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 Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
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. 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).

8. 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 at the northeast corner 4th Street and Stewart Avenue, Ward 5 (Barlow).

9. 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 Crossbridge Drive and Sky Vista Drive, Ward 2 (Wolfson).

10. 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).

11. 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).

PUBLIC HEARING ITEMS

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

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

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

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

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

17. ABEYANCE - GPA-41958 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to Amend the Master Plan of Streets and Highways TO REALIGN SHEEP MOUNTAIN PARKWAY BETWEEN GRAND TETON DRIVE AND FORT

APACHE ROAD AND DELETE MASTER PLANNED ROADWAYS WITHIN THE KYLE CANYON MASTER PLAN AREA, Ward 6 (Ross). Staff recommends APPROVAL.

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

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

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

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

22. 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 GENERAL PERSONAL SERVICE AND MASSAGE, ACCESSORY USES AS PERMITTED USES AND THE MASSAGE ESTABLISHMENT USE AS A PERMITTED USE 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).

23. SUP-42265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 260 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH A 1,500 SQUARE-FOOT DAY SPA 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).

24. 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 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 (Reese).

25. 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).

26. 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).

27. 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).

28. VAR-42175 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY RITZ TRUST - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT REAR YARD SETBACK FOR A PRIMARY STRUCTURE WHERE 15 FEET IS REQUIRED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD AREA WHERE SUCH IS NOT PERMITTED AND 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 on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

29. VAR-42432 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

30. ROC-42233 - REVIEW OF CONDITION - 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 at 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).

31. VAR-42234 - VARIANCE RELATED TO ROC-42233 - 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).

32. 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 WITH WAIVERS TO ALLOW A 657-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

33. 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 98 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).

34. 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 ACCESS TO THE FACILITY BY MEANS OF A RIGHT-OF-WAY (OAKEY BOULEVARD) WITH A WIDTH OF GREATER THAN 60 FEET at 6201 West Oakey Boulevard (APN 163-02-712-024), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 1 (Tarkanian).

35. SUP-42262 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,263 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

36. SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262 - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY AND TO ALLOW VEHICLES TO BE PARKED ON THE PREMISES FOR THE PURPOSE OF OFFERING THE VEHICLES FOR SALE WHERE SUCH IS NOT ALLOWED at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

37. 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).

38. 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 THE NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED, AND SEVEN FEET 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).

39. 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).

DIRECTOR'S BUSINESS:

40. 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.

41. 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).

42. DIR-42424 - DIRECTOR'S BUSINESS - PUBLIC HEARING - Election of new Planning Commission Officers for the remainder of 2011.

43. DIR-42436 - DIRECTOR'S BUSINESS - PUBLIC HEARING - For possible action to amend the City of Las Vegas Planning Commission Rules and Regulations.

44. 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, Small Wind Energy System and Solar Panel uses.

CITIZENS PARTICIPATION:

45. 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**

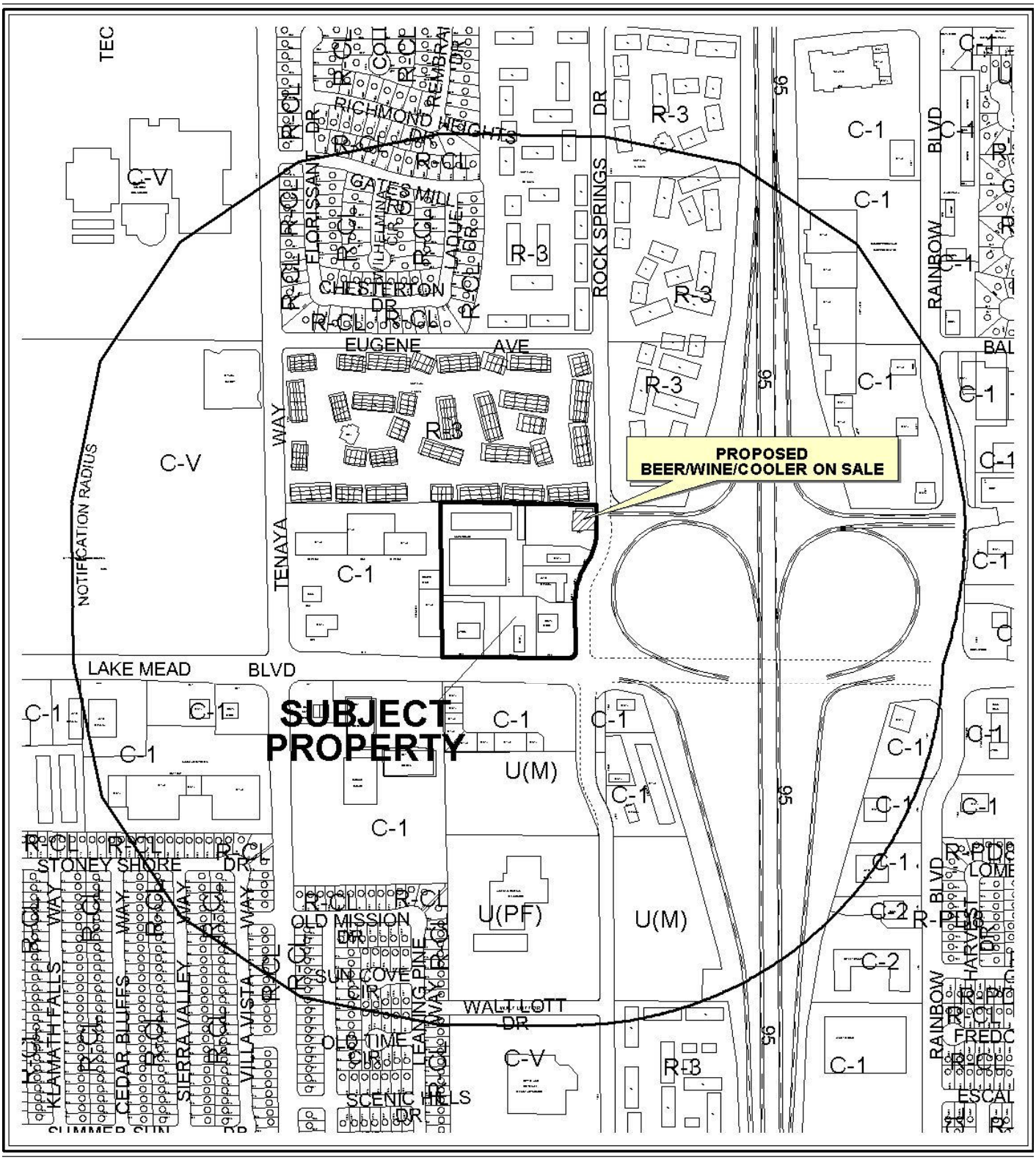
SUBJECT:
SUP-42254 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLORIELL HOLDINGS, LLC - OWNER: CHI HSUAN WU - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 5,918 SQUARE-FOOT RESTAURANT at 2131 Rock Springs Drive (APN 138-22-610-012),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

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 APPROVAL, subject to conditions:

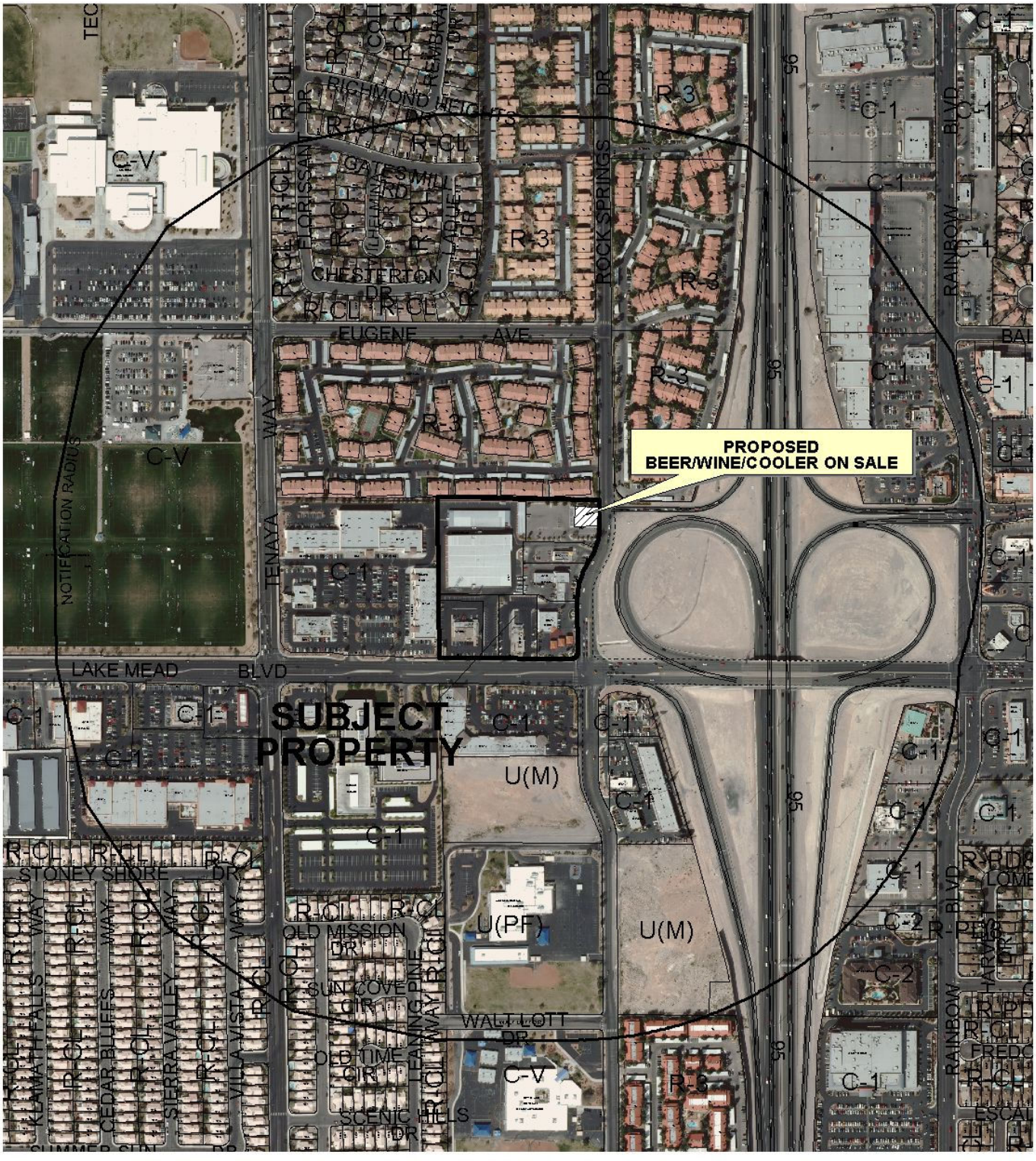
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-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

Revised 10/27/08

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.

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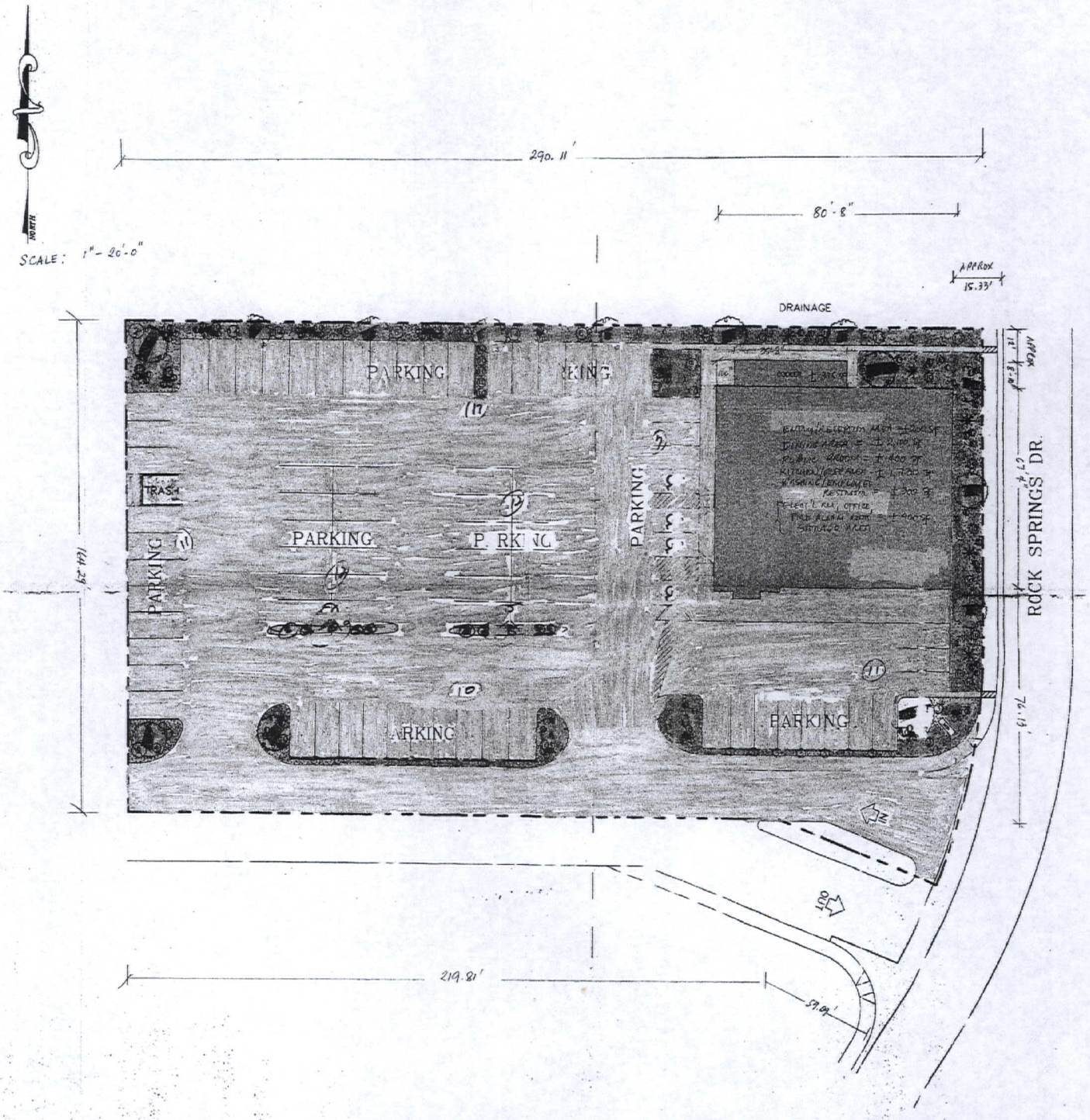
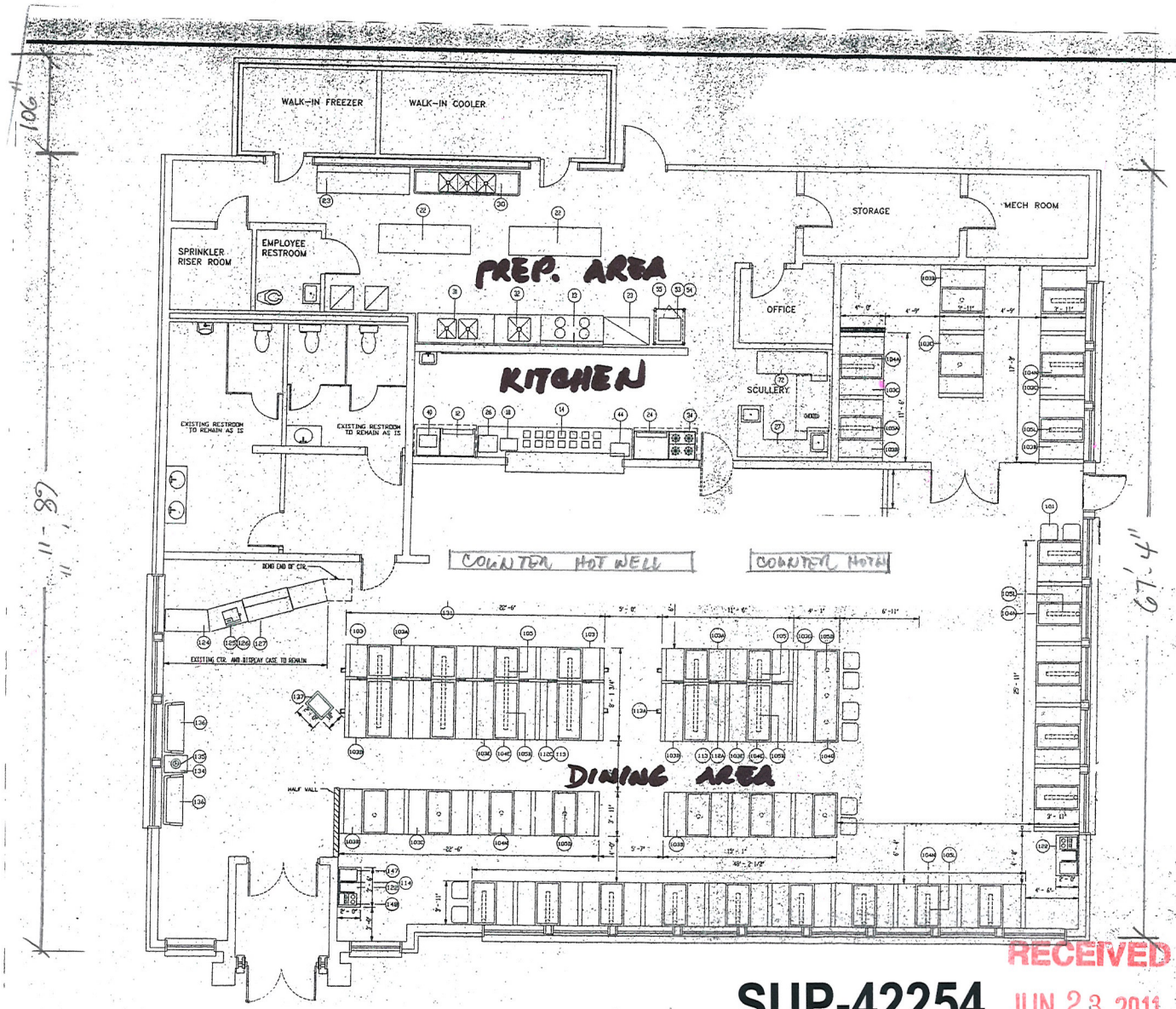
City of Las Vegas



PANCIT-ADOBO FILIPINO RESTAURANT

RECEIVED
JUL 05 2011

SUP-42254
REVISED



FURNITURE SCHEDULE

ITEM #	QTY.	DESCRIPTION	SUPPLIED BY	SET IN PLACE BY
101	LOT	OWNER:	STAINLESS	OWNER
103	4	60" SINGLE WIDTH PREMIER	STAINLESS	OWNER
103A	4	120" DOUBLE WIDTH PREMIER	STAINLESS	OWNER
103B	10	48" SINGLE WIDTH PREMIER	STAINLESS	OWNER
103C	20	96" DOUBLE WIDTH PREMIER	STAINLESS	OWNER
103D	4	96" SINGLE WIDTH PREMIER	STAINLESS	OWNER
103E	4	96" DOUBLE WIDTH PREMIER	STAINLESS	OWNER
104	1	96" SLOTTED PREMIER	STAINLESS	OWNER
104A	2	24"x48" TABLE TOP 3-SIDED W/FIXTURE END	STAINLESS	OWNER
104C	6	24"x30" TABLE TOP 3-SIDED W/FIXTURE END & DIVIDERS	STAINLESS	OWNER
104B	28	24"x48" TABLE TOP 4-SIDED W/FIXTURE END	STAINLESS	OWNER
104D	1	24"x48" TABLE TOP 4-SIDED W/FIXTURE END	STAINLESS	OWNER
105	1	42" CANTILEVER BRACKET	STAINLESS	OWNER
105A	2	42" CANTILEVER BRACKET	STAINLESS	OWNER
105B	6	60" CANTILEVER BRACKET	STAINLESS	OWNER
105D	14	96"x12" (2) TABLE SHOES (17"x20")	STAINLESS	OWNER
105E	3	MOP-HOOK	STAINLESS	OWNER
105A	17	96"x12" (2) TABLE SHOE (W/CANTILEVER FOR 42" TABLES)	STAINLESS	OWNER
112A	1	11'-6" DBL FACE WALL PANEL W/LIFT-OUT DIVIDER	STAINLESS	OWNER
112C	3	20'-2" DBL FACE WALL PANEL W/LIFT-OUT DIVIDER	STAINLESS	OWNER
113	4	10 3/8" x 82 1/4" STICKY GLASS PANEL	STAINLESS	OWNER
113A	3	(2)TY LIFT-OUT DIVIDER HOLDERS	STAINLESS	OWNER
114	3	MENU HOLDER	STAINLESS	OWNER
115C	1	7'-0"HIGH 3" DIA. FIN-SHAPED PANELS SEE PLAN F/SIZE	STAINLESS	OWNER
116H	1	7'-0"HIGH 3" DIA. FIN-SHAPED PANELS 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 CABINETS EXISTING	OWNER	OWNER
125		CASH REGISTER SYSTEM	E.B.R.I.	OWNER
126		REFRIGERATION UNITS	E.B.R.I.	OWNER
127		BAKERY DISPLAY CASE	EXISTING	OWNER
131	1	CARRY OUT COUNTER	STAINLESS	OWNER
134	1	WAITING AREA TABLES	E.B.R.I.	OWNER
135		TABLE CAMPS	E.B.R.I.	G. C.
136	2	SINK SEAT "FASHION SEAL" W.U.B.O.	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		CABLE SYSTEM	E.B.R.I.	OWNER
148	3	SILVERWARE HOLDERS (2 HOT SHOWN)	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

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JUN 23 2011
City of Las Vegas

SUP-42254

PANCIT - ADDED FR. 4257.

2131 ROCK SPRINGS RD.
LAS VEGAS, NV.

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

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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JUN 23 2011
City of Las Vegas

SUP-42254

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**

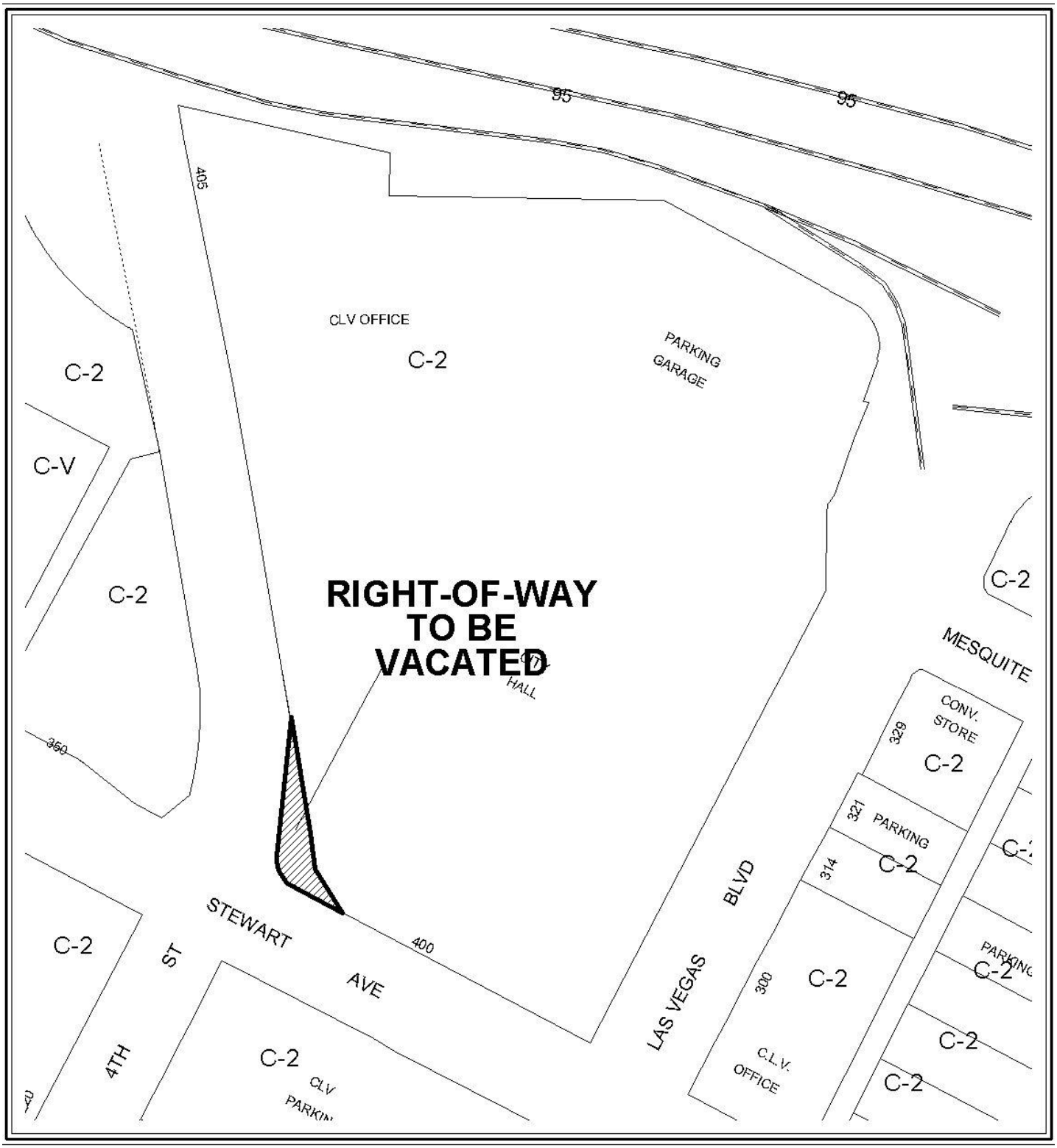
SUBJECT:
VAC-42053 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a petition to Vacate a portion of public right-of-way at the northeast corner 4th Street and Stewart Avenue, Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

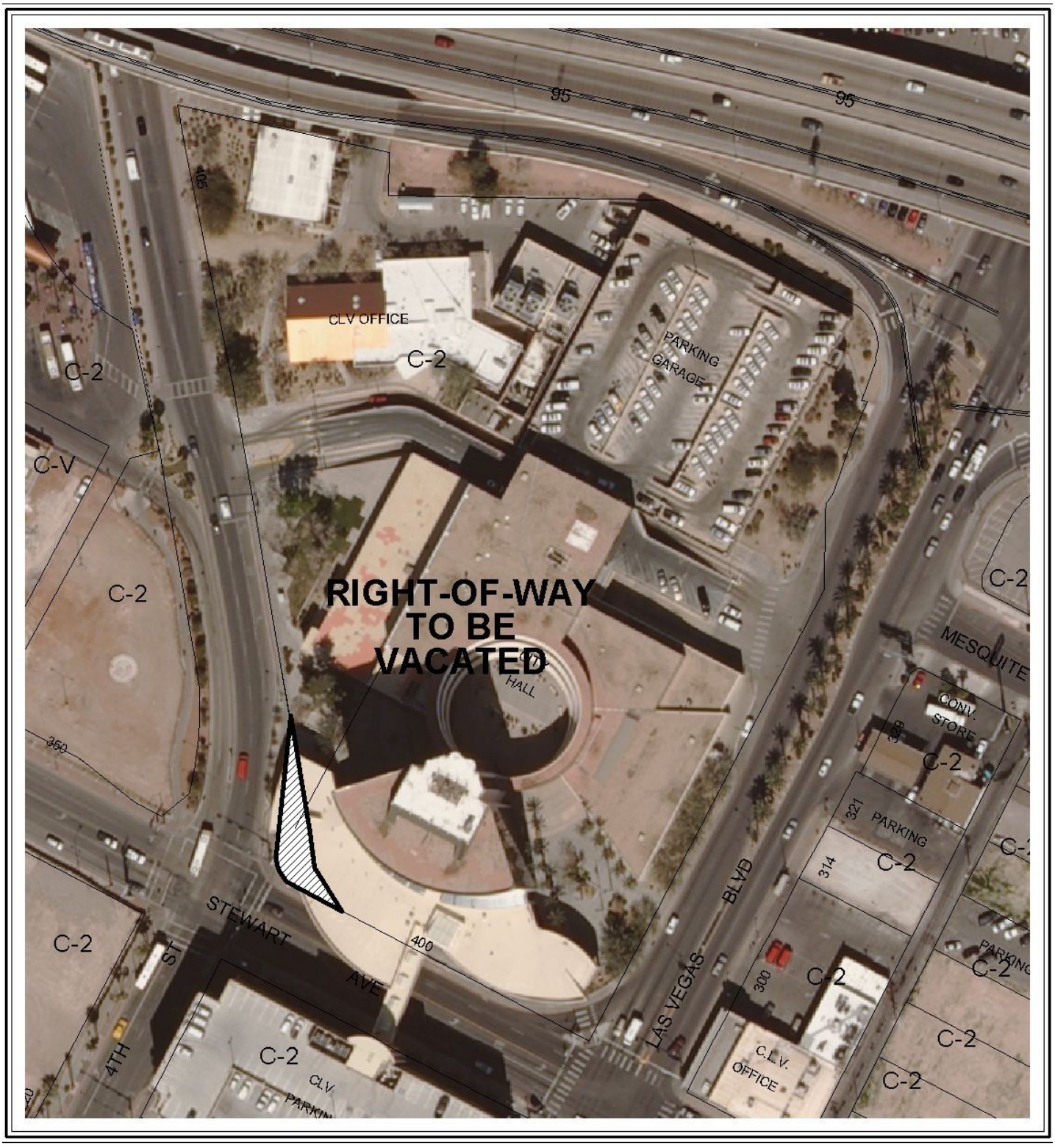
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **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
2011 JUN -8 P 12:08
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:	

DISTRIBUTED
JUN 07 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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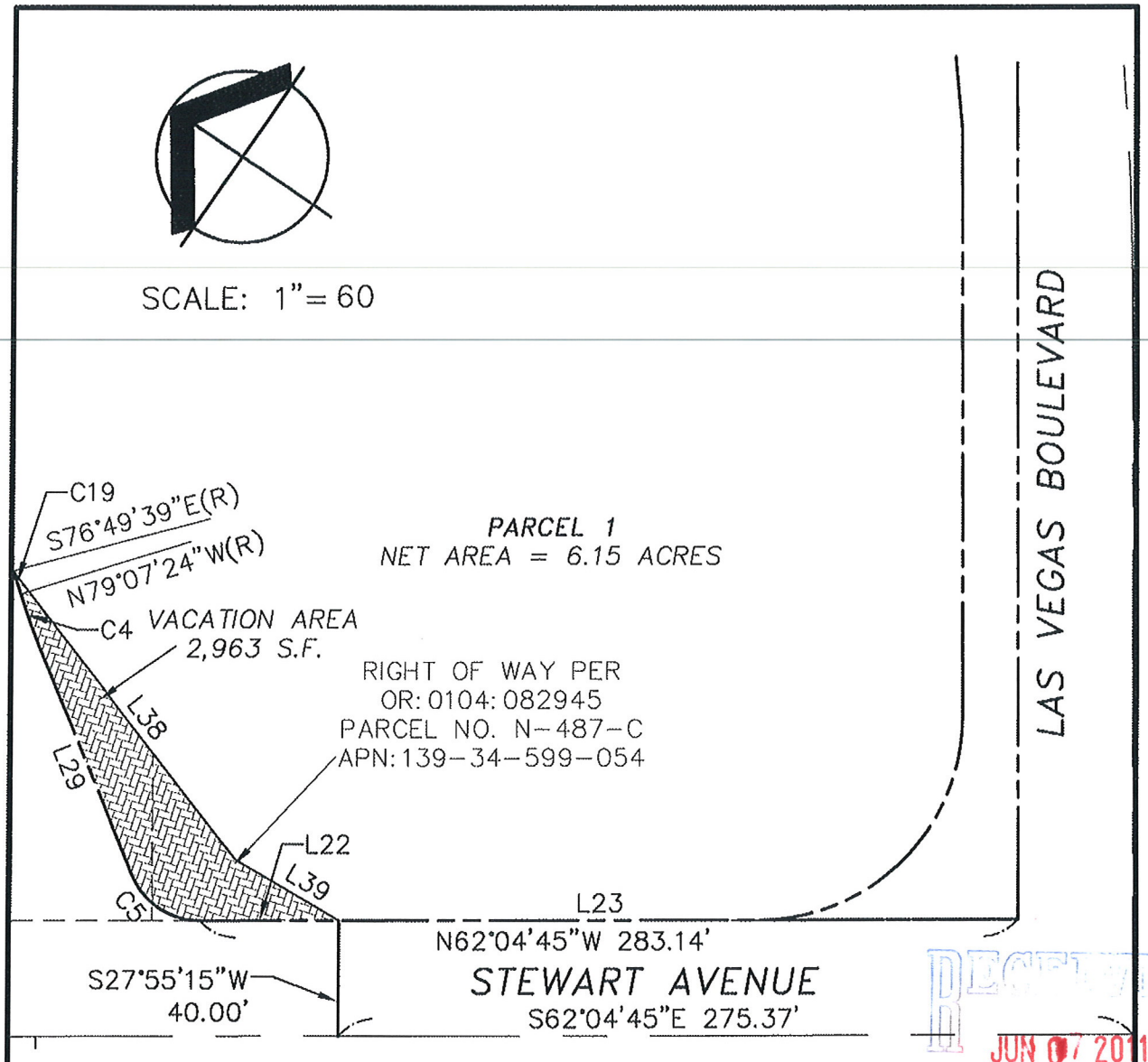

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JUN 07 2011

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
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

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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JUN 07 2011

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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

RECEIVED
JUN 07 2011
VAC-42053

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**

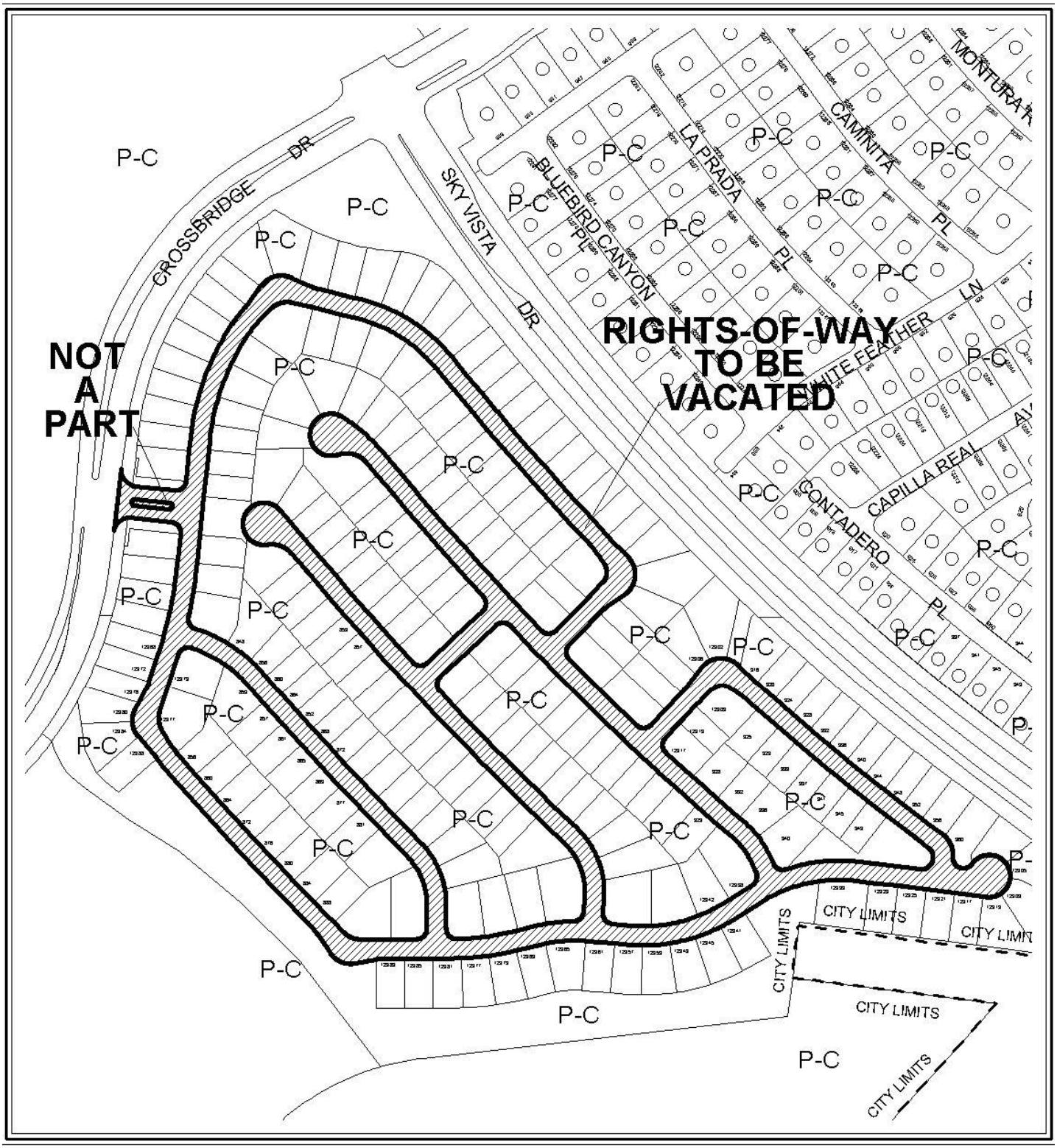
SUBJECT:
VAC-42246 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a petition to Vacate all public street right-of-way within a residential subdivision generally located at the southwest corner of Crossbridge Drive and Sky Vista Drive, Ward 2 (Wolfson).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

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

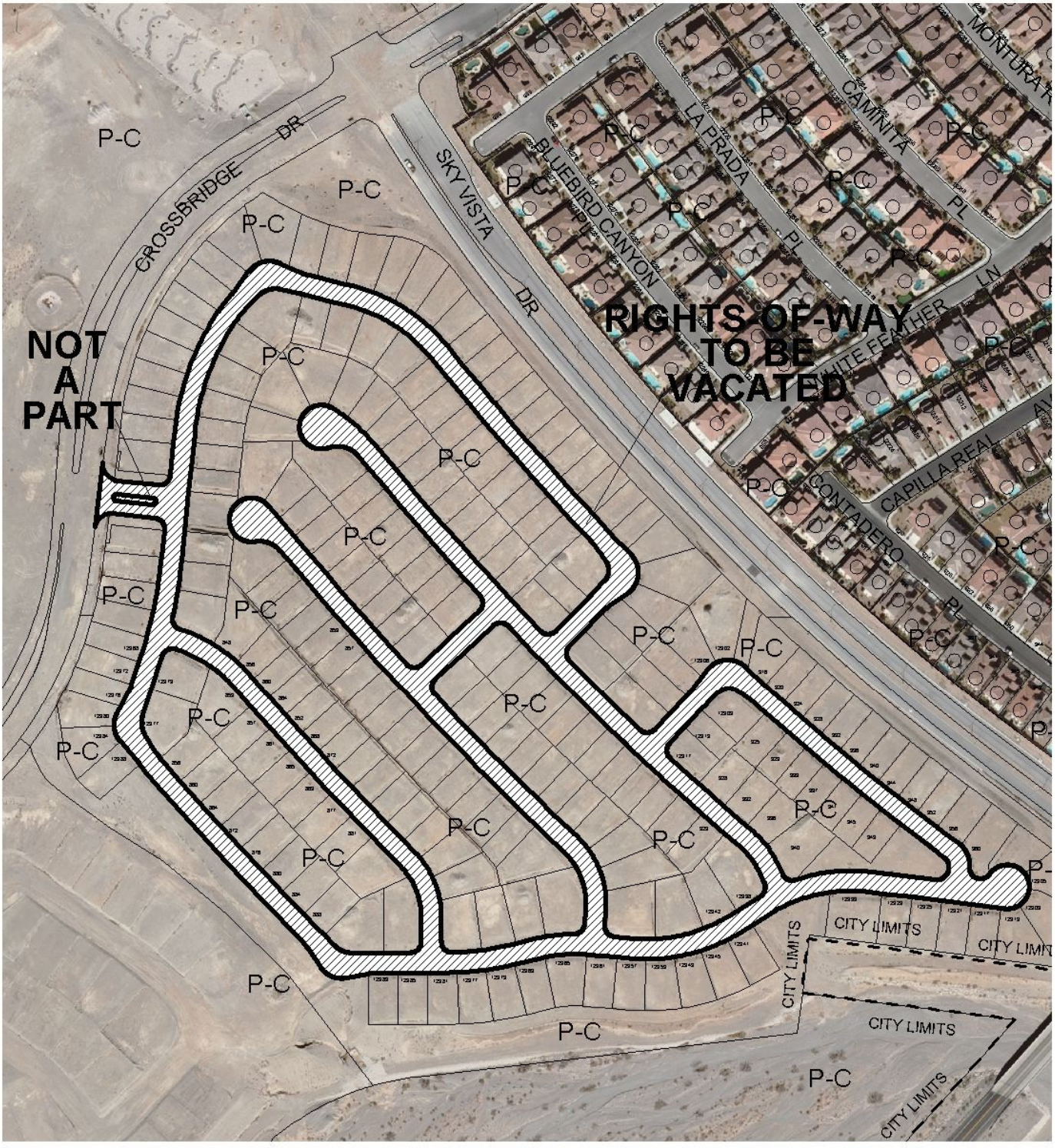
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **VAC-42246**



0 100 200 Feet

CASE: **VAC-42246**

N

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

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JUN 22 2011

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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

RECEIVED
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

FOR DEPARTMENT USE ONLY

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

RECEIVED
JUN 22 2011

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

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Revised 10/27/08

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.

Writer's Contact Information:

62024-810-01

July 6, 2011

Planning Department
City of Las Vegas
333 Rancho Drive
Las Vegas, Nevada
89101

Re: Justification for Reversionary Map and Vacation of Street Right of Way
FMP 42158 and Vac-42246

To Whom It May Concern:

On behalf of The Howard Hughes Company, Limited Partnership, G. C. Wallace, Inc., (GCW) is submitting a request for a Reversionary Final Map and Vacation of Street Right of Way. We are submitting these applications per the request of the City of Las Vegas.

Please feel free to call me at 804-2126 if you need any additional information or have any questions.

Very truly yours,

G. C. WALLACE, INC.

Cyndee Miller

Cyndee Miller,
Project Coordinator

Enclosures

C: File
Josh Johnson, GCW

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JUL 07 2011
VAC-42246

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**

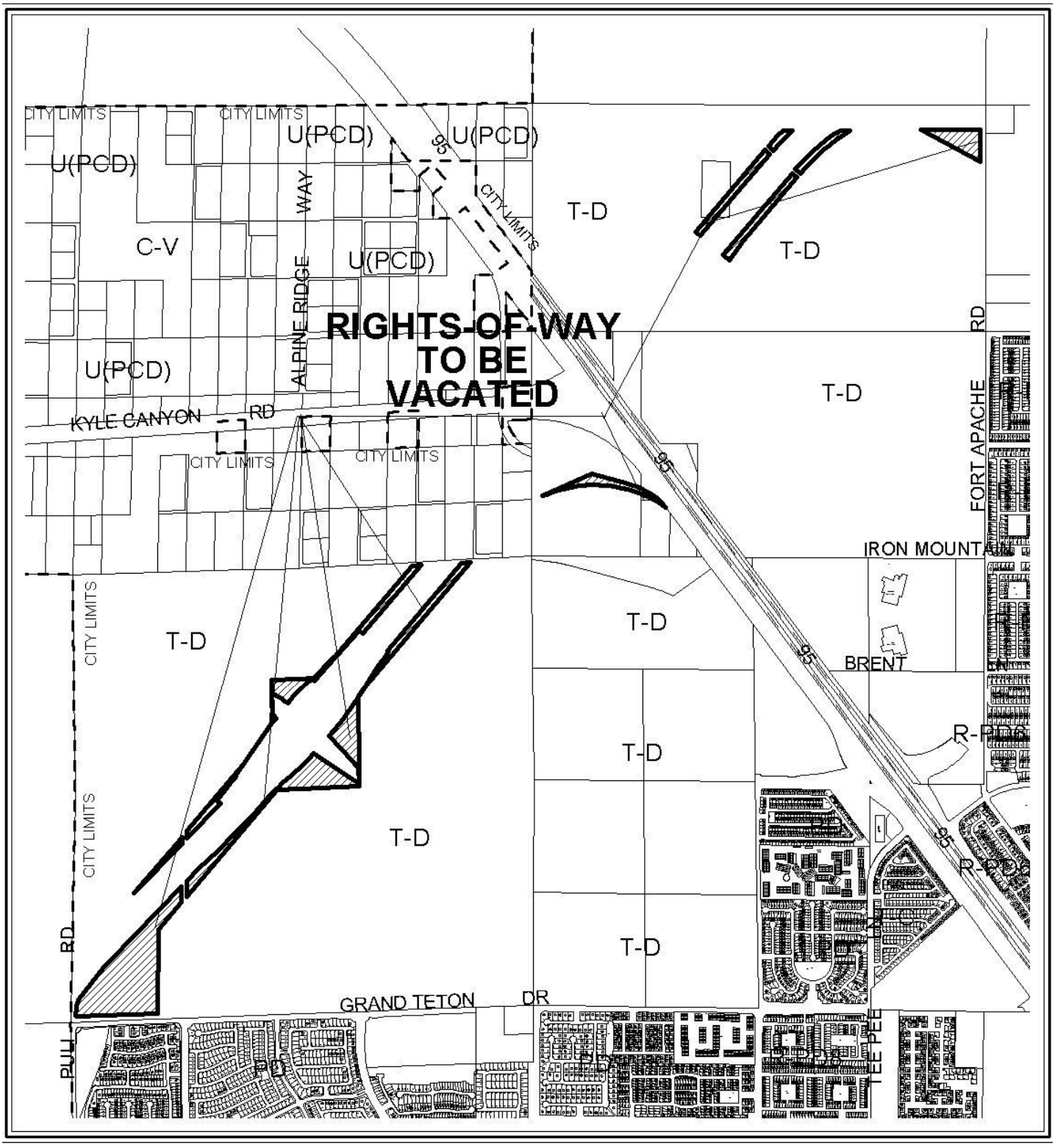
SUBJECT:
VAC-42250 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Petition to Vacate portions of the Sheep Mountain Parkway right-of-way grant, Ward 6 (Ross). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

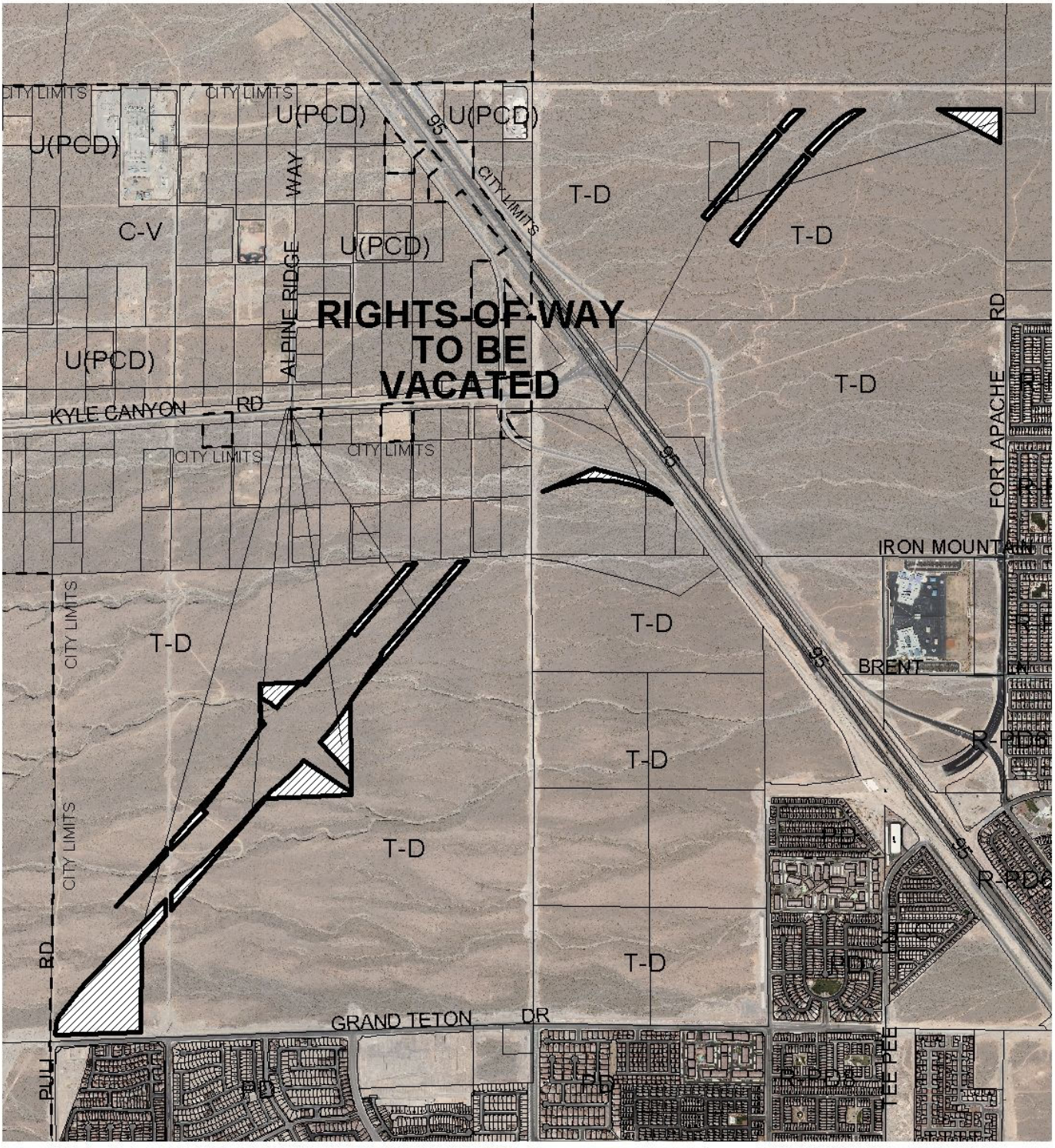
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **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

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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

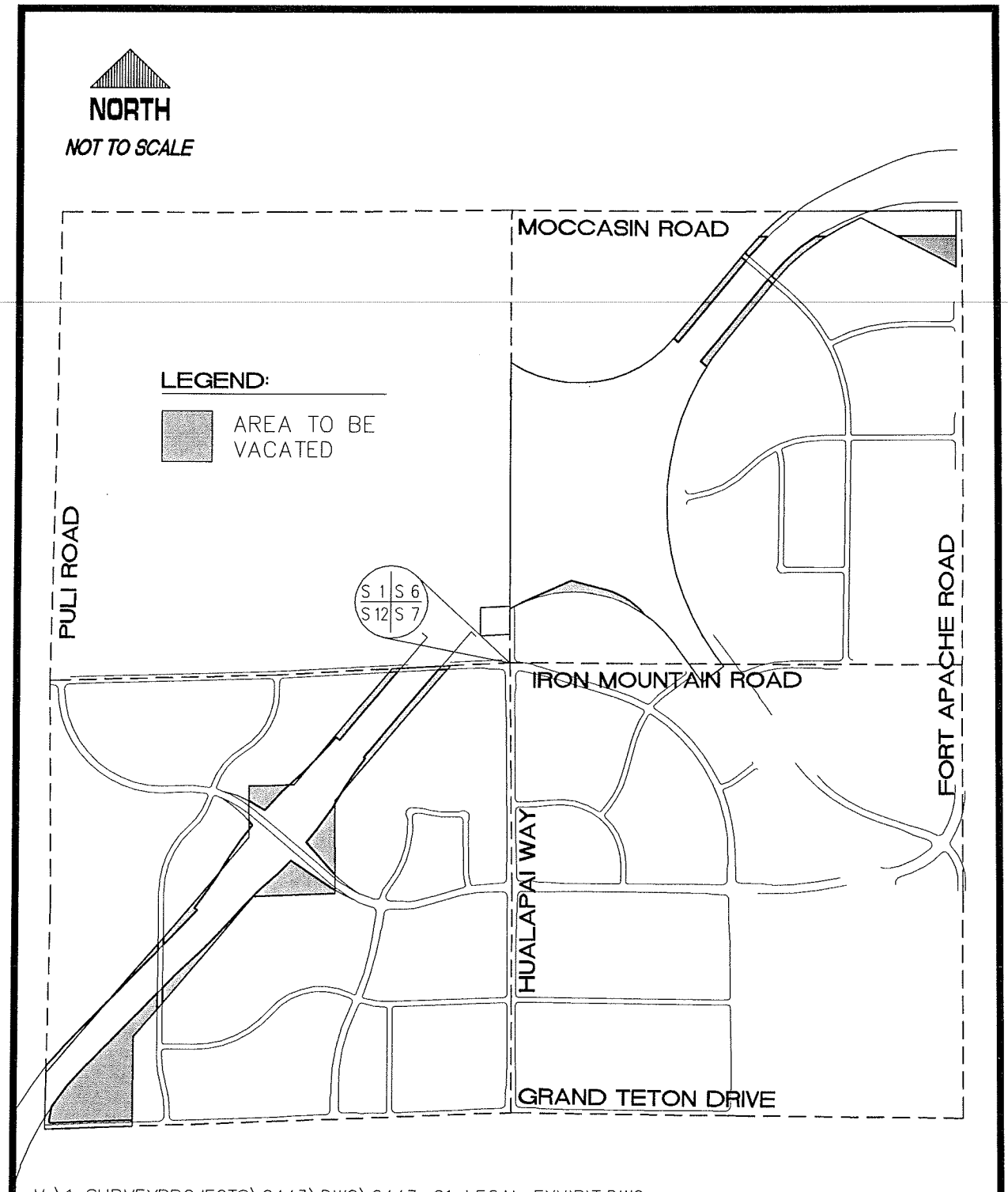
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 96-27148-1
My Appt. Expires May 16, 2014

RECEIVED
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 SHEET: 1 OF 1	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

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.: **11.**

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

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

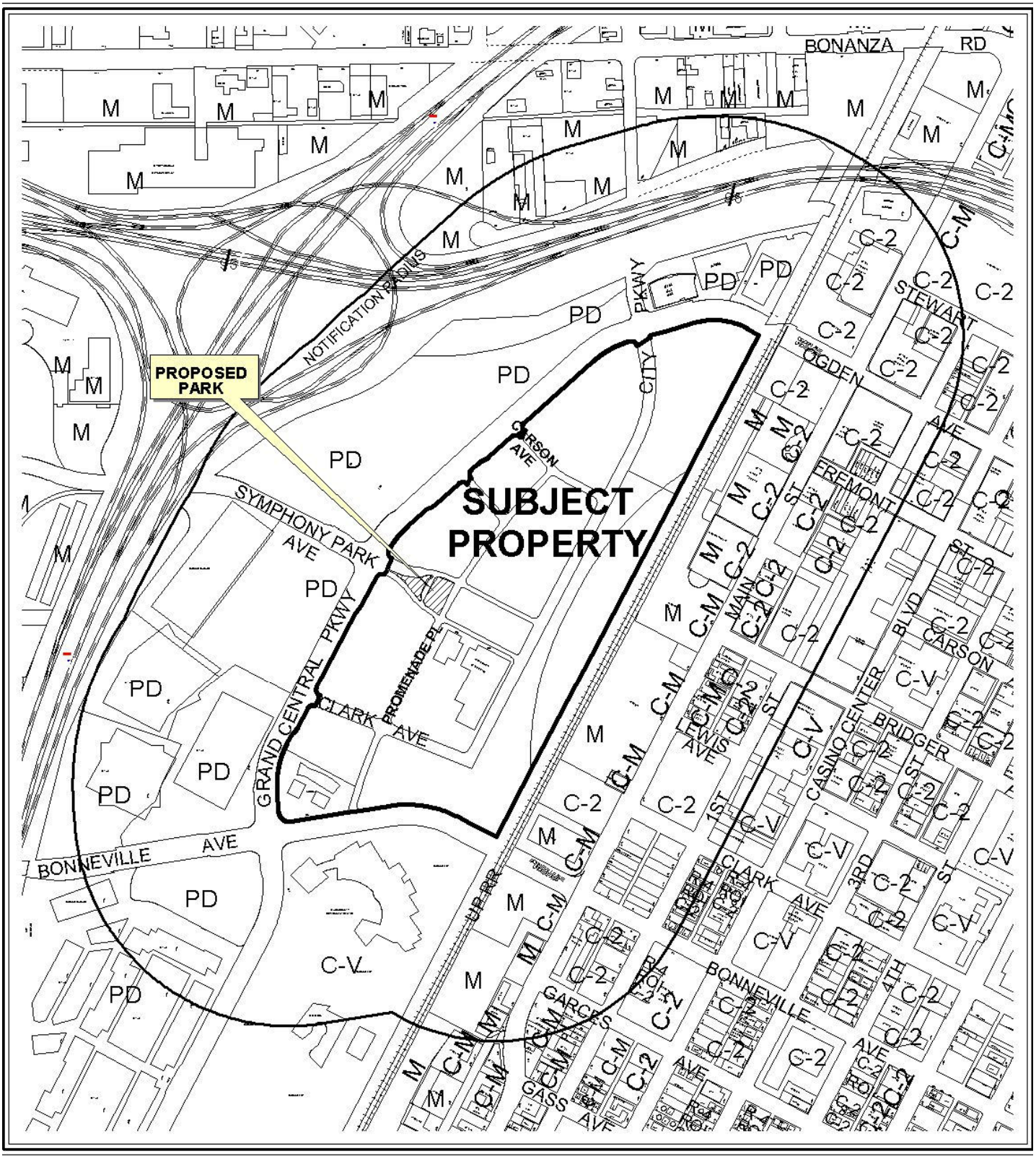
SUBJECT:
SDR-42260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC. - For possible action on a request for a Site Development Plan Review FOR A PRIVATE PARK on 0.58 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs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

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 APPROVAL, subject to conditions:

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



CASE: **SDR-42260**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



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:	

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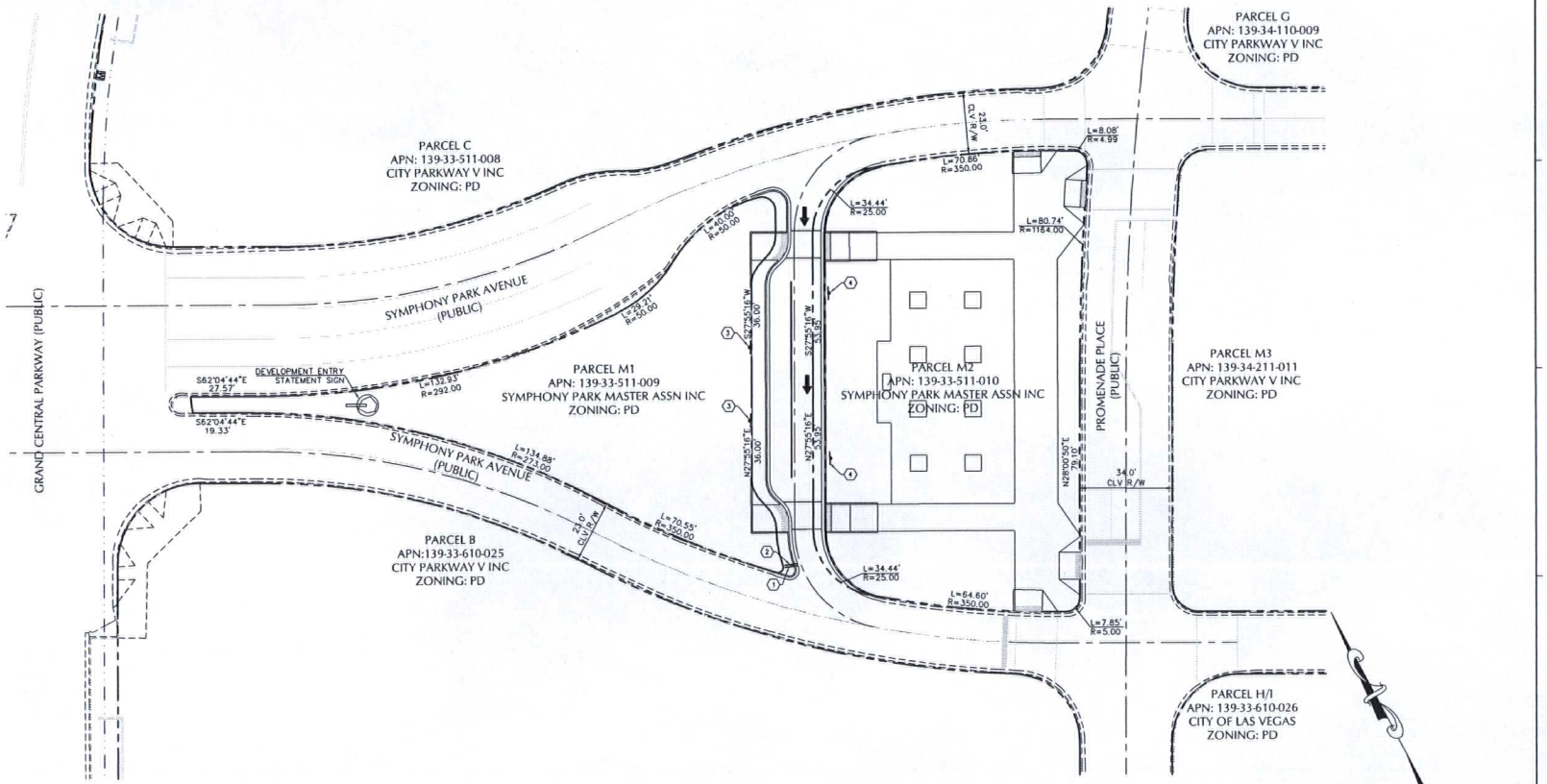
JUN 23 2011

*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.



GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT

SIGN HEIGHT DETAIL NTS

LEGEND

PROPERTY LINE–ADJACENT
PROPERTY LINE–RIGHT–OF–WAY
EXISTING PROPOSED
18" MODIFIED TYPE 'L' CURB AND GUTTER
6" TYPE 'A' CURB

SIGN DETAILS

STOP R1-1 (30"X30")
DO NOT ENTER R5-1 (30"X30")
NO PARKING LOADING ZONE R7-6 (12"X18")
NO PARKING ANY TIME R7-1 (12"X18")

SITE INFORMATION

SITE ACREAGE:
PARCEL M1: 0.22 AC± (9,443 S.F.)
PARCEL M2: 0.36 AC± (15,861 S.F.)
TOTAL ACREAGE: 0.58 AC± (25,304 S.F.)
ZONING CLASSIFICATION:
PLANNED DEVELOPMENT DISTRICT (PD)

VICINITY MAP NTS

CITY OF LAS VEGAS

THE SMITH CENTER
NEWLAND COMMUNITIES

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(801) 359-4771
Facsimile (801) 359-4411
WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK
DESIGN DEVELOPMENT
PARCELS M1 & M2

MARTIN & MARTIN CIVIL ENGINEERS
2155 RED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

ISSUE DATE: JULY 7, 2011

REVISIONS

#	DATE	DESCRIPTION

PROJECT NUMBER: 3119

SITE PLAN

SHEET NUMBER C1

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SDR-42260
REVISED

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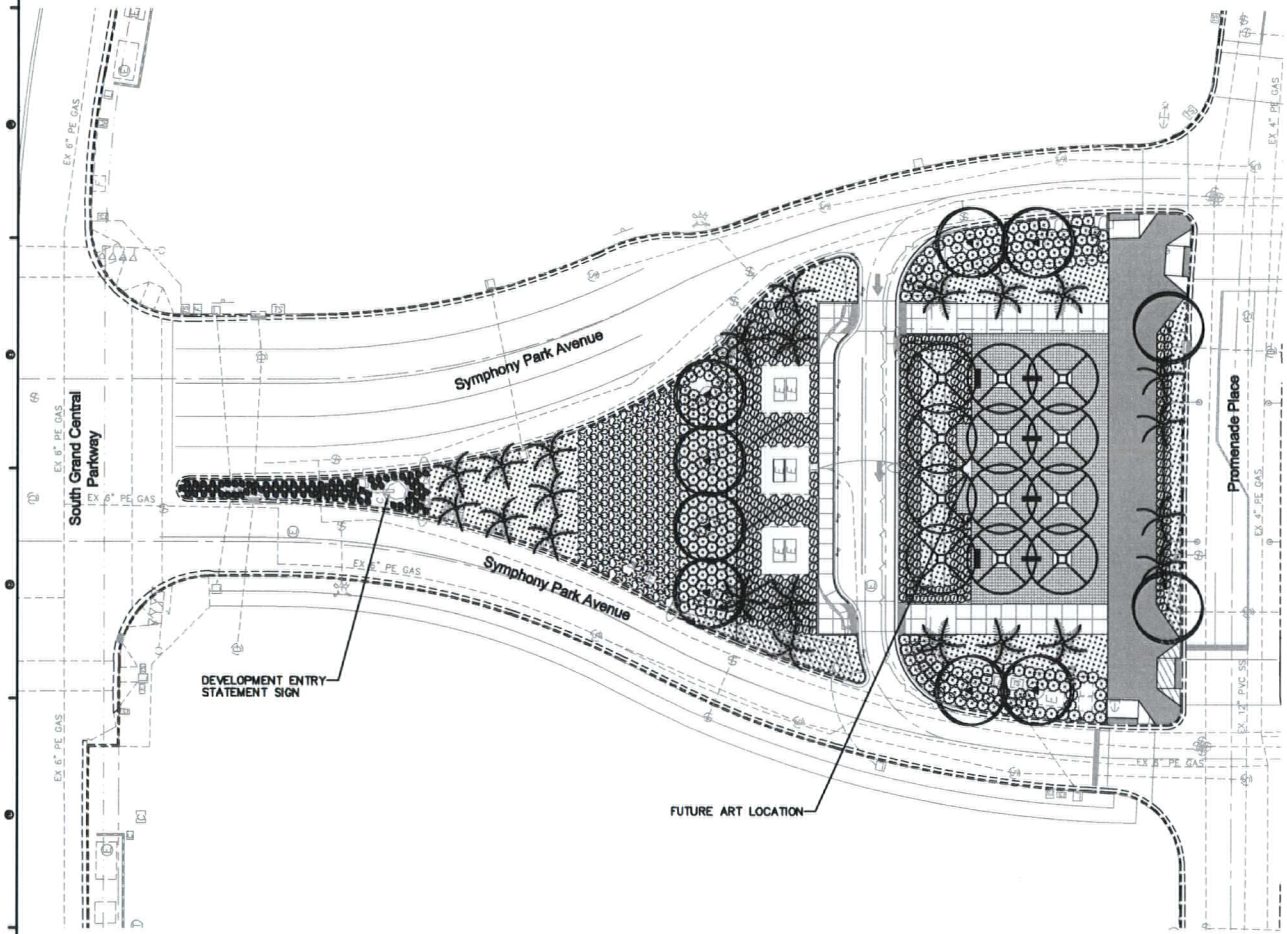
JUL 07 2011



PLANT SCHEDULE (M1–M2)

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	PALMS				
	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	33	81ft	22' CLEAR TRUNK
	TREES				
	CERCIDIUM "DESERT MUSEUM"	DESERT MUSEUM PALO VERDE	2	48" BOX	
	FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH	8	48" BOX	
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	12	48" BOX	
	SHRUBS				
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	339	5 GAL	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	396	5 GAL	
	ACCENTS				
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	53	5 GAL	
	AGAVE OVATIFOLIA	WHALE'S TONGUE AGAVE	132	15 GAL	
	GROUNDCOVERS				
	RHYNCHOSPERMUM (TRACHELOSPERMUM) JASMINOIDES (4,630 SQ. FT.)	STAR JASMINE	513	5 GAL	36 INCH SPACING

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE OF FINISH GRADE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. ROCK MULCH: SEE SPECIFICATIONS.
7. TREE WELLS AND TREE GRATES SHALL BE PROVIDED FOR ALL TREES LOCATED WITHING HARDSCAPE AREAS.
8. LANDSCAPE CONTRACTOR SHALL TEST ALL PLANTER DRAINS PRIOR TO BACKFILL FOR POSITIVE DRAINAGE.
9. CONTRACTOR SHALL THOROUGHLY MIX ALL SOIL AMENDMENTS AND FERTILIZER PRIOR TO PLACEMENT IN PLANTERS.
10. UNLESS DESIGNATED DIFFERENTLY WITHIN THESE DRAWINGS, STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
11. ALL WORK ON THE IRRIGATION SYSTEM, INCLUSIVE OF HYDROSTATIC COVERAGE, OPERATIONAL TESTS AND BACKFILLING/COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
12. PLANTING HAS BEEN DESIGNED FOR IMMEDIATE AESTHETIC IMPACT AND WILL REQUIRE THINNING AS PLANTING MATURES.

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JUL 07 2011

NORTH 0 10 20 1"=20'-0"

Call before you OVERHEAD 1-800-402-2929

Call before you Dig. 811

SDR-42260

REVISED

CITY OF LAS VEGAS

THE SMITH CENTER
NEWLAND COMMUNITIES

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Salt Lake City - Tahoe
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Salt Lake City, Utah 84101
(801) 359-4771
Facsimile (801) 359-4411
WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK

Planning + Development Submittal

PARCELS M1 & M2

J W ZUNINO
LAS VEGAS NV
3131 SOUTH BLVD
LAS VEGAS, NV 89146
T 702.253.8350
F 702.253.1016
CARLSBAD CA
2248 FARADAY AVE
CARLSBAD, CA 92008

ISSUE DATE: July 7, 2011

REVISIONS

#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

Planting Plan

SHEET NUMBER

L2

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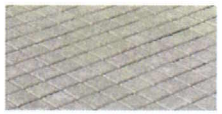
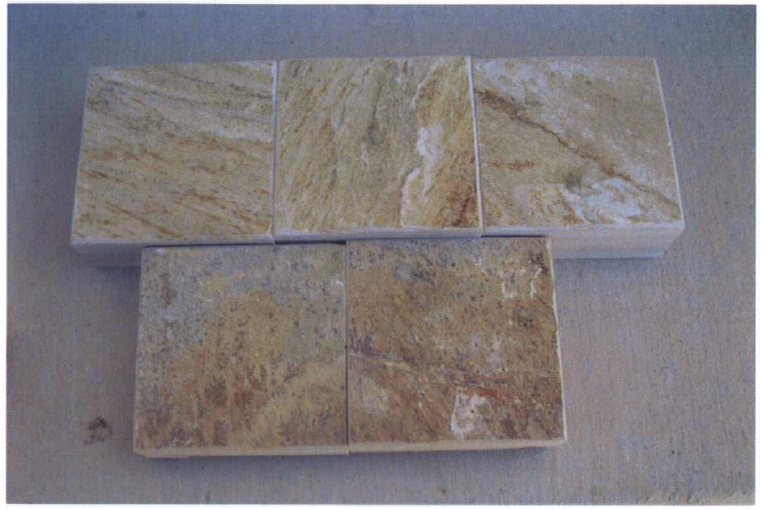


Colored Concrete Paver



Colored Concrete



Stone Paving



Landscape Barrier







Benches





Trash Receptacle

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WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK
Planning + Development Submittal
PARCELS M1 & M2

ISSUE DATE: July 7, 2011

REVISIONS

#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

Materials Board

SHEET NUMBER
L-3

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SDR-42260
REVISED



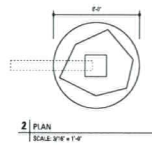
Primary Identification Sign

Davies Associates
Environmental Graphics

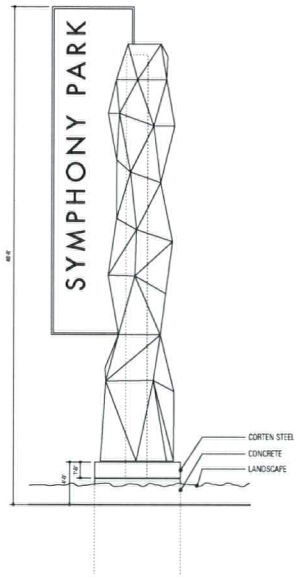


Primary Identification Sign

Davies Associates
Environmental Graphics



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



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

SDR-42260
REVISED

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JUL 07 2011

CITY OF LAS VEGAS

THE SMITH CENTER
NEWLAND COMMUNITIES

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SYMPHONY PARK

Planning + Development Submittal

PARCELS M1 & M2

ISSUE DATE: July 7, 2011

REVISIONS

#	DATE	DESCRIPTION

Design Development

PROJECT NUMBER: 4674

M1 Signage

SHEET NUMBER
L-4

JW 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.

RECEIVED
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.

