be:

1. Since the sign will be set back 5'-0" from the back of sidewalk, it will still have the appearance of meeting the set back. In most cases, the property line starts at the back of the sidewalk in the City.

2. If the variance is granted along with an encroachment agreement executed, the current, or any future property owner has the understanding that if Sahara Avenue is widened in the future, then the sign will have to be removed at the owner's expense.

3. There are some landscape issues as you can see when reviewing YESCO drawings #416705 sheet 03. Once the existing sign and footing are removed, the plan is for YESCO to dig the footing for the new sign, set the pipe and have the area back filled back to the original grade.

   A. If granted the variance for the zero foot set back, and the executed encroachment agreement, there may be a couple palm trees that might block some visibility of the sign. The degree of impact will not be able to be determined until the sign is installed and a vehicular drive by survey eastbound and westbound is done. There is a good possibility that none of the mature trees will need to be relocated. If one or two of the palm trees needed to be removed and relocated, the property owner agrees to do that within the same planter area.

   B. Due to the conditions of this parcel, there is a hardship that basically makes it impossible to install a freestanding sign without the granted variance and executed encroachment agreement.

Please consider our request for the variance with the information that has been provided.

Sincerely,

Rich Hinshaw

Rich Hinshaw

VAR-42234

ROC-42233

YESCO

Las Vegas Division

5119 South Cameron Street
Las Vegas, Nevada 89118

702-876-8080 Telephone
702-944-4500 Fax

Freestanding Sign
Calculations

Address: 7400 – 7488 West Sahara Avenue
Las Vegas, Nevada 89117

Zoning: C-1

Frontage: 332.95 feet

Number of Freestanding Signs Allowed: Two – One per 200 lineal feet of street frontage

Existing Number of Signs: One

Proposed Number of Signs: One

Total Square Footage Allowed: 665.90

Existing Square Footage: 150

Proposed Square Footage: 170.19

Approved Height: 40'-0"

Proposed Height: 24'-6"

Separation Requirement: 100'-0"

Proposed Separation: 120'-0"

Electronic Message Unit: Permit Allowed

Minimum Setback: 5'-0"

Proposed Setback: Zero feet

RECEIVED
JUN 22 2011
VAR-42234
ROC-42233

YESCO

Las Vegas Division

5119 South Cameron Street
Las Vegas, Nevada 89118

702-876-8080 Telephone
702-944-4500 Fax

Project Overview

The property owner, Benson, Bertoldo, Baker and Carter, has purchased a sign from Signs West, who has since gone out of business. The sign was approximately 50% completed and currently remains in that status.

I went down to the City to verify the status of Signs West permit #165908 and found out no inspections have been performed under that permit number. The property owner has gone through the expense of removing landscaping and providing a 50% deposit for the existing sign.

There are three things that I noticed as I surveyed this project. First, the leading edge of the sign is located in the right of way and research showed no variance or encroachment agreement was ever executed. Secondly, the sign is too small to adequately serve its purpose for westbound and eastbound visibility on Sahara Ave. Lastly, the sign company left the landscaping in very poor condition. Photos of the current conditions are attached for your review.

The property owner's resolution to the current conditions would be to remove the existing non-conforming sign, request a variance for a zero foot back from the property line/right of way, enter an encroachment agreement with the City, manufacture and install a new sign that will provide the adequate visibility and bring the existing landscape back to its original grade.

Sincerely,

Rich Hinshaw

Rich Hinshaw

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JUN 22 2011

VAR-42234

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
ROC-42233 - REVIEW OF CONDITION RELATED TO VAR-42234 - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: STERLING PARK OWNERS ASSOCIATION - For possible action on a request for a Review Condition to delete Condition Number 2 of an approved Plot Plan and Building Elevation Review [Z-0050-90(5)] WHICH REQUIRED THE SUBMITTAL OF A MASTER SIGN PLAN TO THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY INDIVIDUAL ON-PREMISE SIGNS on 4.50 acres 7400-7580 West Sahara Avenue (APNs 163-03-411-003; 005; 007; 009 through 016), C-1 (Limited Commercial) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian).

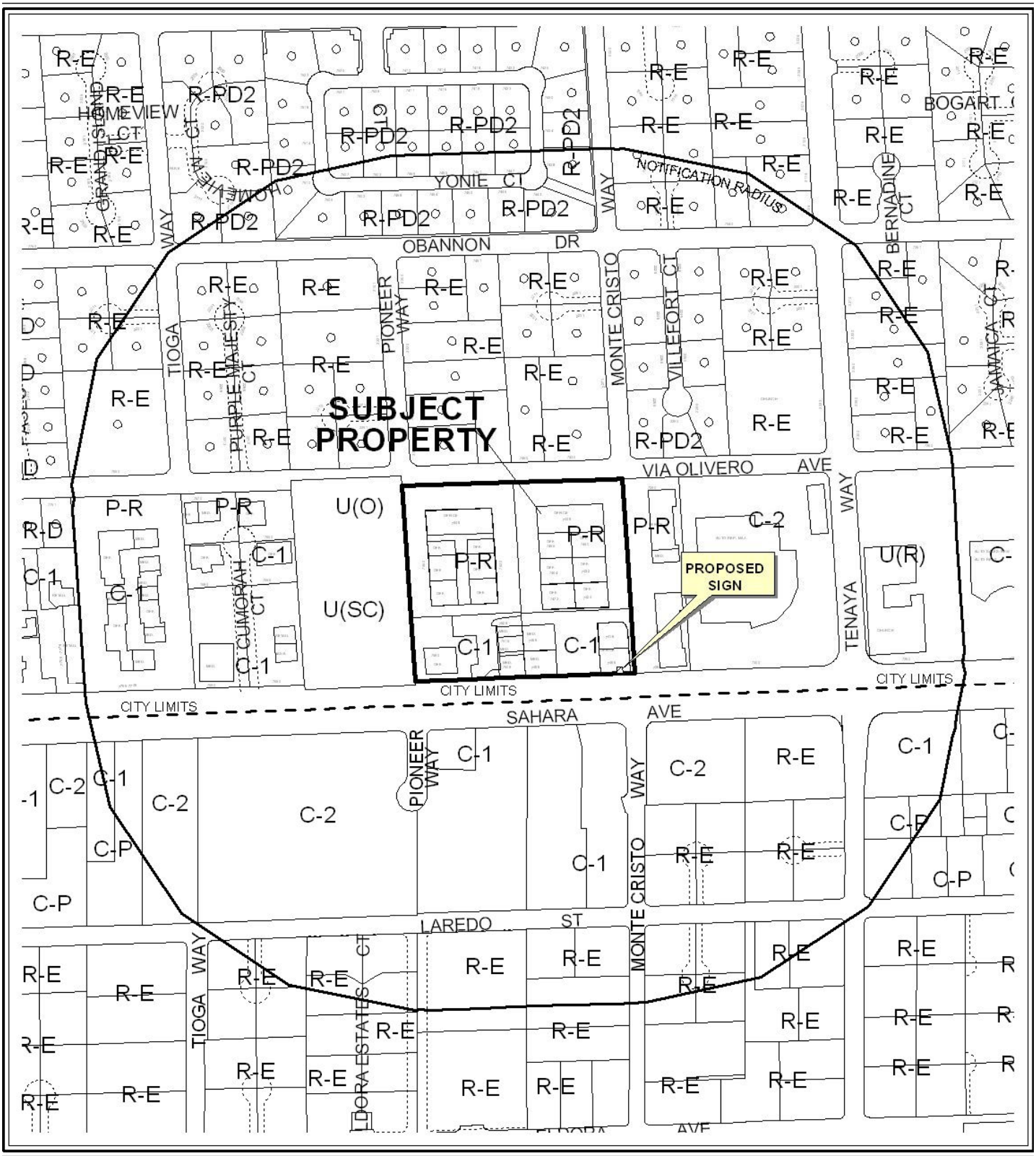
MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. City Council Approval Letter for Z-50-90
5. Justification Letter

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



0 300 600 Feet

CASE: **ROC-42233**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)
P-R (PROFESSIONAL OFFICE AND PARKING DISTRICT)

N

0 300 600 Feet

CASE: **ROC-42233**

RADIUS: 1000 FT

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

P-R (PROFESSIONAL OFFICE AND PARKING DISTRICT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-42233** APN: 16303412-006,007,009,010 thru 013

Name of Property Owner: Sterling Park West Owners Association

Name of Applicant: Young Electric Sign Comapny

Name of Representative: Rich Hinshaw

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: Ronald L. Greenwald MFA

Print Name: Ronald L. Greenwald MFA

Subscribed and sworn before me

This 17th day of June, 20 11

Lucille Larosee

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LUCILLE LAROSEE
No. 92-1470-1 My Appointment Expires Oct. 10, 2012

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JUN 22 2011

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-42233** APN: 16303411-003,005,007,009 thru 016

Name of Property Owner: Sterling Park Owners Association

Name of Applicant: Young Electric Sign Comapny

Name of Representative: Rich Hinshaw

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: Roger L. Freeman

Print Name: ROGER L. FREEMAN

Subscribed and sworn before me

This 17 day of June, 2011

Melissa Wilhelm

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
MELISSA WILHELM
No. 93-1465-1 My Appointment Expires March 4, 2013

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JUN 22 2011

Revised 11-14-06

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions

Project Address (Location) 7400-7488 West Sahara

Project Name 7400-7488 Signage **Proposed Use** Buisness Park

Assessor's Parcel #(s) 16303411-003,005,007,009 thru 016 **Ward #** 1

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

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

Gross Acres 4.50 **Lots/Units** _____ **Density** _____

Additional Information Review of Conditions- to remove item #2 for a MSP from RE: Z-50-90 Plot Plan and Building review

PROPERTY OWNER Sterling Park Owners Assoc. **Contact** Roger Freeman

Address 7464 W. Sahara **Phone:** (702) 363-2245 **Fax:** _____

City Las Vegas **State** Nv. **Zip** 89117

E-mail Address superior-engineering@earthlink.net

APPLICANT Young Electric Sign Company **Contact** Rich Hinshaw

Address 5119 S. Cameron St **Phone:** (702) 497-5285 **Fax:** (702) 944-4500

City Las Vegas **State** Nv. **Zip** 89118

E-mail Address rhinshaw@yesco.com

REPRESENTATIVE Young Electric Sign Company **Contact** Rich Hinshaw

Address 5119 S. Cameron St **Phone:** (702) 497-5285 **Fax:** (702) 944-4500

City Las Vegas **State** Nv. **Zip** 89118

E-mail Address rhinshaw@yesco.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 Roger L. Freeman

Subscribed and sworn before me

This 17 day of June, 20 11.

Melissa Wilhelm

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
MELISSA WILHELM
No. 93-1465-1 My Appointment Expires March 4, 2013

FOR DEPARTMENT USE ONLY

Case #	LC-42233
Meeting Date:	8/9/11
Total Fee:	$ 350
Date Received:*	6/22/11
Received By:	

RECEIVED
JUN 22 2011

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions

Project Address (Location) 7548-7580 West Sahara

Project Name 7548-7580 Signage **Proposed Use** Buisness Park

Assessor's Parcel #(s) 16303412-006,007,009,010,011,012,013 **Ward #** 1

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

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres 4.52 **Lots/Units** ____ **Density** ____

Additional Information Review of Conditions- to remove item #2 for a MSP from RE: Z-50-90 Plot Plan and Building review

PROPERTY OWNER Sterling Park W. Owners Assoc. **Contact** Ronald Greenawalt

Address 7500 W. Sahara **Phone:** 368-8984 **Fax:** 363-3573

City Las Vegas **State** Nv. **Zip** 89117

E-mail Address greenawalt.chiropractic@gmail.com

APPLICANT Young Electric Sign Company **Contact** Rich Hinshaw

Address 5119 S. Cameron St **Phone:** (702) 497-5285 **Fax:** (702) 944-4500

City Las Vegas **State** Nv. **Zip** 89118

E-mail Address rhinshaw@yesco.com

REPRESENTATIVE Young Electric Sign Company **Contact** Rich Hinshaw

Address 5119 S. Cameron St **Phone:** (702) 497-5285 **Fax:** (702) 944-4500

City Las Vegas **State** Nv. **Zip** 89118

E-mail Address rhinshaw@yesco.com

Property Owner Signature* Ronald L. Greenawalt DC, FIO

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

Print Name Ronald L. Greenawalt DC, FIO

Subscribed and sworn before me

This 17th day of June, 20 11.

Lucille LaRosee

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LUCILLE LAROSEE
No. 92-1470-1 My Appointment Expires Oct. 10, 2012

FOR DEPARTMENT USE ONLY

Case #	ZOC-17233
Meeting Date:	8/9/11
Total Fee:	$830
Date Received:*	6/22/11
Received By:	

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JUN 22 2011

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

Revised 10/27/08

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MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY of LAS VEGAS

September 28, 1993

Sterling Limited Partnership II
2300 Paseo Del Prado, B-310
Las Vegas, Nevada 89102

RE: Z-50-90 - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review on property located on the north side of Sahara Avenue, approximately 660 feet west of Tenaya Way, N-U Zone (under Resolution of Intent to P-R), was considered by the Planning Commission on September 23, 1993.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Conformance to all applicable original Conditions of Approval and all applicable subsequent Conditions of Approval for this project.

2. Submit a Master Sign Plan to the Department of Community Planning and Development for review and approval prior to the issuance of building permits for any individual on-premise signs.

3. Record a Joint Access Agreement across the parcels to ensure vehicular access is provided to the north portion of the Phase II site concurrent with the construction of Building No. 2 unless a Commercial Subdivision Map is recorded for the Building No. 2 site as required by the Department of Community Planning and Development. The agreement shall remain in force until such time as direct access is provided to Sahara Avenue for the remainder of the Phase II site.

4. The full width of the driveway on the east edge of this property shall be constructed concurrent with Phase I of this site as required by the Department of Public Works.

5. Driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

6. Conformance to the plot plan and building elevations.

- Continued -

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JUN 22 2011

ROC-42233

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER
PRINCIPAL PLANNER

NRS:RSG:rlr

cc Engineers & Surveyors, Inc.
7018 West Charleston Boulevard
Las Vegas, Nevada 89117

RECEIVED
JUN 22 2011

ROC-42233

YESCO

Las Vegas Division

5119 South Cameron Street
Las Vegas, Nevada 89118

702-876-8080 Telephone
702-944-4500 Fax

Review of Conditions
Justification Letter

As the representative for the Sterling Park Owners Association and the Sterling Park West Owners Association, we would like to have the Removal of Conditions considered for Item #2 on Z-50-90-Plot Plan and Building Elevation Review.

The request is for the removal of the Master Sign Plan submittal. There was never a Master Sign Plan submittal executed for the project, even though signs have been permitted for the site. Any future signage will have to conform to Chapter 19.14 Sign Standards. The property today would not require a Master Sign Plan.

Please consider our request to remove this condition.

Sincerely,

Rich Hinshaw

Rich Hinshaw

RECEIVED
JUN 22 2011
ROC-42233

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

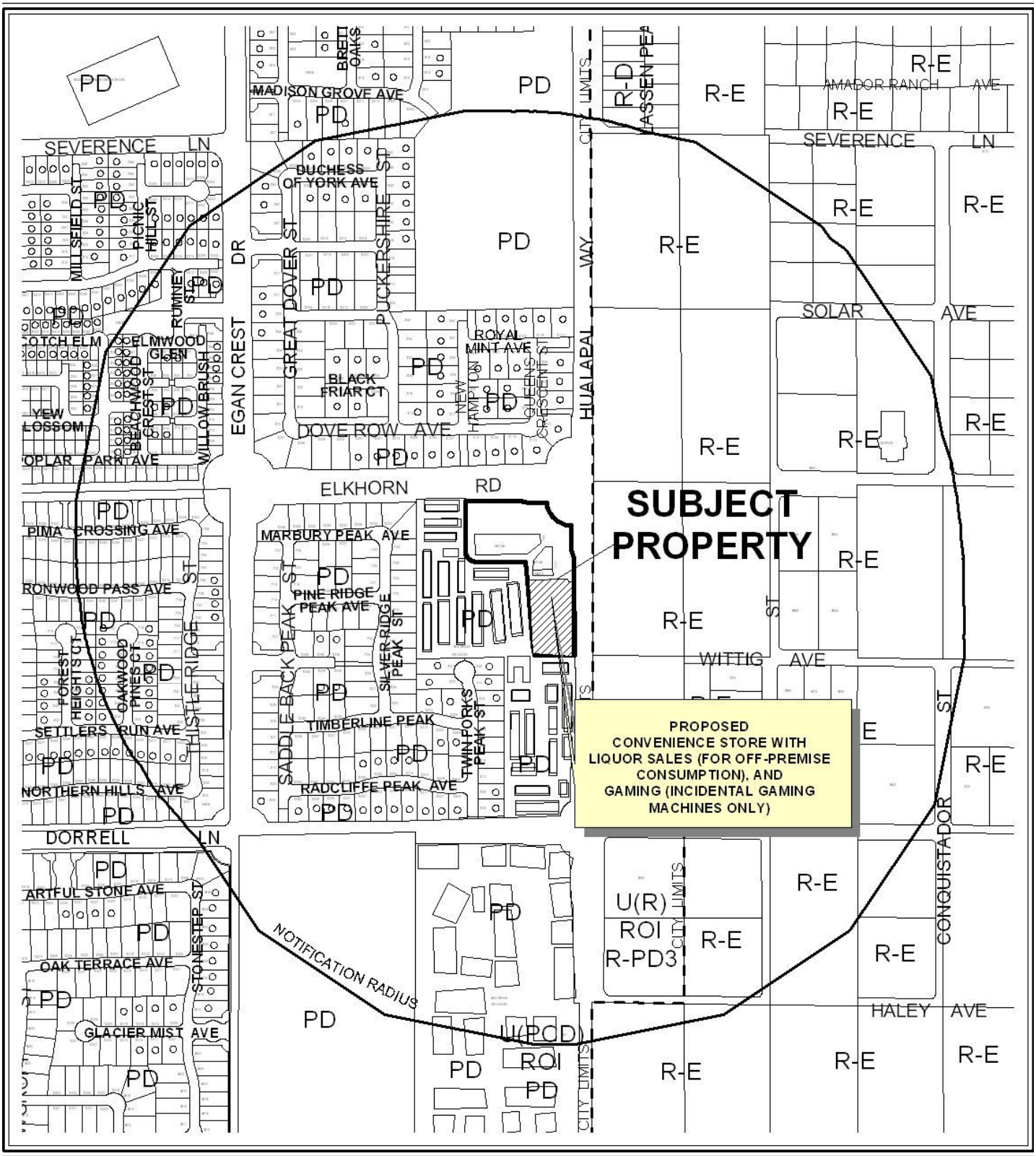
SUBJECT:
SUP-42177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR LIQUOR SALES (FOR OFF-PREMISE CONSUMPTION) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-42177, SUP-42178 and SDR-42176
2. Special Map
3. Conditions and Staff Report - SUP-42177, SUP-42178 and SDR-42176
4. Supporting Documentation
5. Photos - SUP-42177, SUP-42178, and SDR-42176
6. Providence Design Review Committee Approval Letter – SUP-42177, SUP-42178 and SDR-42176
7. Justification Letter - SUP-42177, SUP-42178 and SDR-42176



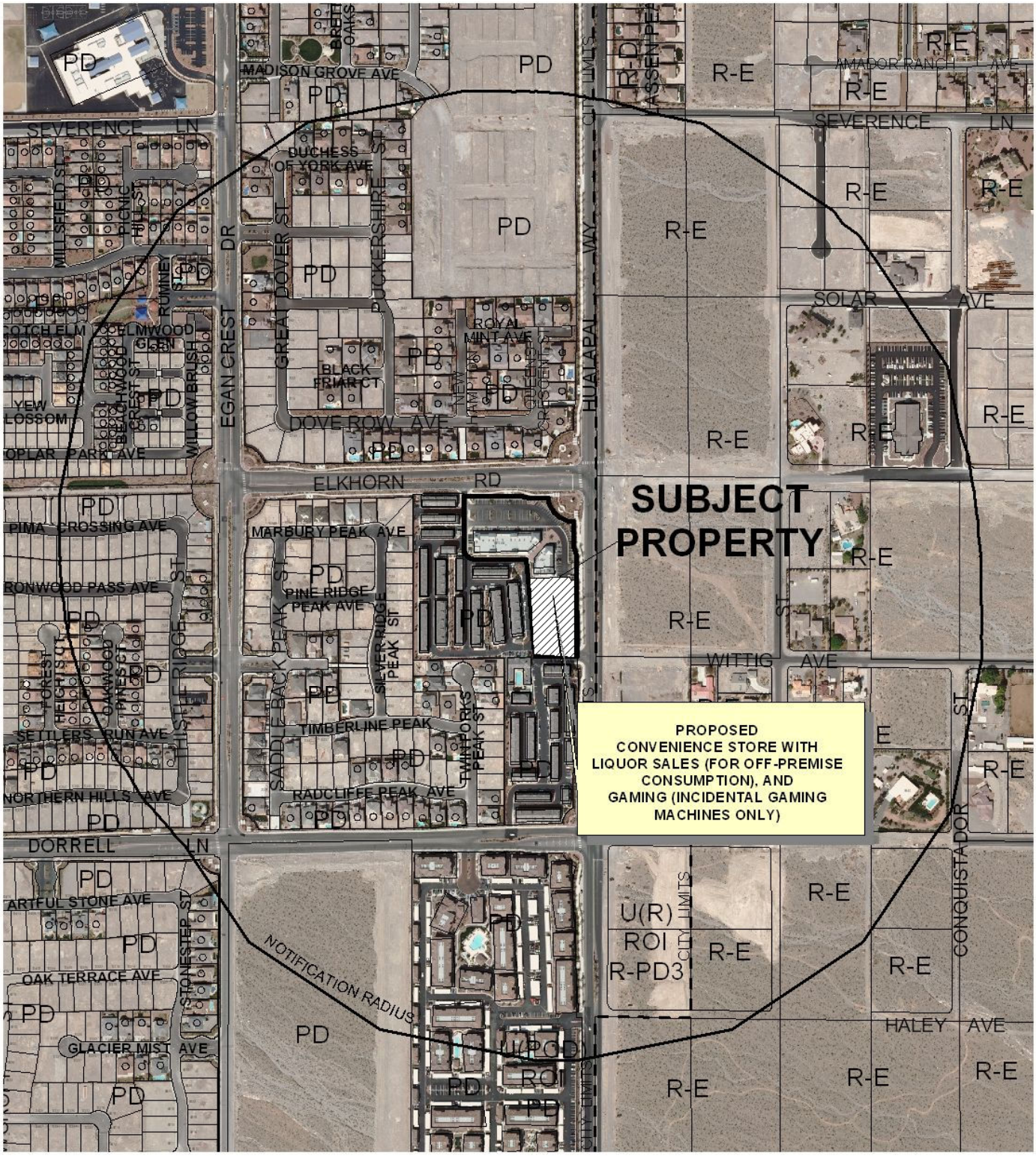
CASE: **SUP-42177; SUP-42178; SDR-42176**

0 400 800 Feet

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

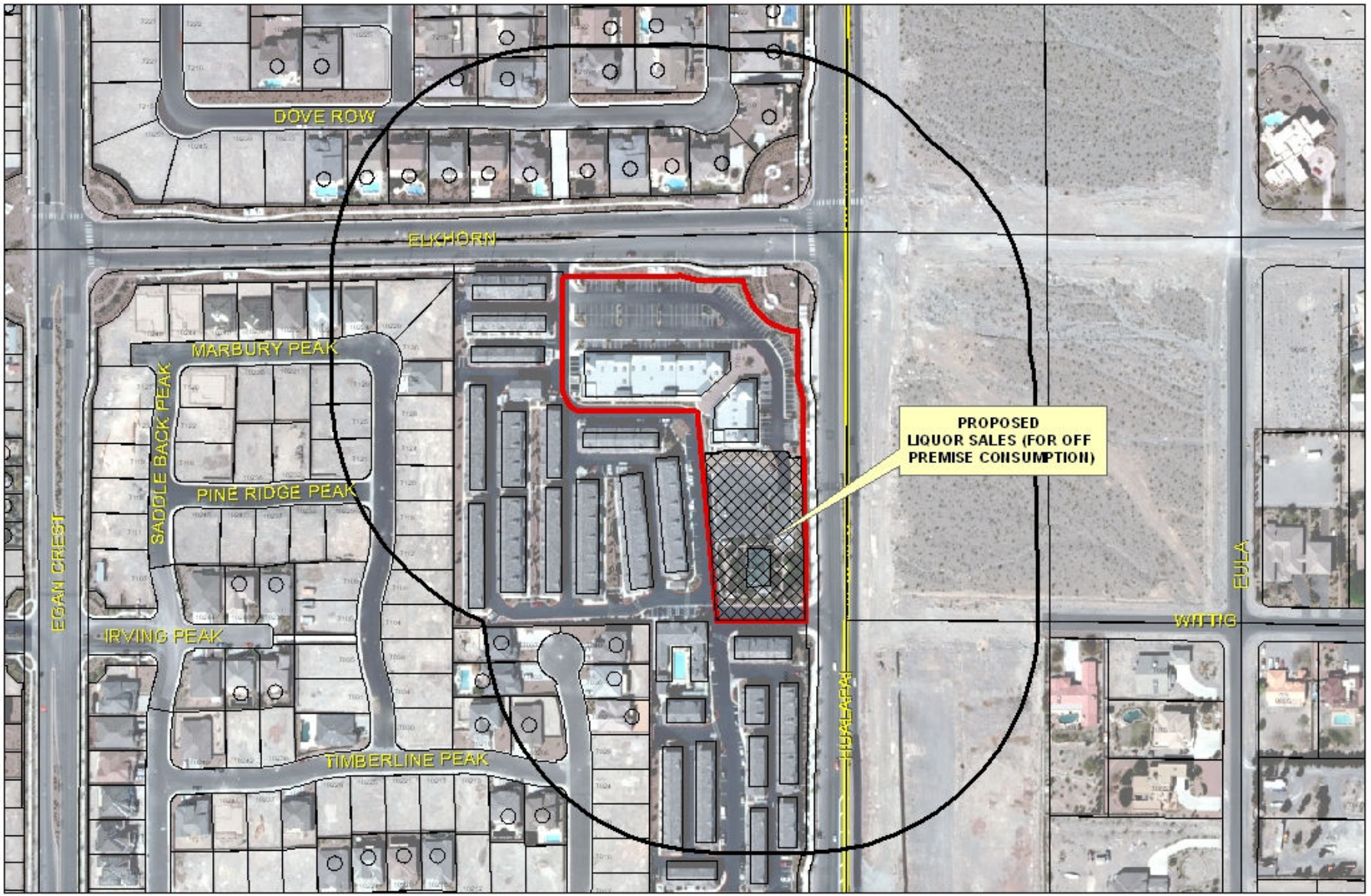


0 400 800 Feet

CASE: **SUP-42177; SUP-42178; SDR-42176**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



Business Licenses

SUP-42177

Package Liquor Sales

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number SUP-42177 APN: 126-24-517-003 and 004

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

Name of Representative: Tabitha Fiddyment - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ✓ 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: Hawn Gordon

Print Name: Hawn Gordon

Subscribed and sworn before me

This 10 day of June, 2011

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

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JUN 16 2011

Revised 11-14-06

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1004210.1

16134.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for liquor sales

Project Address (Location) SWC Hualapai Way and Elkhorn Road

Project Name City Stop **Proposed Use** C-store with car wash

Assessor's Parcel #(s) 126-24-517-003 and 004 **Ward #** 6

General Plan: existing PCD proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage 30,290± **Floor Area Ratio**

Gross Acres 3.5± **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Providence Plaza **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

City Las Vegas **State** NV **Zip** 89128

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza **Contact** Hank Gordeon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

City Las Vegas **State** NV **Zip** 89128

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-42177
Meeting Date:	8/9/11
Total Fee:	1280.00
Date Received:*	6/16/11
Received By:	

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

RECEIVED JUN 16 2011

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Revised 10/27/08

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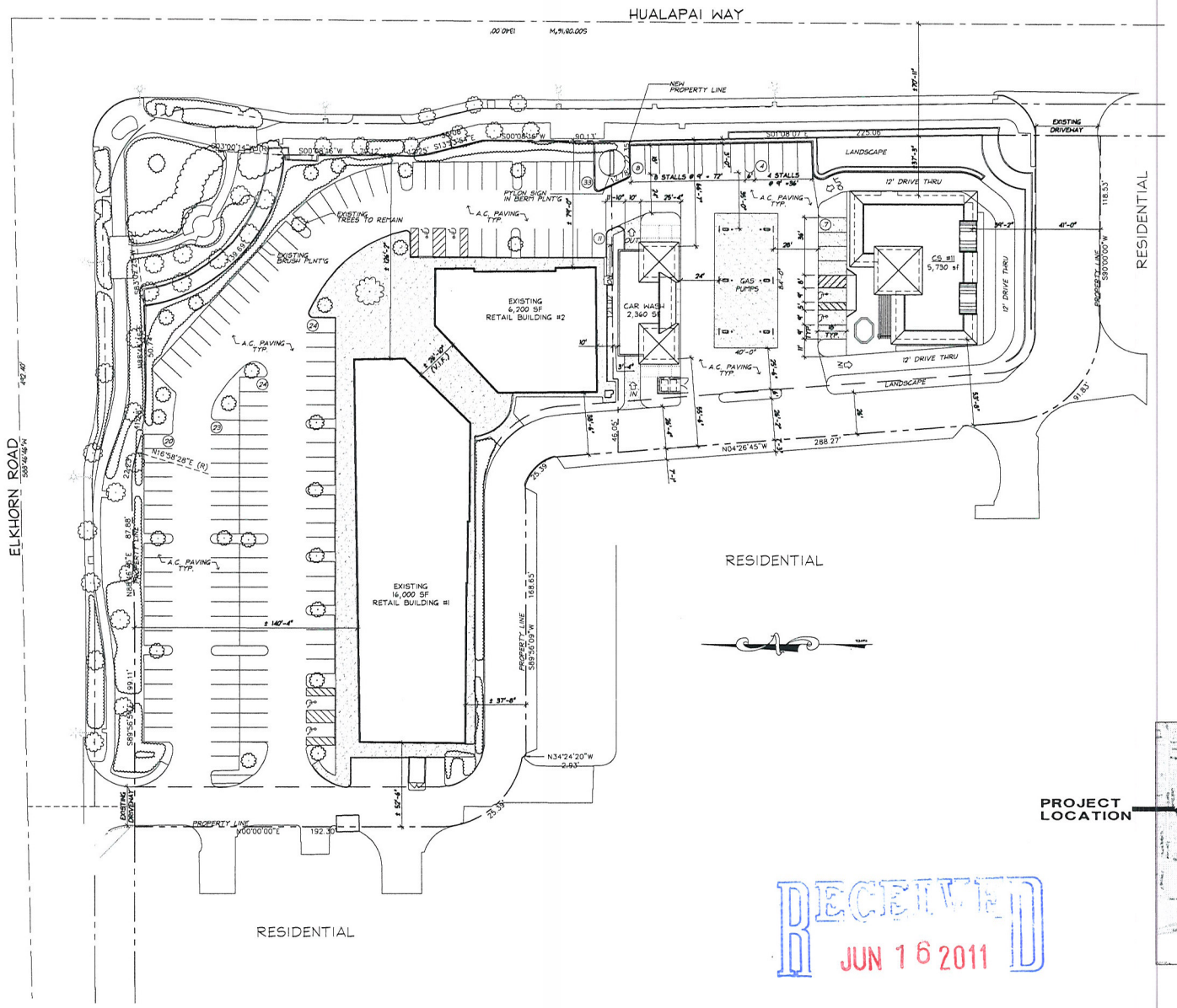


PROJECT SUMMARY

SITE	
AREA (GROSS):	55,843 SF
BUILDING FOOTPRINT:	8,090 SF
LANDSCAPE:	13,012 SF
LOT COVERAGE (NET):	37%

CONVENIENCE STORE BUILDING SUMMARY:	
RESTAURANT DINING AREA:	1,415 SF
RESTAURANT KITCHEN AREA:	1,007 SF
CONVENIENCE SALES AREA:	1,790 SF
CONVENIENCE OFFICE/STORAGE AREA:	1,518 SF
TOTAL BUILDING AREA:	5,730 SF

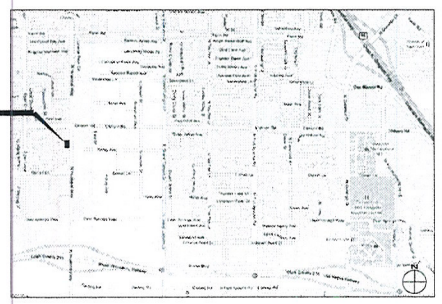
NEW BUILDINGS:	
CONVENIENCE STORE:	5,730 SF
CAR WASH:	2,360 SF
TOTAL:	8,090 SF

EXISTING RETAIL BUILDINGS:	
BUILDING #1	16,000 SF
BUILDING #2	6,200 SF
TOTAL:	22,200 SF

TOTAL BUILDING AREA:	30,490 SF

PARKING SUMMARY:			REQ'D	PRV'D
TOTAL BUILDING AREA:	30,490 SF	1:250	122	154
HANDICAP STALLS			6	6
STANDARD STALLS			122	148
TOTAL STALLS PROVIDED:				154

PROJECT LOCATION



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JUN 16 2011

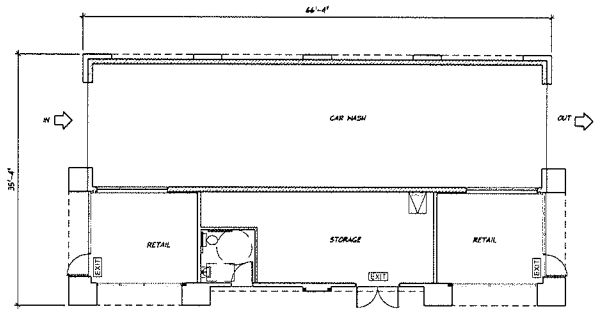
CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

Architect C2G Architecture Design Construction

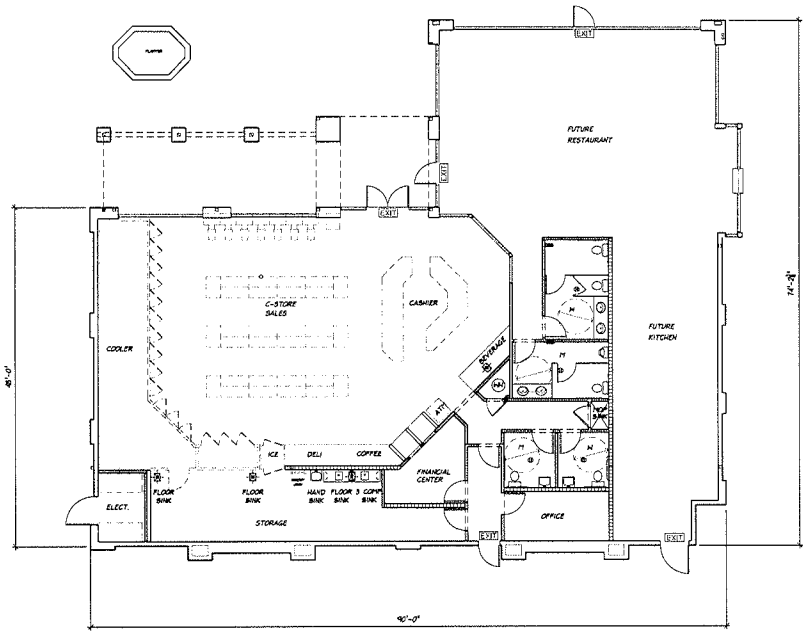
SITE PLAN 0 30' 60'

SUP-42177
SUP-42178
SDR-42176



CAR WASH

FLOOR OCCUPANCY LOAD (IBC 1004.1.1)			
ROOM NAME	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
RETAIL 1	190	30	7
STORAGE	361	300	2
RETAIL 2	190	30	7
TOILET	SHARED USE		
TOTAL OCCUPANCY LOAD			16
1 EXIT REQUIRED, 3 EXITS PROVIDED			



STORE

FLOOR OCCUPANCY LOAD (IBC 1004.1.1)			
ROOM NAME	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
FUTURE RESTURANT	818	15	54
FUTURE KITCHEN	898	200	5
OFFICE	104	100	1
FINANCAIL OFFICE	96	100	1
STORAGE	389	300	2
C-STORE SALES	1907	30	63
TOILET	SHARED USE		
TOILET	SHARED USE		
ELEC	SHARED USE		
HALL	SHARED USE		
TOTAL OCCUPANCY LOAD			108
2 EXIT REQUIRED 4 EXITS PROVIDED			

RECEIVED
JUN 15 2011

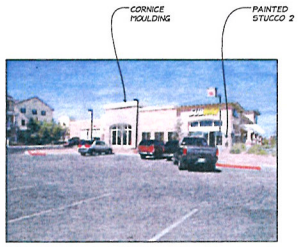
CITY STOP *Convenience Store, Gas Station & Car Wash*

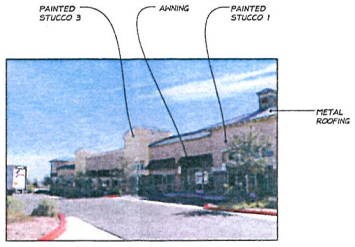
PROVIDENCE PLAZA *Elkhorn Road & Hualapai Avenue* *Las Vegas, Nevada*

FLOOR PLAN 0 8' 16'

Architect **C2G** Architecture Design Construction C2G [illegible]

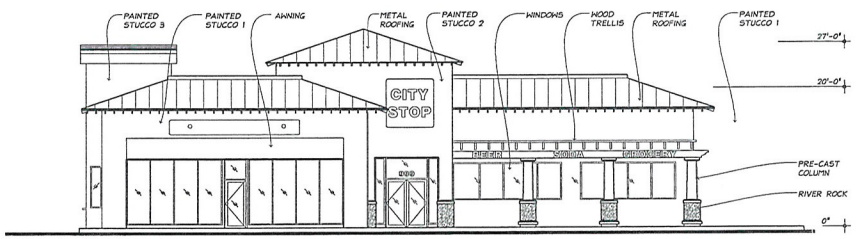
SUP-42177
SUP-42178
SDR-42176





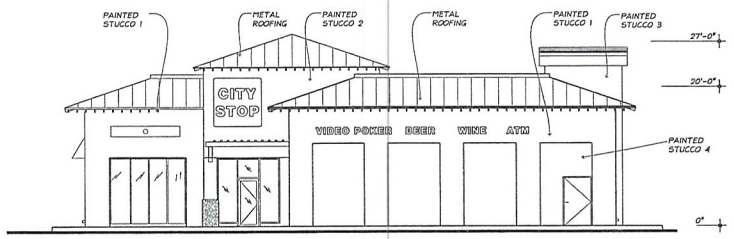
MATERIAL COLORS

PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.