RECEIVED
JUN 23 2011

SDR-42260

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**

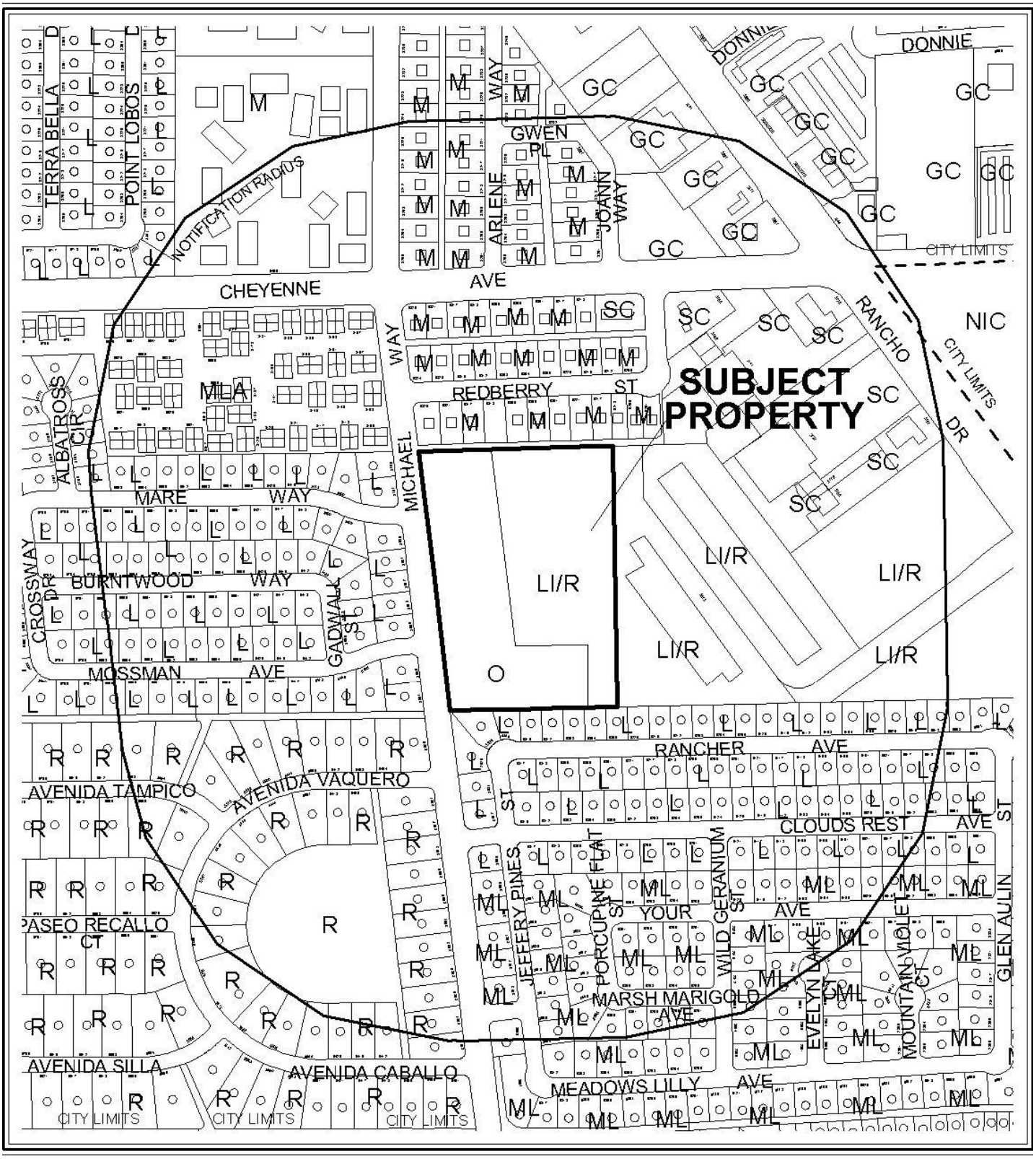
SUBJECT:
ABEYANCE - GPA-41777 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) and LI/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.92 acres at 3000 North Michael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

C.C.: 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**13**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-41777, ZON-41778 and SDR-41779
3. Supporting Documentation
4. Photos - GPA-41777, ZON-41778 and SDR-41779
5. Justification Letter - GPA-41777, ZON-41778 and SDR-41779
6. Protest Postcards – GPA-41777 and ZON-41778



0 300 600 Feet

CASE: **GPA-41777**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE) AND LI/R (LIGHT INDUSTRY/RESEARCH)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **GPA-41777**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE) AND LI/R (LIGHT INDUSTRY/RESEARCH)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-41777** APN: 138-13-512-001

Name of Property Owner: Rancho Properties, L.L.C.

Name of Applicant: Rancho Properties, L.L.C.

Name of Representative: Ernest A. Becker, IV

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Debra S. Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA: amend from O & L1/R to M

Project Address (Location) 3000 N Michael Way, Las Vegas Nevada

Project Name Crystal Park Apartment Homes **Proposed Use** apartments

Assessor's Parcel #(s) 138-13-512-001 **Ward #** 5-Barlow

General Plan: existing O&L1/R proposed M **Zoning:** existing O&L1/R proposed R-3

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

Gross Acres 9.92 **Lots/Units** 136 units **Density** 14.2 per acre

Additional Information

PROPERTY OWNER Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S Durango Dr. Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

E-mail Address eabj@beksgroup.com

APPLICANT Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S DURANGO DR. STE 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

E-mail Address eabj@beksgroup.com

REPRESENTATIVE Rancho Properties, L.L.C. **Contact** Brian T. Becker/Ernest A. Becker IV

Address 8090 S Durango Dr., Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

E-mail Address eabj@beksgroup.com

Property Owner Signature* _____

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

Print Name Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011.

_____

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

Case #	GPA-41777
Meeting Date:	7-12-11
Total Fee:	$ 2,000.00
Date Received:*	5-12-11
Received By:	

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

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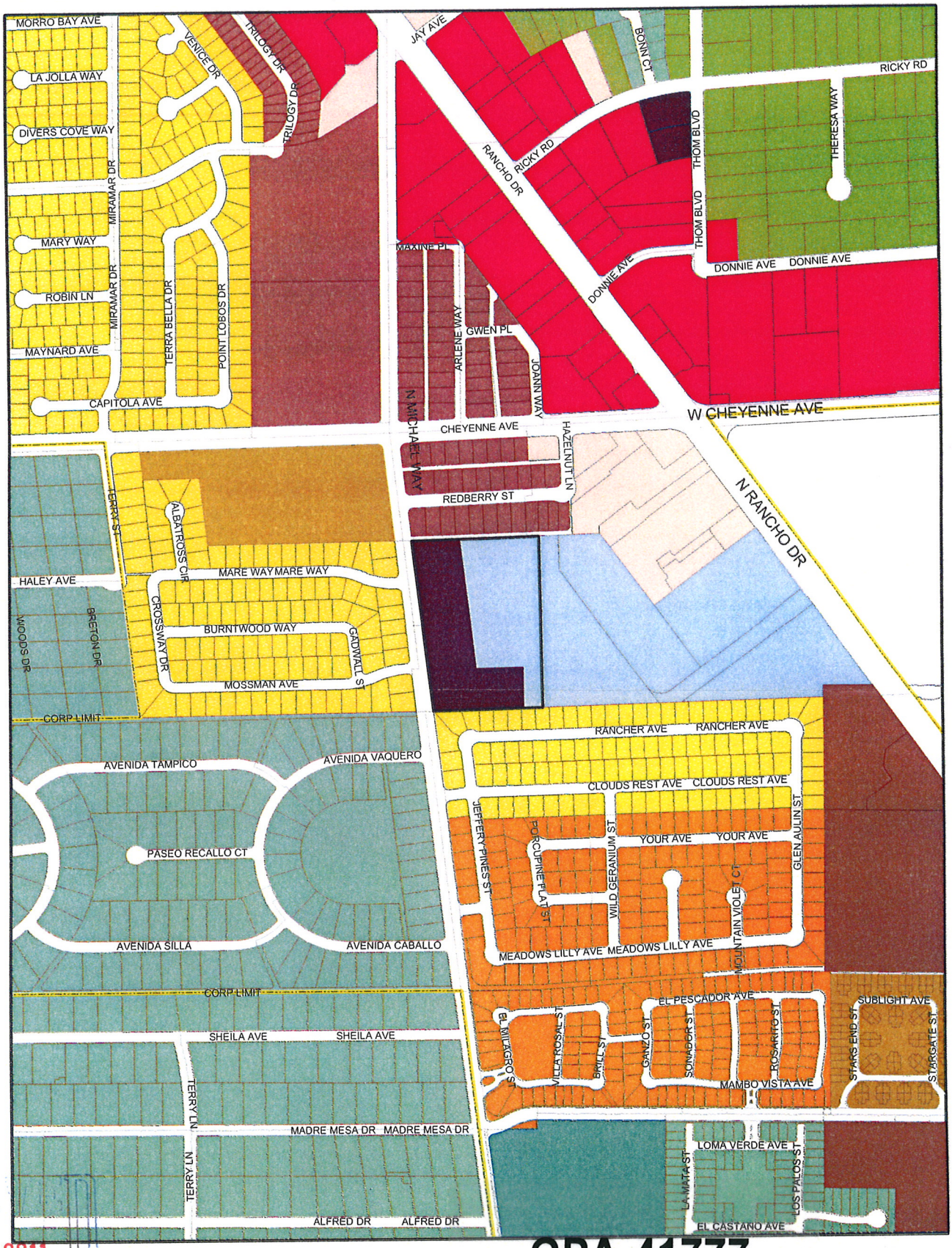
CITY OF LAS VEGAS
PLANNING DEPARTMENT

GENERAL PLAN AMENDMENT Parcel: 138-13-512-001



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GENERAL PLAN AMENDMENT

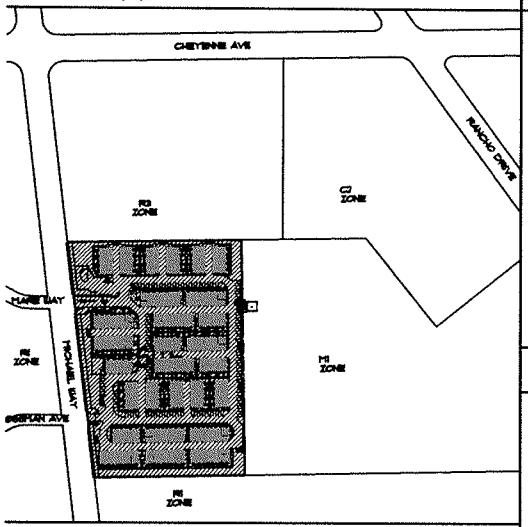
GPA-41777 FROM LI/R AND O TO M

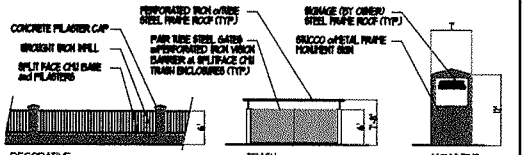
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Subject Parcel
- City Limits

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

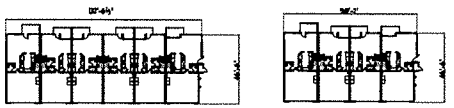
Printed: April 25, 2011

VICINITY PLAN

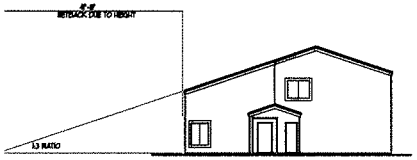




SITE ELEMENTS



BUILDING CONFIGURATION



2) R1 ADJACENCY SETBACK

PROJECT DATA

REQUIRED ZONING: R3

EXISTING ZONING: C2

TOTAL UNITS: 134 UNITS

(36) 2 BED UNITS — 868 SF (INCLUDING GARAGE)
(36) 3 BED UNITS (FRONT) — 1,145 SF (INCLUDING GARAGE)
(36) 3 BED UNITS (BACK) — 1,145 SF (INCLUDING GARAGE)

MANAGER OFFICE — 1,200 SF

PARKING REQUIRED:
(36) 2 BED AT 1.5/UNIT — 168
(36) 3 BED AT 2/UNIT — 72
VISITOR AT 1/4 UNITS — 33
MANAGER OFFICE AT 1/200 — 7
TOTAL — 280

PARKING PROVIDED: 136 OPEN SPACES
272 GARAGE SPACES
408 TOTAL
(INCLUDES 1 VAN ACCESSIBLE SPACE)

(NOTE ONLY ONE ACCESSIBLE SPACE REQUIRED FOR MANAGER OFFICE ONLY - ALL LIVING UNITS ARE 2 STORY and THERE ARE NO ELEVATORS - THEREFORE NO REQUIREMENT FOR AN ACCESSIBLE UNIT ENTRY PER FAIR HOUSING ACT DESIGN MANUAL GUIDELINES)

DENSITY: 4.7 UNITS / SF (NET) ACRE
14.2 UNITS PER ACRE

PLANT LEGEND

TREES	SIZE	QUANTITY (perimeter)	QUANTITY (interior)
LAGERSTROEMIA INDICA 'MUSKOGEE'	24" BOX	42	9
ACACIA BAILEYANA 'PURPUREA'	24" BOX	31	8
CHITALPA TASHKENTENSIS 'PINK DREAM'	24" BOX	12	3
ACACIA STENOPHYLLA	24" BOX	6	9
PISTACHIO CHINENSIS	8 FT.	6	3
PYRUS CALLERYANA 'CHANTICLEER'	24" BOX	15	1
PISTACHIO CHINENSIS	24" BOX	26	12
	TOTAL	136 (134 REQ'D)	56

NOTE: 2" CALIPER TREES SHALL BE PROVIDED AT A RATE OF 1 TREE PER 40 LINEAR FEET OF STREET FRONTAGE (EXCLUDING DRIVE AISLE OPENINGS) OR EQUIVALENT AS APPROVED BY PLANNING DIRECTOR

SHRUBS and GROUND COVER			
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	30 GAL	1	3
LEUCOPHYLLUM FRUTESCENS	5 GAL	29	22
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL	36	63
RUSSELIA EQUISETIFORMIS	5 GAL	28	36
ROSMARINUS OFFICINALIS 'PROSTRATUS'	5 GAL	31	41
ROSMARINUS OFFICINALIS	5 GAL	30	21
LAVANDULA STOECHAS 'OTTO QUAST'	5 GAL	4	12
LEUCOPHYLLUM LANGMANIAE	5 GAL	15	46
MUHLENBERGIA RIGENS	5 GAL	127	12
PENNISETUM PENICILLATA 'FAIRY TAILS'	5 GAL	126	109
	TOTAL	546 (536 REQ'D)	369

NOTE: 1 SHRUB/GROUND COVER SHALL BE PROVIDED AT A RATE OF 4 SHRUBS FOR EVERY REQUIRED TREE

TRACHELOSPERMUM JASMINOIDES	1 GAL	62	46

DECORATIVE LANDSCAPE BOULDERS

NOTE: ALL INTERIOR LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. FINAL COLOR SELECTION TO BE APPROVED BY PLANNING DIRECTOR

IRRIGATION

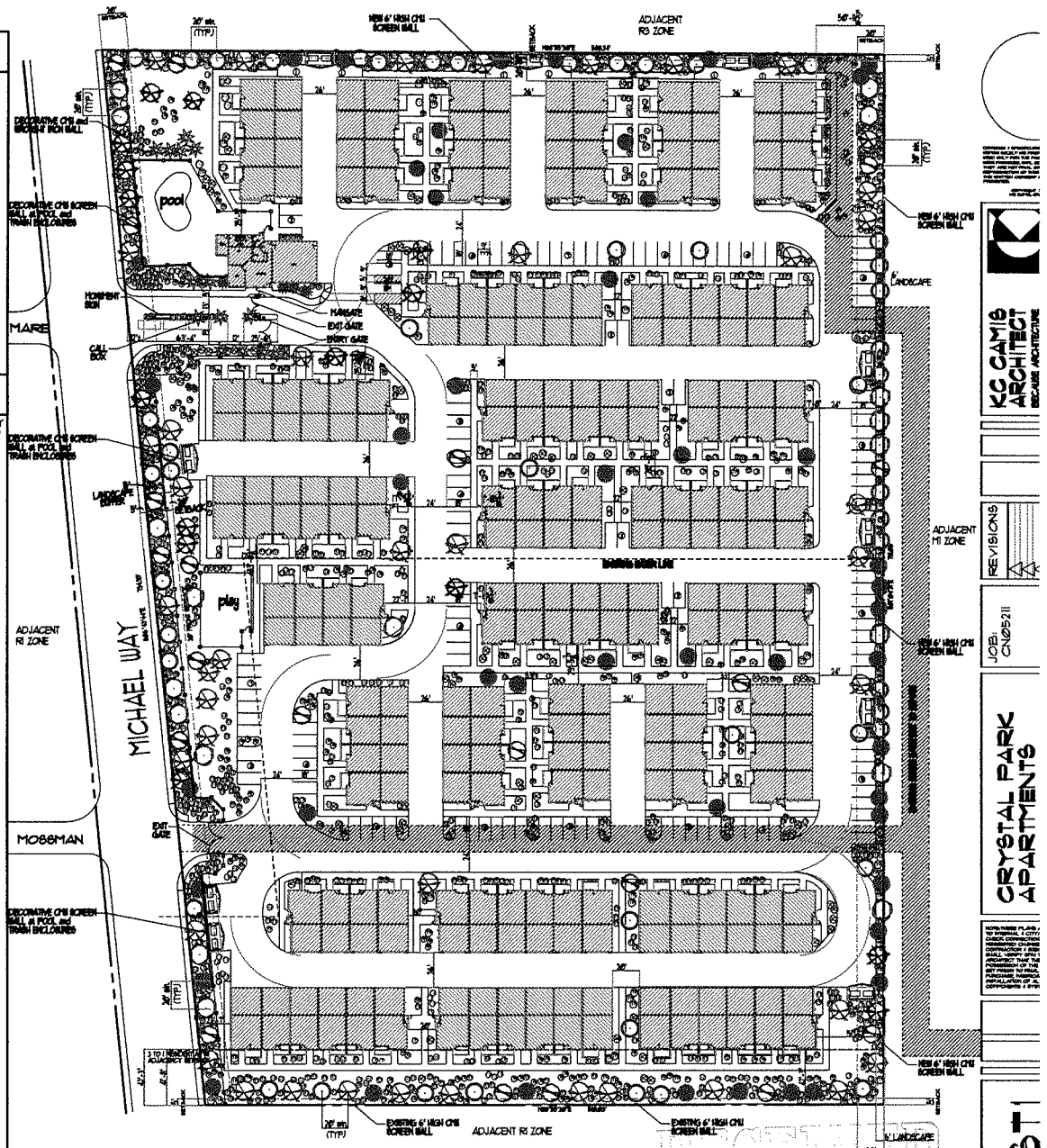
EMITTERS:

TREES - (3) RAINBIRD TURBO-XC (GPH-6M) PER TREE

SHRUBS - (2) RAINBIRD TURBO-XC (GPH-6M) PER SHRUB

NOTES:

1. ALL 24-VOLT WIRING SHALL BE 14 IP DIRECT BURIAL SOLID COPPER.
2. ALL SPLICE AND DIRECT BURIAL WIRING UNDER PAVEMENT SHALL BE SLEEVED IN SCHEDULE 40 PVC SLEEVES. SLEEVES SHALL BE TWICE THE DIAMETER OF PIPE SLEEVED.
3. CONTRACTOR SHALL INSTALL ALL 24-VOLT WIRING FROM CONTROLLERS TO ALL VALVES IN MAIN LINE TRENCH. IF WIRING LEAVES MAIN LINE TRENCH, ENCLOSED IN 3/4" CLASS 315 PVC PIPE.
4. INDIVIDUAL EMITTERS ARE NOT SHOWN ON DRAWINGS FOR CLARITY. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT AND COORDINATE WITH LANDSCAPE INSTALLER TO DETERMINE TOTAL QUANTITY OF EMITTERS.
5. DISTRIBUTION PIPE FOR DRIP (EMITTER) SYSTEM SHALL BE 3/4" CLASS 315 PVC (MIN.)



1) SITE PLAN (SHOWING LANDSCAPE)
SCALE: 1" = 40'-0"

GPA-41777 ZON-41778
SDR-41779

MAY 12 2011

KC CAMIS ARCHITECT
REVISIONS
JOB: CN05211
CRYSTAL PARK APARTMENTS
ST1

PLANT LEGEND

TREES	SIZE	QUANTITY (perimeter)	QUANTITY (interior)
MYRTLE BLUEBERRY *EUCALYPTUS compta*	24" BOX	49	1
BLUEBERRY ACACIA *ACACIA stenophylla*	24" BOX	31	8
REDBUD ASH *FRAXINUS Velutina*	24" BOX	12	3
SWEET ACACIA *ACACIA farnesiana*	24" BOX	6	5
MEXICAN FAN PALM *WASHINGTONIA robusta*	8 FT.	6	3
PURPLE LEAF PLUM *PRUNUS cerasifera*	24" BOX	8	7
MEXICAN PALO VERDE *PARKINSONIA aculeata*	24" BOX	26	8
	TOTAL	136 (84 REQ'D)	35

NOTE: 2" CALIPER TREES SHALL BE PROVIDED AT A RATE OF 1 TREE PER 40 LINEAR FEET OF PERIMETER LANDSCAPE AREA. TREES SHALL BE PLANTED TO MAINTAIN AVERAGE AT LOCATIONS WHERE TREE PLACEMENT IS CONSTRAINED.

SHRUBS and GROUND COVER			
SAGO PALM *CYCAS revoluta*	15 GAL	1	3
TEXAS RANGER *LEUCOPHYLLUM frutescens*	5 GAL	65	22
TEXAS RANGER (GREEN CLOUD) *LEUCOPHYLLUM frutescens*	5 GAL	36	6
FOUNTAIN GRASS *PENNISETUM setaceum*	5 GAL	28	16
DESERT SPOON *DASYLIRION wheeleri*	5 GAL	11	6
ROSEMARY *ROSMARINUS officinalis*	5 GAL	30	21
DESERT SPOON *DASYLIRION wheeleri*	5 GAL	4	12
TEXAS PRIVET *FORESTIERA pubescens*	5 GAL	15	65
RED YUCCA *HESPERALOE parviflora*	5 GAL	51	12
AGAVE VICTORIA *AGAVE victoriae-reginae*	5 GAL	26	26
	TOTAL	346 (336 REQ'D)	109

NOTE: 1 SHRUB/GROUND COVER SHALL BE PROVIDED AT A RATE OF 4 SHRUBS FOR EVERY REQUIRED TREE

TEXAS RED LANTANA *LANTANA horrida/camara*	1 GAL	83	83

DECORATIVE LANDSCAPE BOULDERS

NOTE: ALL SHRUB AND GROUND COVER TO BE "LOW WATER USE" PLANT MATERIAL AS DESIGNATED BY CITY OF MESA.

IRRIGATION

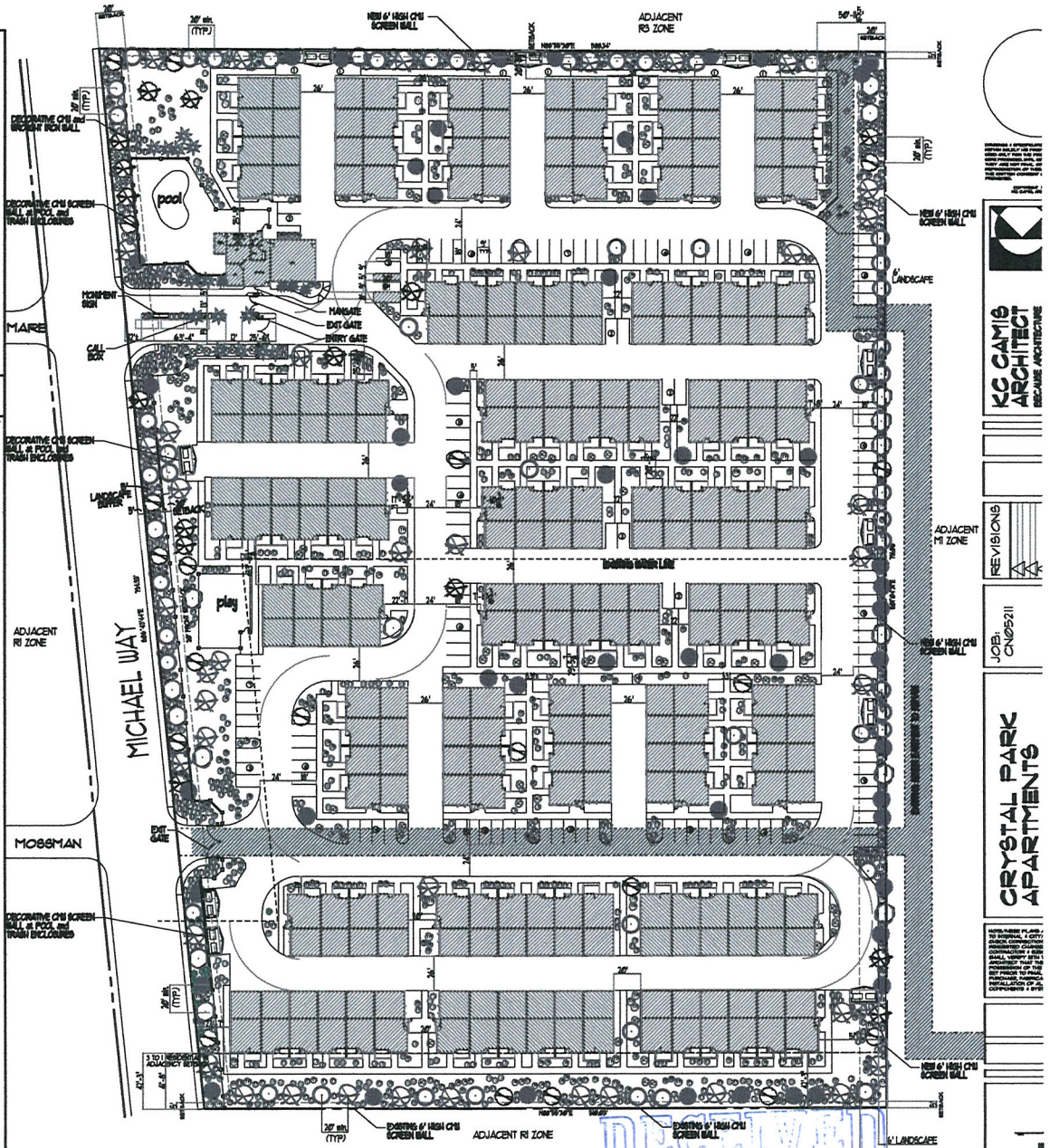
EMITTERS

TREES - (3) HARDIE TURBO-4C (DPU-68) PER TREE

SHRUBS - (1) HARDIE TURBO-4C (DPU-68) PER SHRUB

NOTES:

1. ALL 24-VOLT WIRING SHALL BE #14 UF DIRECT BURIAL, SOLID COPPER.
2. ALL PIPING AND DIRECT BURIAL WIRING UNDER PAVEMENT SHALL BE SLEEVED IN SCHEDULE 40 PVC SLEEVES. SLEEVE SHALL BE TWICE THE DIAMETER OF PIPE BEING SLEEVED.
3. CONTRACTOR SHALL INSTALL ALL 24-VOLT WIRING FROM CONTROLLERS TO ALL VALVES IN MAIN LINE TRENCH. IF WIRING LEAVES TUBELINE TRENCH, ENCLOSED IN 3/4" CLASS 200 PVC PIPE.
4. INDIVIDUAL EMITTERS ARE NOT SHOWN ON DRAWINGS FOR CLARITY. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT AND COORDINATE WITH LANDSCAPE INSTALLER TO DETERMINE TOTAL QUANTITY OF EMITTERS.
5. DISTRIBUTION PIPE FOR DRIP EMITTERS SYSTEM SHALL BE ¾" CLASS 200 PVC (MIN.)



1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

GPA-41777 ZON-41778
SDR-41779

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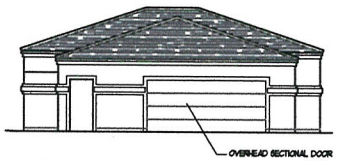
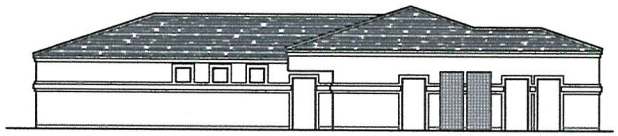
MAY 12 2011

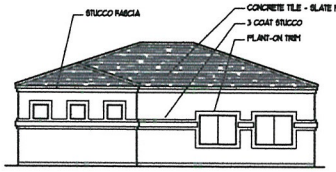
KC CAMIS ARCHITECT
REVISIONS
JOB: CM0511
CRYSTAL PARK APARTMENTS
L1



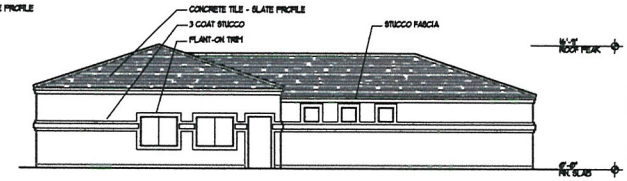
SIDE ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



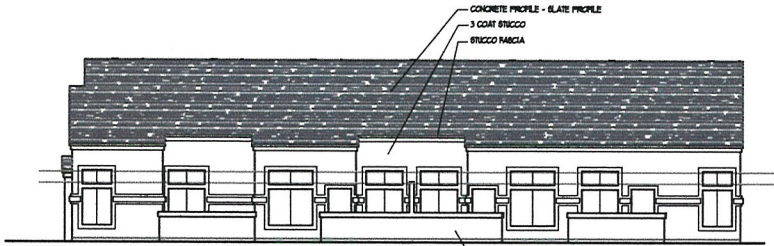
BACK ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



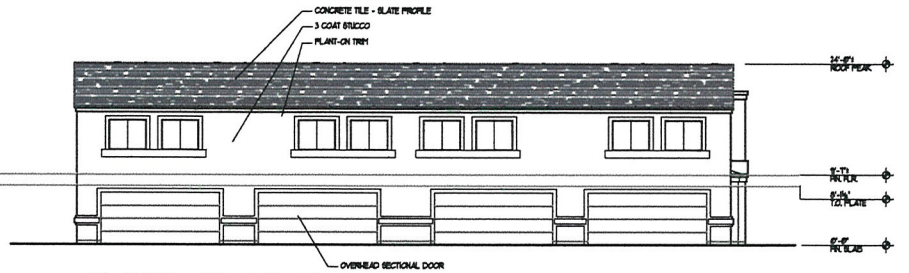
SIDE ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (MGR)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (4 PLEX)
SCALE: 1/8" = 1'-0"



BACK ELEVATION (4 PLEX)
SCALE: 1/8" = 1'-0"

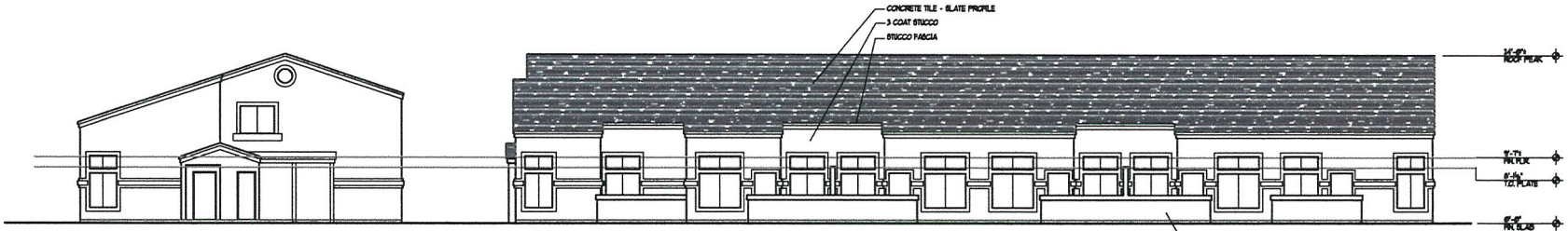
COLOR/MATERIAL

STUCCO FIELD
FRAZEE CL7164D <SAHARA>

TRIM/FASCIA/DOORS
FRAZEE CL7136N <ALMOST OCHRE>

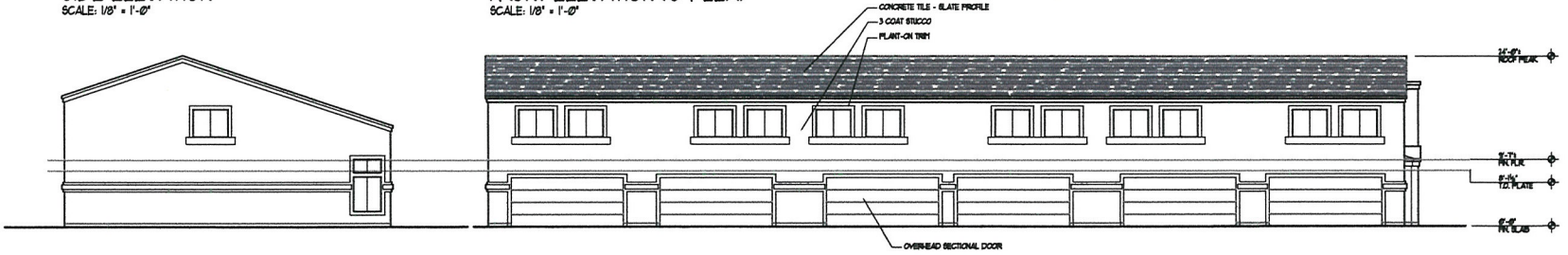
ROOF
CONCRETE TILE - SLATE PROFILE
DESERT TAN

WINDOWS
VINYL CLAD - WHITE



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

FRONT ELEVATION (6 PLEX)
SCALE: 1/8" = 1'-0"



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

BACK ELEVATION (6 PLEX)
SCALE: 1/8" = 1'-0"

GPA-41777 ZON-41778
SDR-41779

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KC CAMIS ARCHITECT

REVISIONS

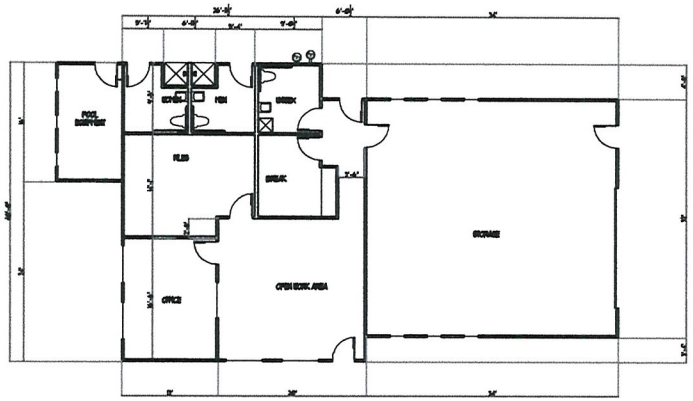
JOB:

CRYSTAL PARK APARTMENTS

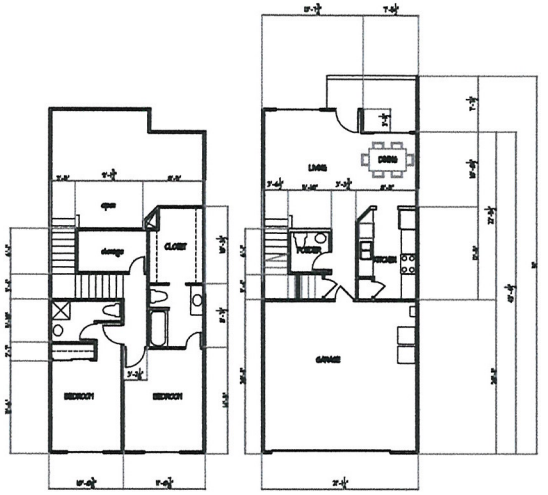
A1

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

BACK ELEVATION (6 PLEX)
SCALE: 1/8" = 1'-0"

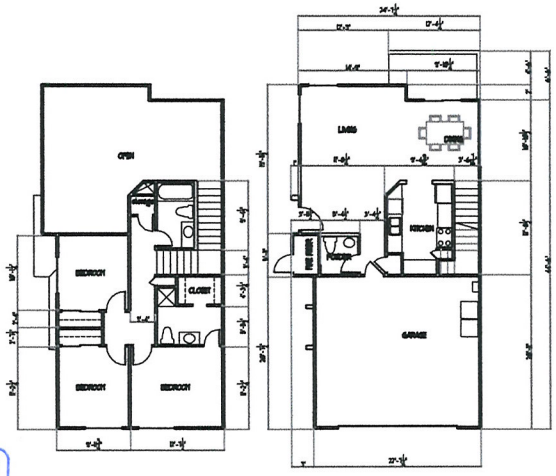


MANAGERS OFFICE



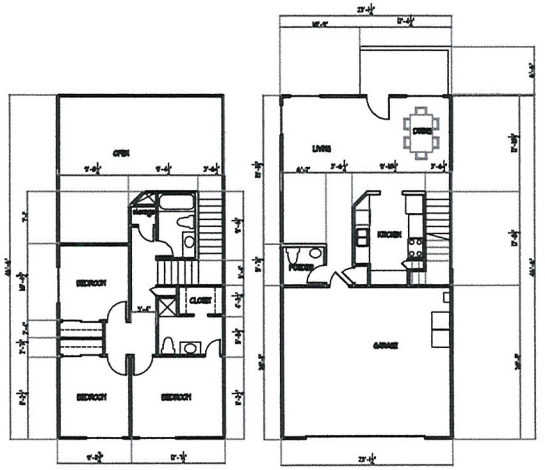
2nd FLOOR

1st FLOOR
TYP. INTERIOR UNIT
(2 BEDROOM)



2nd FLOOR

1st FLOOR
FRONT END UNIT
(3 BEDROOM)



2nd FLOOR

1st FLOOR
BACK END UNIT
(3 BEDROOM)

FLOOR PLAN (BACK END UNIT)
SCALE: 1/8" = 1'-0"

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GPA-41777 ZON-41778
SDR-41779

4

KC CAMIS ARCHITECT

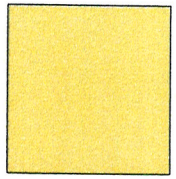
REVISIONS

JOB:

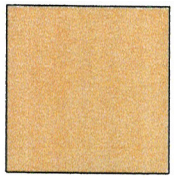
CRYSTAL PARK APARTMENTS

A2

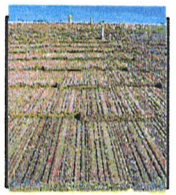
COLOR/MATERIALS BOARD



(A) STUCCO FIELD
FRAZEE CL2764D 'SAHARA'

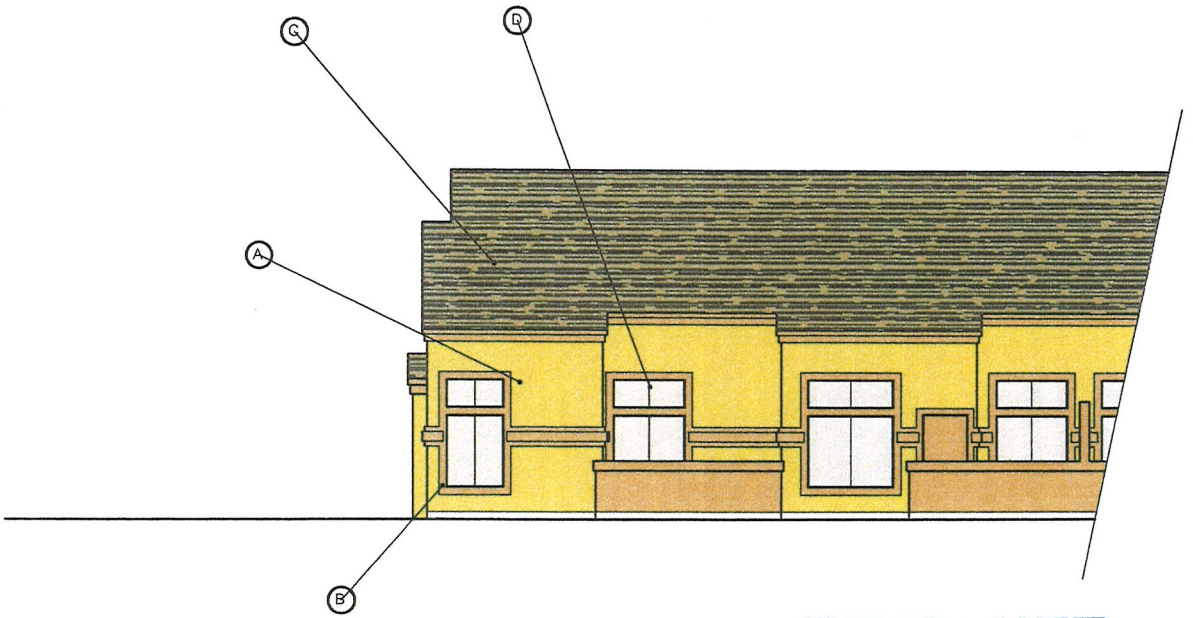


(B) TRIM
FRAZEE CL2736N 'ALMOST OCHRE'



(C) ROOF
SLATE PROFILE CONCRETE TILE
DESERT TAN

(D) GLAZING
CLEAR DUO PANE GLAZING



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GPA-41777 ZON-41778
SDR-41779

KC CAMIS ARCHITECT

REVISIONS

JOB:

DATE:

CRYSTAL PARK APARTMENTS

Entrance to Development with electronic gate



Submitted at Planning Commission

Date 7/12/2011 Item 20-22

Rear of Apartment Homes showing garage entrance



END Elevation of Building and built in 2 car garage



Front of Apartment Homes with walkway, landscaping and front entrance



Swimming pool area with Jacuzzi





GPA-41777, ZON-41778 & SDR-41779 - APPLICANT/OWNER: RANCHO PROPERTIES, LLC
3000 NORTH MICHAEL WAY

06/02/11



GPA-41777, ZON-41778 & SDR-41779 - APPLICANT/OWNER: RANCHO PROPERTIES, LLC
3000 NORTH MICHAEL WAY

06/02/11

BEKS GROUP LLC

May 6, 2011

City of Las Vegas
Department of Planning
333 N Rancho Drive
Las Vegas NV 89106

Re: Justification Letter
Department of Planning applications
ZON, GPA, and SDR

Subject: Crystal Park Apartment Homes
3000 N Michael Way
APN 138-13-512-001

Dear Sir or Madame;

In conjunction with the above referenced applications, please let this letter serve as the required Justification Letter to the applications.

Issue, Information, and Findings. We are proposing to develop two-story apartment homes on the subject 9.92 vacant land parcel noted above consisting of 80 two-bedroom units and 56 three-bedroom units with two-car garages (136 total units).

The land is currently designated as O (office) and L1/R (light industrial/research) and would need to be re-designated for Medium Density Residential and Apartment (R-3). The subject land is mostly surrounded by residential areas (R-3 to the north, R-1 to the south, and R-1 to the west) and we feel apartment homes would be better suited for this parcel and more compatible with the surrounding properties than the business park we would otherwise propose. An apartment home project would generate substantially fewer people present on the property at a given time, which would mean far less traffic and therefore less noise, and other traffic related problems for the surrounding residents than a business park.

Tables noting the number of people present on a given day, the number of open and/or garaged parking spaces, and the amount of traffic (i.e., number of trips) the proposed apartment homes as differentiated from an otherwise proposed business park on the same parcel are stated below:

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GPA-41777 ZON-41778
SDR-41779

8090 S. Durango Drive, Suite 115 | Las Vegas, Nevada 89113 | *phone* 702.395.9244 | [illegible] | www.beksgroup.com

Residents/Employees/Service Personnel	*Proposed Apartment Homes*	*Current proposed Light Industrial/Office project ("Business Park")*
Estimated Number of Residents/Employees/Service Personnel on a given day	520	1,360

Parking Spaces	*Proposed Apartment Homes*	*Current proposed Light Industrial/Office project ("Business Park")*
Number of regular open parking spaces	135	*506
Number of parking spaces enclosed in garages	272	0

* based on current proposed twelve 2-story office buildings with 16 offices per building for a total of 192 offices

**Traffic: number of trips*	*Proposed Apartment Homes*	*Current proposed Light Industrial/Office project ("Business Park")*
Average Day, number of trips	948	2,145
AM Peak Hours, number of trips	71	185
PM Peak Hours, number of trips	93	193

*See Traffic Generation report attached

The ingress and egress at the north end of the apartment homes project and a second egress would be quite a distance away from the existing residential houses on the south side of the project. Our proposed apartment home plan would keep the majority of the parking away from those houses and there would be less traffic and less traffic noise than would occur from the allowed 192 offices.

These apartment home units will be an asset to the neighborhood and will provide large units with 2-car garages. Large units of this nature are lacking in this area. We estimate the rent to be in the approximate range from $975 to $1,200 per month. We anticipate this project will introduce a higher living environment much more compatible with the single family homes in the area than a business park.

The leasing/management office for the project would be located at the northwest area of the property far away from the residential homes along the south and west property line adjacent to Michael Way, 80' from a right-of-way and a 20' from a

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GPA-41777 ZON-41778 SDR-41779

dedicated alley. Office hours for the on-site office would be Monday through Friday 8:00 a.m. to 5:00 p.m. plus Saturdays 10:00 a.m. to 2:00 p.m.

Number of employees/residents. The number of residents would be 239.36 persons, based on the U. S Census Bureau 1990 results as provided by the City of Las Vegas Environmental Impact Assessment, 1.76 persons multiplied by 136 units.

Hours of operation. Office hours for the on-site office would be Monday through Friday 8:00 a.m. to 5:00 p.m. plus Saturdays 10:00 a.m. to 2:00 p.m.

Existing similar uses owned or operated. In addition to other residential and commercial properties in the Las Vegas area, we currently own and operate a similar apartment project with attached garages named the Hidden Canyon Village Apartments at 3940 Scott Robinson Boulevard in North Las Vegas Nevada.

Specific state licenses. No specific state licenses are required to operate an apartment home project.

Green Building Program. This project will not participate in the Las Vegas Green Building Program.

LEED construction. This project will not be constructed to LEED or other equivalent standards.

Alternative energy sources or water savings measures. Although this project will not utilize any alternative energy sources, we do plan the following energy saving/water saving measures:

Energy-saving light bulbs will be used, and we will look into and consider other feasible energy saving measures as we become aware of them.

Desert landscaping is planned in order to save water plus water saving fixtures and faucets.

Connectivity to adjacent parcels. This project will not be connected to any other parcel.

Walkable community. This project qualifies as a walkable community in that it is within ½ mile of more than one commercial property containing restaurants, grocery stores, and other amenities.

Sustainable construction. The other means of sustainable construction for this project include the positioning of the buildings, light color paint, and the use of energy-saving lights.

Urban Forestry Initiative. Currently there are no trees on the vacant land however some trees will be planted to provide shade.

Bicycle parking. We plan to provide some bicycle parking at the project.

Electric vehicle recharging stations. No charging stations are planned at this time

GPA-41777 ZON-41778
SDR-41779
MAY 12 2011

We appreciate your consideration in this matter. Please feel free to contact me at (702) 395-9244 extension 413 if you have any questions or concerns regarding this matter.

Yours truly,
Rancho Properties, L.L.C.

Ernest A. Becker, Jr.
Manager

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GPA-41777 ZON-41778
SDR-41779

/ of Las Vegas
partment of Planning
velopment Services Center
North Rancho Drive, 3rd Floor
Vegas, Nevada 89106

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UNITED STATES POSTAGE PITNEY BOWES
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0004279218 JUN 30 2011
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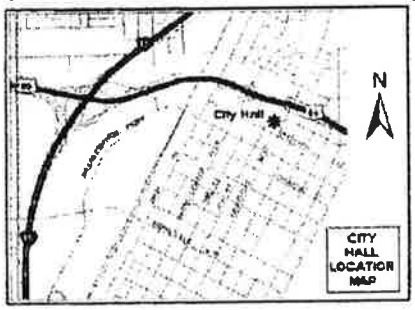
Official Notice of Public Hearing



They have already approved a church at Michael Way and ~~Smoke Ranch~~ Madre Mesa that will increase traffic along Michael Way. another set of apartments would increase the traffic even more. This is supposed to be a residential area - the street has already become a short cut for many drivers + ~~to~~ drivers do not adhere to the 25mph speed zone.

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

ase use available blank space on card for your comments.

'A-41777 & ZON-41778

nning Commission Meeting of 7/12/2011

Case: GPA-41777
13813212024
SHRINER NATASHA L
2825 MICHAEL WY
LAS VEGAS NV 89108-4171

24 DRDFN11 89108

07/02/2011 13:08 7023967107 ROGER MORLEY PAGE 01/01

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

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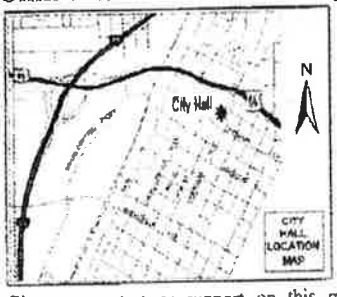

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

Case: GPA-41777
13813610037
MORLEY ROGER S & DEBBIE L
5124 CLOUDS REST AVE
LAS VEGAS NV 89108-4039

24 DRDFN11 89108

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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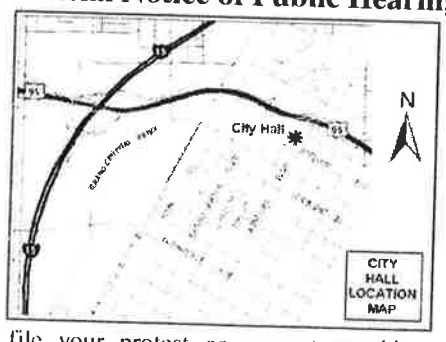

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

13813610036 Case: GPA-41777
SMITH DUANE F REVOCABLE LIV TR
9861 WHITE LILAC ST
LAS VEGAS NV 89178-7583

20-21 P

54 DRDFN11 89178

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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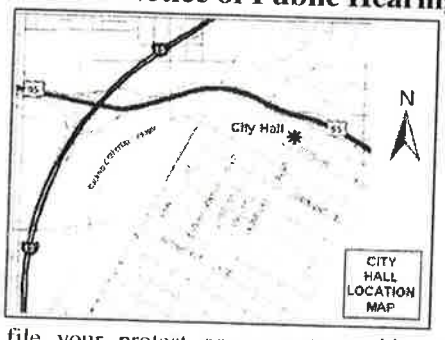

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

13813113042 Case: GPA-41777
BATTAGLIA JOSEPH P & LEAH M
5412 MOSSMAN AVE
LAS VEGAS NV 89108-4167

20-21 P

24 DRDFN11 89108

Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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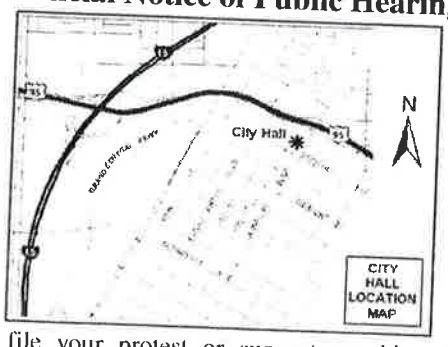

I WOULD NOT OPPOSE THIS PROJECT IF THERE WERE LESS APARTMENT / CONDO COMPLEXES ALREADY AT THE INTERSECTION OF MICHAEL + CHEYENNE.

THANKS

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

13813113011 Case: GPA-41777
COMPSON DAVID W
5509 MARE WY
LAS VEGAS NV 89108-4135

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20-21 P

24 DRDFN11 89108

fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request STRONGLY

Please use available blank space on card for your comments.
GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

13813201001 Case: GPA-41777
K O'S TRUST
5512 AVENIDA CABALLO
LAS VEGAS NV 89108-4103

20-21 P

24 DRDFN11 89108

Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

13813211002 Case: GPA-41777
PATTERSON CAROLYN F & JEFFREY A
5604 AVENIDA TAMPICO
LAS VEGAS NV 89108-4183

20-21 P

24 DRDFN11 89108

Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

DIPONZIO PATRICIA M
5308 CLOUDS REST AVE
LAS VEGAS NV 89108-4036

20-21 P

24 DRDFN11 89108

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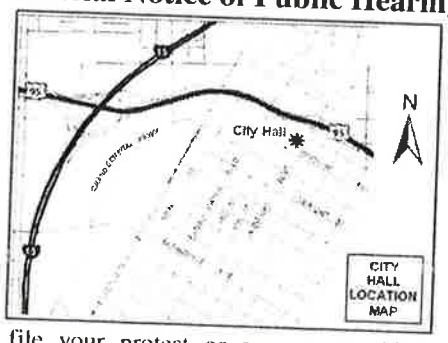

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

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13813212004 Case: GPA-41777
RAMAGE KENNETH R & PAMELA M
5412 AVENIDA VAQUERO
LAS VEGAS NV 89108-4151

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24 DRDFN11 89106

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Development Services Center
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Las Vegas, Nevada 89106

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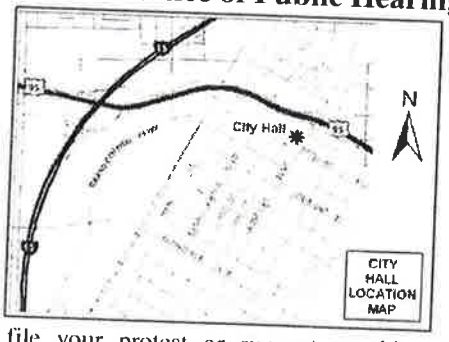

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-41777 & ZON-41778
Planning Commission Meeting of 7/12/2011

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13813111035 Case GPA-41777
BUZZARD ERIC E
5601 BURNTWOOD WY
LAS VEGAS NV 89108-4134

20-21 P

24 DRDFN11 89106

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

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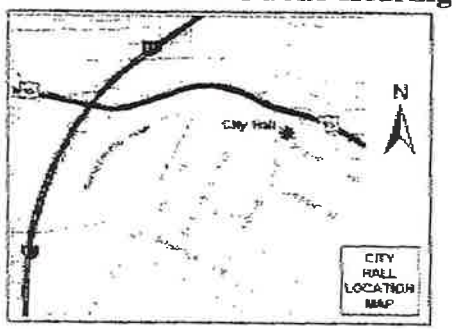

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA41777 & ZON-41778

Planing Commission Meeting of 7/12/2011

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Case: GPA-41777

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MCCLENACHAN SUZANNE REV TR
5521 AVENIDA VAQUERO
LAS VEGAS NV 89108-4106

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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41777 & ZON-41778

Planning Commission Meeting of 7/12/2011

13813610010 Case: GPA-41777
ARANDA ANA G
5300 RANCHER AVE
LAS VEGAS NV 89108-4031

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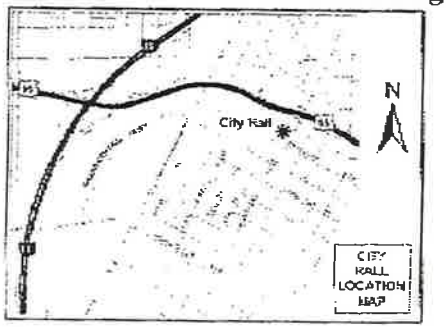

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41777 & ZON-41778

Planning Commission Meeting of 7/12/2011

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PLANNING & DEVELOPMENT

Case: GPA-41777
13813610042
SCHMIDT BRIAN M & JENNIFER L
5209 CLOUDS REST AVE
LAS VEGAS NV 89108-4035

24 DRDFN11 89108

20-21 p

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

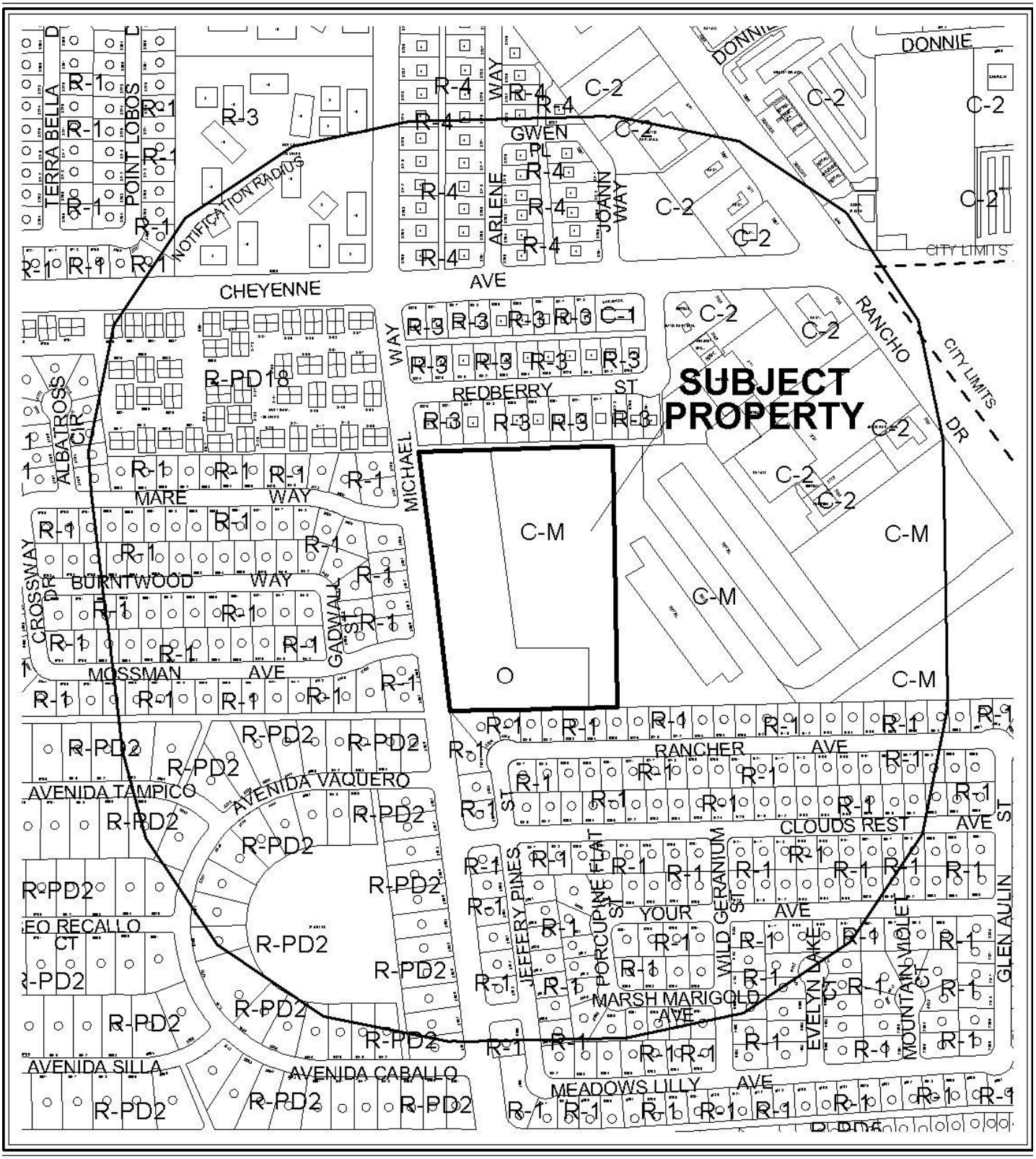
C.C.: 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**13**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-41778 and SDR-41779
3. Supporting Documentation

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



0 300 600 Feet

CASE: **ZON-41778 AND SDR-41779**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL)

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

N



0 300 600 Feet

CASE: **ZON-41778 AND SDR-41779**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE) AND C-M (COMMERCIAL/INDUSTRIAL)

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41778** APN: 138-13-512-001

Name of Property Owner: Rancho Properties, L.L.C.

Name of Applicant: Rancho Properties, L.L.C.

Name of Representative: Ernest A. Becker, IV

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Debra S. Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZON: zone change from O & L1/R to R-3

Project Address (Location) 3000 N Michael Way, Las Vegas Nevada

Project Name Crystal Park Apartment Homes **Proposed Use** apartments

Assessor's Parcel #(s) 138-13-512-001 **Ward #** 5-Barlow

General Plan: existing O&L1/R proposed M **Zoning:** existing O&L1/R proposed R-3

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

Gross Acres 9.92 **Lots/Units** 136 units **Density** 14.2 per acre

Additional Information

PROPERTY OWNER Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S Durango Dr. Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

E-mail Address eabj@beksgroup.com

APPLICANT Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S DURANGO DR. STE 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

E-mail Address eabj@beksgroup.com

REPRESENTATIVE Rancho Properties, L.L.C. **Contact** Brian T. Becker/Ernest A. Becker IV

Address 8090 S Durango Dr., Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

E-mail Address eabj@beksgroup.com

Property Owner Signature* _____

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

Print Name Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011.

_____

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

Case #	ZON-41778
Meeting Date:	7-12-11
Total Fee:	$1200.00
Date Received:*	5-12-11
Received By:	JF mail

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

MAY 12 2011

Revised 10/27/08

REZONING Parcel: 138-13-512-001



RECEIVED
MAY 12 2011

ZON-41778

ZONING

C-V	U	R-MH	R-MHP	PD	Subject Parcel
C-PB	R-A	R-CL	P-R	T-D	City Limits
P-C	R-E	R-2	N-S	TC	ROI Zoning
	R-D	R-3	O	C-2	
	R-PD	R-4	C-D	C-M	
	R-1	R-5	C-1	M	

FROM C-M AND O TO R-3

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

Printed: April 25, 2011

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

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

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

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

C.C.: 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**13**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41779** APN: 138-13-512-001

Name of Property Owner: Rancho Properties, L.L.C.

Name of Applicant: Rancho Properties, L.L.C.

Name of Representative: Ernest A. Becker, IV

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 11th day of May, 2011

Debra S. Alston

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

RECEIVED
MAY 12 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Site development plan review

Project Address (Location) 3000 N Michael Way, Las Vegas Nevada

Project Name Crystal Park Apartment Homes **Proposed Use** apartments

Assessor's Parcel #(s) 138-13-512-001 **Ward #** 5-Barlow

General Plan: existing O&L1/R proposed M **Zoning:** existing O&L1/R proposed R-3

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

Gross Acres 9.92 **Lots/Units** 136 units **Density** 14.2 per acre

Additional Information

PROPERTY OWNER Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S Durango Dr. Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

E-mail Address eabj@beksgroup.com

APPLICANT Rancho Properties, L.L.C. **Contact** Ernest A. Becker, IV

Address 8090 S DURANGO DR. STE 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

E-mail Address eabj@beksgroup.com

REPRESENTATIVE Rancho Properties, L.L.C. **Contact** Brian T. Becker/Ernest A. Becker IV

Address 8090 S Durango Dr., Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-41779
Meeting Date:	7-12-11
Total Fee:	$1030.00
Date Received:*	5-12-11
Received By:	J Fraumeni

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

MAY 12 2011

Revised 10/27/08

SDR 41779
Rancho Properties, LLC

3000 N. Michael Way

Proposed 136 unit apartment complex.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	136	6.72	914
AM Peak Hour			0.51	69
PM Peak Hour			0.62	84

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Michael Way

Average Daily Traffic (ADT)	2,838
PM Peak Hour	227

(heaviest 60 minutes)

Cheyenne Avenue

Average Daily Traffic (ADT)	38,700
PM Peak Hour	3,096

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Michael Way	16,300
Cheyenne Avenue	51,800

This project will add approximately 914 trips per day on Michael Way and Cheyenne Ave. Michael is currently at about 17 percent of capacity and Cheyenne is at about 75 pecent of capacity. After this project is added, Michael is expected to be at about 23 perenct of capacity and Cheyenne to be at about 76 pecent of capacity.

Based on Peak Hour use, this development will add roughly 84 additional cars into the area, which works out to about three every two minutes.

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

City of Las Vegas
Department of Planning
Development Services Center

333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES $ 00.41⁴
0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

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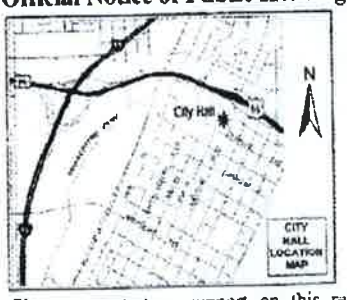
JUL 07 2011

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: SDR-41779
13813610037
MORLEY ROGER S & DEBBIE L
5124 CLOUDS REST AVE
LAS VEGAS NV 89108-4039

SDR-41779
Planning Commission Meeting of 7/12/2011

P-22

24 DRDFN11 89108

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partment of Planning
velopment Services Center
North Rancho Drive, 3rd Floor
Vegas, Nevada 89106

PRESORTED FIRST CLASS

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also, in regard to the apt. complex request: There is already an excess of apts. ~~of~~ in this vicinity of questionable value apts. on Cheyenne that endanger the value of the housing tracts.

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

ase use available blank space on card for your comments.

Case: SDR-41779
13813212024
SHRINER NATASHA L
2825 MICHAEL WY
LAS VEGAS NV 89108-417

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nning Commission Meeting of 7/12/2011

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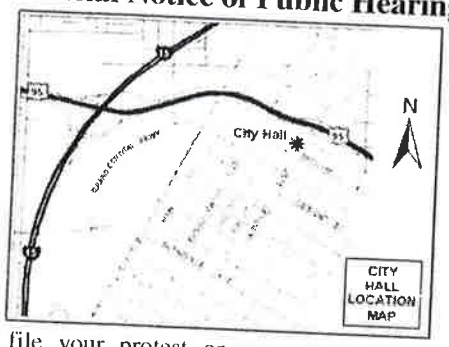

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Please use available blank space on card for your comments.

SDR-41779

Planning Commission Meeting of 7/12/2011

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13813212004 Case: SDR-41779
RAMAGE KENNETH R & PAMELA M
5412 AVENIDA VAQUERO
LAS VEGAS NV 89108-4151

22P

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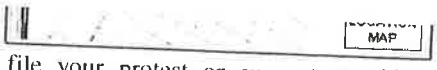

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779

Planning Commission Meeting of 7/12/2011

13813610030 Case: SDR-41779
DIPONZIO PATRICIA M
5308 CLOUDS REST AVE
LAS VEGAS NV 89108-4036

22P

24 DRDFN11 89108



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779

Planning Commission Meeting of 7/12/2011

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13813610036 Case: SDR-41779
SMITH DUANE F REVOCABLE LIV TR
9861 WHITE LILAC ST
LAS VEGAS NV 89178-7583

22P

54 DRDFN11 89178

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

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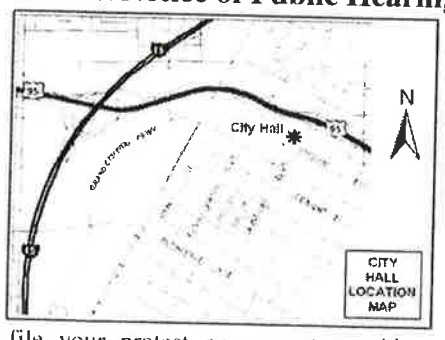

TOO MANY APPARTMENT COMPLEXES NEARBY ALREADY. MY NEIGHBORHOOD HAS A HIGH CRIME RATE WITHOUT THIS "NEW" COMPLEX ALREADY.

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779
Planning Commission Meeting of 7/12/2011

13813113011 Case: SDR-41779
COMPSON DAVID W
5509 MARE WY
LAS VEGAS NV 89108-4135

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PLANNING & DEVELOPMENT

22P

24 DRDFN11 89106

Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779
Planning Commission Meeting of 7/12/2011

13813111035 Case: SDR-41779
BUZZARD ERIC E
5601 BURNTWOOD WY
LAS VEGAS NV 89108-4134

22P

24 DRDFN11 89106

JUL 12 2011



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779
Planning Commission Meeting of 7/12/2011

13813211002 Case: SDR-41779
PATTERSON CAROLYN F & JEFFREY A
5604 AVENIDA TAMPICO
LAS VEGAS NV 89108-4183

22P

24 DRDFN11 89106

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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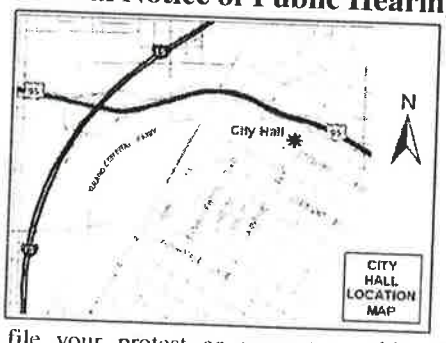

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779

Planning Commission Meeting of 7/12/2011

13813113042 Case: SDR-41779
BATTAGLIA JOSEPH P & LEAH M
5412 MOSSMAN AVE
LAS VEGAS NV 89108-4167

22P

24 ORDFM11 89106

13813211038
MCCLENACHAN SUZANNE REV TR
5521 AVENIDA VAQUERO
LAS VEGAS NV 89108-4106

Case: SDR-41779

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779
Planning Commission Meeting of 7/12/2011

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779

Planning Commission Meeting of 7/12/2011

13813610010 Case: SDR-41779
ARANDA ANA G
5300 RANCHER AVE
LAS VEGAS NV 89108-4031

24 ORDFN11 89108

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Department of Planning
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Las Vegas, Nevada 89106

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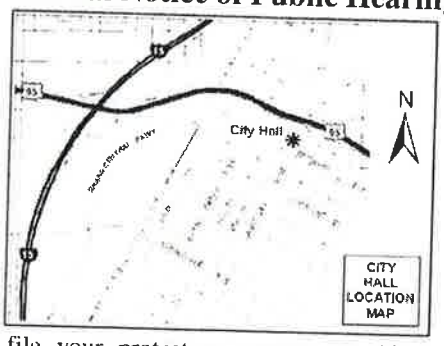

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CITY OF LAS VEGAS
PLANNING & DEV

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779

Planning Commission Meeting of 7/12/2011

Case: SDR-41779

13813614039
ROBINSON FAMILY TRUST
%O & P ROBINSON
5201 YOUR AVE
LAS VEGAS NV 89108-4085

24 DRDFN11 89108

Application Information

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

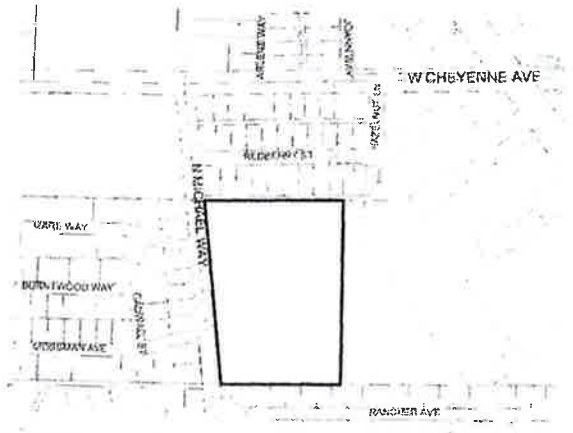
WE DO NOT NEED MORE APARTMENTS AROUND US. TOO MANY NOW. TWO QUESTIONS, "WHY BUILD MORE APARTMENTS WHEN WE HAVE EMPTY ONES ALL OVER TOWN? WHOSE DUMB, THOUGHTLESS IDEA WAS THIS? SHAME ON THEM!

IF THIS HAPPENS, I PRAY IT DOES NOT, CRIME WILL INCREASE WHICH IS BAD NOW.

PLEASE DO NOT APPROVE THIS PLAN. THANK YOU

P. Robinson

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*July 12, 2011*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

22P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Application Information

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

THIS AREA USED TO BE A NICE MIDDLE CLASS PLACE TO LIVE. THE ONLY NEW BUILDING HAS BEEN LOW INCOME AFFECTING THE SCHOOL & CRIME RATE (JUST WE SOMEHOW ELEVATE. INSTEAD OF LOWER)

Application Location



The proposed project may not pertain to the entire highlight project site.