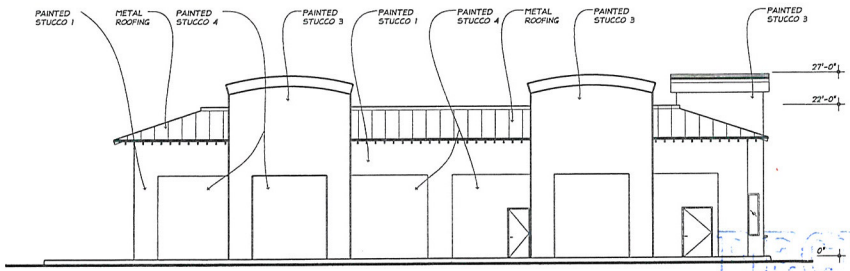
NORTH ELEVATION

1/8"=1'-0"



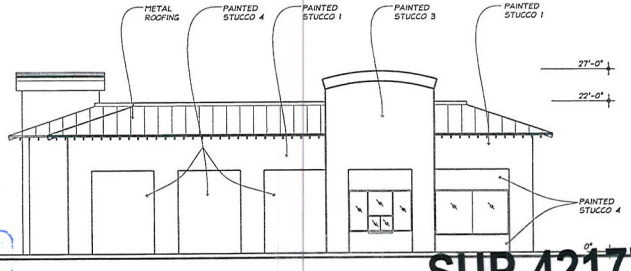
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

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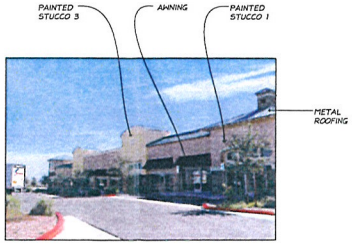
SUP-42177
SUP-42178
SDR-42176

CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

STORE ELEVATIONS 0 8' 16'

Architect **C2G** Architecture Design Construction C2G 1012.01 03/23/11



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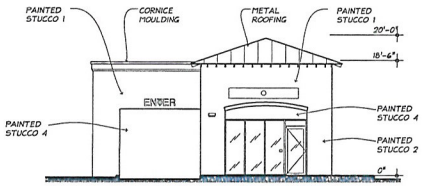
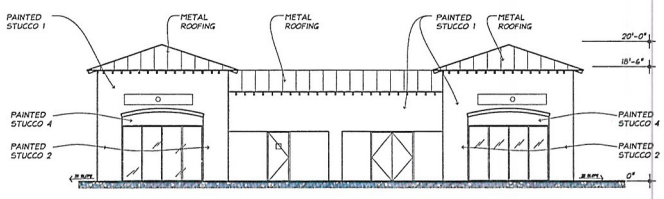


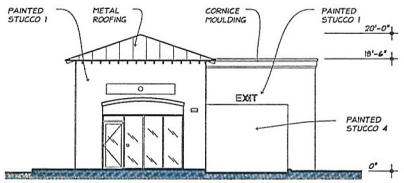
NORTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



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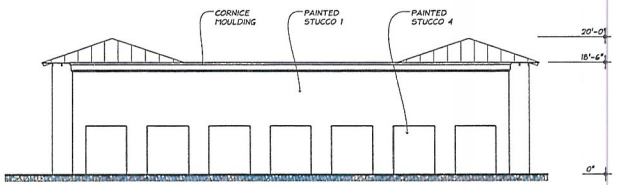

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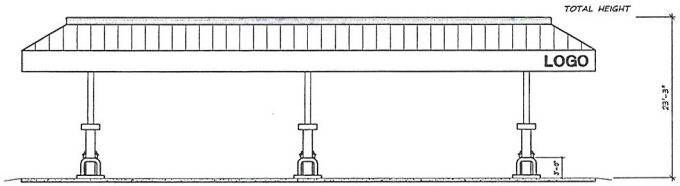

EAST GAS PUMP CANOPY

1/8"=1'-0"

NORTH GAS PUMP CANOPY

1/8"=1'-0"

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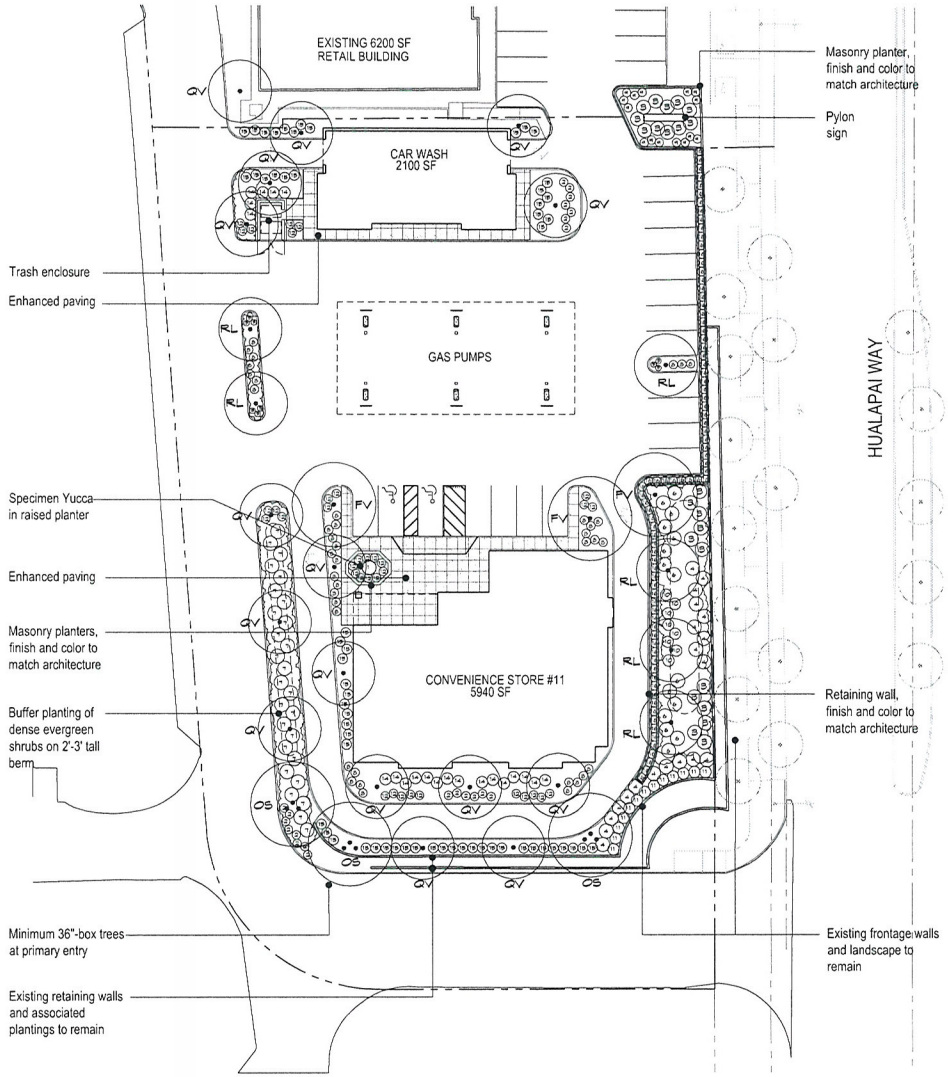
SUP-42177
~~SUP-42178~~
SDR-42176

CITY STOP Convenience Store, Gas Station & Car Wash

CAR WASH & GAS PUMP CANOPY

0 8' 16'

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada



PLANT LEGEND

TREES

Symbol	Botanical Name - Common Name	Size	Qty
FV	Fraxinus velutina 'Fan Tex' - Fan Tex Ash	24" Box	3
OS	Olea 'Swan Hill' - Fruitless Olive (Multi-Trunk)	36" Box	3
QV	Quercus virginiana 'Cathedral' - Cathedral Live Oak	36" Box	16
RL	Rhus lancea - African Sumac	24" Box	6
	Existing tree to remain		

SHRUBS

Symbol	Botanical Name - Common Name	Size	Qty
1	Yucca gloriosa 'Variegata'- Variegated Spanish Dagger	5 Gal.	1
2	Dasylirion wheeleri - Desert Spoon	5 Gal.	21
3	Dodonaea viscosa - Purple Hopseed Bush	5 Gal.	23
4	Elaeocarpus decipiens - Japanese Blueberry	5 Gal.	20
5	Hesperaloe parviflora - Red Yucca	5 Gal.	9
6	Lantana camara - Lantana	5 Gal.	15
7	Leucophyllum langmaniae 'Rio Bravo' - Langman's Sage	5 Gal.	27
8	Myrtus communis 'Compacta' - Dwarf Myrtle	5 Gal.	39
9	Nerium oleander 'Petite Pink' - Dwarf Oleander	5 Gal.	15
10	Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha	5 Gal.	8
10	Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha	5 Gal.	8
11	Rosa sp.- Rose	5 Gal.	13
	Rosmarinus prostrata - Prostrate Rosemary	5 Gal (at 36" o.c., triangularly spaced for full coverage)	304
14	Vauquelinia californica - Arizona Rosewood	5 Gal.	21
15	Xylosma congestum 'Compacta' - Dwarf Shiny Xylosma	5 Gal.	60
16	Nerium oleander 'Little Red'- Little Red Dwarf Oleander	5 Gal.	83

VINES SUCH AS -

Symbol	Botanical Name - Common Name	Size
Not Shown	Gelsemium sempervirens - Carolina Jasmine	5 Gal.
	Hardenbergia violacea - Lilac Vine	5 Gal.
	Trachelospermum jasminoides - Star Jasmine	5 Gal.

GROUNDCOVER SUCH AS -

Symbol	Botanical Name - Common Name	Size
Not Shown	Dalea capitata 'Sierra Gold' - Sierra Gold Dalea	1 Gal.
	Lantana 'New Gold' - New Gold Lantana	1 Gal.
	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	1 Gal.
	Teucrium chamaedrys - Wall Germander	1 Gal.
Not Shown	'Rebel Rose' rock mulch to cover all shrub areas - Size and specifications to be provided on the Construction Documents.	

NOTES

1. All proposed landscape improvements shall comply with the City of Las Vegas Drought Ordinance.
2. Automatic irrigation that complies with the City of Las Vegas Drought Ordinance will be provided to all planting areas and shall be provided on the Construction Documents.
3. A minimum of 75% of ground plane shall be planted with vegetative cover.
4. Pyracantha and Roses to be kept away from pedestrian areas.
5. Quantities of plant materials as indicated on plant legend are for general convenience and reference only. Installing contractor shall be responsible for supplying plant material in quantities as shown graphically on this plan.

0 10 20 40
SCALE 1" = 20'

NORTH

JUN 16 2011

JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE
1042 NORTH EL CAMINO REAL, SUITE 423
ENCINITAS, CA 92024
858/259-1967 - FAX 858/259-5656

CONCEPTUAL LANDSCAPE PLAN

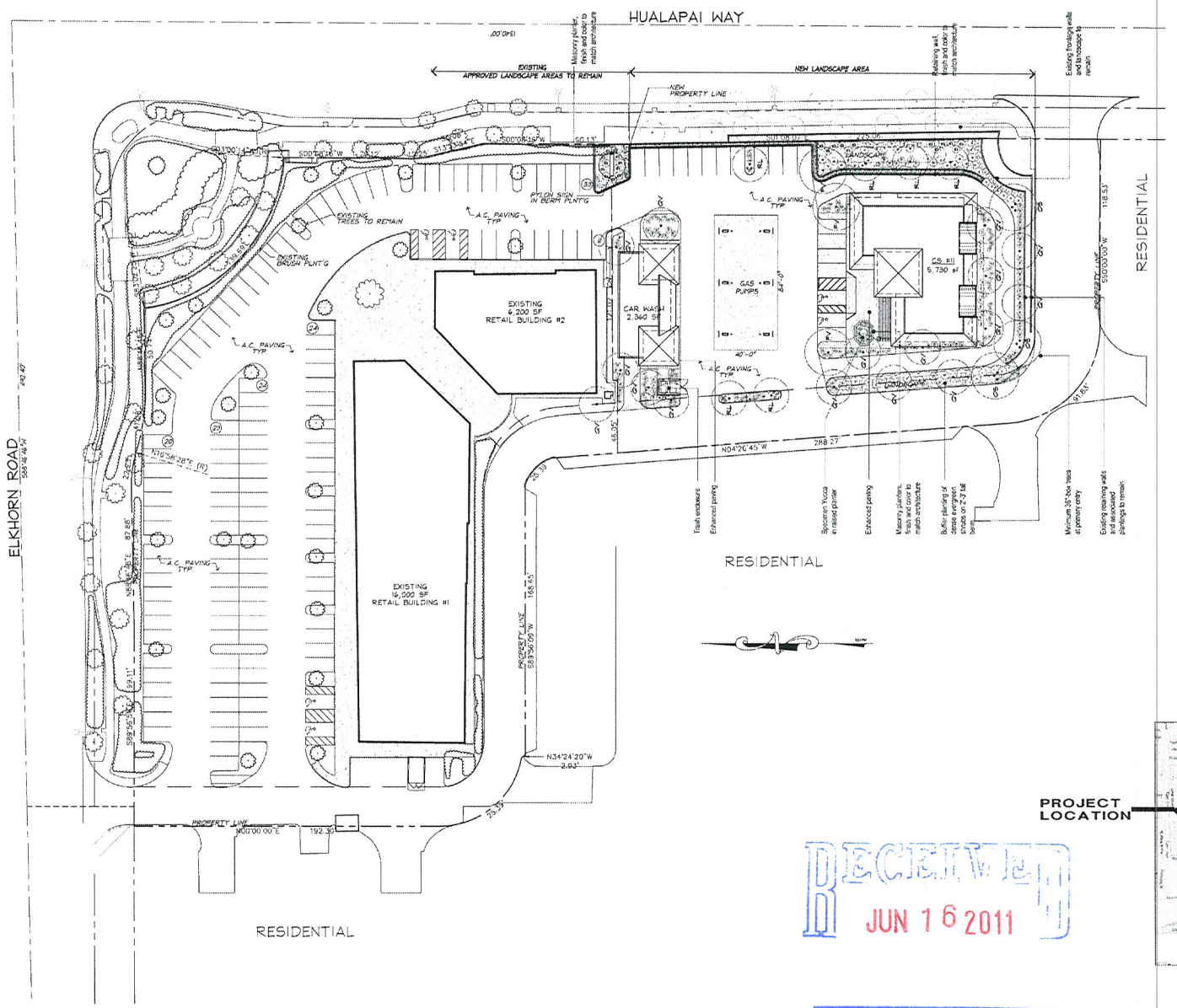
CITY STOP #11

LAS VEGAS, NV

PREPARED FOR:
FAMILIAN DEVELOPMENT
4534 W. HACIENDA, SUITE A
LAS VEGAS, NV 89118
PHONE (702) 227-9267

JHA JOB # 932
18 MARCH 2011

SUP-42177
SUP-42178
SDR-42176



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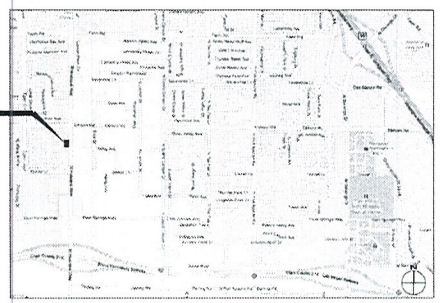

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JUN 16 2011

CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

LANDSCAPE PLAN 0 30' 60'

Architect **C2G** Architecture Design Construction

SUP-42177
SUP-42178
SDR-42176

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number SUP-42177 APN: 126-24-517-003 and 004

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

Name of Representative: Tabitha Fiddyment - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ✓ 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: Hawn Gordon

Print Name: Hawn Gordon

Subscribed and sworn before me

This 10 day of June, 2011

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

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Revised 11-14-06

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

1004210.1

16134.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for liquor sales

Project Address (Location) SWC Hualapai Way and Elkhorn Road

Project Name City Stop **Proposed Use** C-store with car wash

Assessor's Parcel #(s) 126-24-517-003 and 004 **Ward #** 6

General Plan: existing PCD proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage 30,290± **Floor Area Ratio**

Gross Acres 3.5± **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Providence Plaza **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

City Las Vegas **State** NV **Zip** 89128

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza **Contact** Hank Gordeon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

City Las Vegas **State** NV **Zip** 89128

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-42177
Meeting Date:	8/9/11
Total Fee:	1280.00
Date Received:*	6/16/11
Received By:	

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

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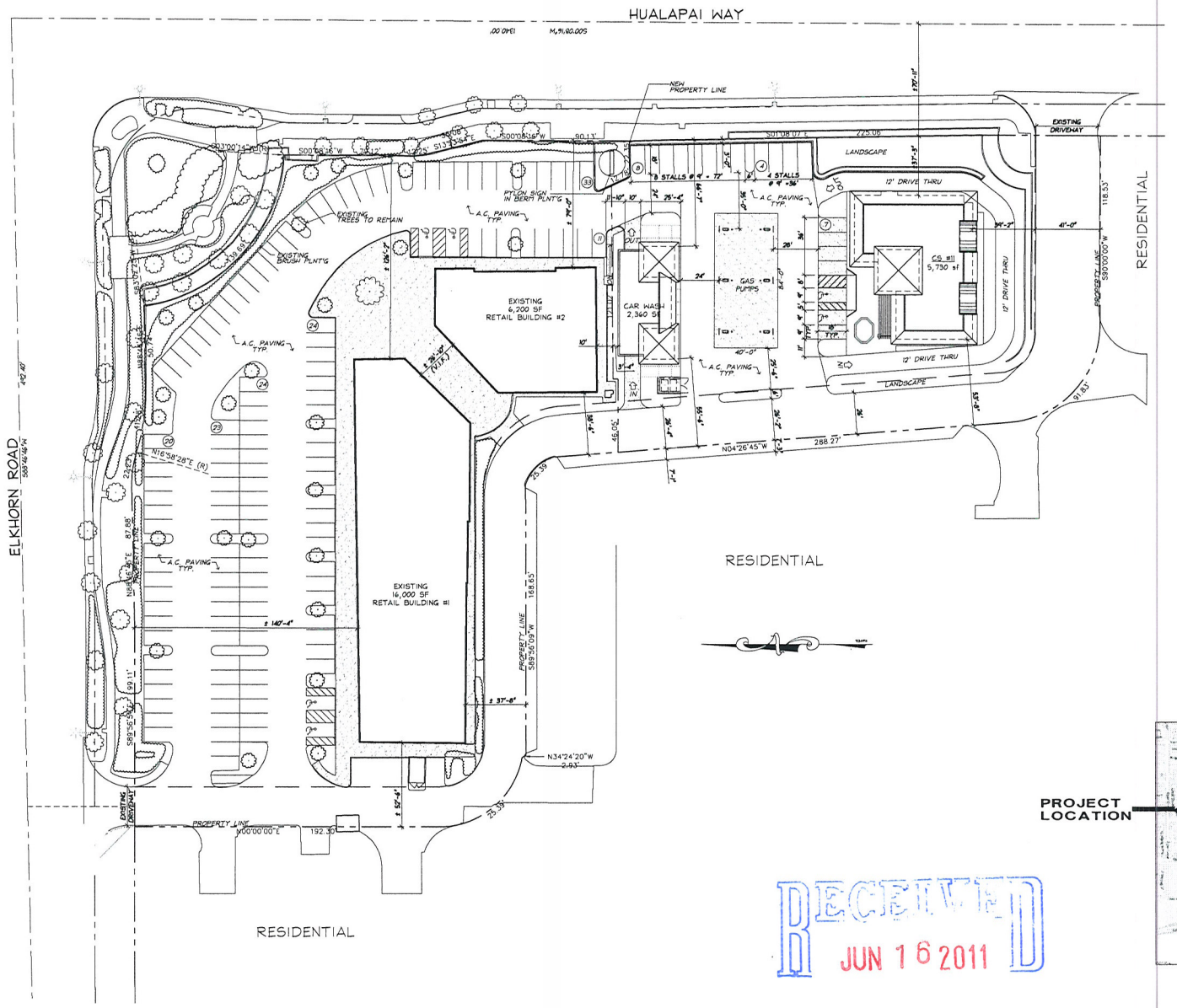
Revised 10/27/08

1004198.1

16134.2



PROJECT SUMMARY

SITE	
AREA (GROSS):	55,843 SF
BUILDING FOOTPRINT:	8,090 SF
LANDSCAPE:	13,012 SF
LOT COVERAGE (NET):	37%

CONVENIENCE STORE BUILDING SUMMARY:	
RESTAURANT DINING AREA:	1,415 SF
RESTAURANT KITCHEN AREA:	1,007 SF
CONVENIENCE SALES AREA:	1,790 SF
CONVENIENCE OFFICE/STORAGE AREA:	1,518 SF
TOTAL BUILDING AREA:	5,730 SF

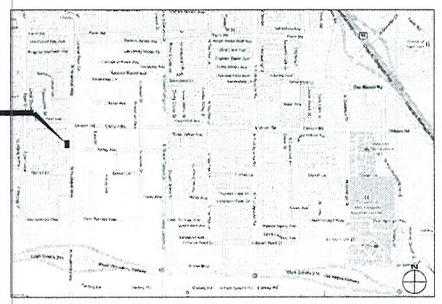
NEW BUILDINGS:	
CONVENIENCE STORE:	5,730 SF
CAR WASH:	2,360 SF
TOTAL:	8,090 SF

EXISTING RETAIL BUILDINGS:	
BUILDING #1	16,000 SF
BUILDING #2	6,200 SF
TOTAL:	22,200 SF

TOTAL BUILDING AREA:	30,490 SF

PARKING SUMMARY:			REQ'D	PRV'D
TOTAL BUILDING AREA:	30,490 SF	1:250	122	154
HANDICAP STALLS			6	6
STANDARD STALLS			122	148
TOTAL STALLS PROVIDED:				154

PROJECT LOCATION



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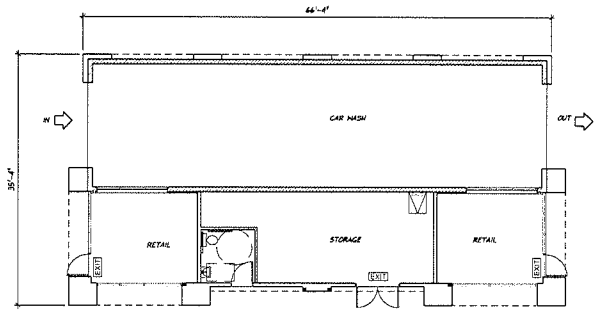
CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

Architect C2G Architecture Design Construction

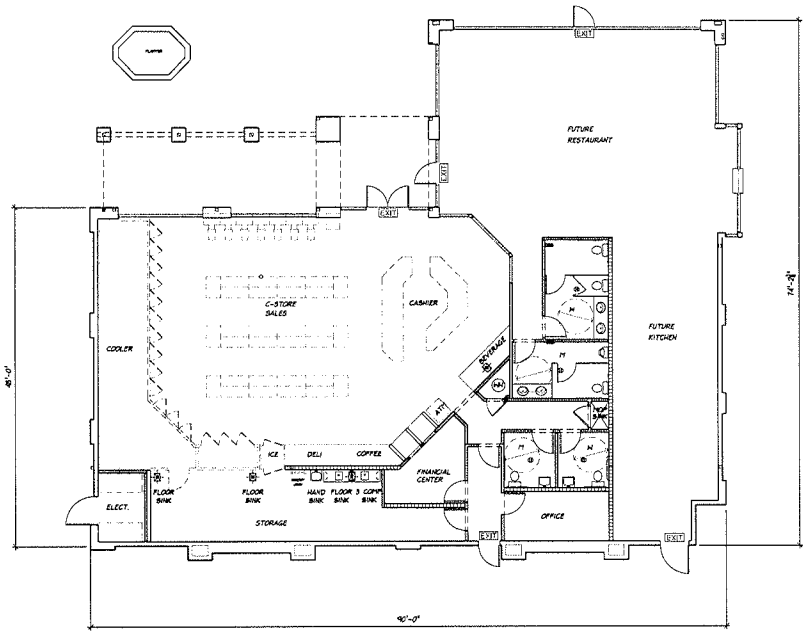
SITE PLAN 0 30' 60'

SUP-42177
SUP-42178
SDR-42176



CAR WASH

FLOOR OCCUPANCY LOAD (IBC 1004.1.1)			
ROOM NAME	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
RETAIL 1	190	30	7
STORAGE	361	300	2
RETAIL 2	190	30	7
TOILET	SHARED USE		
TOTAL OCCUPANCY LOAD			16
1 EXIT REQUIRED, 3 EXITS PROVIDED			



STORE

FLOOR OCCUPANCY LOAD (IBC 1004.1.1)			
ROOM NAME	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
FUTURE RESTURANT	818	15	54
FUTURE KITCHEN	898	200	5
OFFICE	104	100	1
FINANCAIL OFFICE	96	100	1
STORAGE	389	300	2
C-STORE SALES	1907	30	63
TOILET	SHARED USE		
TOILET	SHARED USE		
ELEC	SHARED USE		
HALL	SHARED USE		
TOTAL OCCUPANCY LOAD			108
2 EXIT REQUIRED 4 EXITS PROVIDED			

RECEIVED
JUN 15 2011

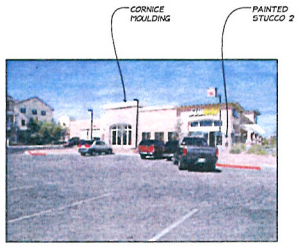
CITY STOP *Convenience Store, Gas Station & Car Wash*

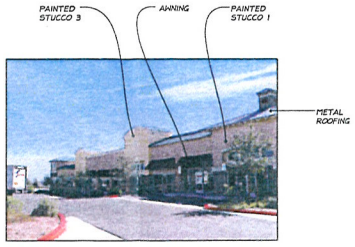
PROVIDENCE PLAZA *Elkhorn Road & Hualapai Avenue* *Las Vegas, Nevada*

FLOOR PLAN 0 8' 16'

Architect **C2G** Architecture Design Construction C2G [illegible]

SUP-42177
SUP-42178
SDR-42176





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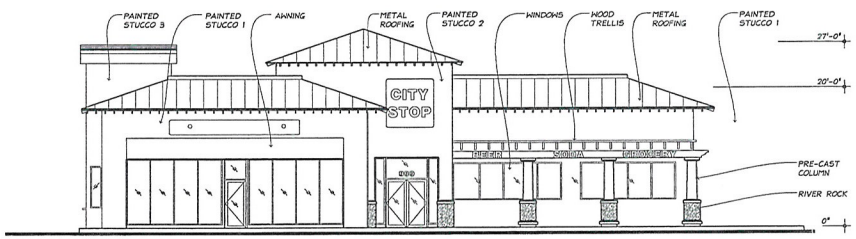
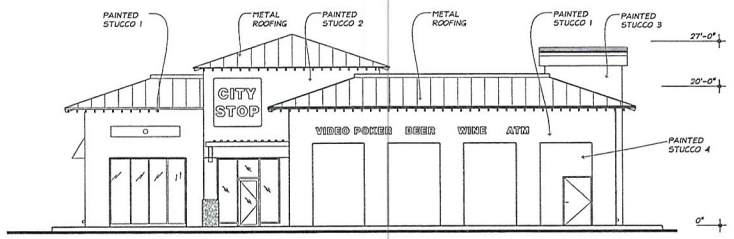


NORTH ELEVATION

1/8"=1'-0"



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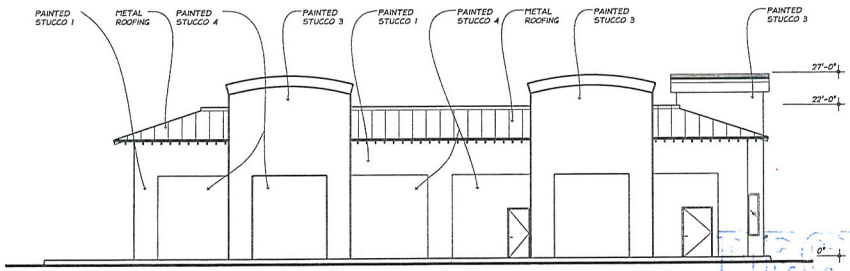
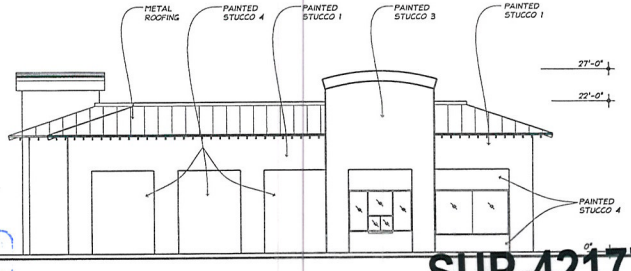


SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

RECEIVED
JUN 16 2011

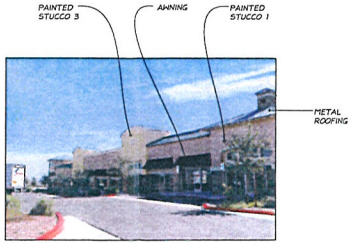
SUP-42177
SUP-42178
SDR-42176

CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

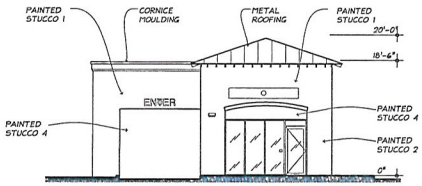
STORE ELEVATIONS 0 8' 16'

Architect **C2G** Architecture Design Construction C2G 1012.01 03/23/11



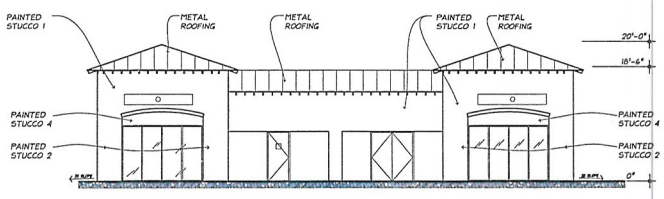
MATERIAL COLORS

PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.



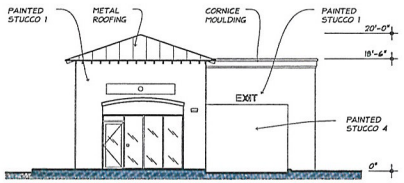
NORTH ELEVATION

1/8"=1'-0"



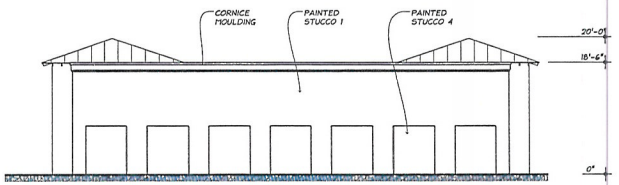
WEST ELEVATION

1/8"=1'-0"



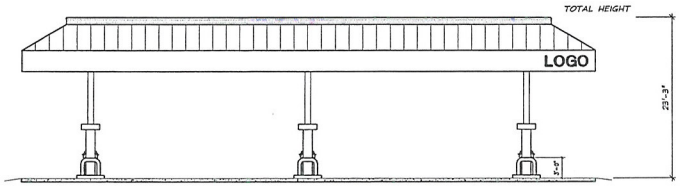
NORTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



EAST GAS PUMP CANOPY

1/8"=1'-0"

NORTH GAS PUMP CANOPY

1/8"=1'-0"

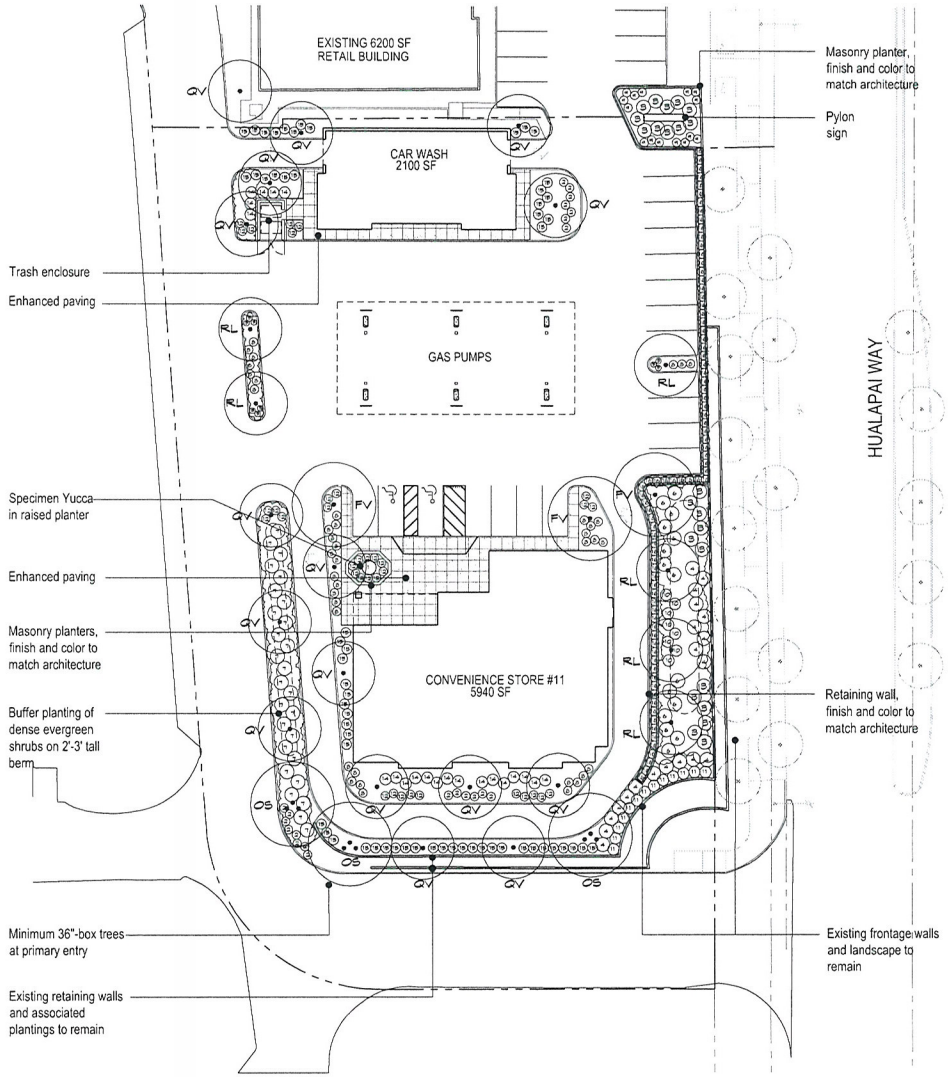
RECEIVED
JUN 16 2011
SUP-42177
~~SUP-42178~~
SDR-42176

CITY STOP Convenience Store, Gas Station & Car Wash

CAR WASH & GAS PUMP CANOPY

0 8' 16'

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada



PLANT LEGEND

TREES

Symbol	Botanical Name - Common Name	Size	Qty
FV	Fraxinus velutina 'Fan Tex' - Fan Tex Ash	24" Box	3
OS	Olea 'Swan Hill' - Fruitless Olive (Multi-Trunk)	36" Box	3
QV	Quercus virginiana 'Cathedral' - Cathedral Live Oak	36" Box	16
RL	Rhus lancea - African Sumac	24" Box	6
	Existing tree to remain		

SHRUBS

Symbol	Botanical Name - Common Name	Size	Qty
1	Yucca gloriosa 'Variegata'- Variegated Spanish Dagger	5 Gal.	1
2	Dasylirion wheeleri - Desert Spoon	5 Gal.	21
3	Dodonaea viscosa - Purple Hopseed Bush	5 Gal.	23
4	Elaeocarpus decipiens - Japanese Blueberry	5 Gal.	20
5	Hesperaloe parviflora - Red Yucca	5 Gal.	9
6	Lantana camara - Lantana	5 Gal.	15
7	Leucophyllum langmaniae 'Rio Bravo' - Langman's Sage	5 Gal.	27
8	Myrtus communis 'Compacta' - Dwarf Myrtle	5 Gal.	39
9	Nerium oleander 'Petite Pink' - Dwarf Oleander	5 Gal.	15
10	Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha	5 Gal.	8
10	Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha	5 Gal.	8
11	Rosa sp.- Rose	5 Gal.	13
	Rosmarinus prostrata - Prostrate Rosemary	5 Gal (at 36" o.c., triangularly spaced for full coverage)	304
14	Vauquelinia californica - Arizona Rosewood	5 Gal.	21
15	Xylosma congestum 'Compacta' - Dwarf Shiny Xylosma	5 Gal.	60
16	Nerium oleander 'Little Red'- Little Red Dwarf Oleander	5 Gal.	83

VINES SUCH AS -

Symbol	Botanical Name - Common Name	Size
Not Shown	Gelsemium sempervirens - Carolina Jasmine	5 Gal.
	Hardenbergia violacea - Lilac Vine	5 Gal.
	Trachelospermum jasminoides - Star Jasmine	5 Gal.

GROUNDCOVER SUCH AS -

Symbol	Botanical Name - Common Name	Size
Not Shown	Dalea capitata 'Sierra Gold' - Sierra Gold Dalea	1 Gal.
	Lantana 'New Gold' - New Gold Lantana	1 Gal.
	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	1 Gal.
	Teucrium chamaedrys - Wall Germander	1 Gal.
Not Shown	'Rebel Rose' rock mulch to cover all shrub areas - Size and specifications to be provided on the Construction Documents.	

NOTES

1. All proposed landscape improvements shall comply with the City of Las Vegas Drought Ordinance.
2. Automatic irrigation that complies with the City of Las Vegas Drought Ordinance will be provided to all planting areas and shall be provided on the Construction Documents.
3. A minimum of 75% of ground plane shall be planted with vegetative cover.
4. Pyracantha and Roses to be kept away from pedestrian areas.
5. Quantities of plant materials as indicated on plant legend are for general convenience and reference only. Installing contractor shall be responsible for supplying plant material in quantities as shown graphically on this plan.

0 10 20 40
SCALE 1" = 20'

NORTH

JUN 16 2011

JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE
1042 NORTH EL CAMINO REAL, SUITE 423
ENCINITAS, CA 92024
858/259-1967 - FAX 858/259-5656

CONCEPTUAL LANDSCAPE PLAN

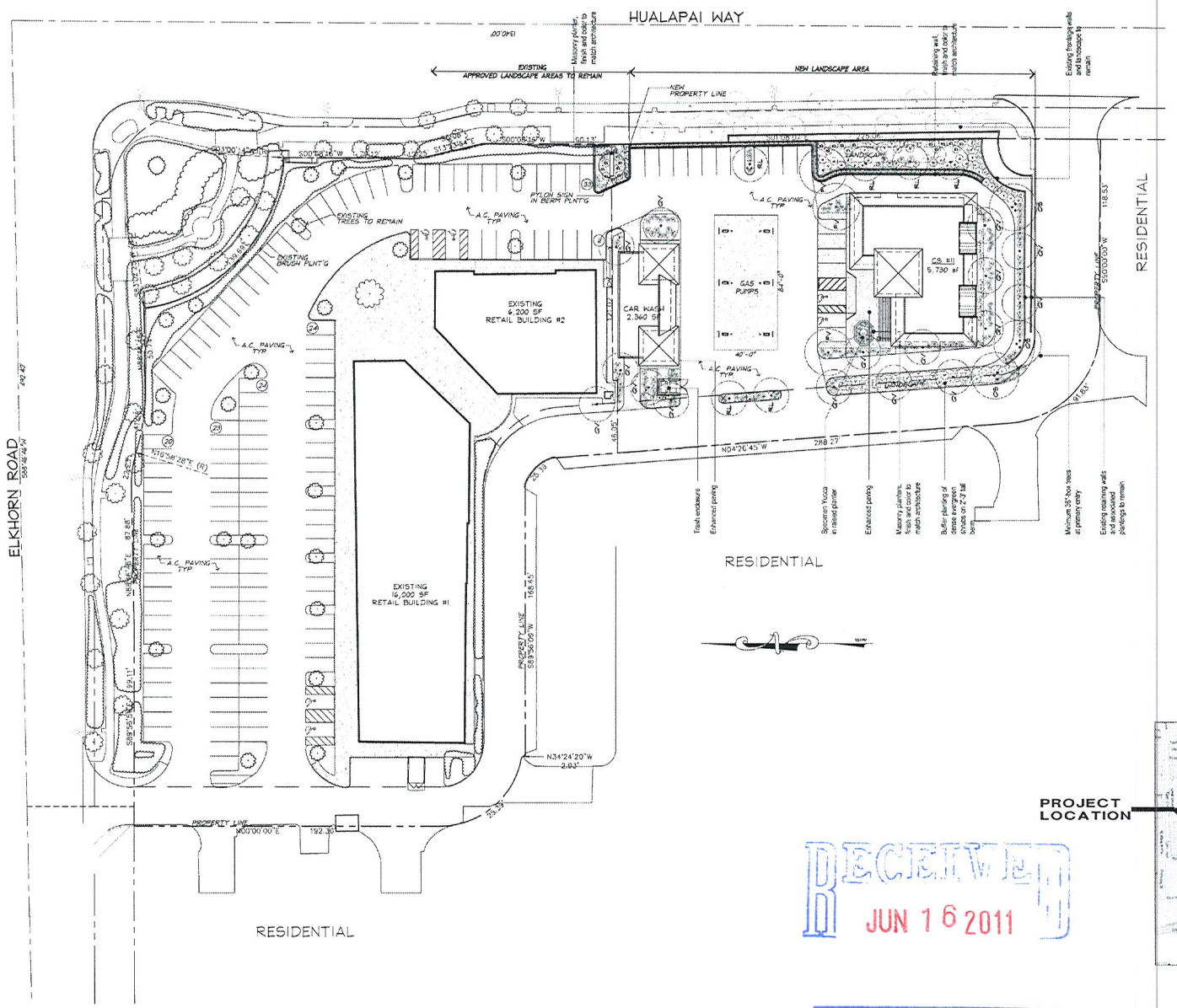
CITY STOP #11

LAS VEGAS, NV

PREPARED FOR:
FAMILIAN DEVELOPMENT
4534 W. HACIENDA, SUITE A
LAS VEGAS, NV 89118
PHONE (702) 227-9267

JHA JOB # 932
18 MARCH 2011

SUP-42177
SUP-42178
SDR-42176



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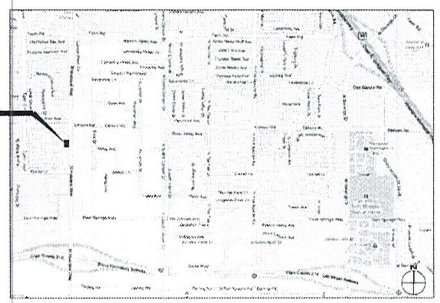

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JUN 16 2011

CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

LANDSCAPE PLAN 0 30' 60'

Architect **C2G** Architecture Design Construction

SUP-42177
SUP-42178
SDR-42176

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
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

June 22, 2011

VIA HAND DELIVERY

City of Las Vegas
Department of Planning
333 S. Rancho Road
Las Vegas, Nevada 89106

Re: Justification Letter for City Stop
SWC Elkhorn Road & Hualapai Way

To Whom It May Concern:

Please accept this letter as justification for the above-referenced project. The applicant is requesting a major amendment of a previously approved site development plan review (SDR-18031) and special use permits to allow for gaming and the sale of packaged beer, wine and coolers in conjunction with a proposed convenience store at the southwest corner of Elkhorn Road and Hualapai Way more particularly described as assessors parcel number 126-24-517-003 and 004.

Site Plan Review

The Applicant is proposing an approximately 5,730 square foot convenience store and approximately 2, 360 square foot car wash with gas pumps. The convenience store will have a restaurant with dining area, sales area, office/storage area, alcohol sales and gaming.

Special Use Permits for Liquor Sales and Gaming

The Applicant is proposing to have a drive-thru, gaming and the sale of beer, wine and coolers in conjunction with the convenience store.

Approval of the applications is warranted for a number of reasons, including:

1. The project will provide needed services to the Providence community and the surrounding area.

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JUN 22 2011

SUP-42177
SUP-42178 16134.2
SDR-42176

KAEMPFER OF CROWELL

2. The project will help energize a mostly vacant commercial center by providing an anchor use. In doing so, it will create new jobs and tax revenues.

3. Great care was taken to ensure that the project meets or exceeds all of the Providence design standards. The project was also specifically designed to be consistent with and compatible to the existing center and the surrounding area.

4. The proposed uses are accessory and incidental to uses specifically permitted in the Providence design standards.

Thank you for your consideration. Please contact Ann Pierce or me if you have any questions or need anything further.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Tabitha Fiddyment

Tabitha D. Fiddyment

TF/amp

RECEIVED
JUN 22 2011

SUP-42177
SUP-42178
SDR-42176
16134.2

PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

3/25/2011

Hank Gordon
Laurich Properties
1770 N. Buffalo Dr. #101
Las Vegas, NV 89128

Via: E-mail (hgordon@laurichproperties.com) and Prolog Website

RE: ***Providence Master Plan Community***
Project Plan: Architectural Plans
POD: 122 – Providence Plaza
Plan Date: Received 3/23/11

Dear Hank:

The Providence Design Review Committee (DRC) is in receipt of your Architectural Plan and site plan for the City Stop at Providence Plaza.

The DRC approves your architectural plans and site plan for the above referenced POD.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1

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JUN 16 2011

SUP-42177
SUP-42178
SDR-42176

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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702.792.7051

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June 22, 2011

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Department of Planning
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SUP-42177
SUP-42178 16134.2
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KAEMPFER OF CROWELL

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Tabitha Fiddyment

Tabitha D. Fiddyment

TF/amp

RECEIVED
JUN 22 2011

SUP-42177
SUP-42178
SDR-42176
16134.2

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
SUP-42178 - SPECIAL USE PERMIT RELATED TO SUP-42177 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, RESTRICTED WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-42178 APN: 126-24-517-003 and 004

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

Name of Representative: Tabitha Fiddyment - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ✓ 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: Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

RECEIVED
JUN 16 2011
PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for gaming

Project Address (Location) SWC Hualapai Way and Elkhorn Road

Project Name City Stop **Proposed Use** C-store with car wash

Assessor's Parcel #(s) 126-24-517-003 and 004 **Ward #** 6

General Plan: existing PCD proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage 30,290± **Floor Area Ratio**

Gross Acres 3.5± **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Providence Plaza **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

City Las Vegas **State** NV **Zip** 89128

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza **Contact** Hank Gordeon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

City Las Vegas **State** NV **Zip** 89128

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tdf@kcnvlaw.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 Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-42178
Meeting Date:	8/9/11
Total Fee:	~~$250.00~~ $1030.00
Date Received:*	6/16/11
Received By:	

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

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

RECEIVED JUN 16 2011

16134.2

Revised 10/27/08

1004200.1

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
SDR-42176 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42177 AND SUP-42178 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR- 18031)FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE WITH GAS PUMPS AND A 2,360 SQUARE-FOOT CAR WASH on 3.40 acres at 7161 North Hualapai Way (APNs 126-24-517-003 and 004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

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_____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: Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

Revised 11-14-06

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

RECEIVED
JUN 16 2011

1004210.1

16134.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-18031

Project Address (Location) SWC Hualapai Way and Elkhorn Road

Project Name City Stop **Proposed Use** C-store with car wash

Assessor's Parcel #(s) 126-24-517-003 and 004 **Ward #** 6

General Plan: existing PCD proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage 30,290± **Floor Area Ratio**

Gross Acres 3.5± **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Providence Plaza **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

City Las Vegas **State** NV **Zip** 89128

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza **Contact** Hank Gordeon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

City Las Vegas **State** NV **Zip** 89128

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011.

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-42176
Meeting Date:	8/9/11
Total Fee:	$1030.00
Date Received:*	6/16/11
Received By:	

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

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JUN 16 2011
16134.2

Revised 10/27/08

1004195.1

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

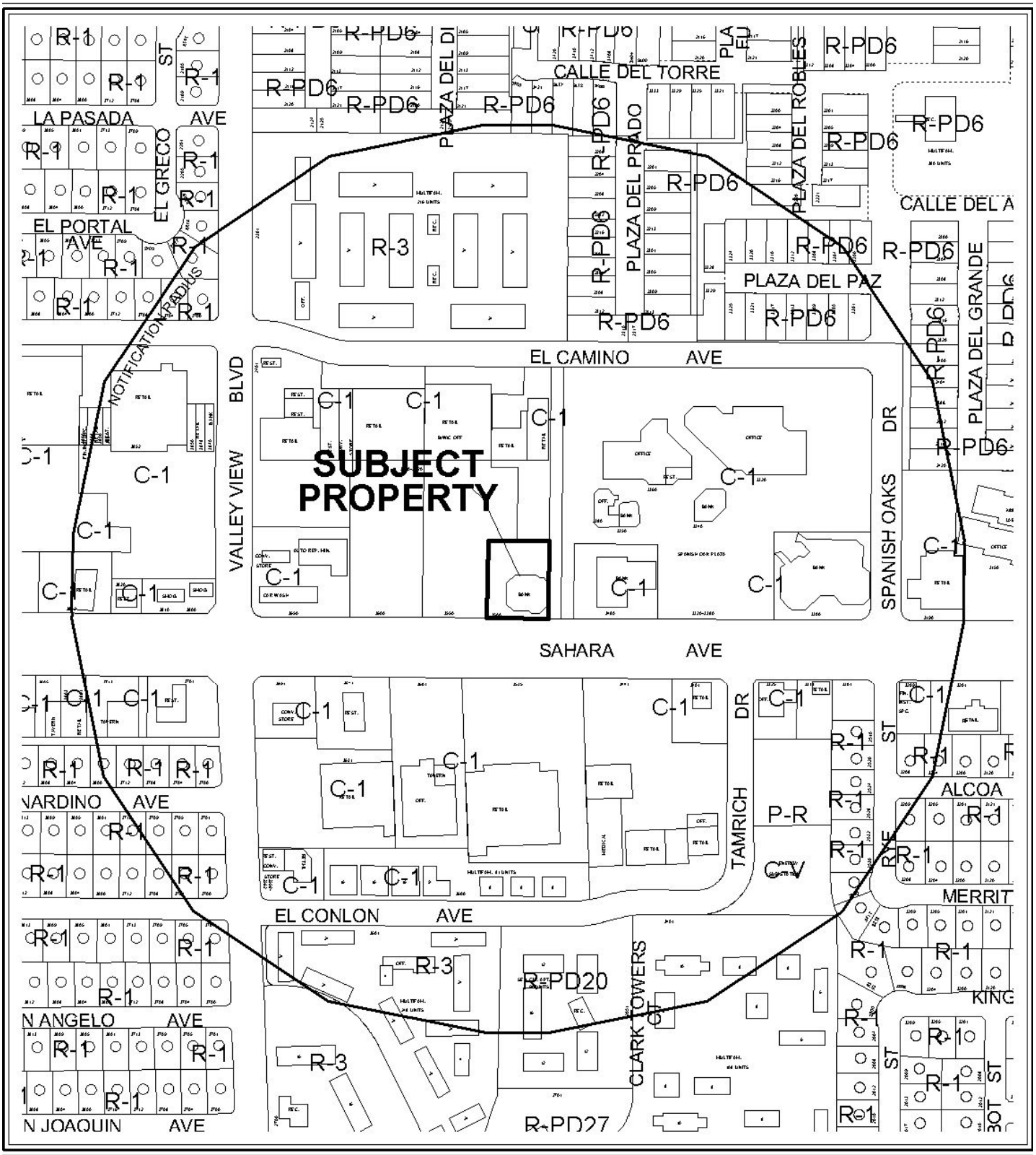
SUBJECT:
SUP-42225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - For possible action on request for a Special Use Permit FOR A PROPOSED PAWN SHOP USE WITHIN AN EXISTING 6,039 SQUARE-FOOT COMMERCIAL BUILDING at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-42225**

RADIUS: 1000 FT

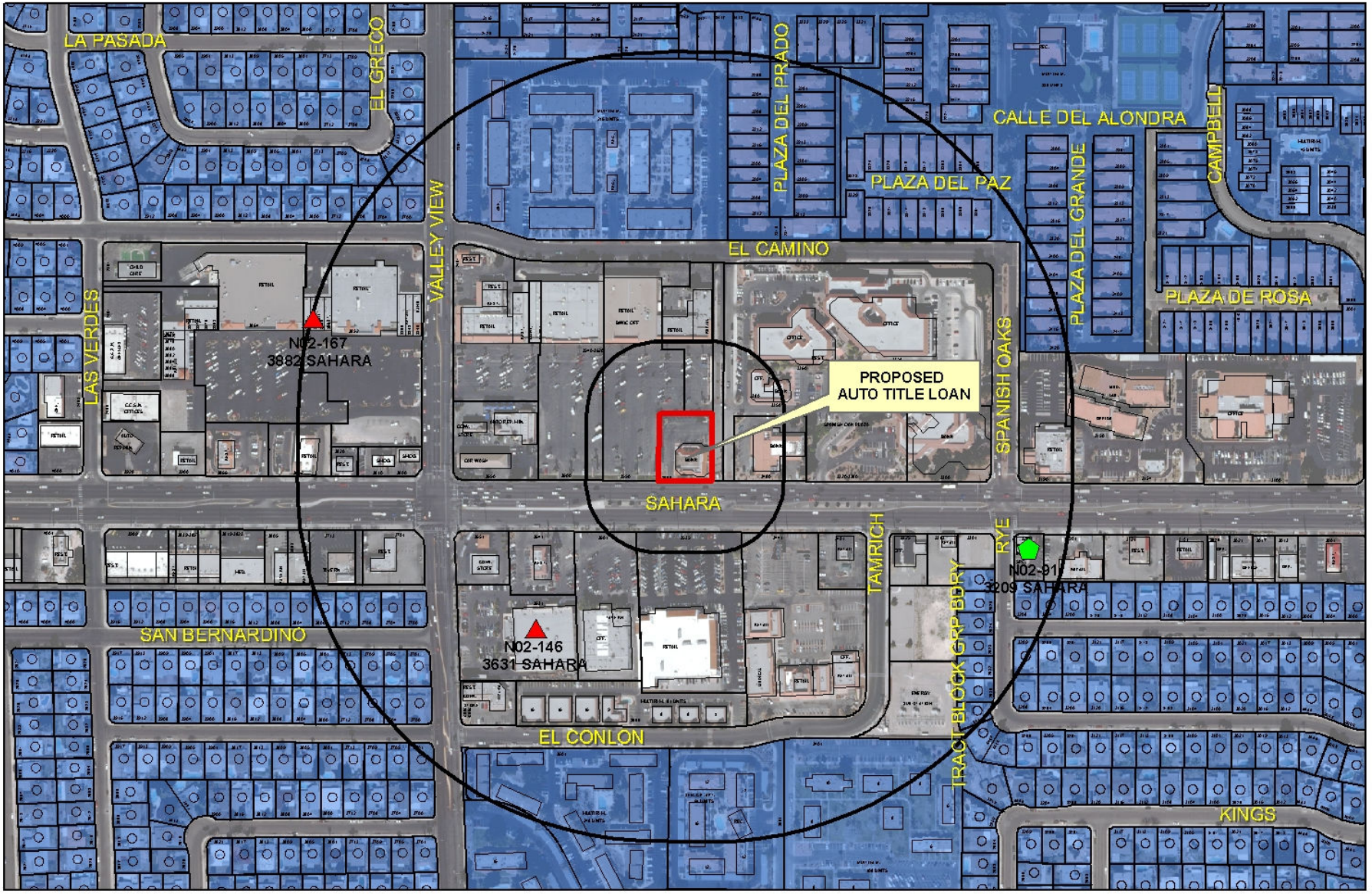
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

CASE: **SUP-42225**

RADIUS: 1000 FT

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



SUP-42225

Pawnshops

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

Subject Property

Residential Property

200ft & 1000ft Buffer

N

0 225 450 900 Feet

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42225** APN: 162-05-402-007

Name of Property Owner: I Rent B & E, LLC

Name of Applicant: Bill Drobkin

Name of Representative: Winston Henderson (Winston Henderson Architects)

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Bill Drobkin

Print Name: Bill Drobkin

Subscribed and sworn before me

This 21 day of June, 2011

R. Irene Charles

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. IRENE CHARLES
No: 93-4966-1
My Appointment Expires Nov. 8, 2013

RECEIVED
JUN 21 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3500 W. Sahara

Project Name Pioneer Buy & Sell **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 162-05-402-007 **Ward #** 1-Tarkanian

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

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

Gross Acres .63 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER I Rent B & E, LLC **Contact** Bill Drobkin

Address 2040 Edgewood Ave **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** _____

E-mail Address bill@pioneerloan.com

APPLICANT Same as above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Winston Henderson Architects **Contact** Winston Henderson

Address 1555 East Flamingo **Phone:** 893-9700 **Fax:** 893-9797

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

E-mail Address winstonh@whalv.com

Property Owner Signature* Bill Drobkin

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

Print Name Bill Drobkin

Subscribed and sworn before me

This 21 day of June, 20 11.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. IRENE CHARLES
No: 93-4966-1
My Appointment Expires Nov. 8, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-42225
Meeting Date:	8-9-11
Total Fee:	1030.00
Date Received:*	6-21-11
Received By:	JFM

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

JUN 21 2011

Revised 10/27/08

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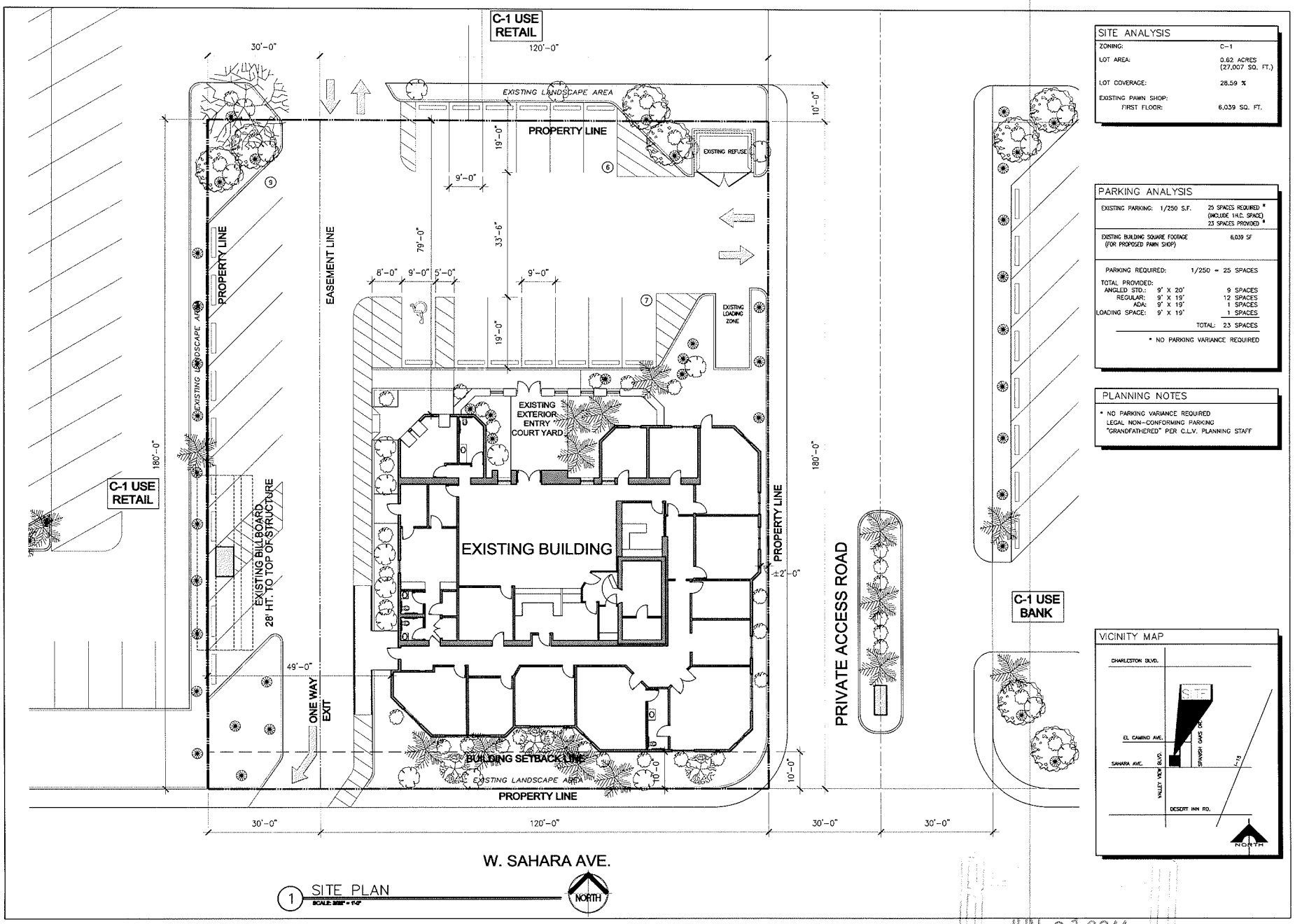


1 SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

SITE ANALYSIS

ZONING:	C-1
LOT AREA:	0.62 ACRES (27,007 SQ. FT.)
LOT COVERAGE:	28.59 %
EXISTING PAWN SHOP:	
FIRST FLOOR:	6,039 SQ. FT.

PARKING ANALYSIS

EXISTING PARKING: 1/250 S.F.		25 SPACES REQUIRED * (INCLUDE 1 H.C. SPACE) 23 SPACES PROVIDED
EXISTING BUILDING SQUARE FOOTAGE (FOR PROPOSED PAWN SHOP)		6,039 SF
PARKING REQUIRED:	1/250 =	25 SPACES
TOTAL PROVIDED:		
ANGLED STD.:	9' X 20'	9 SPACES
REGULAR:	9' X 19'	12 SPACES
ADA:	9' X 19'	1 SPACES
LOADING SPACE:	9' X 19'	1 SPACES
	TOTAL:	23 SPACES

* NO PARKING VARIANCE REQUIRED

PLANNING NOTES

* NO PARKING VARIANCE REQUIRED
LEGAL NON-CONFORMING PARKING
"GRANDFATHERED" PER C.L.V. PLANNING STAFF

VICINITY MAP

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

DROBKIN PAWN SHOP
TENANT IMPROVEMENT
3500 WEST SAHARA, LAS VEGAS, NEVADA 89102
APN:162054020007

SITE PLAN

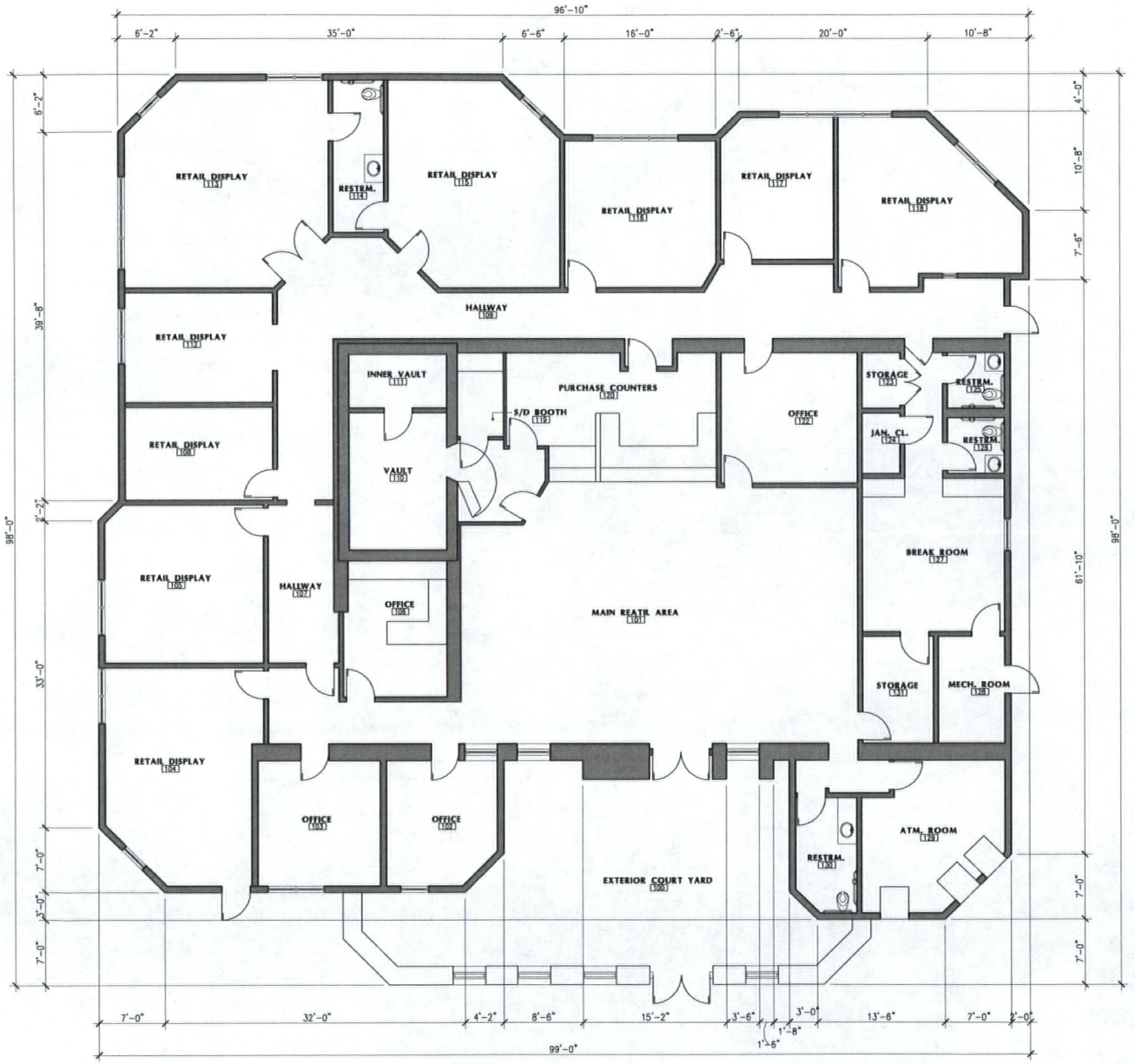
Date: 05-17-2011
Job No.: 11230
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
AS1.0

© WINSTON H. HENDERSON ARCHITECT, P.C.

JUN 21 2011

SUP-42225



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

NORTH

RECEIVED
JUL 05 2011

SUP-42225
REVISED

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

DROBKIN PAWN SHOP
TENANT IMPROVEMENT
3500 WEST SAHARA, LAS VEGAS, NEVADA 89102
APN:16205402007

EXISTING FLOOR PLAN

Date: 05-17-2011
Job No.: 11230
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
A1.0

© 2008 WINSTON HENDERSON ARCHITECTS

I RENT B & E, LLC dba:
PIONEER BUY & SELL
3500 W. SAHARA, LAS VEGAS, NEVADA
APN: 163-05-402-9700

JUSTIFICTION LETTER

This request is for the approval of a Special Use Permit for the designation & operation of a "Loan Center & Pawn Shop" in a C-1 Zone area as allowed under City of Las Vegas Title 19 / UDC 19.12.010 in an existing building formally operated as a Bank under the use of "Financial Institution w/o a Drive Thru", also per UDC 19.12.010. The building will also contain a secondary business of the same nature.

Per City of Las Vegas Planning Staff, the existing legal Non-Conforming parking designation shall remain in place.

The pawn shop proposes to upgrade the exterior appearance of the building with new paint, signage and non-structural fascia repairs. The existing landscape and parking lot will remain unchanged.

Winston Henderson
Representative

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JUN 21 2011

SUP-42225

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

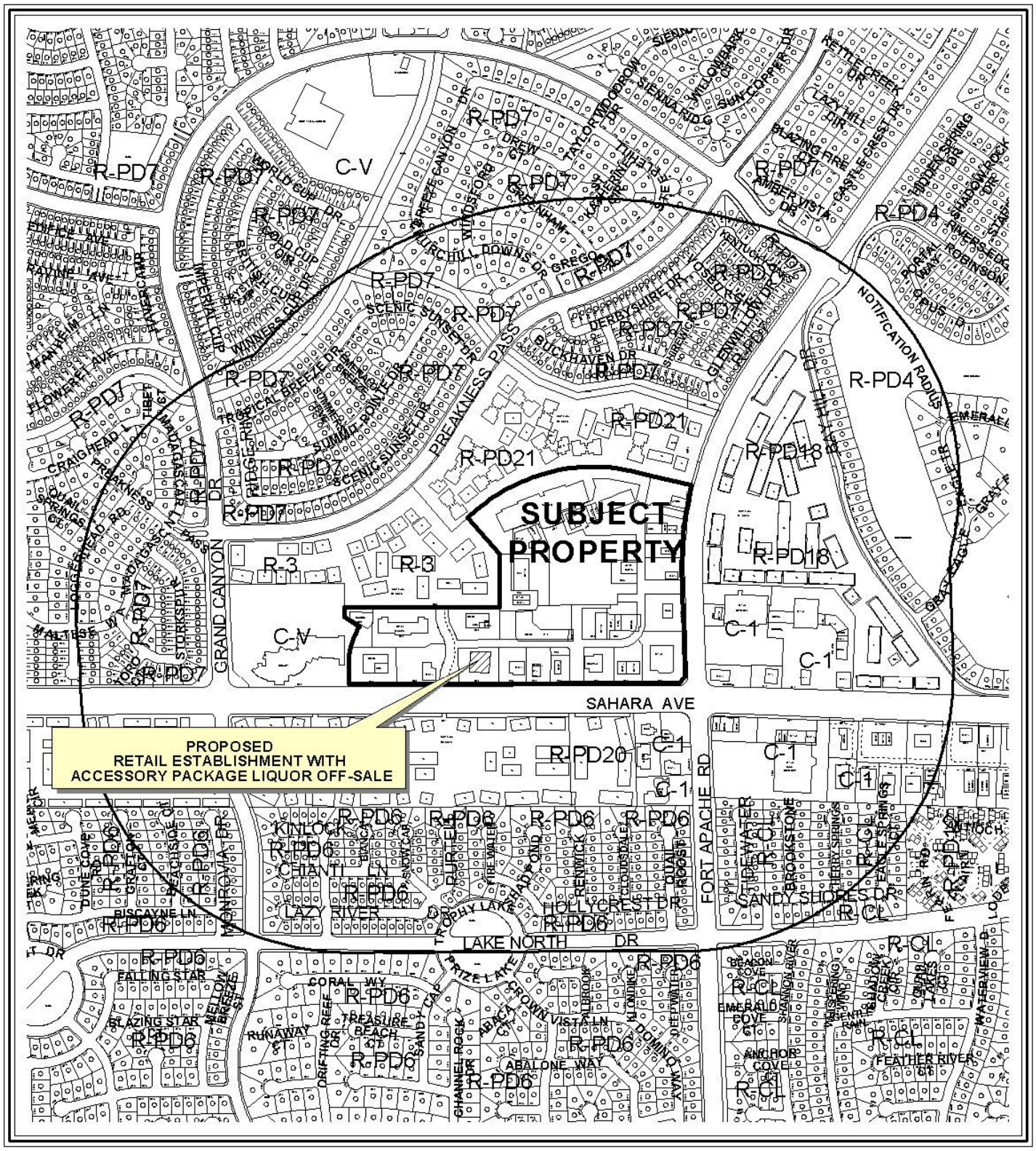
SUBJECT:
SUP-42252 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOG BITES BACK, LLC - OWNER: WINNER PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A 32 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 500 1000 Feet

CASE: **SUP-42252**

RADIUS: 1500 FT

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

N

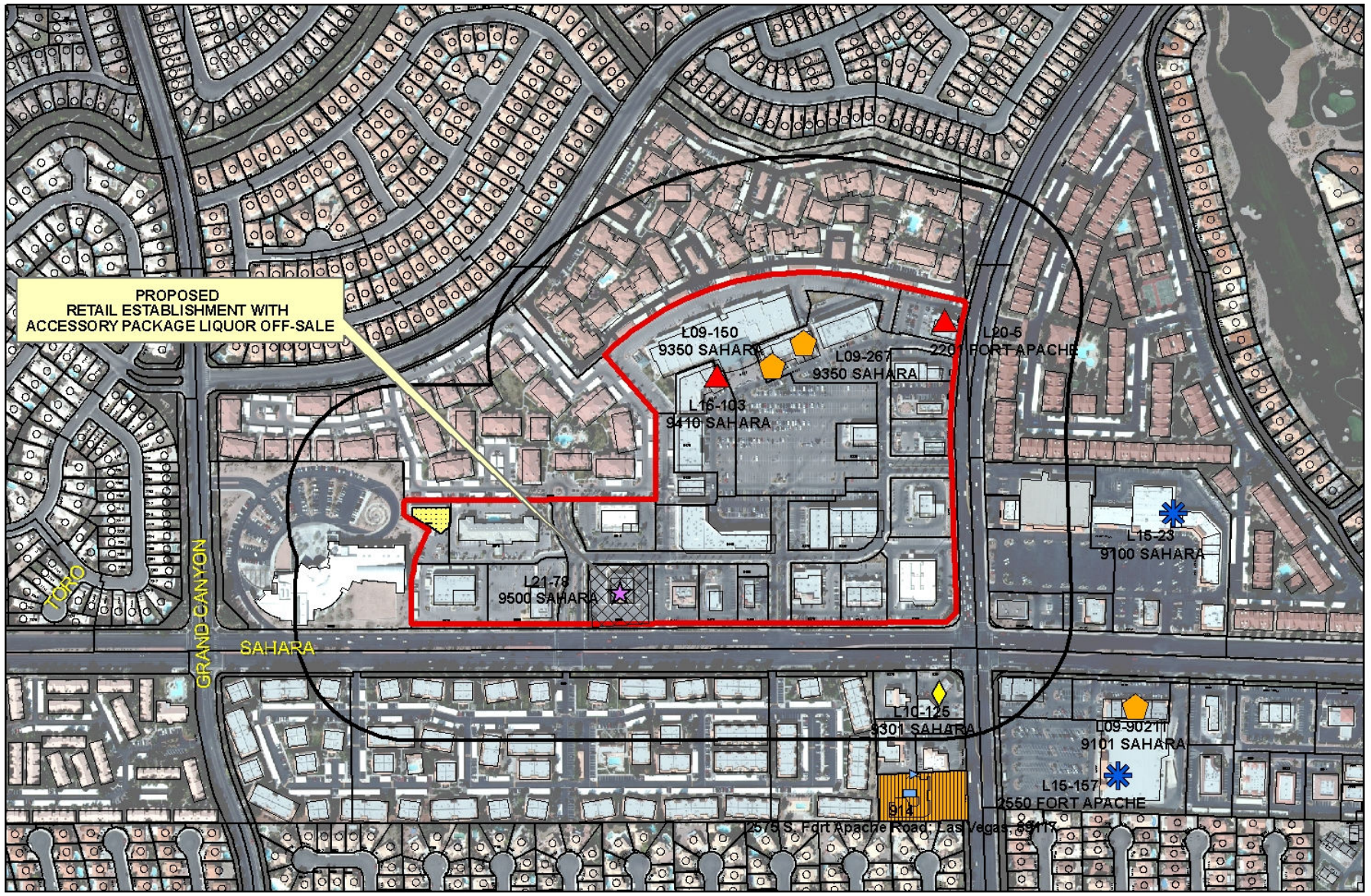
0 500 1000 Feet

CASE: **SUP-42252**

RADIUS: 1500 FT

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

N



SUP-42252

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer
- N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-42252 APN: 163-06-816-015

Name of Property Owner: Winner Properties L L C

Name of Applicant: Dog Bites Back, LLC

Name of Representative: Antonio Accornero

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: ANTONIO ACCORNERO

Subscribed and sworn before me

This 17th day of May, 2011

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JACQUELINE M. RODRIGUEZ
My Appointment Expires
January 13, 2014
No: 10-1244-1

RECEIVED
JUN 23 2011

Revised 11-14-06

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Retail with accessory package liquor off sale

Project Address (Location) 9500 W. Sahara Avenue

Project Name Siena Deli and Restaurant **Proposed Use** Package Liquor

Assessor's Parcel #(s) 163-06-816-015 **Ward #** 2

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

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

Gross Acres 1.06 **Lots/Units** _____ **Density** _____

Additional Information WAIVER FROM RELIGIOUS INSTITUTION LOCATED ON PARCEL 163-06-810-024

PROPERTY OWNER Winner Properties L L C **Contact** JOY BUSTAMANTE

Address 9601 ORIENT EXPRESS CT **Phone:** 213-760-9379 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89145

E-mail Address joy@winnerpropertiesllc.com

APPLICANT Dog Bites Back, LLC **Contact** Antonio Accornero

Address 9500 W. Sahara Avenue **Phone:** (702) 360-3358 **Fax:** (702) 360-3355

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

E-mail Address cpipgaa@aol.com

REPRESENTATIVE Law office of Jay Brown **Contact** Lora Dreja

Address 520 S. Fourth Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

E-mail Address lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name ANTONIO ACCORNERO

Subscribed and sworn before me

This 17th day of May, 20 11.