Public Hearing Information

Meeting: Planning Commission
Date: *July 12, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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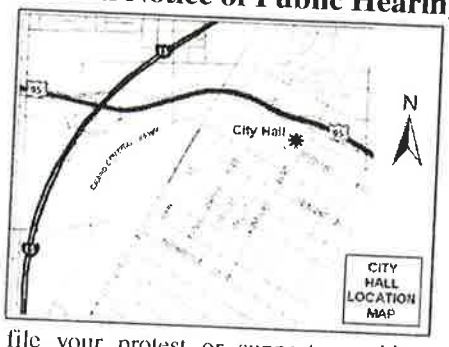

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-41779
Planning Commission Meeting of 7/12/2011

13813201001
K O'S TRUST
5512 AVENIDA CABALLO
LAS VEGAS NV 89108-4103

Case: SDR-41779

22
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24 ORDFN11 89106

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**

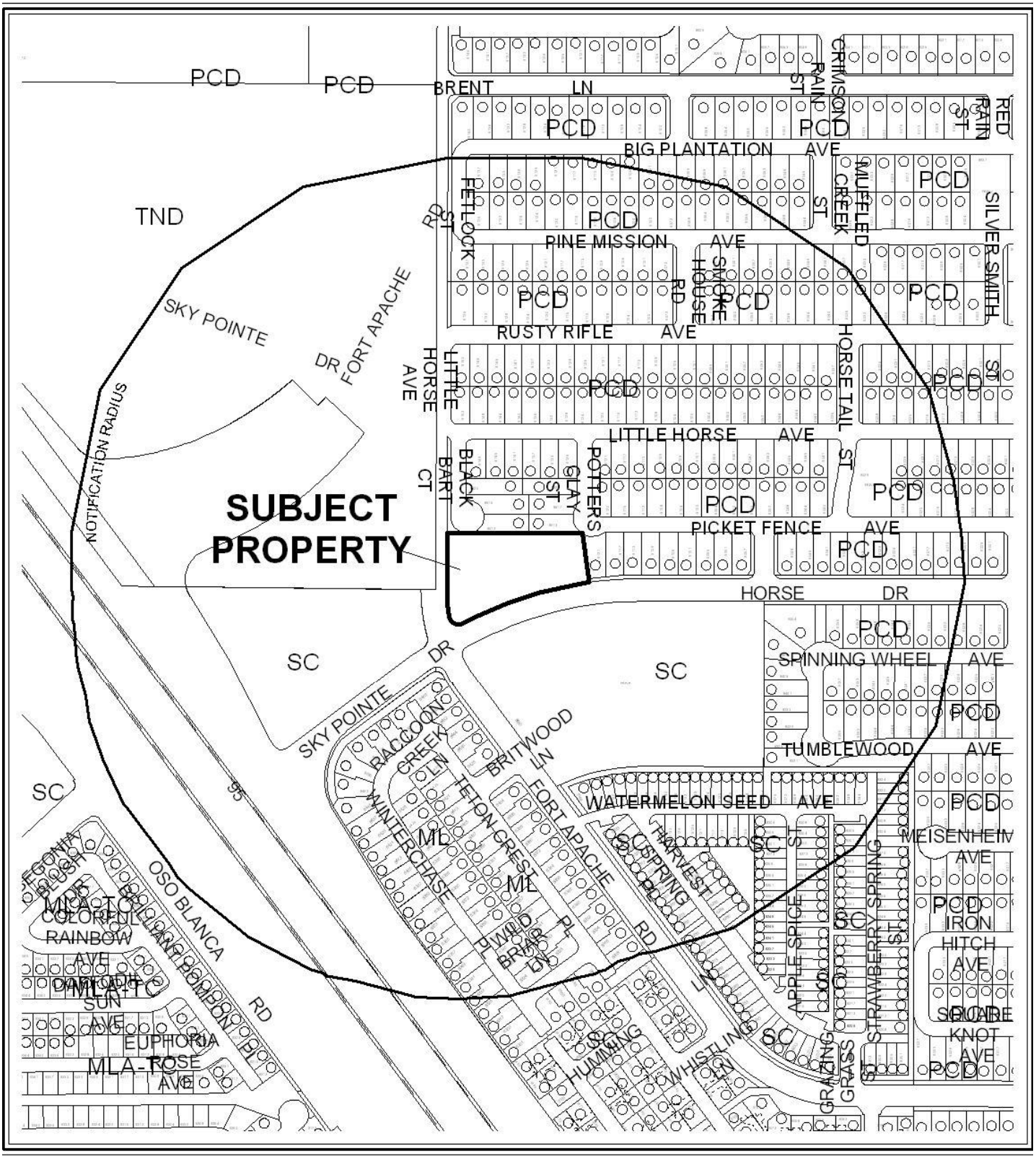
SUBJECT:
ABEYANCE - GPA-41934 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ROYAL VIEW, LLC - For possible action on a request for General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 1.54 acres at the northeast corner of Sky Pointe Drive and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

C.C.: 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-41934 and ZON-41933
3. Supporting Documentation
4. Photos - GPA-41934 and ZON-41933
5. Justification Letter - GPA-41934 and ZON-41933
6. Protest Postcards – GPA-41934 and ZON-41933



CASE: **GPA-41934**

RADIUS: 1000 FEET

GENERAL LAND USE OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
S-C (SERVICE COMMERCIAL)



CASE: **GPA-41934**

RADIUS: 1000 FEET

GENERAL LAND USE OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
S-C (SERVICE COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-41934** APN: 125-08-210-002

Name of Property Owner: Royal View, LLC.

Name of Applicant: Royal View, LLC.

Name of Representative: Michael Bash (President)

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Michael Bash

Print Name: MICHAEL BASH

Subscribed and sworn before me

This 23 day of May, 2011

Notary Public in and for said County and State

BENJAMIN DOWLING
Notary Public, State of Nevada
Appointment No. 10-2316-1
My Appt. Expires May 6, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Ft. Apache & Horse

Project Name Commercial @ Ft. Apache + Horse **Proposed Use** Commercial

Assessor's Parcel #(s) 125-08-210-002 **Ward #** 6

General Plan: existing PCD proposed SC **Zoning:** existing R-E proposed C-1

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

Gross Acres 1.54 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Royal View LLC **Contact** Michael Bash

Address 9075 W. Diablo Dr, 3rd Floor, #119 **Phone:** 876.6010 **Fax:** 876.6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address michael.bash1@gmail.com

APPLICANT Royal View LLC **Contact** Michael Bash

Address 9075 W. Diablo Dr, 3rd Floor, #119 **Phone:** 876.6010 **Fax:** 876.6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address michael.bash1@gmail.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

Property Owner Signature* Michael Bash

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

Print Name Michael Bash

Subscribed and sworn before me

This 23 day of May, 20 11.

Notary Public in and for said County and State

BENJAMIN DOWLING
Notary Public, State of Nevada
Appointment No. 10-2316-1
My Appt. Expires May 6, 2014

FOR DEPARTMENT USE ONLY

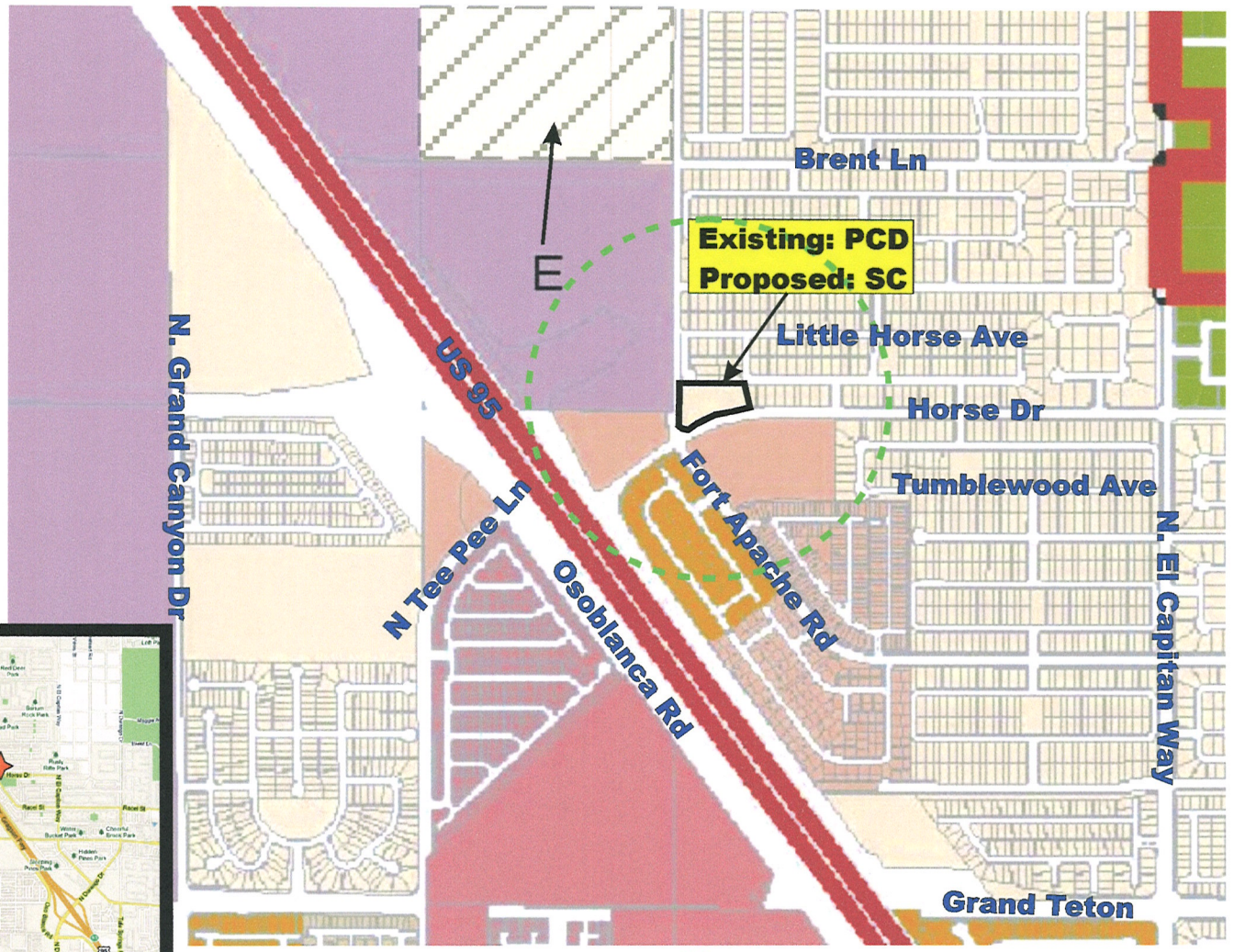
Case #	GPA-41934
Meeting Date:	7-12-11
Total Fee:	1500.00
Date Received:*	5-26-11
Received By:	JFmund

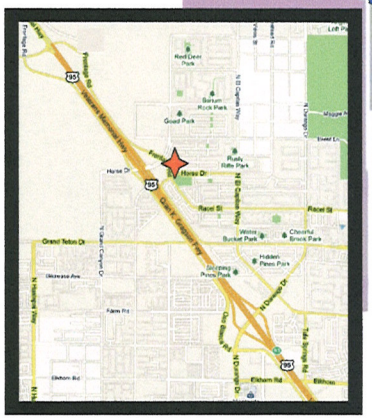
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Fort Apache & Horse
Existing & Proposed Land Use Exhibit

GCGARCIA
A Planning & Development Services Corporation
May 2011

James H Bilbray Elementary & William & Mary Scherkenbach Elementary Located within these parcels





= Project Site = 1'000 ft radius

RECEIVED
MAY 26 2011

CENTENNIAL HILLS
Interlocal Land Use Plan

City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park / Recreation / Open Space
- Public Facility
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center
- E Elementary School
- Corporate Limits
- BLM Disposal Boundary
- Red Rock Canyon National Conservation Area

County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2.5 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development

SOURCE: City of Las Vegas , Planning and Development Department

Adopted February 19, 2003 GPA-1392

PLANNING & DEVELOPMENT

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301
Printed: November 02, 2010

GPA-41934



GPA-41934 AND ZON-41933 - APPLICANT/OWNER: ROYAL VIEW, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND HORSE DRIVE

06/2/11



GPA-41934 AND ZON-41933 - APPLICANT/OWNER: ROYAL VIEW, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND HORSE DRIVE

06/2/11

May 26, 2011

Flinn Flagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Fort Apache & Horse, NEC
Request: A GPA & ZON for Service Commercial and C-1
APN: 125-08-210-002

Dear Mr. Flagg:

Please accept this justification letter for a General Plan Amendment to the Centennial Hills Sector Plan and a companion item for a Zone Change. This application is located on a 1.54 +/- acre parcel located at the northeast corner of Fort Apache and Horse.

The request is to change the General Plan land use category to Service Commercial (SC) and the Zoning classification to the Limited Commercial District (C-1) to allow a neighborhood commercial center. These changes would be consistent with the zoning on site on the opposite corner to the west. Although the applicant clearly understands that this parcels proximity to residential will require greater consideration and sensitivity to the design and appropriate uses.

The purposes of the proposed GPA & ZON amendments are to enable convenient neighborhood commercial center with goods and services in a setting that is functionally and aesthetically compatible with the existing adjacent land uses and zoning. The intent is for one story buildings with intense landscape buffers abutting the residential.

The Centennial Hills Sector Plan currently depicts the property as Planned Community Development (PCD). The existing Zoning is Residential Estates (R-E). The parcel is part of the Spring Mountain Ranch Overall plan but no future details were provided as to it affects on this location.

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Approval Criteria for a GPA LVMC 19.18.030.(I)

(1) *The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;*

GCGARCIA

GPA-41934
ZON-41933

A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

The proposed land use designation of SC is compatible with existing land use designations in light of the appropriateness for SC on the opposite corner; proximity to the interchange; busy signalized intersection; size, shape and configuration of the property; and the inconsistency of the existing R-E zoning with the surrounding land uses.

(2)*The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;*

The current R-E zoning is completely inconsistent with the General Plan and surrounding land use designations. The proposed C-1 zoning is consistent with the proposed S-C land use designation. The SC and C-1 match the opposing corner that is C-1. The C-1 with permitted lower intensity uses and SUPs for more intense uses coupled with good design sensitive to the abutting residential will be more compatible, marketable and sustainable than the existing designations.

(3)*There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and*

This site has all necessary infrastructures to facilitate development under the SC land use. The abutting roadways are an arterial and a major collector. The streets as well as the street landscaping and corner entry feature are built. The surrounding developments have brought in the necessary utilities sufficient to serve the property.

(4)*The proposed amendment conforms to other applicable adopted plans and policies.*

The proposed SC does not conflict with other plans and policies. In fact, to develop the property as currently zoned would create an inconsistency. The proposed GPA will be in conformance to the City's and Centennial Hills goals, objectives and policies.

Centennial Hills Sector Plan Goal & Objectives 2.8
This site will help create a balance and appropriate mix of land uses that will be fully supported by the existing circulation, infrastructure and public and private services. It will help bring in essential goods and services that can conveniently serve the neighborhood. The development design will be done to assure compatibility with existing development and in particular the abutting residential.

Policy A1.1 – *Participate in Public Facilities*
The property has contributed with the land and improvements for Horse & Fort Apache as well as sidewalks, landscaping, and landscape entry feature.

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MAY 26 2011

Policy A2 – *Encourage the use of Vacant Land Adjacent to Develop Land*
The property is essentially an infill location that can help promote the efficient and orderly development of land. The current land use and zoning are preventing the appropriate and timely development of this site.

Objective B - *Achieve a compatible balance of land uses*
The addition of some convenient good and services for the neighborhood will help achieve a balance of uses and the nature of the commercial use as SC and C-1 will be compatible in use and design.

Program B3.3 - *Buffering adjacent single family*
The property will provide an intense buffer according to the City's wall and buffer guidelines.

Policy B4 – *Provide for balance of uses*
The commercial will help serve the immediate neighborhood and reduce VMT contributions to congestion and air quality. The proposed use will make the neighborhood more walkable.

Program B5.5 - *Provide for appropriate small scale neighborhood centers at major roadway intersections adjacent to residential areas.*
The site is at an intersection with major roadways and adjacent to residential.

SUMMARY JUSTIFICATION
In summary, we believe this overall development advances the overall objectives of the Centennial Hills Sector Plan and will be an attractive addition to this neighborhood and provide for a mix of land uses that work together in an appropriate and compatible manner.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

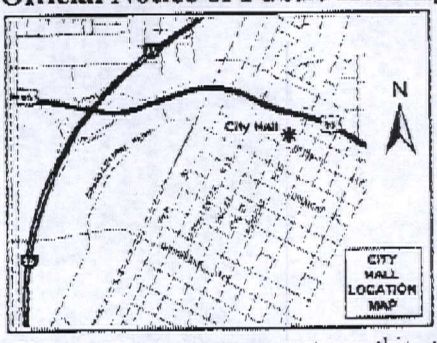
RECEIVED
MAY 26 2011

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41934 & ZON-41933
Planning Commission Meeting of 7/12/2011

Case: GPA-41934
12508327054
ROCHE JOAN RAE
1750 N COMMUNITY DR #102
ANAHEIM CA 92806-1043

104 ORDFN11 92806

TOTAL P.001

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JUL 07 2011

27-28 P

Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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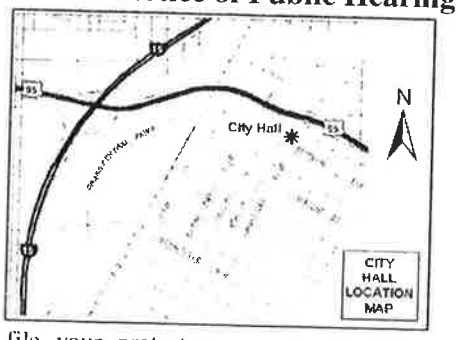

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JUL 12 2011

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-41934 & ZON-41933
Planning Commission Meeting of 7/12/2011

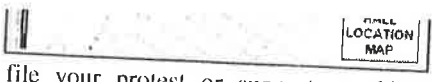
THE AREA should be RESIDENCIAL ONLY - the area already looks worse due to the horrible lights on the overpass.

12508230008 Case: GPA-41934
BASSETT JENNIFER
9137 RUSTY RIFLE AVE
LAS VEGAS NV 89143-1167

Also the LOWES PLAZA near by is not even full! why build more?

27-28 P

10 DRDFN11 89143



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GPA-41934 & ZON-41933
Planning Commission Meeting of 7/12/2011

12507714019 Case: GPA-41934
PODOLSKY DOUGLAS
P O BOX 750811
LAS VEGAS NV 89136-0811

27-29 P

79 DRDFN11 89136



JUL 12 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-41934 & ZON-41933
Planning Commission Meeting of 7/12/2011

12508327025 Case: GPA-41934
TIEMAN JOSEPH M & MELODY T
8325 WINTERCHASE PL
LAS VEGAS NV 89143-6414

27-28 P

10 DRDFN11 89143

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

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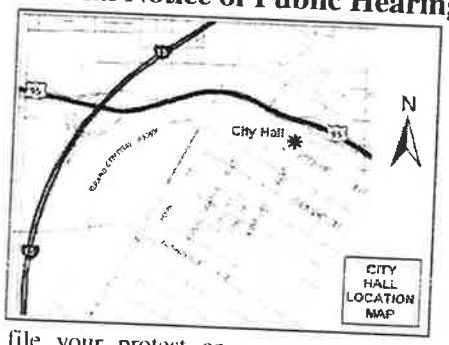
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-41934 & ZON-41933
Planning Commission Meeting of 7/12/2011

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JUL - 6 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12508223005 Case: GPA-41934
ARNESON TROY & JULIE
9120 RUSTY RIFLE AVE
LAS VEGAS NV 89143-1166

27-28 P

10 ORDFN11 89143

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-41934 & ZON-41933
Planning Commission Meeting of 7/12/2011

12508327043 Case: GPA-41934
WOTTON DAVID R & CHARLOTTE M
5590 PEBBLE RIDGE CT
ANN ARBOR MI 48108-9770

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JUL 11 2011

27-28 P

124 ORDFN11 48108

Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

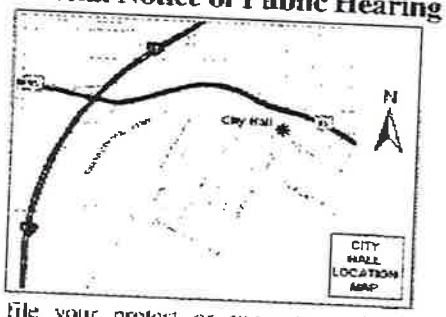
☐ I SUPPORT ☒ I OPPOSE

12508226019 Case: GPA-41934
BREEN FAMILY TRUST
5425 IRELAND ST
LAS VEGAS NV 89149-2020

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41934 & ZON-41933

Planning Commission Meeting of 7/12/2011

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JUL 11 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12508231002
SAHAKIAN FARRAH
8516 BLACK BART
LAS VEGAS NV 89143-5455

Case: GPA-41934

27-28

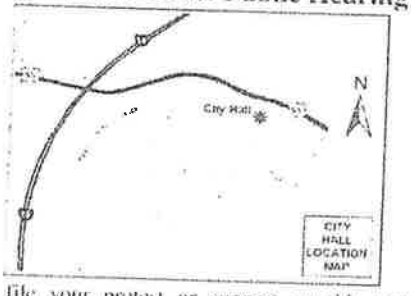
2011-07-07 21:00

7026585410 >>

P 1/1

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41934 & ZON-41933

Planning Commission Meeting of 7/12/2011

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JUL - 7 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12508230021 Case GPA-41934
LEMONDS CAROL
9120 LITTLE HORSE AVE
LAS VEGAS NV 89143-5425

27-28
P

Jul 07 11 04:37p ROBERT RICHARDSON 702-647-3424 p.1

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

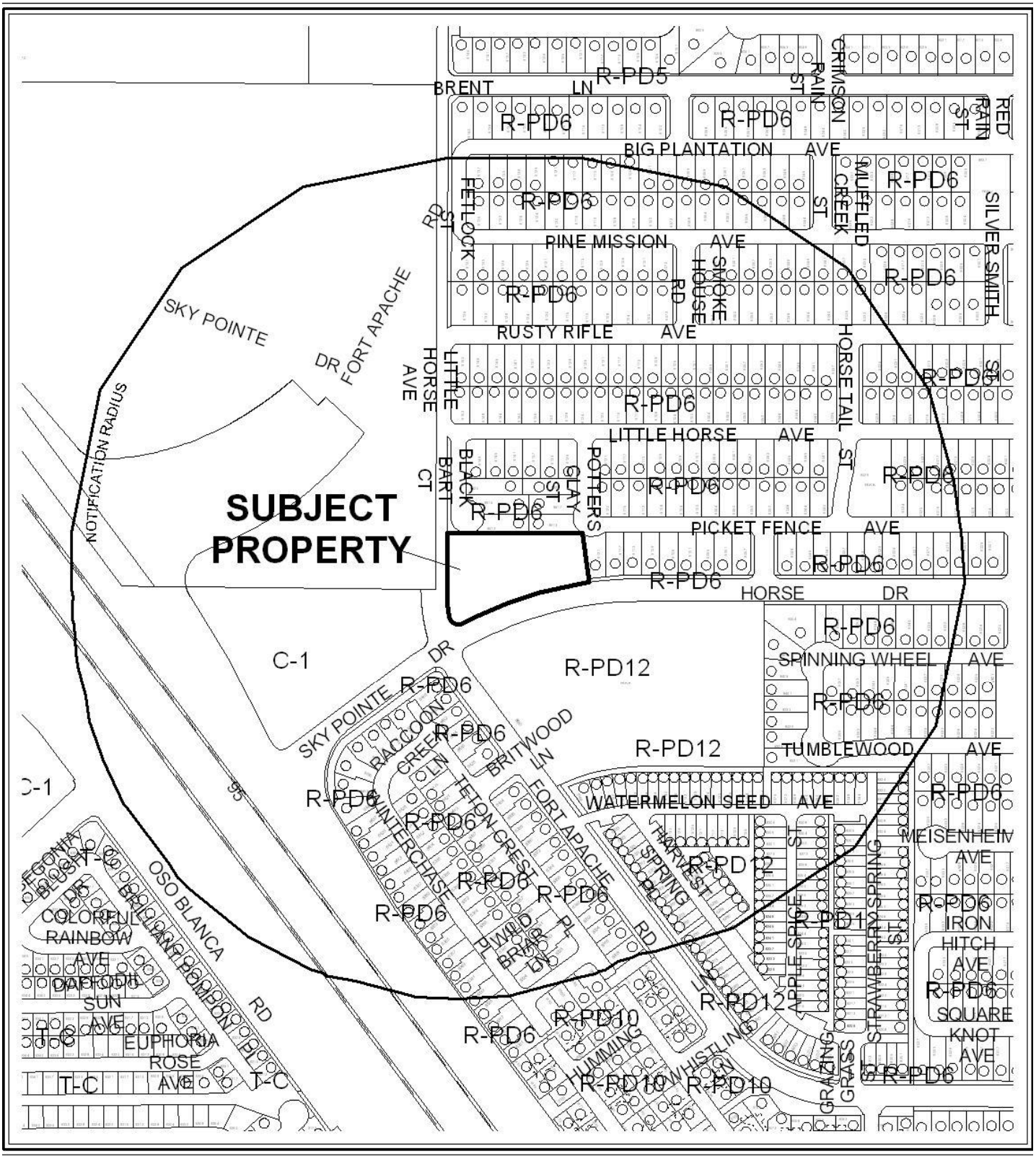
C.C.: 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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

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



0 300 600 Feet

CASE: **ZON-41933**

RADIUS: 1000 FEET

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

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

N



CASE: **ZON-41933**

RADIUS: 1000 FEET

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41933** APN: 125-08-210-002

Name of Property Owner: Royal View, LLC.

Name of Applicant: Royal View, LLC.

Name of Representative: Michael Bash (President)

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAY 26 2011

Signature of Property Owner: Michael Bash

Print Name: MICHAEL BASH

Subscribed and sworn before me

This 23 day of May, 2011

Notary Public in and for said County and State

BENJAMIN DOWLING
Notary Public, State of Nevada
Appointment No. 10-2316-1
My Appt. Expires May 6, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Ft. Apache & Horse

Project Name Commercial @ Ft. Apache & Horse **Proposed Use** Commercial

Assessor's Parcel #(s) 125-08-210-002 **Ward #** 6

General Plan: existing PCD proposed SC **Zoning:** existing R-E proposed C-1

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

Gross Acres 1.54 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Royal View LLC **Contact** Michael Bash

Address 9075 W. Diablo Dr, 3rd Floor, #119 **Phone:** 876.6010 **Fax:** 876.6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address michael.bash1@gmail.com

APPLICANT Royal View LLC **Contact** Michael Bash

Address 9075 W. Diablo Dr, 3rd Floor, #119 **Phone:** 702.876.6010 **Fax:** 876.6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address michael.bash1@gmail.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

Property Owner Signature* Michael Bash

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

Print Name Michael Bash

Subscribed and sworn before me

This 23 day of May, 20 11.

Notary Public in and for said County and State

BENJAMIN DOWLING
Notary Public, State of Nevada
Appointment No. 10-2316-1
My Appt. Expires May 6, 2014

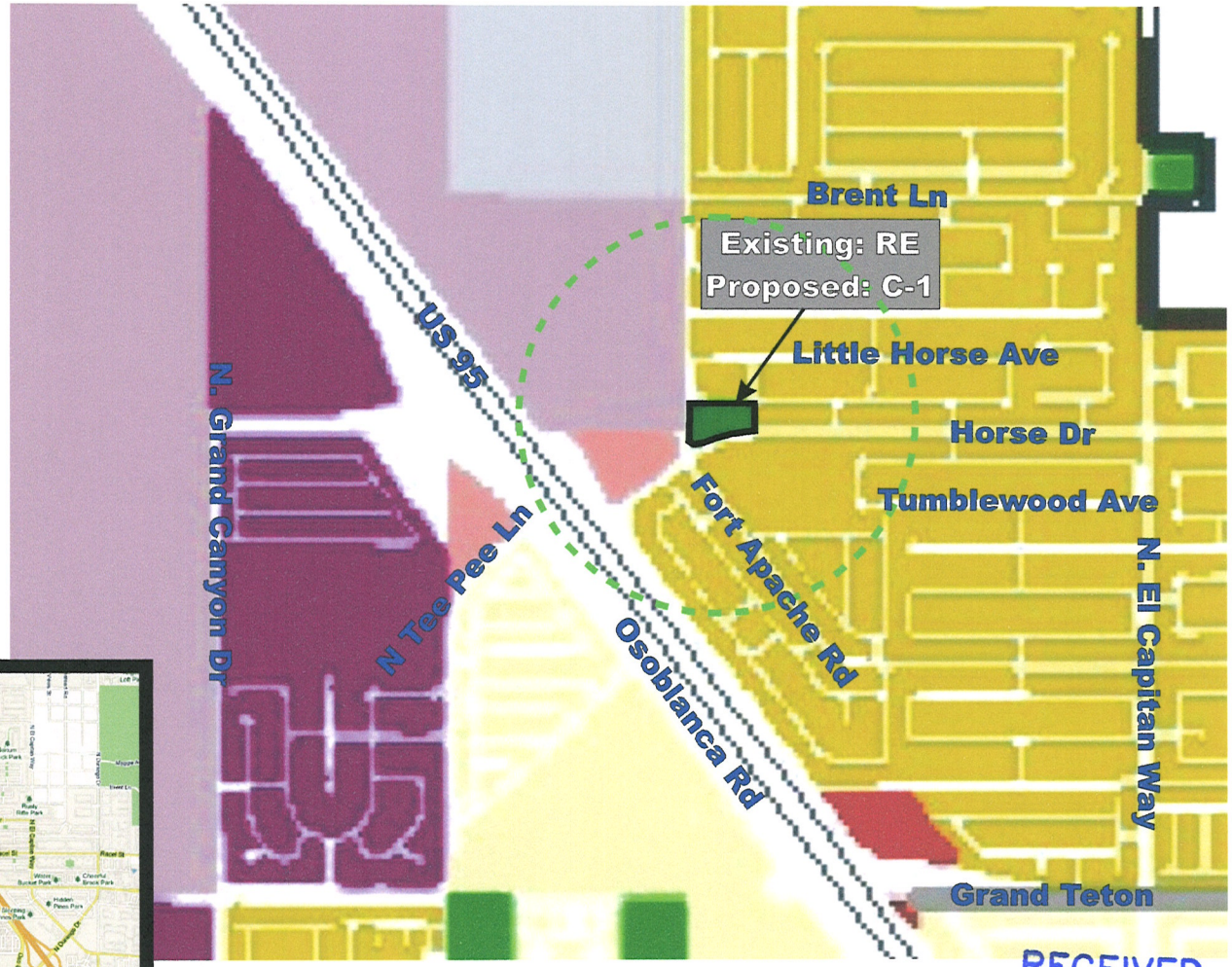
FOR DEPARTMENT USE ONLY

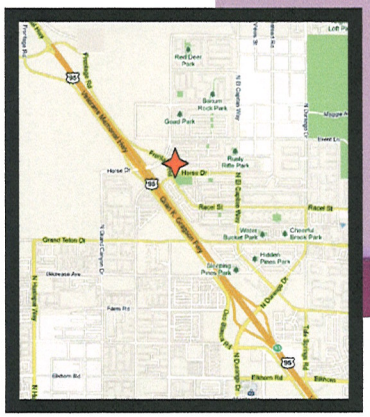
Case #	ZON-41933
Meeting Date:	7-12-11
Total Fee:	1200.00
Date Received:*	5-26-11
Received By:	JFmd

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

Fort Apache & Horse
Existing & Proposed Zoning Exhibit

GCGARCIA
A Planning & Development Services Corporation
May 2011





= Project Site

= 1'000 ft radius

Zoning Legend

- U - Undeveloped (GPA Designation)
- R-E - Residence Estates
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-TH - Townhouse
- P-O - Profesional Office
- O - Office
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

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MAY 26 2011

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: March 21, 2011

ZON-41933

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

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

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

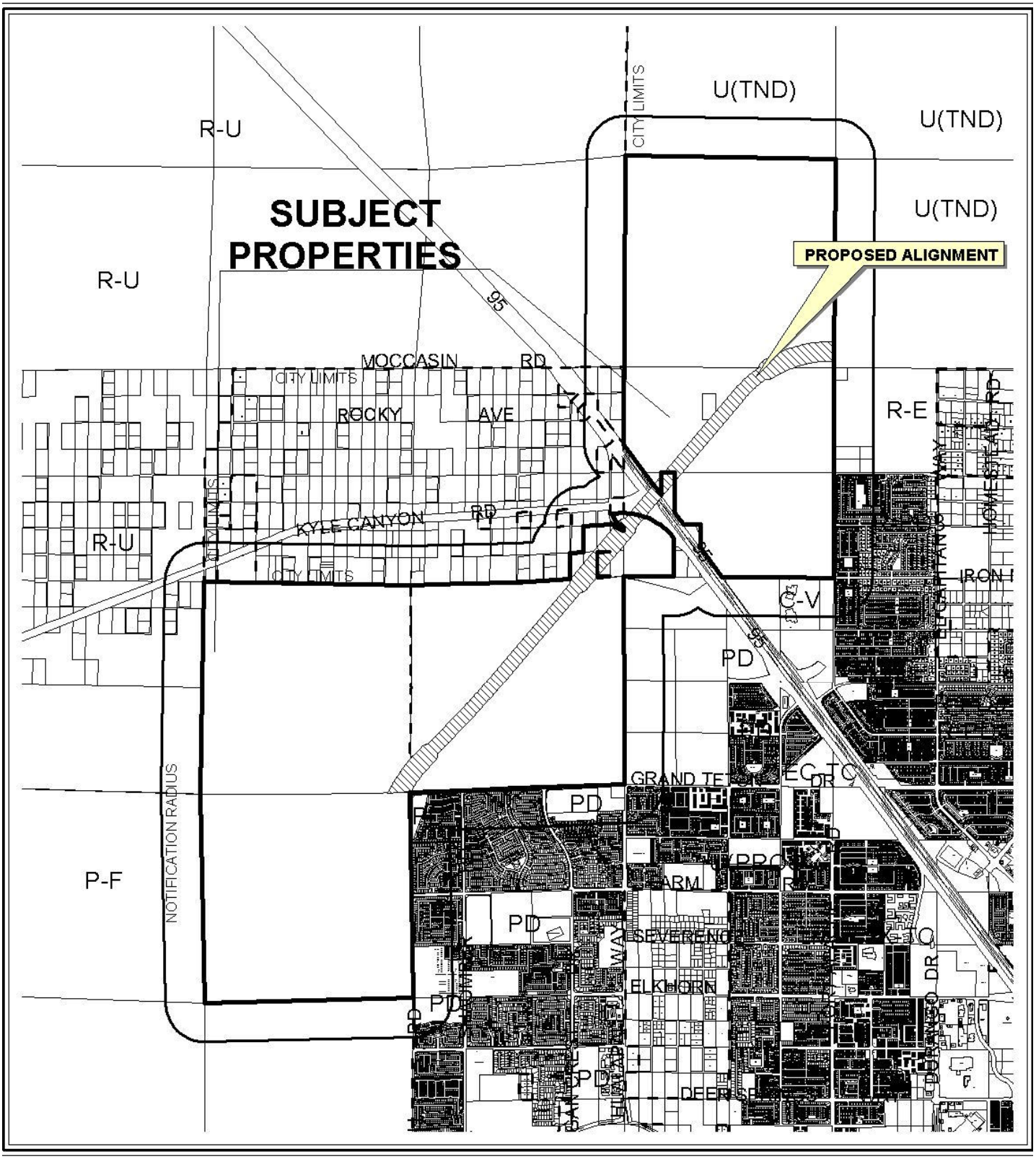
SUBJECT:
ABEYANCE - GPA-41958 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to Amend the Master Plan of Streets and Highways TO REALIGN SHEEP MOUNTAIN PARKWAY BETWEEN GRAND TETON DRIVE AND FORT APACHE ROAD AND DELETE MASTER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

C.C.: 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

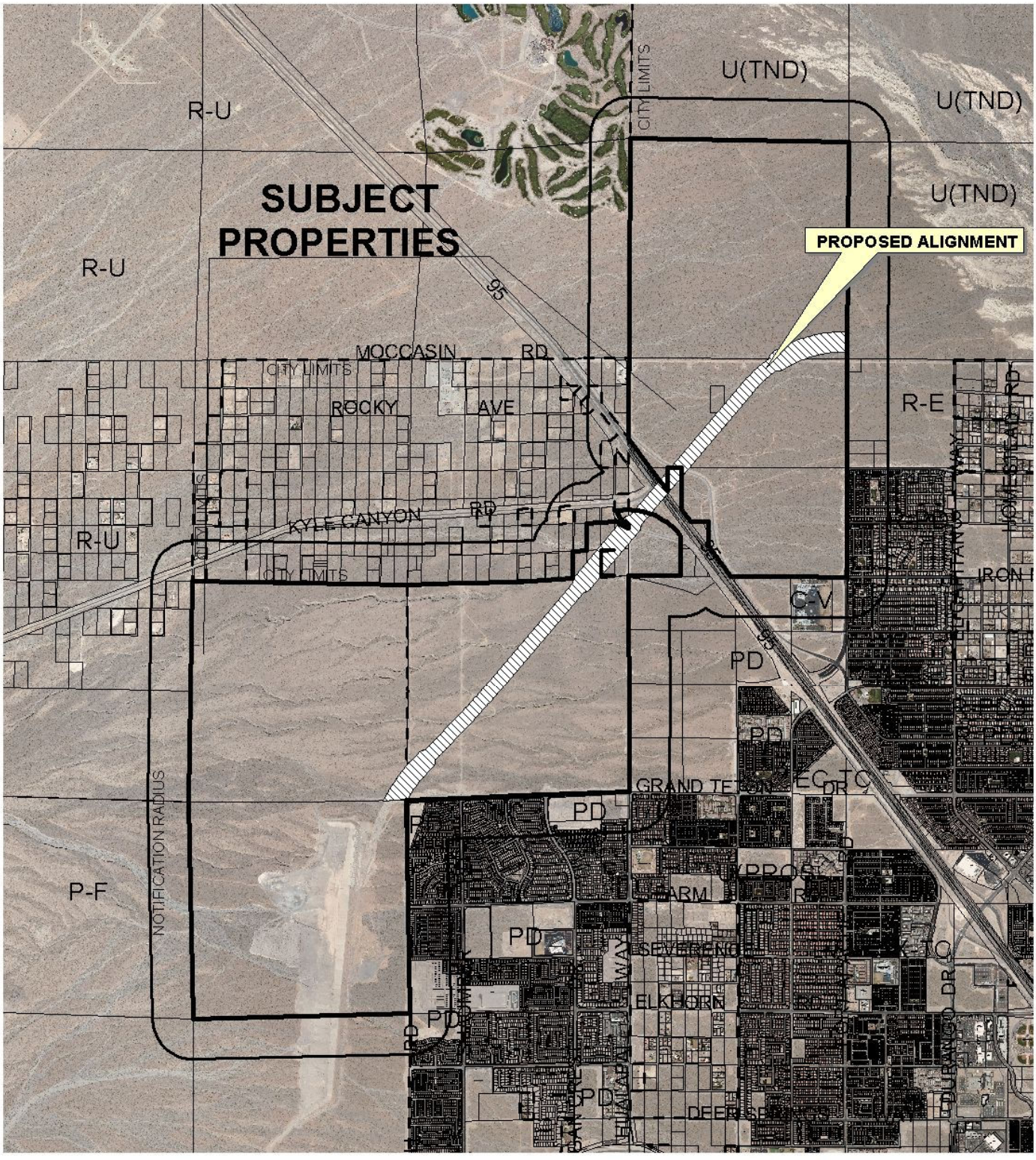
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards and Support Letter



CASE: **GPA-41958**

RADIUS: 1000 FT

0 3000 6000 Feet



CASE: **GPA-41958**

RADIUS: 1000 FT

0 3000 6000 Feet

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-41958 APN: _____

Name of Property Owner: Various

Name of Applicant: City of Las Vegas, Jorge Cervantes

Name of Representative: City of Las Vegas, Randy Fultz

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jorge Cervantes

Print Name: Jorge Cervantes

Subscribed and sworn before me

This 26th day of May, 2011

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2014

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MAY 26 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Plan of Streets & Highways Amendment

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

Project Name Sheep Mountain Parkway Realignment **Proposed Use** MSH

Assessor's Parcel #(s) Various **Ward #** 6

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

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

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

Additional Information Realign Sheep Mountain Parkway between Grand Teton & Fort Apache and delete Master Planned Roadways within Kyle Canyon Development, see attached.

PROPERTY OWNER Various **Contact**

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

City **State** **Zip**

E-mail Address

APPLICANT City of Las Vegas **Contact** Jorge Cervantes

Address 333 N. Rancho Drive **Phone:** (702) 229-6276 **Fax:** (702) 382-0848

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

E-mail Address jcervantes@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas **Contact** Randy Fultz

Address 333 N. Rancho Drive **Phone:** (702) 229-2176 **Fax:** (702) 382-8551

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

E-mail Address rfultz@lasvegasnevada.gov

Property Owner Signature* Jorge Cervantes

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

Print Name Jorge Cervantes

Subscribed and sworn before me

This 26th day of May, 2011.

Rosana G. Cogle

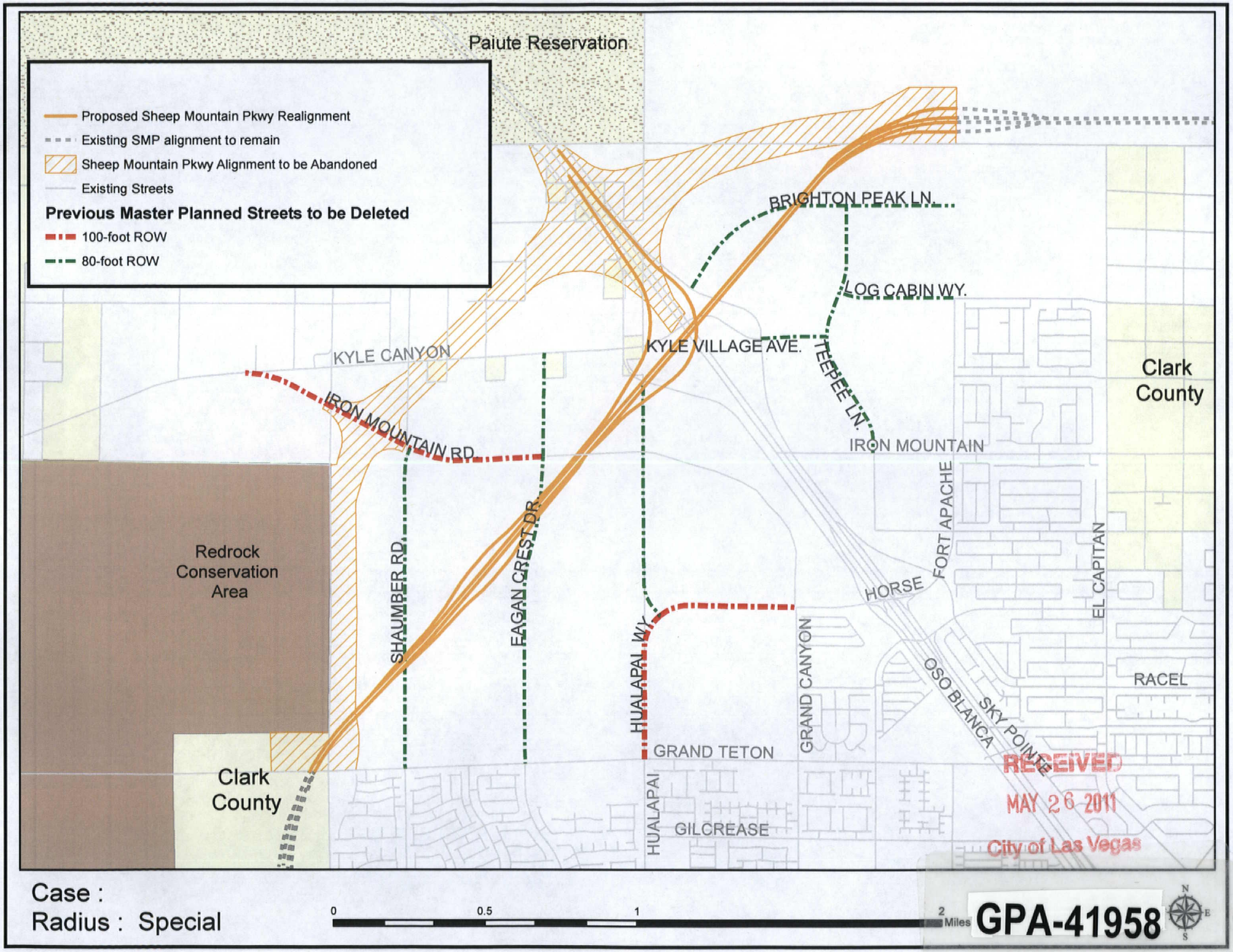
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2014

FOR DEPARTMENT USE ONLY

Case #	GPA-7-A-1958 MSHA-11915
Meeting Date:	7-12-11
Total Fee:	
Date Received:*	5-26-11
Received By:	JS.

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


Paiute Reservation
Proposed Sheep Mountain Pkwy Realignment
Existing SMP alignment to remain
Sheep Mountain Pkwy Alignment to be Abandoned
Existing Streets
Previous Master Planned Streets to be Deleted
100-foot ROW
80-foot ROW
BRIGHTON PEAK LN.
LOG CABIN WY.
KYLE VILLAGE AVE.
TEEPEE LN.
KYLE CANYON
IRON MOUNTAIN RD.
IRON MOUNTAIN
Clark County
Redrock Conservation Area
SHAUMBER RD.
FAGAN CREST DR.
HUALAPAI WY.
FORT APACHE
EL CAPITAN
HORSE
GRAND CANYON
OSO BLANCA
SKY POINTE
RACEL
GRAND TETON
HUALAPAI
GILCREASE
Clark County
RECEIVED
MAY 26 2011
City of Las Vegas
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GPA-41958
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GPA-41958 - APPLICANT/OWNER: CITY OF LAS VEGAS
SHEEP MOUNTAIN PARKWAY BETWEEN GRAND TETON DRIVE AND FORT APACHE ROAD

06/2/11



GPA-41958 - APPLICANT/OWNER: CITY OF LAS VEGAS
SHEEP MOUNTAIN PARKWAY BETWEEN GRAND TETON DRIVE AND FORT APACHE ROAD

06/2/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 25, 2011

Doug Rankin
Manager, Current Planning
Planning and Development
333 N. Rancho Drive
3rd Floor
Las Vegas, NV 89106

RE: MASTER PLAN OF STREETS & HIGHWAYS AMENDMENT – SHEEP MOUNTAIN PARKWAY

Dear Mr. Rankin:

Please accept this letter as justification to amend the City's Master Plan of Streets & Highways for the realignment of Sheep Mountain Parkway between Grand Teton Drive and Fort Apache Road as well as the removal of the prior roadway network in Kyle Canyon Gateway. The modification is needed to move the Sheep Mountain Parkway alignment back to the original southern alignment where right-of-way already exists. This change is due to the insolvency of the Kyle Canyon Gateway project which modified the alignment to the north. The current owner of the Kyle Canyon Development is not able to acquire the extra private property to provide for the North Alignment of Sheep Mountain Parkway. This amendment will also delete adopted Master Planned roadways that were within the previous Kyle Canyon Gateway project. This realignment of Sheep Mountain Parkway and the deletion of the prior roadway network has been coordinated with the owner of the Kyle Canyon Master Planned Community. Once the new development agreement has been approved, a new roadway network will be added to the Master Plan of Streets & Highways.

Please feel free to contact me at 229-6541 should you have any questions regarding our request.

Respectfully,

Randy L. Fultz, P.E., C.F.M.
Acting City Engineer
Public Works

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MAY 26 2011
City of Las Vegas

cc:
Jorge Cervantes, P.E. – Director, Public Works
Bart Anderson, P.E. – Project Manager, Public Works
Greg McDermott, P.E. - Project Manager, Public Works

GPA-41958

f:\#depot\engineering_planning\pavement management\master plans\master plan of streets & highways\northwest mpsh may 2011.docx

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

Descriptions:

1. Realign Sheep Mountain Parkway from Grand Teton Drive to Fort Apache Road. See map.
2. Delete Brighton Peak Lane from Sky Point Drive to Fort Apache Road.
3. Delete Teepee Lane from Iron Mountain Road to Brighton Peak Lane.
4. Delete Kyle Village Lane from Sky Point Drive to Teepee Lane.
5. Delete Iron Mountain Road from Kyle Canyon Road to Egan Crest Drive.
6. Delete Log Cabin Way from Teepee Lane to Fort Apache Road.
7. Delete Shaumber Road from Grand Teton Drive to Iron Mountain Road.
8. Delete Egan Crest Drive from Grand Teton Drive to Kyle Canyon Road.
9. Delete Hualapai Way from Grand Teton Drive to Oso Blanca Road.
10. Delete Kyle Heights Parkway from Hualapai Way to Grand Canyon Drive.

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MAY 26 2011
City of Las Vegas

GPA-41958

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



OUR FAMILY MOVED TO THIS AREA TO GET AWAY FROM TRAFFIC!

J M S

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41958

Planning Commission Meeting of 7/12/2011

12508124013 Case: GPA-41958
SHULTZ JAN M & GLENDA F
9025 RENDON ST
LAS VEGAS NV 89143-5447

RECEIVED
JUL 12 2011

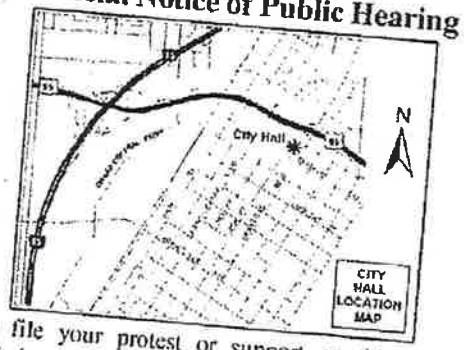
29P

10 ORDFN11 89143

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41958

Planning Commission Meeting of 7/12/2011

RECEIVED
JUL 11 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12504111043 Case: GPA-41958
MCCORMACK CHARLES D & CHRISTINA
10419 ERICAS EDEN ST
LAS VEGAS NV 89131-1507

(702)719-2475 p.1
Jul 10 11 11:05a Christina

29P
182

2 of 2 pages

RECEIVED
JUL 11 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Application Information

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

We attended the last meeting. We are more concerned about the area of Durango + Maryasin, which we were told was in the future. The problems we found with that are:
① Economy ② People in the area that have horses will not be able to ride out that way.
③ Mammoth bones found ④ The airforce uses that area to pass the value of our homes even more. ⑤ It will depreciate ⑥ Noise

Application Location

The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning. Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

282

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41958

Planning Commission Meeting of 7/12/2011

12624212034 Case: GPA-41958
BOWLAND RUTHANN
6859 PIPIL ST
LAS VEGAS NV 89166-7011

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JUL 12 2011

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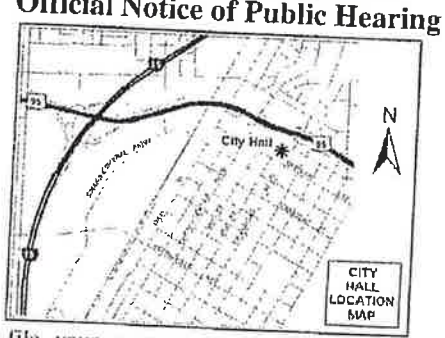
Jul. 12. 2011 12:44PM No. 4304 P. 1

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

Return Service Requested
Official Notice of Public Hearing



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Yes I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-41958

Planning Commission Meeting of 7/12/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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JUL 12 2011

12505314046 Case: GPA-41958
MAIDA MARIA ANNA & MICHAEL
9824 FAST ELK ST
LAS VEGAS NV 89143-1163

10 DRDFN11 89143

29A

07/12/2011 13:07 postnet (FAX)702 655 1356 P.001/001

CARWIN
ADVISORS

May 26, 2011

Bart Anderson, PE
Engineering Project Manager, Development Coordination
City of Las Vegas Department of Public Works
333 N. Rancho Drive, 7th Floor
Las Vegas, NV 89106

Subject: KAG Properties review of the proposed revision to the Masterplan of Streets and Highways

Gentlemen,

Carwin Advisors, as agent for KAG Properties, LLC and Wachovia Bank, has reviewed the proposed revision to the City's Masterplan of Streets and Highways dated May 26, 2011. This revision shows the proposed Sheep Mountain Parkway transversing the KAG property in a southwest to northeast manner. This alignment is consistent with our discussions with the City concerning revisions to the Development Agreement for this property. It is our understanding that the streets, internal to the KAG Properties Kyle Canyon masterplan, have been omitted from this revision until such time as we have completed our Traffic studies and the streets exact geometry and widths are known.

We are in concurrence with the proposed changes and have no objections to this revision to the Master Plan of Streets and Highways. Thank you for your continued cooperation in the re-entitlement of the Kyle Canyon masterplan.

Sincerely,

Michael D. Ross PE
Senior Director

RECEIVED
MAY 26 2011
City of Las Vegas

GPA-41958

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**

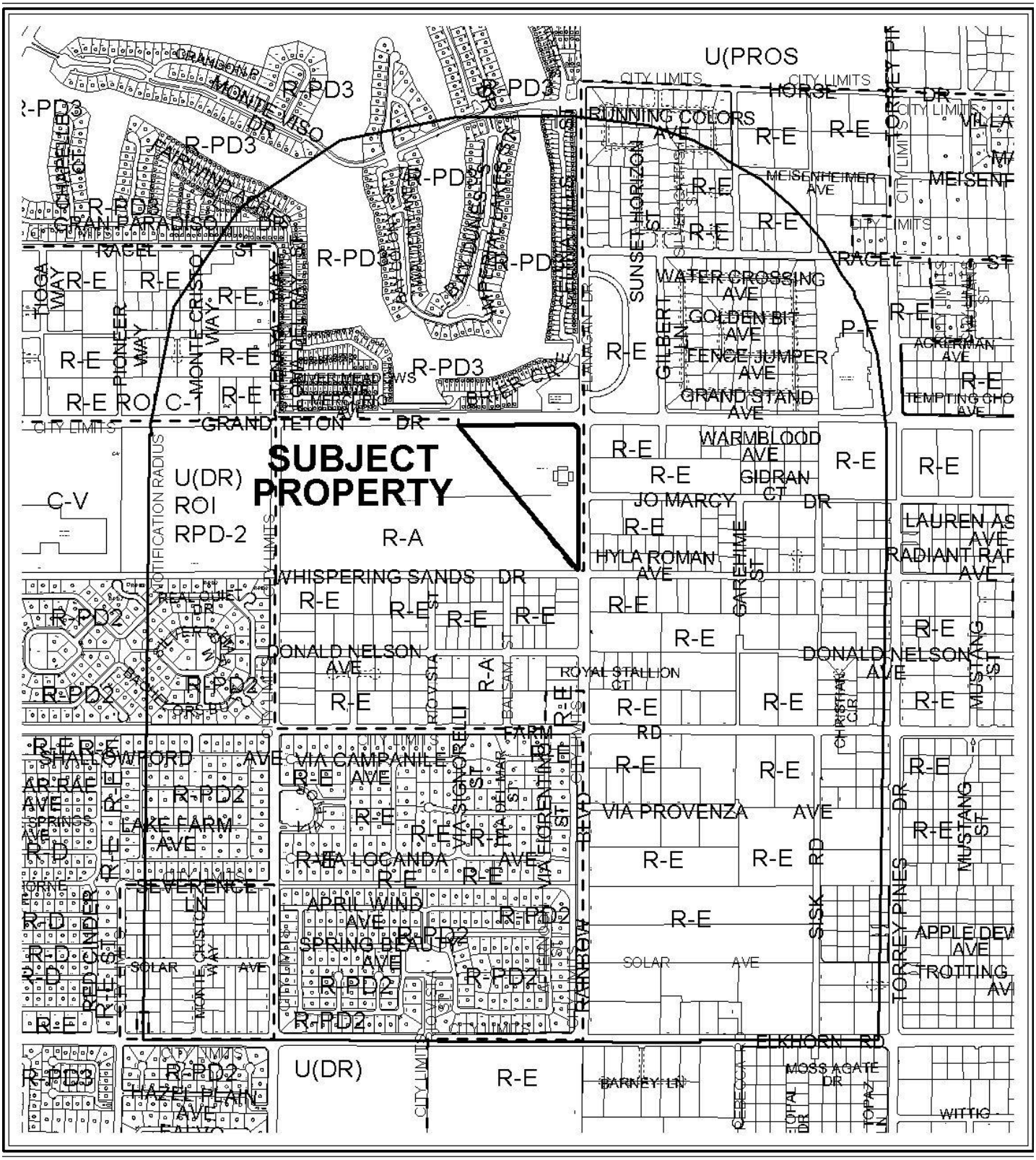
SUBJECT:
ABEYANCE - MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875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

C.C.: 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**9**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - MOD-41437, ROC-40981 and SDR-40980
2. Conditions and Staff Report - MOD-41437, ROC-40981 and SDR-40980
3. Supporting Documentation - MOD-41437, ROC-40981 and SDR-40980
4. Photos
5. New Vista Community Master Development Plan and Development Standards
6. Justification Letter – MOD-41437, ROC-40981 and SDR-40980
7. Protest/Support Postcards



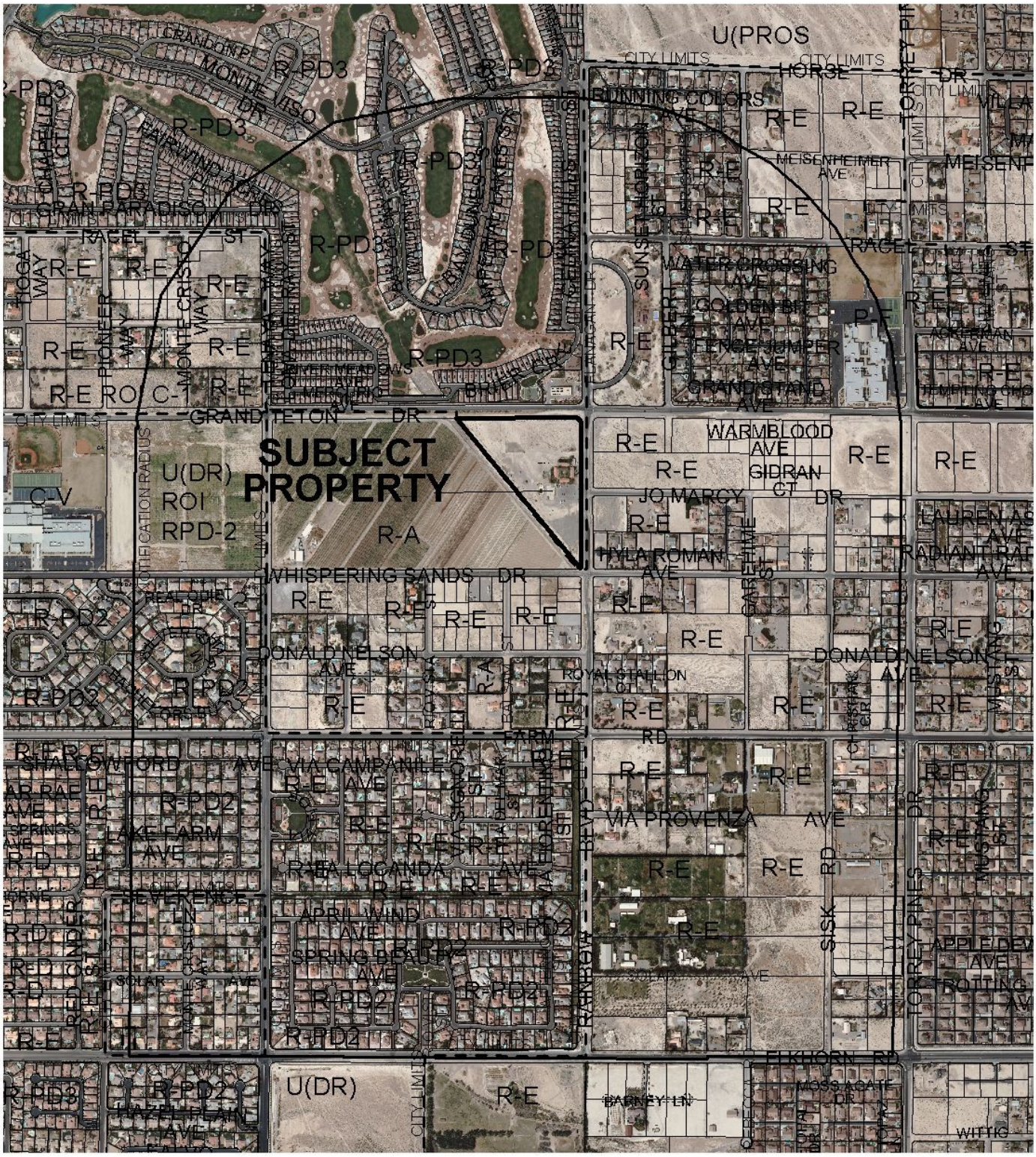
CASE: **MOD-41437; ROC-40981; SDR-40980**

RADIUS: 2640 FT + SPECIAL

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 1000 2000 Feet

N



CASE: **MOD-41437; ROC-40981; SDR-40980**

0 1000 2000 Feet

RADIUS: 2640 FT + SPECIAL

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-41437 APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC.

Name of Applicant: NEW VISTA RANCH INC.

Name of Representative: CHRIS KAEMPFER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X _____

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 2011

_____

Notary Public in and for said County and State

ALEVA L. H. WALKER
Notary Public State of Nevada
No. 06-107463-1
My Appt. Exp. July 5, 2014

RECEIVED
APR 13 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

Project Name NEW VISTA COMM-ASST'D LIVING/CMM & REC CTR/EDU & EMPLO **Proposed Use** HOUSING & SUPPORT FACILITY MR/DD POP.

Assessor's Parcel #(s) 125-15-501-002 **Ward #**

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

Commercial Square Footage 123,850 S.F. **Floor Area Ratio** 16.0%

Gross Acres 15.0 **Lots/Units** 78 **Density** 5.2/ACRE

Additional Information SEE JUSTIFICATION LETTER FOR MAJOR MODIFICATION

PROPERTY OWNER NEW VISTA RANCH INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4577 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

APPLICANT NEW VISTA RANCH INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4577 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE **Contact** KCRG&F/JOHN BURKE ARCHITECT

Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 **Phone:** 792-7000 876-4863 **Fax:** 796-7181 876-9355

City LAS VEGAS **State** NV **Zip** 89113/89118

E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

Property Owner Signature* Kelly DeGuzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

ALEVA L. H. WALKER
Notary Public State of Nevada
No. 06-107463-1
My Appt. Exp. July 5, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MOD-41437
Meeting Date:	5/19/11
Total Fee:	$1,000
Date Received:*	4/13/11
Received By:	Bus

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

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

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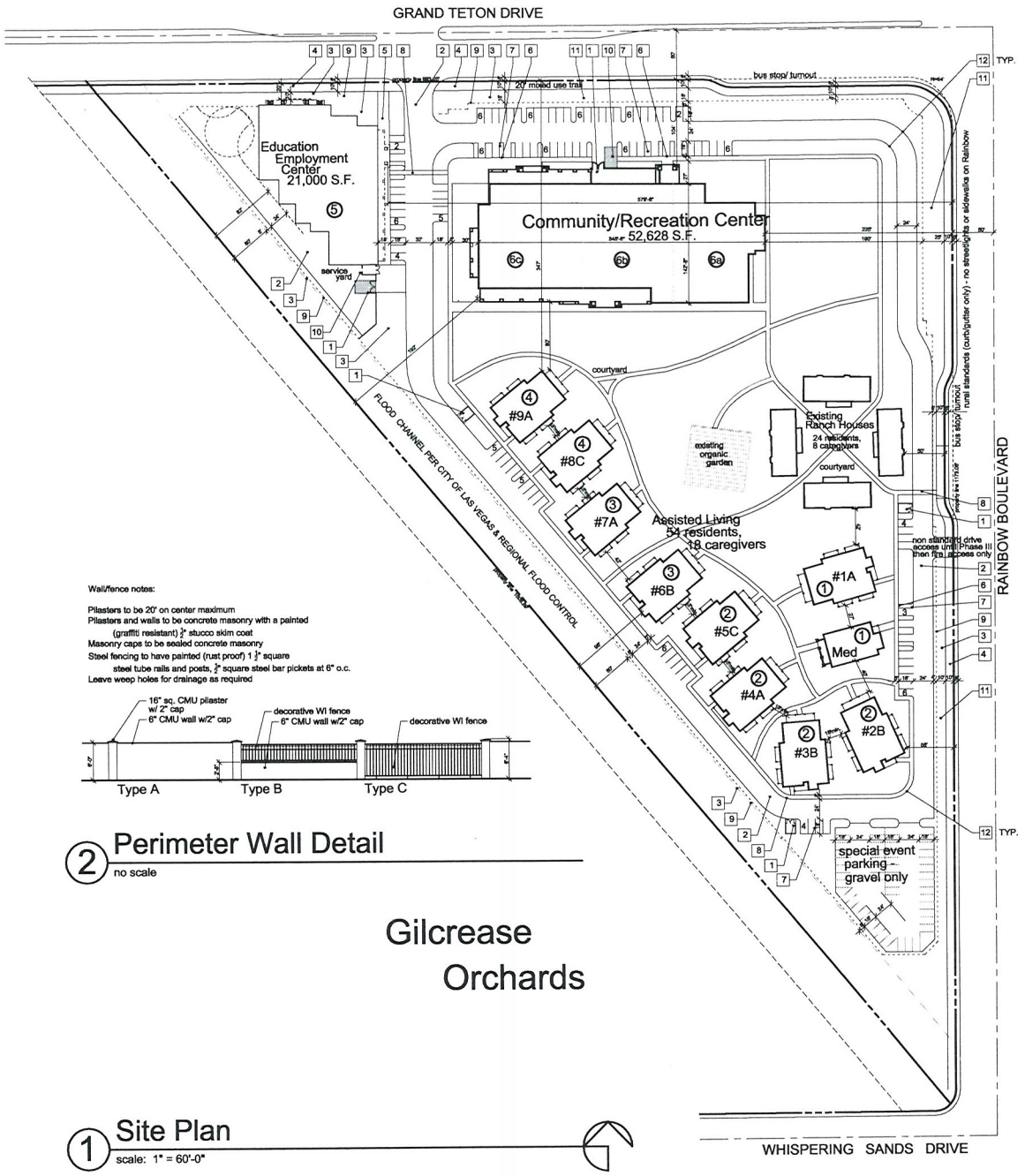

Wall/fence notes:

Pilasters to be 20' on center maximum
Pilasters and walls to be concrete masonry with a painted (graffiti resistant) ½" stucco skim coat
Masonry caps to be sealed concrete masonry
Steel fencing to have painted (rust proof) 1 ½" square steel tube rails and posts, ½" square steel bar pickets at 6" o.c.
Leave weep holes for drainage as required

2 Perimeter Wall Detail
no scale

1 Site Plan
scale: 1" = 60'-0"

project data

EXISTING ZONING:	GP-L/PD ZONING
REQUIRED ZONING:	GP-L/PD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/ COMMUNITY RECREATIONAL CENTER EDUCATIONAL EMPLOYMENT CENTER

AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,630 S.F.
MEDICAL FACILITY:	
EXISTING RESIDENTIAL HOUSING:	
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA:	122,557 S.F.

PARKING SUMMARY:

	FACTOR	PKG. REQ.
ASSITED LIVING APARTMENTS:	1/UNIT+1 GUEST/5 UNITS	11
EXISTING RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	264
EDUCATION EMPLOYMENT CENTER	1/250 GFA	84
TOTAL PARKING REQUIRED:		367

PARKING PROVIDED:	100 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA:	655,314 S.F. (15.05 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
F.A.R. (FLOOR AREA RATIO):	15.8 %
DENSITY:	5.2 RESIDENTS/ACRE 0.87 UNITS/ACRE

APN#: 125-155-01-002

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keynotes

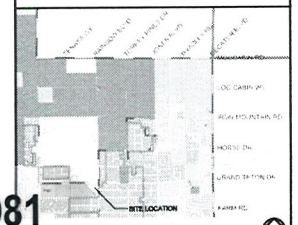
#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE w/ PAIR OF STEEL TUBE GATES w/ STAMPED METAL BACKING & LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA
4	MULTIUSE TRANSPORTATION TRAIL
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECO 6' CMU/METAL FENCE/WALL - SEE 2/A1
10	15' x 25' LOADING ZONE
11	INTENSE LANDSCAPE BUFFER
12	28' INSIDE, 52' OUTSIDE DRIVE RADII

City of Las Vegas

CENTENNIAL HILLS
Interlocal Land Use Plan

City Land Use Categories

County Land Use Categories



MOD-41437 ROC-40981
SDR-40980 REVISED

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revisions

date	description

jdB architect

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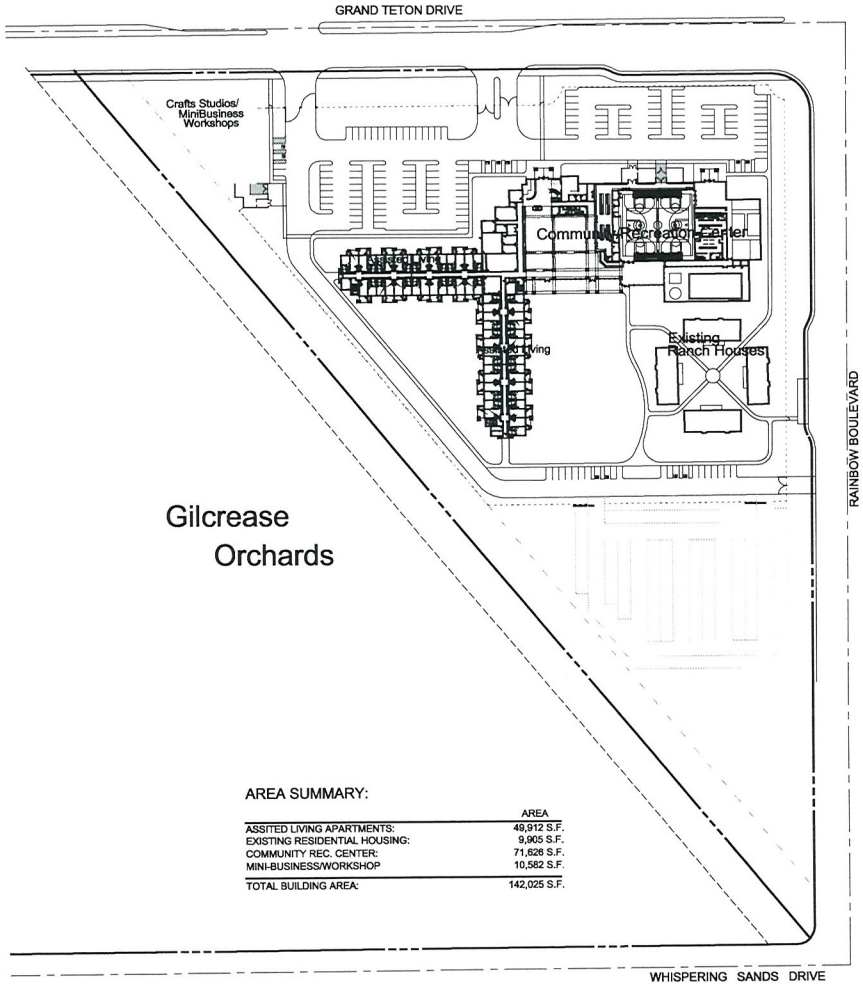
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/24/11
proj. no.	2010-49
drwn. by	
chkd. by	

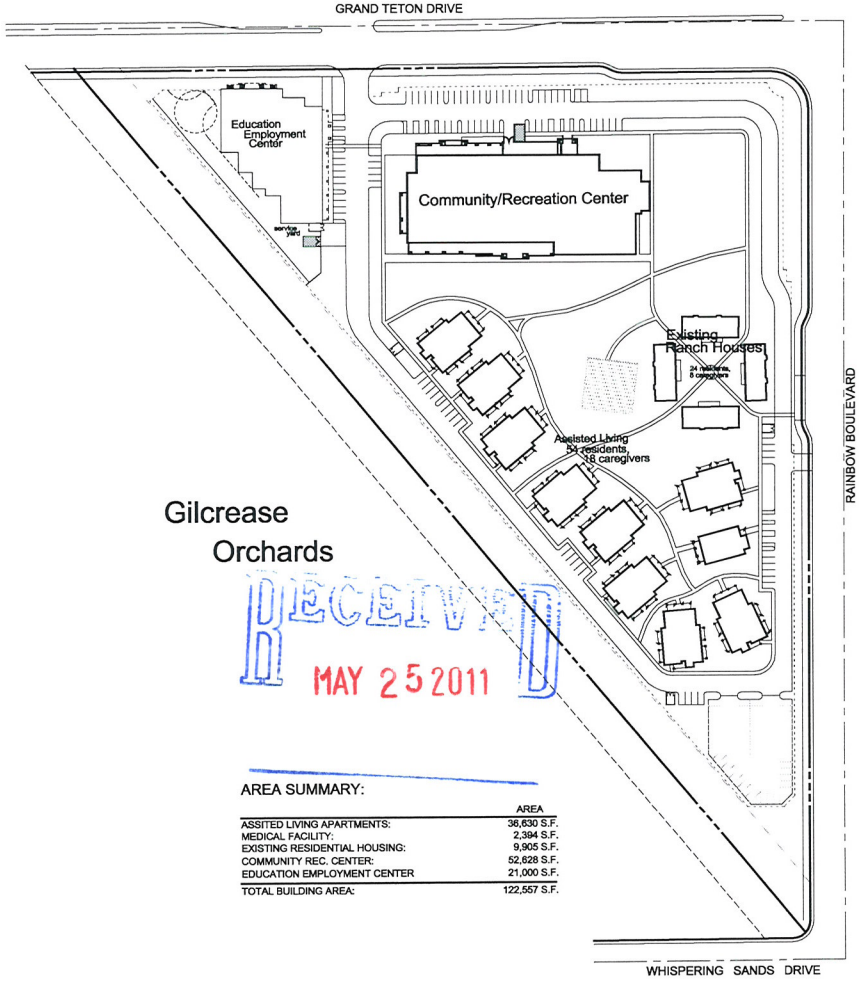
sheet no. A1



AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	49,912 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	71,626 S.F.
MINI-BUSINESS/WORKSHOP	10,582 S.F.
TOTAL BUILDING AREA:	142,025 S.F.