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JACQUELINE M. RODRIGUEZ
My Appointment Expires
January 13, 2014
No: 10-1244-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-42252
Meeting Date:	8/9/11 PC
Total Fee:	$1280
Date Received:*	6/23/11
Received By:	

RECEIVED
JUN 23 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.

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USE PERMIT RETAIL ESTABLISHMENT WITH ACCESSORY OFFSALE PACKAGE LIQUOR

MASTERPLAN PARKING DATA

APN NO. 163-08-810-015

PROPERTY SIZE: 1.06 ACRES (46,174 SQUARE FEET)

EXISTING FLOOR AREA: 6,648 SF + 1,108 (PATIO) = 7,755 SF
F.A.R. (FLOOR AREA RATIO): 7,755 S.F./ 46,174 S.F. = 0.17%

PROPOSED FLOOR AREA: 608 SF (DINING) + 1,428 (DELI) + 293 SF (PATIO) = 2,329 SF
COMBINED/TOTAL F.A.R. 7,756 + 2,329; 46,174 SF = 21%

DENSITY: N/A

PARKING ANALYSIS (TITLE 19 ZONING CODE, SECTION 19.04)
One space for each 50 S.F. of public seating and waiting area, including outdoor areas for seating and waiting, plus one space for each 200 s.f. of the total remaining gross floor area, with a minimum of 10 spaces required

REQUIRED PARKING (ALL SPACES ARE 9'-0" X 19'-0")

NEW WEST DINING: 608 SF (/50 = 13 SPACES);
NEW EAST DELI 1428 SF (/200 = 6 SPACES;
NEW PATIO: 293 SF (/50 = 6 SPACES)

TOTAL PARKING REQUIRED FOR NEW ADDITION: 27 SPACES

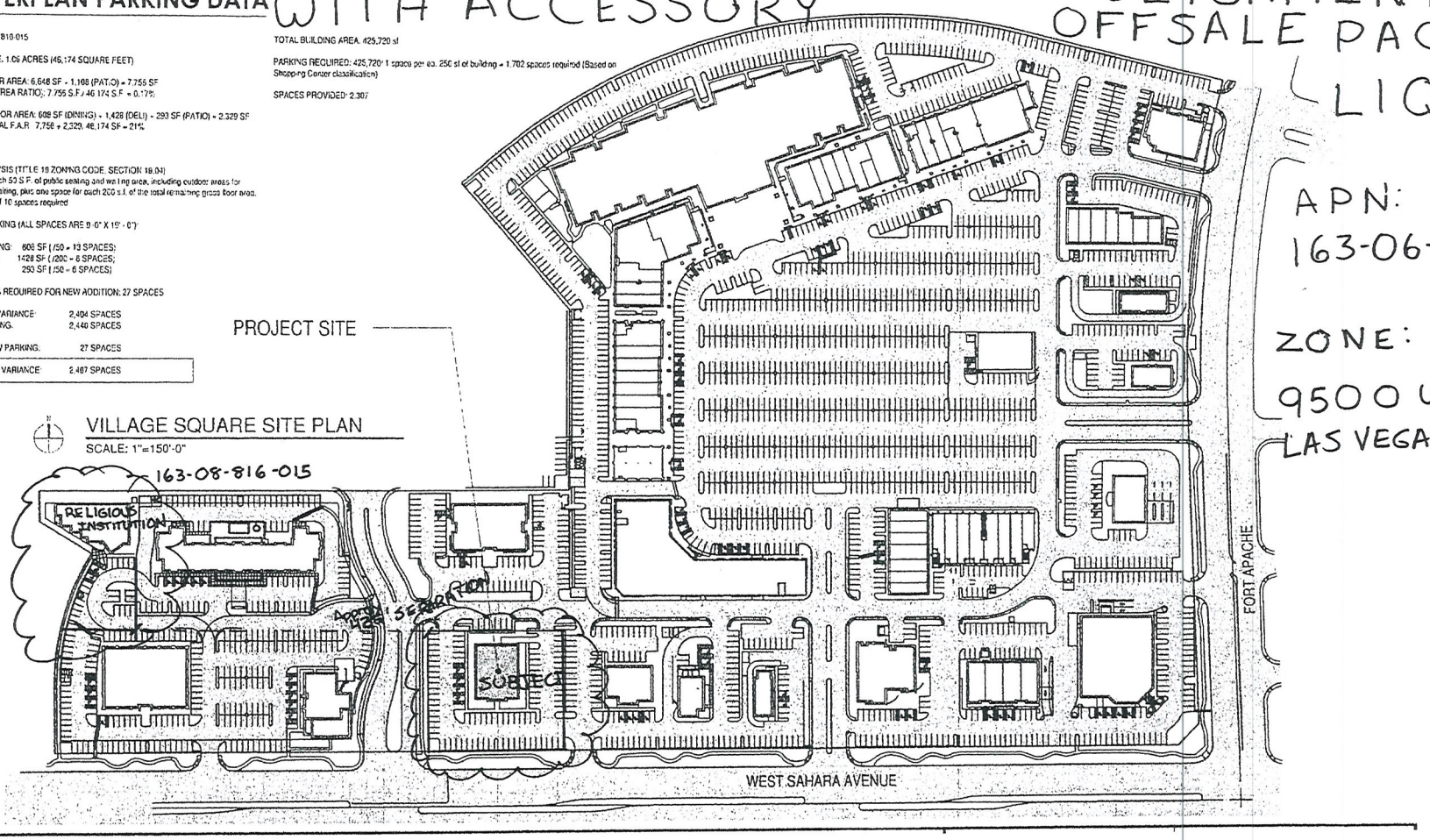
EXISTING 2005 VARIANCE:	2,404 SPACES
EXISTING PARKING:	2,440 SPACES
PROPOSED NEW PARKING:	27 SPACES
REQUIRED NEW VARIANCE:	2,467 SPACES

TOTAL BUILDING AREA: 425,720 sf

PARKING REQUIRED: 425,720/ 1 space per ea. 250 sf of building = 1,702 spaces required (Based on Shopping Center classification)

SPACES PROVIDED: 2,307

PROJECT SITE



VILLAGE SQUARE SITE PLAN
SCALE: 1"=150'-0"

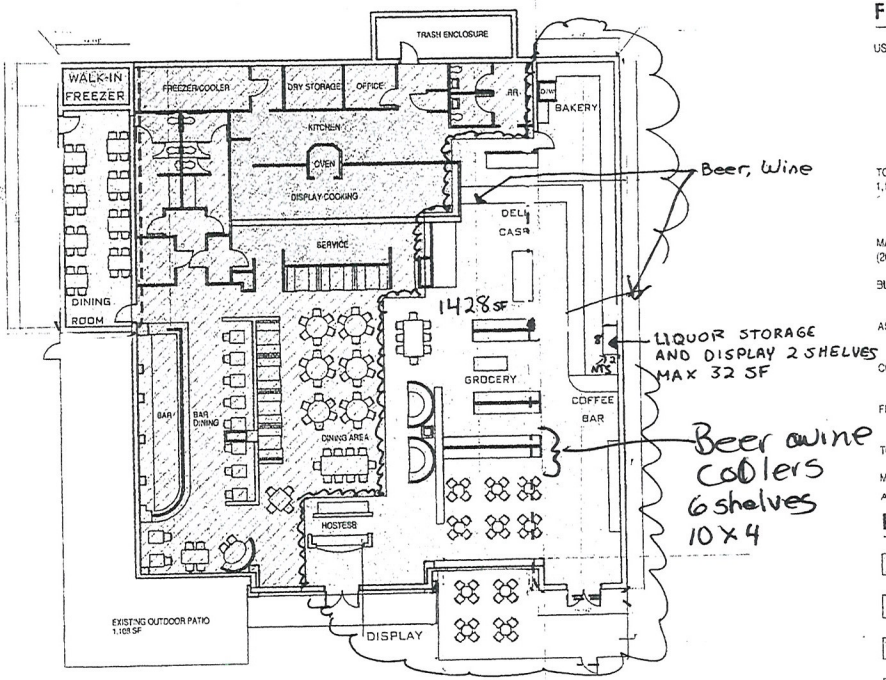
APN:
163-06-816-015

ZONE: C-1

9500 W. SAHARA
LAS VEGAS, NV, 89117

RECEIVED
JUN 23 2011

SUP-42252



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

FLOOR PLAN DATA

USE AND OCCUPANCY CLASSIFICATION PER 2006 IBC SECTION 302
GROUP A-2: ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING BUT NOT LIMITED TO:
BANQUET HALLS
NIGHT CLUBS
RESTAURANTS
TAVERNS AND BARS

TOTAL SQUARE FOOTAGE OF EXISTING AND PROPOSED = 5,548 + 1,108 (EXISTING PATIO) + 608 (NEW DINING) + 1,428 DELI + 293 PATIO = 10,085 SF

MAXIMUM ALLOWABLE FLOOR AREA ALLOWANCES PER OCCUPANT (2006 IBC - TABLE 1004.1.1)

BUSINESS AREAS (100 GSF Floor Area Per Occupant)
4261 GSF/ 100 = 43 OCCUPANTS

ASSEMBLY WITHOUT FIXED SEATS (15 Net SF - Unconcentrated
2189 NSF/ 15 = 146 OCCUPANTS

COMMERCIAL KITCHEN (200 GSF Floor Area Per Occupant)
1071 GSF/ 200 = 6 OCCUPANTS

FIXED BOOTH (PER SECTION 1004.7 - 1 Occupant per 24")
1032" TOTAL SEAT LENGTH/ 24" = 43 OCCUPANTS

TOTAL OCCUPANTS: 238

MAXIMUM DINING CAPACITY: 189 OCCUPANTS
ACTUAL DINING: 183 OCCUPANTS

LEGEND

- BUSINESS AREAS
- ASSEMBLY AREAS (WITHOUT FIXED SEATS)
- COMMERCIAL KITCHEN
- FIXED BOOTH

USE PERMIT FOR RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE
SIENNA DELI AND RESTAURANT
9500 W. SAHARA AVE.
PARCEL: 163-06-816-015

RECEIVED
JUN 23 2011
SUP-42252

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

June 22, 2011

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Special Use Permit for Retail establishment with Accessory Off-sale packaged liquor, beer and wine.

Dear Sir/Madam;

Please consider this request to allow off-sale packaged liquor, and beer and wine from the existing Sienna Deli and Restaurant business. Currently a single building located at 9500 West Sahara Avenue operates as a supperclub and a 1428 SF ethnic specialty merchandise store.

The ethnic market sells deli and bakery items as well as dry goods. The applicant wishes to offer Italian wines, beers and liquors within the retail store for consumption off premises. The beer and wine will be located on the shelves facing the breakfast tables within the deli. The total area on this shelf devoted to beer and wine is 10'wide X 4'deep X 6 shelves high. Up to six square feet will be within the deli coolers for items that need a chilled storage environment. With reference to Liquor, up to 32 SF is of shelf space is proposed. The liquor shelving is located behind the bakery such that it is accessible only to employees.

The subject building is located on a parcel within the Village Square commercial subdivision. Technically, 27 parcels are located on one property within this commercial subdivision. As a result a waiver of distance separation is required from the nearest religious institution. While there is approximately 435 feet between the parcel boundary of the subject lot and the parcel line of the religious institution, the two uses are technically on the same property. A library is located approximately 600 feet to the west of the property. As such, this use meets the minimum distance separation required by Title 19.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown
(702) 598-1408

RECEIVED
JUN 23 2011
SUP-42252

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

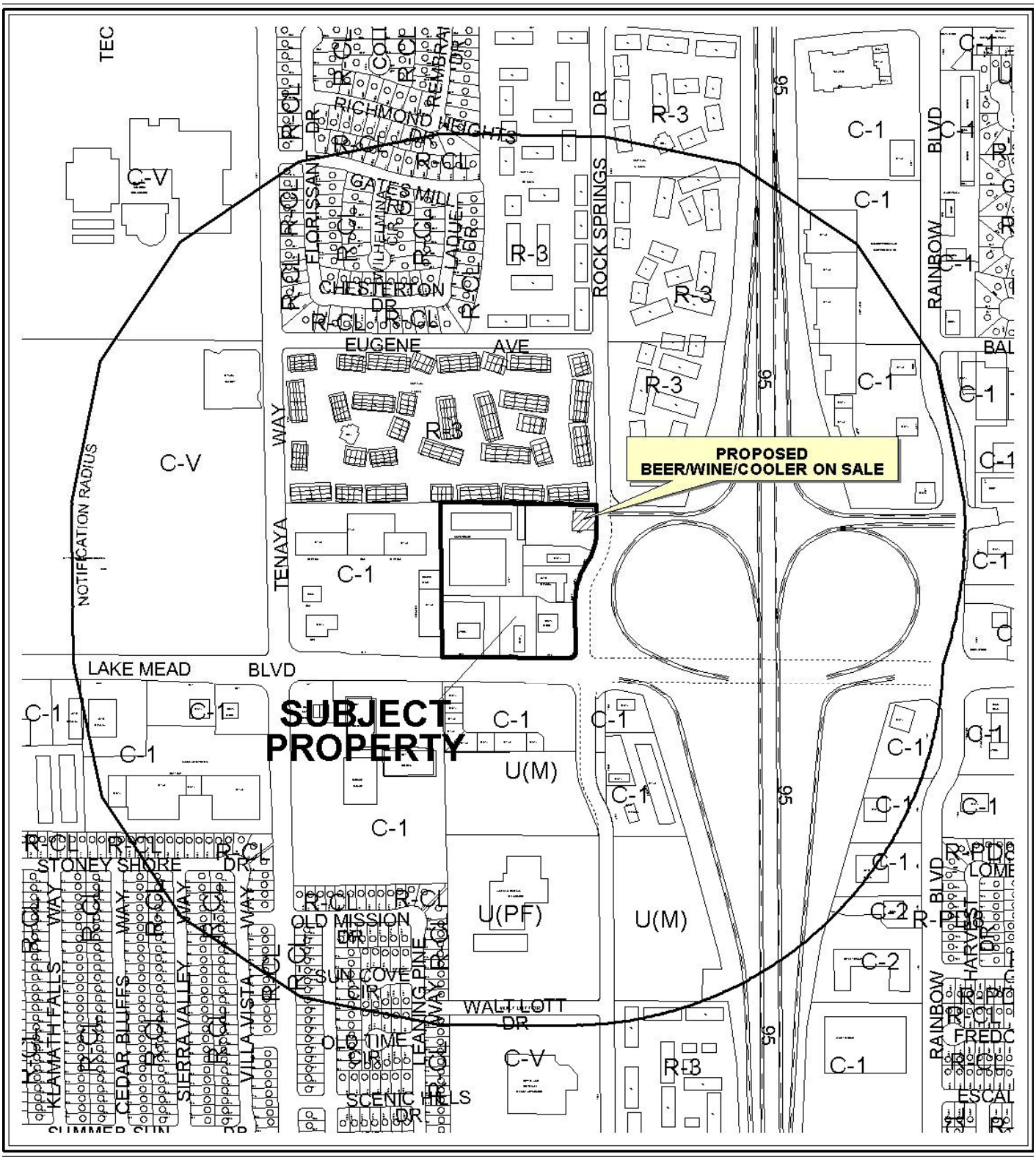
SUBJECT:
SUP-42254 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLORIELL HOLDINGS, LLC - OWNER: CHI HSUAN WU - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 5,918 SQUARE-FOOT RESTAURANT at 2131 Rock Springs Drive (APN 138-22-610-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

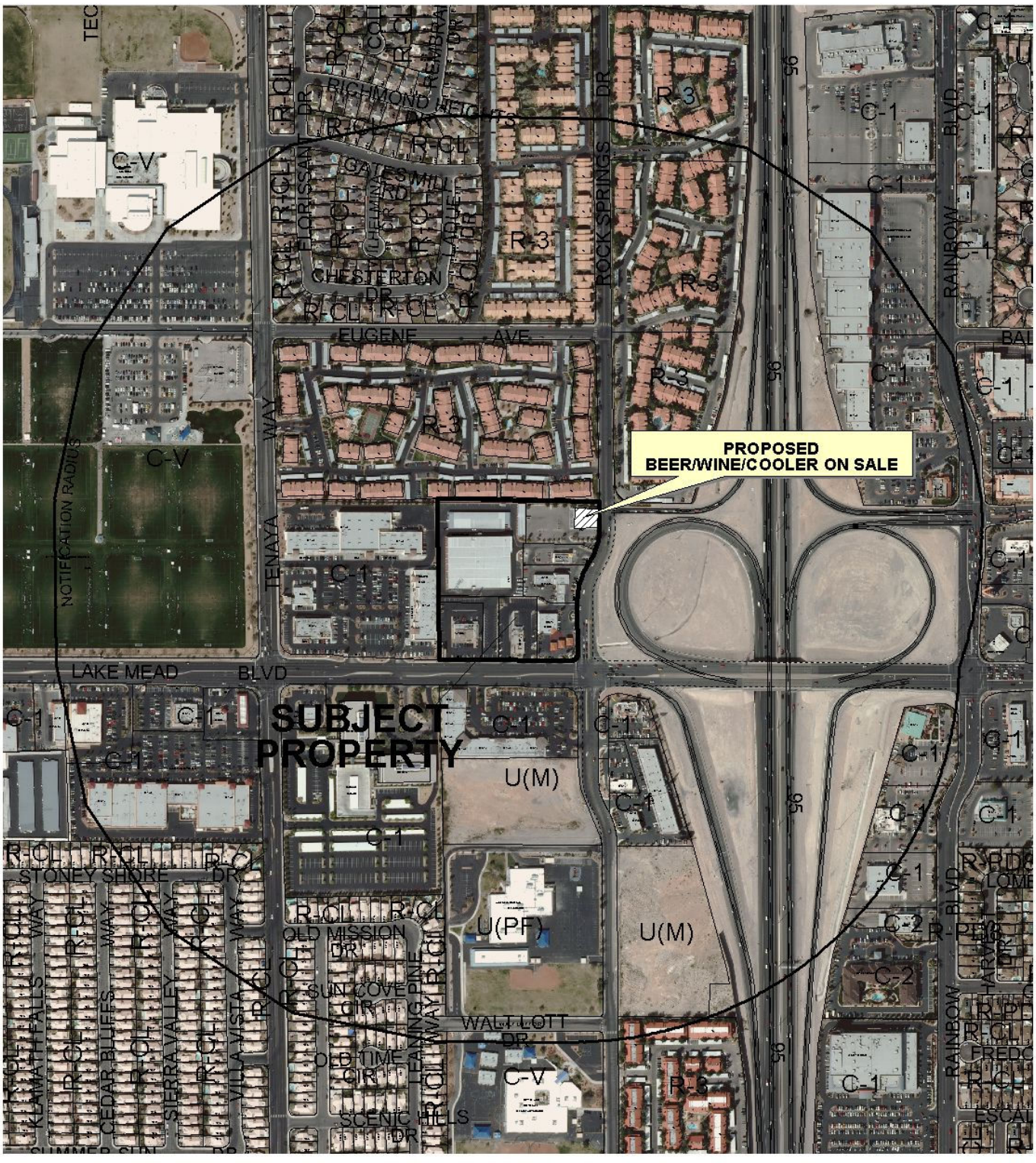
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-42254**

RADIUS: 1500 FT

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



0 300 600 Feet

CASE: **SUP-42254**

RADIUS: 1500 FT

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

N

SUP-42254

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42254** APN: 138-22-610-012

Name of Property Owner: CHI HSUAN WU.

Name of Applicant: GLORIELL HOLDINGS, LLC

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Chi Hsuan Wu.

Print Name: CHI HSUAN WU.

Subscribed and sworn before me

This 7th day of June, 2011

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BENJAMIN W. NERO II
No: 10-1673-1
My Appointment Expires Feb. 23, 2014

RECEIVED
JUN 23 2011
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT BEER/WINE-COOLER ON-SALE EST.

Project Address (Location) 2131 ROCK SPRINGS DR. LAS VEGAS, NV 89128

Project Name PANCIT-ADOBO FILIPINO RESTAURANT **Proposed Use** _____

Assessor's Parcel #(s) 138-22-610-012 **Ward #** 1-TARKANIAN

General Plan: existing √SC proposed NO CHANGE **Zoning:** existing C1 proposed NO CHANGE

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

Gross Acres 1.13 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER CHI HSIAN WU. **Contact** _____

Address 76 Copper Fountain st **Phone:** 360-2225 **Fax:** _____

City Las Vegas **State** N.V. **Zip** 89138

E-mail Address _____

APPLICANT GLORIA ROSELL-ENSLER (GLORIELL HOLDINGS, LLC) **Contact** GLORIA ROSELL-ENSLER

Address 9904 CHARLEMONT DR **Phone:** 702-452-3626 **Fax:** _____

City LAS VEGAS, NV **State** NV **Zip** 89134

E-mail Address MABUHAY@PANCIT-ADOBO.COM

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Chi Hsian Wu.

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

Print Name CHI HSIAN WU.

Subscribed and sworn before me

This 7th day of June, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BENJAMIN W. NERO II
No: 10-1673-1
My Appointment Expires Feb. 23, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-42254
Meeting Date:	8/9/11
Total Fee:	$1,280
Date Received:*	6/23/11
Received By:	BMS

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

Revised 10/27/08

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

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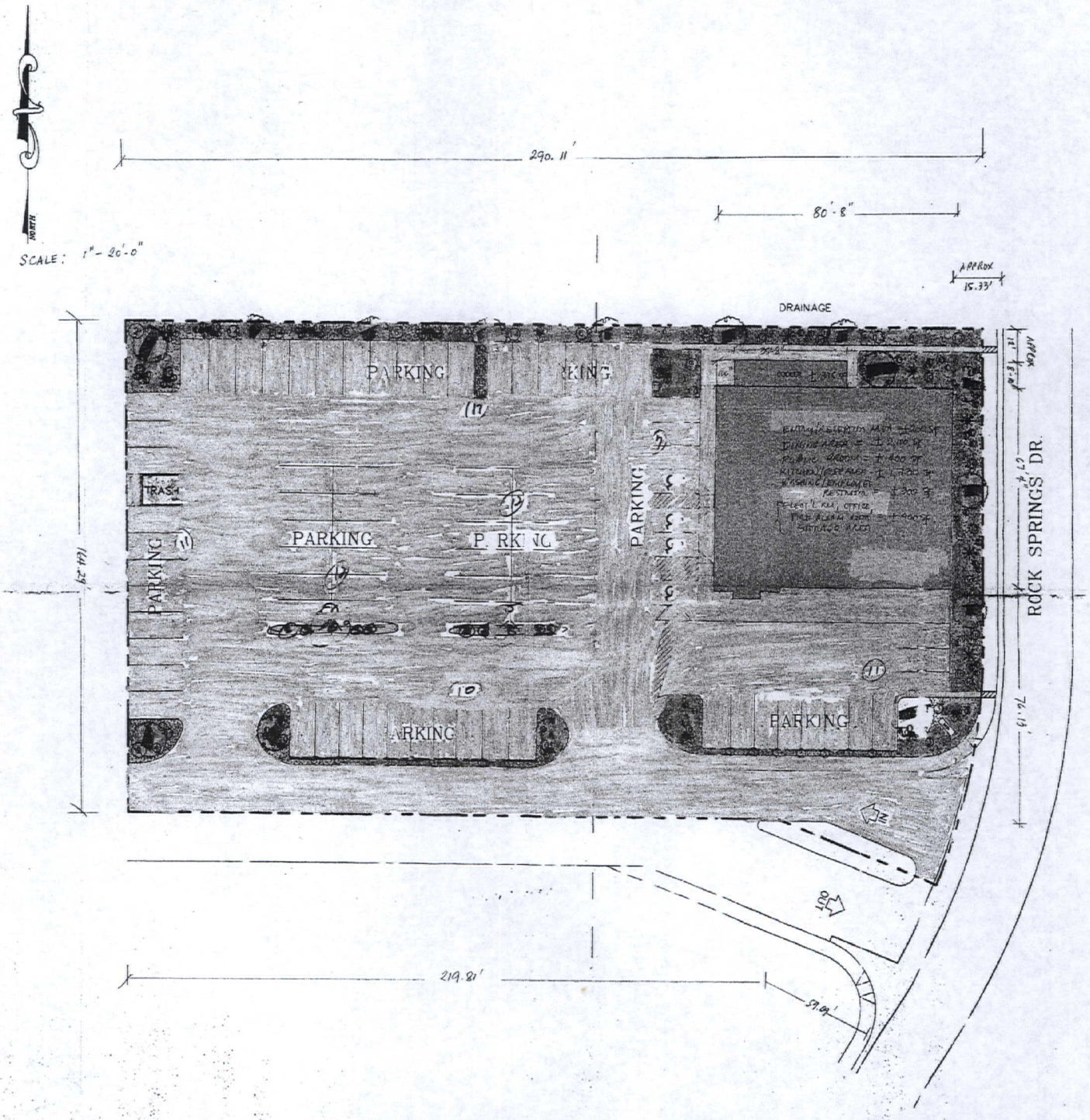

PANCIT-ADOBO FILIPINO RESTAURANT

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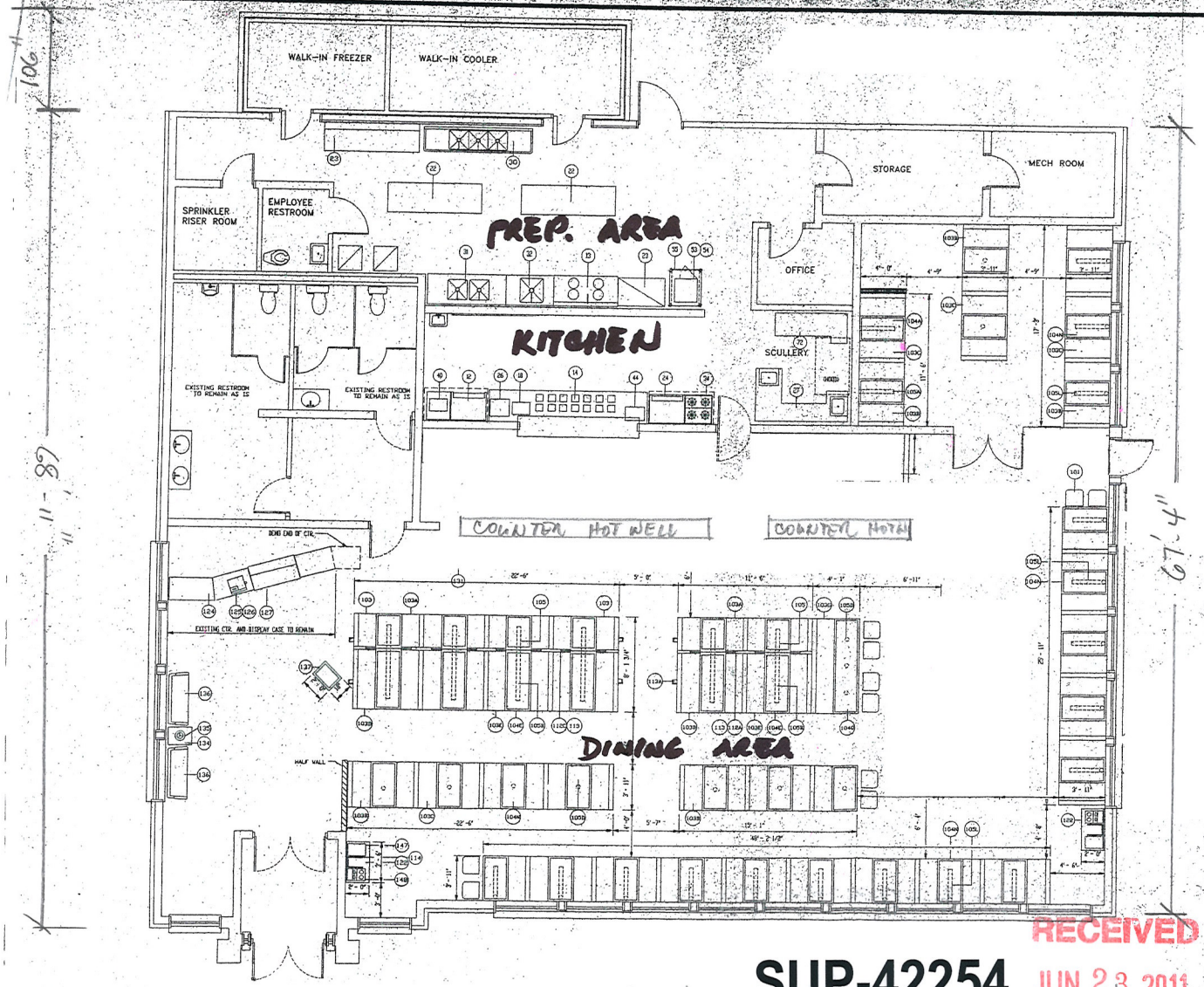
JUL 05 2011

SUP-42254
REVISED



FURNITURE SCHEDULE

ITEM #	QTY.	DESCRIPTION	SUPPLIED BY	SET IN PLACE BY
101	4	CHAIRS	STAINLESS	OWNER
103	4	35" SINGLE BOOTH PREMIER	STAINLESS	OWNER
103A	4	35" DOUBLE BOOTH PREMIER	STAINLESS	OWNER
103B	10	47" SINGLE BOOTH PREMIER	STAINLESS	OWNER
103C	20	47" DOUBLE BOOTH PREMIER	STAINLESS	OWNER
103D	4	60" SINGLE BOOTH PREMIER	STAINLESS	OWNER
103E	4	60" DOUBLE BOOTH PREMIER	STAINLESS	OWNER
103G	1	97" SETTEE PREMIER	STAINLESS	OWNER
104A	2	36"x47" TABLE TOP 3-SIDED V/FIXTURE EDGE	STAINLESS	OWNER
104C	6	36"x47" TABLE TOP 4-SIDED V/FIXTURE EDGE F/DIVIDERS	STAINLESS	OWNER
104H	28	36"x47" TABLE TOP 4-SIDED V/FIXTURE EDGE	STAINLESS	OWNER
104G	1	36"x47" TABLE TOP 4-SIDED V/FIXTURE EDGE	STAINLESS	OWNER
105	6	25" CANTILEVER BRACKET	STAINLESS	OWNER
105A	2	47" CANTILEVER BRACKET	STAINLESS	OWNER
105B	6	60" CANTILEVER BRACKET	STAINLESS	OWNER
105D	14	PEDESTAL C/D TABLE BASES (13"x20")	STAINLESS	OWNER
105E	3	PUP-RACK	STAINLESS	OWNER
105L	17	PEDESTAL C/D TABLE BASE (W/CANTILEVER FOR 47" TABLES)	STAINLESS	OWNER
112A	1	11'-6" BOL FACE WALL PANEL W/LIFT-OUT DIVIDER	STAINLESS	OWNER
112C	3	22'-6" BOL FACE WALL PANEL W/LIFT-OUT DIVIDER	STAINLESS	OWNER
113	6	10 3/8" x 12 1/4" STD-6 GLASS PANEL	STAINLESS	OWNER
113A	2	6 SET/LIFT-OUT DIVIDER HOLDERS	STAINLESS	OWNER
114	3	MENU HOLDER	STAINLESS	OWNER
115C	1	"L-SHAPED" ENCLOSURE PANEL SEE PLAN F/SIZE	STAINLESS	OWNER
116A	1	"U-SHAPED" ENCLOSURE PANEL SEE PLAN F/SIZE	STAINLESS	OWNER
122	3	WAITRESS SERVICE STATION SEE PLAN F/SIZE	STAINLESS	OWNER
123	1	HOT FOOD BUFFET/SOUP & SALAD BAR	STAINLESS	OWNER
124		CASHIER CABINET EXISTING	OWNER	OWNER
125		CASH REGISTER SYSTEM	G.B.R.I.	OWNER
126		ANNUNCIATOR UNITS	G.B.R.I.	OWNER
127		BAKERY DISPLAY CASE	EXISTING	OWNER
131	1	CARRY OUT COUNTER	STAINLESS	OWNER
134	1	WAITING AREA TABLE	STAINLESS	OWNER
135		TABLE LAMP	G.B.R.I.	G.C.
136	2	LOVE SEAT "FAIRFIELD" #1801	STAINLESS	OWNER
137	1	HOSTESS STATION SEE PLAN F/SIZE	STAINLESS	OWNER
144	LOT	WINDOW SILL	G.C.	G.C.
145	1	DECOR PACKAGE	OWNER	OWNER
146	1	GIFT SHOP	STAINLESS	OWNER
147		SABLE SYSTEM	G.B.R.I.	OWNER
148	3	SILVERWARE HOLDERS (2 HOT SHOWS)	STAINLESS	OWNER
148A	LOT	MISCELLANEOUS	STAINLESS	OWNER

SEATING & TABLE SCHEDULE

TABLE TOP STYLES	TOP QTY.	SEAT QTY.
SINGLES	000	000
2 TOPS	6	12
3 TOPS	000	000
4 TOPS	32	128
5 TOPS	0	0
6 TOPS	6	36
TOTALS:	44	176
SEATING TO TABLES RATIO	0	

SUP-42254

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City of Las Vegas

PANCIT - ADDED FR. REST.

SCALE: 1/4" = 1'-0"

2131 ROCK SPRINGS ROAD
LAS VEGAS, NV.

June 20, 2011

Pancit Adobo Filipino Restaurant
2131 Rock Springs Dr
Las Vegas, NV 89128
(702) 372-3585

Department of Planning
333 Rancho Dr.
Las Vegas, NV

Re: Justification Letter for Special Use Permit

To whom it may concern:

Pancit Adobo Filipino Restaurant seeks a special use permit in efforts of attaining a beer and wine license through the City. Pancit Adobo is an established full service restaurant located on 2131 Rock Springs Dr that has been open since the last week of October, 2010. Currently the hours of operation are from 10:30 am to 9 pm daily serving breakfast, lunch, dinner, desserts and party trays. Patrons have the option of taking out food or dining in with seating approximately amounting to 170 which include additional seating in a private banquet room.

The purpose of on-site sale of beer and wine is to increase daily revenue as well as foot traffic to keep the restaurant afloat during these economic times. There will be some entertainment at night such as singing and karaoke on selected nights and live music on other nights which start at 9:00 pm. All beer and wine /wine coolers will be sold with meals/food. No additional development to the facility is required since the business is already functioning. The anticipated schedule of operation will be daily from 11 am to 3 am. To facilitate the later hours, additional staff will be hired. There are two on-site managers, one of which will always be on the premises at any given time.

Hopefully, you will grant us the required Special Use Permit soon. Should you need more information, please don't hesitate to contact me at (702) 452-3626 or (702) 372-3585.

Sincerely,

Gloria Rosell-Ensler

Manager

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City of Las Vegas

SUP-42254

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

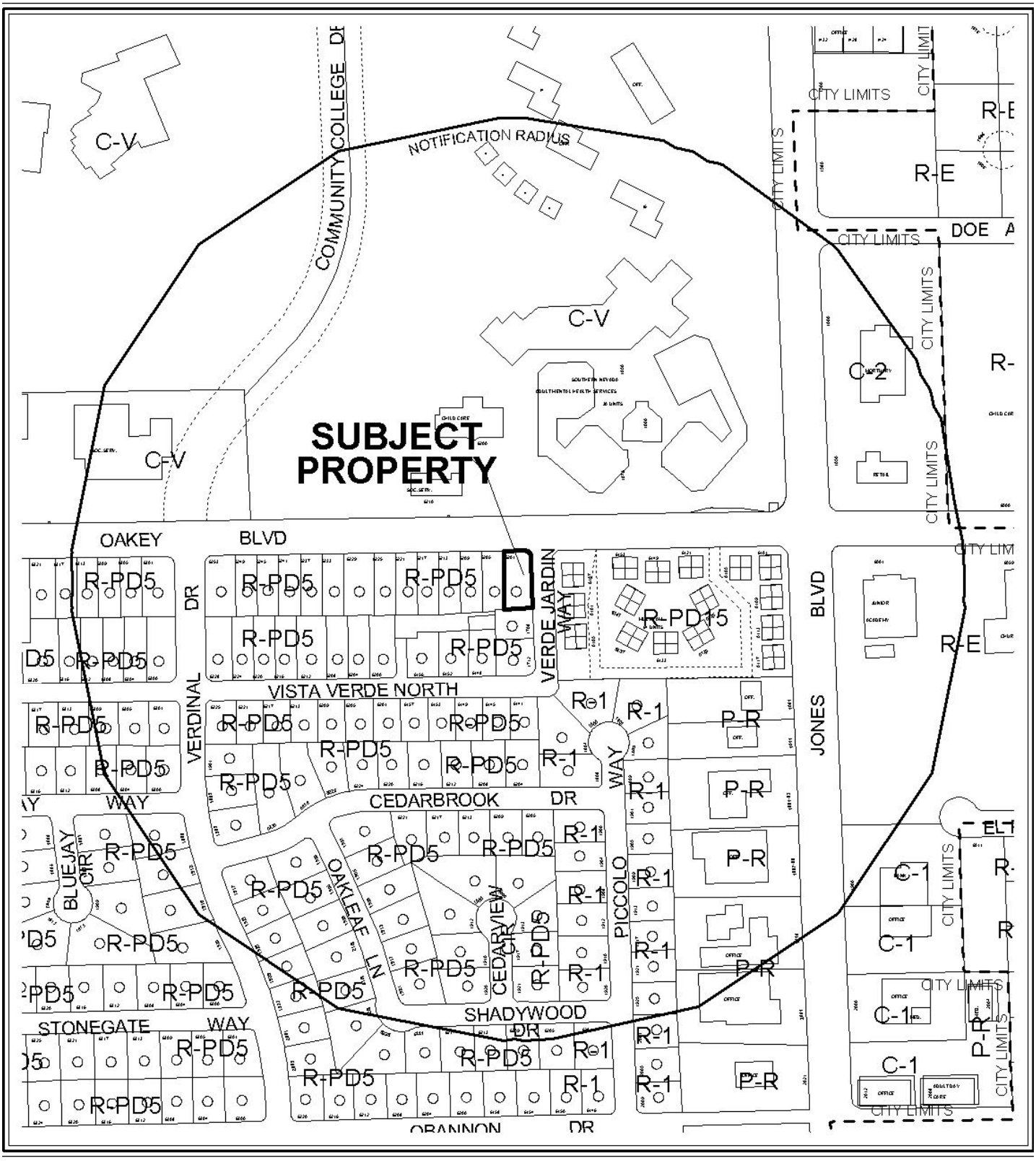
SUBJECT:
SUP-42258 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KID'S HAPPY DAYS CHILD CARE - OWNER: SHANTHA WIJEKULARATNE - For possible action on a request for a Special Use Permit FOR A PROPOSED CHILD CARE - GROUP HOME (7-12 CHILDREN) WITH A WAIVER TO ALLOW A CHILD CARE FACILITY ON A STREET GREATER THAN 60 FEET IN WIDTH at 6201 West Oakey Boulevard (APN 163-02-712-024), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



CASE: **SUP-42258**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-PD5 (Residential Planned Development - 5 Units Per Acre)

N

CASE: **SUP-42258**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-PD5 (Residential Planned Development - 5 Units Per Acre)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42258** APN: 163-02-712-024

Name of Property Owner: Shantha D. Wijekularatne

Name of Applicant: Kid's Happy Days ~~Child Care~~ Child Care

Name of Representative: Sudarshini Wijekularatne

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: P.L. Shantha

Print Name: Shantha D. Wijekularatne

Subscribed and sworn before me

This 21st day of June, 20 11.

Notary Public in and for said County and State

JENNY MAGANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-2-2012
Certificate No: 04-90879-1

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JUN 23 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Kid's Happy Days Child Care

Project Address (Location) 6201, West Oakey Blvd, Las Vegas, NV 89146

Project Name Kid's Happy Days Child Care **Proposed Use** 7-12 children Group Home Care

Assessor's Parcel #(s) 163-02-712-024 **Ward #** 1-Tarkanian

General Plan: existing ML proposed no change **Zoning:** existing R-PD5 proposed No

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

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

Additional Information _____

PROPERTY OWNER Shantha Wijekularatne **Contact** (702) 871 4576

Address 6201, West Oakey Blvd, **Phone:** 871 4576 **Fax:** 702 871 4576

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

E-mail Address shan_w3@yahoo.com

Kid's Happy Days Child Care

APPLICANT Sudarshini Wijekularatne **Contact** 871 4576

Address 6201, West Oakey Blvd, **Phone:** 871 4576 **Fax:** 871 4576

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

E-mail Address shan_w3@yahoo.com

REPRESENTATIVE Same as above. **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* P.C. Shantha

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

Print Name SHANTHA WIJEKULARATNE

Subscribed and sworn before me

This 22nd day of June, 20 11.

Notary Public in and for said County and State

JENNY MAGANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-2-2012
Certificate No: 04-90879-1

FOR DEPARTMENT USE ONLY

Case #	SUP-42258
Meeting Date:	8/9/11
Total Fee:	$1030
Date Accepted:	6/28/11
Accepted By:	Romeo

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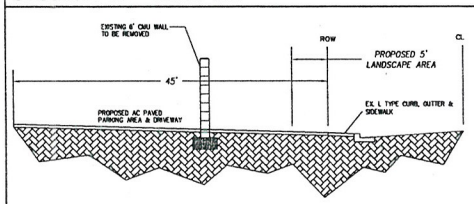
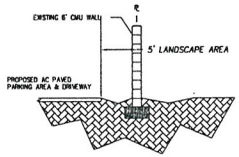
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

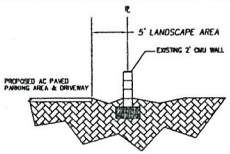
SECTION A - EAST PL



SECTION B - SOUTH PL



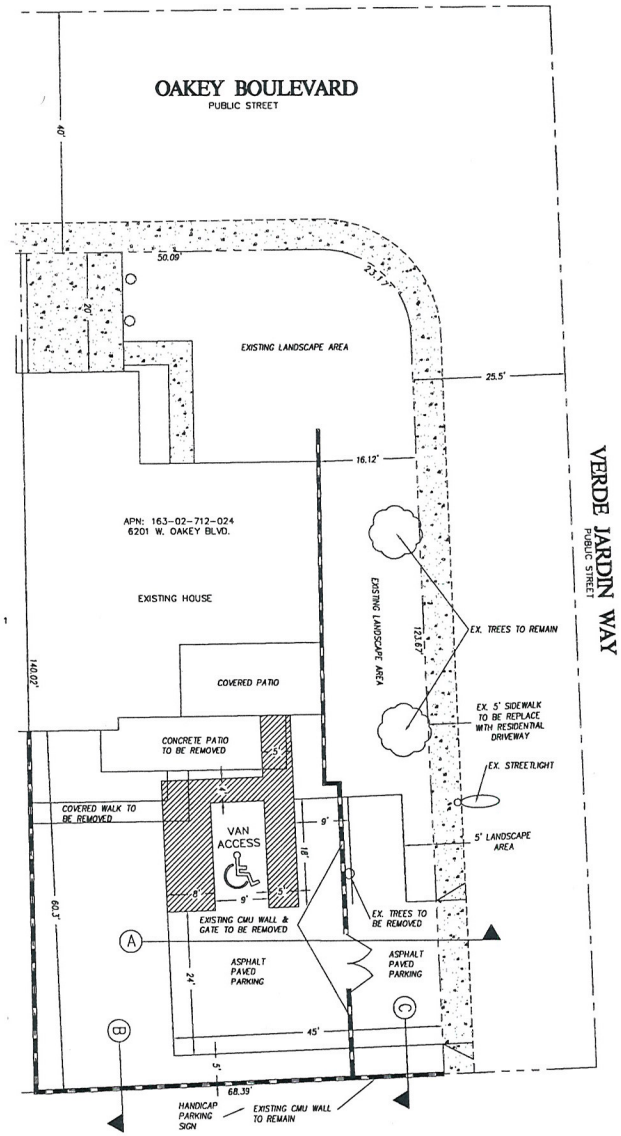
SECTION C - SOUTH PL



LOT 3 OF PARCEL MAP
FILE 67, PAGE 37
EXISTING ZONING: C-V

NORTH
SCALE: 1"=10'

OAKEY BOULEVARD
PUBLIC STREET



VERDE JARDIN WAY
PUBLIC STREET

LOT 13, BLOCK 1 OF
VILLA TIERRA VERDED SUBDIVISION UNIT 1
BOOK 15, PAGE 25
OF PLATS
EXISTING ZONING: R-PD5

NEWPORT COVE 7
AMENDED PER BOOK 40, PAGE 84
OF PLATS
EXISTING ZONING: R-PD15

LOT 32, BLOCK 1 OF
SAHARA UNIT #1 LEWIS HOMES
BOOK 18, PAGE 39
OF PLATS
EXISTING ZONING: R-PD5

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SCALE

GRAPHIC SCALE
10' 0' 5' 10' 20' 40'
(IN FEET)
1"=10'

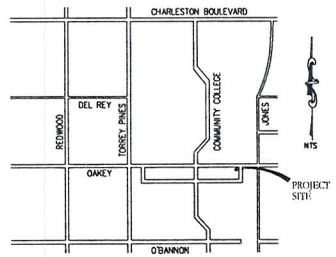
LEGAL DESCRIPTION

LOT 14 IN BLOCK 1 OF VILLA TIERRA VERDE SUBDIVISION UNIT 1 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 15, PAGE 25 OF PLATS & LOT 14A OF THE RESUBDIVISION OF A PORTION OF VILLA TIERRA VERDE UNIT 1 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20, PAGE 23 OF PLATS.

BASIS OF BEARINGS

SOUTH 88°-28'-00" WEST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY A MAP IN FILE 16, PAGE 9 OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

VICINITY MAP



SITE DATA

APN: 163-02-712-024
EXISTING ZONING: R-PD5
LOT SQ. FT.: 8,209
HOUSE LIVABLE SQ. FT.: 1,313

LEGEND

CENTERLINE	
ROW/PROPERTY LINE	
EXISTING CURB	
EXISTING CMU WALL	
PROPOSED CMU WALL	
EXISTING CONCRETE/SIDEWALK	
PROPOSED ADA ACCESS PATH	

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	PB	PULL BOX
BN	BENCHMARK	PC	POINT OF CURVE
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF WALL	PI	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CO	CLEAN OUT	PRC	POINT OF REVERSE CURVE
CY	CUBIC YARD	PT	POINT OF TANGENCY
DG	DESIGN GRADE	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
EC	END OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	RT	RIGHT
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EX	EXISTING	SL	STREETLIGHT
FF	FINISH FLOOR ELEVATION	SS	SANITARY SEWER
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	SVZ	SIGHT VISIBILITY ZONE
FT	FEET	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TF	TOP OF FOOTING
INV	INVERT	TR	TOP OF RETAINING
LF	LINEAR FEET	TYP	TYPICAL
LFF	LOWER FINISH FLOOR ELEVATION	VC	VERTICAL CURVE
MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
MH	MANHOLE	VG	VALLEY GUTTER
MIN	MINIMUM	W	WATER

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

SUDARSHINI WIJEKULARATNE
6201 W. OAKEY BLVD.
LAS VEGAS, NEVADA
702.271.4578 FAX: 702.871.4579

TANEY ENGINEERING
8916 S. JONES BLVD STE #150
LAS VEGAS, NV 89139
(702) 362-8844 FAX: (702) 362-5251

SITE PLAN FOR PARKING ADDITION

6201 W. OAKEY BLVD.

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

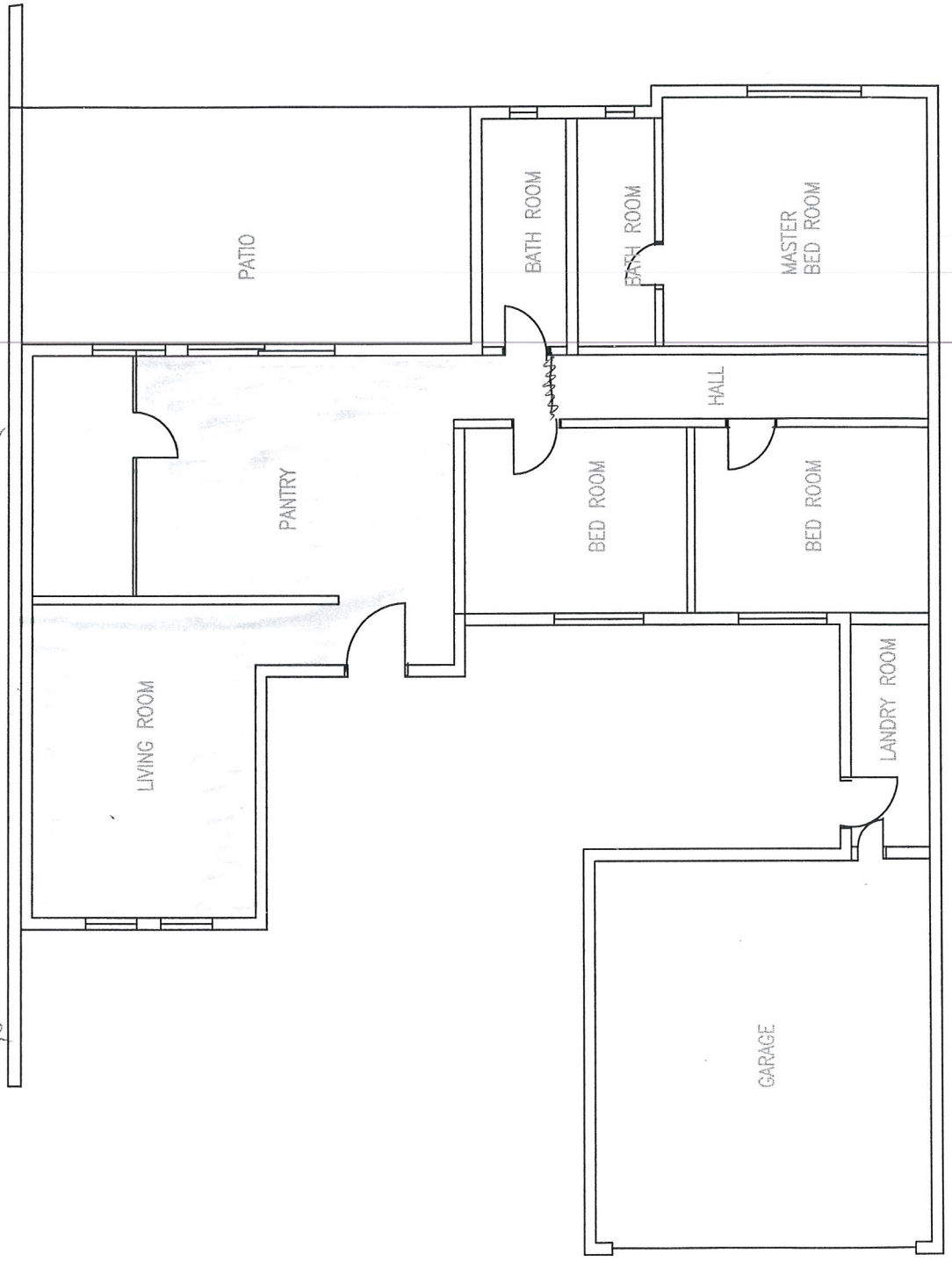
DATE:	05.17.11
SCALE:	1"=10'
JOB NO:	WJK-11-001
DESIGNED BY:	SD
CHECKED BY:	RC
SHEET NAME:	SP
SHEET:	1 OF 1

SUP-42258

Floor Plan.

RECEIVED
JUN 23 2011

child care area.



Sudarshini Wijekularatne
6201 W. Oakey Blvd.
Las Vegas NV 89146
702 871 4576

N

OAKEY BL

SUP-42258

Sudarshini Wijekularatne,
Kid's Happy Days Child Care,
6201, West Oakey Blvd.,
Las Vegas,
Nevada - 89146 -1119
Tel: (702) 871-4576
June 20, 2011

Planning & Development Department,
City of Las Vegas,

Justification Letter.

I am happy to inform you that I, Sudarshini Wijekularatne, am currently having a state licensed family home day care at 6201, West Oakey Blvd., Las Vegas, Nevada - 89146.

Since I am successfully operating my day care for family home(for six children) for five years, I wish to apply for a special use permit for group home day care (for 7-12 children) and will be opened all the seven days of the week and 24 hours.

Further more, there will be two people working at the day care including me. Only my family is living in this home.

With reference to the Pre Application Conference on June 15, 2011 at the meeting committee agreed to give access to the facility from Verde Jardin way.

I request for a waiver driveway fronting Oakey Boulevard.

Thank You,
Yours Faithfully,

.....
Sudarshini Wijekularatne.

RECEIVED
JUN 27 2011

SUP-42258
REVISED

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

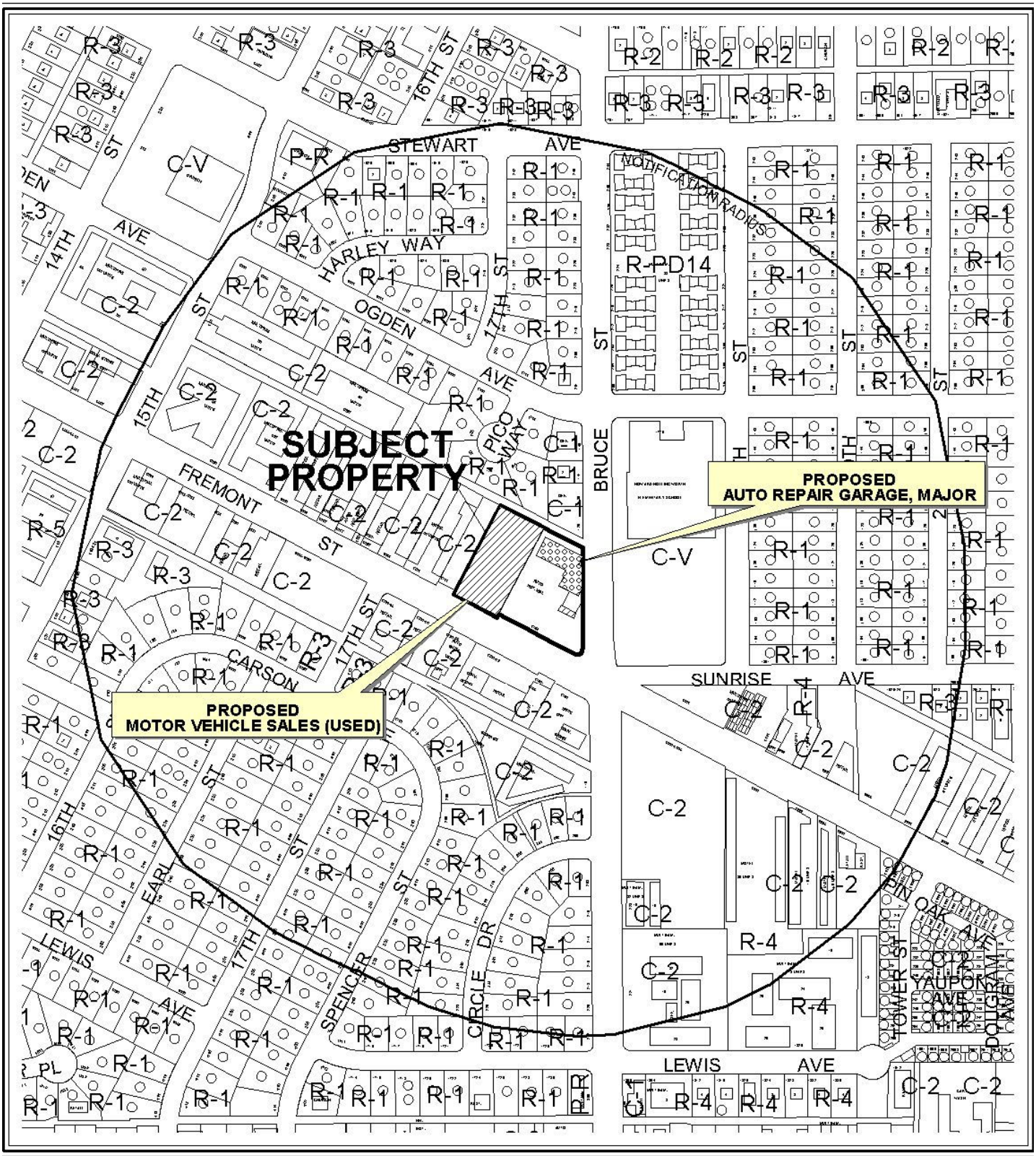
SUBJECT:
SUP-42262 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIRE RG, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 11,745 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-42262 and SUP-42264
2. Conditions and Staff Report - SUP-42262 and SUP-42264
3. Supporting Documentation
4. Photos - SUP-42262 and SUP-42264
5. Justification Letter - SUP-42262 and SUP-42264



0 300 600 Feet

CASE: **SUP-42262 AND SUP-42264**

RADIUS: 1000 FT

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

N

0 300 600 Feet

CASE: **SUP-42262 AND SUP-42264**

RADIUS: 1000 FT

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42262** APN: 139-35-315-006, 007

Name of Property Owner: RAY GOLBARI

Name of Applicant: Bel AIR RG, LLC

Name of Representative: Brown, Brown & Premsrirut, contact: Lora Dresia

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RAY GOLBARI

Subscribed and sworn before me

This 20th day of June, 2011

_____

Notary Public in and for said County and State California.

RECEIVED
JUN 23 2011
City of Las Vegas

CLAUDIA E. VELASQUEZ
COMM. # 1862571
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 30, 2013

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Use Permit -Motor Vehicle Sales (used)

Project Address (Location) NWC Fremont Street at Bruce

Project Name 1715 Fremont Street **Proposed Use**

Assessor's Parcel #(s) 139-35-315-006,007 **Ward #** 3

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

Commercial Square Footage 11,745 **Floor Area Ratio**

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

Additional Information concurrent application for auto repair major 1735 Fremont Street

PROPERTY OWNER Bel Air RG, LLC **Contact** Ray Golbari

Address 1300 W Olympic Blvd #500 **Phone:** (213) 927-2700 **Fax:** (213) 927-5200

City Los Angeles **State** CA **Zip** 90015

APPLICANT Bel Aire RG LLC **Contact** Ray Golbari

Address 1300 W Olympic Blvd #500 **Phone:** (213) 927-2700 **Fax:** (213) 927-5200

City Los Angeles **State** CA **Zip** 90015

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

Address 520 South 4th St **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

Property Owner Signature* [signature]

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

Print Name RAY GOLBARI

Subscribed and sworn before me

This 20th day of June, 20 11.

Claudia E Velasquez

Notary Public in and for said County and State California

CLAUDIA E. VELASQUEZ
COMM. # 1862571
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 30, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-42262
Meeting Date:	8/9/11
Total Fee:	$1,030
Date Received:*	6/23/11
Received By:	BJS

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

RECEIVED
JUN 23 2011
City of Las Vegas

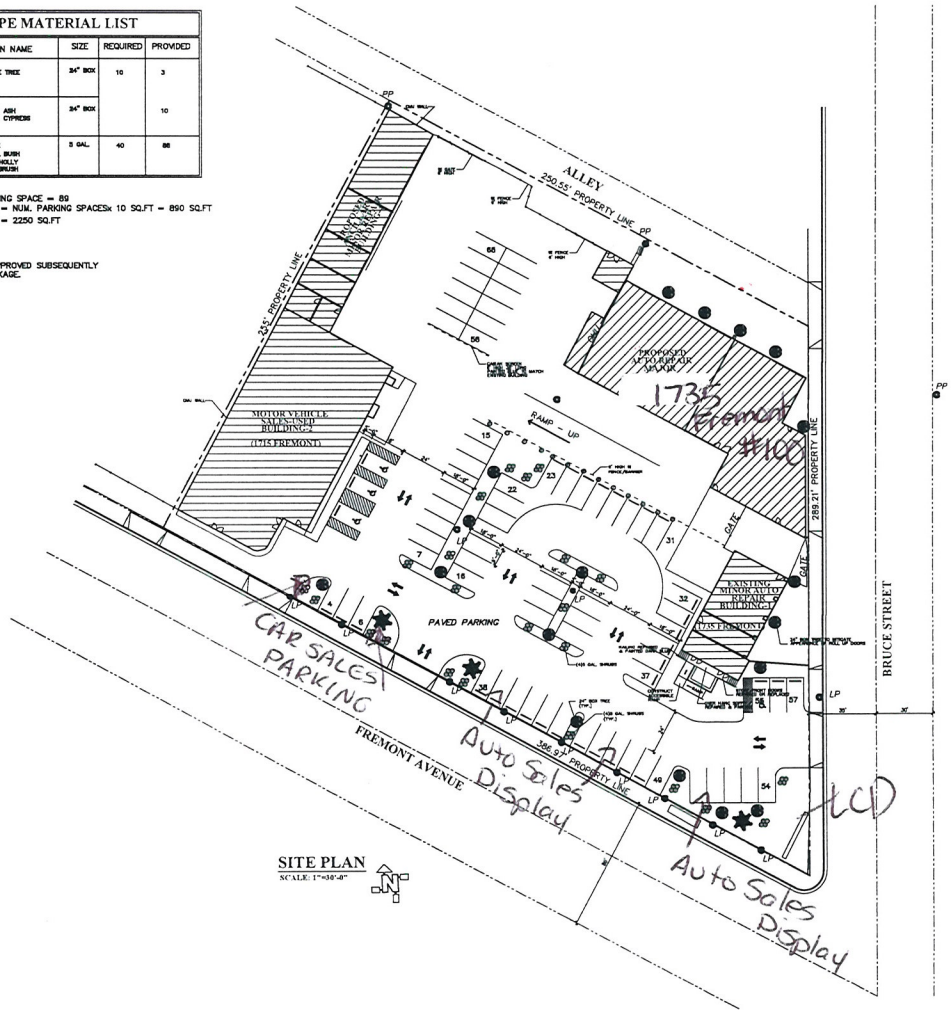
Revised 04/26/05

MOTOR VEHICLE SALES-USED & REPAIR SHOPS
@ FREMONT AND BRUCE

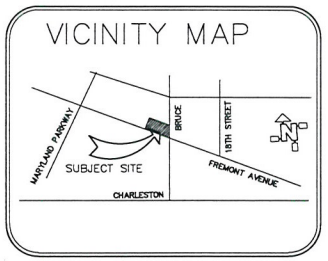
LANDSCAPE MATERIAL LIST				
SYMBOL	COMMON NAME	SIZE	REQUIRED	PROVIDED
	PINE TREE	24" BOX	10	3
	ARIZONA ASH ARIZONA CYPRESS	24" BOX		10
	JUNIPER PLANNEL BUSH DESERT HOLLY BOTTLE BRUSH	5 GAL.	40	86

TOTAL NUM. OF PARKING SPACE = 89
AREA OF LANDSCAPE = NUM. PARKING SPACES x 10 SQ.FT = 890 SQ.FT
AREA OF LANDSCAPE = 2250 SQ.FT

NOTE:
1) AWNINGS TO BE APPROVED SUBSEQUENTLY WITH SIGNAGE PACKAGE.



SITE PLAN
SCALE: 1"=30'-0"



PROJECT/PROPERTY INFORMATION:

APN: 139-36-315-006,007

BUILDING -1
MOTOR VEHICLE SALES-USED
BUILDING -2
EXISTING MINOR AUTO REPAIR
BUILDING -3
PROPOSED AUTO REPAIR MAJOR
BUILDING -4
PROPOSED ANCILLARY MINOR REPAIR

RECEIVED
JUN 28 2011

Nevada Licensed Contractor. Lic. # 0039261A

Authorized Signature:

Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 3623.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

MOTOR VEHICLES SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE	
CONTRACTOR: M.O.CONSTRUCTION LLC	
PLAN: 71494	TEL: (702) 286-5700 DATE: 04/21/11
DRAWING NAME: LANDSCAPE PLAN	
DRAWN BY: RVN	TEL: (702) 245-8690 DRAWING NUM: L1

SUP-42262
SUP-42264
REVISED

MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE

LANDSCAPE MATERIAL LIST

SYMBOL	COMMON NAME	SIZE	REQUIRED	PROVIDED
	PINE TREE	24" BOX	10	3
	ARIZONA ASH ARIZONA CYPRESS	24" BOX		10
	JUNIPER FLANNEL BUSH DESERT HOLLY BOTTLE BRUSH	5 GAL.	40	88

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AREA OF LANDSCAPE = 2250 SQ.FT

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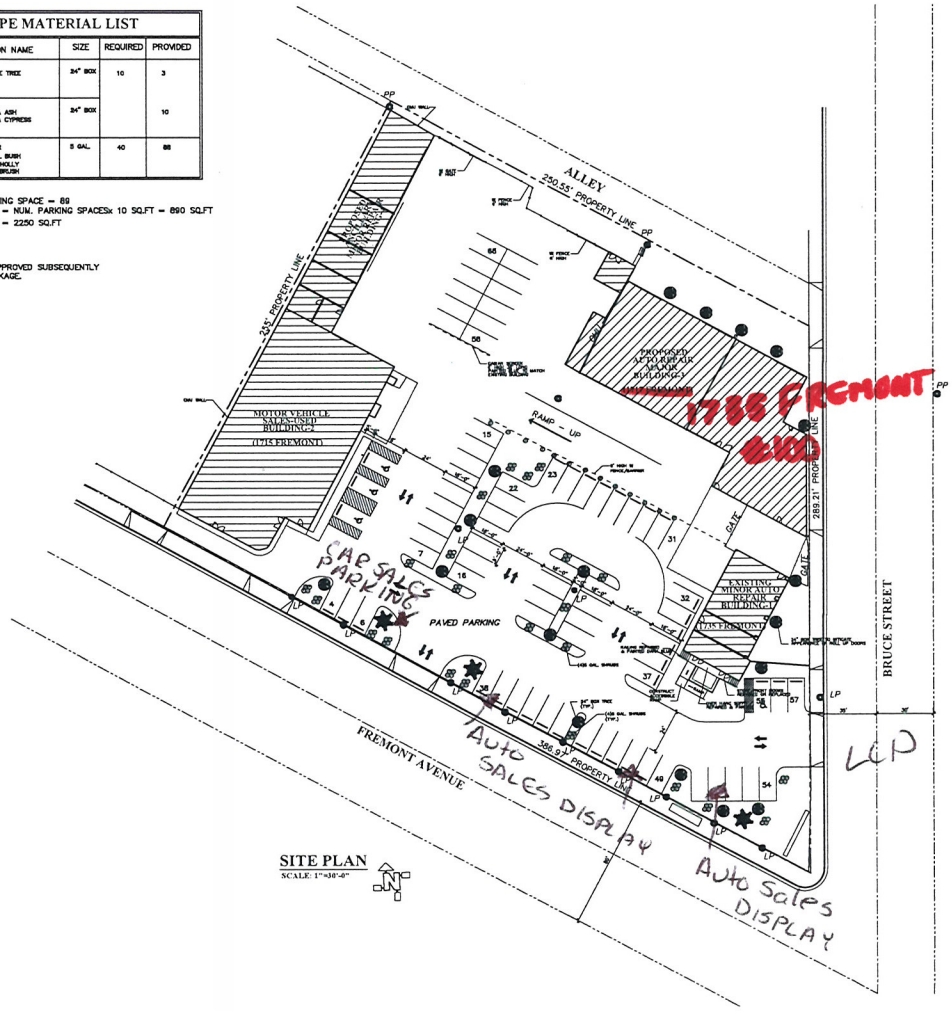
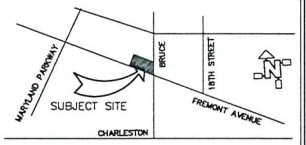
1) AWNINGS TO BE APPROVED SUBSEQUENTLY WITH SIGNAGE PACKAGE.



SITE PLAN
SCALE: 1"=30'-0"

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0	COVER SHEET & SITE PLAN
A1	BUILDING 1735/ FLOOR PLAN & ELEVATIONS (Bldg.-1)
A2a	BUILDING 1715/ FLOOR PLAN (Bldg.-2)
A2b	BUILDING 1715/ BUILDING ELEVATIONS (Bldg.-2)
A3a	BUILDING 1717/ FLOOR PLAN (Bldg.-3)
A3b	BUILDING 1717/ BUILDING ELEVATIONS (Bldg.-3)
A4	BUILDING 1715/ FLOOR PLAN & ELEVATIONS (Bldg.-4)

PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
APN# 139-35-315-006 ,007
API

BUILDING -1
MOTOR VEHICLE SALES-USED
BUILDING -2
EXISTING MINOR AUTO REPAIR
BUILDING -3
PROPOSED AUTO REPAIR MAJOR
BUILDING -4
PROPOSED ANCILLARY MINOR REPAIR

RECEIVED
JUN 28 2011

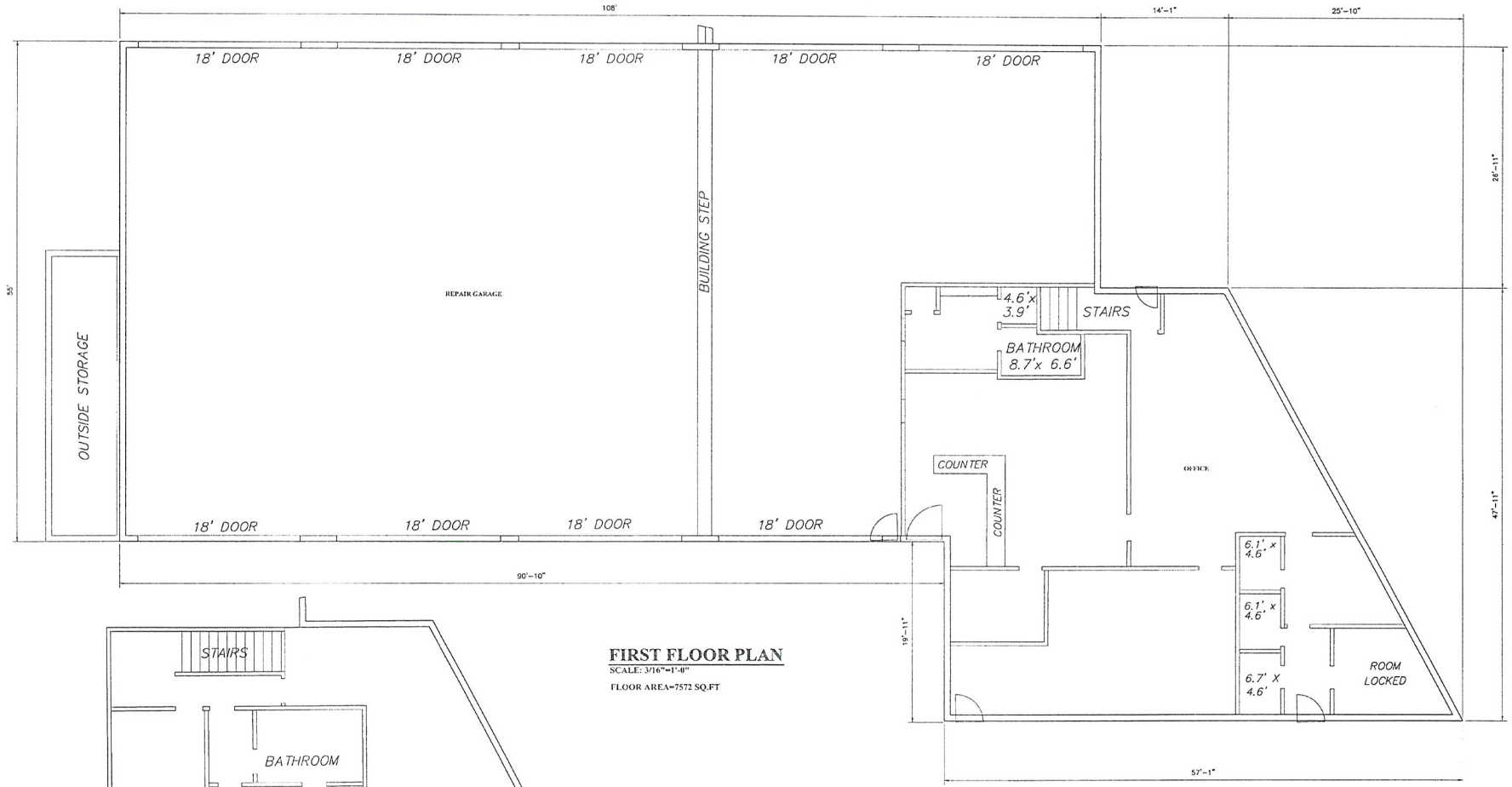
Nevada Licensed Contractor. Lic. # 0039261A

Authorized Signature:

Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 3623.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

MOTOR VEHICLES SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE			
CONTRACTOR: M.O.CONSTRUCTION LLC			
PCL# 71494	TEL (702) 286-5700	DATE 06/21/11	
DRAWING NAME: COVER SHEET & SITE PLAN			
DRAWN BY: RVN	TEL (702) 245-8690	DRAWING NUM. A0	

SUP-42262
SUP-42264
REVISED



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"
FLOOR AREA=7572 SQ.FT

SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"
FLOOR AREA=2219 SQ.FT

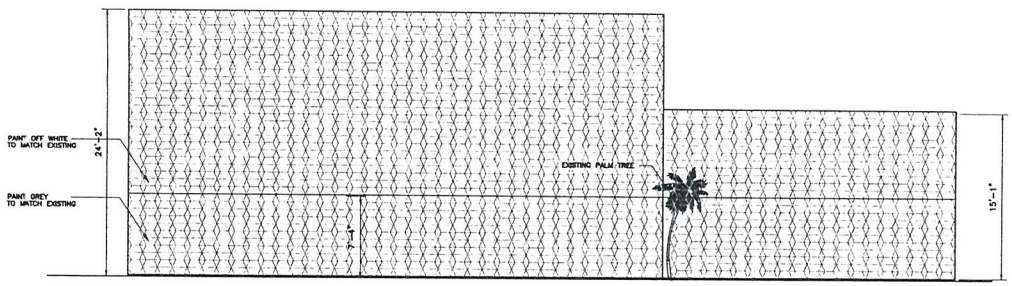
JUN 28 2011

ADDRESS:
PROPOSED AUTO REPAIR MAJOR
~~FREMONT~~ AVENUE #100
LAS VEGAS NV 89

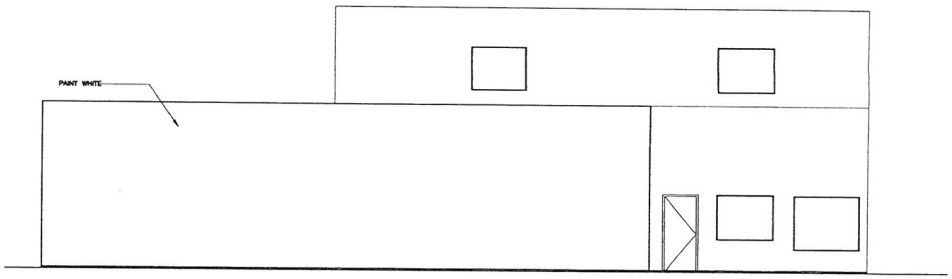
1735

MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE	
CONTRACTOR: M.O.CONSTRUCTION LLC	
DATE: 71494	TEL: (702) 286-5700 DATE: 06/21/11
DRAWING NAME: BUILDING FLOOR PLAN	SUP-42262
DRAWN BY: RVN	TEL: (702) 245-8690 SUP-42264 3a

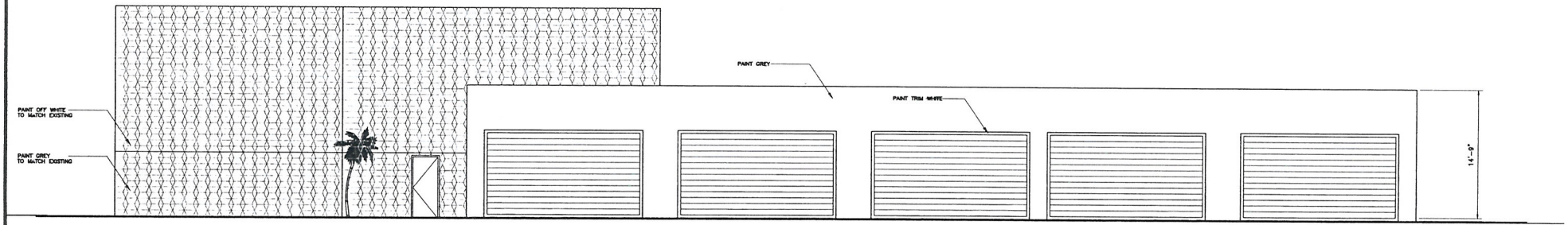
SUP-42262
SUP-42264
REVISED



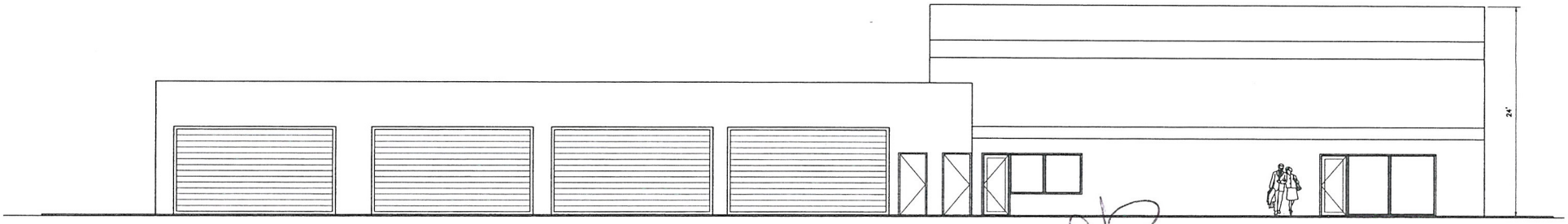
EAST ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

RECEIVED
JUN 23 2011
City of Las Vegas

ADDRESS:
PROPOSED AUTO REPAIR MAJOR
~~1735~~ FREMONT AVENUE
LAS VEGAS NV 89

MOTOR VEHICLE SALES-USED & REPAIR SHOPS
@ FREMONT AND BRUCE

CONTRACTOR: M.O.CONSTRUCTION LLC
LICENSE: 71494 TEL: (702) 286-5700 DATE: 06/21/11
BUILDING ~~AND~~ / ELEVATIONS
DESIGNER: RVN TEL: (702) 245-8690 DRAWING NUM: A3b

SUP-42262
SUP-42264

Valley Blueprint 06/23/2011

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

July 5, 2011

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

SUP-42262

RE: Special Use Permit Auto Repair (major) and Motor Vehicle Sales (used) on site located at 1735 and 1715 Fremont Street

Dear Sir/Madam;

Please consider concurrent requests for use permits for on parcels 139-35-315-006 and 007. The combined parcels total 1.87 acres located at the north west corner of Fremont Street at Bruce Street. These two parcels with three buildings functioned as a singled destination for auto related businesses. Currently one of the three on-site buildings operates as a minor auto repair facility. Approval of this request will enable the revival of a cohesive site with shared parking and shared entrances. Following approval of these permits the parcels will be merged. The internal fencing that bifurcates the site will be removed to facilitate internal circulation.