2 Site Plan (previously approved)
no scale



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AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,630 S.F.
MEDICAL FACILITY:	2,394 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA:	122,557 S.F.

1 Site Plan (proposed)
no scale

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SDR-40980 REVISED

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date description

jdB architect
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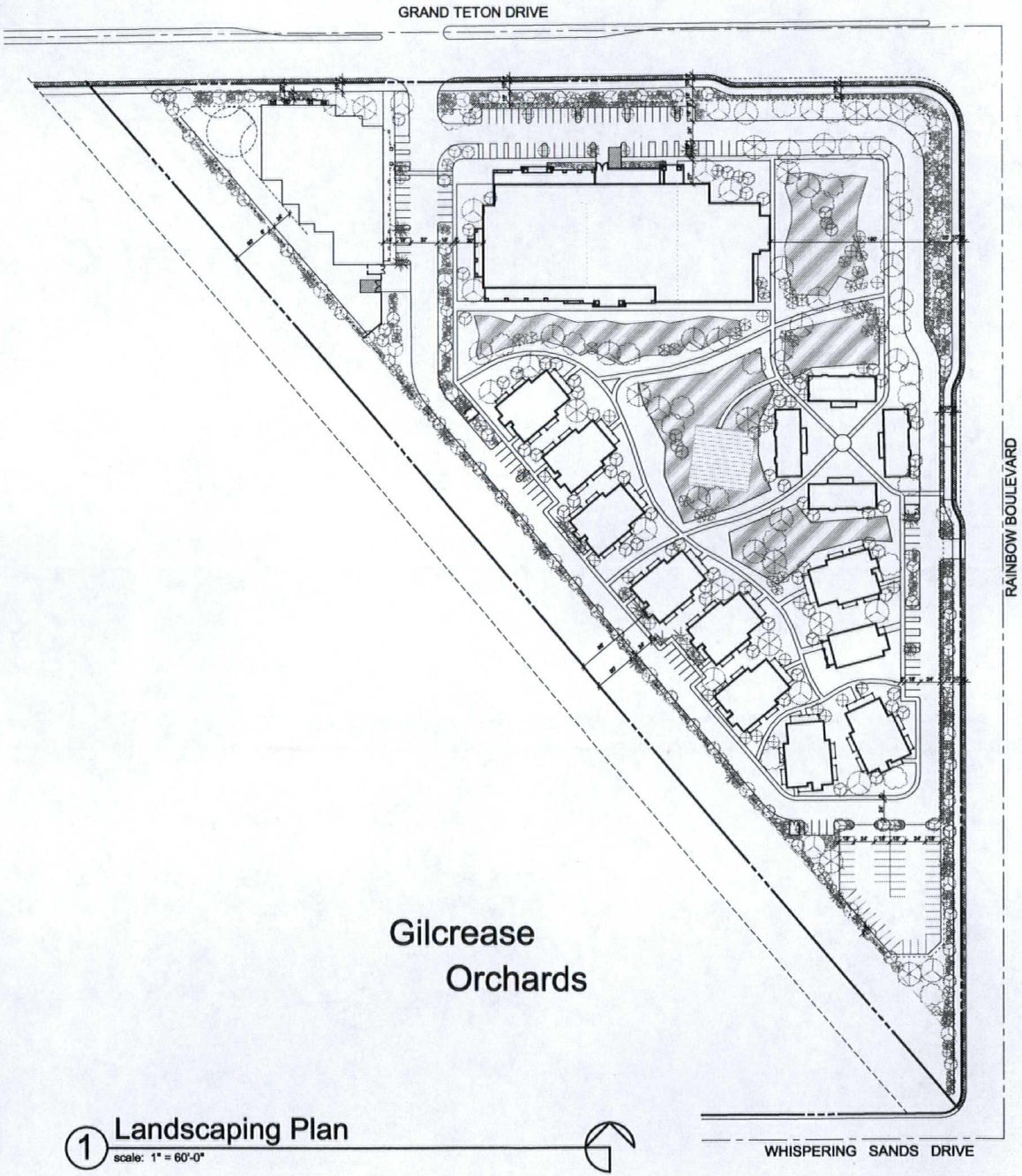
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/24/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A1b



1 Landscaping Plan
scale: 1" = 60'-0"

landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	SHADEMASTER HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	15 gallon
	CHITALPA	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Schinus	MEDIUM EVERGREEN	15 gallon
	BLUE PALO VERDE Cercidium floridum	MEDIUM EVERGREEN	24" box
	SWEET ACACIA Acacia smalii	MEDIUM EVERGREEN	24" box
	SHOESTRING ACACIA Acacia Stenophylla	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vitex	MEDIUM EVERGREEN	15 gallon
	AFRICAN SUMAC Rhus lancea	MEDIUM EVERGREEN	24" BOX

SYMBOL	SHRUBS	SIZE
	EVERGREEN EUONYMOUS Euonymous japonica	5 GAL
	COMMON WINTER CREEPER Euonymous fortunei	5 GAL
	TEXAS RANGER Leucophyllum Frutescens	5 GAL
	FEATHERY CASSIAS Cassia artemisioides	5 GAL

SYMBOL	GROUND COVER	
	MEXICAN PRIMROSE Oenothera berlandieri	1 GAL @ 18" o.c.a.w.
	HYBRID GAZANIA Gazania hybridus	1 GAL @ 18" o.c.a.w.
	DWARF COYOTE BRUSH Baccharis pilularis 'Centennial'	1 GAL @ 18" o.c.a.w.
	Native Desertscape	

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MATCH THE LANDSCAPE GRAVEL OF THE ADJACENT LOT

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SDR-40980 REVISED

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revisions
date description

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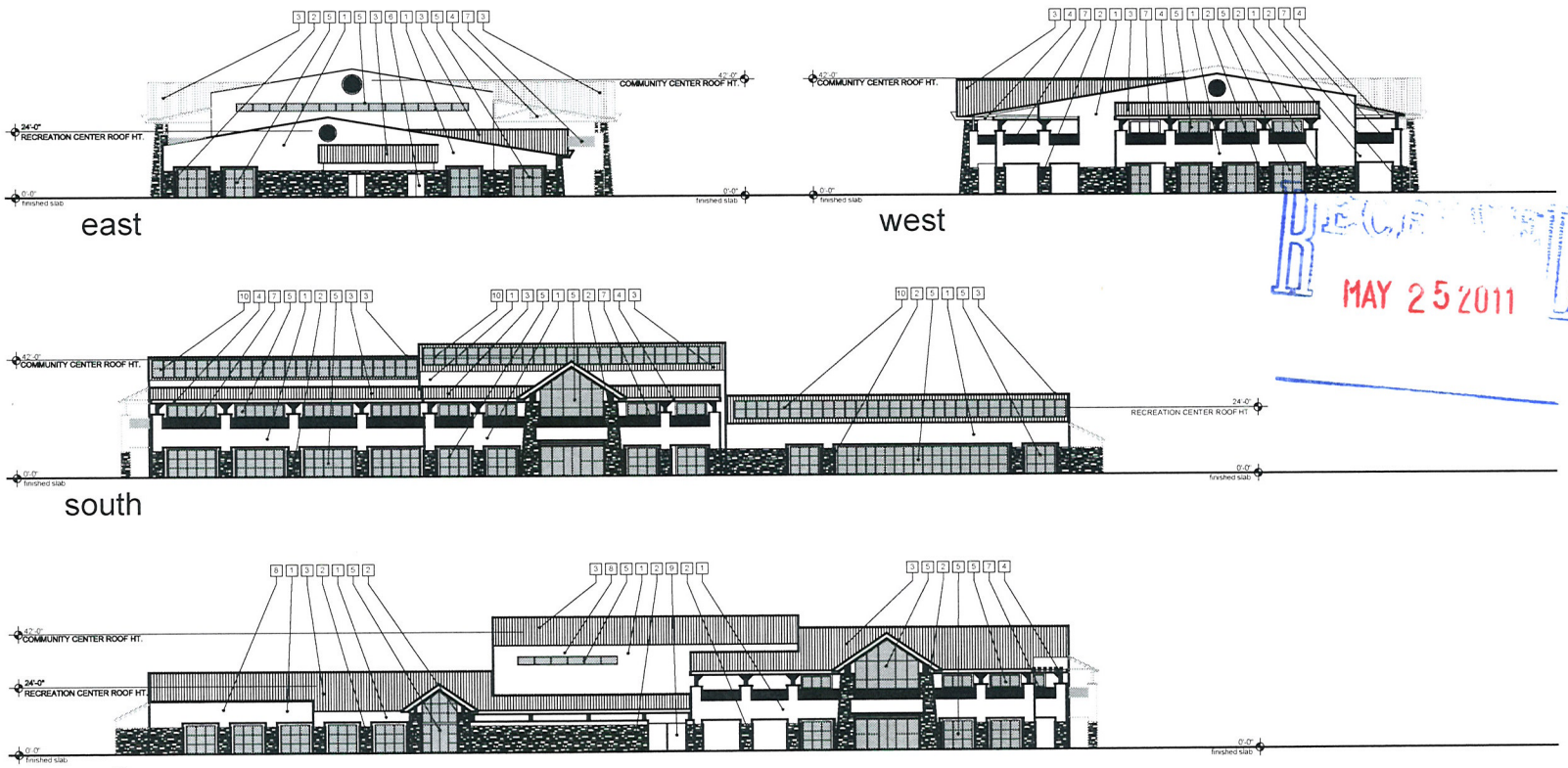
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	06/11
proj. no.	2010-48
drwn. by	
chkd. by	
sheet no.	A1L

keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	WOOD RAILING
8	SIGNAGE - BY OTHERS
9	PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
10	PHOTOVOLTAIC ARRAY



east

west

south

north

1 conceptual elevations

SCALE: 1" = 20'-0"

Community/Recreation Center

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revisions

#	date	description

jdB architect

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New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

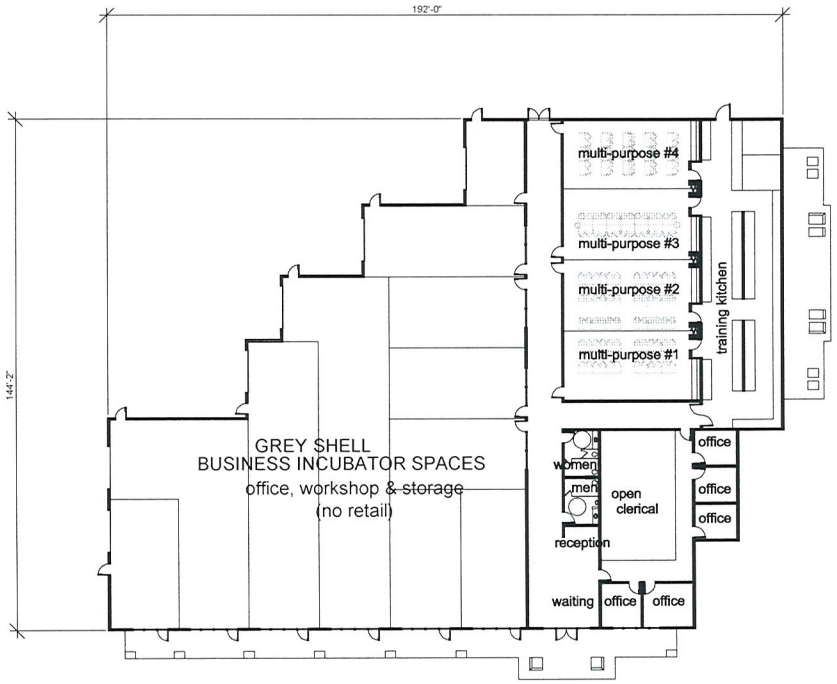
date	5/24/11
proj. no.	2010-48
drwn. by	
chkd. by	

sheet no. A4

MOD-41437 ROC-40981
SDR-40980 REVISED

keynotes

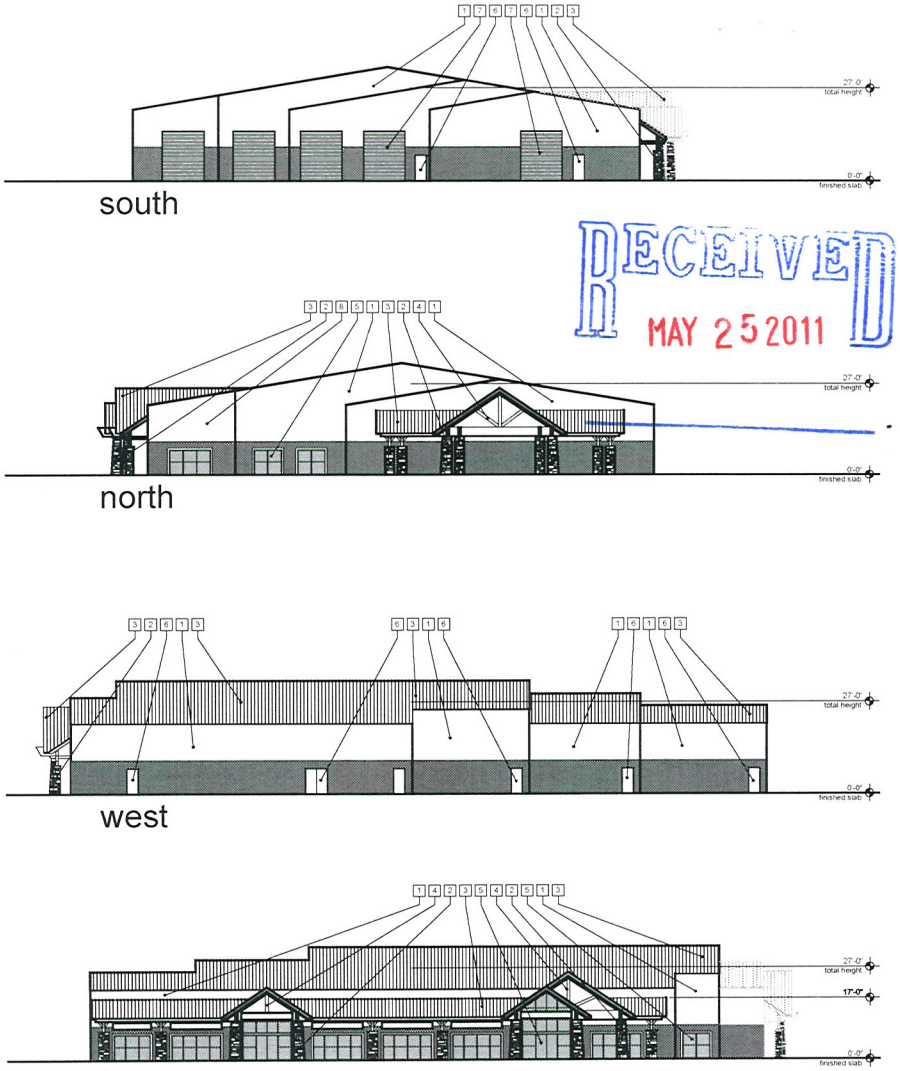
#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	ROLL-UP DOOR
8	SIGNAGE - BY OTHERS



2 floor plan employment & educational Center

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

21,000 s.f.



1 elevations

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

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New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/24/11
proj no	2010-49
drwn by	
chkd by	

A6

MOD-41437 ROC-40981
SDR-40980 REVISED

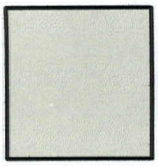
COLOR/MATERIALS BOARD



(A) stucco dark field:
Frazee - CL 2676A 'Tia Maria'



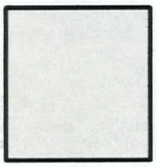
(F) storefront framing:
ab-4 medium bronze



(B) stucco medium field:
Frazee - CL 2674M 'Storm Bay'



(G) glazing:
PPG - 'Solarcool' bronze reflective



(C) stucco light field:
Frazee - CL 2622W 'Stones Throw'



(H) cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitteroot'



(D) trim:
Frazee - CL 2677N 'Espresso'



(J) roof tile:
MonierLifetile - 1MDCL5001
'Mountainwood'



(E) sconces & signage:
Frazee - CL 3004M 'Bonjour'



(K) standing seam metal roof:
Berridge - Zee-Lock
'Aged Bronze'

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FEB 16 2011

New Vista Community

Assited Living Residential Units
Community & Recreational Center
Education & Employment Center

City of Las Vegas Nevada

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SDR-40980 REVISED

jdB architect

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MOD-41437 - APPLICANT/OWNER: NEW VISTA RANCH INC.
7875 NORTH RAINBOW BOULEVARD

06/2/11



MOD-41437 - APPLICANT/OWNER: NEW VISTA RANCH INC.
7875 NORTH RAINBOW BOULEVARD

06/2/11

New Vista Community Master Development Plan And Developments Standards

May 24, 2011

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MAY 25 2011

MOD-41437 ROC-40981
SDR-40980 REVISED

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- 2.1 Intent of PD District
- 2.2 Minimum Site Area

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- 3.3 Site Boundary
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- 3.5 Special Events
- 3.6 Future Expansions or Alterations

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- 4.3 Service and Loading Areas
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  - 4.5.2 Site Signage
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- 4.7 Fences and Walls
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- 4.10 Preliminary Drainage Analysis

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- 5.7 Exterior Colors
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7 Modifications of Master Development Plan and Development Standards

8 Exhibits

A. Legal Description
B. Land Use Map
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A2 - Exterior Elevation – Assisted Living Buildings
A3 – Floor Plans – Assisted Living and Medical Buildings
Exterior elevations – Medical Building
A4 – Exterior Elevations – Community/Recreation Center

A5 - Floor Plans – Community/Recreation Center
A6 – Floor Plans & Ext. Elev.'s – Education & Employment Center

D. *Multi-Use Transportation Trail Street Sections*
E. Preliminary Traffic Analysis
F. Preliminary Drainage Analysis
G. Color & Material Board

1.0 Overview

1.1 Purpose

The purpose of the Master Development Plan and Development Standards along with the Guidelines for this PD plan is to provide the parameters of development for the New Vista Community Project. The project is located on 15.05 net acres located at the Southwest Corner of Grand Teton and Rainbow Boulevard in the City of Las Vegas. In 2007, New Vista submitted a development plan that reflected its desire to develop the charities property. At the time, the property was zoned U (Undeveloped) with a General Plan designation of DR (Desert Rural). Based upon the proposed plan, the City of Las Vegas approved a General Plan Amendment, GPA-16578, a Zone Change ZON-16580, and a Site Development Review, SDR-16581 with the zoning approved to PD (Planned Development) and a General Plan Amendment to PCD.

2.0 PD District

2.1 Intent of PD District

The Intent of the Planned Development District (PD) is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.

2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.

3. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.

4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.

5. Providing for the redevelopment of areas where depreciation of any type has occurred.

6. Providing for the revitalization of designated areas.

7. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.

8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.

9. Encouraging area sensitive site planning and design.

10. Contributing to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives.

2.2 Minimum Site Area

The minimum site area for Planned Development District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the New Vista Community Project is 15.05 net acres.

3.0 New Vista Community Planned Development (PD)

3.1 History and Background

The New Vista Community was started back in the mid-eighties to provide for the needs of the adult intellectually challenged. The concept was to provide facilities and residential opportunities for its beneficiaries (hereinafter referred to as residents) to live and work independently and be a part of the general community. In the late eighties, New Vista was - donated 15 acres by the Gilcrease family in what was then Clark County. To date, with volunteer work and donations, four "ranch houses" have been built on this property. Each "ranch house" provides six adult residents with room and board and the supervision -by a non-handicapped caretaker couple. New Vista Community has evolved over the past twenty years, to the point where the concept is now to also take care of the more senior segment of the intellectually challenged population by providing opportunities and support so they may experience life to the fullest..

3.2 Proposed Project Designation

Initially, the New Vista parcel was zoned RE with the proper use permits in unincorporated Clark County. Now that the land has been annexed into the City of Las Vegas, the property has been rezoned as a Planned Development with an approved Site Development Review. -. To achieve the goals and uses that are hereby proposed, a review of conditions for the approved SDR and Zoning Conditions is being requested.

3.3 Site Boundary

The boundaries of the New Vista Community, for which these guidelines are written, are described in Exhibit 8.A.

3.4 Permitted Uses and Standards

As defined in Chapter 19.06.050 Special Purpose and Overlay Districts PD Planned Development District. Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development Plan for that district. The uses to be permitted within the district must be specified in the adopted Master Development Plan for the district.

Planned Uses:

In the development of these facilities, New Vista Community's goal is to provide a portion of the adult intellectually challenged population a place to live and enjoy a positive lifestyle which to the fullest extent possible
" ...assure(s) equality of opportunity, full participation, independent living and economic self-sufficiency..."[1]. These facilities must provide an array of activities and services that will promote:

1. More independent functioning of the residents within a professionally supervised setting
2. More opportunity for the residents to enjoy interaction with other residents within the New Vista community.
3. "...cultural, civic, educational, medical....recreational..." fulfillment of the New Vista residents.

To achieve these goals, the following uses are proposed:

1. Allow existing residential facilities that provide living quarters for adult intellectually challenged residents and their supervising caregivers.
2. Allow new assisted living apartments for senior intellectually challenged residents
3. Allow offices for the administration of the New Vista community
4. Allow offices for professional medical care limited to:
    a. Monitoring of the health and welfare of the residents
    b. Minor medical care of the residents

c. Provide Occupational and Physical Therapy for the residents
d. Administration of the medical care facilities.

[1] Public Law 101-336, The Americans with Disabilities Act of 1990 (As Amended July 26, 1990), Section 2. Findings and Purposes, item 8.

5. Allow workshops to promote the training of the residents of New Vista in skills including, but not limited to:
   a. Arts and crafts
   b. Painting
   c. Woodworking
   d. Ceramics
   e. Sculpture
   f. Stained Glass
   g. Jewelry
6. Allow central dining/banquet facilities
7. Allow recreational facilities including, but not limited to:
   a. Community Center
   b. Gymnasium
   c. Pool and spa
   d. Fitness/aerobics

The new facilities are for the use of New Vista Community, its members [2] and its residents and are not open to the general public. The new facility shall not have retail sales and the intention of the ***"Education/Employment Center"*** is to encourage the development of the residents' skills so that they might start businesses in other office locations. Any products produced by such "businesses" would be offered for sale at an appropriate offsite commercial location (e.g., the New Vista thrift store at *5220 West Charleston Boulevard*).

3.5 Special Events

New Vista Community, pursuant to their fundraising and/or social activities for their non-profit organization, may, with appropriate city approvals, hold up to sixteen (16) special events on site per year. Examples of these events include, but are not limited to the following:

1. Bachelor and bachelorette celebrity auction
2. Wine tasting gala and auction/silent auction
3. Masquerade ball and auction/silent auction
4. Special Olympics competitions
5. Golf Tournament (held off-site)

[2] members are those intellectually challenged individuals living in southern Nevada and their immediate families and guardians

3.6 Future Expansions or Alterations

Any significant revision of the plans as initially approved shall be subject to a Site Plan Development Review by the City Council at a Public Hearing. This public hearing shall require notice to all property owners within a one half mile radius of the Property, except that written notice of such public hearing shall extend south to Elkhorn Avenue. All future expansions and/or alterations shall be harmonious and compatible with the approved design.

4.0 Site Design Criteria

4.1 Building Setbacks *and Height*

	Grand Teton	*Rainbow*	*Gilcrease Orchard*
Community/ Rec Building	*100 ft.min.*	*200 ft min..*	*150 ft. min.*
Education/Employment Ctr.	*20 ft.min.*	*600 ft. min*	*70 ft. min..*
Assisted Living Buildings	*300 ft.min.*	*50 ft. min.*	*70 ft. min.*
Medical Building	*300 ft.min.*	*50 ft. min.*	*70 ft. min.*

Minimum separation between buildings to be 15 feet

Existing Ranch House Buildings to remain as built

4.2 Building Setback Exceptions

1. Underground Utilities
2. Roof Overhangs
3. Steps and sidewalks
4. Landscaping and related irrigation

5. Planter and related irrigation
6. Driveways and curb cuts

4.3 Service and Loading Areas

Service and loading area yards shall be screened from adjacent streets pursuant to Title 19.

4.4 Parking, Driveways and Circulation

1. Parking required

There shall be 100 parking spaces as stated in the Conditions of Approval for ZON-16580.

2. Handicapped Parking

The appropriate handicapped spaces shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19.

3. Driveways

The existing driveway on Rainbow Boulevard shall provide access to the site in Phases I and II. In Phase III, all public access shall be from the newly constructed driveway on Grand Teton. In Phase III, the Rainbow driveway shall be crash gated and limited to fire truck emergency access only.

4.5 Signage

1. Temporary Signage

Temporary construction signs naming Builder, architect, etc, are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

2. Site Signage

Monument signage naming the Project shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19. The monument signs [4] will be located at the two entrances and corner of property.

[3] Landscape gravel shall be as approved by the City of Las Vegas planning staff.

[4] Monument signs are to be one hundred twenty square feet in area maximum, 6 feet high maximum, and if illuminated shall not have exposed neon.

4.6 Landscaping

All landscaping shall be in accordance with the requirements of Title 19.

4.7 Fences and Walls

All fences and walls shall be in accordance with the Title 19 and the Landscape Wall Caps and Buffer Guidelines.

4.8 Streetscape

1. *Grand Teton street frontage to be as per Exhibit 6.j. "Multi-use Transportation Trail"*
2. *Rainbow Boulevard street frontage to be as per Exhibit 6.j. "Multi-use Transportation Trail"*

4.9 Transportation Plan and Traffic Impact Analysis

Pursuant to Title 19.06.050B.(1), the site plan depicts the transportation plan. The site is located on the southwest corner of the intersection between two major streets. See Exhibit 6h for the Traffic Impact Analysis. Due to the fact that the residents of the property do not own or drive vehicles, the conclusions of the traffic study that the development of the site will not generate a significant amount to traffic to the surrounding roadways are reasonable. New Vista has agreed that it will participate in future warranted offsite improvements if required by the City of Las Vegas Public Works.

4.10 Preliminary Drainage Analysis

With the assistance of New Vista, the City of Las Vegas and the Clark County Regional Flood Control District, these agencies have just completed the constructed a new drainage structure on the west side of the New Vista site. This structure collects and conveys floodwaters from Grand Teton and ties into a recently constructed storm water system for Rainbow Boulevard at its south

terminus. New Vista's Civil engineers are proposing to tie the on-site and offsite drainage into this storm water system subject to City of Las Vegas and the Clark County Regional Flood Control District approvals.

5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities. To this end, all building elevations shall be residential in character.

5.2 Style

The architectural character of the New Vista Community project is intended to be "Western" in design with architectural detail reminiscent of the Colorado Rockies and appropriate to a planned community development.

5.3 Building Height

The building heights shall be:

1. The maximum height for any building on the site shall not exceed 42 feet
2. The maximum height for those buildings fronting Rainbow Boulevard shall not exceed 24 feet
3. The maximum height of the Education Employment Center shall not exceed 27 feet.
4. The maximum height of the Assisted Living Units not exceed 24 feet.
5. The maximum height of the Medical Building shall not exceed 24 feet.

5.4 Mechanical Equipment / Trash Area Screening

Exterior mechanical equipment, whether roof or ground mounted, shall be screened on all sides in a manner aesthetically compatible with the architectural design of the buildings. Trash enclosures shall be aesthetically compatible with the architectural design of the buildings.

5.5 Building Materials and Finishes

1.	Exterior Walls:	Stucco/*EIFS*, Stone veneer, Painted concrete tilt-up walls, Split face masonry
2.	Glazing:	*R*eflective (22% max. reflectivity) *or* tinted glass
3.	Roofing:	Existing sloped roof s are to remain as is New *low rise* sloped roofs to be concrete tile

EEC and Community/Rec Building sloped roofs are to be architectural grade standing seam metal. New flat roofs are to be built-up roofing

5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area Illumination is to provide for entry areas and other people-gathering places. On-site lighting not permitted to shine offsite
3. Street lighting on Grand Teton only (if permitted by the City of Las Vegas)
4. Area illumination for the parking lot to be 20 feet maximum and shall be downcasting shoe box fixtures mounted on pole standards.
5. Service area lighting shall be contained within the service yard boundaries.
6. Landscape lighting shall be integrated into the overall project lighting design. Proper shrubs [5] shall be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton or on the east side of Rainbow Boulevard

5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, of warm earth tones with primary color accents which shall be considerate of the adjacent residential areas. See the color and materials board, Exhibit 8.G.

5.8 Landscape Plan

All landscaping shall be installed in accordance with a landscape plan as submitted to and approved by the City of Las Vegas planning staff prior to the issuance of building permits.

6.0 Transfer Not To Relieve New Vista of its Obligations/Rights of Assignees and Transferees

Except as expressly provided herein, no assignment or transfer of all or any portion of the Property shall relieve New Vista of its obligation hereunder and such assignment or transfer shall be subject to all the terms and conditions of this document provided further that no such assignee or transferee shall be entitled to any rights or privileges under this document or otherwise with regard to the Property or the use thereof unless such assignee or transferee assumes in writing and in full all obligations and duties of New Vista under this document and as required by the conditions of zoning approval related to and imposed with regard to GPA-16578, SDR-40980, ROC-40981 and MOD-41437.

7.0 Modification of Master Development Plan and Standards

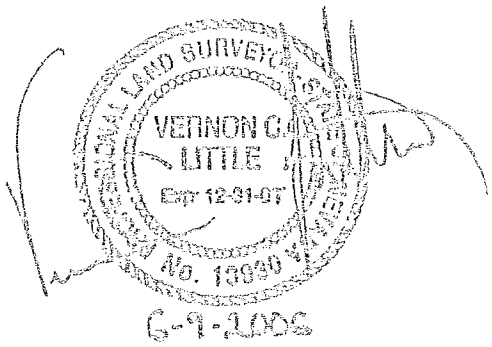
This document may be modified only in accordance with the provisions of the Las Vegas Municipal Code 19.060.050(G) and Title 19 shall govern any matter not specifically provided for in this Master Development Plan.

8.0 Exhibits

A. Legal Description
B. Land Use Map
C. *A1 – Site/Landscaping Plan*
   A1a – Phasing Plan
   A2 - Exterior Elevation – Assisted Living Buildings
   A3 – Floor Plans – Assisted Living and Medical Buildings
   Exterior elevations – Medical Building
   A4 – Exterior Elevations – Community/Recreation Center
   A5 - Floor Plans – Community/Recreation Center
   A6 – Floor Plans & Ext. Elev.'s – Education & Employment Center
D. *Multi-Use Transportation Trail Street Sections*
E. Preliminary Traffic Analysis
F. Preliminary Drainage Analysis
G. Color & Material Board

EXHIBIT A

CONSULTING ENGINEERS ◎ PLANNERS ◎ SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W O 6730
JUNE 9, 2006
BY SP
P R BY VCL

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND RAINBOW BOULEVARD, FOR ZONING PURPOSES

LEGAL DESCRIPTION
ZONING

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M D M , CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, SAME BEING THE CENTERLINE INTERSECTION OF RAINBOW BOULEVARD AND GRAND TETON DRIVE, THENCE SOUTH 00°17'29" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SAME BEING THE CENTERLINE OF RAINBOW BOULEVARD, 1302 32 FEET, THENCE SOUTH 89°55'38" WEST, DEPARTING SAID EAST LINE, 50 00 FEET, THENCE NORTH 39°50'02" WEST, 1664 71 FEET; THENCE NORTH 00°12'31" WEST, 50.00 FEET, THENCE NORTH 89°47'29" EAST, 1098.16 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF

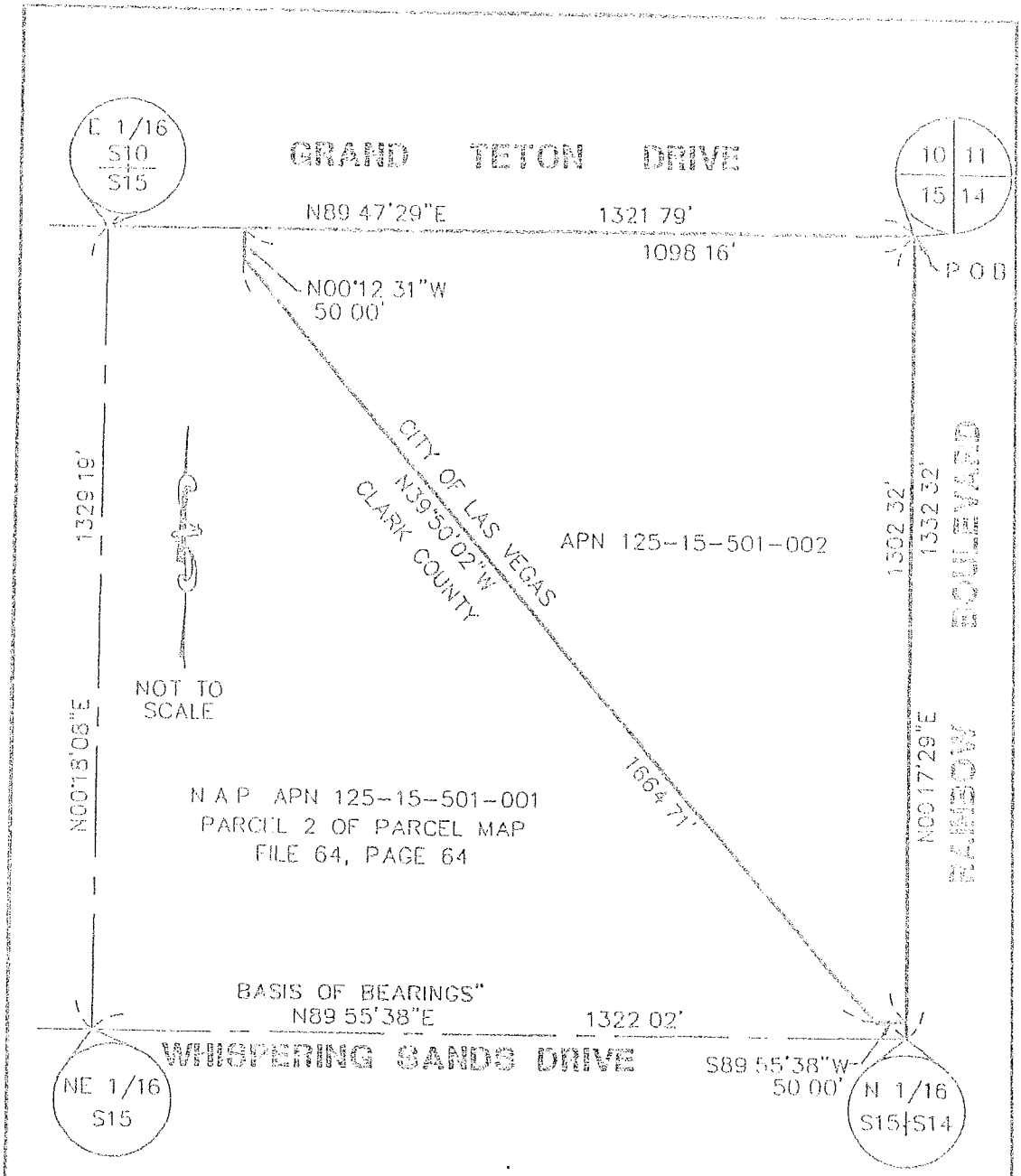
CONTAINING 17 76 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS

BASIS OF BEARINGS
NORTH 89°55'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 64, OF SURVEYS, PAGE 64.

NOTE: THIS LEGAL IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES

END OF DESCRIPTION

G \6730\LEGAL\LGL-ZONE doc
REF G \6730\LEGALS\6730LGL dwg (LGL-ZONE)



G:\6720\LEGAL\6720LG.DWG (LGL-ZONE)

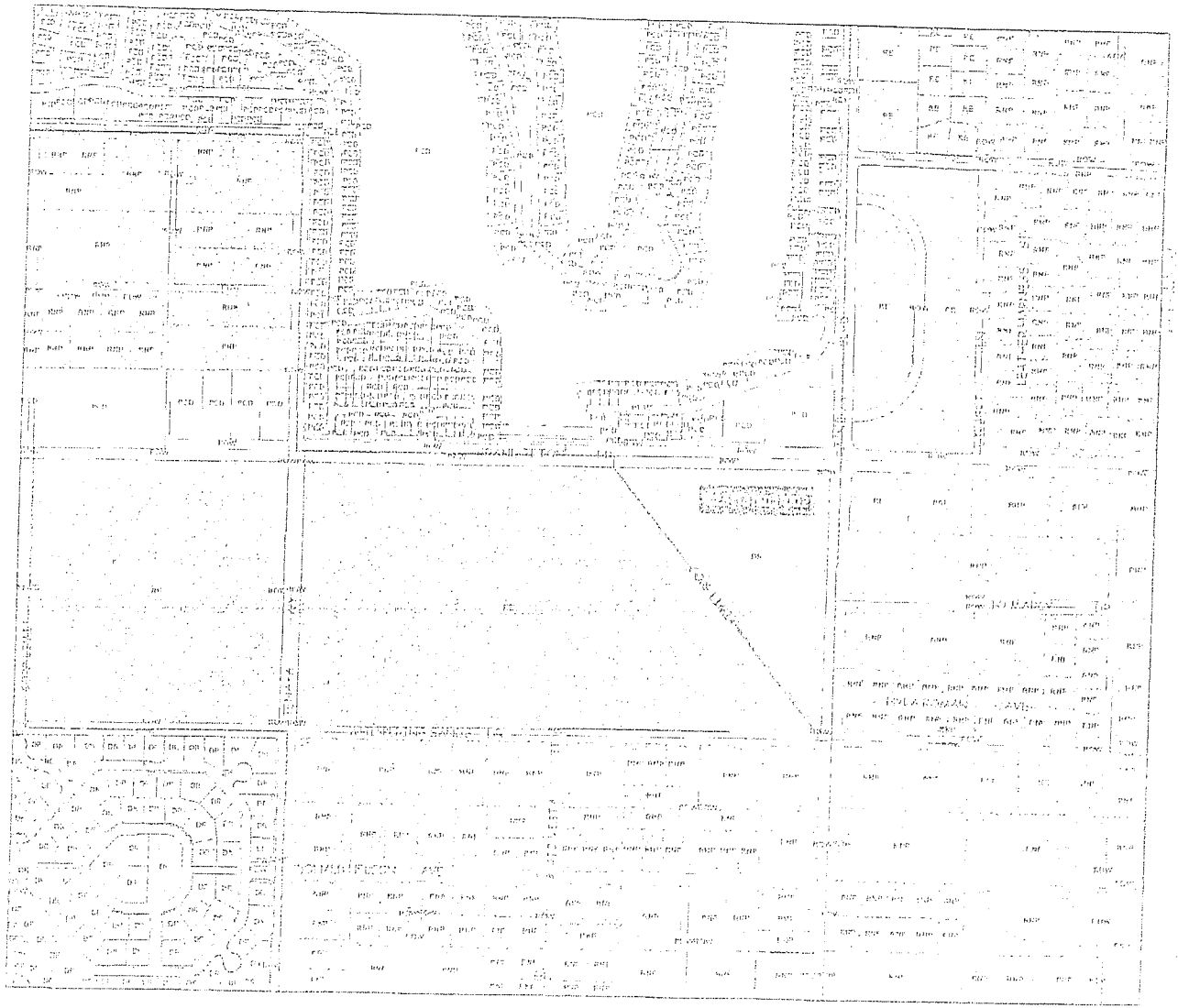
nevada
2727 S RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

ZONE LEGAL

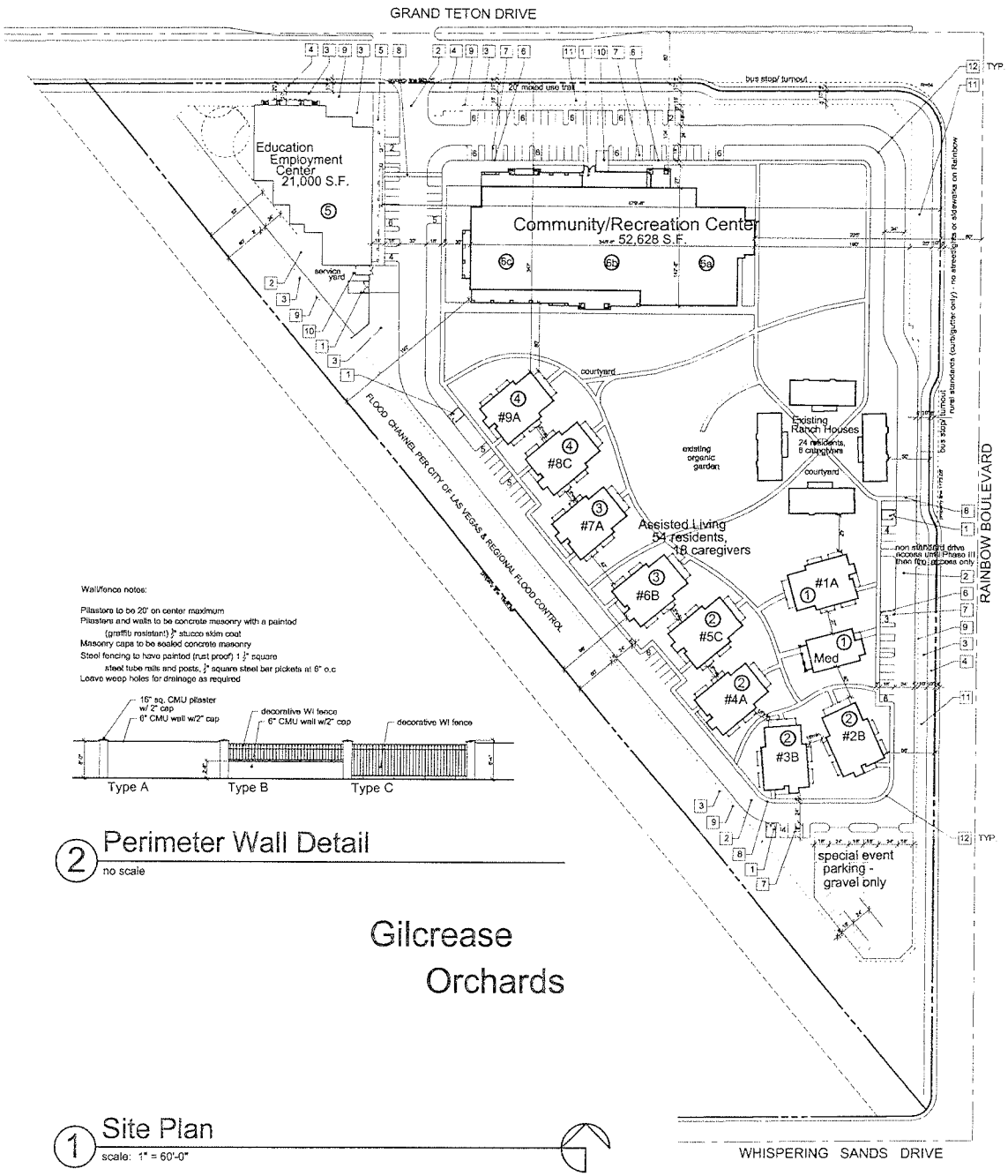
SCALE	HORZ 1"=250'
	VERT NA
W O NO	6720
DRAWN BY	SP
DATE	08/09/04
SHEET	3 OF 3

EXHIBIT B



Future Land Use Map

EXHIBIT C



Wall/fence notes:

Pilasters to be 20' on center maximum
Pilasters and walls to be concrete masonry with a painted (graffiti resistant) $\frac{1}{8}$" stucco skim coat
Masonry caps to be sealed concrete masonry
Steel fencing to have painted (rust proof) 1 $\frac{1}{2}$" square steel tube rails and posts, $\frac{3}{4}$" square steel bar pickets at 6" o.c
Leave weep holes for drainage as required

2 Perimeter Wall Detail

no scale

1 Site Plan

scale: 1" = 60'-0"

Gilcrease Orchards

project data

EXISTING ZONING	GP-L/PD ZONING
REQUIRED ZONING:	GP-L/PD ZONING
EXISTING USE	RESIDENTIAL HOUSING
PROPOSED USE.	ASSISTED LIVING/ COMMUNITY RECREATIONAL CENTER EDUCATIONAL EMPLOYMENT CENTER

AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,630 S.F.
MEDICAL FACILITY:	
EXISTING RESIDENTIAL HOUSING:	
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA:	122,557 S.F.

PARKING SUMMARY:

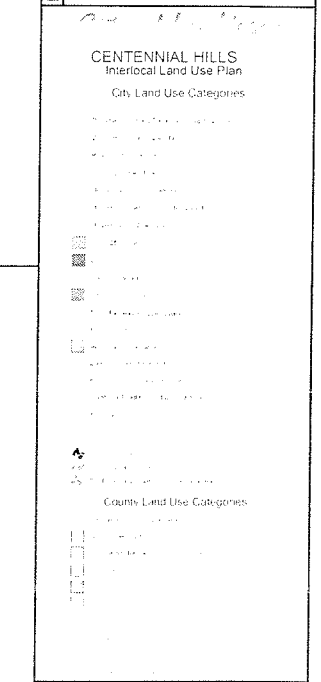
	FACTOR	PKG. REQ.
ASSITED LIVING APARTMENTS:	1/UNIT+1 GUEST/6 UNITS	11
EXISTING RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	264
EDUCATION EMPLOYMENT CENTER	1/250 GFA	84
TOTAL PARKING REQUIRED:		367

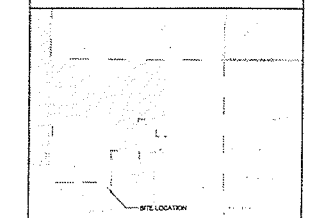
PARKING PROVIDED	190 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA:	866,314 S.F. (15.06 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
F.A.R. (FLOOR AREA RATIO):	15.8 %
DENSITY:	5.2 RESIDENTS/ACRE 0.87 UNITS/ACRE

APN#: 125-155-01-002

keynotes

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE w/ PAIR OF STEEL TUBE GATES w/ STAMPED METAL BACKING & LIFT PIN LOCK&LATCH
2	3" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	MULTIUSE TRANSPORTATION TRAIL
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH CUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECO 6' CMU/METAL FENCE/WALL - SEE 2/A1
10	16' x 25' LOADING ZONE
11	INTENSE LANDSCAPE BUFFER
12	28' INSIDE, 52' OUTSIDE DRIVE RADII





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revisions	
date	description

jpa architect
John David Burns, AIA/Architect, 3317 West Sahara Road, #201, Las Vegas, NV 89102 (702)878-4561, jpa-arch@centurylink.com

New Vista Community

Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/24/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A1



1 Phasing Plan
scale: 1" = 60'-0"

New Vista Ranch Phasing Plan:

I

1. Phase One - Build One New Residential Home and Onsite Medical Office
   a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton except as noted in detail 2/A1a
   b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
   c. Construct non-standard multi-use trail on Rainbowl street frontage consisting of:
      -rough graded frontage for a depth of 25'
      -desert landscaping for a depth of 25' except as noted
      -construct 10' wide decomposed granite pathway per detail 2/A1a

II

2. Phase Two - Build Four (4) More Residential Homes
   a. Construct non-standard multi-use trail on Grand Tetonl street frontage

III

3. Phase Three - Build Two (2) Additional Residential Homes
   a. Construct Grand Teton improvements as indicated on the Phasing Plan.
   b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.
   c. Construct fire truck crash gate on Rainbow to restrict access

IV

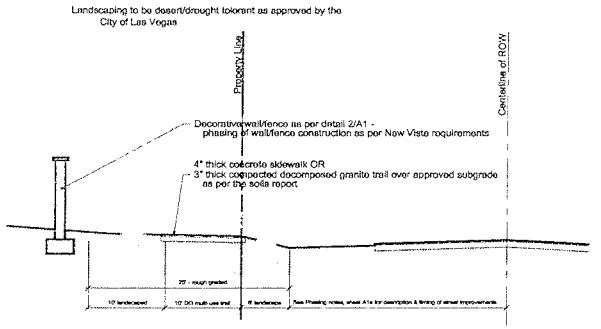
4. Phase Four - Build Two (2) Remaining Residential Homes

V

5. Phase Five - Construction of the Education & Employment Center Building
   a. Construct full offsites on Rainbow Boulevard as per approvals obtained at that point in time.

VI

6. Phase Six - Construction of the Recreation Center



2 Non-standard rural multi-use trail
no scale

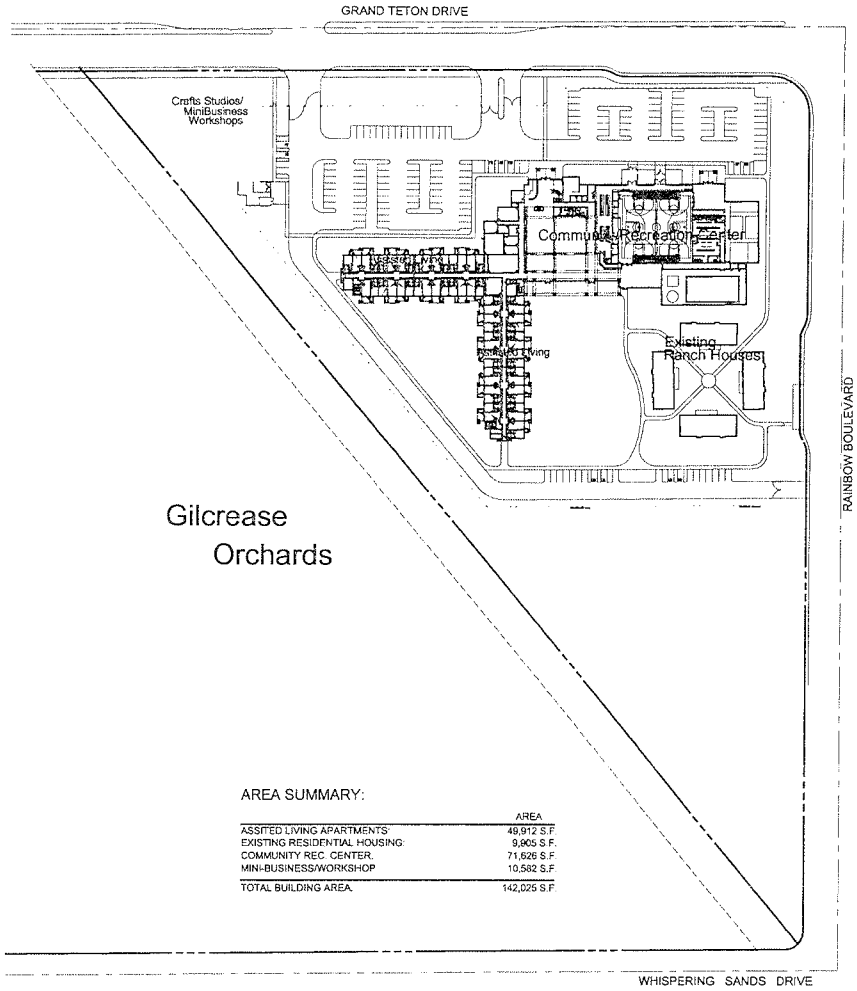
revisions

jdB architect

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/24/11
proj. no.	2010-49
drwn. by	
chkd. by	

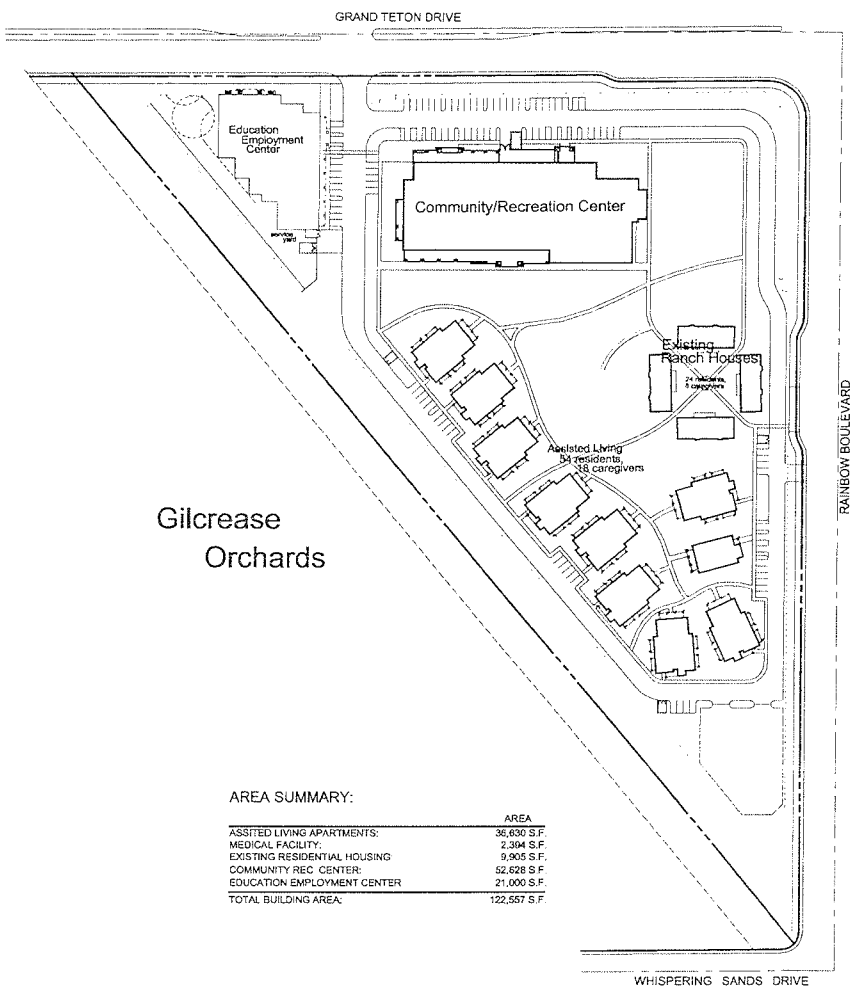
sheet no. A1a



AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	49,912 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER.	71,626 S.F.
MINI-BUSINESS/WORKSHOP	10,582 S.F.
TOTAL BUILDING AREA:	142,025 S.F.

2 Site Plan (previously approved)
no scale



AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,630 S.F.
MEDICAL FACILITY:	2,394 S.F.
EXISTING RESIDENTIAL HOUSING	9,905 S.F.
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA:	122,557 S.F.

1 Site Plan (proposed)
no scale

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revisions	date
Section	

jdb architect
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New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/24/11
proj. no	2010-49
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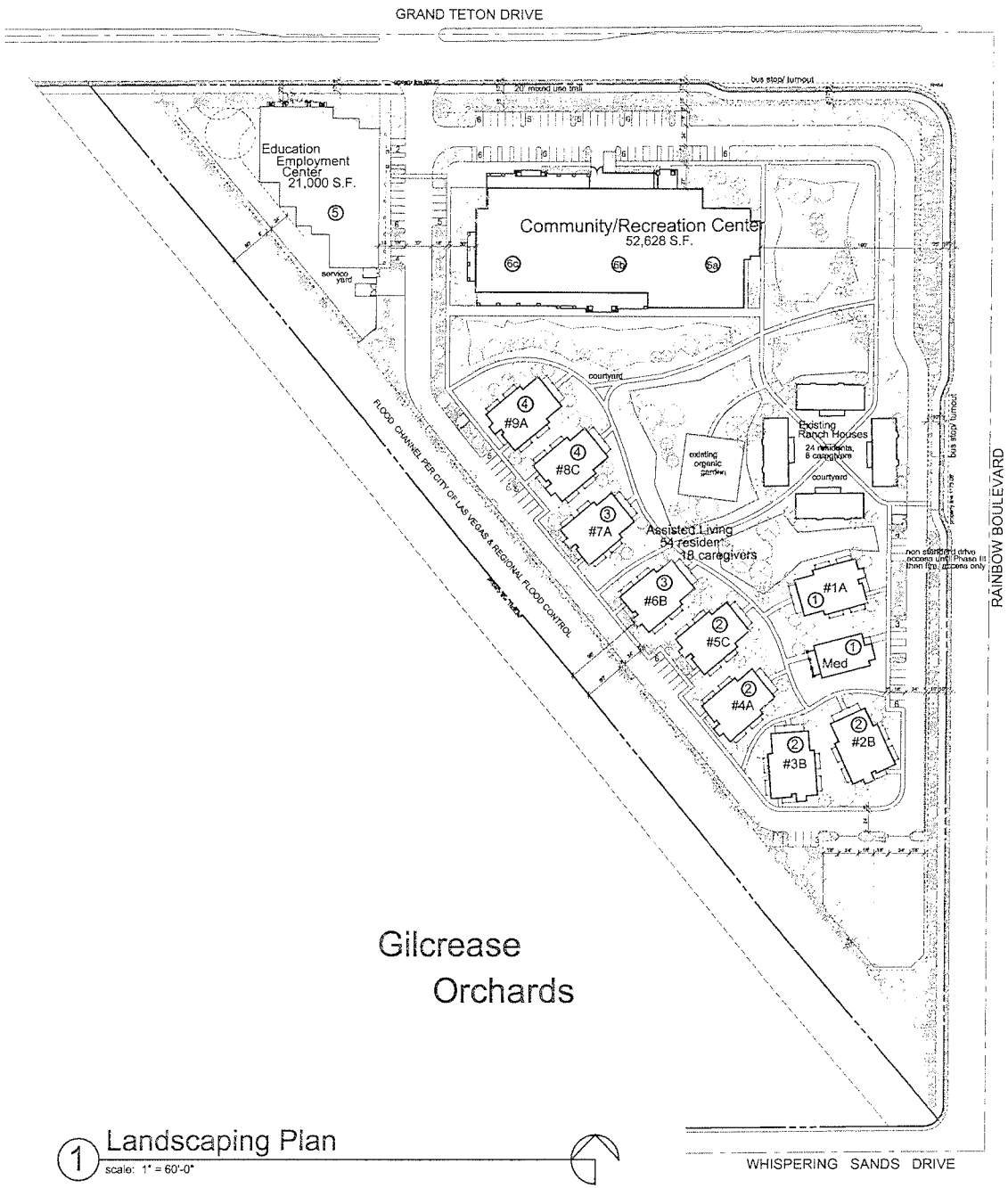
chkd. by	

sheet no A1b



1 Landscaping Plan
scale: 1" = 60'-0"

landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	SHADEMASTER HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	15 gallon
	CHITALPA	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Schinus	MEDIUM EVERGREEN	15 gallon
	SHOESTRING ACACIA Acacaia Stenophylla	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vitex	MEDIUM EVERGREEN	15 gallon
	AFRICAN SUMAC Rhus lancea	LARGE EVERGREEN	24" BOX
SYMBOL	SHRUBS		SIZE
	EVERGREEN EUONYMOUS Euonymous japonica		5 GAL
	COMMON WINTER CREEPER Euonymous fortunei		5 GAL
	TEXAS RANGER Leucophyllum Frutescens		5 GAL
	FEATHERY CASSIAS Cassia artemisioides		5 GAL
SYMBOL	GROUND COVER		
	MEXICAN PRIMROSE Oenothera berlandieri		1 GAL @ 18" o.c.e.w.
	HYBRID GAZANIA Gazania hybridus		1 GAL @ 18" o.c.e.w.
	DWARF COYOTE BRUSH Baccharis pilularis "Centennial"		1 GAL @ 18" o.c.e.w
	Native Desertscape		

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MATCH THE LANDSCAPE GRAVEL OF THE ADJACENT LOT

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date

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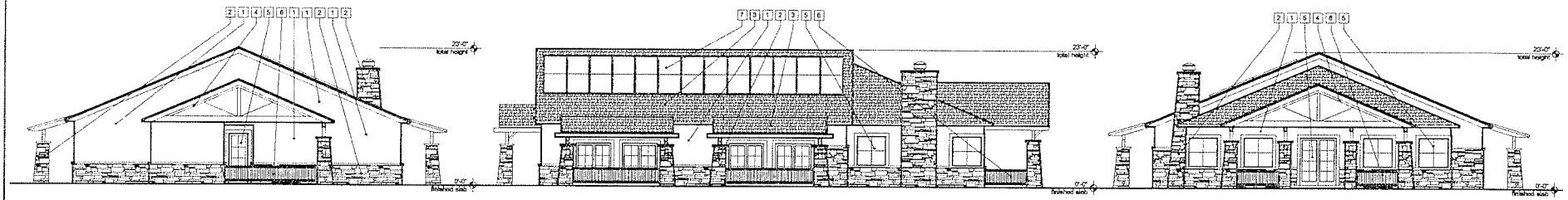
John David Burke, Architect, 3417 West Desert Inn Road, #201, Las Vegas, NV 89102 (702)876-0483, jburke@ja-architect.com

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/26/11
proj. no.	2010-03
drwn. by	
chkd. by	

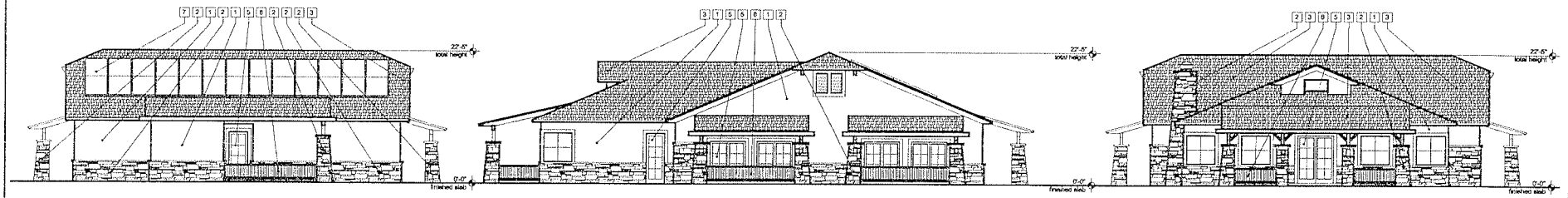
sheet no. A1L

keynotes			
#	description		
1	STUCCO FINISH	5	PELLA DOORS/WINDOWS
2	STONE VENEER	6	WOOD RAILING
3	CONCRETE ROOF TILE	7	PHOTOVOLTAIC ARRAY
4	TIMBER TRUSS		



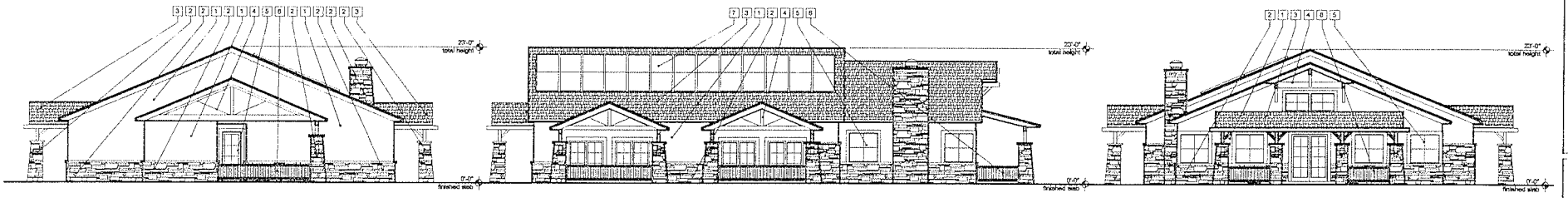
typical rear | side | front

Type C



typical rear | side | front

Type B



typical rear | side | front

Type A

1 Exterior Elevations — Assisted Living Module

revisions

no.	description	date

jd architect

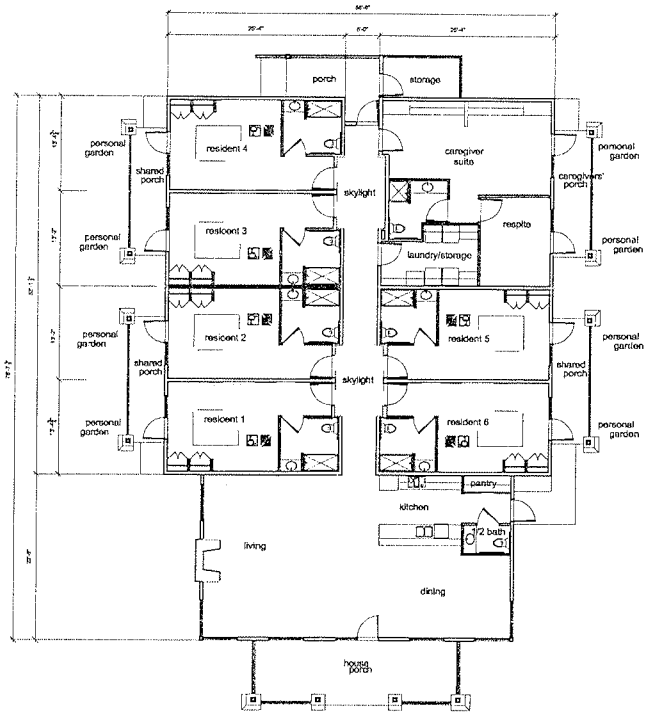
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/23/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A2

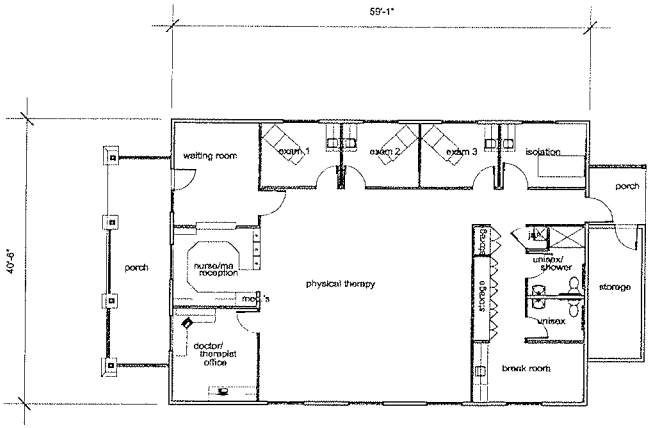
keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSS
5	PELLA DOORS/WINDOWS
6	WOOD RAILING
7	PHOTOVOLTAIC ARRAY



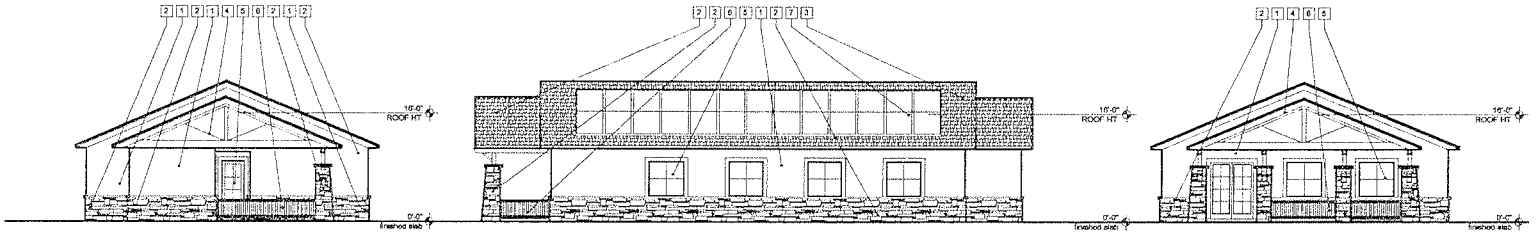
3 Floor Plan Assisted Living Module

NET BUILDING AREA: 4,070 S.F.