Since the previous businesses began operations on the site, the adoption of the Downtown Centennial Plan has implemented new design standards on the site. The applicant has redesigned the on-site parking to accommodate parking lot landscaping, reserved room for large trees within the site and will replace chain link perimeter fencing with fencing allowable by Title 19. Decorative shrubs and trash bins will be placed along the street-side fencing. Internally, an iron fence separating the parking area to a sub-grade ramp will replace the existing chain link fence. This renovation will mitigate the appearance of the service bays that face Fremont Street. Trash bins will also be screened from public streets.

The applicant wishes to defer any major changes to landscaping and fencing along Fremont Street until the roadway expansion and any needed RTC dedications are underway. Also, the applicant wishes to have one year to from the time of occupancy to install the internal landscaping.

Minor changes will be made to the buildings and site to update the appearance and conform to the Centennial Plan. At this time, the proposed changes include, removing weathered canopies, replacing perimeter fencing with block wall and gate, replacing internal chain link fence with three foot wrought iron fencing adjacent to the downward ramp and replacing worn step rails. Tenants will submit designs for canopies over the bay doors as part of a subsequent master sign submittal. If possible, these canopies will screen the HVAC equipment. All temporary structures not in compliance with code will be removed.

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JUL 05 2011

SUP-42262
SUP-42264
REVISED

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

The anticipated uses include auto repair (major), auto repair (minor) and motor vehicle sales (used). Standard title 19 guidelines require 92 on-site spaces for the combined uses in addition to those needed to accommodate car sales. As this site is in the East Village District, Title 19 standards do not apply. Once landscaping is designed into this site, 57 spaces are available for parking. 12 additional spaces located in the rear portion of the site will be allocated to storage of disabled vehicles. This parking aisle will be screened by 6' gabions painted blue to match the auto sales building. The motor vehicle sales will have priority for the 23 streetside spaces.

At this time the following use permits are requested:

Motor Vehicle Sales (used): This use is requested 1715 Fremont Street. The building meets the Special Use requirements listed in Title 19 in that 1) a minimum 25,000 square feet is designated to this use (11,740 indoor). 2) No outside address system is proposed 3) While outdoor lighting is shared with the companion parcel it does not affect neighboring property owners 4) The property has sufficient indoor area to house automotive parts. 5) The automobile service bay doors are setback from the show-room building restricting visibility from Fremont Street. The service bays are not visible from Bruce Street due to the placement of a building on the companion parcel.

Auto Repair Garage, Major: The northernmost building (1735 Fremont suite 100) is proposed for major auto repair. This building was chosen because it is set back furthest from the right of way and has service bays that are oriented away from residential, schools or third party businesses. Any noise generated by this use is cushioned by the companion buildings. Major auto repair on this site can meet minimum special use requirements with the exception of:

1) **Waiver:** The opening of the service bays face public right-of-way. This building was constructed prior to this provision in code. The visual impact of these bays is somewhat alleviated by the 180 setback from the curb and the location of the entry which is approximately five feet below grade. The ramp leading to the entry mandates a safety fence which will be decorated with plant material.
2) **Waiver:** Vehicles parked on premises for the purpose of sale. As previously mentioned this building was designed as a companion to two other buildings. With the concurrent proposal for used auto sales in a separate on-site building, the two buildings will have shared access and shared parking. Following a parcel merger all three businesses will be located on the same property. Thus, this requirement cannot be met. The land lord will allocate streetside parking spaces to the auto sales business per a rental agreement. It is important to note that the auto-sales operation is a different business entity than the auto repair. The auto repair business will park cars on this lot for the purposes of auto sales.

Please phone me at 598-1408 if you have considerations or suggestions.

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JUL 05 2011

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

SUP-42262
SUP-42264
REVISED

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262 - PUBLIC HEARING - APPLICANT/OWNER: BEL AIRE RG, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH A WAIVER TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY at 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42264** APN: 139-35-315-006, 007

Name of Property Owner: RAY GOLBARI

Name of Applicant: Bel AIR RG, LLC

Name of Representative: Brown, Brown & Premsrirut, contact: Lord Dresta

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RAY GOLBARI

Subscribed and sworn before me

This 20th day of June, 2011

_____

Notary Public in and for said County and State California.

RECEIVED
JUN 23 2011
City of Las Vegas

CLAUDIA E. VELASQUEZ
COMM. # 1862571
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 30, 2013

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Use Permit - Auto Repair, Major - waiver to allow service bays to ROW

Project Address (Location) NWC Fremont Street at Bruce

Project Name 1735 Fremont Street #100 LLC. **Proposed Use**

Assessor's Parcel #(s) 139-35-315-006,007 **Ward #** 3

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

Commercial Square Footage 7572 **Floor Area Ratio**

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

Additional Information concurrent application with auto sales 1715 Fremont Street

PROPERTY OWNER Bel Air RG, LLC **Contact** Ray Golbari
Address 1300 W Olympic Blvd #500 **Phone:** (213) 927-2700 **Fax:** (213) 927-5200
City Los Angeles **State** CA **Zip** 90015

APPLICANT Bel Aire RG LLC **Contact** Ray Golbari
Address 1300 W Olympic Blvd #500 **Phone:** (213) 927-2700 **Fax:** (213) 927-5200
City Los Angeles **State** CA **Zip** 90015

REPRESENTATIVE Brown, Brown & Premsrirut **Contact** Lora Dreja
Address 520 South 4th St **Phone:** (702) 384-5563 **Fax:** (702) 385-1023
City Las Vegas **State** NV **Zip** 89101

Property Owner Signature* [signature]

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

Print Name RAY GOLBARI

Subscribed and sworn before me

This 20TH day of June, 20 11.

[signature]

Notary Public in and for said County and State California

CLAUDIA E. VELASQUEZ
COMM. # 1862571
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 30, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-42264
Meeting Date:	8/9/11
Total Fee:	$1,030
Date Received:*	6/23/11
Received By:	BS

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

RECEIVED
JUN 23 2011
City of Las Vegas

Revised 04/26/05

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

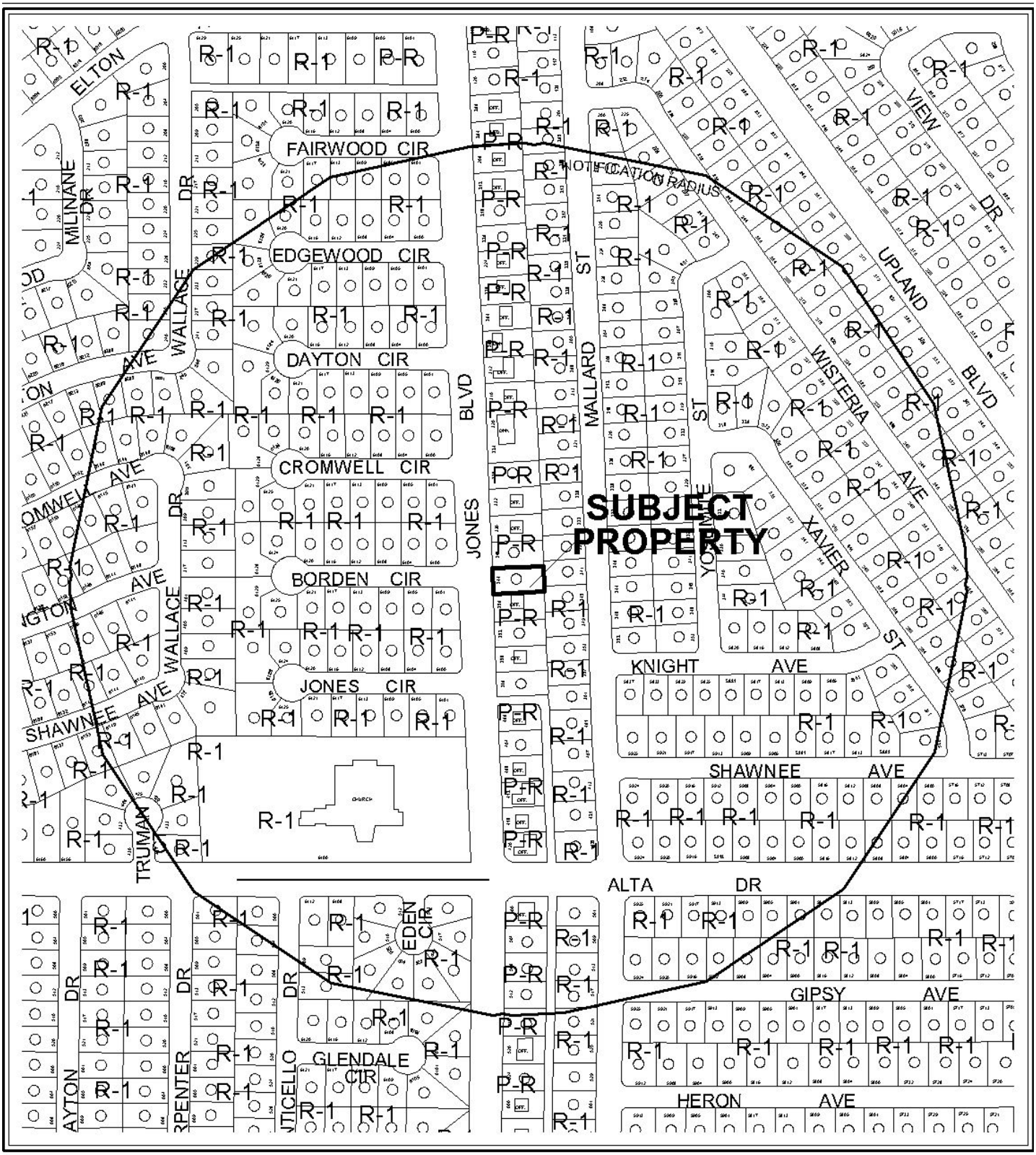
SUBJECT:
SDR-41770 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOK J. LIM - OWNER: JWB NEVADA INVESTMENT SERIES B, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,488 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF FIVE FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED, THREE FEET ALONG THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED AND ZERO FEET ALONG A PORTION OF THE SOUTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.16 acres at 344 South Jones Boulevard (APN 138-36-210-011), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 09/07/2011
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:
APPROVAL

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



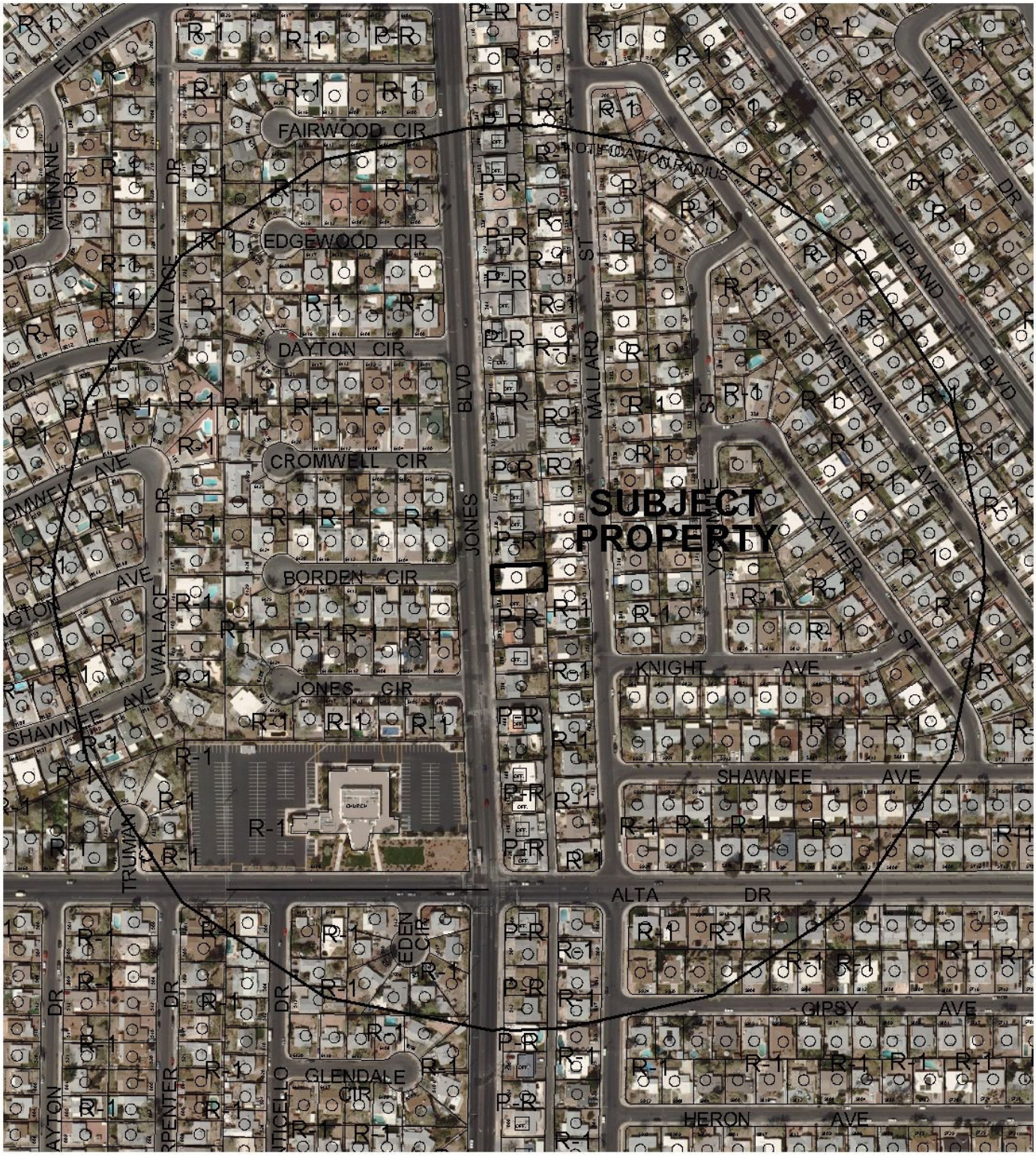
0 300 600 Feet

CASE: **SDR-41770**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SDR-41770**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41770** APN: 138-36-210-011

Name of Property Owner: JWB NV Invest Series B LLC

Name of Applicant: Gok S. Lim

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: JIN WEON BANG (MANAGER)

Subscribed and sworn before me

This 11 day of MAY, 2011

Becky A. Lehrke

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY A. LEHRKE
No: 09-9949-1
My Appointment Expires May 8, 2013

RECEIVED
MAY 12 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 344 Jones

Project Name office. **Proposed Use** _____

Assessor's Parcel #(s) 138 36 210 011 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER JWB NV Invest Service B LLC **Contact** _____

Address 1823 Belcastro St **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT GOK J. LIM **Contact** _____

Address 44 Gulf Creek Ct **Phone:** 702-406-1867 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address _____

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 JIN WEON BANG (MANAGER)

Subscribed and sworn before me

This 11 day of MAY, 20 11.

Becky A. Lehrke

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY A. LEHRKE
No: 09-9949-1
My Appointment Expires May 8, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-B41770
Meeting Date:	7-12-11
Total Fee:	1030
Date Received:*	5-12-11
Received By:	FS

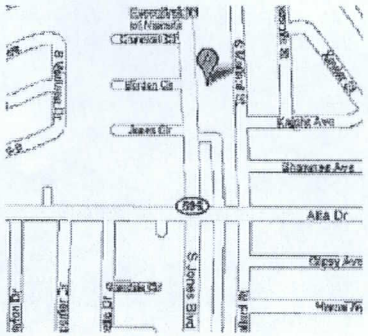
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

OFFICE

344 S. JONES BLVD
LAS VEGAS, NV 89107

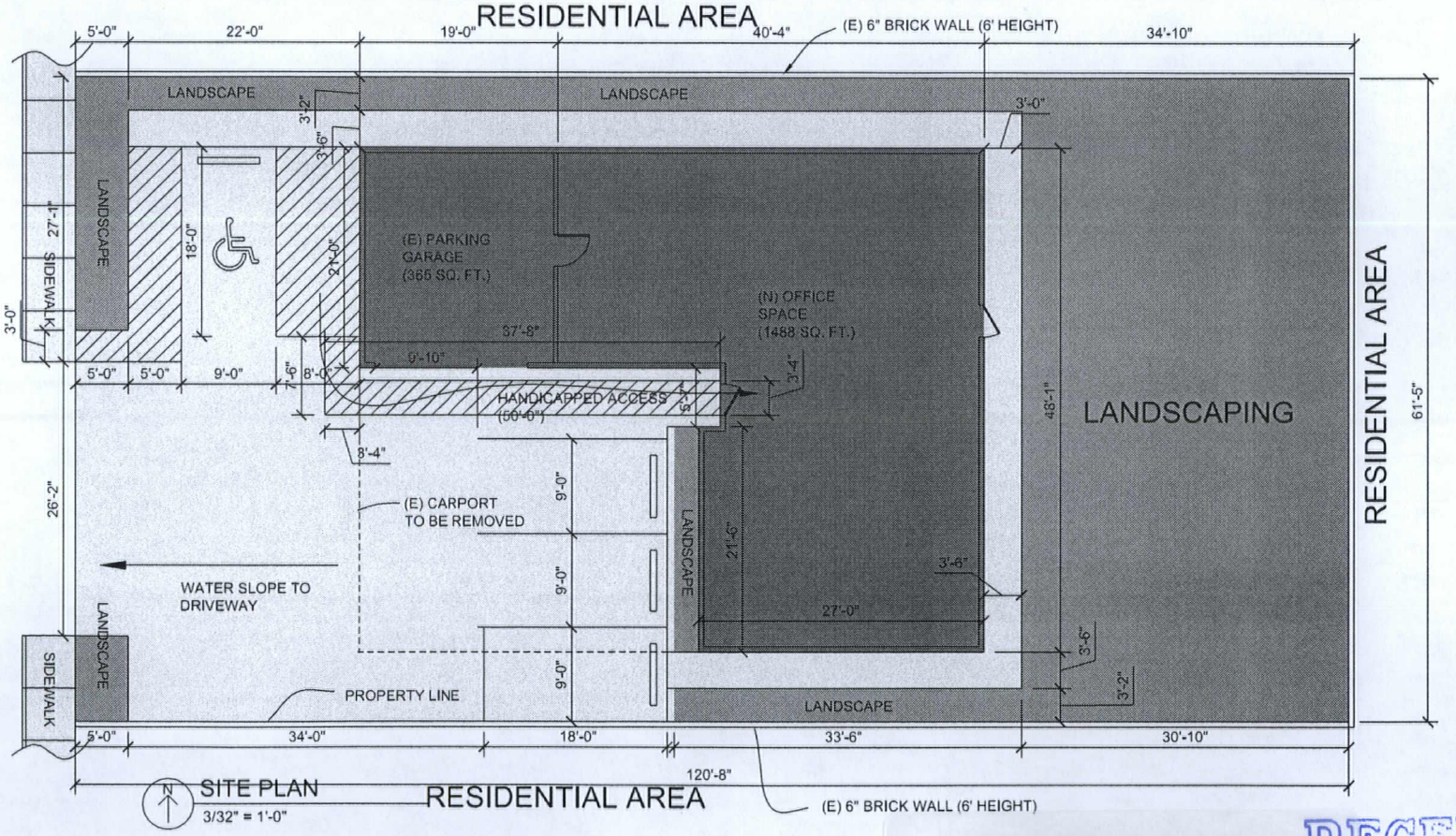


VINCITY MAP
N.T.S

PROPERTY AREA
= 7411 SQ. FT.
BUILDING AREA (W/O GARAGE)
= 1488 SQ. FT.
GARAGE AREA
= 365 SQ. FT.

PARKING SUMMARY

- OFFICE PARKING HAS FACTOR OF 1/300. SO, 5 PARKING SPACES ARE RQUIRED
- 5 PARKING SPACE ARE PROVIDED



SDR-41770
REVISED

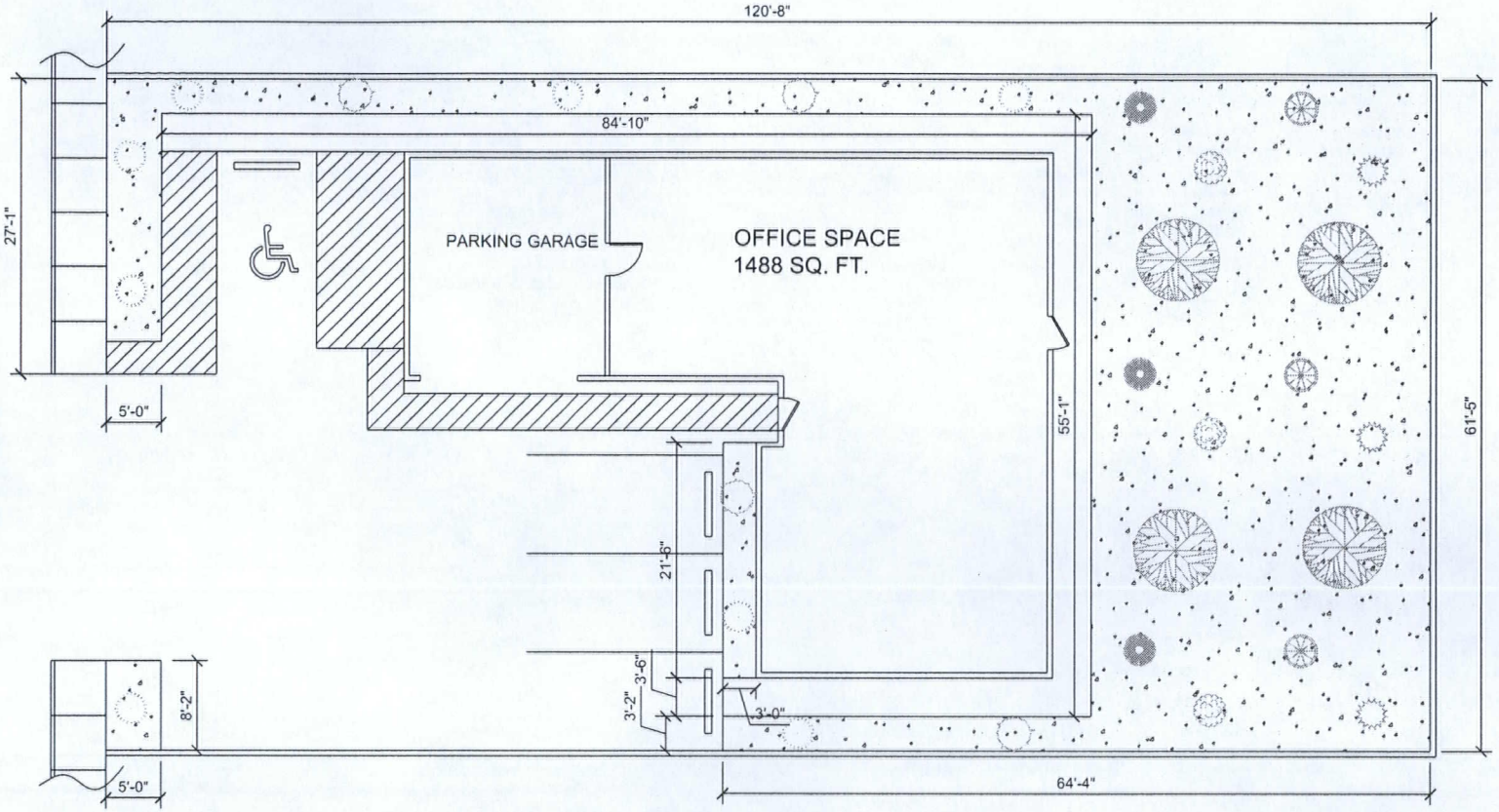
RECEIVED
JUN 2 1 2011

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

TITLE: SITE PLAN
PROJECT: OFFICE
ADDRESS: 344 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO
SHEET A-1

JONES BLVD



(N) LANDSCAPING PLAN
3/32" = 1'-0"

TOTAL PLANTS

- 16 TREES
- 9 SHRUBS

(N) 24" BOX TREES				
SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)	QTY.
	ARCACIA 'CAT CLAW'	DECIDUOUS TREE	15-20	8
	ACACIA 'SHOESTRING'	EVERGREEN TREE	20-25	4
	ARIZONA ROSEWOOD	EVERGREEN TREE	15-30	4
	3/4" ROCK			

(N) 15 GALLON SHRUBS				
SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)	QTY.
	BUTTERFLY BUSH	SHRUB	6-12	3
	DESERT SPOON	SHRUB	3	3
	FAIRY DUSTER	SHRUB	3	3
	CAPE PLUMBAGO 'WHITE'	SHRUB	4-6	3

SDR-41770
REVISED

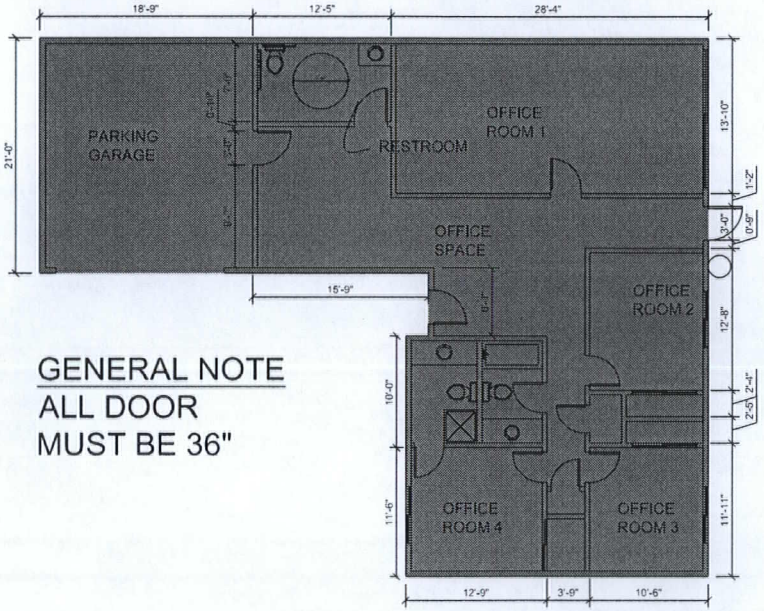
RECEIVED
JUN 21 2011

REVISIONS | BY

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

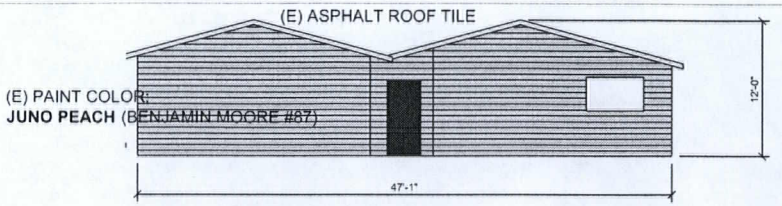
TITLE: LANDSCAPING PLAN
PROJECT: OFFICE
ADDRESS: 344 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO.
SHEET A-2

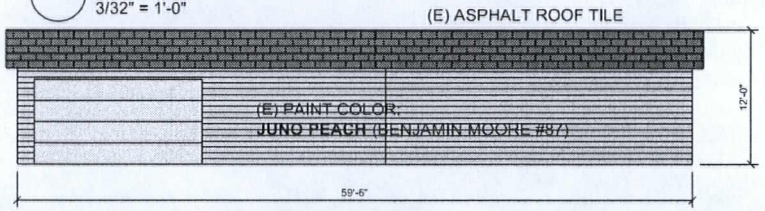


GENERAL NOTE
ALL DOOR
MUST BE 36"

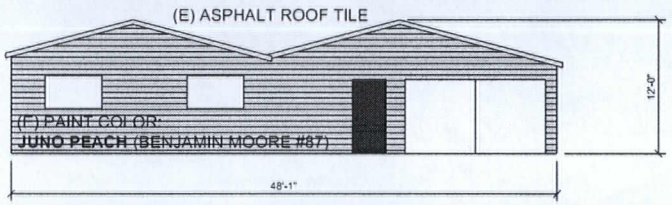
(E) FLOOR & SITE PLAN
3/32" = 1'-0"



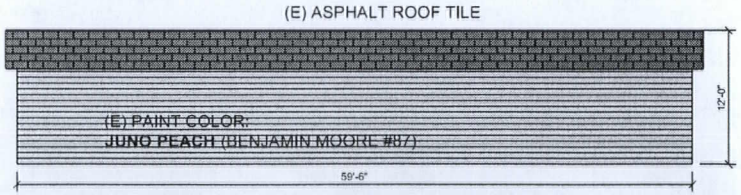
(E)FRONT VIEW (WEST)
3/32" = 1'-0"



(E)SIDE VIEW (SOUTH)
3/32" = 1'-0"



(E)BACK VIEW (EAST)
3/32" = 1'-0"



(E)SIDE VIEW (NORTH)
3/32" = 1'-0"

RECEIVED
JUN 21 2011

SDR-41770
REVISED

REVISIONS	BY

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1construction5@yahoo.com

TITLE: FLOOR PLAN/ARCHITECTURAL PLAN
PROJECT: OFFICE
ADDRESS: 344 S. JONES BLVD
LAS VEGAS, NV 89107

DRAWN
CHECKED
DATE
SCALE: AS SHOWN
JOB NO.
SHEET: A-3

SDR 41770
JWB Nevada Investment Series B, LLC

344 S. Jones Boulevard

Proposed 1.488 square foot conversion of an existing house to an office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.488	11.01	16
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.488	11.01	6
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1

Existing traffic on all nearby streets:

Jones Boulevard	
Average Daily Traffic (ADT)	31,500
PM Peak Hour (heaviest 60 minutes)	2520

Alta Drive	
Average Daily Traffic (ADT)	10,413
PM Peak Hour (heaviest 60 minutes)	833

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Jones Boulevard	34,500
Alta Drive	16,300

This conversion is expected to add 6 additional trips per day on Jones Blvd. and Alta Dr. Currently, Jones is at about 91 percent of capacity and Alta is at about 64 percent of capacity. This project is not expected to significantly change these capacities.

Based on Peak Hour use, this conversion will add 1 additonal car into the area in the peak hour, or about one every sixty minutes.

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

Office
344 South Jones Blvd.
Las Vegas, NV 89107

Development Service Center
33 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

June 16, 2011
Re: Office

To Whom It May Concern:

I am writing to you in reference to the correction file of the Office date March 13, 2011. Due to the limited amount of land available, we are unable to meet the required landscape requirements, for this reason, we are requesting the following:

1. Waive the 15' requirement of landscape to 5' along the front.
2. Waive the 8' requirement of landscape to 3' along sides.
3. Waive required of trees in landscape behind parking lot.

In addition, we are also noting that all landscaping is noted on the plans but is also include in the backyard. The required 5 parking lots have also been constructing from the available 1488'. A trashcan with wheel swill be stored in the garage and picked up on the specified days by the appropriate service provider. Thank you for your time in this matter.

Sincerely

Signature

Jin Weon Bang

Printed Name.
Principal JWB Language School.