2 Floor Plan Medical/Therapy Office

NET BUILDING AREA: 2,394 S.F.



typical rear typical side front

1 Exterior Elevations Medical/Therapy Office

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revisions

no.	description	date

jd architect
John David Burns, Architect, 3211 West Oquendo Road, #201, Las Vegas, NV 89118 (702)579-4363, burnsjd@unlv.nevada.edu

New Vista Community

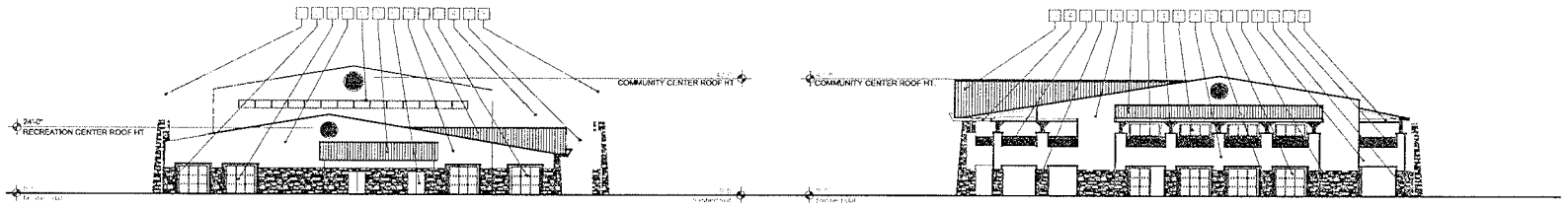
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	3/23/11
proj. no.	201049
drwn. by	
chkd. by	

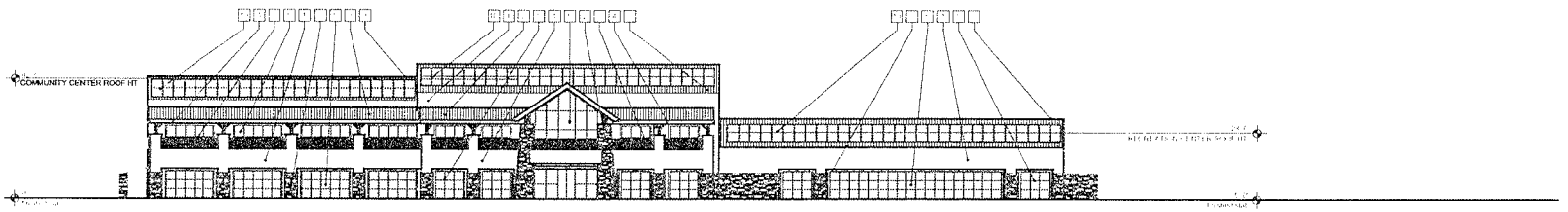
sheet no. A3

keynotes

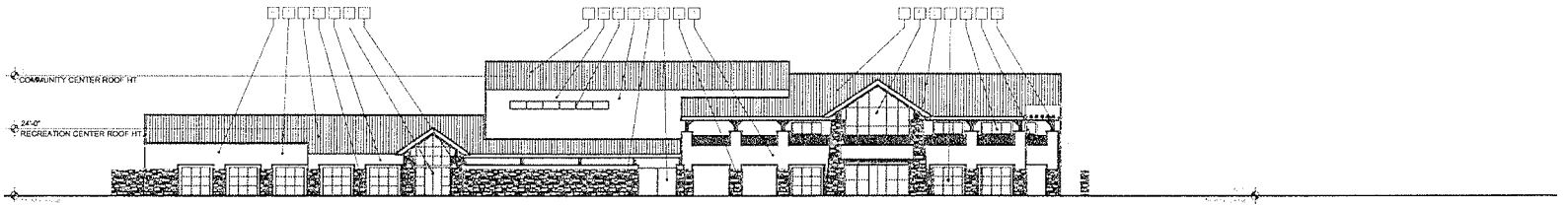
#	description



east west



south



north

1 conceptual elevations

SCALE 1" = 20'-0"

Community/Recreation Center

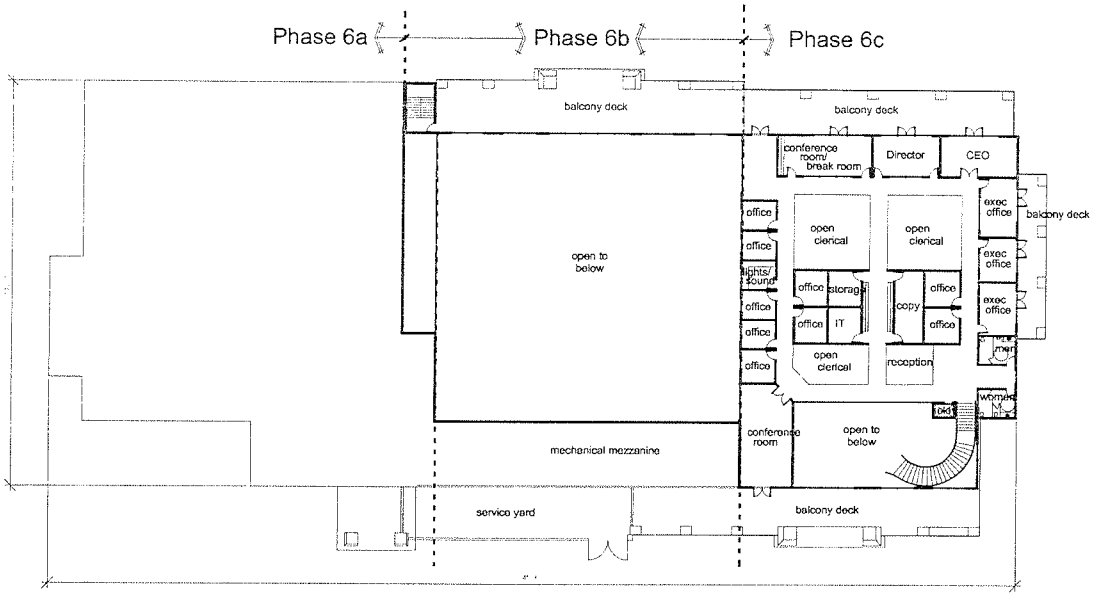
revisions

jd architect

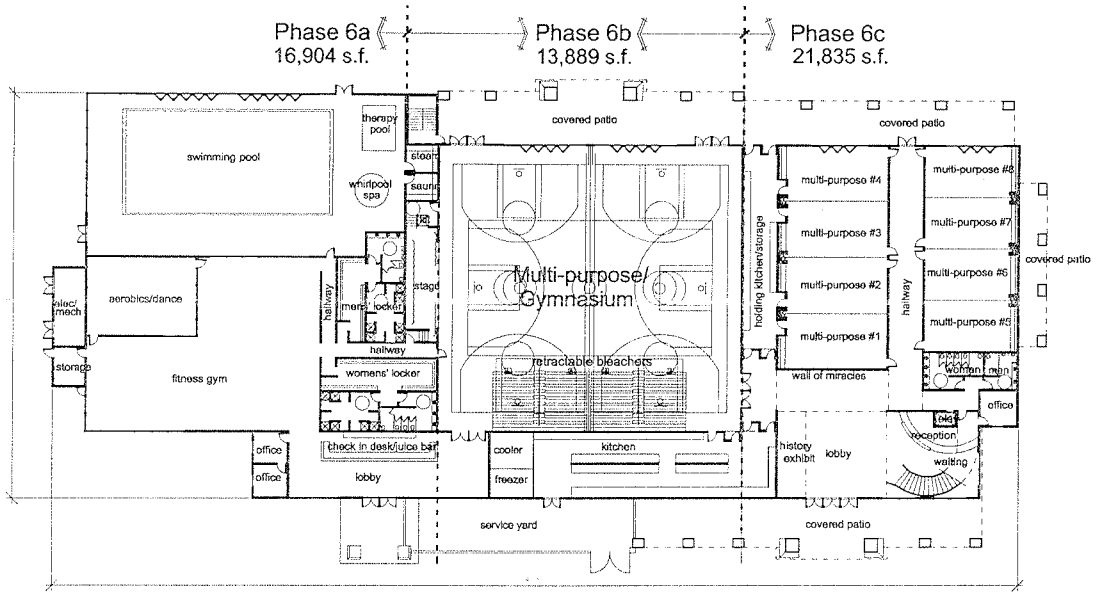
New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	
proj. no.	
drwn. by	
chkd. by	

sheet no. A4



Second Floor



First Floor

1 floor plans

SCALE 1" = 20'-0"

New Vista Community

Community & Recreational Center

Area Summary

Phase 6a		
A	POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	16 904 S F
Phase 6b		
B	MULTI-PURPOSE GYMNASIUM	11 749 S F
C	KITCHEN	2 140 S F
	SUBTOTAL	13 889 S F
Phase 6c		
D	LOBBY/RECEPTION/RESTROOMS/ MULTI-PURPOSE ROOMS/ HOLDING KITCHEN/STORAGE	11 910 S F
E	CORPORATE OFFICES	9 925 S F
	SUBTOTAL	21 835 S F
	COMMUNITY/REC CENTER BLDG TOTAL	52 628 S F

NOTE NO RETAIL USES ARE SHOWN

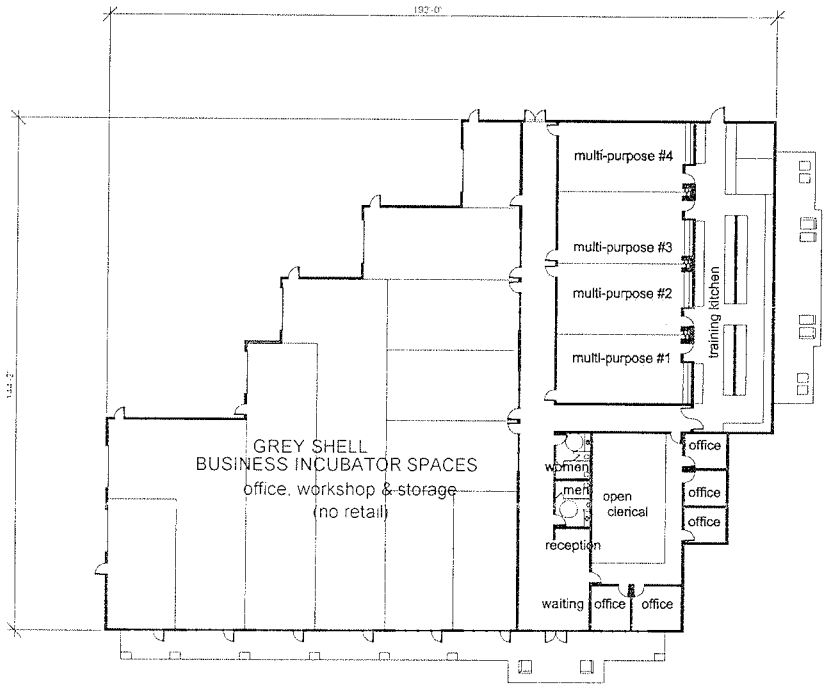
jdB architect

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

sheet no. A5
date
proj. no.
drwn. by
chkd. by

keynotes

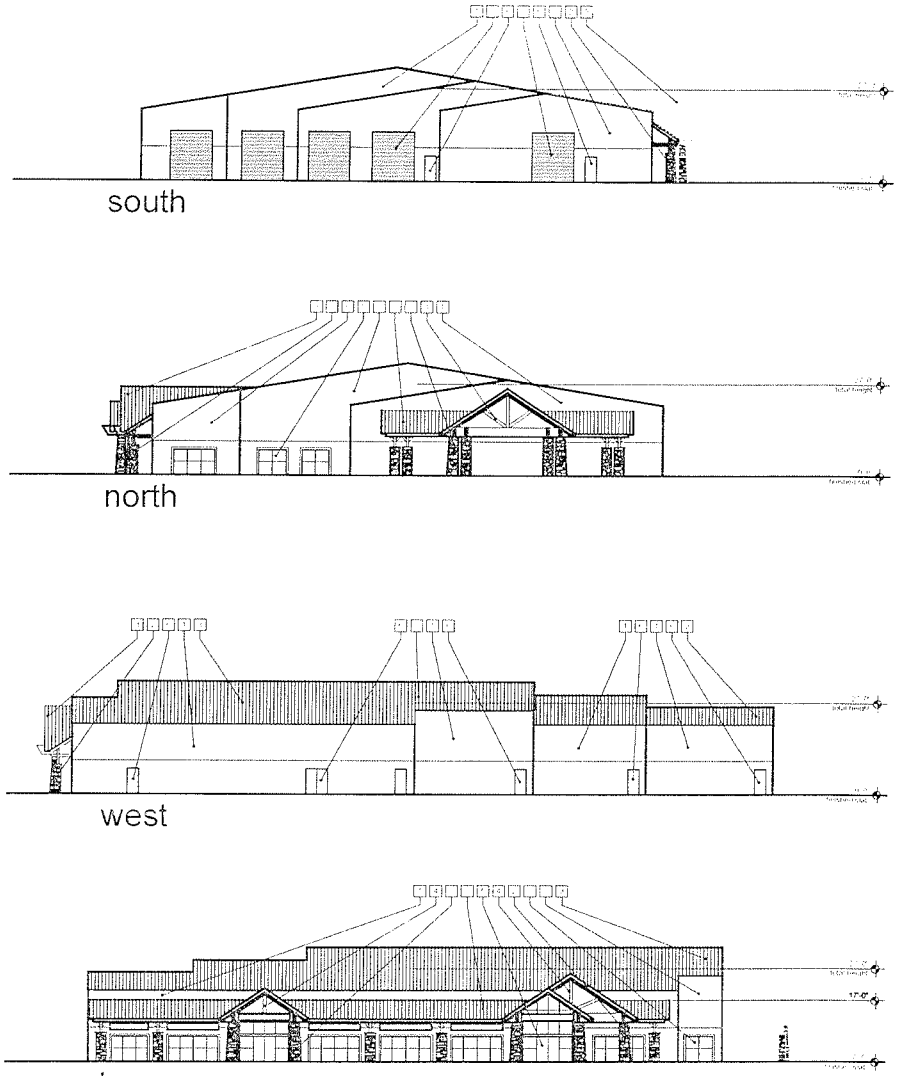
#	description



2 **floor plan** employment & educational Center

SCALE 1/16" = 1'-0"

21,000 s.f.



1 **elevations**

SCALE 1/16" = 1'-0"

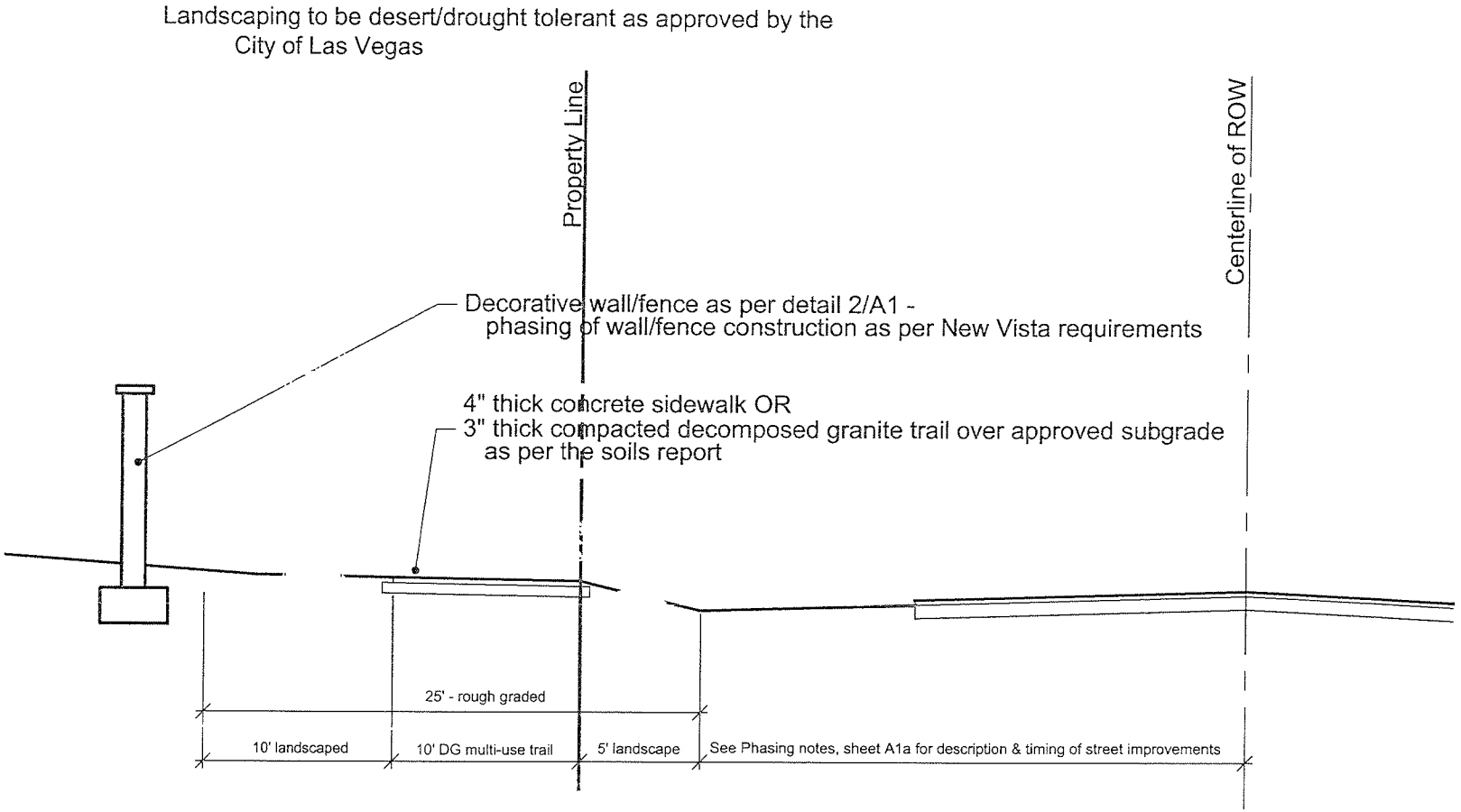
jd architect

New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	
proj. no.	
drawn by	
check by	

A6

EXHIBIT D



2 Non-standard rural multi-use trail

no scale

PERMANENT TRAIL

REFER TO MULTI-USE TRANSPORTATION TRAIL
ADOPTED JANUARY 16, 2002

EXHIBIT E

New Vista Ranch Traffic Summary

- The 56 additional units are anticipated to generate approximately 557 trips per day of which 10 trips are during the AM peak hour and 16 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual

- The Community Center/Recreation Center is anticipated to generate a maximum of 813 trips per day of which 17 trips are during the AM peak hour and 52 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual

- The site is not expected to generate a significant amount of traffic to the surrounding roadways

- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development

- The two driveways are located away from the Rainbow/Grand Teton intersection and should provide adequate access and circulation for the development

- The City may require a traffic impact study to analyze the traffic impacts from this development

- The City may impose a traffic signal impact fee Based on the number of units and square footage proposed this could be on the order of $25 000

The preliminary traffic analysis provides an evaluation of the of the traffic conditions and impacts for a proposed expansion to the New Vista Ranch located on the southwest corner of Rainbow Boulevard and Grand Teton Drive. The proposed expansion includes 56 additional assisted living housing units and a 140,000± square foot Community/Recreation Center.

The average daily traffic volume and the AM and PM peak hour volumes generated by the additional assisted living units and community/recreation center have been estimated based on the trip rates for "Assisted Living Units (ITE Code 254) and Multi-Purpose Recreation Facility (ITE Code 435) provided in the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The proposed expansion is estimated to generate 27 morning peak hour trips and 68 evening peak hour trips as summarized in the following table.

TRIP GENERATION

Land Use	Size	24 Hour Volume	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living (ITE Code 254)	56 Occupied Beds	153	7	3	8	8
Multi-Purpose Recreation Facility (ITE Code 435)	9 Acres	813	0	3	26	26

As shown in the above table, this expansion is expected to generate very little traffic. The residents of the assisted living units do not drive and many of the community/recreation center users are on-site. The following conclusions and recommendations are provided based on this preliminary analysis.

- The expansion is not expected to generate a significant amount of traffic to the surrounding roadways.
- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development.
- Two driveways are proposed to be located on Grand Teton Drive and should provide adequate access and circulation for the development.
- The City may require a traffic impact study to analyze the traffic impacts from this development.
- The City may impose a traffic signal impact fee. Based on the number of units and square footage proposed, this could be on the order of $25,000.

REFER TO CITY OF LAS VEGAS MASTER PLAN OF STREETS AND HIGHWAYS

Last Revised October 04, 2006 MSH-13509

EXHIBIT F

December 18, 2006
W O # 6730

Mr John Burke
John David Burke Architect
3471 West Oquendo Road, Suite 307
Las Vegas, Nevada 89118

RE NEW VISTA RANCH (GRAND TETON / RAINBOW) DRAINAGE

Mr Burke

On December 12, 2006 I met with the City of Las Vegas Flood Control Current Planning and Development Coordination staff to discuss this project The purpose of the meeting was to discuss the existing drainage conditions for this site and adjacent properties and the impact this proposed project would have on the existing conditions

The City of Las Vegas staff emphasized that the development of this site would need to be done in such a manner that downstream properties would not be negatively impacted by this project The following discussion summarizes those existing conditions and develops the concept of the design which achieves that objective It outlines how this site can be developed at this time and return flows to historic conditions downstream of this site

Sincerely,

VTN Nevada

James L Fitzpatrick P E
Senior Associate

cc Jim Thomas / VTN Nevada

NEW VISTA RANCH DRAINAGE ANALYSIS

EXISTING CONDITIONS

The City of Las Vegas Northwest Neighborhood Study Phase 2 determines the existing and future 100 year flows which impact this site Figures E-13 and F-13 from that report are attached They show that 1316 cfs and 669 cfs will be carried by Grand Teton and Rainbow in the existing condition This will necessitate that all buildings or floodwalls adjacent to Grand Teton be constructed approximately 3 6 (1 5' freeboard plus 2 1' depth of flow) above the flow line Similarly, all buildings or flood walls adjacent to Rainbow will need to be constructed 3 1 (1 5' freeboard plus 1 6 depth flow) above the flow line This is the standard required by the City of Las Vegas

There is an existing channel / flow path along the westerly property line of this site which routes 3070 cfs in the existing condition from Grand Teton to the Whispering Sands / Rainbow intersection In the future a CCRFCD facility will be constructed at this location to carry 3891 cfs

For analysis purposes, the existing condition 3070 cfs will be utilized to determine the existing limits of this flow path The existing condition peak flow was utilized since the City of Las Vegas Northwest Neighborhood Study uses developed condition flow rates for this case The future flow rate will only occur once all upstream CCRFCD improvements are in place which routes additional flows to this channel Those improvements can t be constructed until the CCRFCD facilities are constructed adjacent to and extended downstream from this site Therefore, the 3020 cfs flow was utilized to determine the width of the current flow path along the west property line of this site

The results of the existing condition analysis are shown on the attached Exhibit ECFP The width of the flow path varies from 200 to 1200' It is noted that the flow path crosses into the Whispering Sands R O W approximately 1350 west of the center line at Rainbow and into the Rainbow R O W approximately 200 north of the centerline at Whispering Sands

As Exhibit ECFP demonstrates this flow path has a width of over 1000' at the downstream end of this project. The existing properties south of Whispering Sands and along Rainbow Boulevard currently are significantly impacted by this approximately 3000 cfs of flow prior to the construction of this site

PROPOSED CONDITIONS

As previously discussed, the proposed structures adjacent to Grand Teton and Rainbow will need to be elevated or protected by floodwalls up to 1 5' above the calculated water surface in those streets

The design of conveyance facilities along the west property line of this project will need to maintain the existing conditions outlined above This will be accomplished by widening the bottom width of the existing earthen channel adjacent to the northwestern portion of this site and spreading out the flow adjacent to the southwestern portion to match existing conditions as it crosses into Whispering Sands and Rainbow R O W

One issue needs to be understood upfront it is not possible to construct the adjacent future CCRFCD facility at this time since it would have no downstream discharge In addition these interim facilities will have to return the flow to existing ground elevation at the perimeter of this site

This project is being divided into phases for the purpose of this analysis The northern 2/3 of the site will be developed at this time The southern 1/3rd of the site will be utilized for "overflow event" parking and to distribute the flow to maintain historic conditions After construction of CCRFCD facilities the southern 1/3 of the site can be completely developed

In order to maintain historic conditions it will be necessary to widen the bottom width of the existing channel in the existing 100' easement for the future CCRFCD facility This widening of the bottom of the channel will compensate for the filling of the portion of the existing flow path located within this site A typical section of this interim channel facility, Exhibit ICF is attached This channel section was added to the existing cross section to determine the width of the flow path after construction of this project shown on Exhibit FCFP

It should be noted that the interim channel will remain earthen except for the armoring of the east bank to prevent potential damage to the proposed buildings It was decided to leave the rest of the channel / flow path as existing or earthen condition If it were to be improved, that would result in potentially increasing the velocity of discharge on the existing downstream residences It should be noted that the discharge velocity in both the existing and proposed condition analysis is less than 5 fps which is considered nonerosive

An interim berm will be utilized in the southern portion to provide an eastern limit in the proposed condition to expand the flow back to historic discharge locations and conditions In addition this berm will provide protection for the interim "event overflow" parking area in the southern portion of this site If the interim berm is damaged during any storm event, the property owner will need to restore it to maintain protection for this interim parking area

ONSITE DETENTION

At previous public meetings for this project it was suggested that some form of a detention basin be constructed in the southern portion of this site As discussed at recent meetings with the City of Las Vegas staff members, due to the size of land available and

since no downstream underground drainage system exists, this onsite detention would probably result in no effective reduction of the existing flow impacting downstream property

It is acknowledged that an onsite basin could be incorporated into the "event overflow parking lot However, this basin would have an `at grade outlet structure These type of small "at grade" detention facilities have a potential of becoming a public nuisance It would be similar to in design to the detention basin which was constructed in the Los Prados subdivision just west of Decatur The City of Las Vegas received numerous complaints about that facility for years It is suggested to allow the City of Las Vegas Flood Control staff to determine if an onsite detention facility is necessary at the time a technical drainage study is prepared that determination to be based on impact of development of this site has on the entire basin drainage system

REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

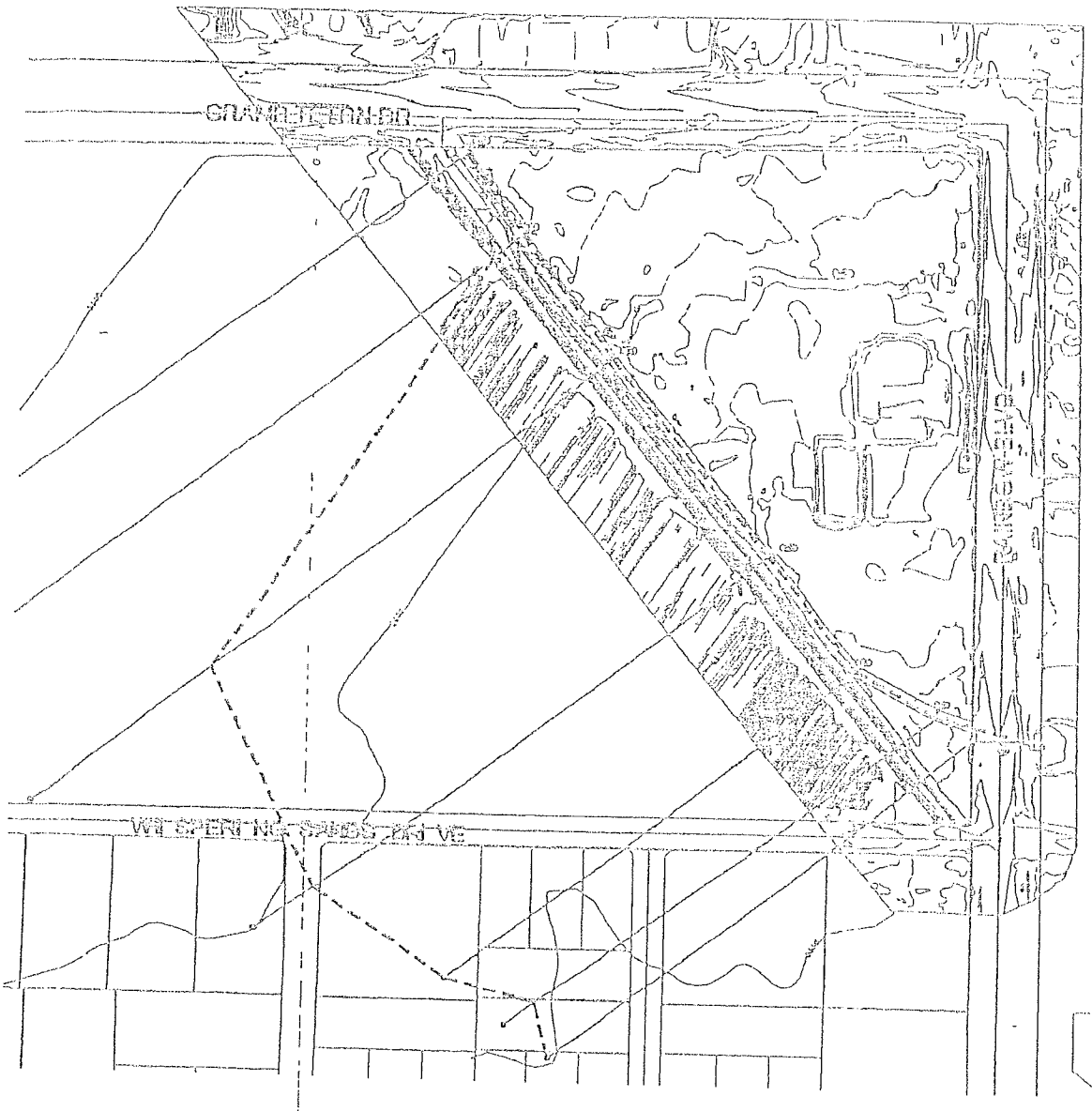
EXISTING DRAINAGE CONDITIONS

PHOTO DATE SEPTEMBER 1998

REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

FIGURE F13

FUTURE DRAINAGE CONDITIONS



GRAPHIC SCALE

300 0 150 300 600

1" = 300'

NORTH

vtn nevada

2727 S RAINBOW BOULEVARD
LAS VEGAS NEVADA 89146-5148

NEW VISTA RANCH

EXHIBIT FCFP

SCALE	HORZ 1"=300'
	VERT N/A
W O NO	6730
DRAWN BY	MDH
DATE	DEC 2006
SHEET	OF

EXHIBIT "F" NEW VISTA RANCH W.O.# 6730

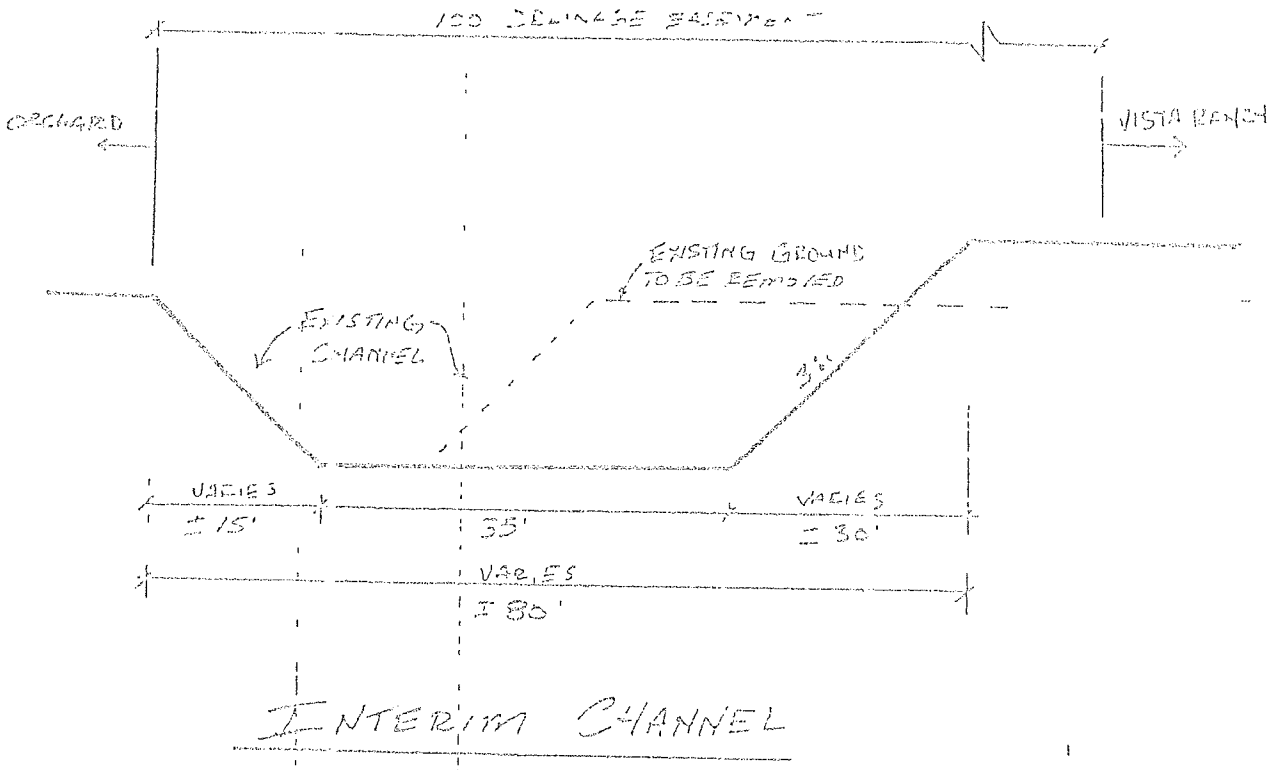
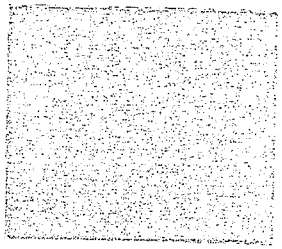
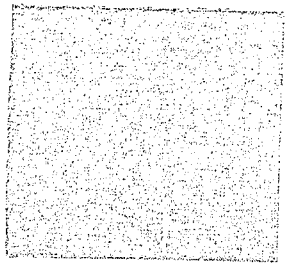


EXHIBIT G



Barridge Standing Metal Seam Roof
Color: Hemlock Green



Paint Color:
'Frazee' Paint "8385D Brick Rose"



Split Faced CMU : Cultured Stone
Shale Pro-Ft Ledgesone (PF-8016)

Storefront: White Kynar

Stucco Finish

Accents / Plant-ons
'Frazee' Crystal Ball - 6780W

Accents
'Frazee' - Custard

Glass: Evergreen Tint



NEW VISTA COMMUNITY

GPA-16578 ZON-16580
SDR-16581 REVISED
10/19/06 PC

Revisions to the PD Document:

Section 3.4 Revise the title of the "Micro Business Center" to read "Education Employment Center". Though the uses are the same – the name changes is more explanatory of the purpose of the building.

Section 4.1 The Building Setback section has been revised to match the newly submitted plans. Note that the Community Center/Recreation Building has been pushed farther to the west away from Rainbow Boulevard.

Section 4.4 This section has been revised to show the driveway requirements to match the new phasing plan.

Section 4.8 This section has been revised to match the new phasing plan.

Section 4.9 This section has been updated to match current site conditions.

Section 4.10 This section has been revised to match current site conditions.

Section 5.3 This section has been revised to increase the height limits of the Community Center/Recreation Building and the Education/Employment Center. Regarding the added height of the Community/Recreation Center, this height is needed for the sports function (basketball clear height of 28') and to allow the sloped residential style rooflines. The Community Center/Recreation Building has been pushed farther to the west away from Rainbow Boulevard to reduce it's impact on the Rainbow frontage and the neighbors to the east. Similarly, the height of the Education/ Employment Center has been increased to accommodate the sloped residential style roof lines. Note that the Assisted Living Units and the Medical Building have been drastically reduced in height as these buildings are those sited adjacent to Rainbow Boulevard.

Section 5.4 This section has been revised to match the newly submitted plans.

Section 8.0 The exhibits have been updated to match the newly submitted plans and incorporate the previous approvals

RECEIVED

MAY 25 2011

MOD-41437 ROC-40981
SDR-40980 REVISED

John David Burke, Architect
a Professional Corporation

May 24, 2011

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Major Modification
Revision to the PD New Vista Master Development Plan and Development Standards Document, dated February 7, 2007
GPA-16578, ZON-16580
New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002

RECEIVED
MAY 24 2011

Overview

This revision to the New Vista Master Development Plan and Development Standards Document we are submitting today is a revision to previously approved MDPDS document approved in conjunction with GPA-16578, ZON-16580 and SPR-16581. The project involves a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas. This revision is a companion item to the newly submitted plans for SDR-40980 and ROC-40981. The new revised plans depict essentially the same uses as previously approved but in a different configuration. The MDPDS document revisions bring this document in line with the new submittals.The uses proposed were previously housed in two large buildings. The new plan proposes to separate these uses into smaller buildings to reduce the scale and appearance of the project. Also, the overall building area of the project is being reduced by approximately 20,000 s.f. – a 14% reduction. While the goal of this redesign is provide a more residential scale and character for the project in a campus like setting, it is also making the project more affordable and easier to finance from a construction and fundraising viewpoint. Central to this concept is to allow the project to be built in phases with each phase giving the appearance of a residential neighborhood growing over time.

MOD-41437 ROC-40981
SDR-40980 REVISED

Otherwise, this Major Modification is consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, ARCHITECT

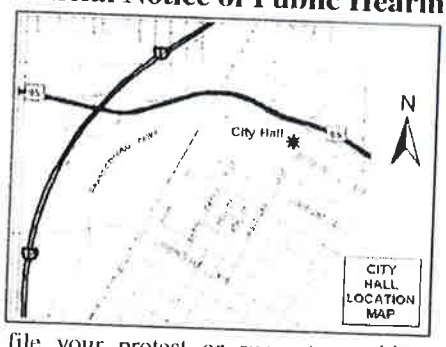
RECEIVED

MAY 25 2011

MOD-41437 ROC-40981
SDR-40980 REVISED

3471 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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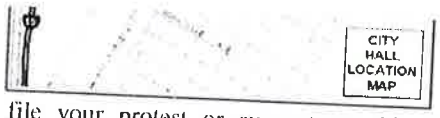
12510812116 Case: MOD-41437
KAWAKAMI CHRISTOPHER T & PAUL M
7140 RIVER MEADOWS AVE
LAS VEGAS NV 89131-4315

30P

89 DRDFM11 89131



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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12515712002 Case: MOD-41437
VARGAS JOSE G
6813 VIA LOCANDA AVE
LAS VEGAS NV 89131-0127

30P

89 DRDFM11 89131



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12515711007 Case: MOD-41437
MAGUINESS THOMAS S & ELIZABETH
7504 VIA SIGNORELLI
LAS VEGAS NV 89131-0125

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89 DRDFM11 89131

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

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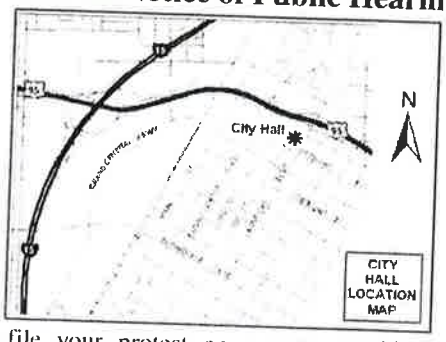

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PLANNING & DEVELOPMENT

12515212026 Case: MOD-41437
GOURLEY R VAUGHN & KAROL
7331 REAL QUIET DR
LAS VEGAS NV 89131-4133

30 P

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

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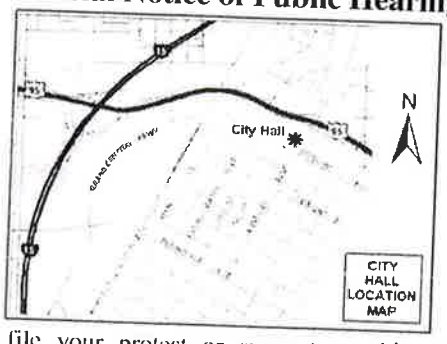

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PLANNING & DEVELOPMENT

12514105012 Case: MOD-41437
VICCHIULLO MARIO A JR & DONNA M
6580 WHISPERING SANDS DR
LAS VEGAS NV 89131-2220

30P

66 DRDFN11 89131

JUL-06-2011 09:22 NVIDIA 4084862874 P.01

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

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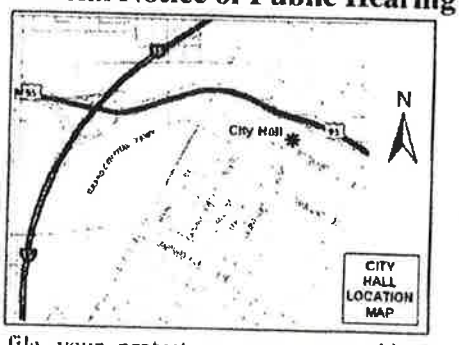

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PLANNING & DEVELOPME

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-41437

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12510814028 Case: MOD-41437
CHAO-WANG TRUST
33798 TRAILSIDE WY
UNION CITY CA 94587-4368

93 DRDFN11 94587

30P

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



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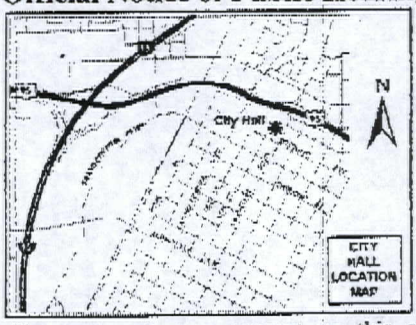
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-41437

Planning Commission Meeting of 7/12/2011

Case: MOD-41437

12514202007
BAJA 102 TRUST
6575 WHISPERING SANDS DR
LAS VEGAS NV 89131-2221

89 DRDFM11 89131

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

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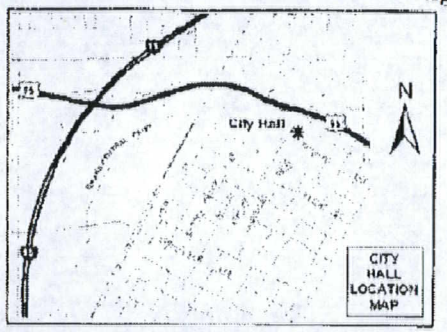

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MOD-41437

Planning Commission Meeting of 7/12/2011

Case: MOD-41437

12515712023
DURELL WILLIAM & JANET FAM TR
7509 VIA FIORENTINO ST
LAS VEGAS NV 89131-0129

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702-655-3714

Durell Laboratories

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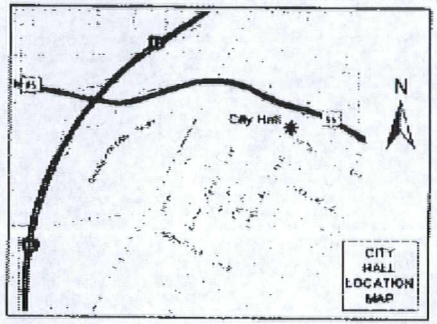

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☐ I OPPOSE this Request

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MOD-41437

Planning Commission Meeting of 7/12/2011

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MAILED FROM ZIP CODE 89101

Case: MOD-41437
12515402005
MCCALLA ROBERT D & TAMARA M
7355 SEVERANCE LN
LAS VEGAS NV 89131-3326

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0004279218 JUN 30 2011
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MOD-41437

Planning Commission Meeting of 7/12/2011

12510714014 Case: MOD-41437
HUFFMAN KURT TRUST
P O BOX 751450
LAS VEGAS NV 89136-1450

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Jul 11 2011 10:22 RESULTS TECH 1 913-928-8200 p.2

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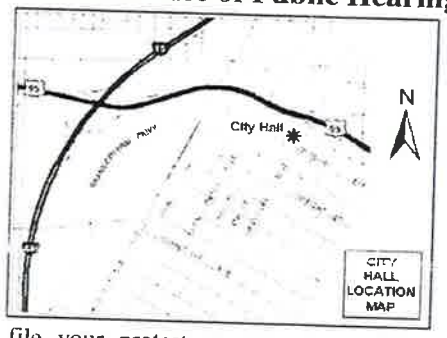

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MOD-41437
Planning Commission Meeting of 7/12/2011

12515810050 Case: MOD-41437
CARDWELL-LUETKEMEYER LIVING TR
6896 KELP LEDGE CT
LAS VEGAS NV 89131-0122

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66 DRDFN11 89131

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MOD-41437
Planning Commission Meeting of 7/12/2011

PLANNING & DEVELOPMENT

12510818008 Case: MOD-41437
MOWAT CHARLES W & SUZANNE J
8113 BAY COLONY ST
LAS VEGAS NV 89131-6707

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66 DRDFN11 89131

DEVELOPMENT

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or

Jul 05 11 12:26p James R. Tripp (702) 396-2330 p.1

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

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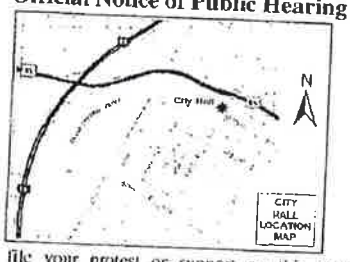

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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MOD-41437

Planning Commission Meeting of 7/12/2011

12515211022 Case: MOD-41437
TRIPP JAMES R & CONNIE J
7222 SILVER CHARM CT
LAS VEGAS NV 89131-4129

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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MAILED FROM ZIP CODE 89101

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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MOD-41437

Planning Commission Meeting of 7/12/2011

Case: MOD-41437

12514110007
EAGLE RANCH 3 L L C
801 S RANCHO DR #E-4
LAS VEGAS NV 89106-3812

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



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MOD-41437

Planning Commission Meeting of 7/12/2011

Case: MOD-41437

12515405016
SMITH PAMELA T
7240 N MONTE CRISTO WY
LAS VEGAS NV 89131-3334

89 DRDFM1 89131

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

C.C. 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**Planning Commission Mtg.**	**9**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Photos – ROC-40981 and SDR-40982
4. City Council Approval Letter for ZON-16580
5. City Council Approval Letter for SDR-16581
6. Protest/Support Postcards - ROC-40981 and SDR-40982

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: **ROC-40981** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Kelly D Guzman

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Sally Marcus

Notary Public in and for said County and State

SALLY MARCUS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-05-2013
Certificate No: 97-1845-1

Revised 11-14-06

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

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FEB 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

Project Name NEW VISTA COMM-ASST'D LIVING/CMM & REC CTR/EDU & EMPLO **Proposed Use** HOUSING & SUPPORT FACILITY MR/DD POP.

Assessor's Parcel #(s) 125-15-501-002 **Ward #** _____

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

Commercial Square Footage 123,850 S.F. **Floor Area Ratio** 16.0%

Gross Acres 15.0 **Lots/Units** 78 **Density** 5.2/ACRE

Additional Information SEE JUSTIFICATION LETTER FOR WAIVER OF CONDITION

PROPERTY OWNER NEW VISTA RANCH INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4577 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

APPLICANT NEW VISTA RANCH INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4577 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE **Contact** KCRG&F/JOHN BURKE ARCHITECT

Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 **Phone:** 876-4863 (792-7000) **Fax:** 876-9355 (796-7181)

City LAS VEGAS **State** NV **Zip** 89113/89118

E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

Property Owner Signature* X Kelly DeGuzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

ALEVA L. H. WALKER
Notary Public State of Nevada
No. 06-107463-1
My Appt. Exp. July 5, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ROC - 70981
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

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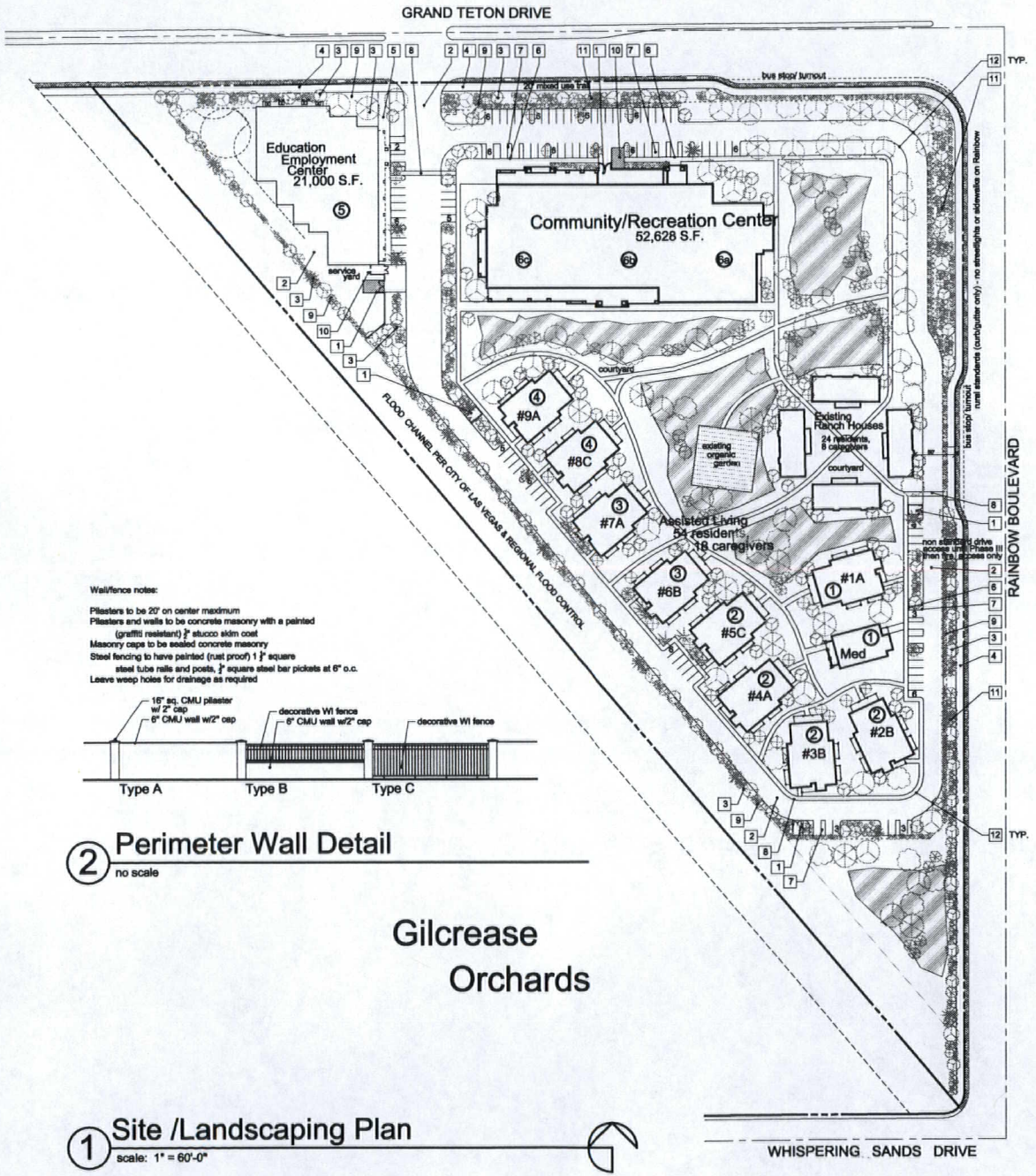


Wall/fence notes:

Pilasters to be 20' on center maximum
Pilasters and walls to be concrete masonry with a painted (graffiti resistant) $\frac{1}{2}$" stucco skim coat
Masonry caps to be sealed concrete masonry
Steel fencing to have painted (rust proof) 1 $\frac{1}{4}$" square steel tube rails and posts, $\frac{3}{4}$" square steel bar pickets at 6" o.c.
Leave weep holes for drainage as required

2 Perimeter Wall Detail
no scale

Gilcrease Orchards

1 Site /Landscaping Plan
scale: 1" = 60'-0"

project data

EXISTING ZONING:	GP-L/PD ZONING
REQUIRED ZONING:	GP-L/PD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/ COMMUNITY RECREATIONAL CENTER EDUCATIONAL EMPLOYMENT CENTER

AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	36,830 S.F.
MEDICAL FACILITY:	
EXISTING RESIDENTIAL HOUSING:	
COMMUNITY REC. CENTER:	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA:	122,557 S.F.

PARKING SUMMARY:

	FACTOR	PKG. REQ.
ASSITED LIVING APARTMENTS:	1/UNIT+1 GUEST/5 UNITS	11
EXISTING RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	264
EDUCATION EMPLOYMENT CENTER	1/250 GFA	84
TOTAL PARKING REQUIRED:		367

PARKING PROVIDED:	100 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA:	855,314 S.F. (15.05 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
BUILDING COVERAGE:	16.0 %
APN#: 125-155-01-002	

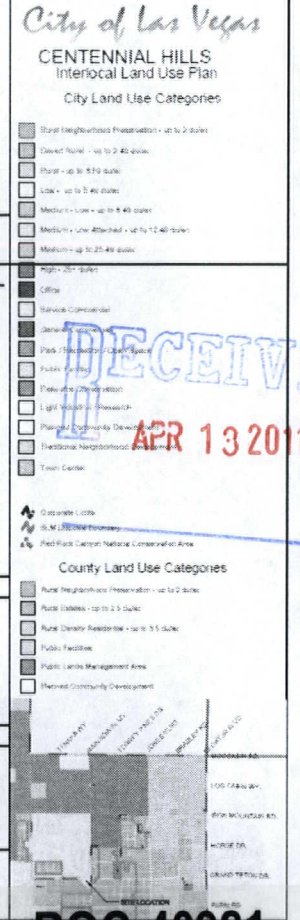
landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	SHADEMASTER HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	15 gallon
	CHITALPA xxxxxxxxxxxxx	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Schinus	MEDIUM EVERGREEN	15 gallon
	SHOESTRING ACACIA Acacia Stenophylla	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vitex	MEDIUM EVERGREEN	15 gallon
	AFRICAN SUMAC Rhus lances	LARGE EVERGREEN	24" BOX
SYMBOL	SHRUBS		SIZE
	EVERGREEN EUONYMOUS Euonymous japonica		5 GAL
	COMMON WINTER CREEPER Euonymous fortunei		5 GAL
	TEXAS RANGER Leucophyllum Frutescens		5 GAL
	FEATHERY CASSIAS Cassia artemisioides		5 GAL
SYMBOL	GROUND COVER		
	MEXICAN PRIMROSE Oenothera berlandieri		1 GAL @ 18" O.C.&.W.
	HYBRID GAZANIA Gazania hybridus		1 GAL @ 18" O.C.&.W.
	DWARF COYOTE BRUSH Baccharis pilularis 'Centennial'		1 GAL @ 18" O.C.&.W.
	Native Desertscape		

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MATCH THE LANDSCAPE GRAVEL OF THE ADJACENT LOT

keynotes

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE w/ PAIR OF STEEL TUBE GATES w/ STAMPED METAL BACKING & LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	MULTIUSE TRANSPORTATION TRAIL
5	4" CONCRETE SIDEWALK W/ROCK/SALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECO 6' CMU/METAL FENCE/WALL - SEE 2/A1
10	15' x 25' LOADING ZONE
11	INTENSE LANDSCAPE BUFFER
12	28' INSIDE, 52' OUTSIDE DRIVE RADII



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jdB architect
John David Burke, Architect, 6971 West Oquendo Road, #301, Las Vegas, NV 89118 (702)375-4053, jburke@jdbarchitect.com

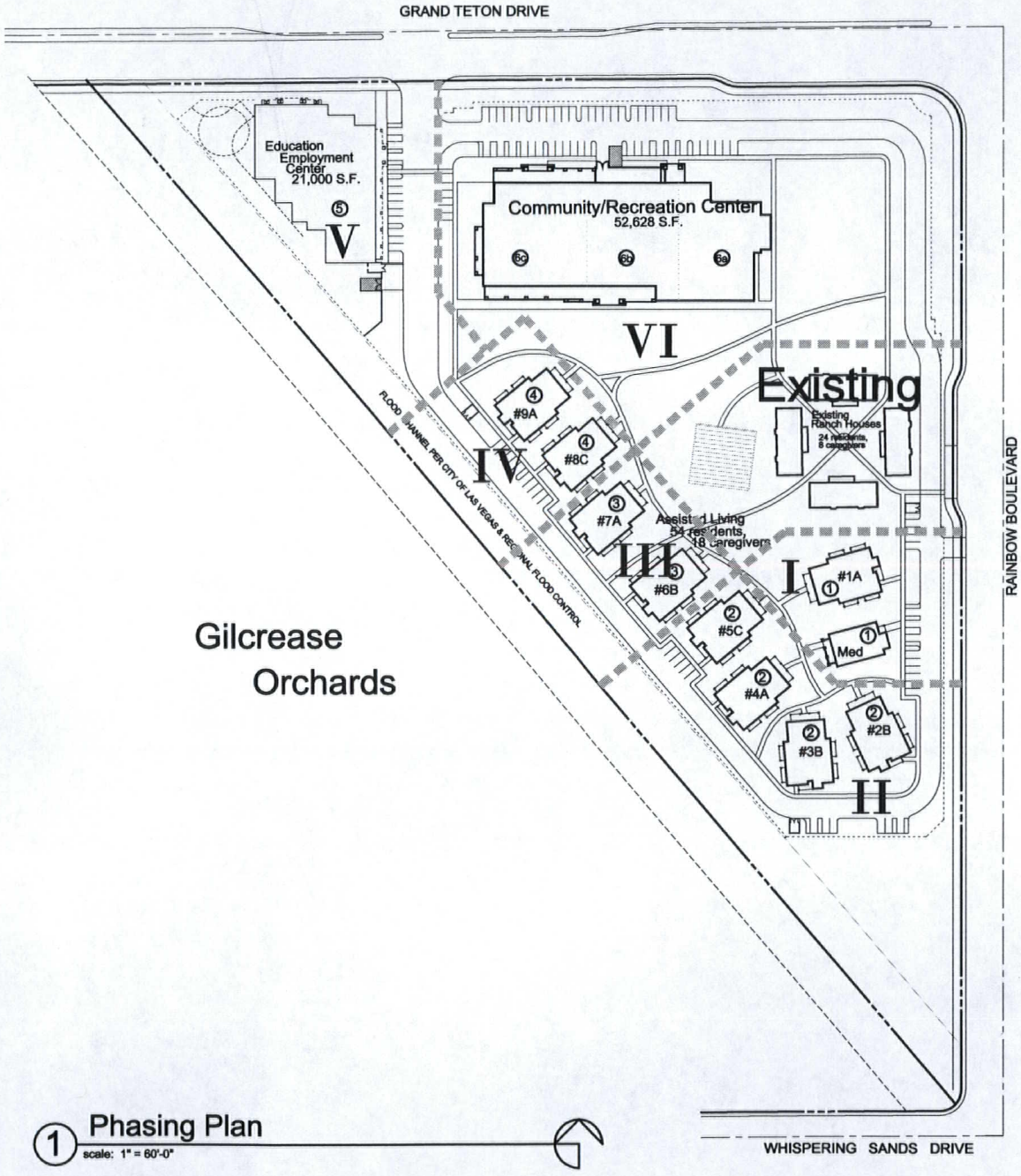
revisions
no. description date

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
proj. no.	2010-48
drwn. by	
chkd. by	

sheet no. A1

ROC-40981
SDR-40980
REVISED



1 Phasing Plan
scale: 1" = 60'-0"

New Vista Ranch Phasing Plan:

I
1. Phase One - Build One New Residential Home and Onsite Medical Office
   a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton except as noted in detail 2/A1a
   b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
   c. Construct non-standard multi-use trail on full street frontages consisting of:
      -rough graded frontage for a depth of 25'
      -desert landscaping for a depth of 25' except as noted
      -construct 10' wide decomposed granite pathway per detail 2/A1a
   d. Apply for GPA to amend Master Plan of Streets and Highways to revise designation of Rainbow Boulevard from Grand Teton south to 215 as a rural street

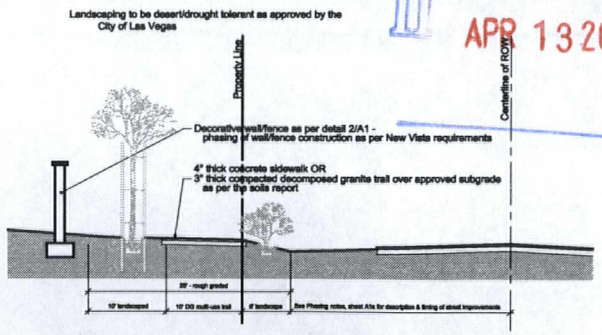
II
2. Phase Two - Build Four (4) More Residential Homes

III
3. Phase Three - Build Two (2) Additional Residential Homes
   a. Construct Grand Teton improvements as indicated on the Phasing Plan.
   b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.
   c. Construct fire truck crash gate on Rainbow to restrict access

IV
4. Phase Four - Build Two (2) Remaining Residential Homes

V
5. Phase Five - Construction of the Education & Employment Center Building
   a. Construct full offsites on Rainbow Boulevard as per approvals obtained at that point in time.

VI
6. Phase Six - Construction of the Recreation Center



Grand Teton - Phases I and II*
Rainbow - Phases I, II, III and IV**
2 Non-standard rural multi-use trail
no scale

* Install CLV Std. Multi-Use Transportation Trail in Phase III on Grand Teton
** Install CLV Std. (except for no streetlights) Multi-Use Transportation Trail in Phase V on Rainbow

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jdB architect

revisions

New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	proj. no.	drwn. by	chkd. by
4/12/11	2010-48		

sheet no. A1a

ROC-40981
SDR-40980
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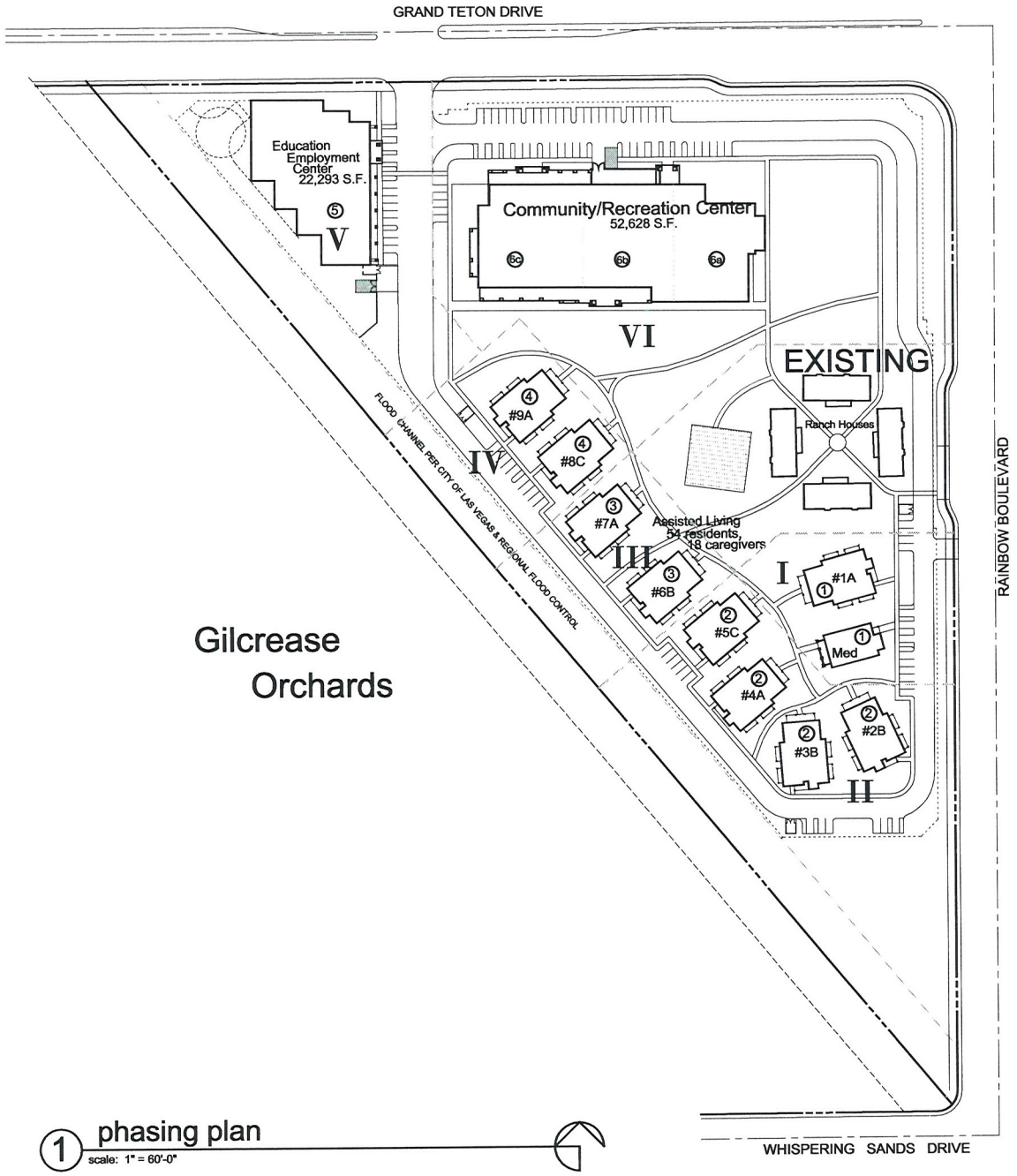

1 phasing plan
scale: 1" = 60'-0"

New Vista Ranch Phasing Plan:

1. Phase One - Build One New Residential Home and Onsite Medical Office
   a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton.
   b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.

2. Phase Two - Build Four (4) More Residential Homes
   a. Build only onsite infrastructure to support four more homes.

3. Phase Three - Build Two (2) Additional Residential Homes
   a. Construct offsite improvements to Grand Teton by developing a median opening within the existing half constructed median to allow both in and out circulation from the property to the north.
   b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.

4. Phase Four - Build Two (2) Remaining Residential Homes
   a. During this phase of development, and prior to receiving the occupancy permit for the first building in this Phase, commence construction of the offsite improvements to Rainbow Boulevard. The improvements to Rainbow Boulevard must commence and be completed within 180 days.
   b. Full offsite improvements to Grand Teton once 1) the construction of the either the mini business workshop building or the recreation center is commenced; 2) adjacent properties have constructed Grand Teton to the New Vista's property or 3) when requested by the City of Las Vegas Public Works Department based upon need for improved traffic circulation.

5. Phase Five - Construction of the Mini Business Workshop Building

6. Phase Six - Construction of the Recreation Center

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John David Burke, Architect

revisions
date description

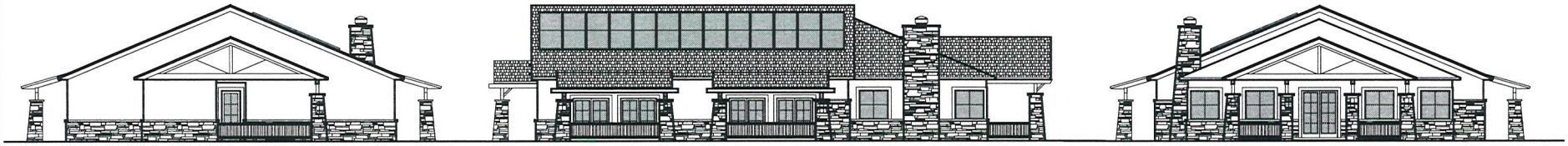
jdB architect
John David Burke, Architect, 2471 West Oquendo Road, #201, Las Vegas, NV 89118 (702)278-4583, jburke@purdueandfield.com

New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A1b

ROC-40981
SDR-40980



typical rear side front

Type C



typical rear side front

Type B



typical rear side front

Type A

1 EXTERIOR ELEVATIONS Assisted Living Module

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ROC-40981
SDR-40980

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John David Burke, Architect

revisions

date	description

jdB architect
John David Burke, Architect, 5471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)878-4883, jburke@jdbarchitect.com

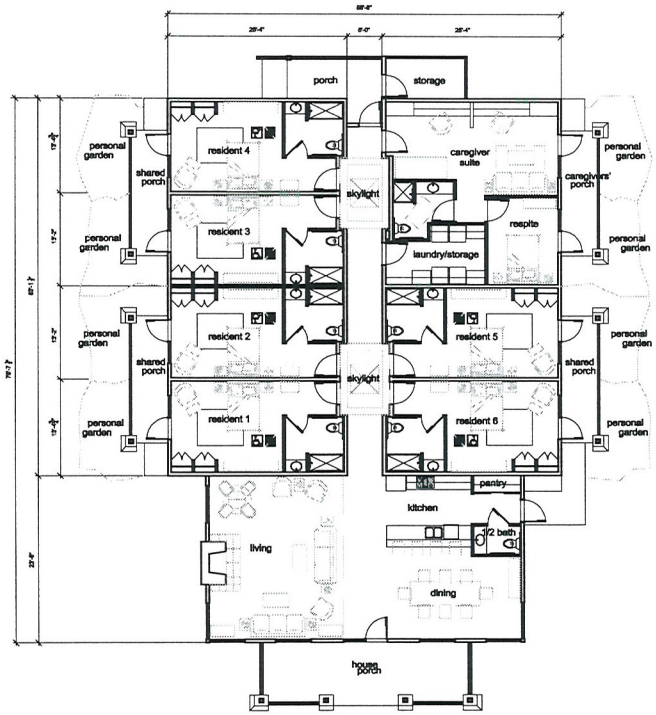
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
proj. no.	2010-49
drwn. by	
chkd. by	

sheet no. A2

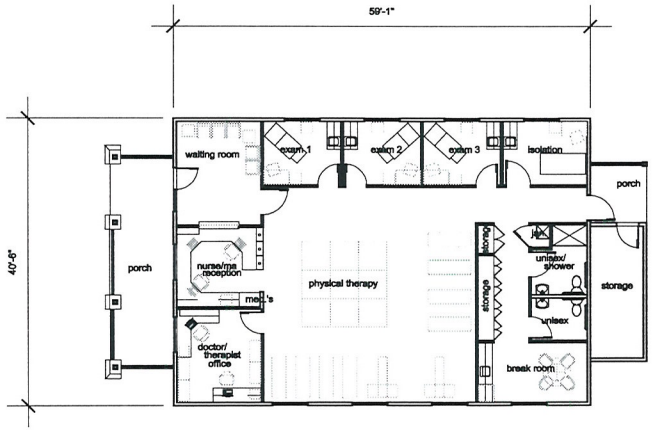
keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSS
5	PELLA DOORS/WINDOWS
6	WOOD RAILING
7	PHOTOVOLTAIC ARRAY



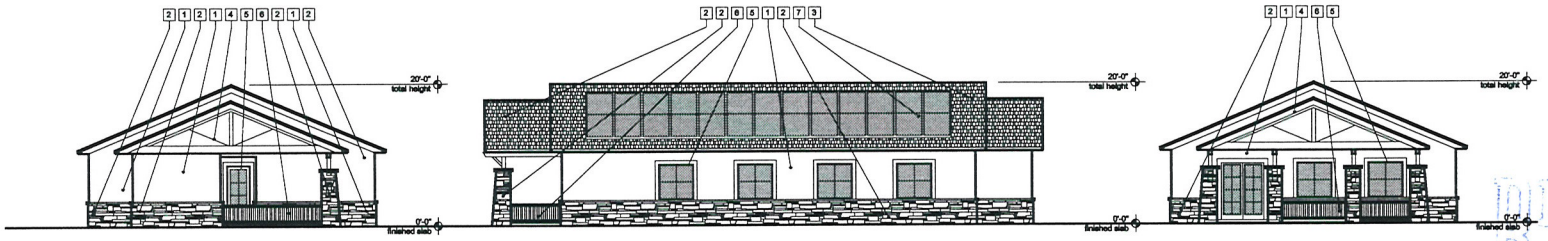
3 **floor plan** Assisted Living Module

NET BUILDING AREA: 4,070 S.F.



2 **floor plan** Medical/Therapy Office

NET BUILDING AREA: 2,394 S.F.



typical rear | typical side | front

1 **exterior elevations** Medical/Therapy Office

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revisions
date | description

jdB architect
John David Burke, Architect, 8471 West Oquendo Road, #101, Las Vegas, NV 89113 (702)871-4363, jburke@nullworld.com

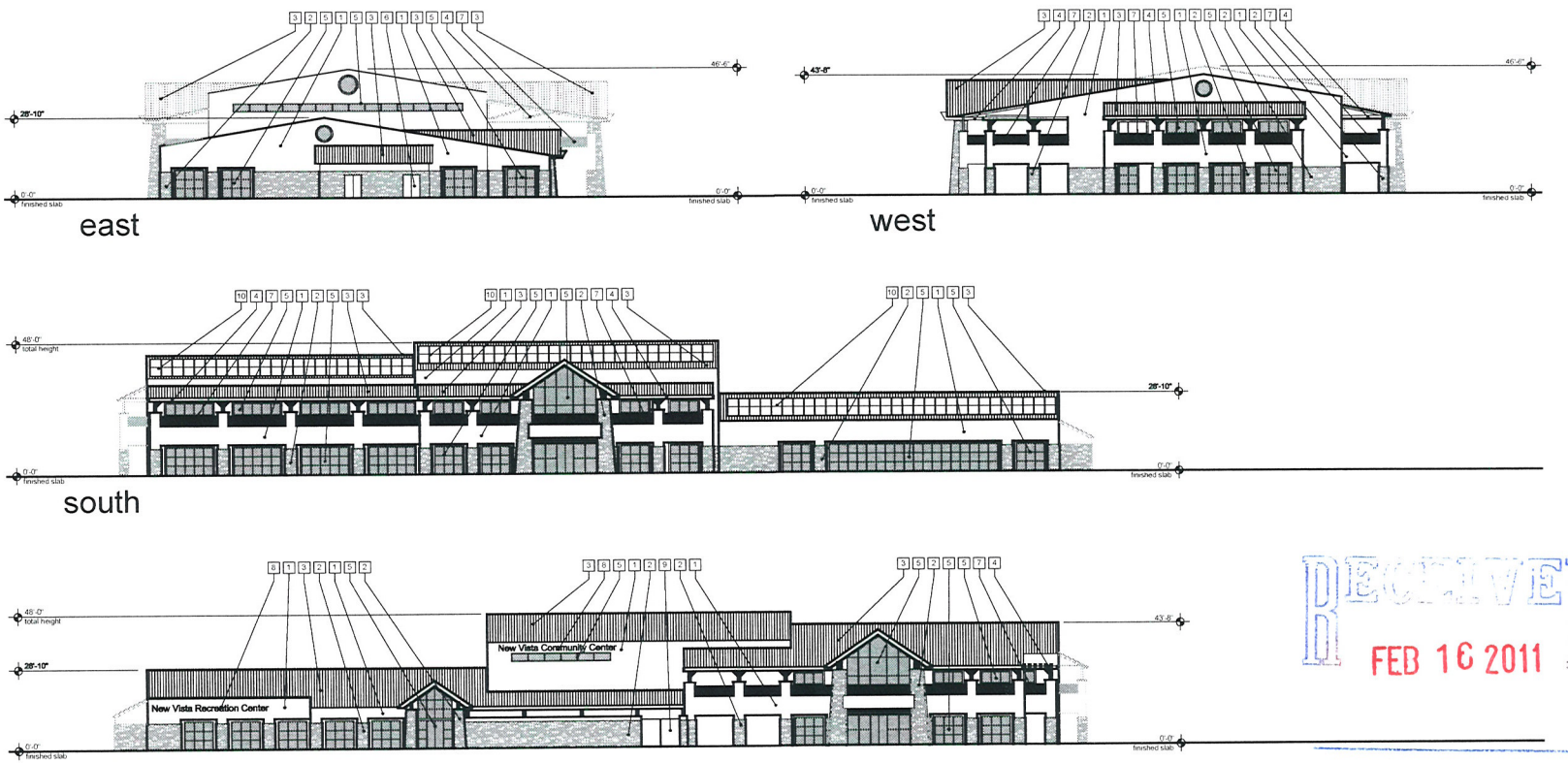
New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	proj. no.	drwn. by	chkd. by
2/10/11	2010-48		

sheet no. A3

keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	WOOD RAILING
8	SIGNAGE - BY OTHERS
9	PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
10	PHOTOVOLTAIC ARRAY



1 conceptual elevations

SCALE: 1" = 20'-0"

Community/Recreation Center

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New Vista Community
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Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

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proj. no.	2010-49
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chkd. by	

sheet no. A4

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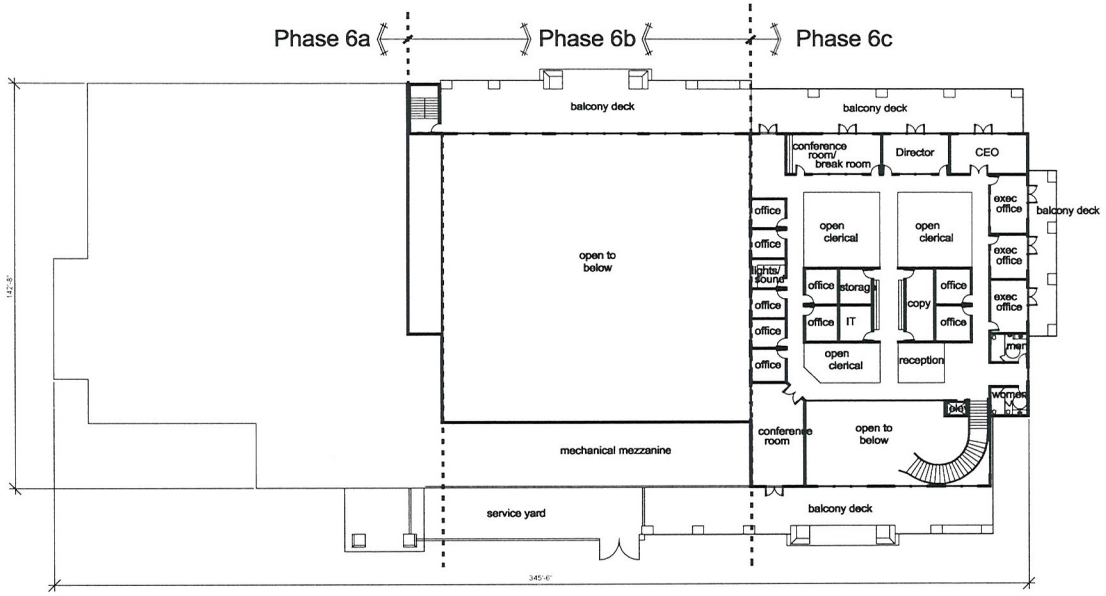
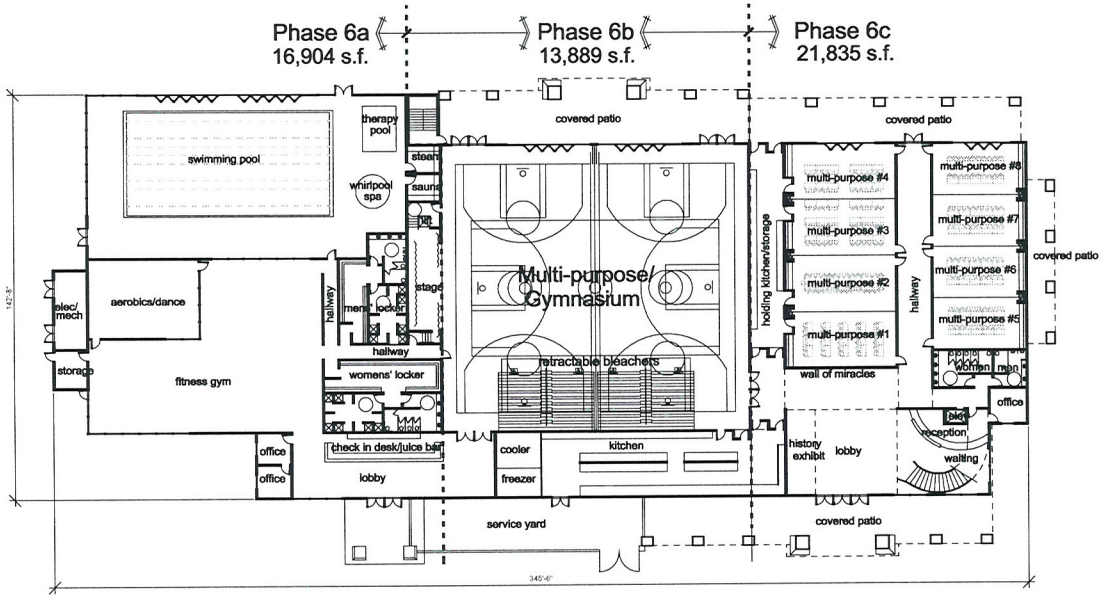


Second Floor



First Floor

1 floor plans

SCALE: 1" = 20'-0"

New Vista Community

Community & Recreational Center

Area Summary

Phase 6a		
A:	POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	16,904 S.F.
Phase 6b		
B:	MULTI-PURPOSE GYMNASIUM	11,749 S.F.
C:	KITCHEN	2,140 S.F.
	SUBTOTAL:	13,889 S.F.
Phase 6c		
D:	LOBBY/RECEPTION/RESTROOMS/ MULTI-PURPOSE ROOMS/ HOLDING KITCHEN/STORAGE	11,910 S.F.
E:	CORPORATE OFFICES	9,925 S.F.
	SUBTOTAL:	21,835 S.F.
	COMMUNITY/REC CENTER BLDG. TOTAL:	52,628 S.F.