SDR-41770
REVISED

RECEIVED
JUN 21 2011

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

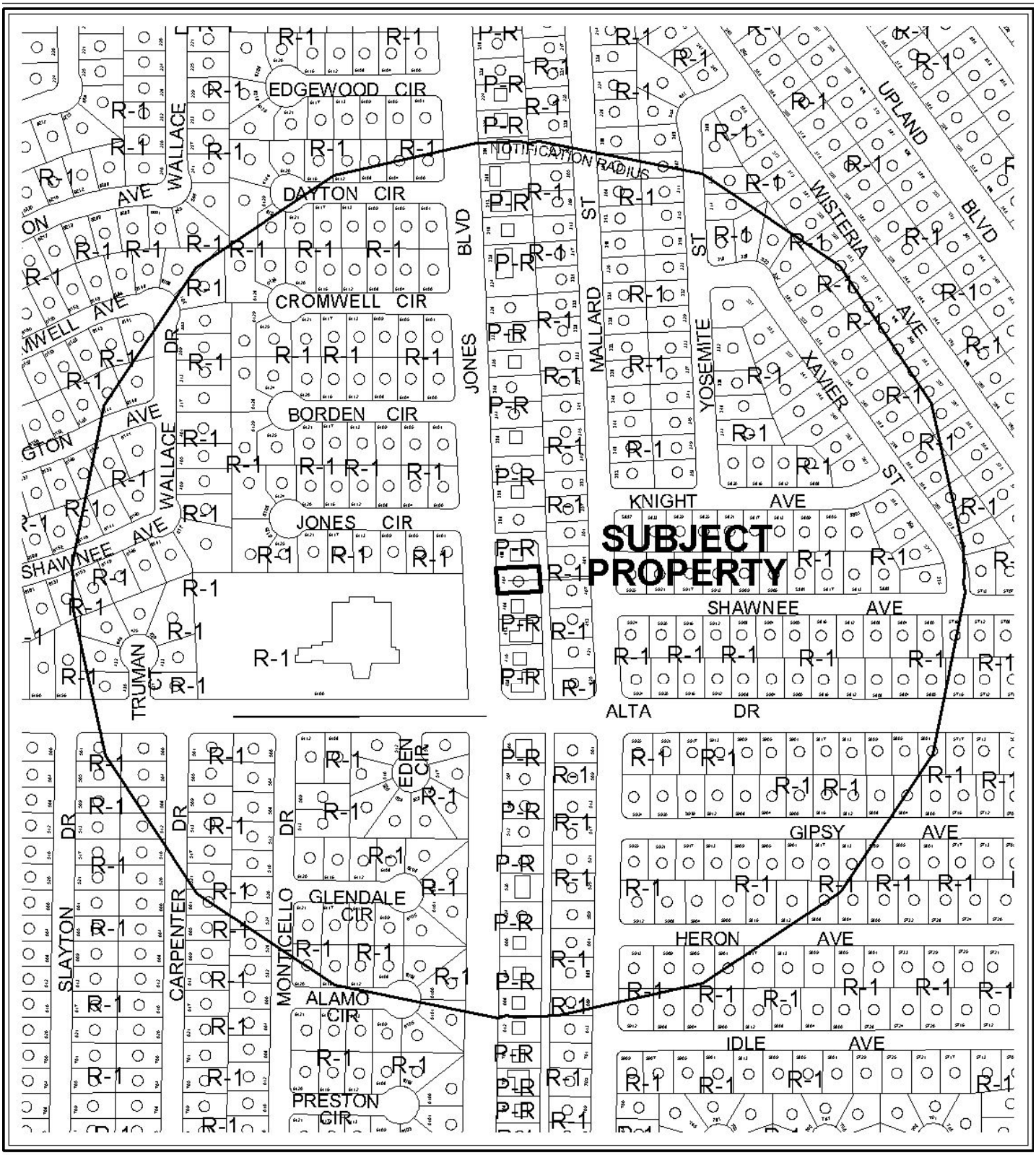
SUBJECT:
SDR-41771 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOK J. LIM - OWNER: JWB NEVADA INVESTMENT SERIES C, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,492 SQUARE-FOOT TUTORING CENTER, WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG A PORTION OF NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED, AND TO ALLOW A SEVEN-FOOT ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED on 0.13 acres at 404 South Jones Boulevard (APN 138-36-210-017), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



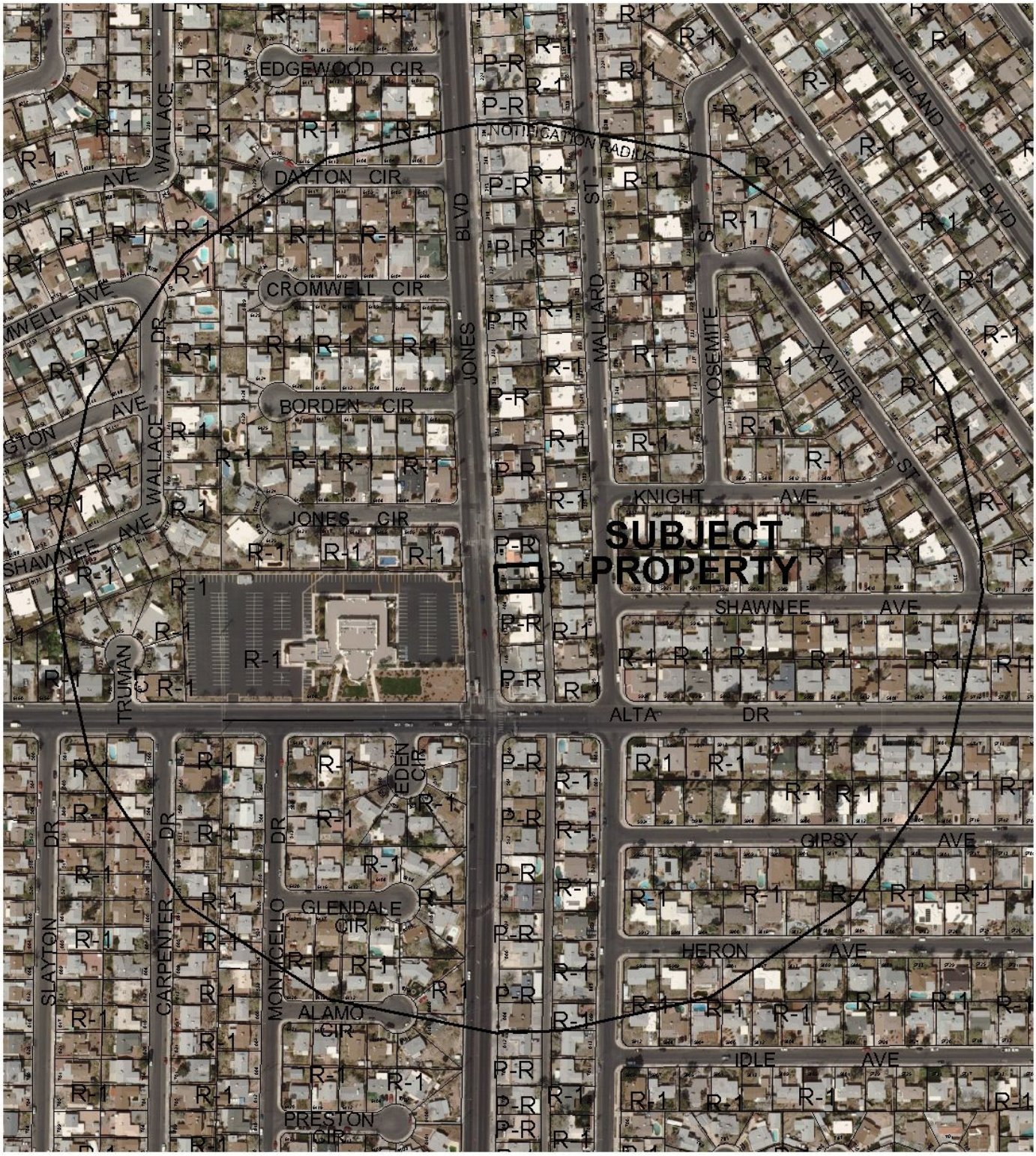
0 300 600 Feet

CASE: **SDR-41771**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SDR-41771**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41771** APN: 138362100 17

Name of Property Owner: JWB NV Invest Series B LLC

Name of Applicant: SOK J. LIM

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: _____

RECEIVED
MAY 12 2011
City of Las Vegas

Signature of Property Owner: _____

Print Name: JIN WEONBANG (MANAGER)

Subscribed and sworn before me

This 11 day of MAY, 20 11

Becky A. Lehrke

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY A. LEHRKE
No: 09-9949-1
My Appointment Expires May 8, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 404 JONES BLVD

Project Address (Location) _____

Project Name JWB Language School **Proposed Use** _____

Assessor's Parcel #(s) 13936210017 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER JWB NV Invest Series B LLC **Contact** _____

Address 1823 Belcastro st **Phone:** _____ **Fax:** _____

City Lasvegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Gok Ji Lim **Contact** _____

Address 44 Gulf Creek ct **Phone:** 702-406-1862 **Fax:** _____

City Lasvegas **State** NV **Zip** 89148

E-mail Address _____

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 JIN WEON BANG (MANAGER)

Subscribed and sworn before me

This 11 day of MAY, 20 11.

Becky A. Lehrke

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BECKY A. LEHRKE
No: 09-9949-1
My Appointment Expires May 8, 2013

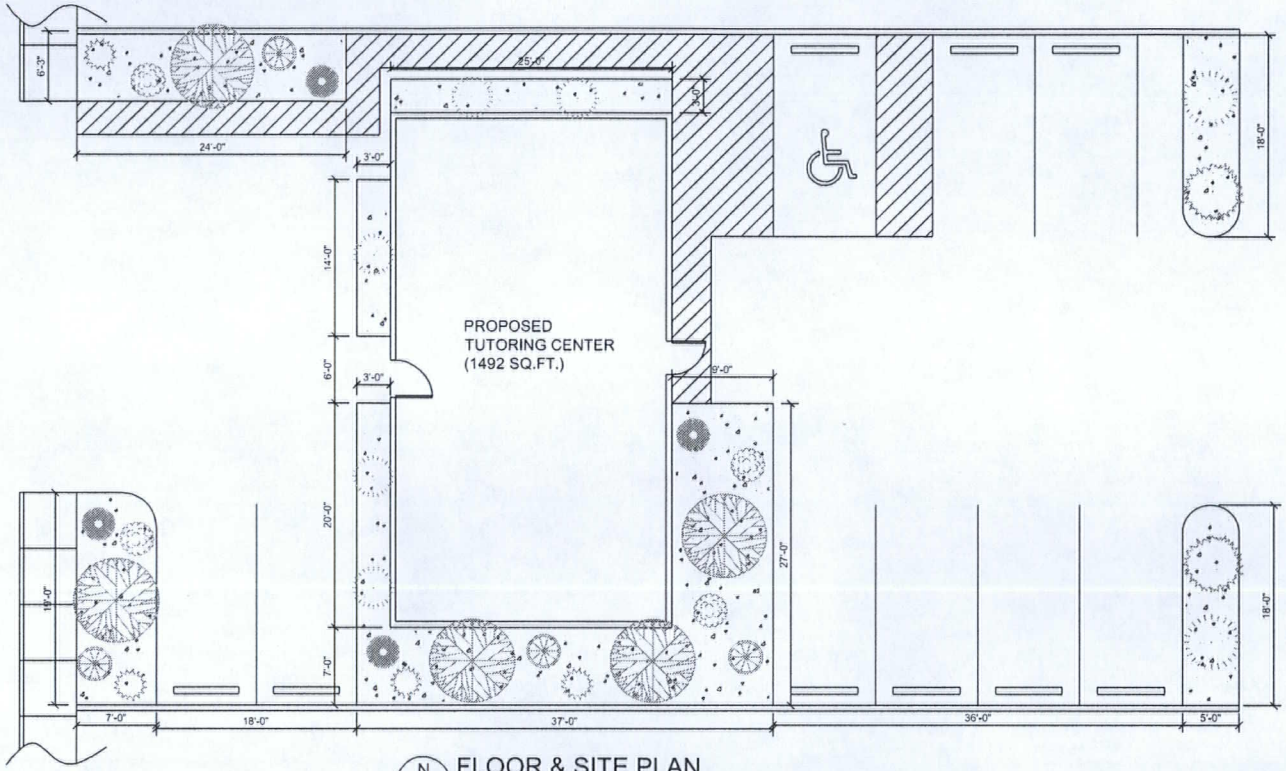
FOR DEPARTMENT USE ONLY

Case #	SDR-4171
Meeting Date:	~~5-12-11~~ 7-12-11
Total Fee:	1032
Date Received:*	5-12-11
Received By:	KS

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

Revised 10/27/08

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



FLOOR & SITE PLAN
3/32" = 1'-0"

TOTAL PLANTS

- 16 TREES
- 16 SHRUBS

(N) 24" BOX TREES

SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)	QTY.
	ARCACIA 'CAT CLAW'	DECIDUOUS TREE	15-20	8
	ACACIA 'SHOESTRING'	EVERGREEN TREE	20-25	4
	ARIZONA ROSEWOOD	EVERGREEN TREE	15-30	4
	3/4" ROCK			

(N) 15 GALLON SHRUBS

SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)	QTY.
	BUTTERFLY BUSH	SHRUB	6-12	4
	DESERT SPOON	SHRUB	3	4
	FAIRY DUSTER	SHRUB	3	4
	CAPE PLUMBAGO 'WHITE'	SHRUB	4-6	4

RECEIVED
JUN 21 2011

SDR-41771
REVISED

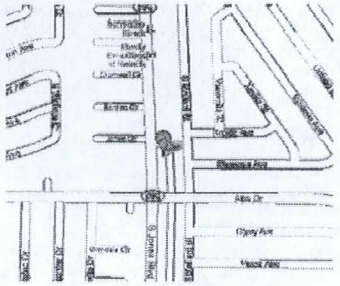
REVISIONS | BY:

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

TITLE: LANDSCAPING PLAN
PROJECT: JVB LANGUAGE SCHOOL
ADDRESS: 404 S. JONES BLVD LAS VEGAS, NV 89107
DRAWN
CHECKED
DATE
SCALE: AS SHOWN
JOB NO.
SHEET: A-2

JWB SCHOOL

404 S. JONES BLVD
LAS VEGAS, NV 89107

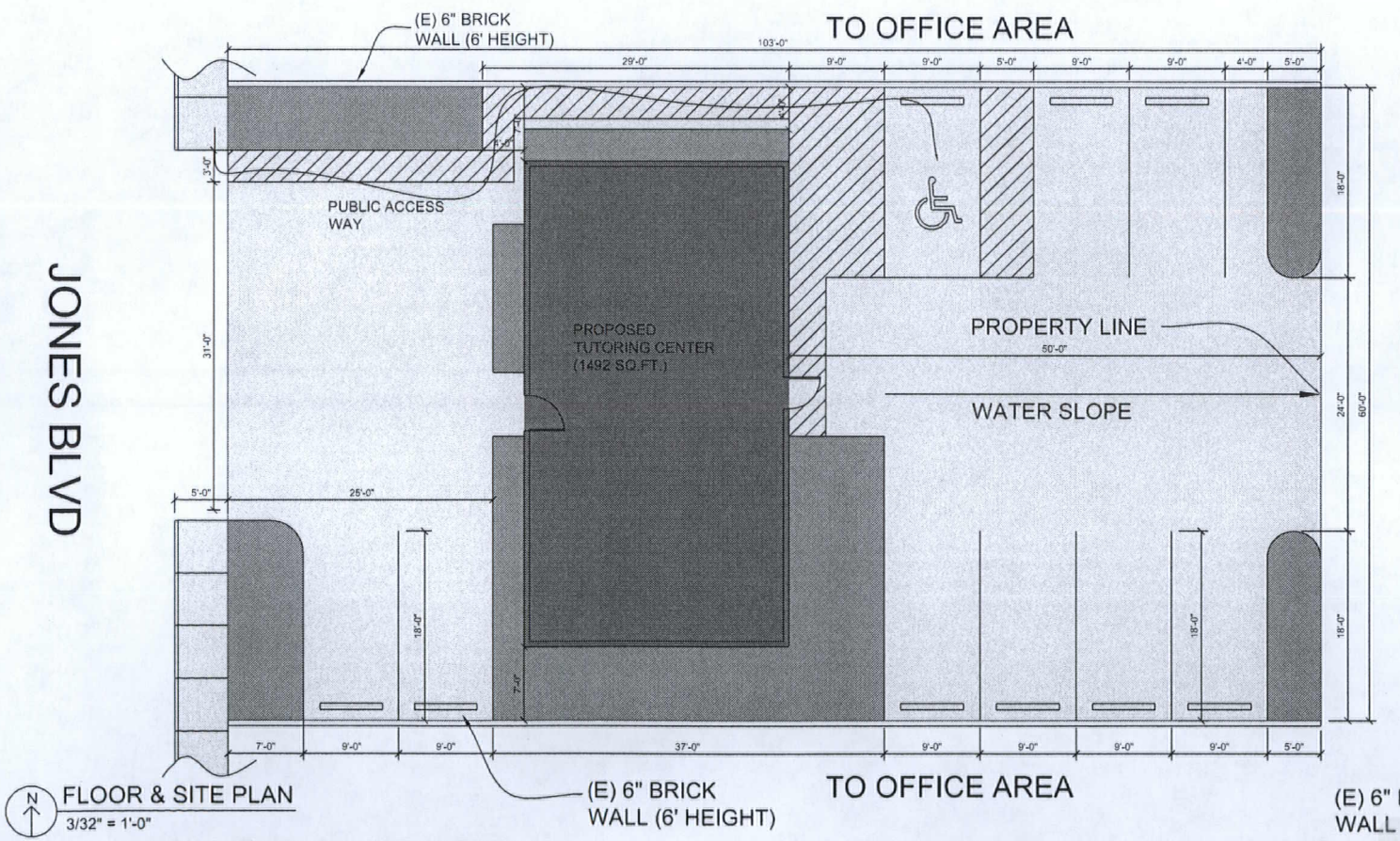


VINCITY MAP
N.T.S

PROPERTY AREA
= 6180 SQ. FT.
BUILDING AREA
= 1492 SQ. FT.

PARKING SUMMARY

- ONE SPACE EACH STAFF MEMBER, PLUS ONE SPACE FOR EVERY 5 STUDENTS IN CLASS WHEN THE CENTER IS AT MAXIMUM CAPACITY
- SCHOOL HAS 4 STAFFS AND 8 STUDENTS. SO, 6 PARKING SPACES ARE REQUIRED.
- 8 PARKING SPACE ARE PROVIDED



FLOOR & SITE PLAN
3/32" = 1'-0"

RECEIVED
JUN 21 2011

SDR-41771
REVISED

REVISIONS	BY

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

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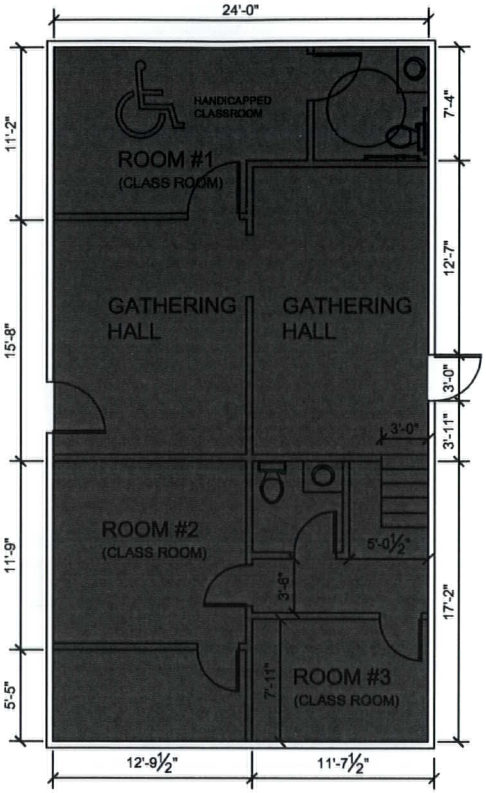
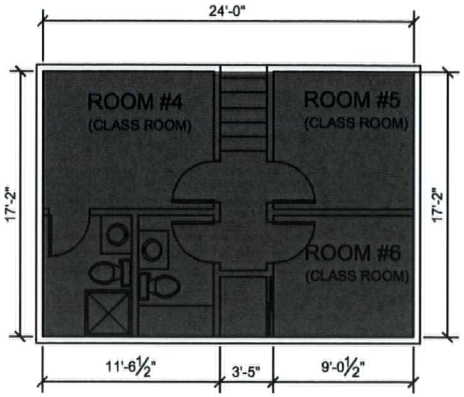
TITLE: SITE PLANN
PROJECT: JWB LANGUAGE SCHOOL
ADDRESS: 404 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO.
SHEET A-1



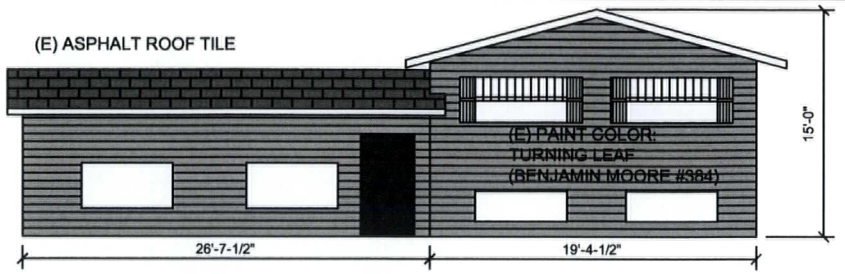
1ST FLOOR



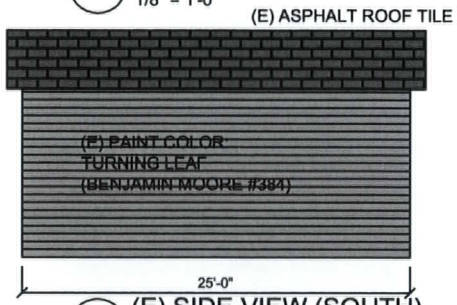
2ND FLOOR

GENERAL NOTE

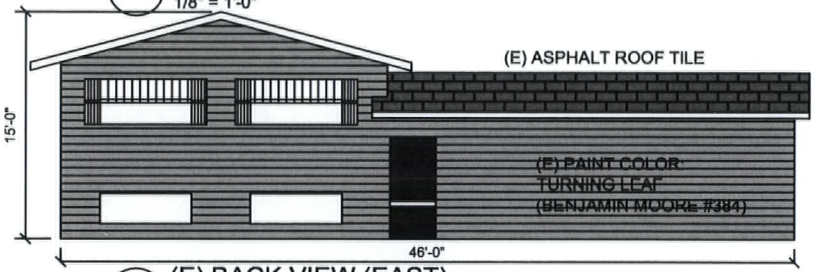
1. ALL DOOR MUST BE 36"



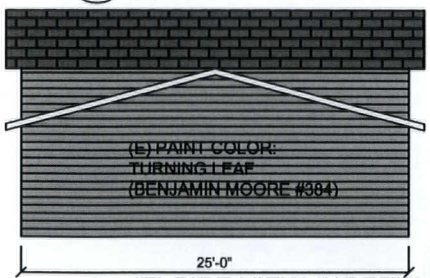
(E) FRONT VIEW (WEST)
1/8" = 1'-0"



(E) SIDE VIEW (SOUTH)
1/8" = 1'-0"



(E) BACK VIEW (EAST)
1/8" = 1'-0"



(E) SIDE VIEW (NORTH)
1/8" = 1'-0"

RECEIVED
JUN 21 2011

N

FLOOR & SITE PLAN

1/8" = 1'-0"

SDR-41771

REVISED

REVISIONS	BY

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

TITLE: FLOOR PLAN/ARCHITECTURAL PLAN
PROJECT: JVB LANGUAGE SCHOOL
ADDRESS: 404 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO.
SHEET A-3

SDR 41771
JWB Nevada Investment Series C, LLC

404 S. Jones Boulevard

Proposed 1.648 square foot conversion of an existing house to an office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.648	11.01	18
AM Peak Hour			1.55	3
PM Peak Hour			1.49	2

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.648	11.01	9
AM Peak Hour			1.55	2
PM Peak Hour			1.49	1

Existing traffic on all nearby streets:

Jones Boulevard	
Average Daily Traffic (ADT)	31,500
PM Peak Hour (heaviest 60 minutes)	2520

Alta Drive	
Average Daily Traffic (ADT)	10,413
PM Peak Hour (heaviest 60 minutes)	833

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Jones Boulevard	34,500
Alta Drive	16,300

This conversion is expected to add 9 additional trips per day on Jones Blvd. and Alta Dr. Currently, Jones is at about 91 percent of capacity and Alta is at about 64 percent of capacity. This project is not expected to significantly change these capacities.

Based on Peak Hour use, this conversion will add 2 additonal cars into the area in the peak hour, or about one every thirty minutes.

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

JWB Language School
404 South Jones Blvd.
Las Vegas, NV 89107

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

April 28, 2011

Re: JWB School

To Whom It May Concern:

I am writing to you in reference to the correction file for the JWB Office dated March 13, 2011. This school is going to be for students in high school or college who are having trouble with their English. Since it is primarily going to only be for this purpose, there is not going to be any levels or difference in classes taught. For this reason, there will be no need to have more than one room that is handicap accessible. In addition, there is currently landscape planned on all sides of the building as well as the parking lot. Unfortunately, there is not enough room to meet the required measurements. Due to the before mentioned reasons, we are requesting the following:

1. Require only one room to be handicap accessible.
2. Waive the 8' requirement of landscape to 6' along rear.
3. Waive the 15' requirement of landscape to 9' along the front.
4. Waive the 8' requirement of landscape to 0' along sides.
5. Require only 3 trees in the parking lot landscape instead of 4.

In addition, we are addressing that a trashcan with wheels will be stored in the garage. It will be put on the sidewalk two times a week to be picked up by the appropriate service provider. We have also decided to acknowledge regulation number 3 under Table 2 in the Land Use Table stating that there should be a 2:1 student to teacher ratio; therefore there will not be more than 10 students at one time. Thank you for your time in this matter.

Sincerely,

Principal
JWB Language School

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MAY 12 2011
City of Las Vegas

SDR-41771

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

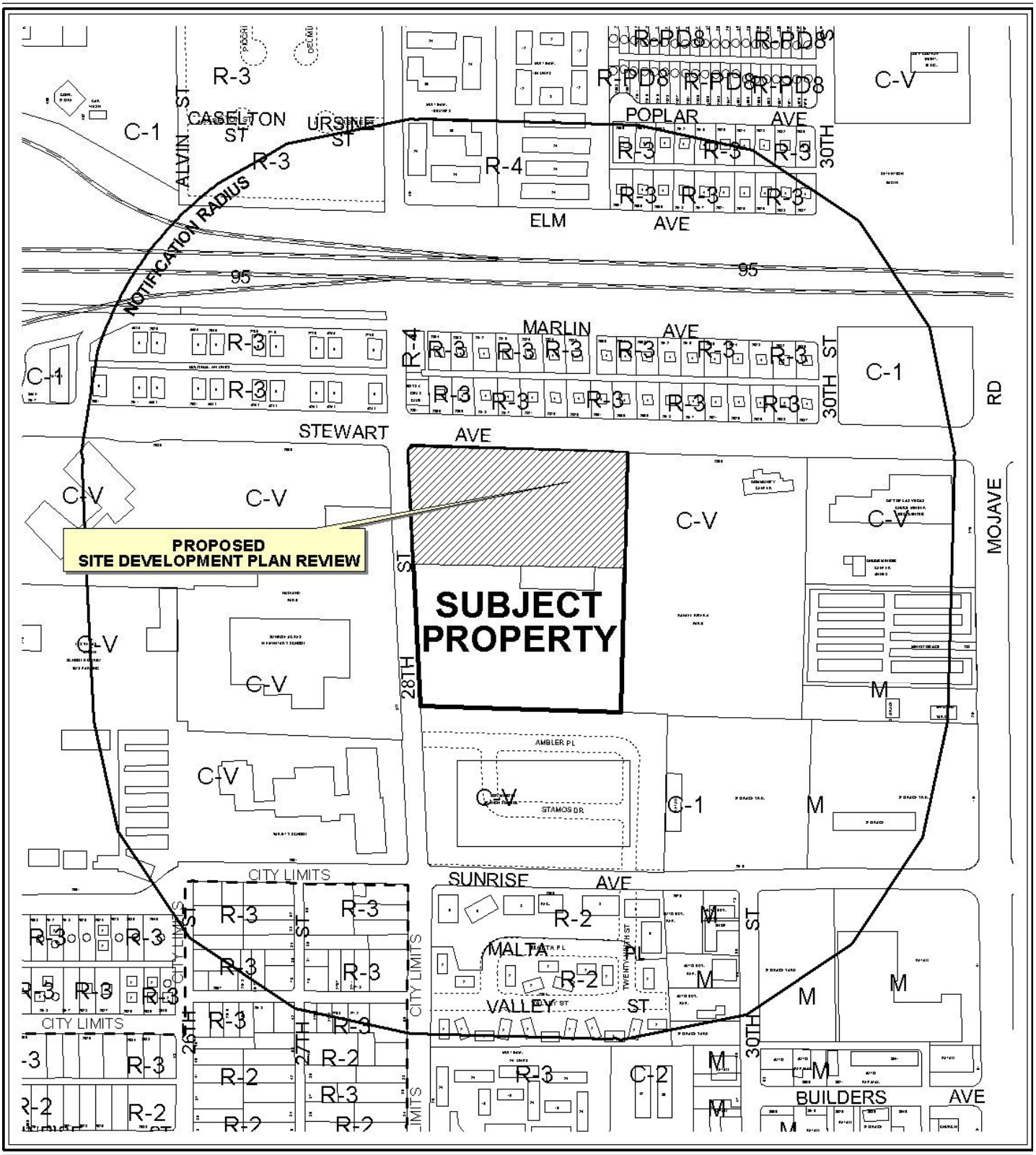
SUBJECT:
SDR-42251 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SDR-42251**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

0 300 600 Feet

CASE: **SDR-42251**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-42251 APN: 139-36-303-001

Name of Property Owner: School Board of Trustees

Name of Applicant: Clark County School District

Name of Representative: Craig Forrest

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: Linda Perri

Subscribed and sworn before me

This 20th day of June, 2011

_____

Notary Public in and for said County and State

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2015

RECEIVED
JUN 20 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 2800 Stewart Avenue, SE corner of Stewart and 28th Street

Project Name Variety Replacement School **Proposed Use** School

Assessor's Parcel #(s) 139-36-303-001 **Ward #** 3

General Plan: existing PF proposed PF **Zoning:** existing C-V proposed C-V

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

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

Additional Information _____

PROPERTY OWNER School Board of Trustees **Contact** Linda Perri

Address 4190 McLeod Drive, 2nd Floor **Phone:** (702) 799-5214 **Fax:** (702) 799-5436

City Las Vegas **State** NV **Zip** 89121

E-mail Address lkperri@interact.ccsd.net

APPLICANT Clark County School District **Contact** Linda Perri

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

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

E-mail Address _____

REPRESENTATIVE KGA Architecture **Contact** Craig Forrest

Address 9075 West Diablo Drive, 3rd Floor **Phone:** (702) 367-6900 **Fax:** (702) 367-2043

City Las Vegas **State** NV **Zip** 89148

E-mail Address Craig@KGAarchitecture.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 Linda Perri

Subscribed and sworn before me

This 22nd day of June, 20 11.

_____

Notary Public in and for said County and State

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-42251
Meeting Date:	8-9-11 PC
Total Fee:	
Date Received:*	6/23/11
Received By:	

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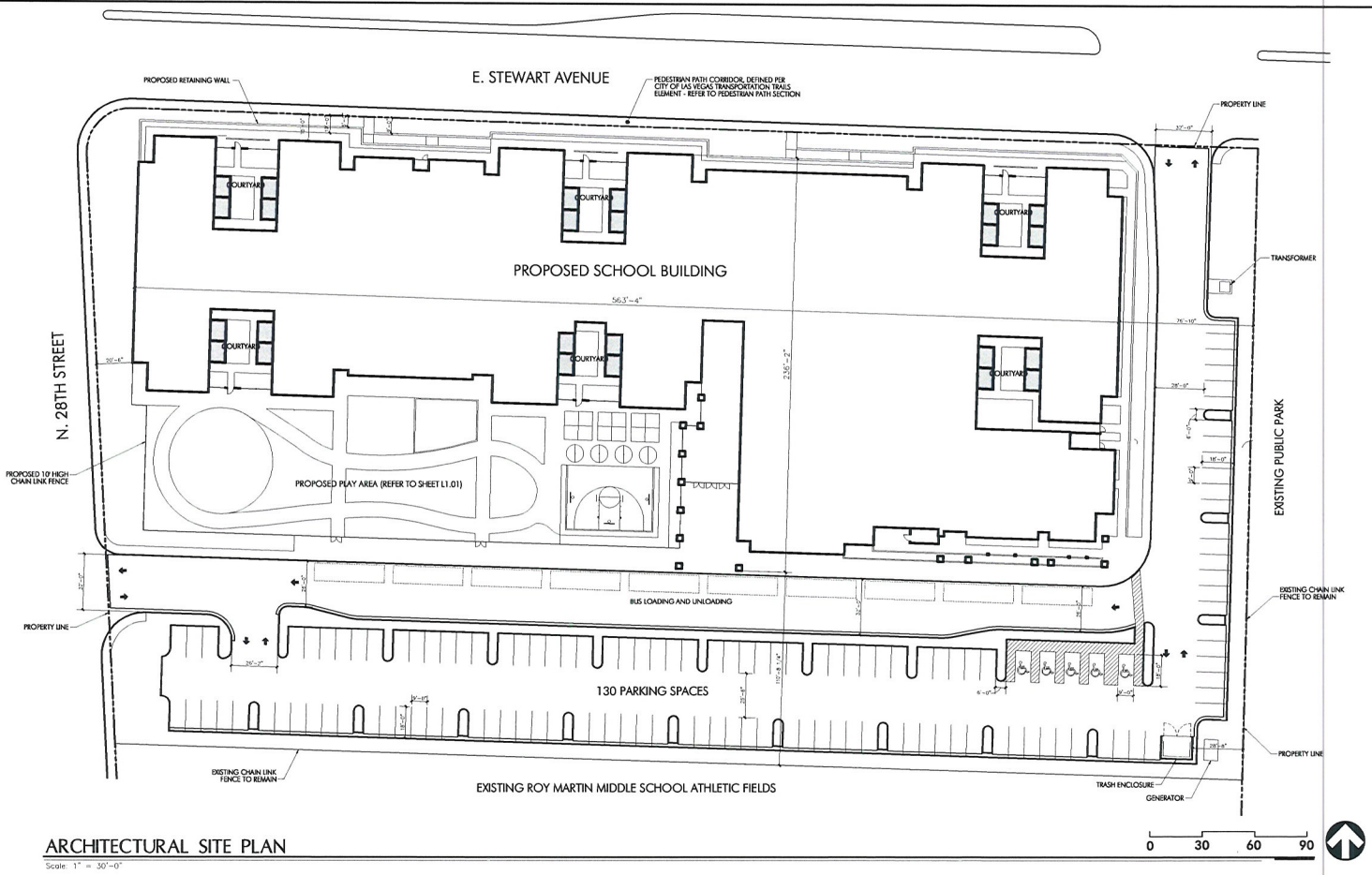
JUN 23 2011

*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



ARCHITECTURAL SITE PLAN

Scale: 1" = 30'-0"

PROPERTY OWNER

SCHOOL BOARD OF TRUSTEES
4170 MCLEOD DRIVE
LAS VEGAS, NV 89121

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

APN # :	(A PORTION OF)139-36-303-001
CURRENT ZONING :	C-V
PROPOSED ZONING :	C-V
LOT AREA (GROSS) :	11.70 ACRES (509,652 SQ. FT.)
LOT AREA (NET) :	5.46 ACRES (237,838 SQ.FT.)
LOT COVERAGE (NET) :	33.4%
FLOOR AREA RATIO (NET) :	1 : 2.99

BUILDING ANALYSIS

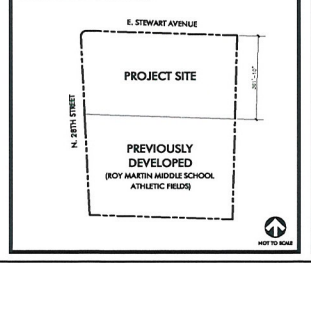
PROPOSED SPECIAL EDUCATION SCHOOL :	79,513
TOTAL SQUARE FOOTAGE :	79,513

PARKING ANALYSIS

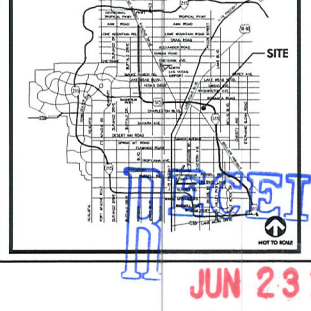
CITY OF LAS VEGAS PARKING REQUIREMENTS : PUBLIC OR PRIVATE SCHOOL, PRIMARY : 3 SPACES PER CLASSROOM	96 SPACES
TOTAL REQUIRED PARKING :	96 SPACES
PARKING PROVIDED :	
TOTAL PARKING PROVIDED :	130 SPACES

PARCEL KEY PLAN

PARCEL #139-36-303-001:

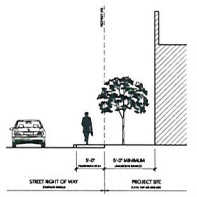


VICINITY MAP - LAS VEGAS



REVISIONS

REV	DESCRIPTION	DATE	BY



PEDESTRIAN PATH SECTION

N.T.S.

SEAL

CODE PROJECT NO. 00000
CODE REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
DRAWN BY
CHECKED BY
SUBMITTAL SCHEMATIC DESIGN
A/E PROJECT NO. 11905.00

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9075 West Diablo Drive, Third Floor
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702.367.5900
www.KGAarchitecture.com
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Austin, Texas 78744
512.441.8200
AUSTIN

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE
LAS VEGAS, NEVADA 89121

PROJECT VARIETY SCHOOL

DRAWING TITLE ARCHITECTURAL SITE PLAN

SHEET NO. AS1.01

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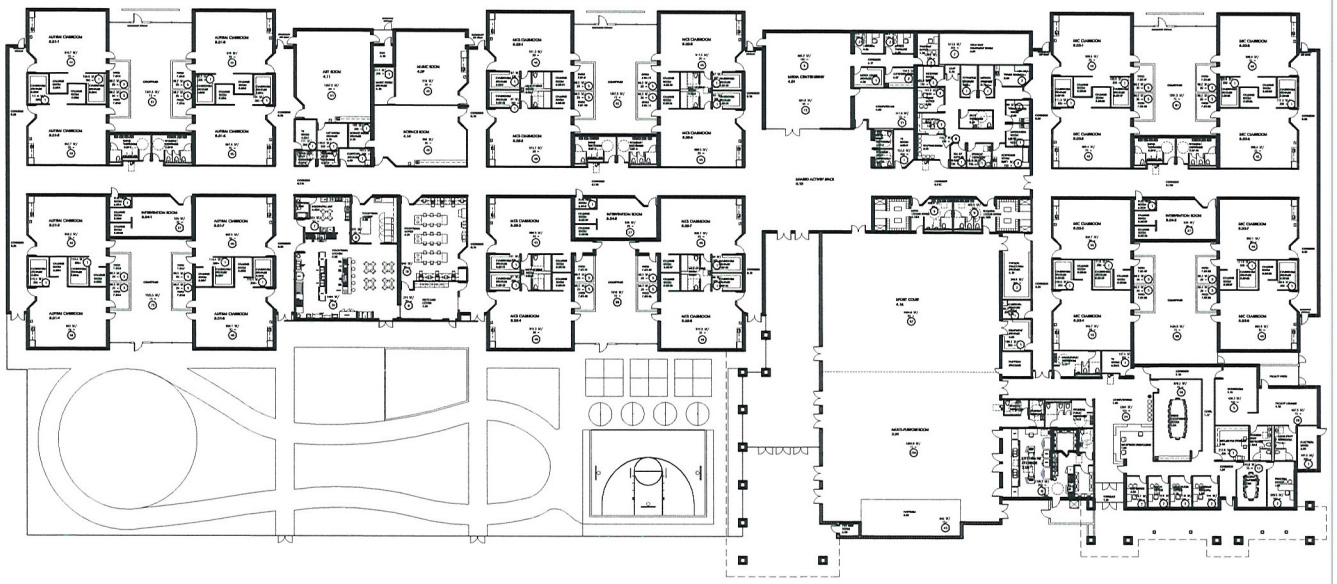
SDR-42251



FLOOR PLAN

Scale: 3/64" = 1'-0"

2795 SF/ 7 = 399	ROOM AREA (SQUARE FEET)/ AREA PER OCCUPANT (PER I.B.C.) = ROOM OCCUPANT LOAD PER I.B.C.	TOTAL BUILDING OCCUPANCY PER I.B.C. 2,711 OCCUPANTS

0 30 60 90

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO. 00000
CCSD REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
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R.E. PROJECT NO. 11905.00

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DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE
LAS VEGAS, NEVADA 89121

PROJECT
VARIETY SCHOOL

DRAWING TITLE
FLOOR PLAN

SHEET NO.
A1.01

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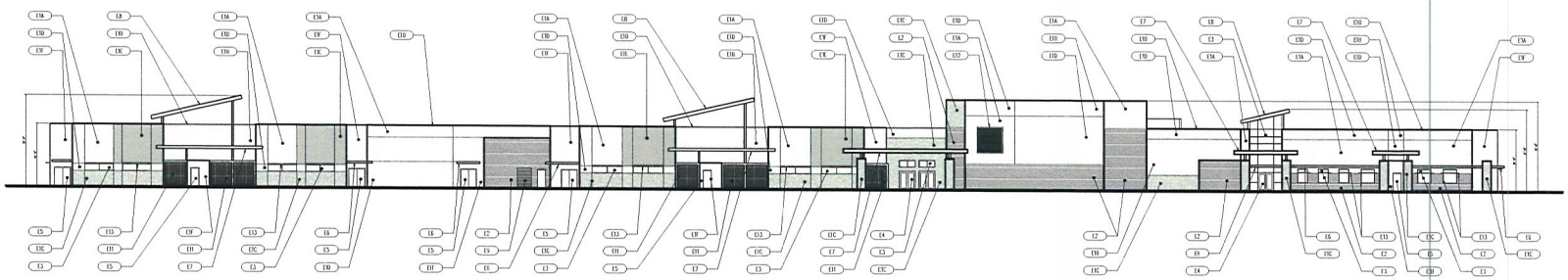
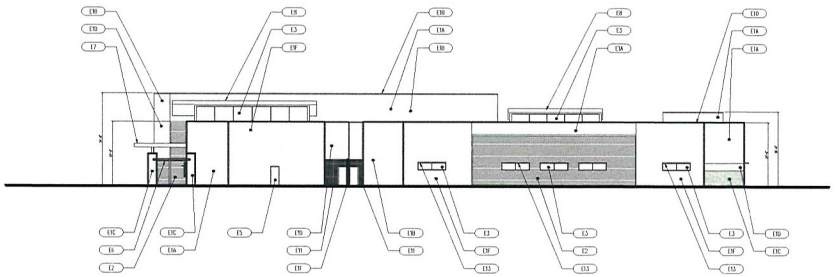
SDR-42251



SOUTH ELEVATION

Scale: 3/64" = 1'-0"



EAST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

#	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

#	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
E4	ALUMINUM STOREFRONT SYSTEM COLOR: SILVER GRAY
E5	PAINTED METAL DOOR AND FRAME WITH GLAZING AS SCHEDULED COLOR: MEDIUM GRAY
E6	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH METAL DECK INFILL COLOR: MEDIUM GRAY
E7	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH PERFORATED METAL INFILL COLOR: CHARCOAL GRAY

#	DESCRIPTION
E8	STANDING SEAM METAL ROOF - METALLIC FINISH COLOR: CHAMPAGNE GOLD
E9	METAL ROLL-UP DOOR COLOR: MEDIUM GRAY
E10	METAL CAP FLASHING COLOR: MEDIUM GRAY
E11	PAINTED METAL FENCE - TUBE STEEL FRAME WITH PERFORATED METAL INFILL FRAME COLOR: SILVER GRAY INFILL COLOR: CHARCOAL GRAY
E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO. 00000
CCSD REVIEW
APPROVED BY
DATE

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PROJECT
VARIETY SCHOOL

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A6.01

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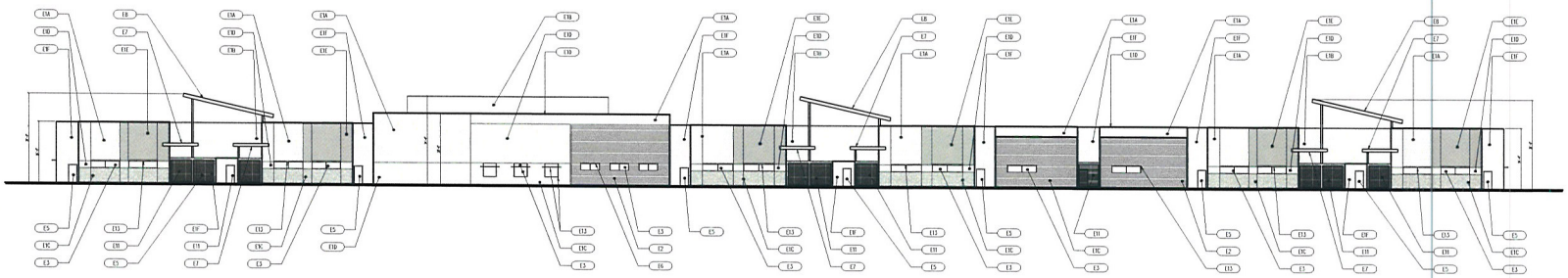
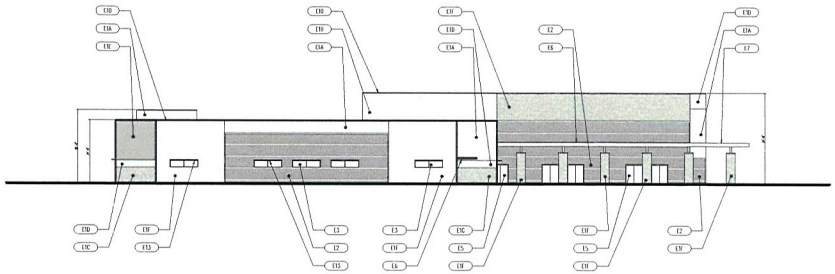


NORTH ELEVATION

Scale: 3/64" = 1'-0"



WEST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

#	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
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E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

#	DESCRIPTION
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REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO. 00000
CCSD REVIEW
APPROVED BY
DATE

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PROJECT VARIETY SCHOOL

DRAWING TITLE EXTERIOR ELEVATIONS

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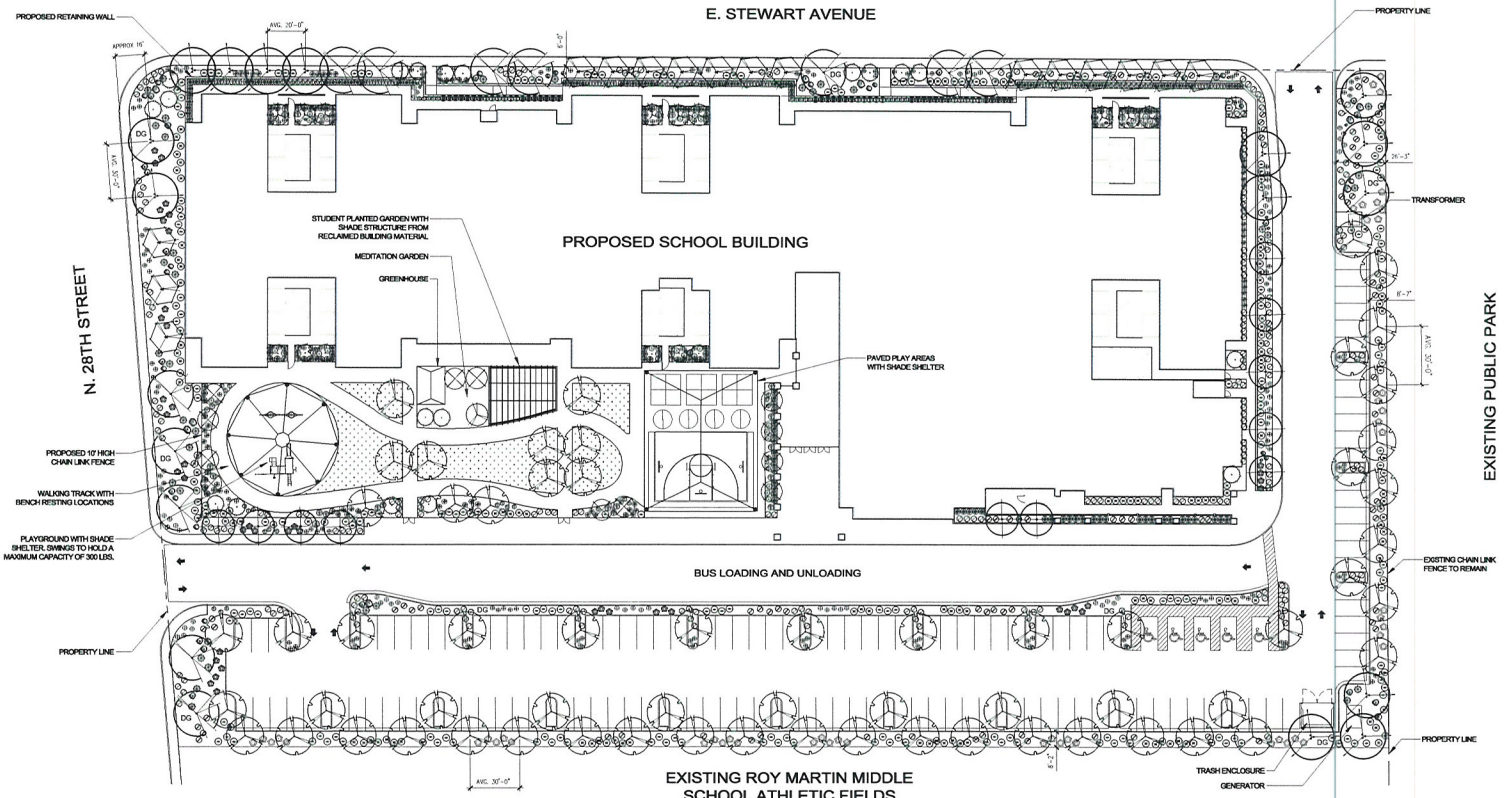


PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	CALIPER / MINIMUM SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	11	1 1/2" 24" BOX
	BRACHYCHITON POPULNEUS BOTTLE TREE	12	2 1/2" 24" BOX
	CHITALPA X TASHKENTENSIS CHITALPA TREE	12	1 1/4" 24" BOX
	ELAEOCARPUS DECIPENS JAPANESE BLUEBERRY	11	1 1/4" 24" BOX
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' RAYWOOD ASH	63	1 1/2" 24" BOX
	PARKINSONIA 'DESERT MUSEUM' HYBRID PALO VERDE	16	1 1/2" 24" BOX
	PROSOPIS CHILENSIS CHILEAN MESQUITE	14	1 1/2" 24" BOX
	VITEX AGNUS-CASTUS CHASTE TREE MULTI TRUNK- 1 1/4" CLIPR. PER TRUNK	25	1 1/4" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	68	5 GALLON
	DASYLIRION WHEELERI DESERT SPOON	37	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	87	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	88	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	156	5 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	52	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	132	5 GALLON
	MYRTUS COMMUNIS 'COMPACTA' SWEET MYRTLE	210	5 GALLON
	PITTOSPORUM TOBIRA 'WHEELERS' WHEELERS DWARF MOCK ORANGE	34	5 GALLON
	RHAPHIOLEPIS INDICA 'BALLERINA' DWARF INDIA HAWTHORN	55	5 GALLON
	SALVIA GREGGII AUTUMN SAGE	44	5 GALLON
	SENNA ARTEMISIOIDES FEATHERY CASSIA	50	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	217	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	213	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	DECOMPOSED GRANITE. COLOR TO BE GOLD. 2" MINIMUM DEPTH. SEE NOTE #2	39,339 S.F.	
	SODDED TURF	4,725 S.F.	
	SYNTHETIC TURF	2,542 S.F.	
A B C D	LANDSCAPE GRANITE BOULDERS IN VARIOUS SIZES. SEE CHART BELOW. COLOR TO MATCH DECOMPOSED GRANITE		

BOULDER SCHEDULE

SYMBOL	SIZE	QUANTITY
A	3'X3'X2"	9
B	3'X2'X2"	16
C	2'X2'X2"	13
D	2'X2'X1'	6
E	1'X1'X1'	15

PLANTING NOTES

1. ALL DIOECIOUS PLANT MATERIAL TO BE FEMALE IN ORDER TO REDUCE AIR-BORN ALLERGENS AND POLLEN COUNT ON THE SITE. A REGISTERED HORTICULTURIST AND/OR ARBORIST SHALL BE CONSULTED TO VERIFY SEX OF PLANT MATERIAL THAT IS TO BE SECURED FOR INSTALL.
2. ALL MONOECIOUS PLANT MATERIAL HAS BEEN CAREFULLY SELECTED FOR ITS LOW ALLERGY QUALITIES. ANY PLANT SUBSTITUTIONS SUGGESTED BY THE CONTRACTOR MUST HAVE A LOW RATING ON THE OGREN PLANT ALLERGY SCALE (OPALS CHART).
3. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 2" BELOW TREE GRATE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
4. ALL MULTI-TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
5. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA:	46,597 SF
TOTAL OPEN SPACE AREA:	430,139 SF
TOTAL AREA:	509,652 SF

SCALE: 1" = 30'

RECEIVED
JUN 23 2011

SDR-42251

REVISIONS			
REV	DESCRIPTION	DATE	BY

CCSD PROJECT NO. 00000
ISSUE DATE
APPROVED BY
DATE

DATE: JUNE 21, 2011
DRAWN BY
CHECKED BY
SCHEMATIC DESIGN
PCE PROJECT NO. 11022.00

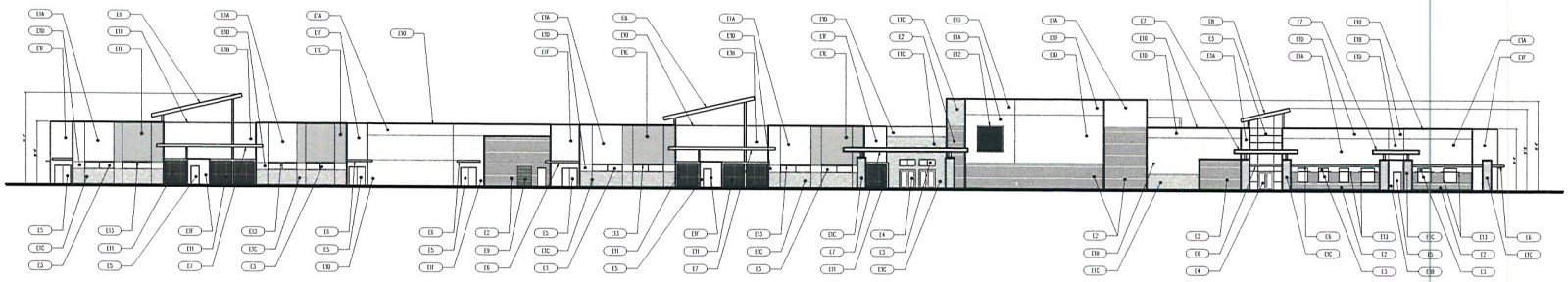
southwick
LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwickla.com
702.597.3108

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
LAS VEGAS, NEVADA 89121
4170 McLEOD DRIVE

PROJECT
VARIETY SCHOOL

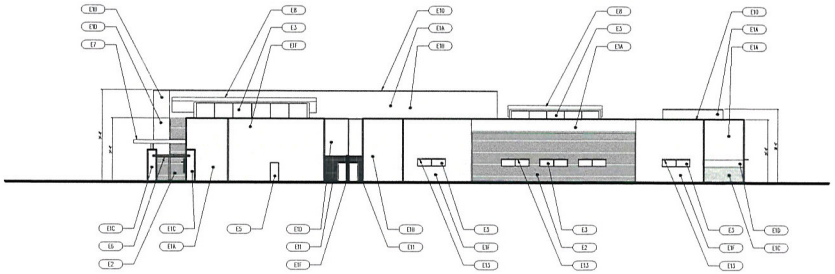
DRAWING TITLE
PLANTING PLAN

SHEET NO.
L1.01



SOUTH ELEVATION

Scale: 3/64" = 1'-0"



EAST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

⊕	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

⊕	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
E4	ALUMINUM STOREFRONT SYSTEM COLOR: SILVER GRAY
E5	PAINTED METAL DOOR AND FRAME WITH GLAZING AS SCHEDULED COLOR: MEDIUM GRAY
E6	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH METAL DECK INFILL COLOR: MEDIUM GRAY
E7	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH PERFORATED METAL INFILL COLOR: CHARCOAL GRAY

⊕	DESCRIPTION
E8	STANDING SEAM METAL ROOF - METALLIC FINISH COLOR: CHAMPAGNE GOLD
E9	METAL ROLL-UP DOOR COLOR: MEDIUM GRAY
E10	METAL CAP FLASHING COLOR: MEDIUM GRAY
E11	PAINTED METAL FENCE - TUBE STEEL FRAME WITH PERFORATED METAL INFILL FRAME COLOR: SILVER GRAY INFILL COLOR: CHARCOAL GRAY
E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCDD PROJECT NO. 00000
CCDD REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
DRAWN BY
CHECKED BY
SUBMITTAL SCHEMATIC DESIGN
A/E PROJECT NO. 11905.00

KGA ARCHITECTURE
9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
702.367.6900
LAS VEGAS
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200
www.KGAarchitecture.com
AUSTIN

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT
VARIETY SCHOOL

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A6.01

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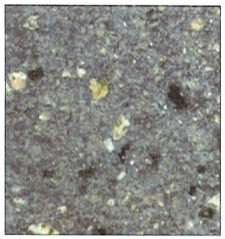
JUN 23 2011

SDR-42251

E1A - C.M.U.
COLOR: ORANGE
FINISH: SMOOTH FACE

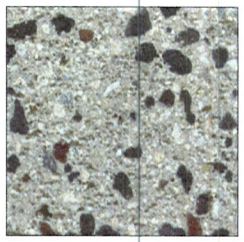
E1B - C.M.U.
COLOR: BLACK
FINISH: SMOOTH FACE



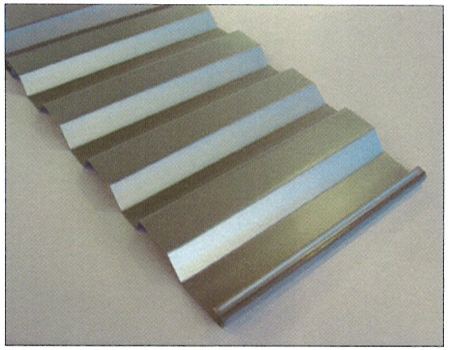
E1C - C.M.U.
COLOR: BLACK
FINISH: SPLIT FACE

E1D - C.M.U.
COLOR: WHITE
FINISH: SMOOTH FACE

E1E - C.M.U.
COLOR: WHITE
FINISH: COMBED FACE



E1F - C.M.U.
COLOR: GRAY
FINISH: HONED FACE



E2 - METAL PANELS
MATERIAL SAMPLE

E2 - METAL PANELS
SAMPLE INSTALLATION

E3 - GLAZING

E8 - STANDING SEAM METAL ROOF

ELEVATION NOTES

#	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
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#	DESCRIPTION
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E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

PAINTED METAL SURFACES:

SILVER GRAY

MEDIUM GRAY

CHARCOAL GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCDD PROJECT NO. 00000
CCDD REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
DRAWN BY
CHECKED BY
SUBMITTAL SCHEMATIC DESIGN
A/E PROJECT NO. 11905.00

KGA ARCHITECTURE
9075 West Diablo Drive, Third Floor
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702.367.6900
1701 Directors Boulevard, Suite 770
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www.KGAarchitecture.com
LAS VEGAS AUSTIN

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT VARIETY SCHOOL

DRAWING TITLE COLOR AND MATERIALS

SHEET NO. A6.03

RECEIVED
JUN 23 2011
SDR-42251

FINANCE & OPERATIONS *REAL PROPERTY MANAGEMENT*

4190 MCLEOD DRIVE • LAS VEGAS, NV 89121 • (702) 799-5214 • FAX (702) 799-5436

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Carolyn Edwards, President
Dr. Linda E. Young, Vice President
Deanna L. Wright, Clerk
Lorraine Alderman, Member
John Cole, Member
Erin E. Cranor, Member
Chris Garvey, Member

Dwight D. Jones, Superintendent

June 22, 2011

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

Attn: Steve Gebeke

RE: Site Development Plan Review - Variety School Justification Letter
2800 Stewart Avenue (APN# 139-36-303-001)

Dear Mr. Gebeke:

Please consider this letter a request by the Clark County School District (District) for approval of a Site Development Plan Review (SDPR) for the above referenced property located at 2800 Stewart Avenue, Las Vegas, Nevada, also known as APN# 139-36-303-001. Currently located at 2601 Sunrise Avenue, the Variety School (Variety) was constructed in 1952 and is a special education school for students in grades K-12.

The District is in the process of a rehabilitation and modernization program, which allows for both on-site and off-site improvements and modernization of various schools and facilities. Variety School was chosen as a school in high need of replacement. Modernization of Variety will consist of constructing a new campus, north of the existing Martin Middle School site, at the southeast corner of Stewart Avenue and North 28th Street. The old Martin Middle School will be demolished to make room for the new school.

The subject parcel for the new school is currently zoned Civic District (C-V). Construction of the school is planned to provide a more functional and modern campus to better serve the needs of the students attending Variety. The campus will consist of approximately 58,000 +- square feet of building areas, with two ingress/egress points, one off of Stewart Avenue and the other off of 28th Street. Parking for staff and visitors will be along the east and south sides of the site. Busses will enter the campus from Stewart Avenue and drop off students at the south side of the building. The busses have a separate loading area as to not conflict with the vehicular traffic.

Landscaping has been provided in and around the site. There is an existing chain link fence along the east and south property lines. The building will serve as the fencing along Stewart Avenue with partial chain link fencing along 28th Street. The District is requesting that the chain link fencing along 28th Street be considered as part of this SDPR as it is a requirement of the type of school being placed on the site.

We believe this plan will meet those needs while providing a much needed replacement school in the vicinity of the existing campus, and thank you for your consideration. Please do not hesitate to contact Tracy Murphy at (702) 799-5214 ext. 5417 with any questions.

Kind Regards,

Linda Perri

Linda K. Perri
Director, CCSD Real Property Management

Cc: file

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JUN 23 2011
SDR-42251

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

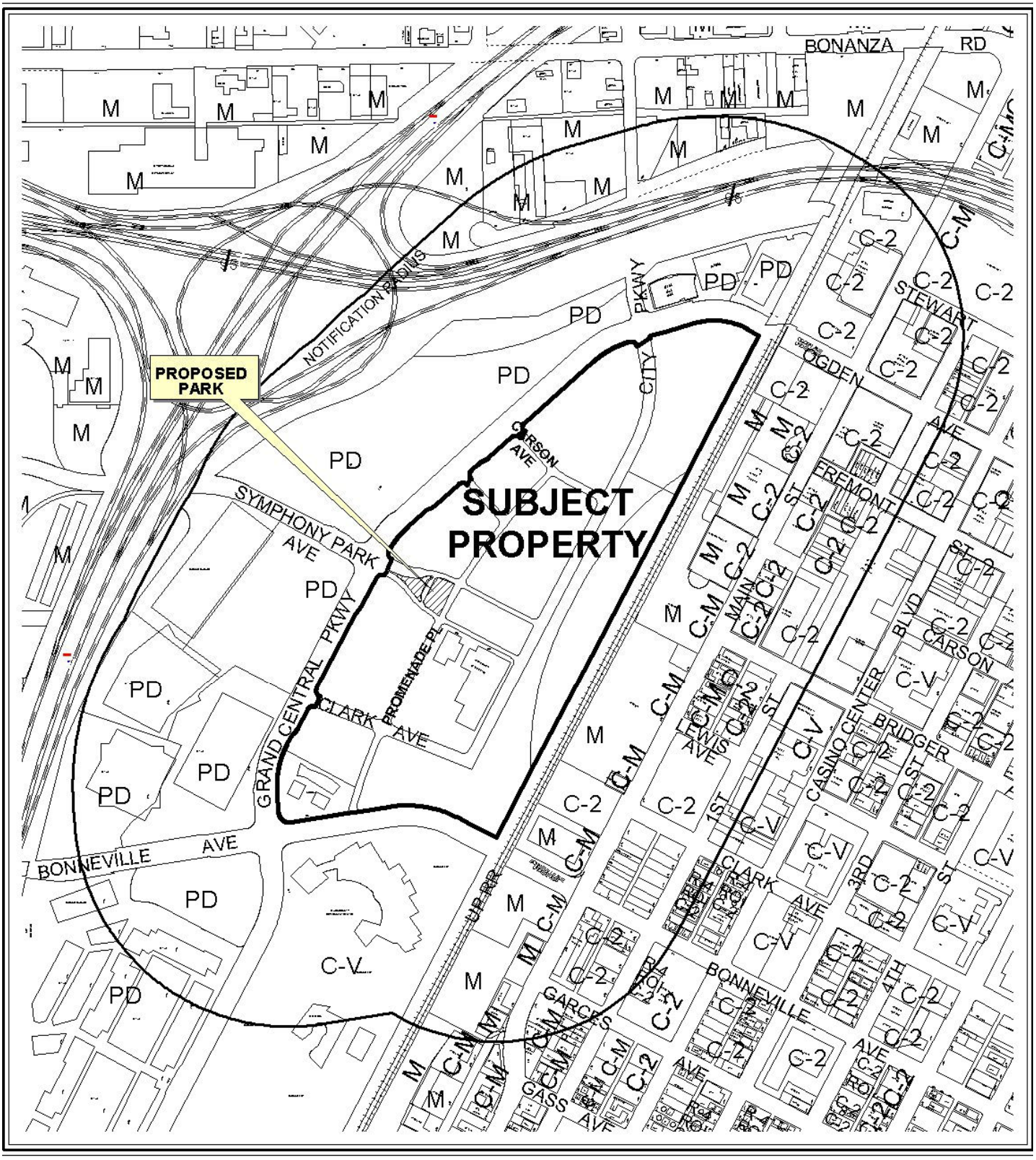
SUBJECT:
SDR-42260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - For possible action on a request for a Site Development Plan Review FOR A PRIVATE PARK on 0.58 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs 139-33-511-009 and 010), PD (Planned Development) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



CASE: **SDR-42260**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

CASE: **SDR-42260**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-42260 APN: APN-139-33-511-009, APN-139-33-511-010

Name of Property Owner: Symphony Park Master Association, Inc

Name of Applicant: Sam Gladstein - Symphony Park Master Association, 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: _____

Print Name: Sam Gladstein

Subscribed and sworn before me

This 23 day of June, 2011

_____

Notary Public in and for said County and State

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1668-1
My Appt. Expires Jan. 18, 2015

RECEIVED
JUN 23 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Promenade Place @ Symphony Park Avenue & Grand Central Pkwy

Project Name Symphony Park **Proposed Use** Park

Assessor's Parcel #(s) 139-33-511-009, 139-33-511-010 **Ward #** 5

General Plan: existing MXU proposed MXU **Zoning:** existing PD proposed PD

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

Gross Acres .58 **Lots/Units** _____ **Density** _____

Additional Information Parcels M1 and M2

PROPERTY OWNER Symphony Park Master Assn, Inc **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

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

E-mail Address sgladstein@newlandco.com

APPLICANT Symphony Park Master Assn, Inc **Contact** Sam Gladstein

Address 6130 Elton Ave #212 **Phone:** (702) 220-8090 **Fax:** (702) 216-6001

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

E-mail Address sgladstein@newlandco.com

REPRESENTATIVE JW Zunino Landscape Architecture **Contact** Christopher Langham

Address 3191 S. Jones Blvd **Phone:** (702) 253-9390 **Fax:** (702) 253-1016

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

E-mail Address chris@jwzunino.com

Property Owner Signature* _____

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

Print Name Sam Gladstein

Subscribed and sworn before me

This 23 day of June, 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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-42260
Meeting Date:	8-9-11 PC
Total Fee:	$1,030
Date Received:*	6-23-11
Received By:	

RECEIVED
JUN 23 2011

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

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

J W ZUNINO
LANDSCAPE ARCHITECTURE

Plan | Design | Grow

June 23, 2011

Department of Planning and Development
Development Service Center
333 N. Rancho Drive
Las Vegas, NV 89106

Attn: City of Las Vegas Planning

RE: Symphony Park (Parcels M1 & M2) Justification Letter
(APN #'s 139-33-511-009 & 139-33-511-010)

Dear Planning,

The Symphony Park Master Association, Inc. proposes to develop a park within the Symphony Park Development. The site for the park is comprised of two parcels (M1 & M2) located on .58 acres of vacant land between Symphony Park Avenue at the intersections of Promenade Place. These parcels are located northwest of the Smith Center for the Performing Arts, currently under construction. The park will provide an immediate aesthetic complement to the development and is being designed to harmoniously connect with the adjoining M3 parcel.

The Park improvements will include planting, irrigation, decorative hardscape, and opportunities for art and sculpture. No on-site parking or vehicular access is planned other than the designated public right-of-way. In accordance with the Symphony Park Master Plan, parking will be accommodated through existing and proposed structures and surface lots off-site.

This project, being within the Symphony Park Development is part of the USGBC's LEED ND pilot program – which is the only such project in the State of Nevada, and will therefore utilize sustainable elements and design techniques throughout. As part of this effort, the site will reduce storm water runoff from pre-development conditions, and utilize xeriscape design principles for the landscape material, including water efficient plantings. A water efficient irrigation system will be used for landscaping. Provisions will be made for recycling construction waste.

The M1 parcel consists of existing utility infrastructure, proposed Symphony Park development entry statement sign for the master development, and a drop off/pickup zone in the public right-of-way. An encroachment agreement will be required for the proposed private landscaping located at the northeast and southeast corners of the parcel M1 in public right-of-way. The proposed uses conform to the current zoning designation.

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JUN 23 2011

SDR-42260

JW ZUNINO
LANDSCAPE ARCHITECTURE

Plan | Design | Grow

The M2 parcel consists of existing utility infrastructure, and landscaping. The proposed uses conform to the current zoning designation.

Per discussions with City staff (Dennis Moyer – Land Development) to expedite the permitting process, CLV will allow civil improvement plans to be reviewed by Land Development after preliminary drainage review and pending approval. No permits shall be issued until Conditions of Approval from the City Council meeting are met.

The project will comply with all conditions and comments from the Symphony Park Design Review Committee.

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JUN 23 2011

SDR-42260

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
DIR-41972 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request regarding the adoption of the Sahara West Walkable Community Plan.

C.C.: 09/07/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Staff Report

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
DIR-42266 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT: CARWIN ADVISORS, LLC - OWNER: KAG PROPERTY, LLC - For possible action on a request regarding the amending of the Development Agreement for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-101-001; 125-06-301-001 and 002; 125-06-401-001 and 005; 125-06-501-001; 125-06-701-001; 125-07-101-004, 005 and 006; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-005; 125-07-602-001, 003, 004 and 005; 126-12-000-001), Ward 6 (Ross).

C.C.: 09/07/2011

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Staff Report
2. Supporting Documentation
3. Development Agreement for the Kyle Canyon Development
4. Justification Letter

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: DIR-42266 APN: See attached

Name of Property Owner: KAG Property, LLC

Name of Applicant: Carwin Advisors, LLC

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Groanuer & Fiorentino

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: DAVID L. ASH

Subscribed and sworn before me

This 20 day of June, 2011

Corinne Smit-Ysmael

Notary Public in and for said County and State

CORINNE SMIT YSMAEL
Commission # 1844412
Notary Public - California
San Francisco County
My Comm. Expires Apr 13, 2013

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Development Agreement

Project Address (Location) US 95 and Kyle Canyon Road

Project Name Kyle Canyon **Proposed Use** Master Planned Community

Assessor's Parcel #(s) See attached **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 1,662 ± **Lots/Units** n/a **Density** n/a

Additional Information n/a

PROPERTY OWNER KAG Property, LLC **Contact** n/a

Address 301 S. College Street **Phone:** n/a **Fax:** n/a

City Charlotte **State** North Carolina **Zip** 26288

E-mail Address n/a

APPLICANT Carwin Advisors, LLC **Contact** Michael Ross

Address 8379 W. Sunset Road, Suite 150 **Phone:** 269-0043 **Fax:** 743-3927

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address michael.ross@carwinadvisors.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 W. Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** Nevada **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 DAVID L. ASH

Subscribed and sworn before me

This 20th day of June, 20 11.

Corinne Smit-Ysmael

Notary Public in and for said County and State

CORINNE SMIT YSMAEL
Commission # 1844412
Notary Public - California
San Francisco County
My Comm. Expires Apr 13, 2013

FOR DEPARTMENT USE ONLY

Case #	DR-42266
Meeting Date:	8-9-11
Total Fee:	1200
Date Received:*	6-23-11
Received By:	F.S

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

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Revised 10/2[illegible]08

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June 23, 2011

Peter Lowenstein
CITY OF LAS VEGAS PLANNING DEPT.
333 No. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: First Amendment and Restatement to the Development Agreement Justification letter

Dear Peter:

This letter is intended to be a justification letter for the first amendment and restatement to the development agreement ("Agreement"). The City of Las Vegas ("City") and Kyle Acquisition Group, LLC entered into a development agreement which became effective on August 8, 2007 ("Original Agreement"). Wachovia Bank, acting as a managing creditor of 41 total creditors, foreclosed on the property on September 23, 2008. A new entity was formed called KAG Property, LLC ("Master Developer"). The Master Developer and City desire to amend, incorporate, restate and supersede the Original Agreement. The property consists of approximately 1,661.8 gross acres of unimproved real property ("Property").

I. PLANNING & DEVELOPMENT OF THE COMMUNITY

One of the primary objectives of the Master Developer is that development of the Property be undertaken in an organized fashion so as to ensure a well-integrated, quality community within appropriate harmonious mix of residential, commercial, open space, recreational and public uses. To further that end, the Property is planned and Master Developer will develop the Property under a single master plan, thoughtfully incorporating residential, commercial and public uses, and market it as a "Master Planned Community". The Master Planned Community will provide desirable housing, employment, commercial centers, public and recreational opportunities for the residents. The Agreement sets forth the terms and conditions of development. Subject to the terms of this Agreement and development rules, Master Developer has the discretion as to the time of commencement, construction, phasing and completion of any and all development of the Master Planned Community. The maximum density for this Property will be 9,000 dwelling units. This is a significant reduction in the density that was originally approved for 16,000 dwelling units. Additionally, a gaming enterprise district and an establishment offering non-restricted gaming is already approved.

A master homeowner's association will be organized to manage and maintain sidewalks, common landscape areas, any landscaping within the street rights-of-way including median islands, certain parks and private drainage facilities located within common elements.

II. PUBLIC FACILITIES

a) Schools

The Master Developer has agreed to dedicate up to 74.34 acres of property for school sites at no cost to the City or the Clark County School District. Master Developer will construct standard improvements adjacent to the school parcels. The schools will be developed subject to the design guidelines for the Master Planned Community.

b) Fire Protection

The Master Developer has agreed to contribute $4,100,000 to the City for the sole purpose of construction of a fire station. The Master Developer has further agreed to provide all wet and dry utilities services to the fire station site prior to the date of the fire contribution. The fire station will be constructed and operating within 24 months of this contribution.

c) Regional Transportation Center

The Master Developer has agreed to dedicate up to 2.5 gross acres of land to serve as a transit hub and transfer points for various bus routes at no cost to the City or the Regional Transportation Commission. Master Developer will construct standard improvements adjacent to this parcel.

d) Police Services

Residential developers are required to pay the City $218 per residential unit for the construction of a Metro substation to serve the Property and the surrounding area. This Metro substation is required to be no more than 1 mile from the Property and must be constructed and in operation within 1 year from the completion of the master planned community.

III. PROJECT INFRASTRUCTURE IMPROVEMENTS

a) Sheep Mountain Parkway

The Property is encumbered by an irrevocable BLM Right-Of-Way grant in favor of the City for the proposed Sheep Mountain Parkway. The City and Master Developer have agreed to reduce the future Sheep Mountain Parkway. In exchange for this reduction in right-of-way, the

Master Developer has agreed to build the permanent detention basin in the Master Planned Community. The Master Developer will remove interim detention basins located within the Sheep Mountain Parkway right-of-way and to locate the permanent detention basin along the Puli Road alignment. The City will receive a cost benefit of approximately $7,000,000 of future construction costs through the construction of a permanent detention basin.

b) Kyle Canyon Interchange

The Master Developer has agreed to contribute $2,000,000 to the City for the design, construction or reimbursement to the City (if the interchange is constructed] of the Kyle Canyon Road – US 95 Interchange. Furthermore, the City may use all or some of this contribution for the design of Kyle Canyon Road – US 95 Interchange or design, right-of-way acquisition for construction of several road projects to benefit the Master Planned Community that are outlined in the Agreement.

IV. PARKS

The Master Developer will construct the parks and other recreational amenities within the Master Planned Community. The homeowner's association will maintain certain parks and recreational amenities as defined in the parks agreement.

a) Indian Hills Park

Master Developer will construct Indian Hills Park upon the issuance of the 500th residential permit on the east side of US 95 (located within the Property) or prior to the issuance of the 2000th residential permit for the Master Planned Community. The City will manage and maintain this park.

b) Iron Mountain Park

Master Developer will commence the design and construction of Iron Mountain Park when the City notifies the Master Developer that 4,000 residential permits have been issued and the flood control facilities are in place to protect the park. The City will manage and maintain this park.

The above-mentioned sections do not reflect the entire Agreement, however; these above-mentioned sections represent pertinent parts of the Agreement that have been negotiated. This Agreement is consistent with the goals and policies of the City and is in line with the expectations of development for future master planned communities. Please contact me if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Robert J Gronauer

Robert J. Gronauer

RJG/mlt

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

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

SUBJECT:
TXT-42360 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend Table 1 of Town Center Development Standards to establish regulations, applicable zoning districts, and requirements for Pet Boarding use.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report
2. Justification Letter

TERRITORY
INCORPORATED

June 23, 2011

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

RE: Town Center Permissible Uses – Pet Boarding

Dear Flinn,

Centennial Gateway is currently in discussions with a prospective tenant for Centennial Gateway, our shopping center at Ann Rd. and Centennial Center Blvd. As you know, this property falls within the Town Center Specially Planned Area and has a zoning designation of SC-TC. The proposed use is a pet boarding facility to include daycare and overnight boarding as well as grooming services. The use will be restricted to indoor care of animals with no outside pens. The tenant intends to occupy 6400 square feet at the Centennial Gateway shopping Center.

The Pet Boarding use is defined under UDC 19.12.010 and is a Conditional Use within a C-1 zoning, however, the use is not contemplated by Section B of the Town Center Development Standards. Town Center does contemplate Animal Hospital/Shelter as a Special Use which mirrors the same in the C-1 zoning.

As long as the same conditions as under the C-1 zoning are followed, Centennial Gateway does not believe that the proposed use represents and danger or nuisance to public health and safety. The use is not inconsistent with other uses within Town Center (including Animal Hospital) and furthermore should be considered an amenity by the local residents.

Centennial Gateway requests that Planning Staff propose a Text Amendment to add Pet Boarding as a Conditional Use within the SC-TC zoning to mirror the current C-1 zoning. If outdoor pens are not desirable in Town Center, we would propose that the use be restricted to indoor only with adequate noise and odor controls.

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JUN 27 2011

Real Estate & Development
5785 Centennial Center Blvd., Suite 230 • Las Vegas, Nevada 89149 • Phone 702-822-8200 • Fax 702-822-8201
Please visit our web site at: www.territoryinc.com

TXT-42360

Thank you for your consideration.

Regards,

Mike Shohet
Vice President of Development

RECEIVED
JUN 27 2011

TXT-42360

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