NOTE: NO RETAIL USES ARE SHOWN

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date
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New Vista Community
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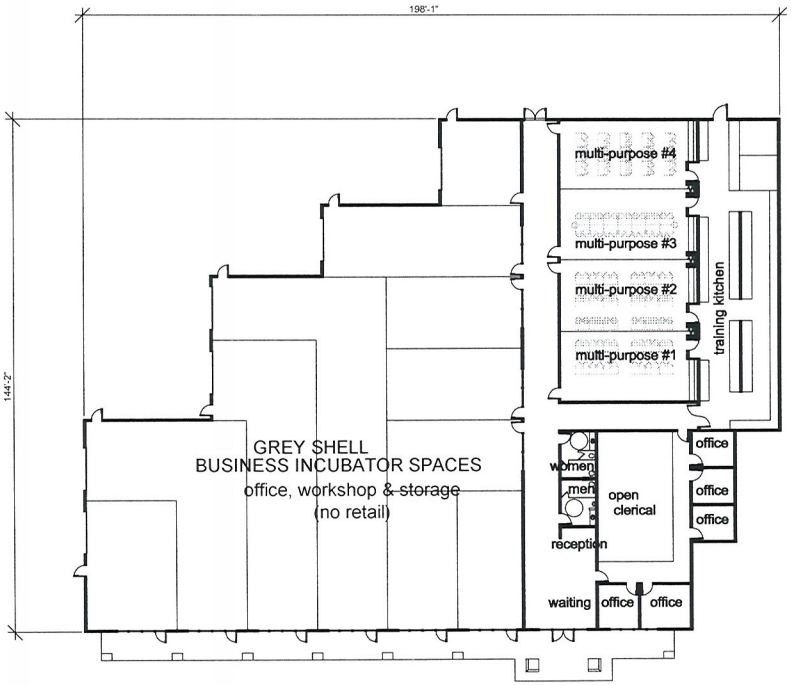
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date 2/10/11
proj. no. 2010-49
drwn. by
chkd. by

sheet no. A5

keynotes

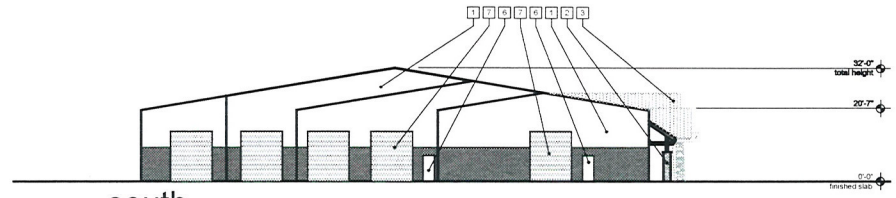
#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	ROLL-UP DOOR
8	SIGNAGE - BY OTHERS



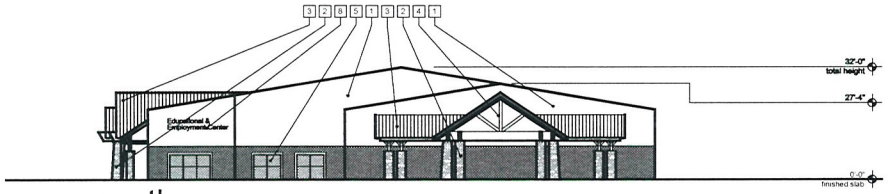
2 floor plan employment & educational Center

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

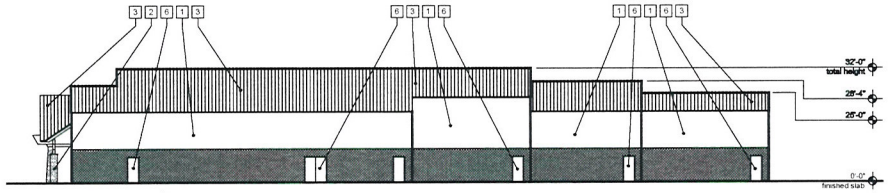
22,293 s.f.



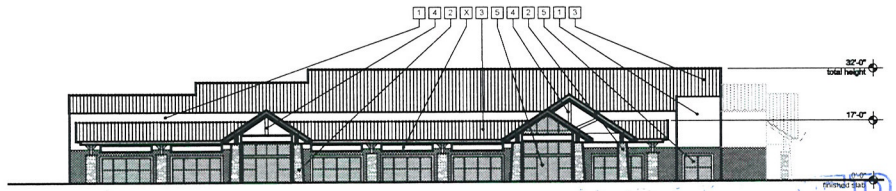
south



north



west



east

1 elevations

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

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revisions

date	description

jdB architect

John David Burke, Architect, 3471 West Oquendo Road #301, Las Vegas, NV 89118 (702)876-4853, jburke@burkearchitect.com

New Vista Community

Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	2/10/11
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chkd. by	

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COLOR/MATERIALS BOARD

Ⓐ stucco dark field:
Frazee - CL 2676A 'Tia Maria'

Ⓑ stucco medium field:
Frazee - CL 2674M 'Storm Bay'

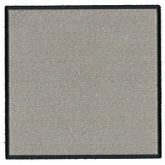
Ⓒ stucco light field:
Frazee - CL 2622W 'Stones Throw'

Ⓓ trim:
Frazee - CL 2677N 'Espresso'

Ⓔ sconces & signage:
Frazee - CL 3004M 'Bonjour'



Ⓕ storefront framing:
ab-4 medium bronze



Ⓖ glazing:
PPG - 'Solarcool' bronze reflective



Ⓗ cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitteroot'



Ⓙ roof tile:
MonierLifetile - 1MDCL5001
'Mountainwood'



Ⓚ standing seam metal roof:
Berridge - Zee-Lock
'Aged Bronze'

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New Vista Community
Assited Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

ROC-40981
SDR-40980

jdB architect

John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)876-4863, jburke@jburkearchitect.com



ROC-40981 AND SDR-40980 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD

03/31/11



ROC-40981 AND SDR-40980 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD

03/31/11



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

March 1, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: ZON-16580 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND SDR-16581

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Added Conditions:

A. The approved Master Development Plan and Development Standard shall be recorded with the County Recorder and a filed-stamped copy provided to the City of Las Vegas Planning and Development Department.

B. Amending Section 4.3 of the Master Development Plan to state that Service and Loading Area yard shall be screened from adjacent streets pursuant to Title 19.

C. Amending Section 7.0 of the Master Development Plan to add the language that Title 19 shall govern any subject matter not specifically addressed by this Master Development Plan.

Planning and Development

1. A General Plan Amendment (GPA-16578) to PCD (Planned Community Development) land use designation approved by the City Council.

2. A Site Development Plan Review (SDR-16581) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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ROC-40981
SDR-40980

3. The parking that is specified for the site be restricted to 100 spaces for daily use and the applicant must submit a design of the site plan that incorporates that.

4. The height of the parking lot lighting shall be restricted to 20 feet and that proper shrubs be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton Drive or on the east side of Rainbow Boulevard.

5. A revised landscape plan shall be submitted prior to the time application is made for a building permit depicting a 20-foot multi-use transportation trail consisting of a five foot landscaped corridor, a 10-foot sidewalk, and a 5-foot transition strip along Rainbow Boulevard and Grand Teton Drive.

6. There will be no retail uses on this site.

7. The project shall be in compliance with the Master Development Plan submitted 2/7/2007, except as amended herein.

Public Works

8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and the additional right-of-way necessary to maintain a 54-foot radius at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. In addition, dedicate all additional rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.

9. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving (if legally able), on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Sidewalk improvements may be deferred at this time on Rainbow Boulevard, provided a Covenant Running with Land Agreement is recorded for all such improvements deferred. Streetlights on Rainbow Boulevard may also be deferred, provided the applicant provides such streetlights to the City for future installation, and constructs all needed underground infrastructure necessary for such future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the City Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

11. All discussion regarding Summerlin style lighting refers to internal lighting only; not exterior street lighting. Lighting on Grand Teton Drive would match the City's current plan.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

February 8, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: SDR-16581 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND ZON-16580

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone]. NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-16578) and Rezoning (ZON-16580) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/30/06, except as amended by conditions herein.

4. The Site Plan must incorporate the amended design standards set forth in the zoning

5. The site plan shall be revised in accordance with the master development and standards agreement as approved.

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

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6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The applicant shall provide an additional 47 trees in the parking lot area; an additional 50 trees in the perimeter landscape buffer along the right-of-way; and an additional 54 trees in an eight-foot wide landscape buffer along the eastern edge of the flood control channel.

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

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

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

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

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

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

13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Rainbow Boulevard adjacent to this site.

17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Rainbow Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.

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

19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

20. Site development to comply with all applicable conditions of approval for ZON-16580 and all other applicable site-related actions.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk

cc: See Attached Llist

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

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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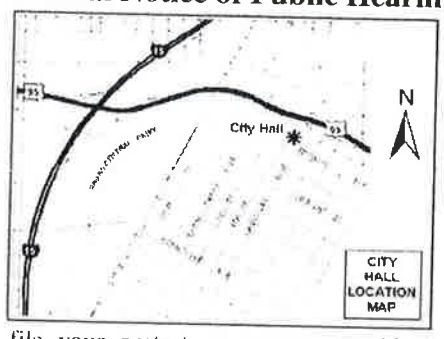
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

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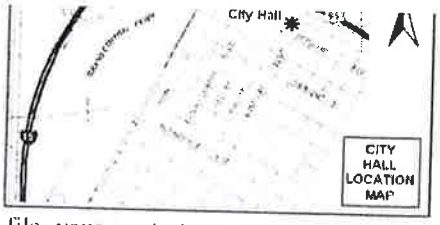
12515711007 Case: ROC-40981
MAGUINESS THOMAS S & ELIZABETH
7504 VIA SIGNORELLI
LAS VEGAS NV 89131-0125

31-32 P

89131





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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

12515212026 Case: ROC-40981
GOURLEY R VAUGHN & KAROL
7331 REAL QUIET DR
LAS VEGAS NV 89131-4133

31-32 P

89131



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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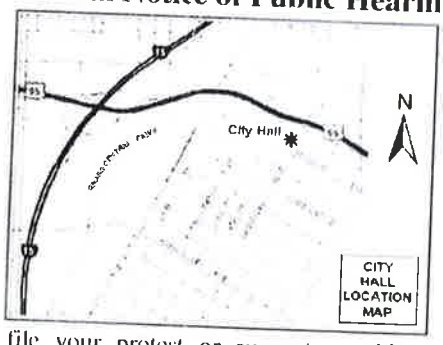
ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

12514110024 Case: ROC-40981
HOBBS DARRELL R & DIANA R
7868 GARDEN STREAM CT
LAS VEGAS NV 89131-2245

31-32

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

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0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 12 2011

12510812116 Case: ROC-40981
KAWAKAMI CHRISTOPHER T & PAUL M
7140 RIVER MEADOWS AVE
LAS VEGAS NV 89131-4315

31-32 P

89 DRDFM11 89131



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

JUL 12 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12515712002 Case: ROC-40981
VARGAS JOSE G
6813 VIA LOCANDA AVE
LAS VEGAS NV 89131-0127

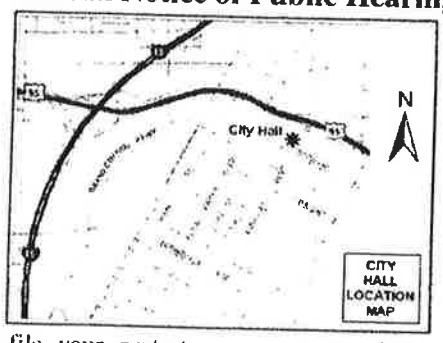
31-32 P

89 DRDFM11 89131

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



Return Service Requested
Official Notice of Public Hearing





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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

Case: ROC-40981

12510814028
CHAO-WANG TRUST
33798 TRAILSIDE WY
UNION CITY CA 94587-4368

93 DROFN1 1 94587

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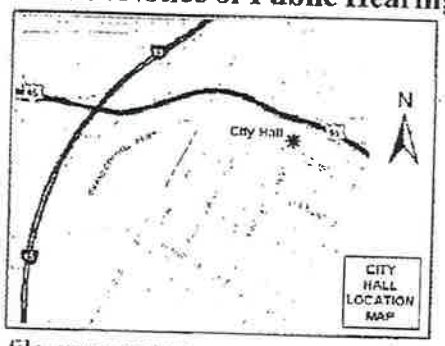
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

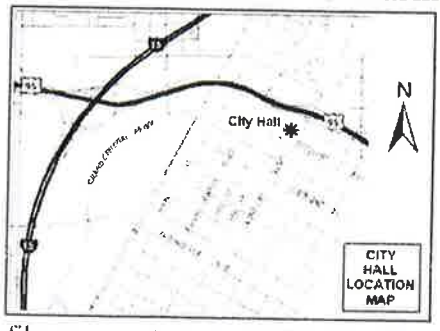
ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

RECEIVED
JUL 06 2011

12515712015 Case: ROC-40981
MARTINEZ NORMA J & RICARDO A JR
6804 VIA COSTA BELLA AVE
LAS VEGAS NV 89131-0130

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

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MAILED FROM ZIP CODE 89101

RECEIVED
JUL - 6 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ROC-40981
12514105012
VICCHIULLO MARIO A JR & DONNA M
6580 WHISPERING SANDS DR
LAS VEGAS NV 89131-2220

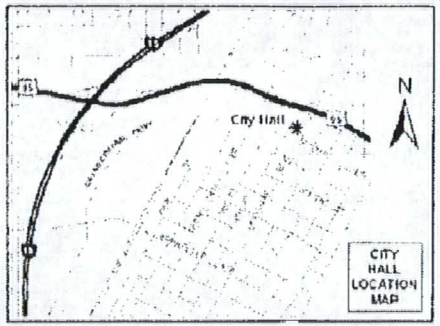
31-32 P

89 DRDFN1 89131

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

Return Service Requested

Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

Case: ROC-40981

12515712023
DURELL WILLIAM & JANET FAM TR
7509 VIA FIORENTINO ST
LAS VEGAS NV 89131-0129

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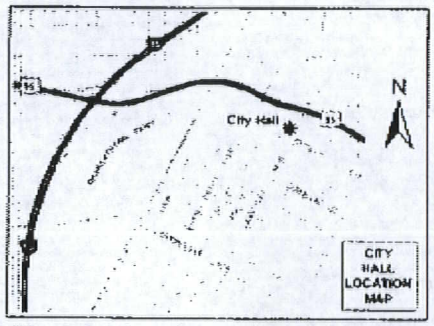
702-655-3714

Durell Laboratories

07/05/2011 09:06 7026320043 GRUBS TIRE SERVICE PAGE 01

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

Return Service Requested
Official Notice of Public Hearing



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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

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MAILED FROM ZIP CODE 89101

Case: ROC-40981
12515402005
MCCALLA ROBERT D & TAMARA M
7355 SEVERANCE LN
LAS VEGAS NV 89131-3326

66 DRDFN11 89131

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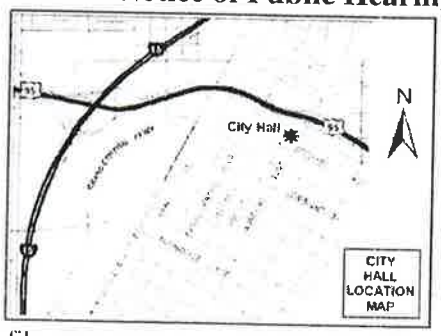
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

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RECEIVED
JUL - 7 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ROC-40981

12515212005
GROVES JOHN G & JANE L
7740 TAMWORTH CT
LAS VEGAS NV 89131-4127

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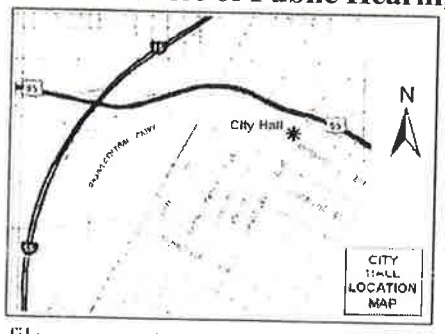
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

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Case: ROC-40981

12515810050
CARDWELL-LUETKEMEYER LIVING TR
6896 KELP LEDGE CT
LAS VEGAS NV 89131-0122

31-32
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



Return Service Requested
Official Notice of Public Hearing





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ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

Case: ROC-40981

12514110007
EAGLE RANCH 3 L L C
801 S RANCHO DR #E-4
LAS VEGAS NV 89106-3912

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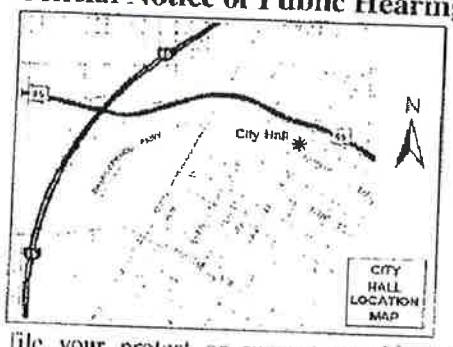
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980
Planning Commission Meeting of 7/12/2011

12515211022 Case: ROC-40981
TRIPP JAMES R & CONNIE J
7222 SILVER CHARM CT
LAS VEGAS NV 89131-4129

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

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

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MAILED FROM ZIP CODE 89101

12510714014 Case. ROC-40981
HUFFMAN KURT TRUST
P O BOX 751450
LAS VEGAS NV 89136-1450

79 DRDFN11 89136

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

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MAILED FROM ZIP CODE 89101

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Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

Case: ROC-40981

12515405016
SMITH PAMELA T
7240 N MONTE CRISTO WY
LAS VEGAS NV 89131-3334

65 DROFN11 89131

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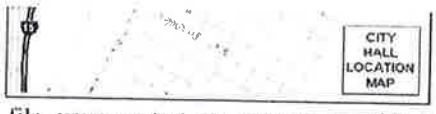

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

JUL 12 2011

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ROC-40981

12510818008
MOWAT CHARLES W & SUZANNE J
8113 BAY COLONY ST
LAS VEGAS NV 89131-6707

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

C.C. 09/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**Planning Commission Mtg.**	**9**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40980** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC.

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Kelly DeGuzman

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Notary Public in and for said County and State

SALLY MARCUS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-05-2013
Certificate No: 97-1845-1

RECEIVED
FEB 16 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY

Project Address (Location) 7875 N. RAINBOW BLVD.

Project Name NEW VISTA COMM-ASST'D LIVING/CMM & REC CTR/EDU & EMPLO **Proposed Use** HOUSING & SUPPORT FACILITY MR/DD POP.

Assessor's Parcel #(s) 125-15-501-002 **Ward #**

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

Commercial Square Footage 123,850 S.F. **Floor Area Ratio** 16.0%

Gross Acres 15.0 **Lots/Units** 78 **Density** 5.2/ACRE

Additional Information SEE JUSTIFICATION LETTER FOR SITE PLAN DEVELOPMENT REVIEW

PROPERTY OWNER NEW VISTA RANCH, INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4677 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180-0025

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

APPLICANT NEW VISTA RANCH, INC. **Contact** KELLY DEGUZMAN, CEO

Address P.O. BOX 80025 **Phone:** (702) 457-4677 **Fax:** (702) 457-1422

City LAS VEGAS **State** NV **Zip** 89180-0025

E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE **Contact** KCRG&F/JOHN BURKE

Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 **Phone** 792-7000 / 876-4863 **Fax** 796-7181 / 876-9355

City LAS VEGAS **State** NV **Zip** 89113/89118

E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

Property Owner Signature* Kelly DeGuzman

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

Print Name Kelly Deguzman, CEO

Subscribed and sworn before me

This 1st day of March, 20 11.

Aleva L. H. Walker

Notary Public in and for said County and State

Clark, NV

ALEVA L. H. WALKER
Notary Public State of Nevada
No. 06-107463-1
My Appt. Exp. July 5, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-40980
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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

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

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

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

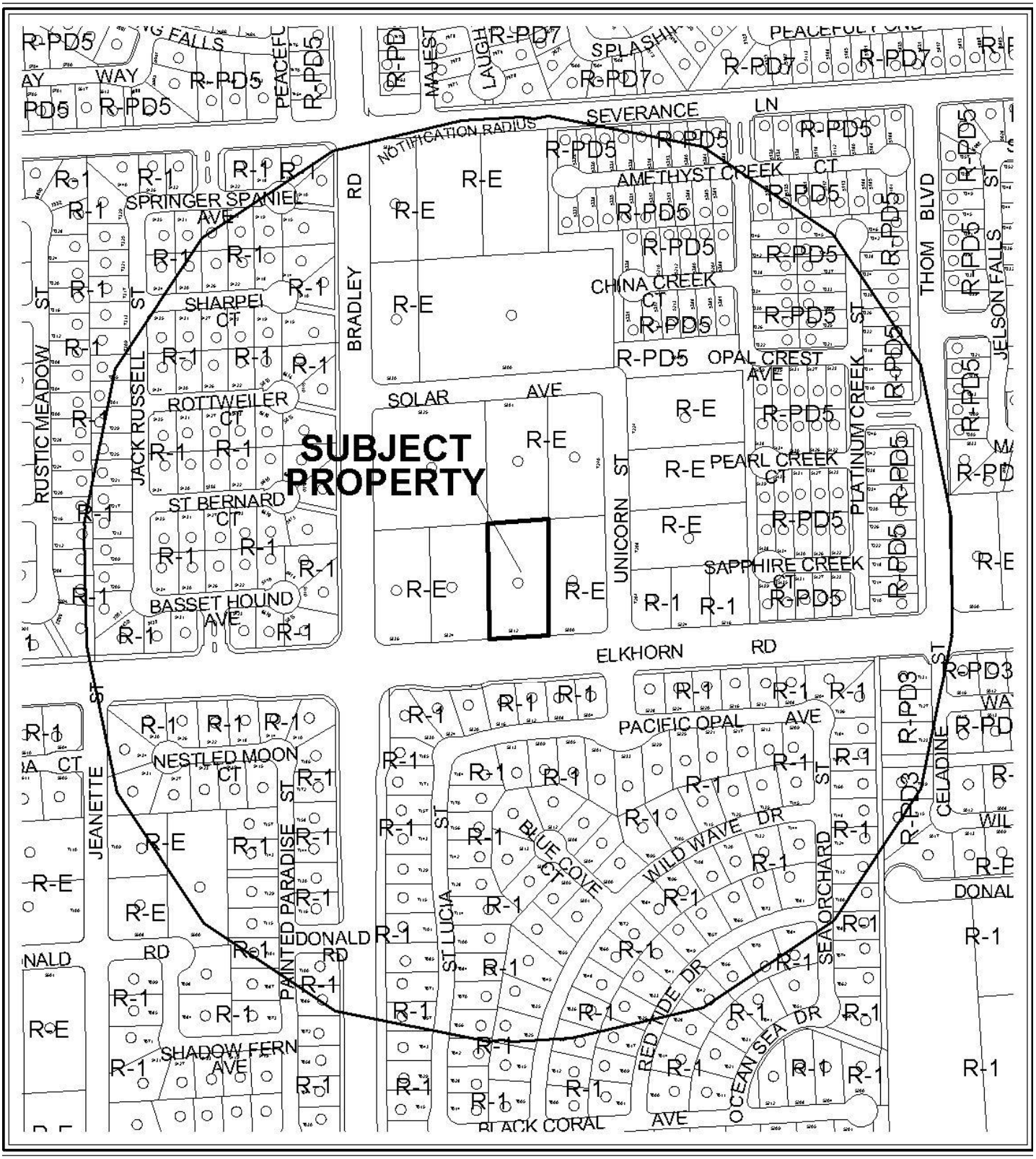
SUBJECT:
ABEYANCE - VAR-41882 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DONALD E. NEWBY - For possible action on a request for a Variance TO ALLOW A FRONT YARD SETBACK OF 45 FEET WHERE 50 FEET IS REQUIRED FOR AN EXISTING PORCH ON THE MAIN DWELLING AND TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**13**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **VAR-41882**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: VAR-41882

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41882** APN: _____

Name of Property Owner: DONALD E. NEWBY

Name of Applicant: DONALD E. NEWBY

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: DONALD E. NEWBY

Subscribed and sworn before me

This 18 day of MAY, 20 11

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
THOMAS C. ENGLUND
No: 00-39982-1
My Appointment Expires April 8, 2012

RECEIVED
MAY 24 2011

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DONALD E. NEWBY

Project Address (Location) 5312 ELKHORN RD.

Project Name N/A **Proposed Use**

Assessor's Parcel #(s) 125-13-802-006 **Ward #** 6

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

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

Gross Acres .98 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER DONALD E. NEWBY **Contact** DONALD E. NEWBY

Address 5312 ELKHORN RD **Phone:** 374-4201 **Fax:** -0-

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address gohuntbirds@YAHOO.COM

APPLICANT SAME AS ABOVE **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* Donald E. Newby

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

Print Name DONALD E. NEWBY

Subscribed and sworn before me

This 16 day of MAY, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
THOMAS C. ENGLUND
No: 00-39982-1
My Appointment Expires April 8, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-41882
Meeting Date:	7/12/11 PC
Total Fee:	$830
Date Accepted:	5-24-11
Accepted By:	

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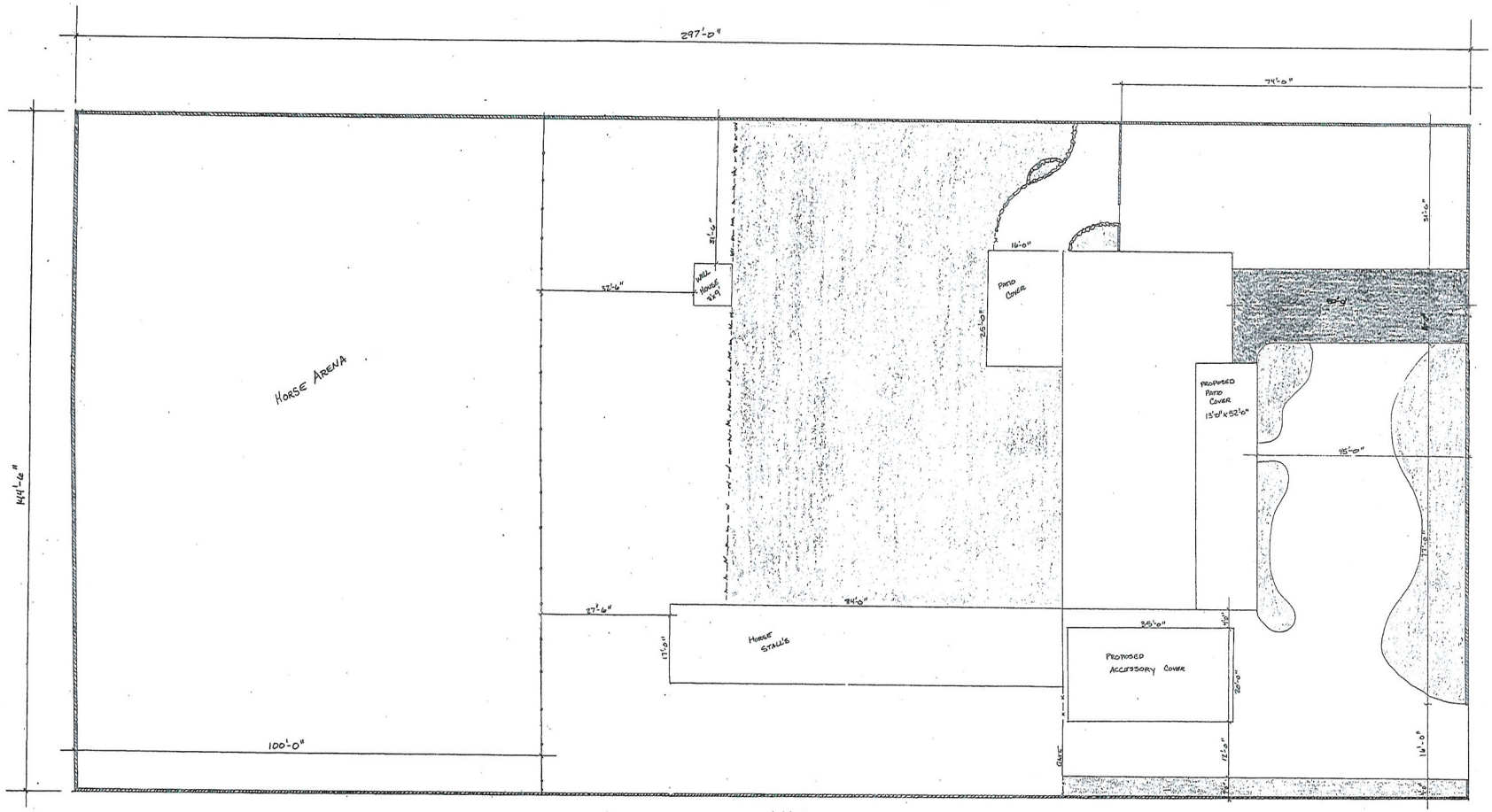
MAY 24 2011

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

R-E

R-E

R-E



SITE PLAN

SCALE - 1/16" = 1'-0" | PARCEL # 128-13-902-0016

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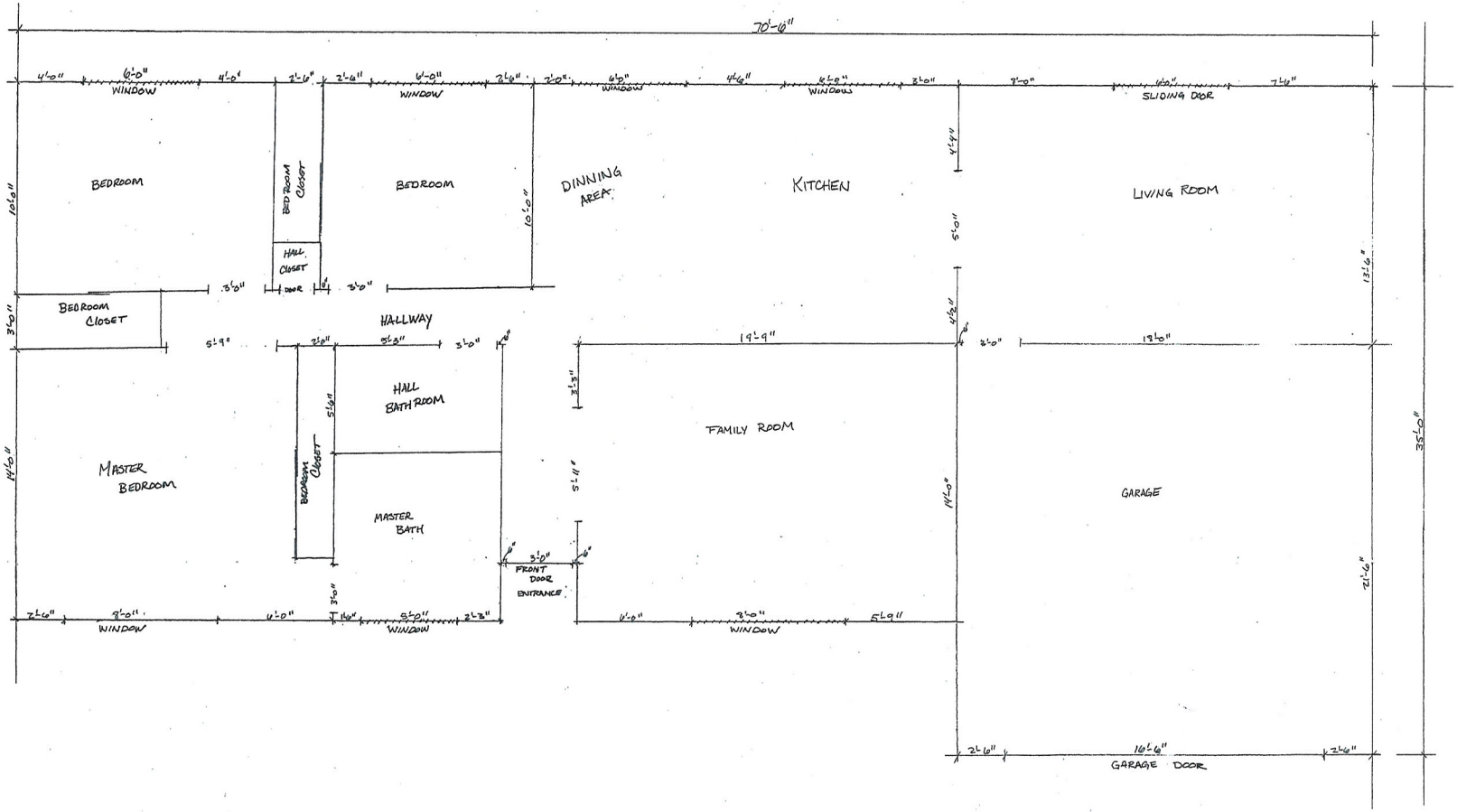
MAY 24 2011
VAR-41882



FLOOR PLAN

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

N

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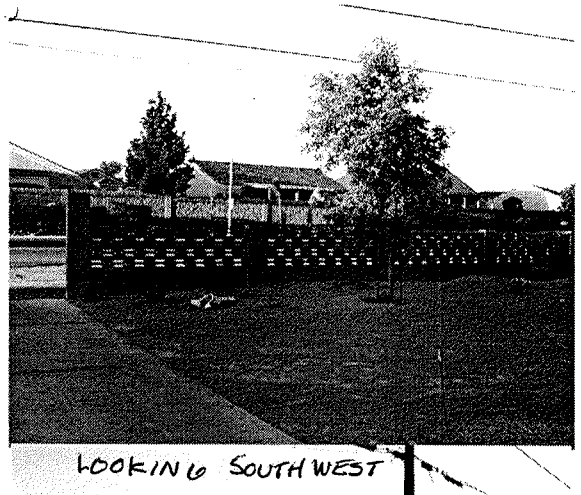
VAR-41882



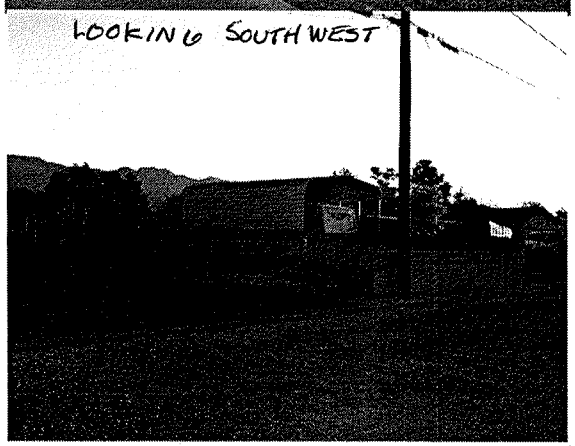
LOOKING WEST



LOOKING SOUTH WEST



LOOKING SOUTH EAST



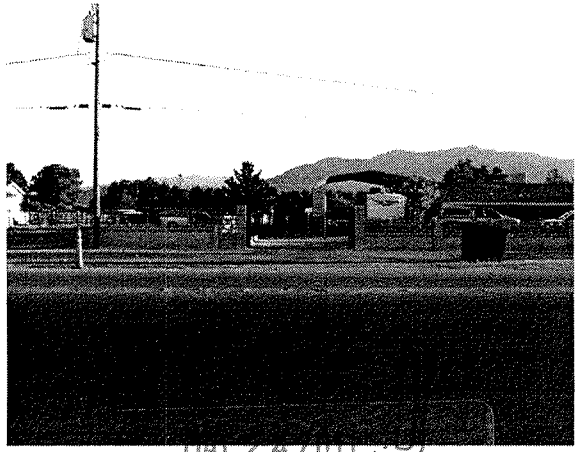
LOOKING NORTH EAST



LOOKING NORTH

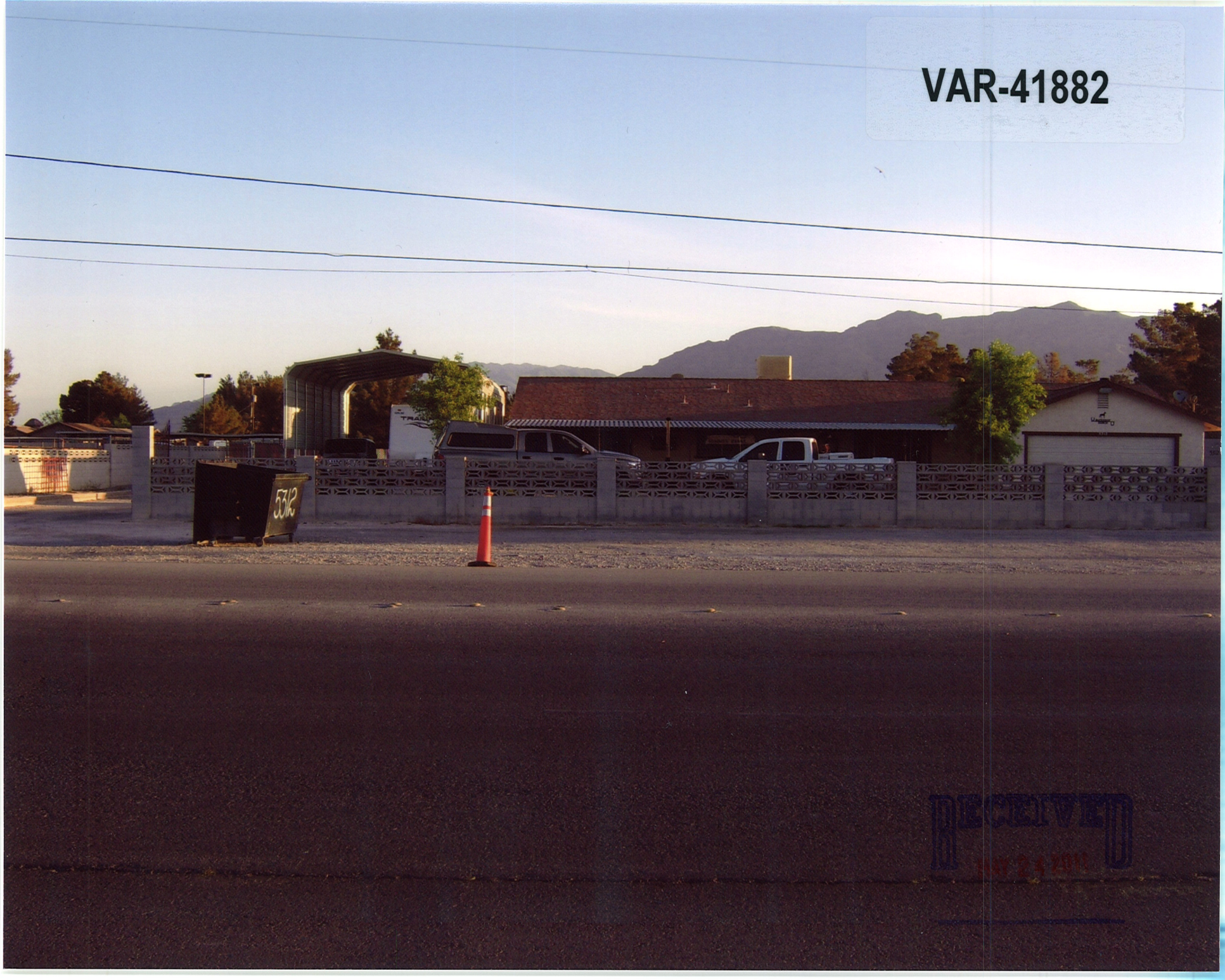


LOOKING NORTH WEST



LOOKING NORTH

VAR-41882


VAR-41882
5312
RECEIVED
JUL 24 2018

VAR-41882




VAR-41882
SUMMER RANGE
Making Our Foundation a Part of Yours
RECEIVED
NOV 24 2014



VAR-41882 - APPLICANT/OWNER: DONALD E. NEWBY
5312 ELKHORN ROAD

06/2/11



VAR-41882 - APPLICANT/OWNER: DONALD E. NEWBY
5312 ELKHORN ROAD

06/2/11

May 20, 2011

The City of Las Vegas
Planning and Building Safety

Re: 5312 Elkhorn Road, Las Vegas, NV 89131

Dear Sirs:

I am writing this letter to provide you with information regarding a Citation I received from the Code Enforcement with regard to the above-referenced address. I have addressed your concerns as follows:

1. **Height of Shade Structure (on west side of house)**. The camping trailer I purchased is almost the same height as our house. With such a financial investment of that size, we wanted only to protect it from the elements as we all know how damaging the sun can be here in the Valley. In order to provide the shade we needed and still have the ability to park. The shade structure is slightly higher than the house but lower than the swamp cooler (which technically is the highest point of the house).

2. **Shade Structure; Off-set from House**. I was not aware of the set-back requirements. Attached are pictures showing the shade structure. It was our intent to be able to also park my personal truck for the protection as well. From the side of the house I have gone 4'0" (City requires 6'0") and then 20'0", allowing for access for hay delivery for the horses as well as being able to allow access to our well and other miscellaneous items.

3. **Material of Shade Structure**. The shade structure is composed of steel posts with an enhanced aluminum cover. This was the most economical way to protect our trailer from the elements, although still costly. We personally feel that the structure is aesthetically pleasing and adds significant value to our property. As with many of our neighbors, we bought this house for the land/acreage it provided for us to maintain our horses and keep our trailer on-site (our property) with us.

4. **Patio Cover Set-Back**. As you can see from both the hand sketch and pictures, I built the patio cover 5'0" past the edge of the house to provide as much shade as possible and covering the walk to the front door. My family and I enjoy spending time outside and the front patio provides a great gathering place for us. We are also able to see what is happening in our area as well as spend time together as a family.

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VAR-41882

Please note that I have provided pictures of the house just east of us as well as a couple of others within walking distance on Elkhorn Road, only to show that we feel as though we have been singled out due to the other various violations.

We are asking the City to reconsider it's position. My wife and I want only to provide a house that our family and friends can enjoy as much as we do. We look forward to working with the City to resolve this Citation and be in compliance.

Please contact me should you need any further documentation or pictures.

Sincerely,

Don Newby

DN/hds
Encls. a/s

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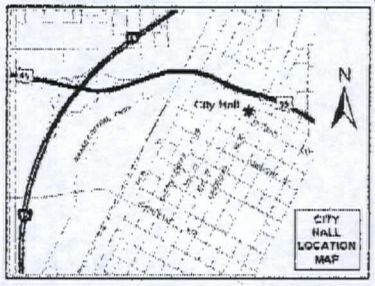
MAY 24 2011
VAR-41882

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41882

Planning Commission Meeting of 7/12/2011

UNITED STATES POSTAL
02 1M $ 00.41⁴
0004279218 JUL 30 2011
MAILED FROM ZIPCODE 89101

Case: VAR-41882
12524511031
CROCKER RAYMOND L & TERRI LYNN
7070 ST LUCIA ST
LAS VEGAS NV 89131-1008

66 DRDFN11 89131

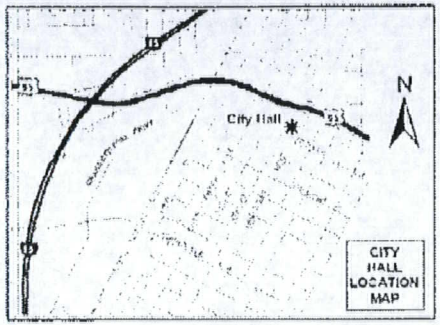
RECEIVED
JUL 07 2011

39P

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

■ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-41882

Planning Commission Meeting of 7/12/2011

Case: VAR-41882
12524511033
YOUNG JOSEPH D & NANCY A
7042 SAINT LUCIA ST
LAS VEGAS NV 89131-1008

66 ORDFM11 89131

RECEIVED
JUL 07 2011

39P

Jul 04 11 09:52a Joseph 702-395-1284 p.1

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JUN 30 2011
MAILED FROM ZIPCODE 89101

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VAR-41882

Planning Commission Meeting of 7/12/2011

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JUL 12 2011

12524511016 Case: VAR-41882
KAMINAGA ROBERT S & CHARLOTTE
7143 ST LUCIA ST
LAS VEGAS NV 89131-1005

39P

66 DRDFN11 89131

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
JUN 30 2011
MAILED FROM ZIPCODE 89101

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VAR-41882

Planning Commission Meeting of 7/12/2011

This will be an eyesore on a Major street leading to many homes.

12524511055 Case: VAR-41882
DODRILL COLT B & SHERRY L
7036 WILD WAVE DR
LAS VEGAS NV 89131-1009

RECEIVED
JUL 12 2011

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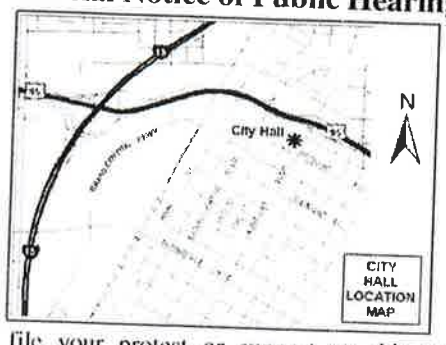
66 DRDFN11 89131

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

Return Service Requested
Official Notice of Public Hearing



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VAR-41882

Planning Commission Meeting of 7/12/2011

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02 1M $ 00.41⁴
0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

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JUL - 7 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12524510070 Case: VAR-41882
WHITFIELD JAMES B & ANN A
7160 SEA ORCHARD ST
LAS VEGAS NV 89131-1007

39P

66 DRDFN11 89131

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

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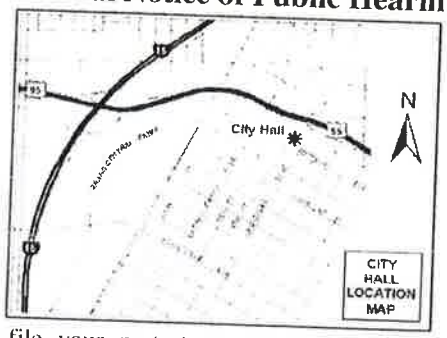

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VAR-41882

Planning Commission Meeting of 7/12/2011

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0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 12 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12524510067 Case: VAR-41882
ISHIKAWA WALTER T & FRANCES K
4025 KOKO DR
HONOLULU HI 96816-4308

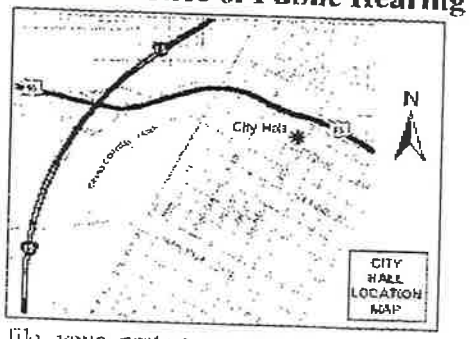
39P

83 DRDFN11 96816

Jul. 07 2011 12:56PM P1
FAX NO. ..
FROM :

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-41882

Planning Commission Meeting of 7/12/2011

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JUL 07 2011
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UNITED STATES POSTAGE
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0004279218 JUN 30 2011
MAILED FROM ZIPCODE 89101

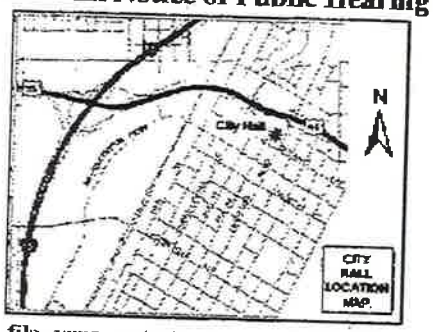
Case: VAR-41882
12513411031
AQUI TRUST CREDIT TRUST
4974 NATURE QUEST CT
LAS VEGAS NV 89149-5257

DROPPED 89145

Jul 05 2011 2:15PM EDC 7024927026 p.1

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

Return Service Requested
Official Notice of Public Hearing



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VAR-41882

Planning Commission Meeting of 7/12/2011

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

12513411049 Case: VAR-41882
SYLVESTER MICHAEL C & RAE LYNN
5431 BASSET HOUND AVE
LAS VEGAS NV 89131-2746

66 DRDFN11 89131

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JUL 06 2011

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☑001

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

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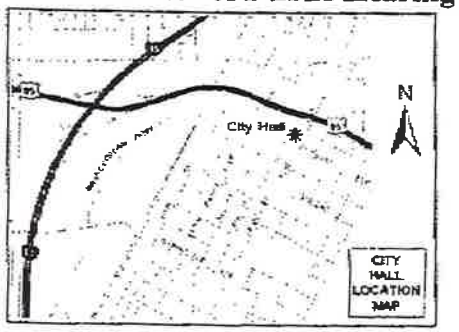

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☒ I OPPOSE this Request

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VAR-41882

Planning Commission Meeting of 7/12/2011

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07/05/2011 13:41 FAX

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UNITED STATES POSTAGE
$ 00.41⁴
02 1M
0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

Case: VAR-41882

12524510034
WITKOWSKI ED & KAREN
7025 RED TIDE DR
LAS VEGAS NV 89131-1018

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

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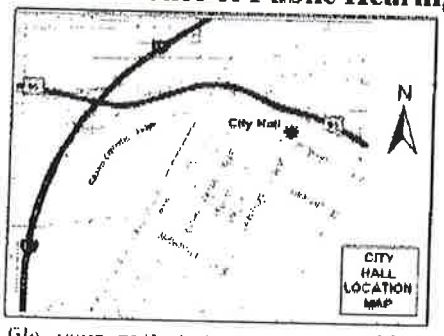
Official Notice of Public Hearing



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☒ I OPPOSE this Request

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VAR-41882

Planning Commission Meeting of 7/12/2011

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JUN 30 2011
MAILED FROM ZIP CODE 89101

RECEIVED
JUL - 7 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: VAR-41882

12524511044
SAGUI EDWARD R & JOAN T
5309 BLUE COVE CT
LAS VEGAS NV 89131-1011

39P

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

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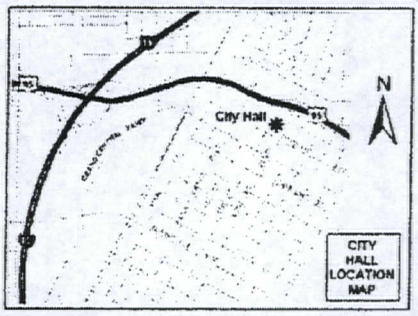

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Please use available blank space on card for your comments.

VAR-41882
Planning Commission Meeting of 7/12/2011

Case: VAR-41882
12524110004
WILLARD MICHAEL L & DAWN REV TR
7158 PAINTED PARADISE ST
LAS VEGAS NV 89131-2851

66 DRDPN11 89131

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JUL 07 2011

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

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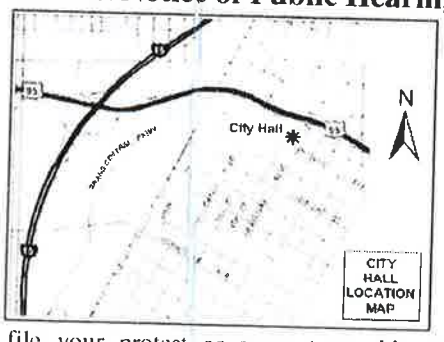
Official Notice of Public Hearing



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VAR-41882

Planning Commission Meeting of 7/12/2011

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

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JUL - 7 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

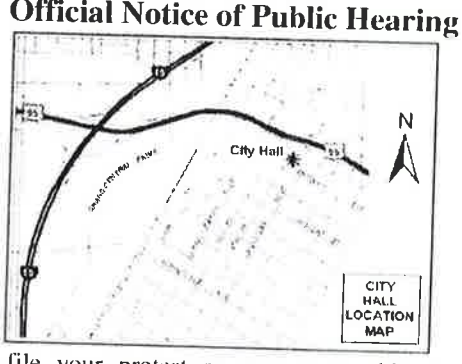
12524510024 Case: VAR-41882
CRUMPTON BRADLEY W
7120 WILD WAVE DR
LAS VEGAS NV 89131-1010

39A

66 DRDFN11 89131

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

Return Service Requested
Official Notice of Public Hearing



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Planning Commission Meeting of 7/12/2011

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 JUN 30 2011
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 12 2011

12524511014 Case: VAR-41882
MCMURRY KIMBERLY S & RODNEY C
7115 ST LUCIA ST
LAS VEGAS NV 89131-1005

39A

66 DRDFN11 89131

James & Elaine Kosbie
7184 Saint Lucia Street
Las Vegas, NV 89131-1005
(702) 818-3992
jkosbie@cox.net

July 7, 2011

City of Las Vegas,
Department of Planning
Case Planning Devision (VAR-41882)
333 North Rancho Drive 3rd Floor
Las Vegas, Nevada 89106

RECEIVED
JUL 11 2011

REF: VAR-41882

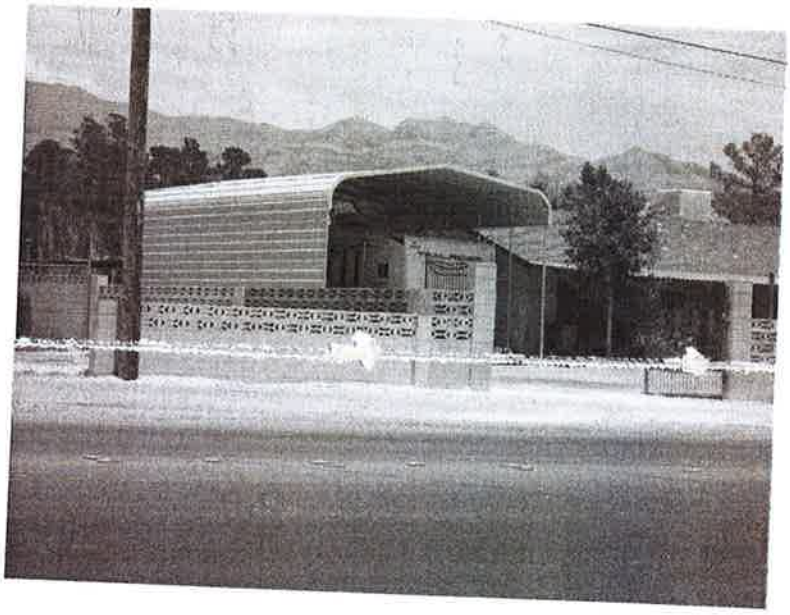
Gentlemen:

I am unable to attend the planning commission meeting of 7/12/2011. I would like to voice my **strong opposition to VAR-41882**.

Unfortunately, our Home Owners Association has it annual meeting scheduled at the same time and as a director of Paradise Meadows Home Owners Association I am required to attend. This conflict affects the ability of all of the home owners in our HOA to attend this hearing.

The request to allow the huge metal structure should be denied!

The structure is way too large. It is too close to the street. It is constructed using non conforming design and materials. All of these combine to make the structure aesthetically unacceptable.



In addition to the unacceptable visual impact the structure has on the entire block, it does not conform to several code requirements. It is too large, too high, too close to the house, too close to the street, constructed with inappropriate materials. The structure was installed without the required permits and violates existing setbacks.

This structure is very close to the entrance to our development and granting the several variances that are required to keep this huge illegal structure would lower the value of my home and each of the 138 homes located in the Paradise Meadows Home Owners Association.

Please require the removal of this structure.

Yours truly,
James L. Kosbie

39P

Paradise Meadows Homeowners Association
C/O Community Management Group
3360 West Sahara Avenue Suite 200, Las Vegas, Nevada 89102
Telephone (702) 942-2500 Facsimile (702)942-2510

July 7, 2011

Department of Planning, Case Planning Division
333 N Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Variance Request Response
VAR41882

Dear Planning Division Board:

This letter comes to you on behalf of the Paradise Meadows Homeowners Association Board of Directors. Please consider this letter and the reasons contained within it while making your decision on this proposed zone variance. While the Board as well as some homeowners would like to be in attendance on the night of the meeting, we have our annual and regular HOA meetings scheduled for the same date and time so we are unable to attend.

As you already are aware, we are an HOA, and like any other HOA, we have guidelines in place that govern the overall appearance and maintenance obligations of the community. One of the main reasons HOA's have these kinds of rules is to maintain and enhance the appearance of the properties as well as those properties' values. These aesthetic features that we value on the inside of the property extend to the perimeter of our property as well. The exterior landscape of our community looks just as clean and attractive as any front lawn in the community if not better. This helps keep our values up and also brings curb appeal to the entire area that we share with other homes and communities.

There are many HOA's along the streets we share that are in close proximity to the address requesting the zone variance for the metal shed that you are reviewing. Together, all of the HOAs work to keep the outsides of their communities attractive, upkeep the bridal paths, and work together as a team to accomplish a common goal of making the neighborhood in general as attractive and desirable as possible.

While it is understood that the home asking for the zone variance is not in an HOA and, thus, is not governed by those same rules, it is our hope that you will take into consideration that regardless how many HOAs and proud homeowners that aren't in HOAs take care of their property well, it only takes one area not being held to that same standard to really detract from the entire neighborhood in general.

In reviewing the zone variance request, it is clear that the square footage of this structure is not even close to what the current maximum is. The sheer massive size of this structure and the materials in which it is constructed can turn what is zoned a residential area into what appears to be a U-Haul or storage lot for lack of a better term.

Again, it is our request that this variance be denied for all of the reasons listed above. As neighbors, a community has to stick together and take care of each other, and sometimes that requires tough decisions such as this. We ask that you please take these thoughts into consideration in your decision.

Thank you for your time,

Paradise Meadows Homeowners Association
Board of Directors

RECEIVED
JUL 12 2011

COMMUNITY MANAGEMENT GROUP
COMMUNITY MANAGEMENT GROUP
3360 W. Sahara Ave. Suite 200 Las Vegas, NV 89102
Telephone: 702.942.2500 | Facsimile: 702.942.2510
www.cmg-hoa.com | info@cmg-hoa.com

391

I BRENT CONRAD am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5336 ELKHORN
LAS VEGAS, NV

(Owner) Signature _____ Date 5/17/11

(Print Name) BRENT CONRAD

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MAY 24 2011
VAR-41882
A

I Brandon Conrad am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5325 Solar Ave.
Las Vegas, NV 89131

(Owner) Signature _____ Date 5 / 17 / 11

(Print Name) Brandon Conrad

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MAY 24 2011
VAR-41882
A

I Sharon M. Carder am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5324 Elkhorn Rd.
LV, NV. 89131

(Owner)
Signature Sharon M. Carder Date 5/17/11

(Print Name) SHARON M. CARDER

RECEIVED
MAY 24 2011

VAR-41882
A

I Scott Fulde am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5304 Pacific opal Ave
Las Vegas NV 89131

(Owner) Signature _____ Date 5/17/2011

(Print Name) Scott Fulde

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MAY 24 2011

VAR-41882
A

I Barbara Solomon am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5308 Pacific Opal Ave
Las Vegas, NV

(Owner)
Signature Barbara Solomon Date 05/17/11

(Print Name) Barbara Solomon

VAR-41882
A

RECEIVED
MAY 24 2011

I Marlon D. Gell am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5316 Pacific Coast
L.V. NV. 89131

(Owner) Signature Marlon Gell Date ___/___/___

(Print Name) MARLON

RECEIVED
MAY 24 2011

VAR-41882
A

I Jorge M Torres am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 7240 Unicorn St
Las Vegas

(Owner)
Signature _____ Date 5/17/11

(Print Name) Jorge M Torres

VAR-41882
A

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MAY 24 2011

I Thomas E Rose am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5301 Solar Ave

(Owner) Signature Thomas Date 5/17/11

(Print Name) THOMAS E ROSE

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MAY 24 2011

VAR-41882
A

I Richards LTd. am a neighbor of Donald Newby and have no problem with the shade structure that he has built for his R.V. or the patio cover in the front of his house.

Address 5300 W. Elkhorn
Las Vegas, NV. 89131

(Owner)
Signature Kim Vargas Date 5/18/11

(Print Name) Kim Vargas
OFFICE MANAGER - Richards Ltd.

RECEIVED
MAY 24 2011

VAR-41882
A

CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

TO: CLV Planning Commission Chair EVANS, Vice-Chair TROWBRIDGE, GOYNES, TRUESDELL, QUINN, FLANGAS, MOODY!

FROM: CNP
DATE: 7/12/2011
RE: Selected Agenda Items

#11. Please remove this item from this portion of the agenda.
SUP-41908-in 3 ways defies the law which protects constituents from harm: In another tavern- 0'
In a religious facility-500' and
In a school-160'.

Adamantly, we as public representatives of resident constituents of all ages to those yet unborn who will be grievously affected by the 3 irresponsible, greedy, lustful zoning waivers here recommended for approval, to be denied.

These 3 requested waivers deny each of the 3 businesses the opportunity offered in the original standards to flourish and provide a living for the investors.

We expect our elected representatives and their chosen planning commissioners to protect practices which are here in item SUP-41908, displayed as irrelevant trash, with an approval recommendation.

Approving 0 ft/1,500, 500 ft/1,500, and 160 ft/1,500 is dishonorable and malicious.

Approving any one of these 3 in the waivered space requests, destroys residential standards of protection and choice.

Only denial of all 3 requested waivers can make whole an honest livelihood for the entrepreneurs as well as t the current established freedom of choice of varied services within an area.

15. 16. 17. We suggest approval.

#18. Constituents cannot afford the number of staff needed to monitor these businesses, etc!

#19. Will ground contaminants be cleaned prior to plants, etc.?

#37. Var-41303-CNP requests Approval of this sign at this location.

#39., 40., 41., We request Approval of these 3, understanding that such private concerns are not government business.

#45. a pro business decision is to allow the display.

#49. CNP agrees w/ denial.

#51. CNP requests APPROVAL of this place of worship expansion. The beauty of what happens here precludes petunias—at least at least until (what is that date when taxes are going to be cut 30%) ? ?

We do SO appreciate your diligence. Everything you do in this position has reverberating effects!

June Ingram, President and BOARD

June Ingram

Submitted at Planning Commission
Date 7/12/2011 Item 11,15-17, 18-19, 39-41, 45, 49 & 51

BOARD & ADVISORY MEMBERS
Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Een- Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-Jolanta Krol-Rod &Betty Larsen- Geno &Pearl Lonardo-Flo Montalvo-Dorothy Orr-Jim Seward-Pamela Stancliffe-Tim Volz-Marcus Gobel-Ginger Norton, Denise Reitz, Layne Rushforth, Jeanine Sweeny, Julie Wheun, Jean Withers, Others

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**

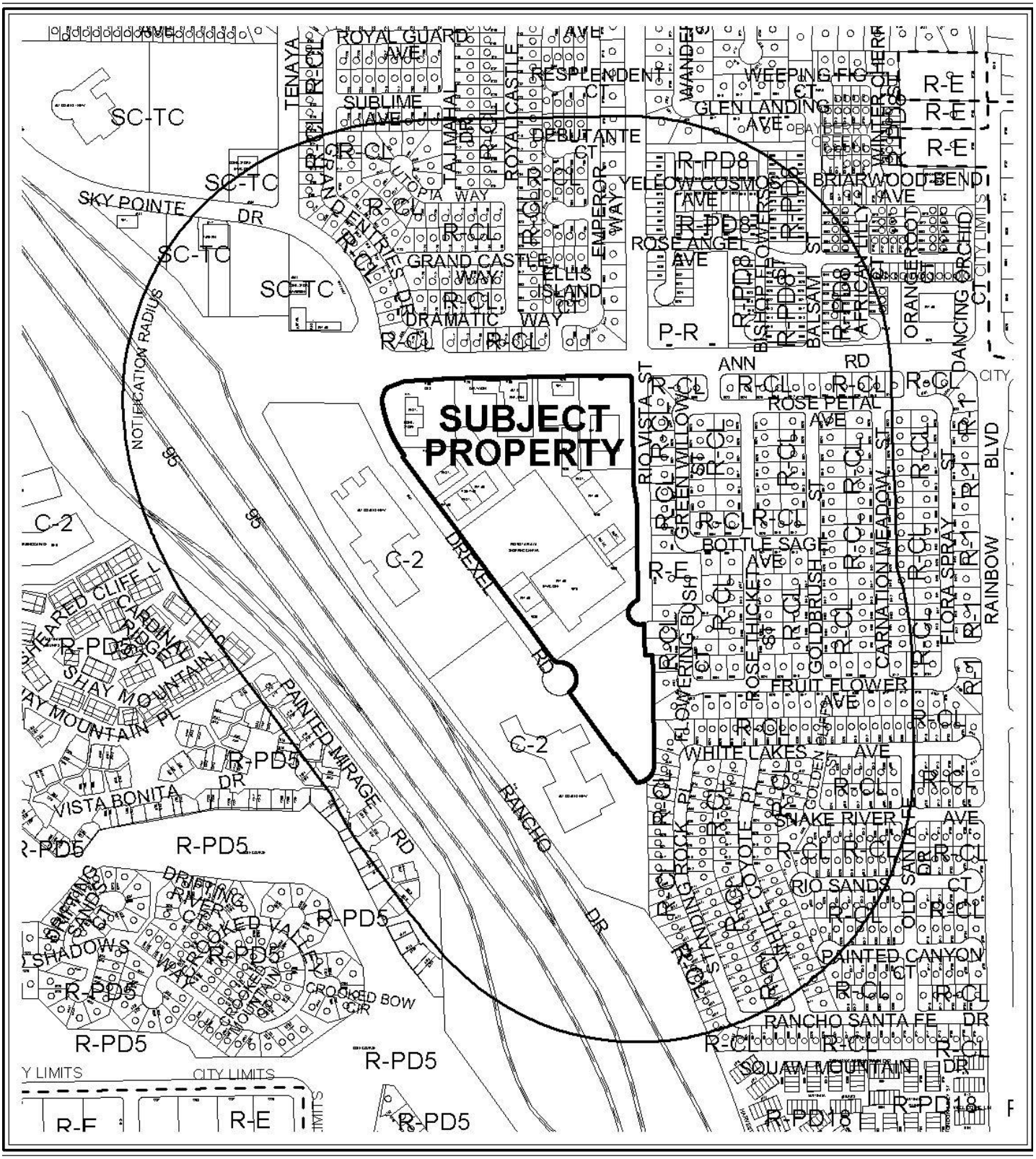
SUBJECT:
MOD-42261 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: RIO VISTA PLAZA, LLC, ET AL - For possible action on a request for a Major Modification of a previously approved Rezoning (Z-0074-97) TO AMEND THE MASTER DEVELOPMENT PLAN TO ADD GENERAL PERSONAL SERVICE AND MASSAGE, ACCESSORY USES AS PERMITTED USES AND THE MASSAGE ESTABLISHMENT USE AS A PERMITTED USE 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). Staff recommends APPROVAL.

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 APPROVAL.

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



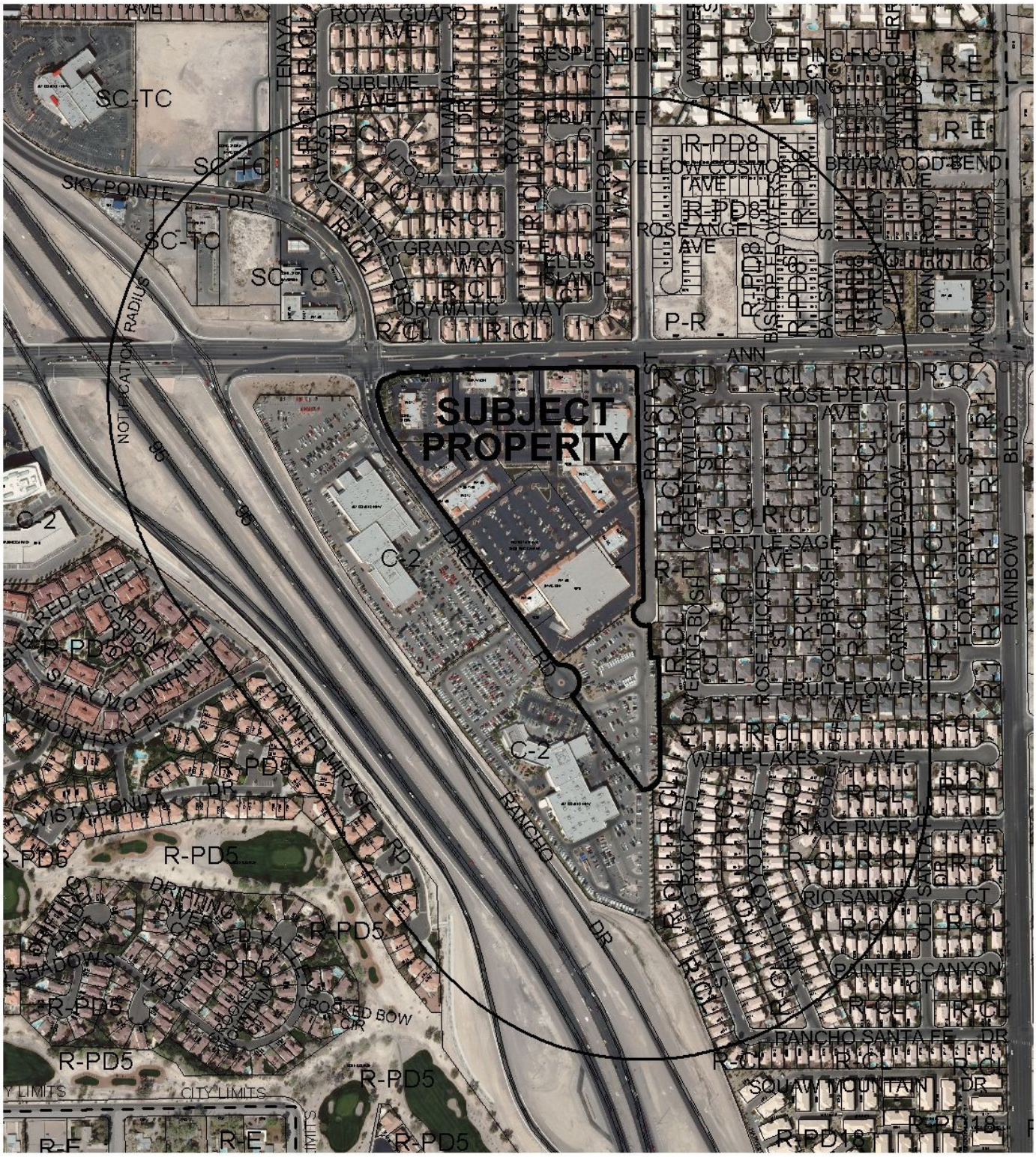
0 300 600 Feet

CASE: **MOD-42261**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **MOD-42261**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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-~~00~~ -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.

RECEIVED JUN 23 2011

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

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-

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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.: **23.**

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

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

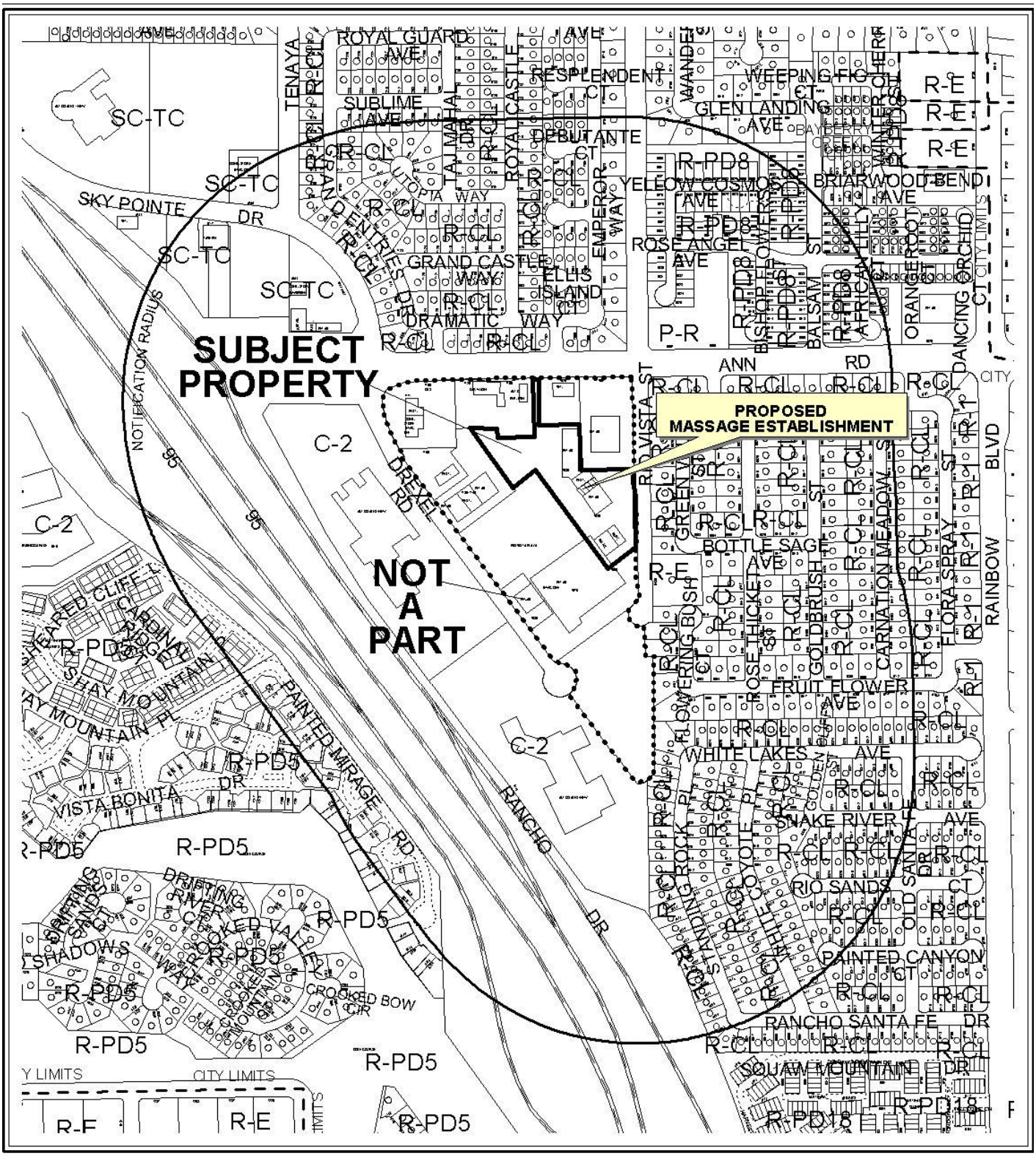
SUBJECT:
SUP-42265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 260 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH A 1,500 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A DISTANCE SEPARATION 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). Staff recommends APPROVAL.

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 APPROVAL.

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



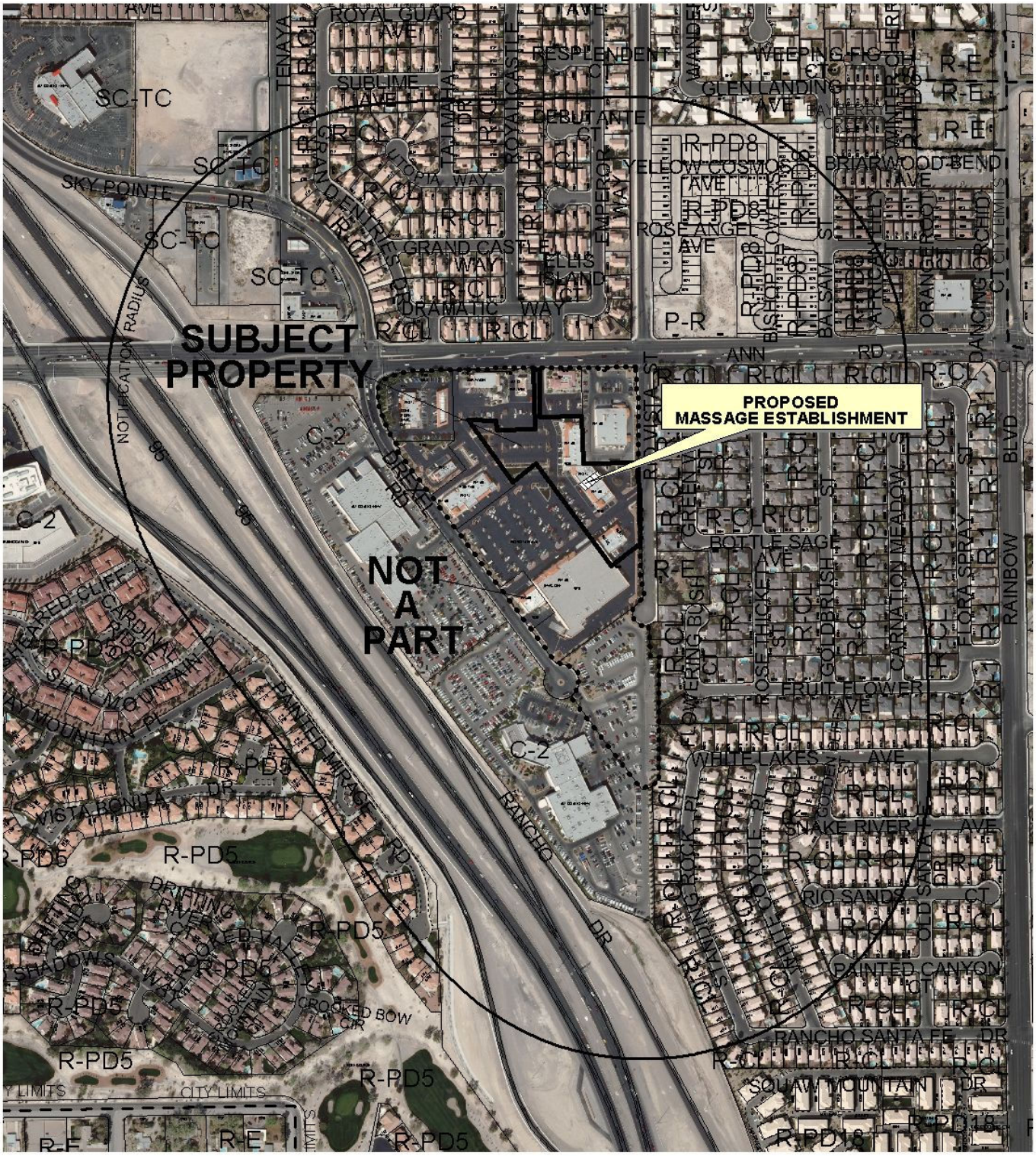
0 300 600 Feet

CASE: **SUP-42265**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

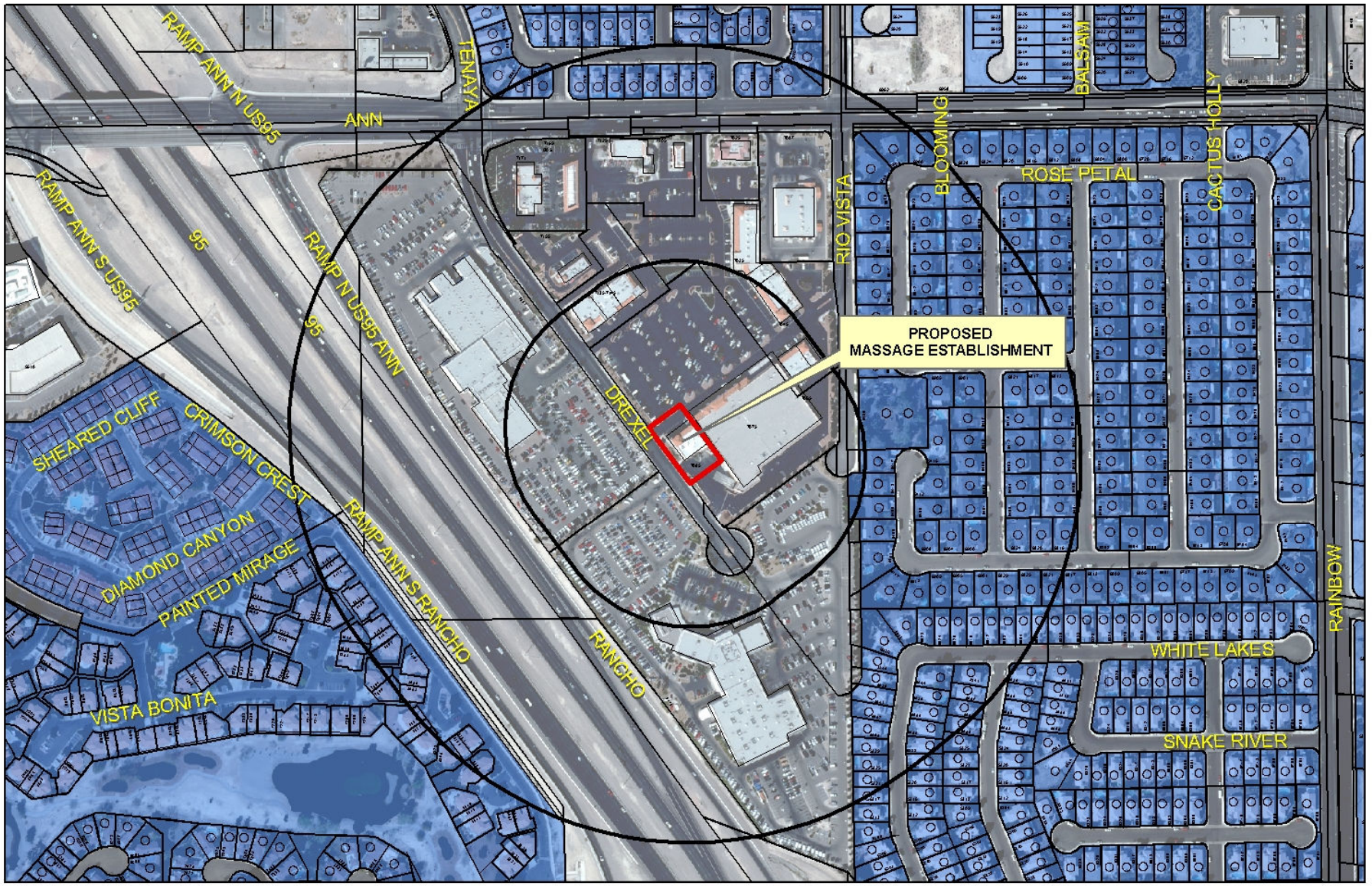


0 300 600 Feet

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 (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: 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

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JUN 29 2011

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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** DON 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

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☐ 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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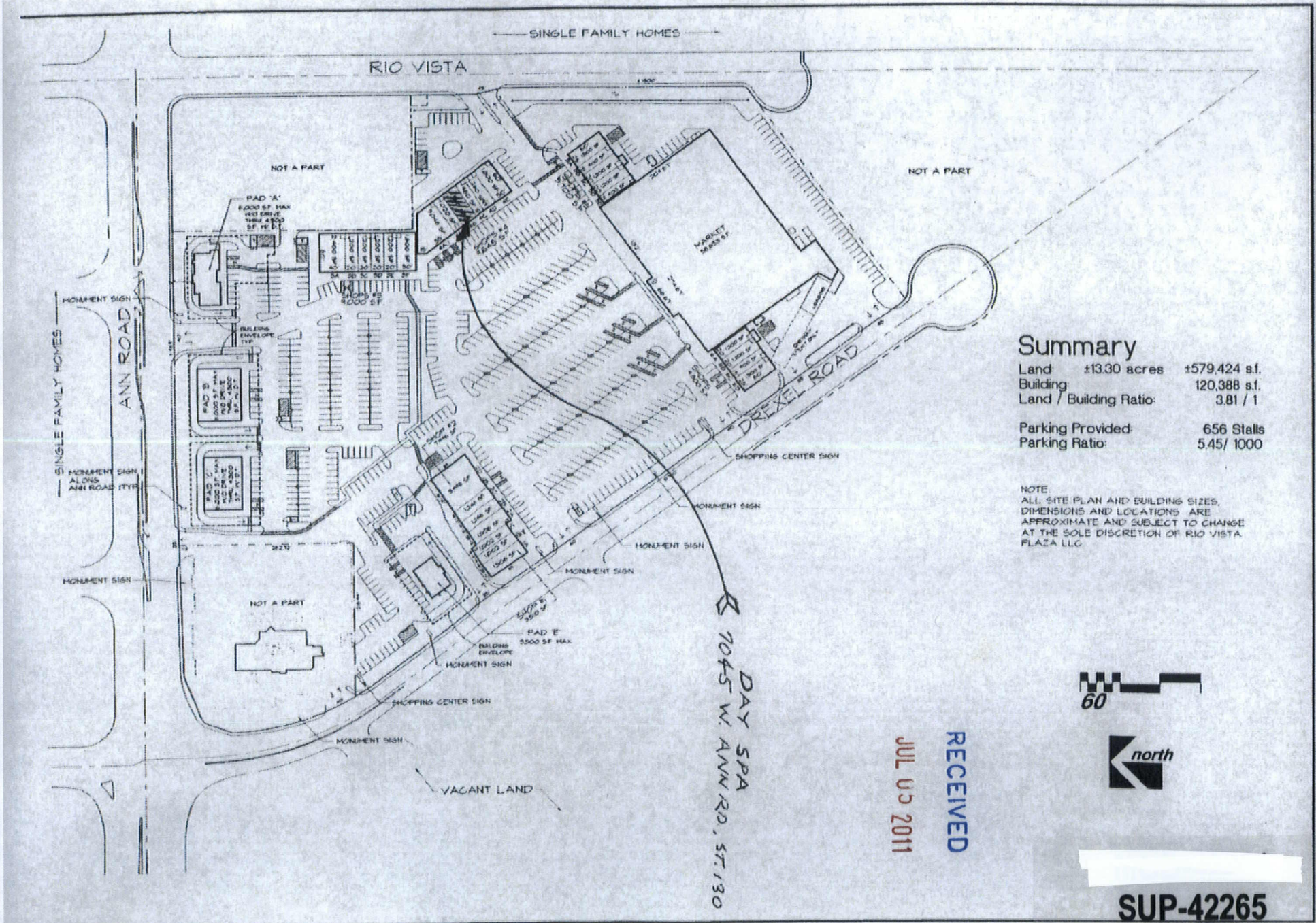

Summary

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

60

north

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JUL 05 2011

SUP-42265
REVISED

Nadel
Architecture
Planning
Interiors
Registered Architect
Herbert Nadel AIA
3080 Bristol Street
Suite 520
Costa Mesa
California 92626
714 541-5907

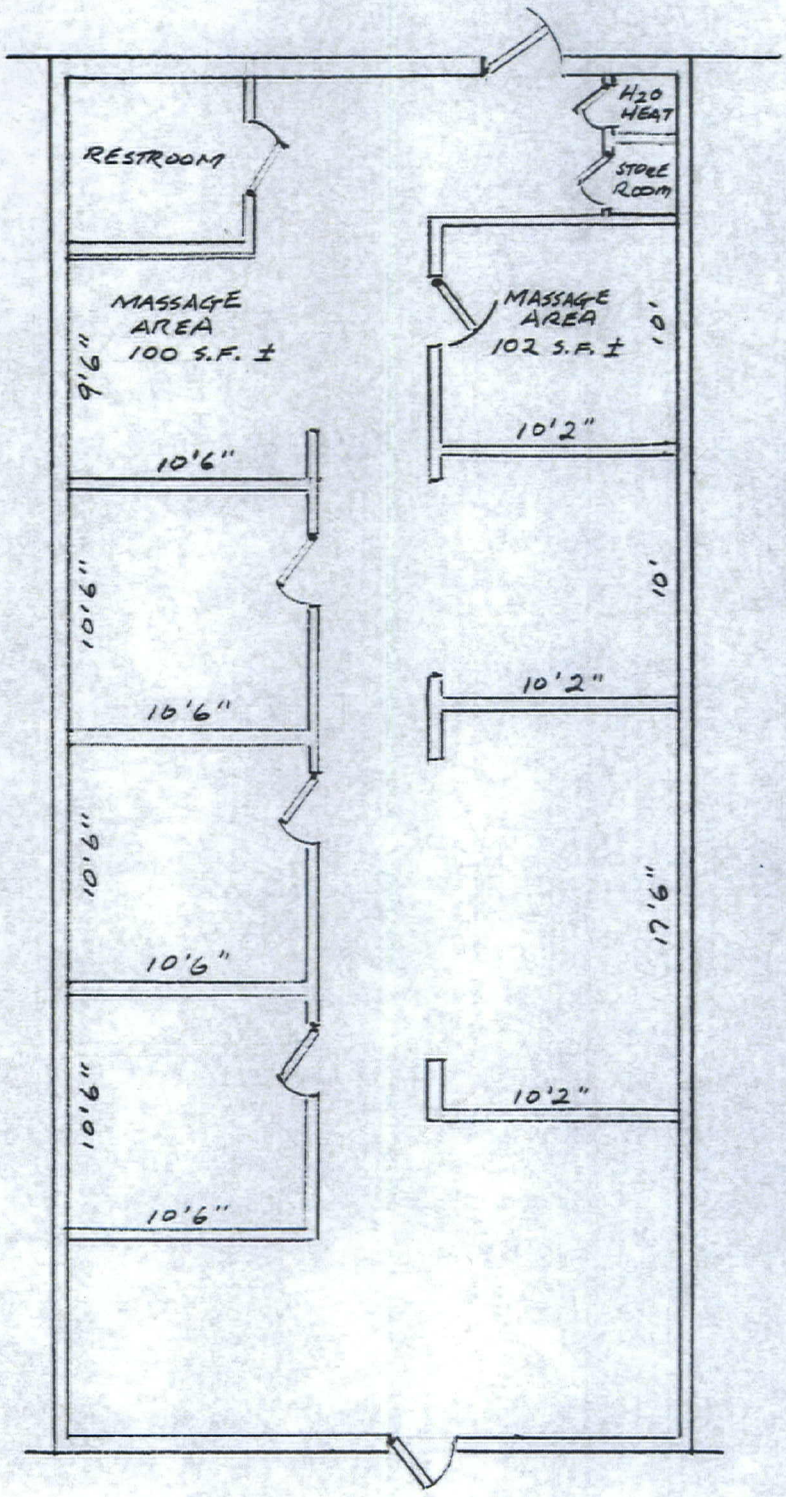
REVISIONS

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

RIO VISTA PLAZA
LAS VEGAS, NEVADA

DRAWING TITLE
LEASING PLAN

DATE
JOB NO
SHEET



DAY SPA

7045 W. ANN RD. SUITE 130

RECEIVED
JUL 05 2011

SUP-42265
REVISED

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.

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JUN 23 2011
SUP-42265

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**

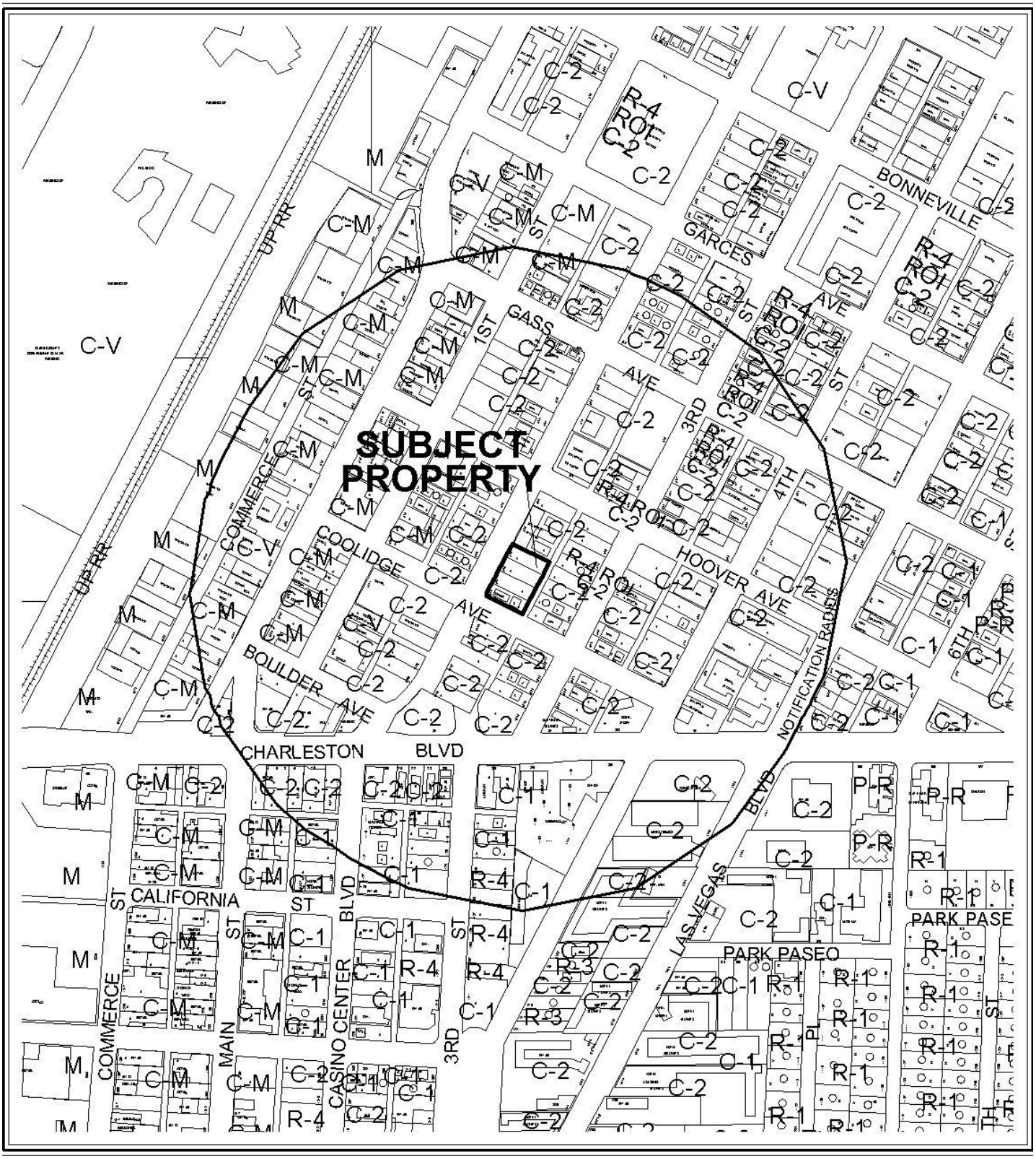
SUBJECT:
SUP-41599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.64 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs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

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



0 300 600 Feet

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

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERALCOMMERCIAL)

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* [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.

[signature]

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-41599
Meeting Date:	6/14/11 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

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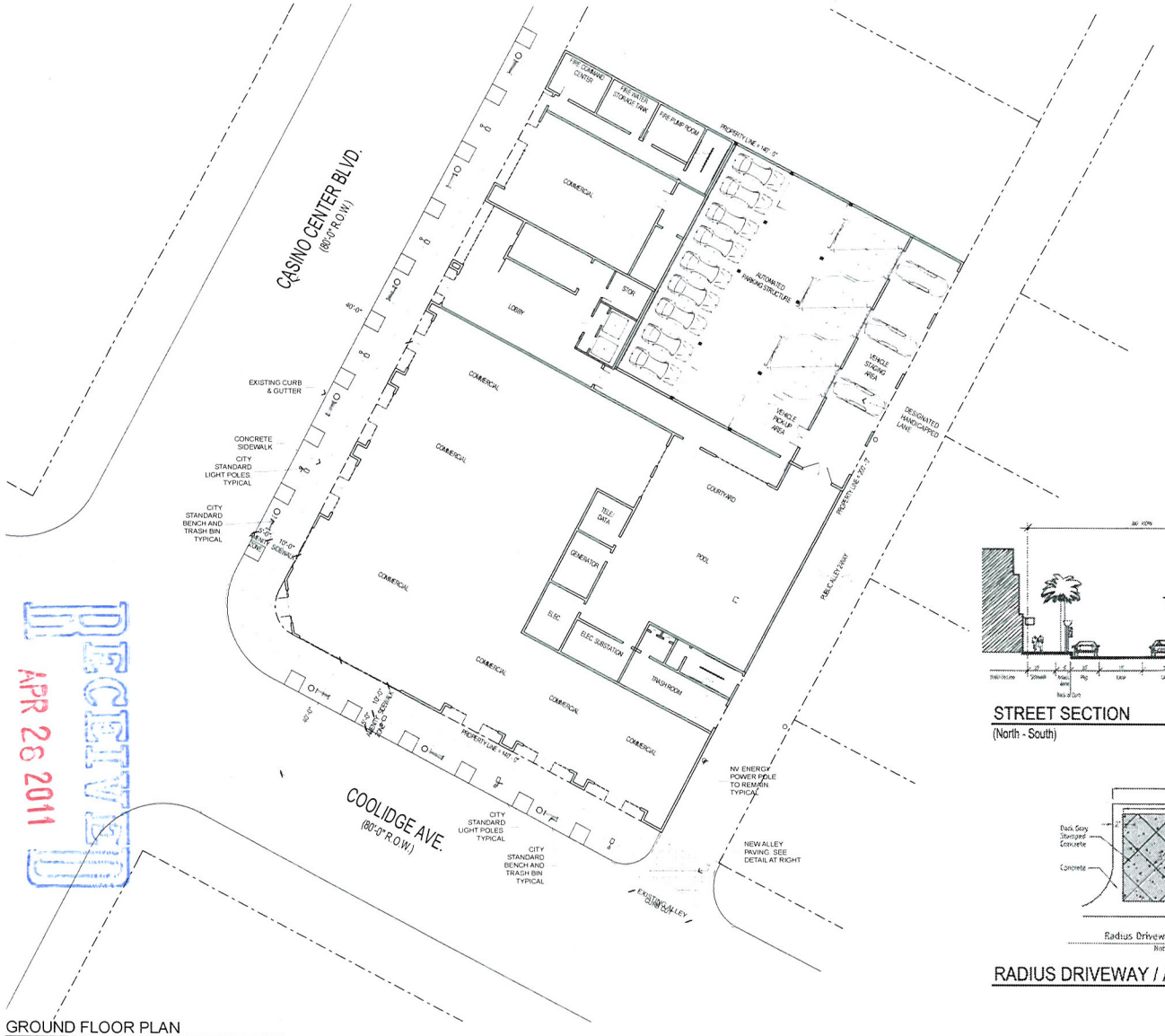
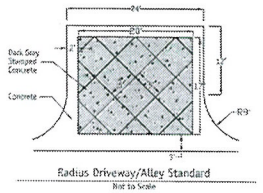


GROUND FLOOR PLAN



RADIUS DRIVEWAY / ALLEY STANDARD
N.T.S.





VICINITY & LOCATION MAPS

Site Zoning & Data

SITE DATA

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

SETBACKS (BUILDING)

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

COMMERCIAL SPACE	16,000 SF
PARKING SPACES	336

RESIDENTIAL UNIT DATA

STUDIO	180
ONE BEDROOM	135
TWO BEDROOM	15
TOTAL	330

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0' 8' 16' 32'

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

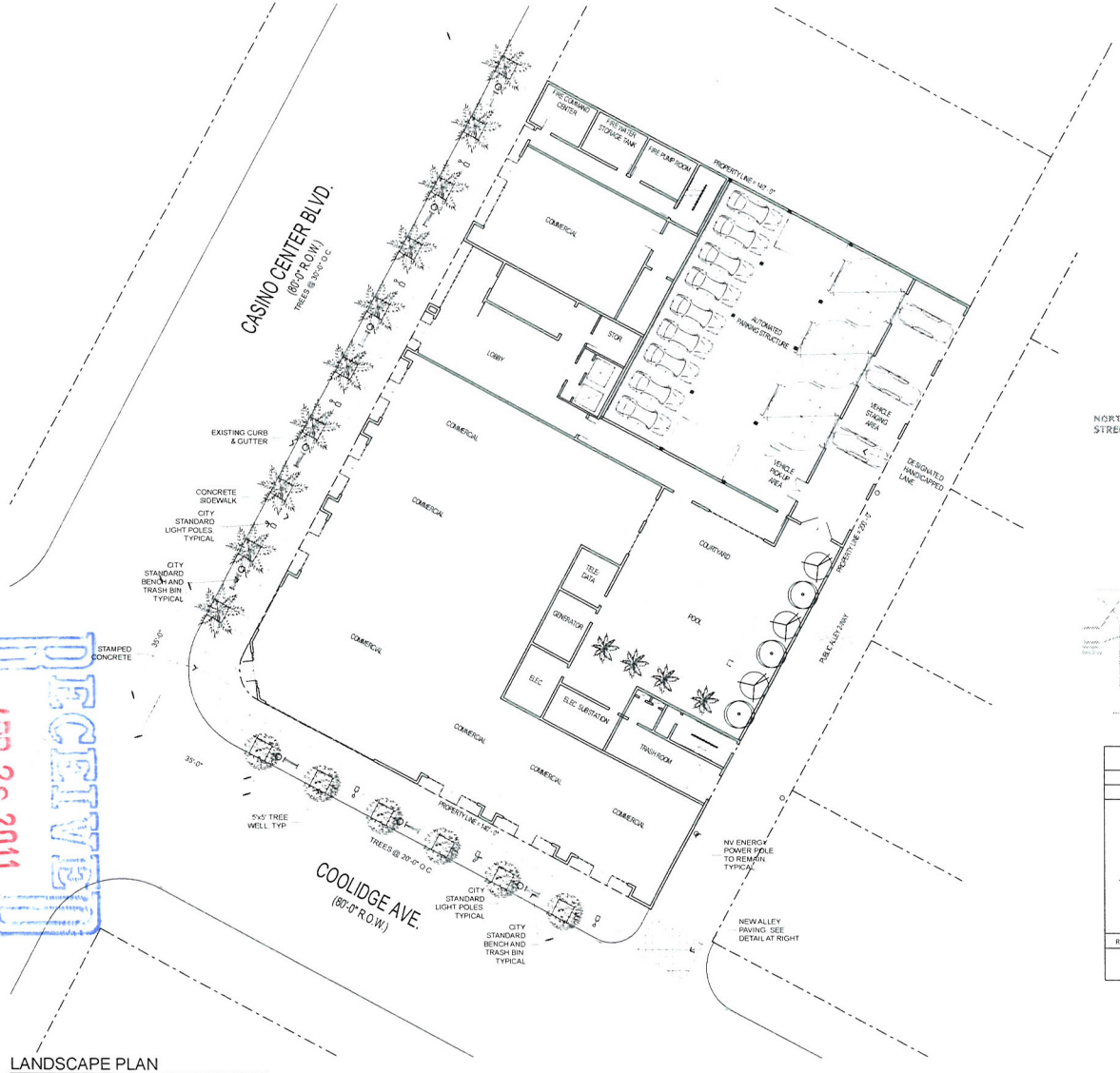
City of Las Vegas SDR SUP Submittal 04.28.11

SITE / GROUND FLOOR PLAN

AS100

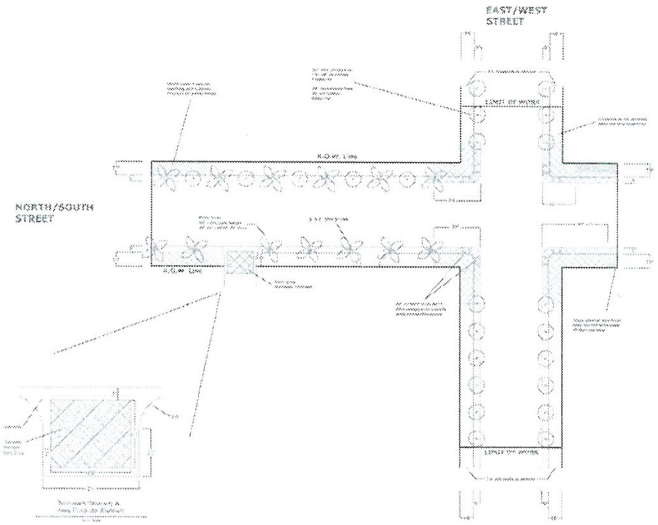
06.177.7 The Royale at Casino Center

SUP-41599
SDR-41829



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	acaa stenophylla	36" Box

ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD	MIN. 2" DEEP

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0' 8' 16' 32'

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919-931 Casino Center Boulevard
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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

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TYPICAL FLOOR PLAN W/GARAGE

1/16" = 1'-0"



TYPICAL FLOOR PLAN ABOVE GARAGE

1/16" = 1'-0"

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TYPICAL FLOOR PLANS

A100

© The Royale at Casino Center

SUP-41599

SDR-41829

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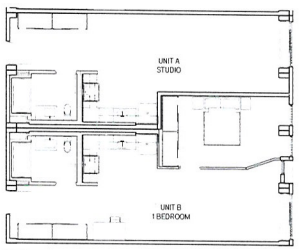
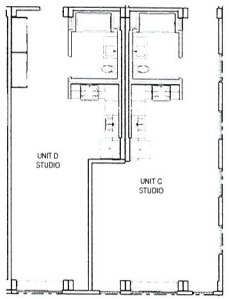
CLARK COUNTY
PLANNING



TYPICAL UNIT PLAN A/B

1/8" = 1'-0"



TYPICAL UNIT PLAN C/D

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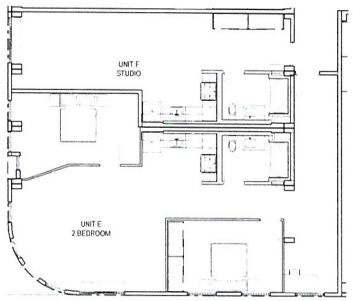
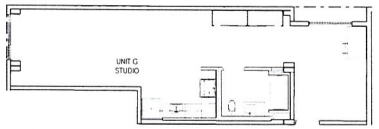


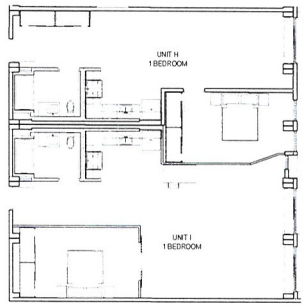
TYPICAL UNIT PLAN E/F

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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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

06.177.7 The Royale at Casino Center

SUP-41599

SDR-41829

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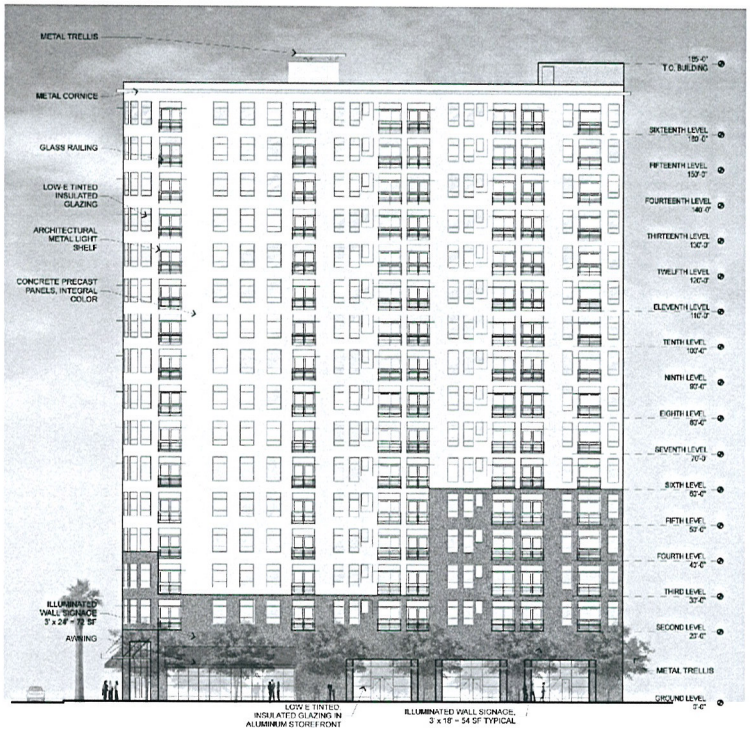

SOUTH ELEVATION

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 (REV) 05.12.11

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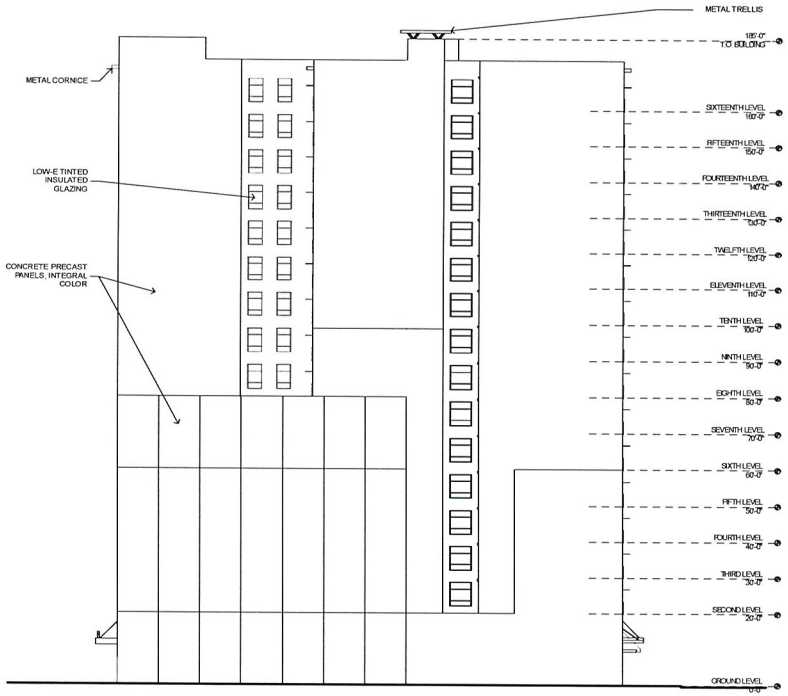
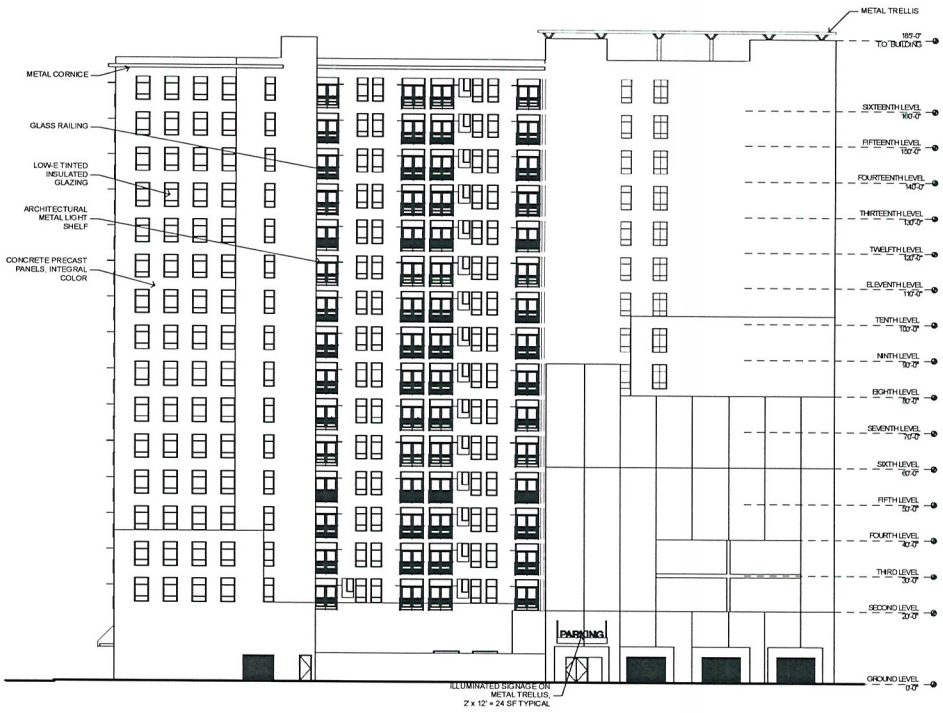


NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

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The Royale at Casino Center

Site Development Review

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

BUILDING ELEVATIONS

A201

06.177 The Royale at Casino Center

SUP-41599
SDR-41829

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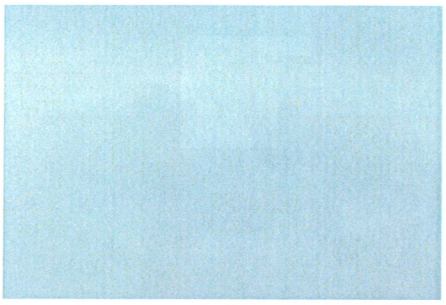
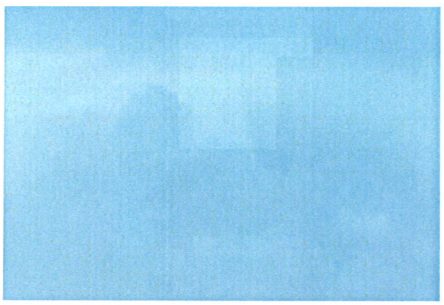


Colored Glass 1



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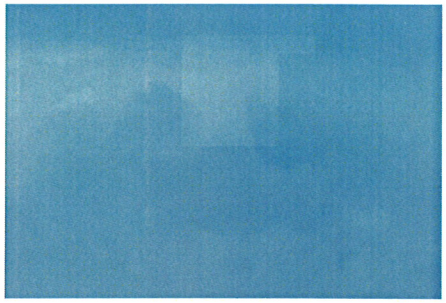
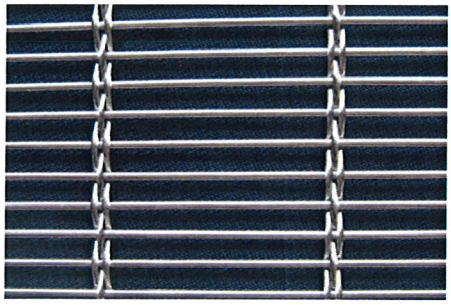


Colored Glass 3



Metal Mesh

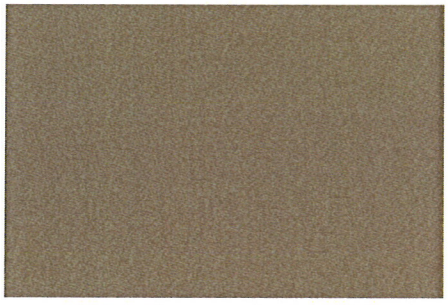
Aggregate 1



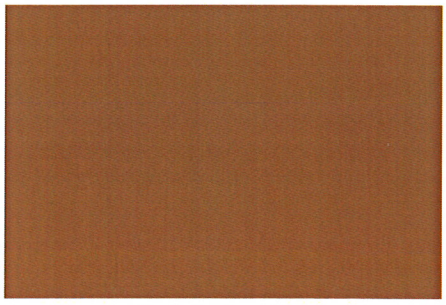
Aggregate 2



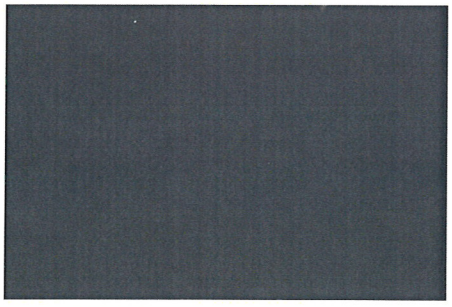
Aggregate 3



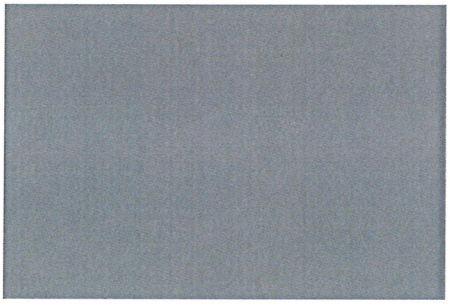
Aggregate 4



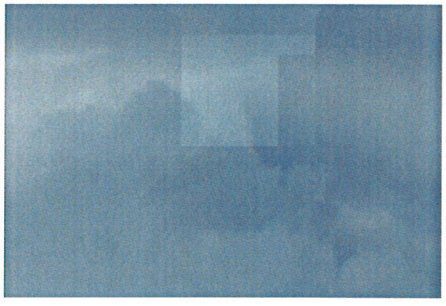
Fabric Awning



Metal



Aluminum Storefront Framing



Glazing

APTUS
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info@aptusarchitecture.com

The Royale at Casino Center

4.28.11

Site Development Review

919-931 Casino Center Boulevard
Las Vegas, Nevada 89101

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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.

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Las Vegas, Nevada 89104
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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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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.: **25.**

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). Staff recommends DENIAL.

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:	$ 1030 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.

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**

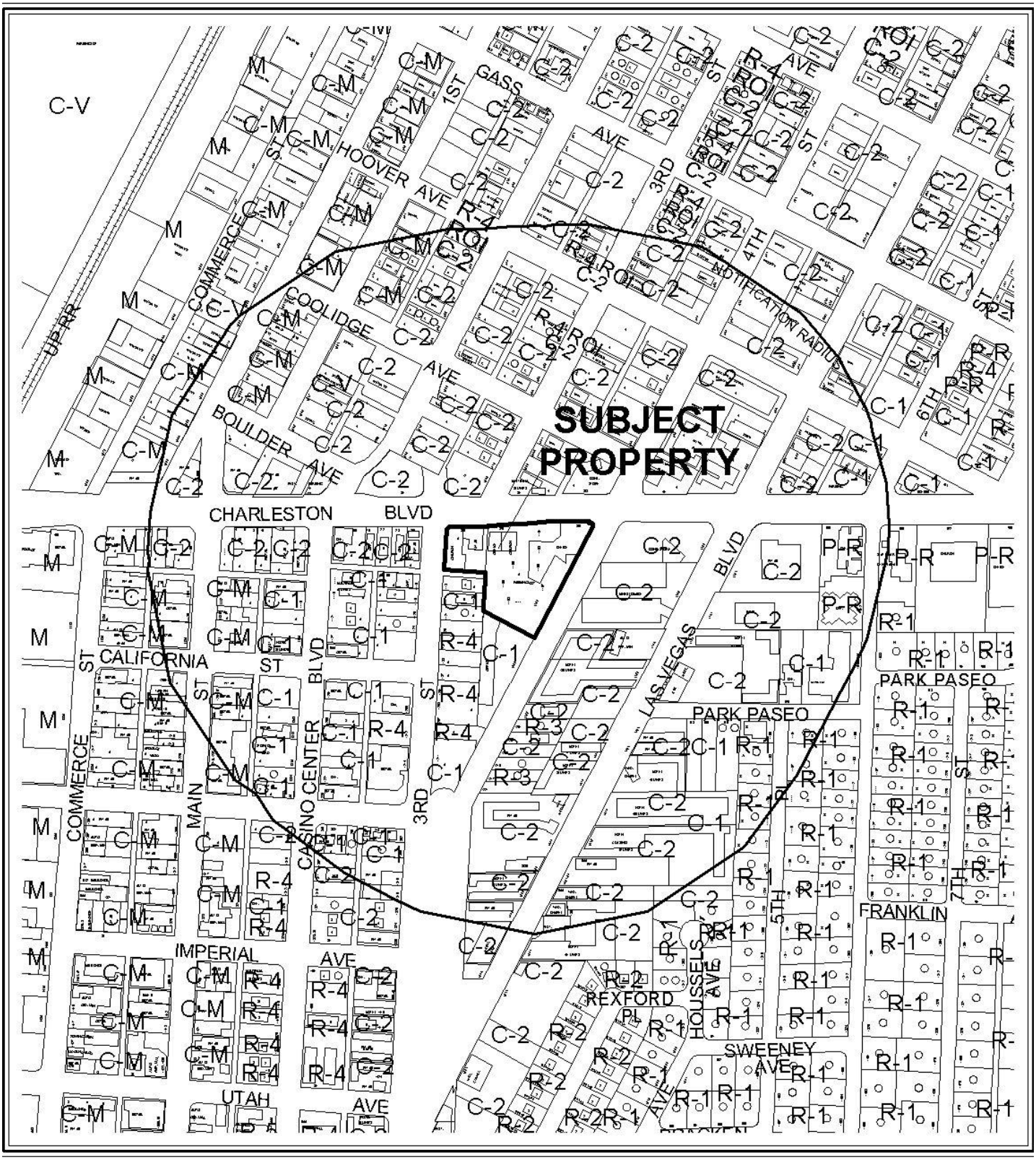
SUBJECT:
SUP-42182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 33,000 SQUARE 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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)

N

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, 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

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* [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.

[signature]

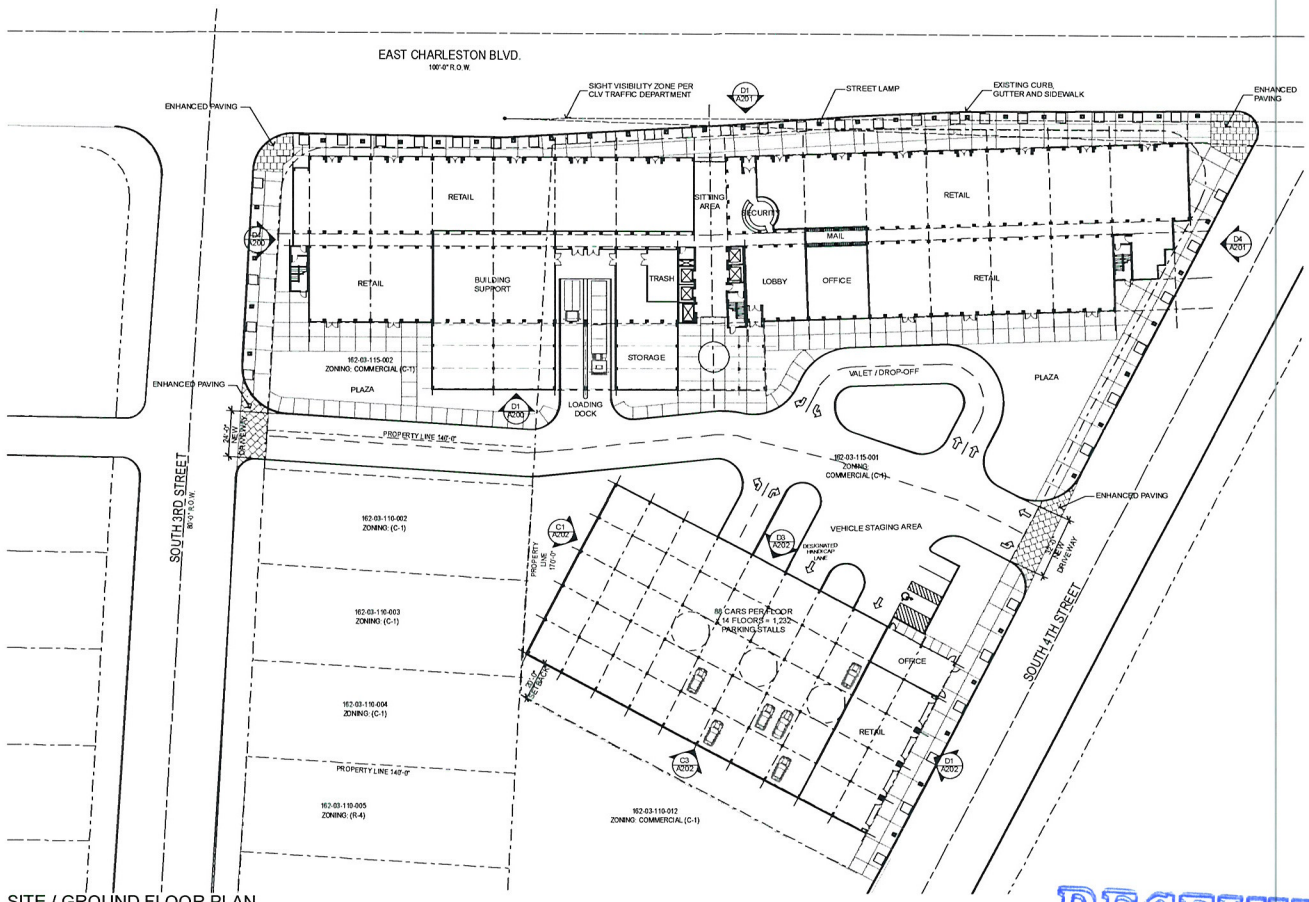
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

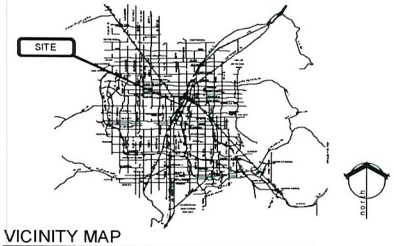
Case #	SUP-42182
Meeting Date:	8/9/11
Total Fee:	$1030.00
Date Received:*	6/20/11
Received By:	[signature]

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



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	50%

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		
COMMERCIAL	N/A	N/A
RESIDENTIAL	N/A	N/A
STANDARD PARKING SPACES		1,232 STANDARD PARKING STALLS IN AUTOMATED GARAGE 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'

N

LV Land Partners - Aquarius Residences

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

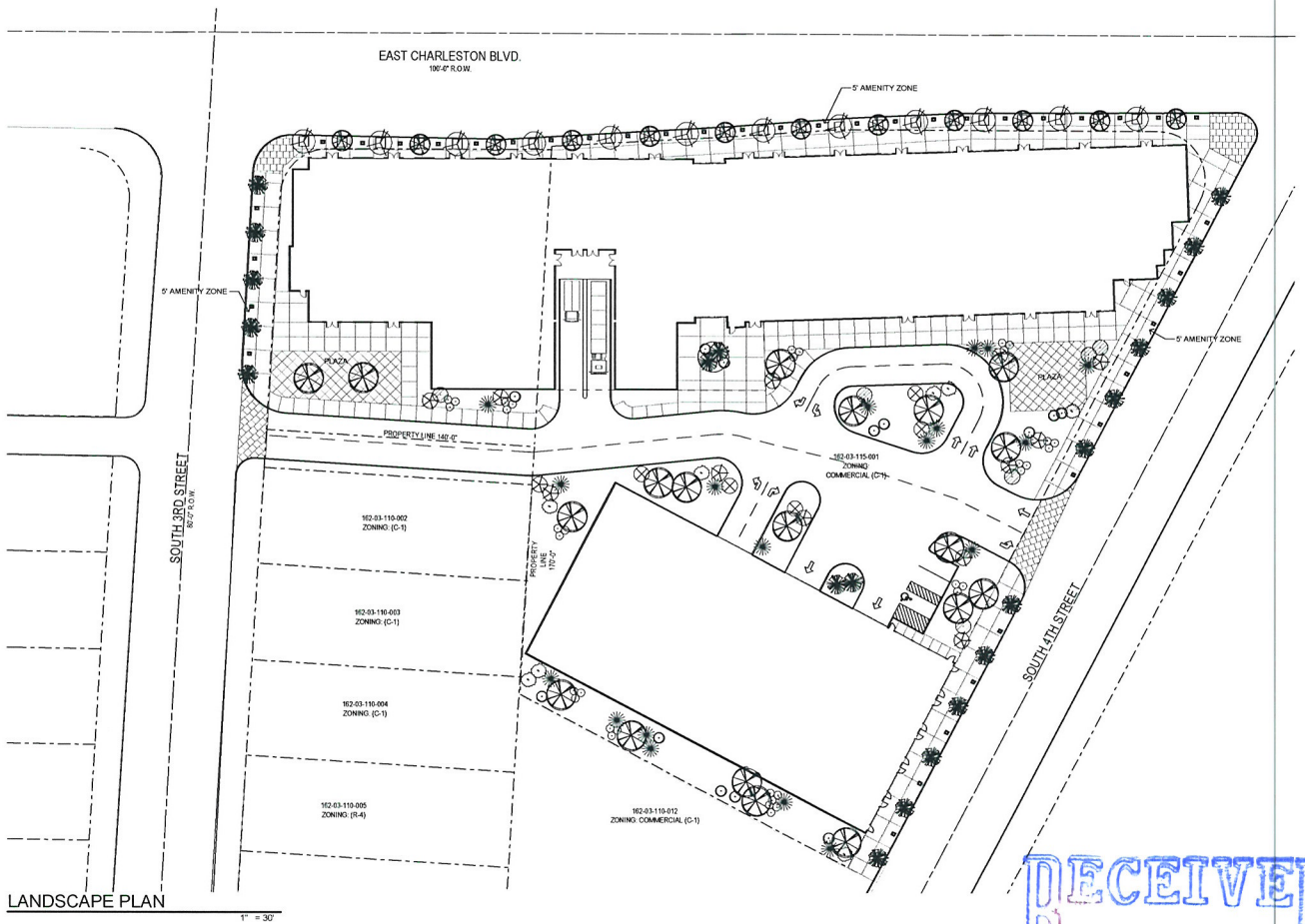
SITE PLAN

AS100

SUP-42182

SDR-41600

aquarius_sdr_site plan.pln 6/10/2011 11:44:44 AM 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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north

LANDSCAPE PLAN

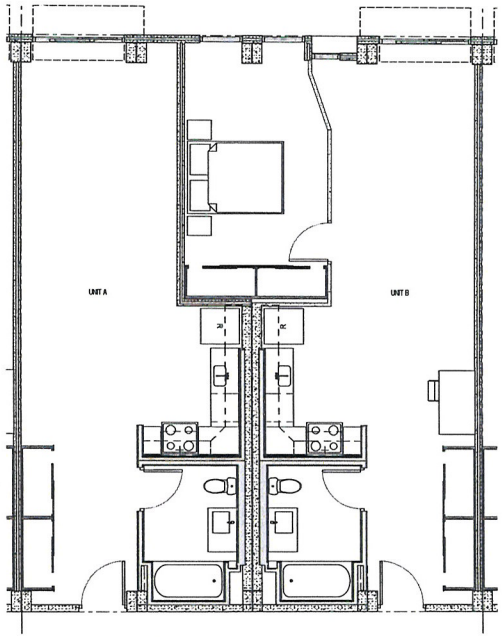
City of Las Vegas SDR Submittal 06.16.11

L100

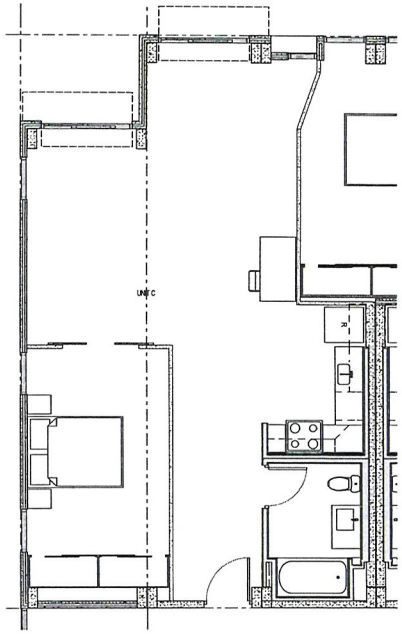
177.9 LV Land Partners - Aquarius Residences

SUP-42182
SDR-41600

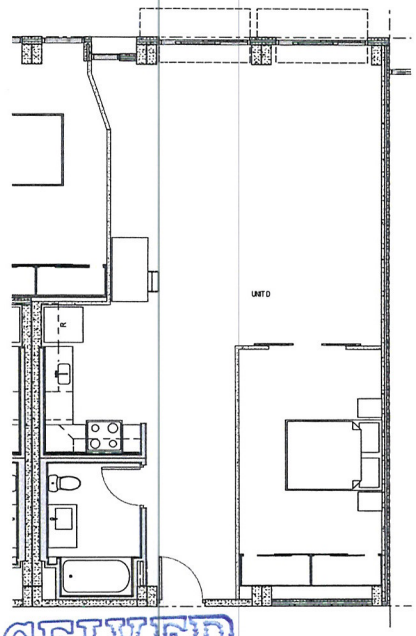
tzamwork://server/06.177.9 LV Land Partners-Aquarius Apartments; 6/16/2011; 3:57 PM; smd



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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Site Development Review

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0' 2' 4' 8'

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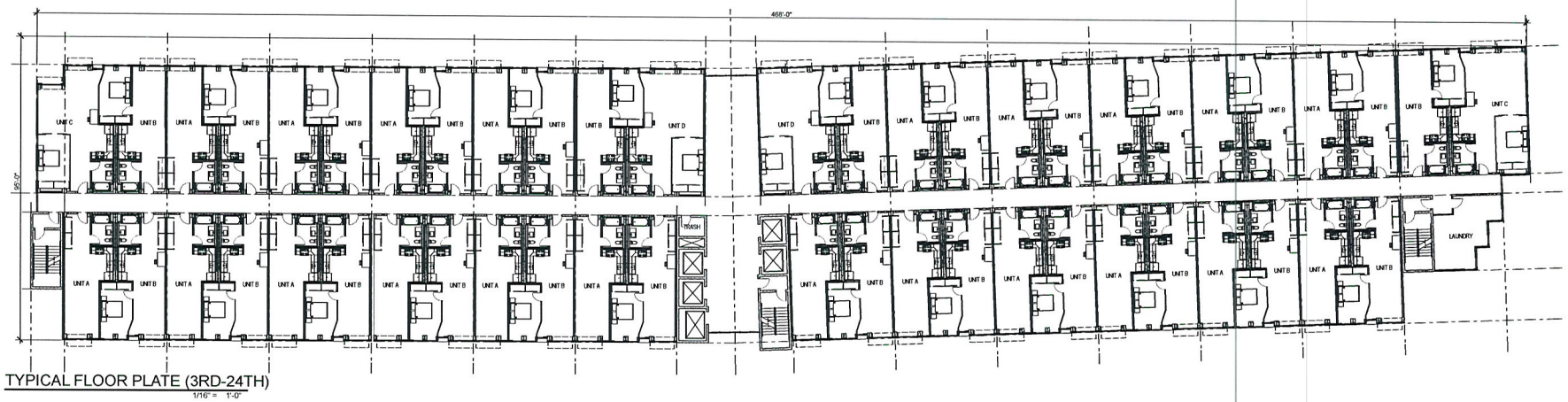
UNIT PLANS

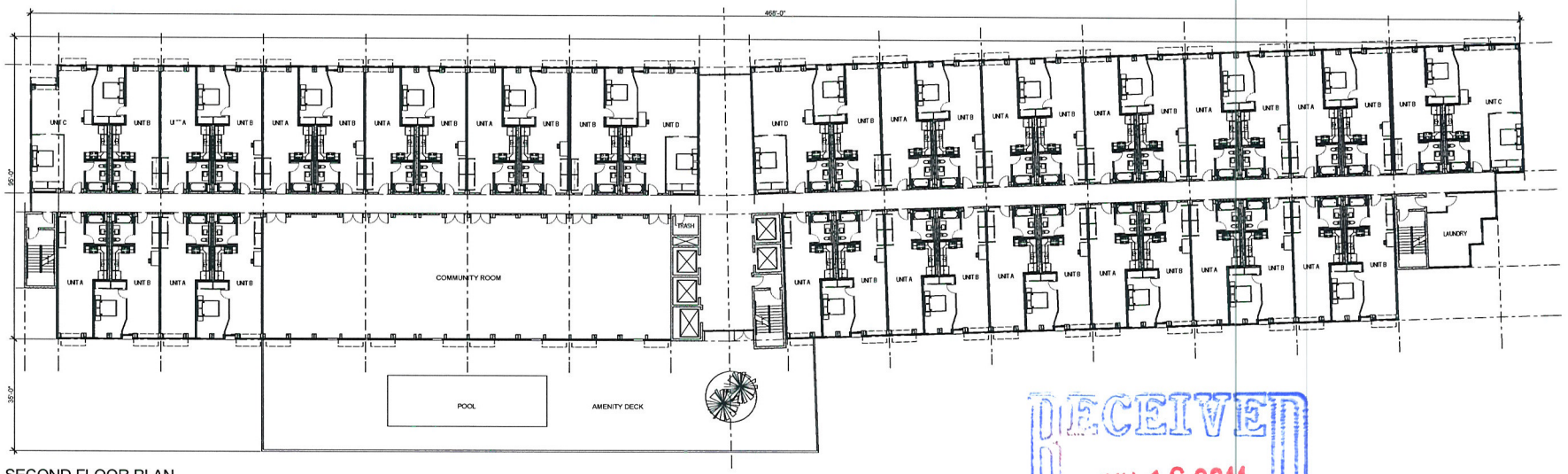
A101

SUP-42182

SDR-41600



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

A100

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0' 8' 16' 32'

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SUP-42182
SDR-41600

06.17.9 LV Land Partners - Aquarius Residences

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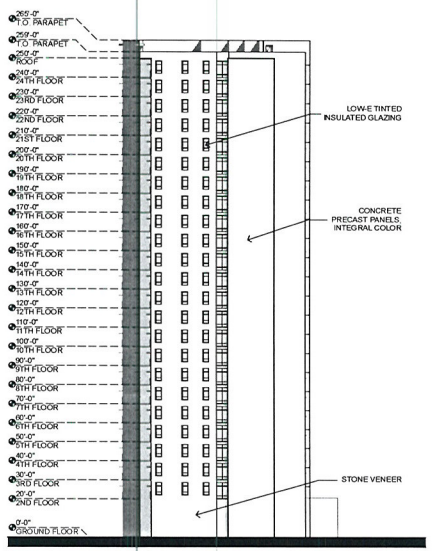
SOUTH ELEVATION

1" = 30'



WEST ELEVATION

1" = 30'

LV Land Partners - Aquarius Residences

Site Development Review

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Las Vegas, Nevada 89104

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ELEVATIONS

A200

SUP-42182
SDR-41600

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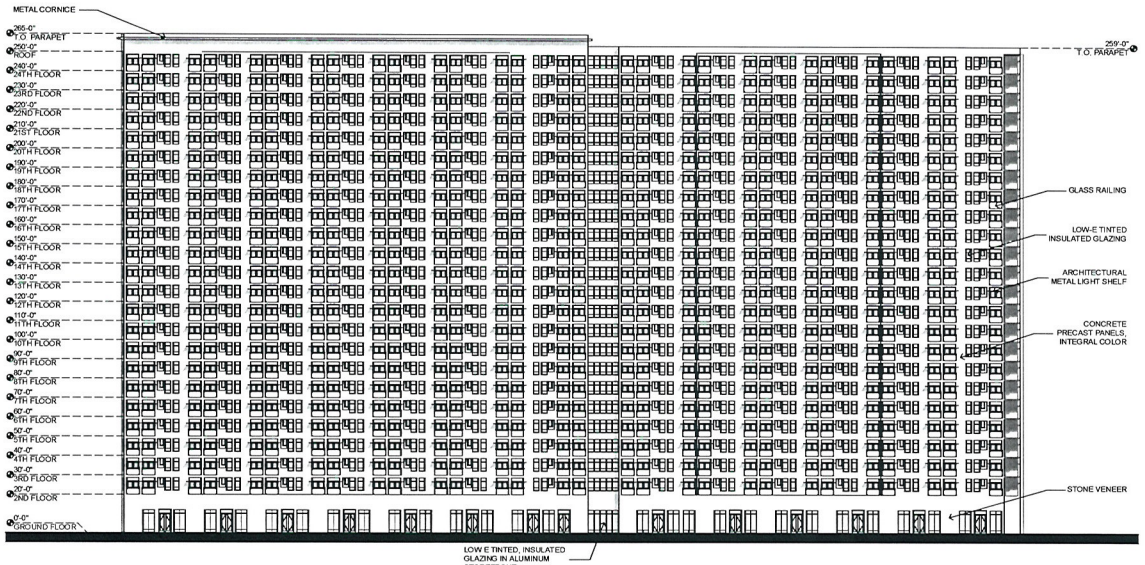
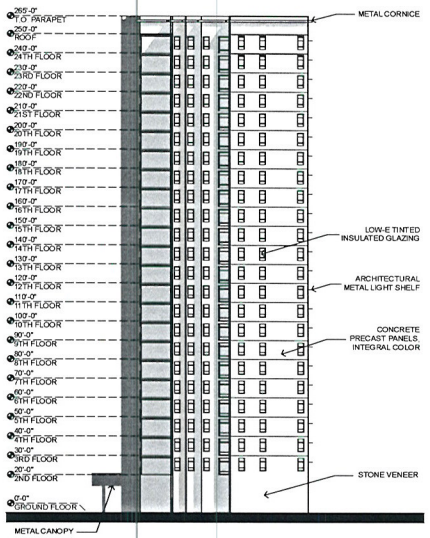
0 15' 30' 60'

teamwork/client/06.1773 LV Land Partners-Aquarius Apartments 06162011 2:47 PM cmueller



NORTH ELEVATION

1" = 30'



EAST ELEVATION

1" = 30'

LV Land Partners - Aquarius Residences

Site Development Review

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Las Vegas, Nevada 89104

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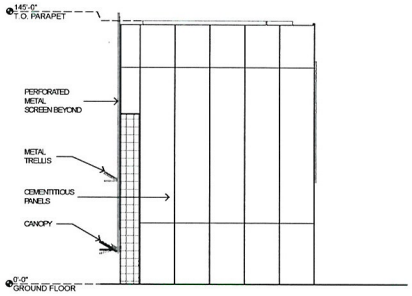
City of Las Vegas SDR Submittal 06.16.11

ELEVATIONS

A201

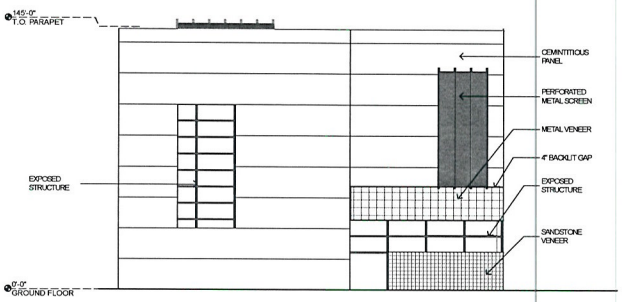
SUP-42182

SDR-41600



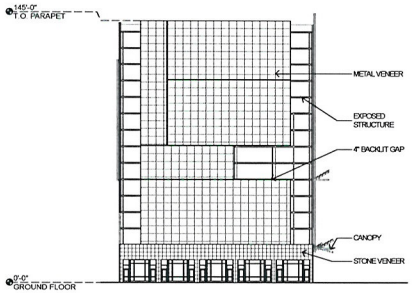
WEST ELEVATION

1" = 30'



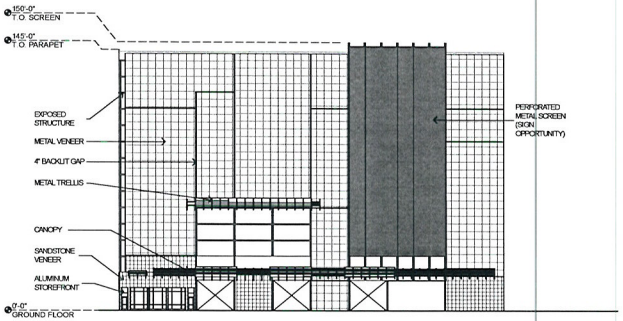
SOUTH ELEVATION

1" = 30'



EAST ELEVATION

1" = 30'



NORTH ELEVATION

1" = 30'

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0' 15' 30' 60'

LV Land Partners - Aquarius Residences

Site Development Review

3rd Street and Charleston Boulevard
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City of Las Vegas SDR Submittal 06.16.11

GARAGE ELEVATIONS

A202

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

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.

Architecture
Engineering
Planning
Interiors
Landscape

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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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.: **27.**

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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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

OSCAR B. GOODMAN
MAYOR

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MAYOR PRO TEM

LARRY BROWN
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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: 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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400 STEWART AVENUE
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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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LAS VEGAS CITY COUNCIL

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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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SDR-41600

LAS VEGAS CITY COUNCIL

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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.

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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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SDR-41600

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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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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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.: **28.**

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

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

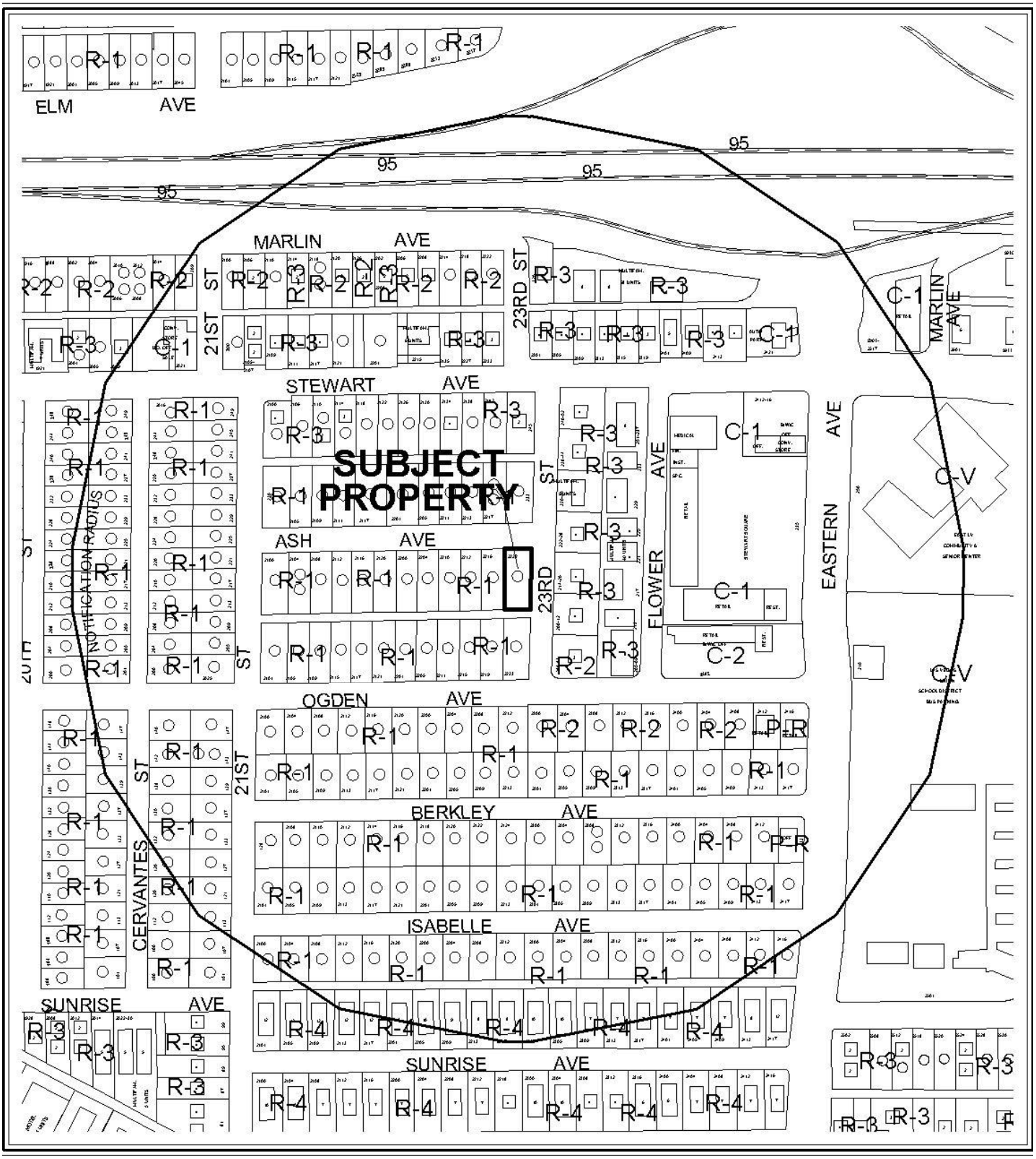
SUBJECT:
VAR-42175 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY RITZ TRUST - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT REAR YARD SETBACK FOR A PRIMARY STRUCTURE WHERE 15 FEET IS REQUIRED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD AREA WHERE SUCH IS NOT PERMITTED AND 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 on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



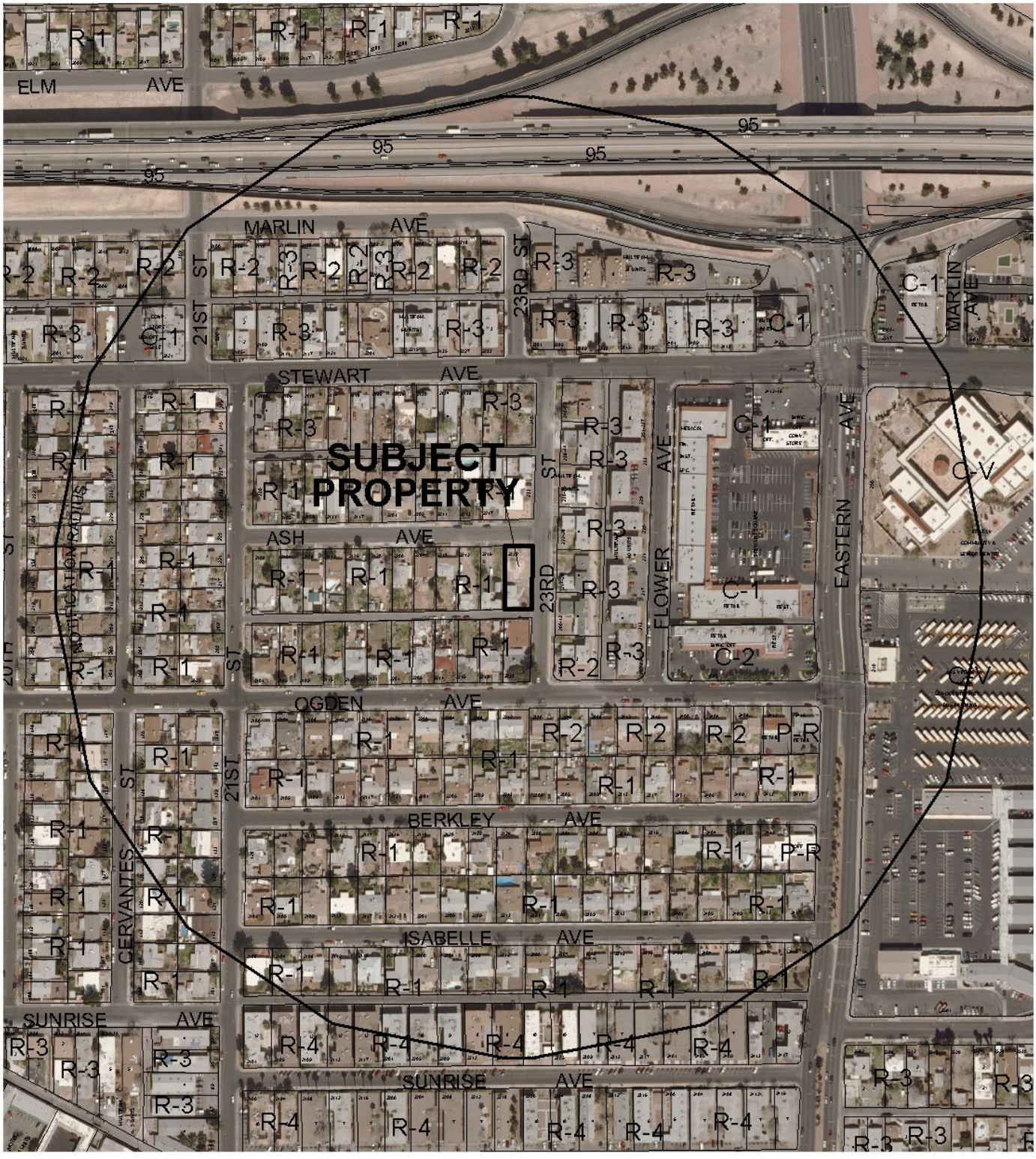
0 300 600 Feet

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

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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. 08-10823-1 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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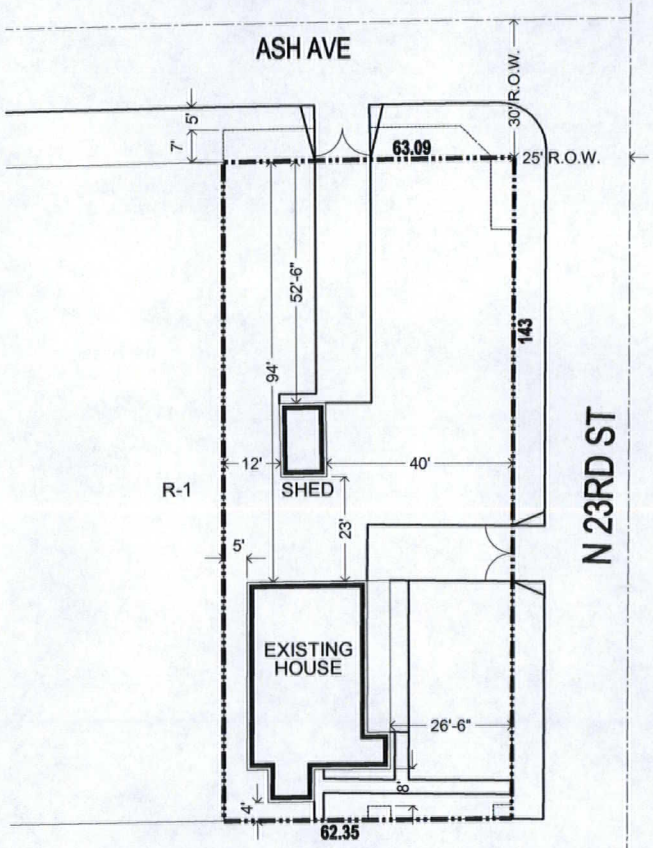


1 **SITE PLAN**
SCALE: 1" = 10'

SITE INFORMATION

ZONING- City of Las Vegas, NV

APN#: 139-35-713-035
Zoning- R-1

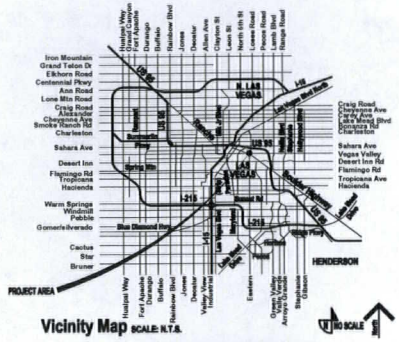
AREA (Approximate, to be verified)

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

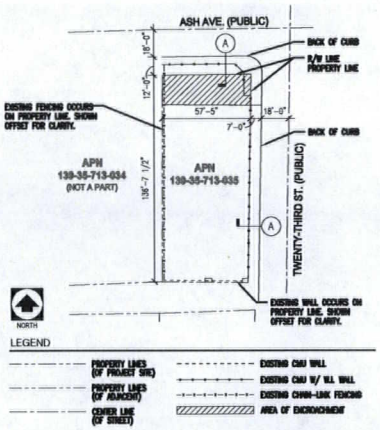
Allowed:	35 ft
Provided:	
House:	15 ft (to mid-point of roof)
Shed:	10 ft (to mid-point of roof)
House Area:	1,200 Sq. Ft.
Shed Area:	160 Sq. Ft.



Vicinity Map SCALE: N.T.S.



Location Map



1 ENCROACHMENT PLAN
1" = 40'-0"

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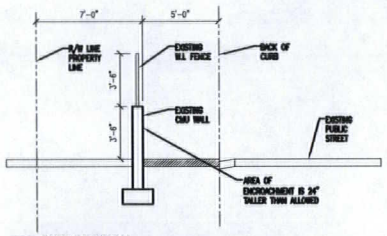


A SITE SECTION

NORTH
Scale: 1 : 10
0 10 20

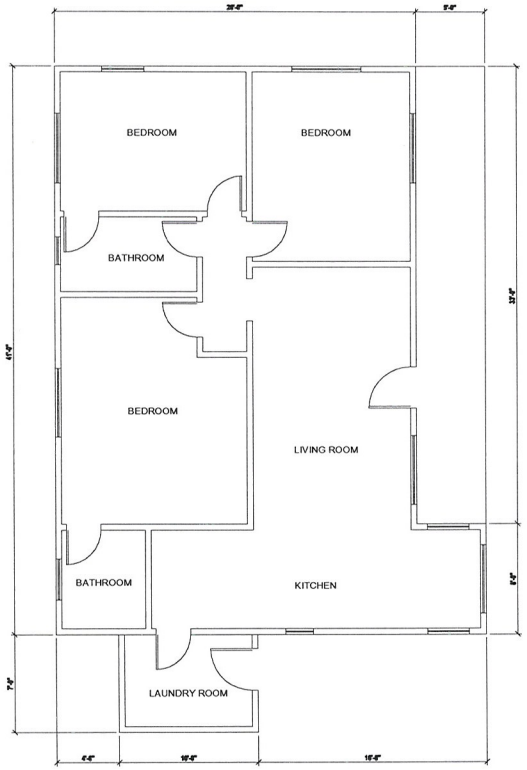
Conceptual Site Plan : Sheet Title
11-054 : Project Number
07/11/11 : Date

FRONTLINE group MOSER architecture studio

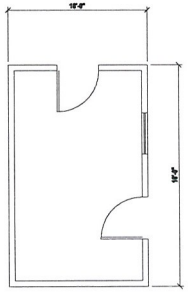
Shirley Ritz Residence

2222 Ash Avenue, City of Las Vegas, NV

VAR-42175
REVISED



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



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

NORTH
Scale:

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

FRONTLINE group MOSER architecture studio

Shirley Ritz Residence

2222 Ash Avenue, City of Las Vegas, NV

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MOSER architecture studio

North Elevation



South Elevation



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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



VAR-42175

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



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

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Perimeter Fence



Perimeter Fence



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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

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



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


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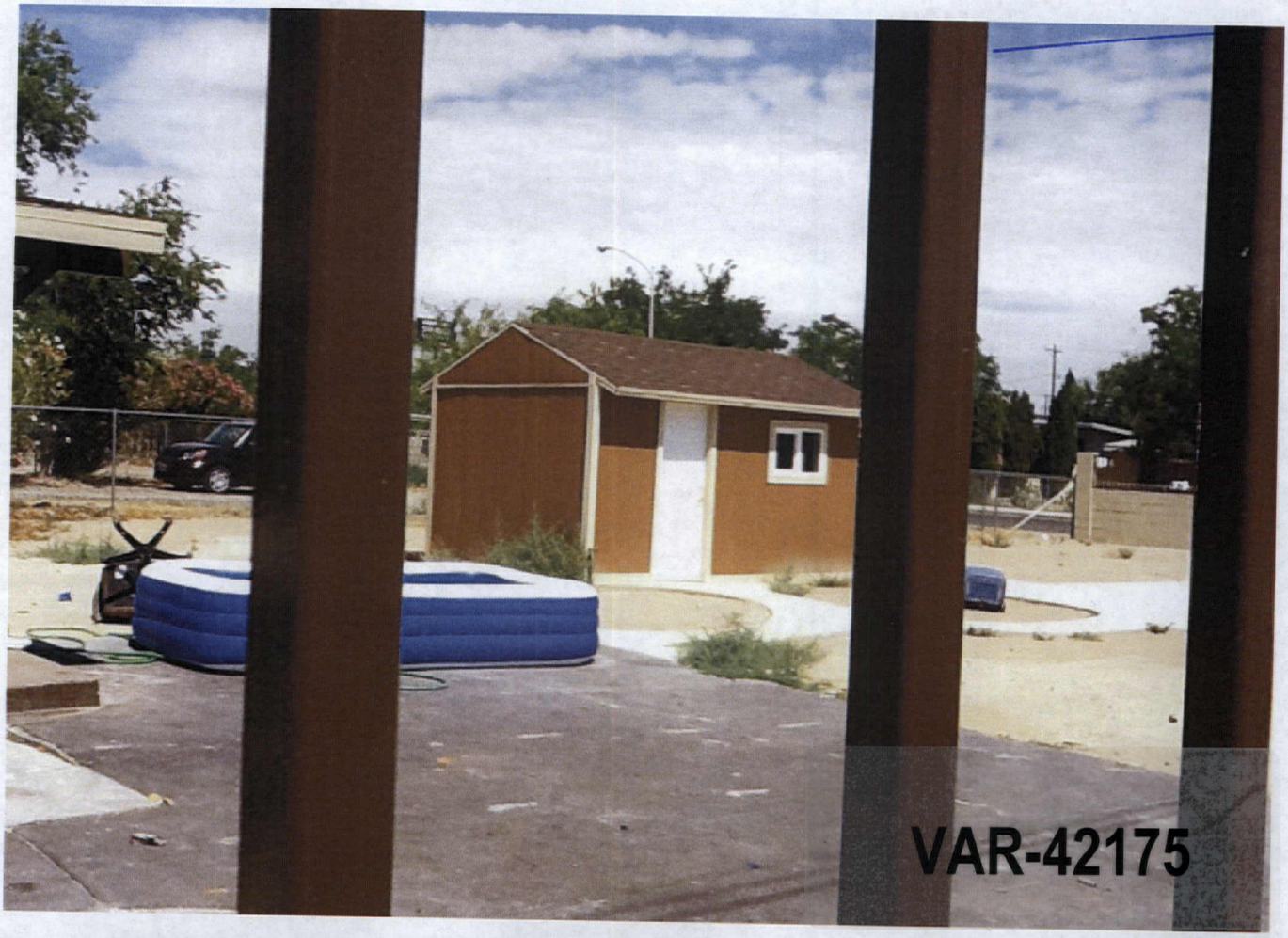
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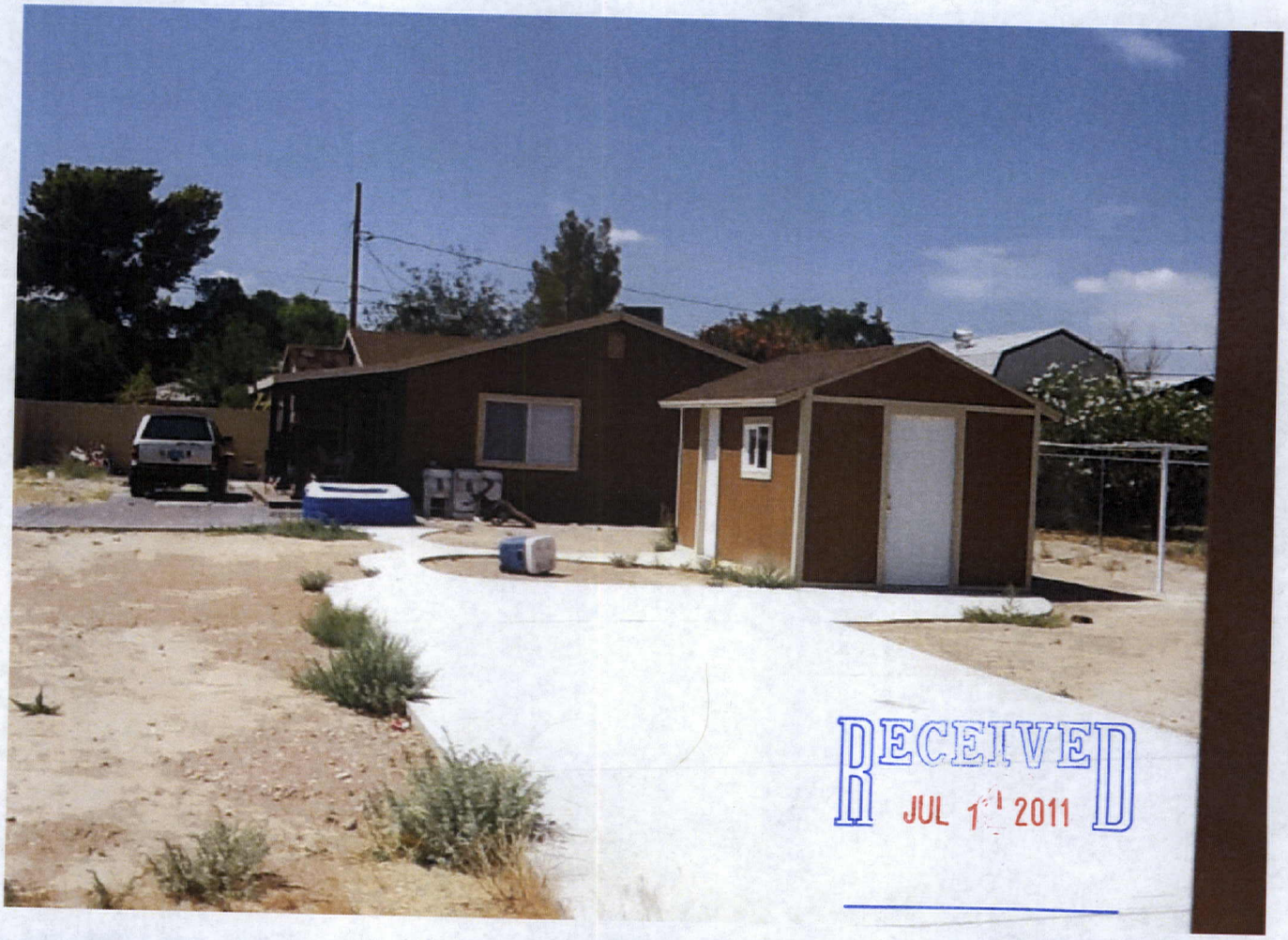

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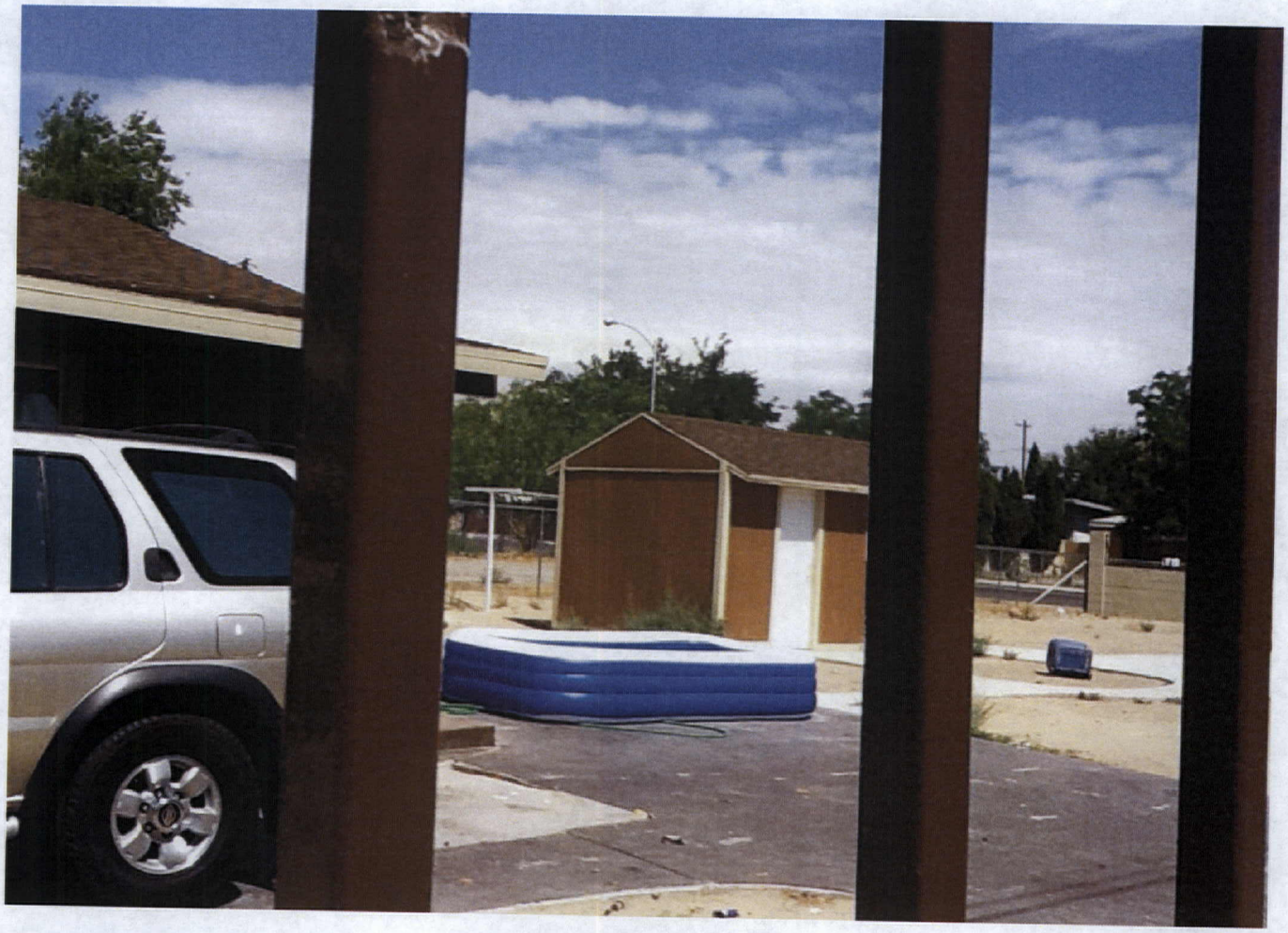



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JUL 1 1 2011

VAR-42175

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.862.0257

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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JUL 05 2011

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.: **29.**

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

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

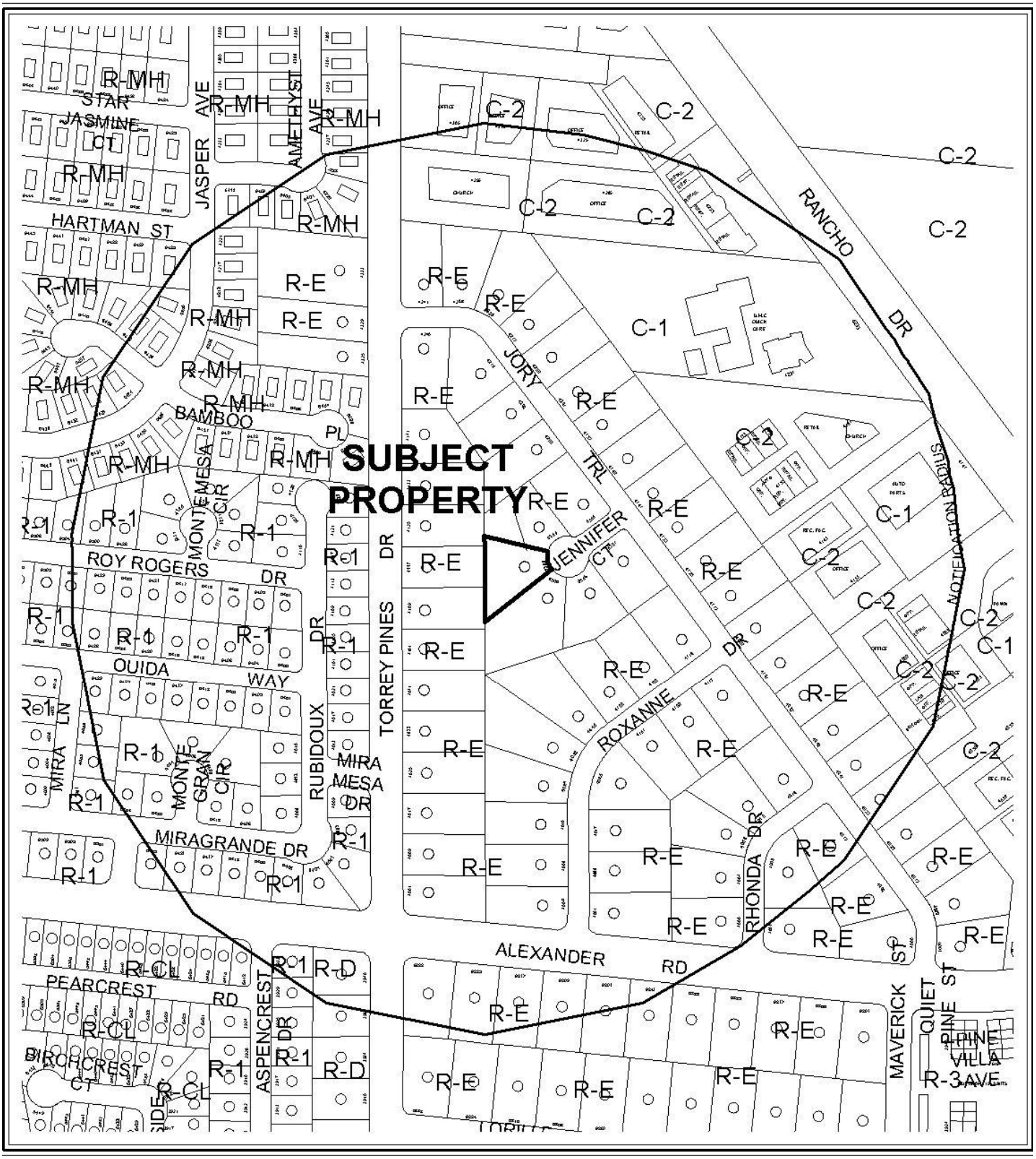
SUBJECT:
VAR-42432 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **VAR-42432**

RADIUS: 1000 FT

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

N



CASE: **VAR-42432**

RADIUS: 1000 FT

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42432** APN: _____

Name of Property Owner: Conan Turner

Name of Applicant: Same

Name of Representative: Same

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

☐ **Yes** ☐ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Conan Turner

Subscribed and sworn before me

This 7th day of July, 2011

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

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City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 6308 Jennifer Court

Project Name _____ **Proposed Use** _____

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

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

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

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

Additional Information _____

PROPERTY OWNER Conan Turner **Contact** Same

Address 6308 Jennifer Court **Phone:** 858-7663 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

E-mail Address AIIS@SCPP001.COM

APPLICANT _____ **Contact** _____

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

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

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 Conan Turner

Subscribed and sworn before me

This 7th day of July, 20 11.

Nora Lares

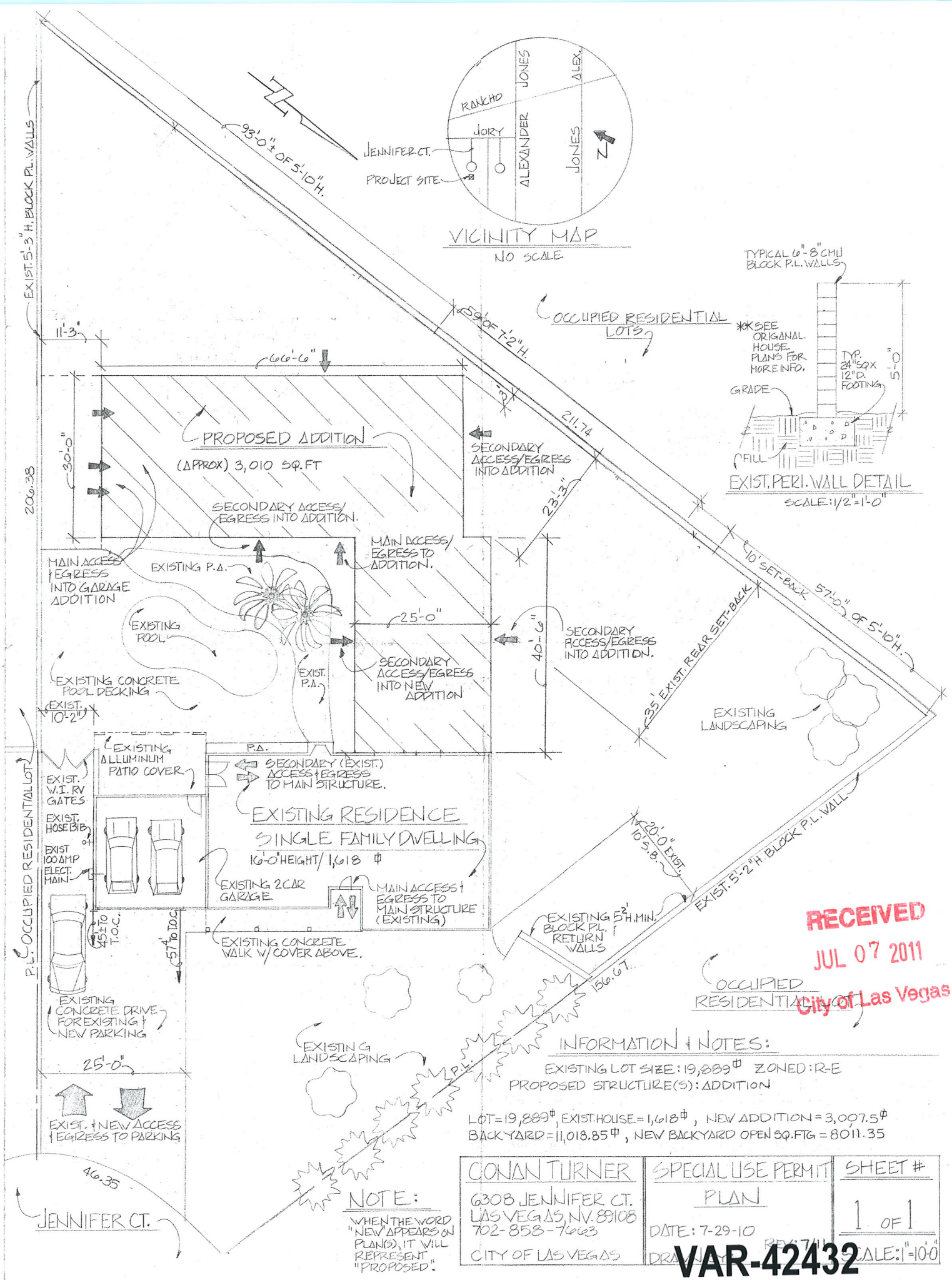
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-42432
Meeting Date:	8-2-11
Total Fee:	830
Date Accepted:	7-7-11
Accepted By:	FS

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



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City of Las Vegas

INFORMATION & NOTES:

EXISTING LOT SIZE: 19,889☐ ZONED: R-E
PROPOSED STRUCTURE(S): ADDITION

LOT=19,889☐, EXIST. HOUSE=1,618☐, NEW ADDITION=3,007.5☐
BACKYARD=11,018.85☐, NEW BACKYARD OPEN SQ.FTG=8011.35

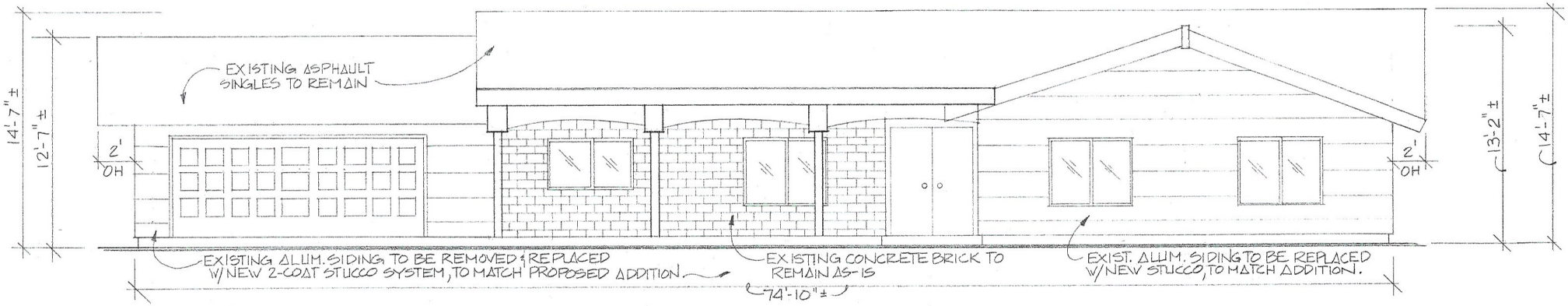
NOTE:
WHEN THE WORD "NEW" APPEARS ON PLAN(S), IT WILL REPRESENT "PROPOSED".

CONAN TURNER	SPECIAL USE PERMIT PLAN	SHEET #
6308 JENNIFER CT. LAS VEGAS, NV. 89108 702-858-7663 CITY OF LAS VEGAS	DATE: 7-29-10 DRA... REV: 7/11	1 OF 1 SCALE: 1"=10'-0"

VAR-42432

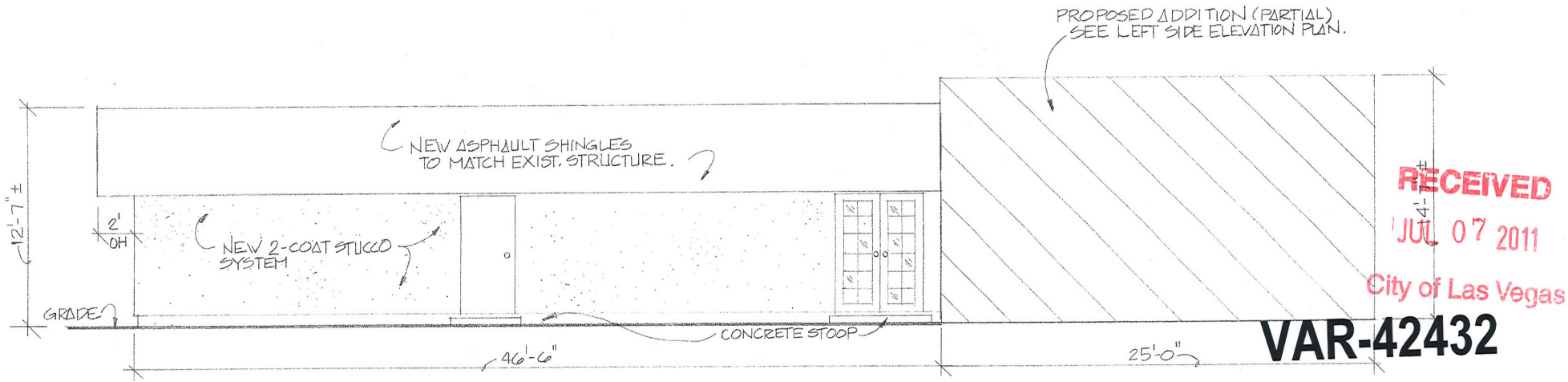
EXISTING & PROPOSED FRONT ELEVATION OF MAIN STRUCTURE

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



FRONT ELEVATION TO PROPOSED ADDITION

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



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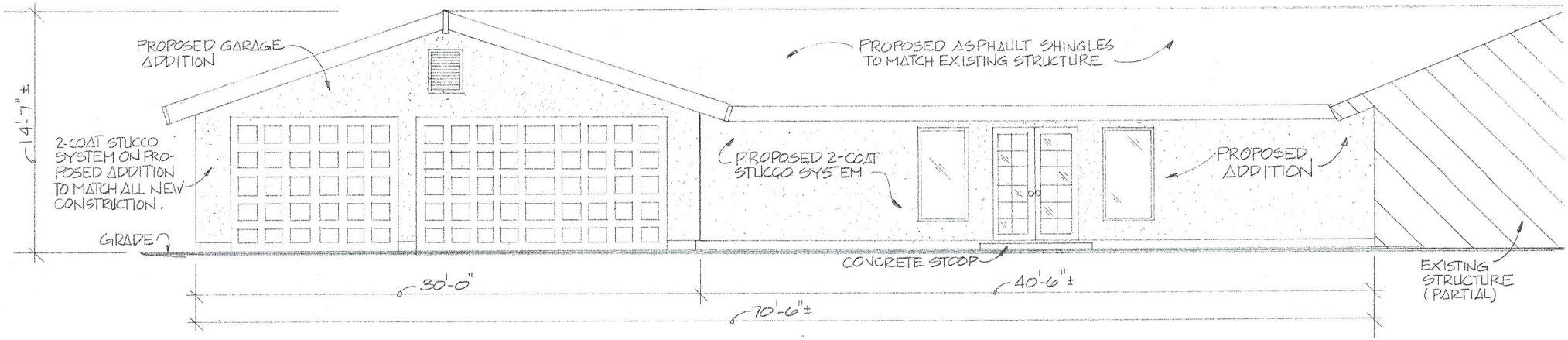
City of Las Vegas
VAR-42432

PROPOSED ADDITION LEFT SIDE ELEVATION

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



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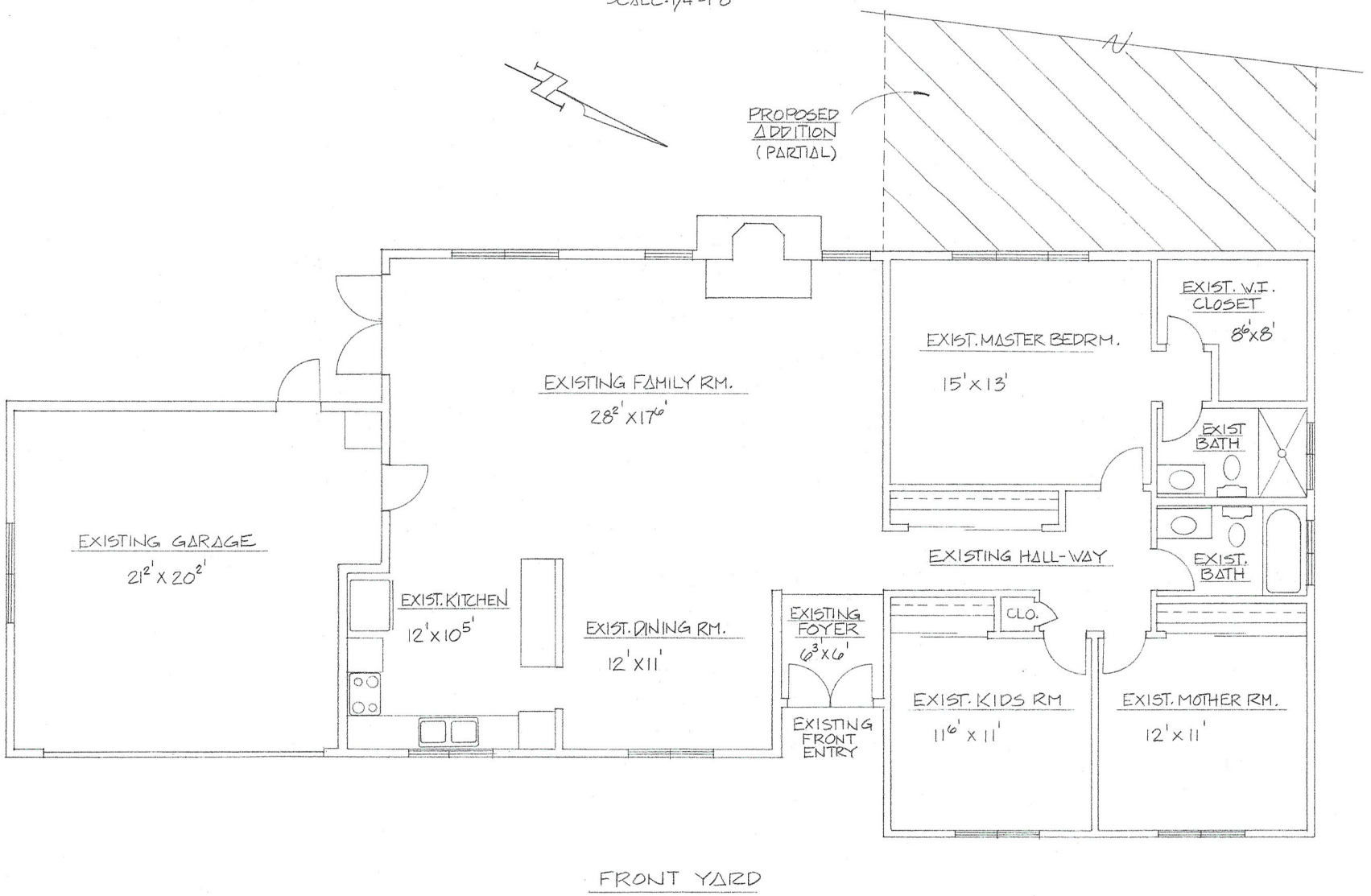
City of Lee

VAR-42432

EXISTING FLOOR PLAN OF MAIN STRUCTURE

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



FRONT YARD

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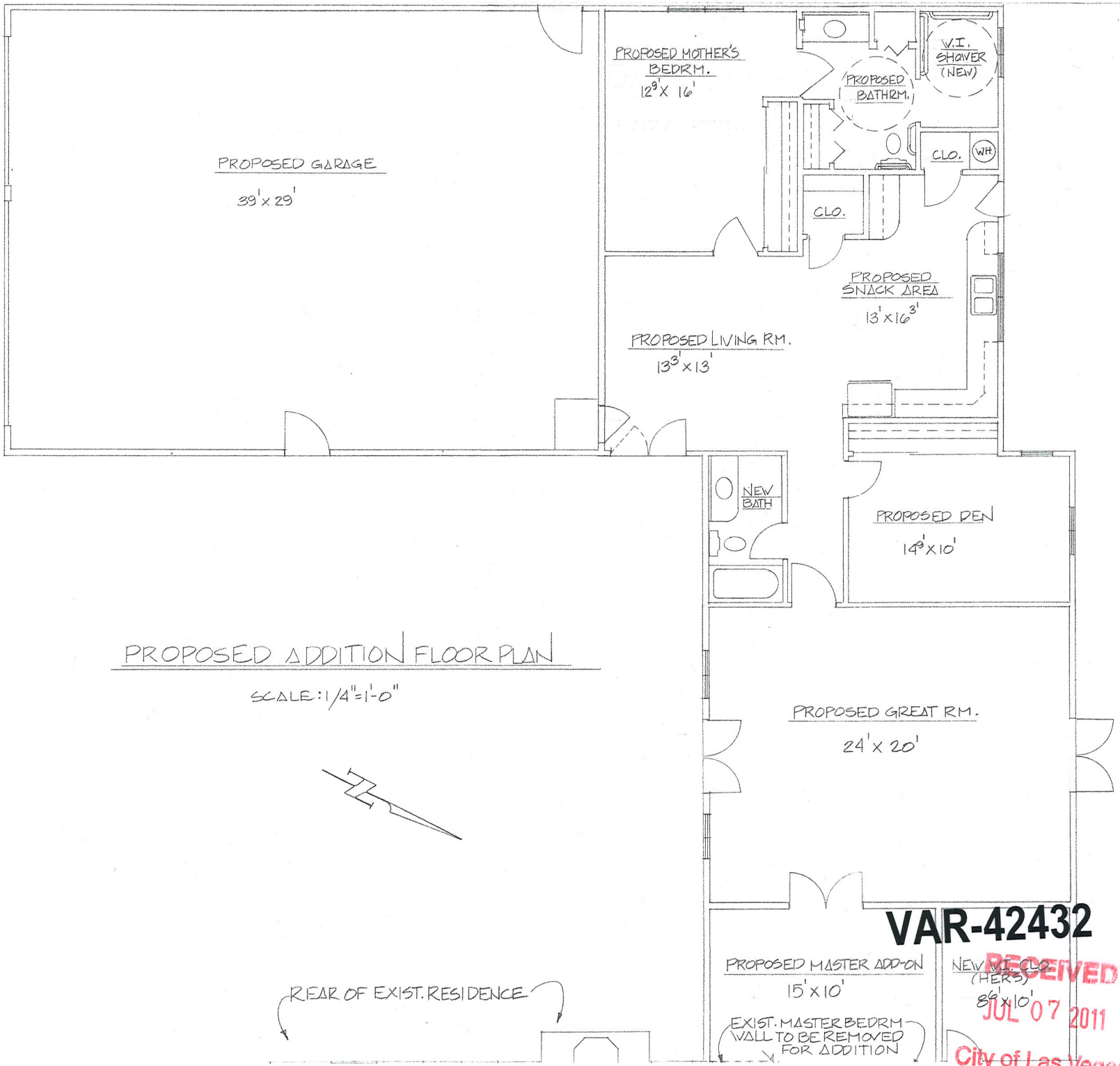
City of Las Vegas

VAR-42432



PROPOSED ADDITION FLOOR PLAN

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

VAR-42432

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City of Las Vegas

07/07/2010

TO WHOM IT MAY CONCERN,

I CONAN TURNER, I AM REVISING MY JUSTICATION LETTER, INSTEAD OF DOING TWO ACCESSORY STRUCTURES, I AM DOING AN ADDITION INSTEAD. ALSO, SPECIAL CONDITION THAT THE 35 FT. SET-BACK CAN NOT BE MAINTAINED THAT A SMALL PORTION OF THE PROPOSED STRUCTURED WE NEED TO BE 3 FT. SET-BACK, BUT THE REST OF THE YARD TO RAMAIN OPENS W/LOTS OF FREE SPACE.

FOR ANY OTHER QUESTIONS PLEASE CALL ME AT :702-858-7663

SINCERELEY,

CONAN TURNER

VAR-42432

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**

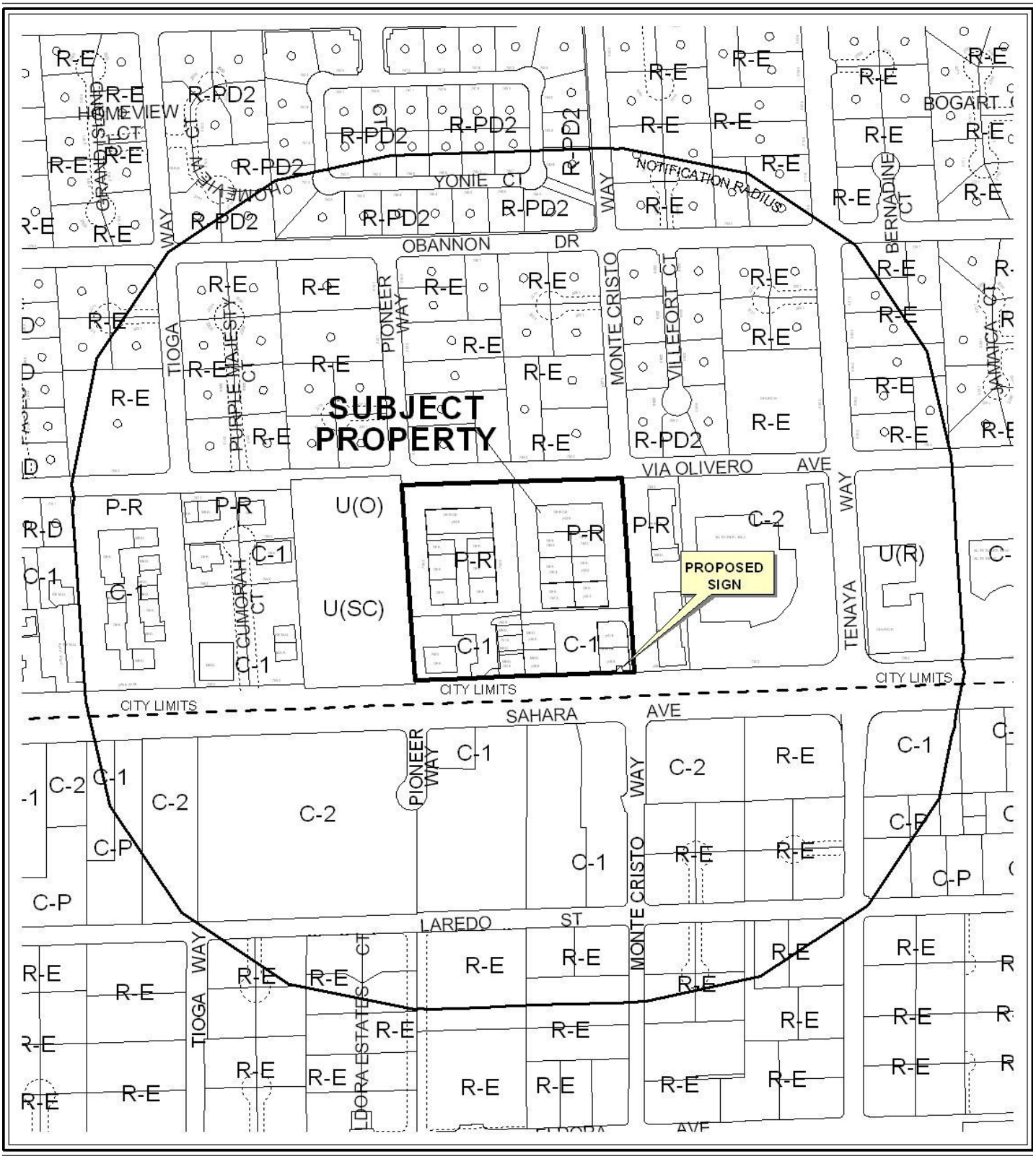
SUBJECT:
ROC-42233 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: STERLING PARK OWNERS ASSOCIATION - For possible action on a request for a Review Condition to delete Condition Number 2 of an approved Plot Plan and Building Elevation Review [Z-0050-90(5)] WHICH 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 at 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report – ROC-42233 and VAR-42234
3. Supporting Documentation
4. Photos – ROC-42233 and VAR-42234
5. City Council Approval Letter for Z-50-90
65. Justification Letter



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 M Esq

Print Name: Ronald L. Greenwald Mesq

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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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 P. Young

Print Name: Rachel 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

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* [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

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FOR DEPARTMENT USE ONLY

Case #	LOC-42233
Meeting Date:	8/9/11
Total Fee:	8530
Date Received:*	6/22/11
Received By:	[signature]

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

Revised 10/27/08

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

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, FIAO

*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, FIAO

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-12233
Meeting Date:	8/9/11
Total Fee:	$830
Date Received:*	6/22/11
Received By:	

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

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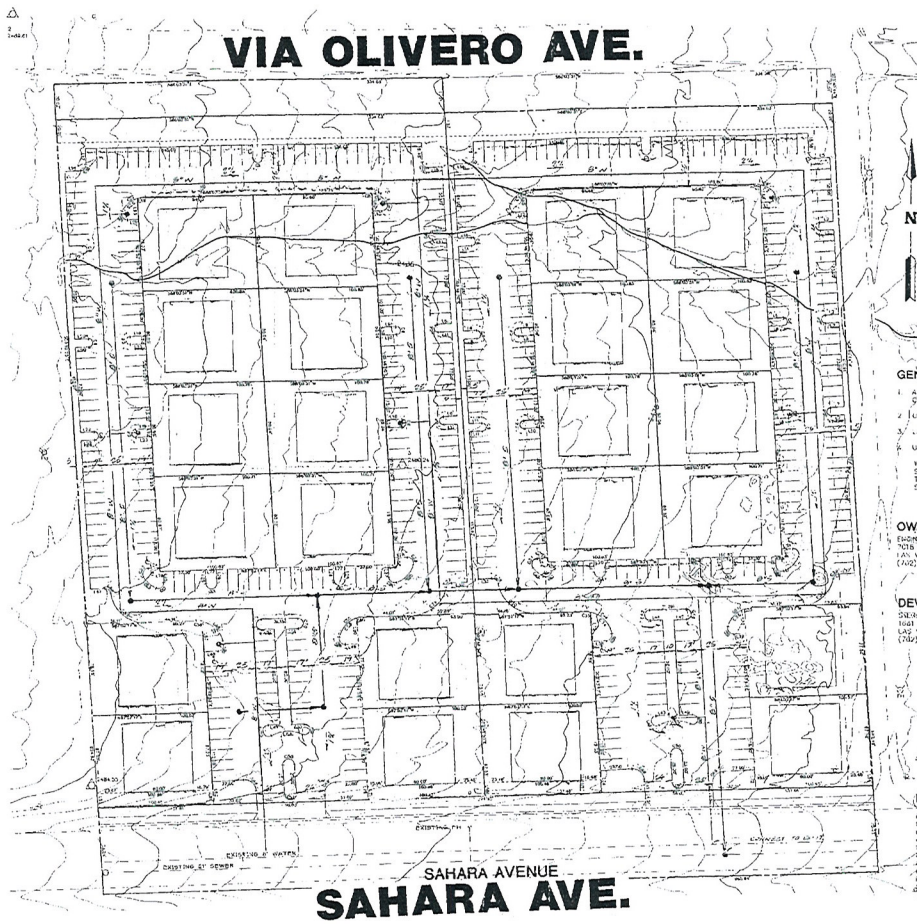
LINE DATA

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

EMERALDA'S & SURVEYOR'S INC.
7018 W CHARLESTON BLVD
LAS VEGAS, NEVADA 89117
(702) 363-6415

DEVELOPER

SHERLING 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 - REQ/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 THIVAYA 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, 694.82 FEET, THENCE NORTH 88°03'51" EAST, 334.08 FEET, THENCE SOUTH 03°46'50" EAST, 30.22 FEET, THENCE NORTH 88°31'51" 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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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: #0074229 & #0074290

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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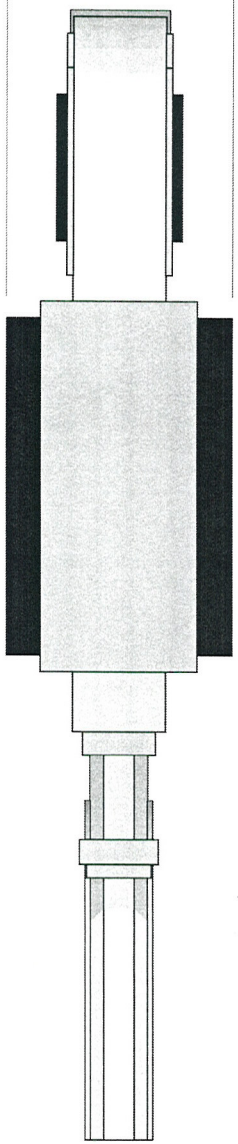
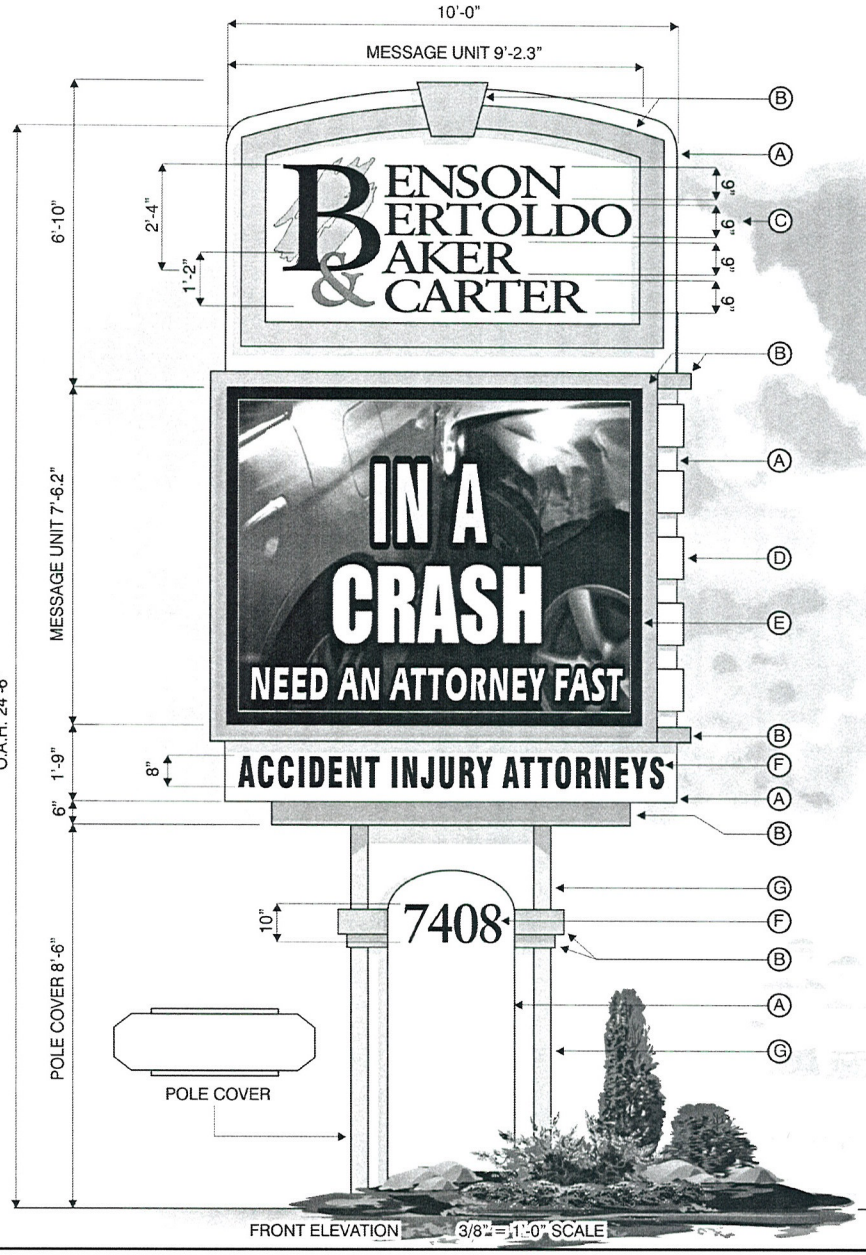
ROC-42233

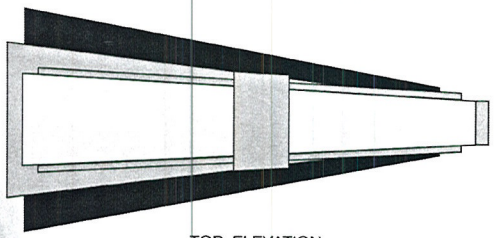
VAR-42234



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.

1. 05/17/11 - R. BALDWIN - ENCROACHMENT ARTWORK
2. 03/30/11 - R. BALDWIN - NO CHANGES TO THIS SHEET
3. 03/29/11 - R. BALDWIN - NO CHANGES TO THIS SHEET
4. 03/24/11 - R. BALDWIN - ADD OPTION TO MESSAGE UNIT
5. 05/23/11 - R. BALDWIN - INCREASE POLE COVER & O.A.H. FROM 24'-0" TO 24'-6"

YESCO
YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074209 & #0074290

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

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 - INC

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

YESCO LLC
5115 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89118
PHONE (702) 876-8080
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.

Description:
D/F PYLON SIGN

Classification:
PY-1

Reference Design:

O.R.M Script:

Sheet:
02

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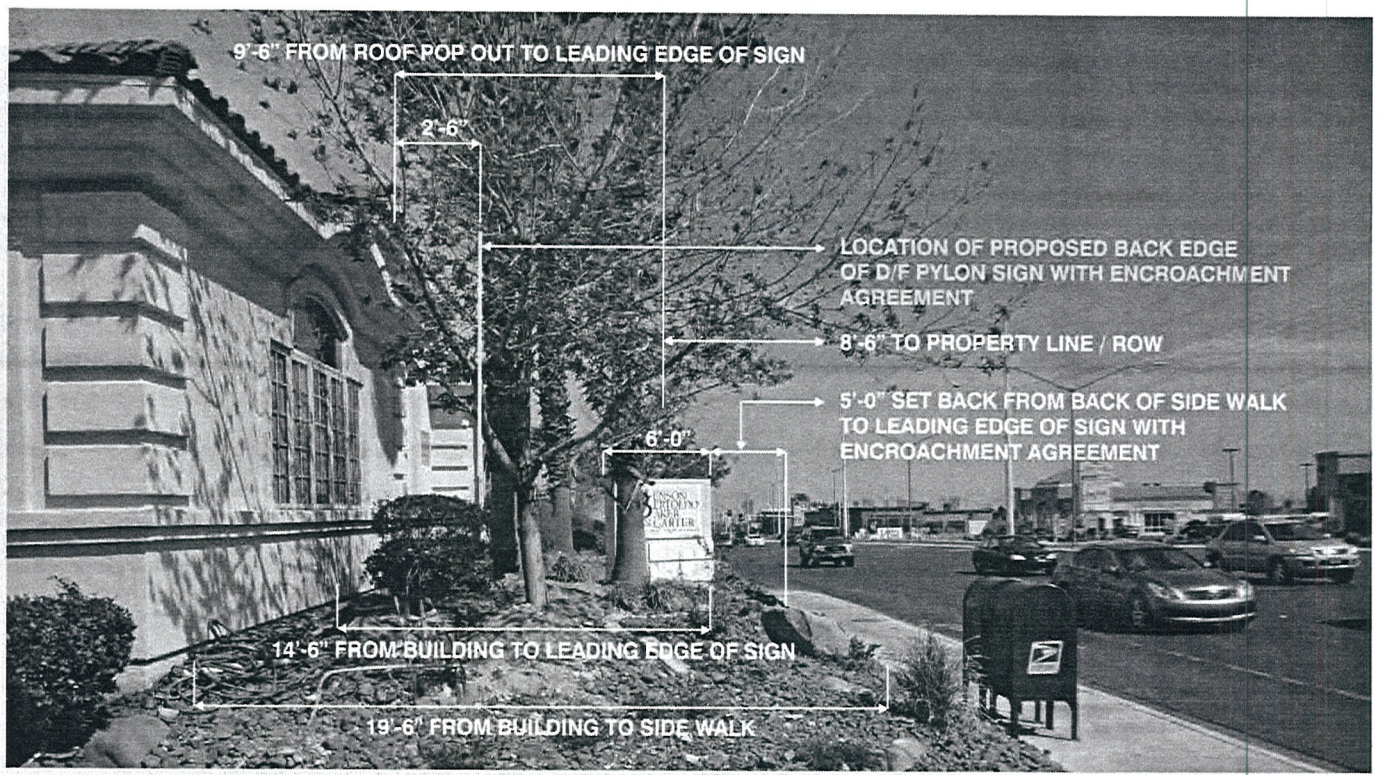
VAR-42234



EAST BOUND ON SAHARA AVE.

FIELD SURVEY WITH EXISTING SIGN FOR REFERENCE


EXISTING D/F MONUMENT SIGN
WEST VIEW


EXISTING D/F MONUMENT SIGN
SOUTH VIEW


EXISTING D/F MONUMENT SIGN
EAST VIEW

03/29/11 - R. BALDWIN - ADD THIS SHEET 03/30/11 - R. BALDWIN - NO CHANGES TO THIS SHEET 05/17/11 - R. BALDWIN - ENCROACHMENT ARTWORK 05/23/11 - R. BALDWIN - INCREASE POLE COVER & O.A.H. FROM 24'-0" TO 24'-6"
NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL. 06/21/11 - J. PETERSON - REVISED DIMENSIONS

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0001229 & #0074290

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.E.M. Serial:

Sheet:
03

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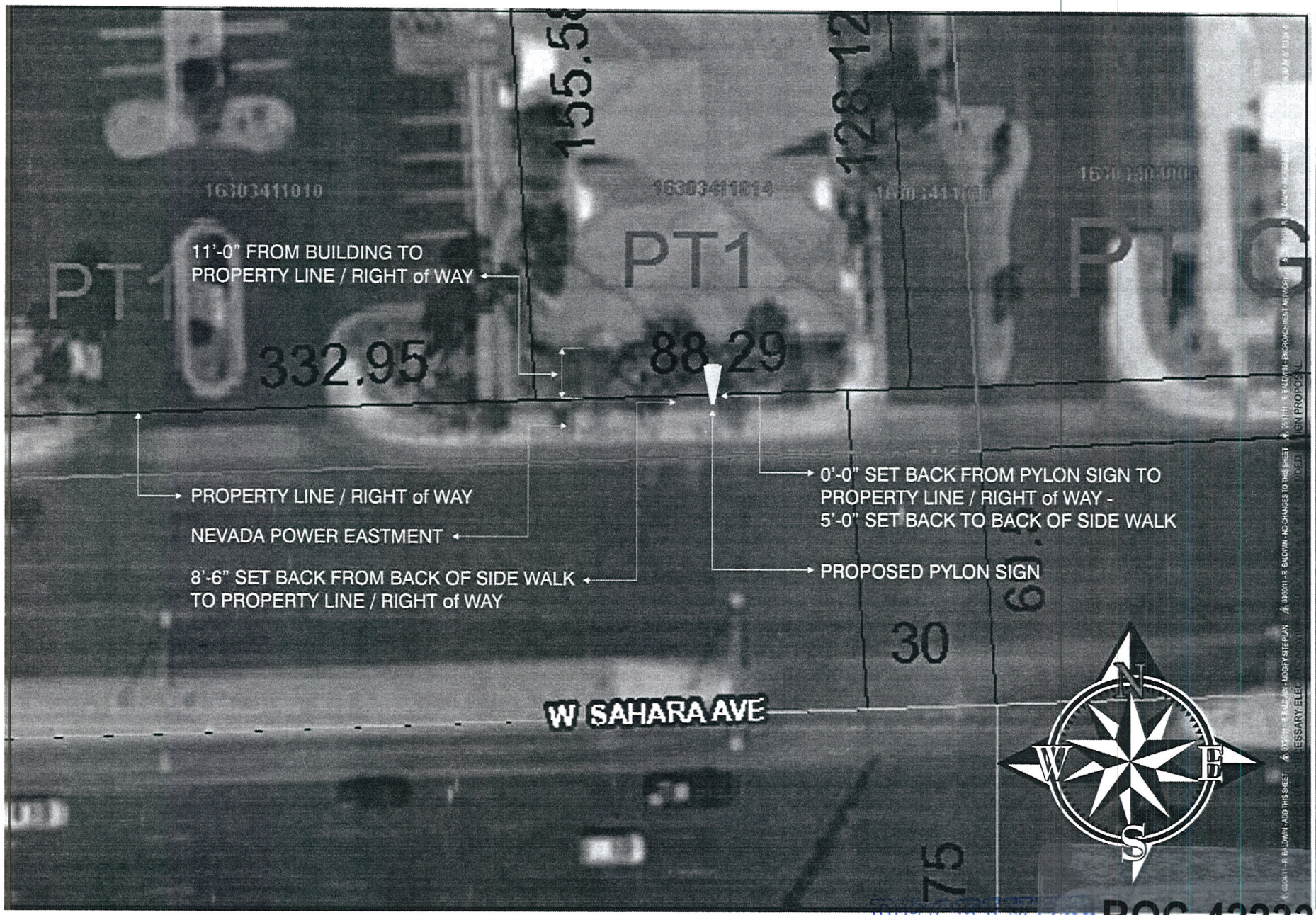
VAR-42234



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #WR42295 & #0074290

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:
SITE PLAN

Classification:
SP-1

Reference Design:

O.E.M. Serial:

Sheet:
04

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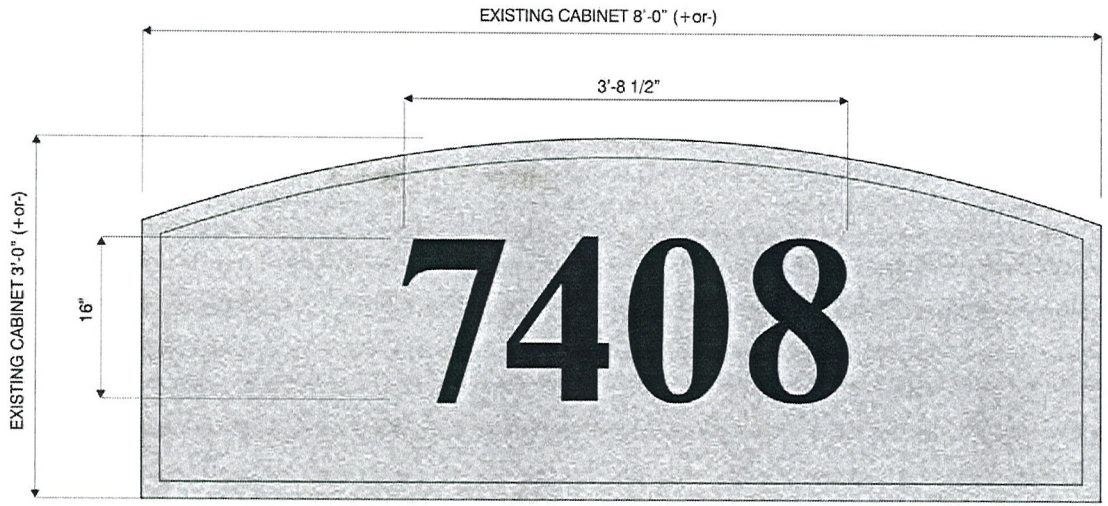
VAR-42234



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 #0074229 & #0074290

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:
REFACE EXISTING S/F WALL SIGN

Classification:
RF-1

Reference Design:

O.R.M. Sheet:

Sheet:
05

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VAR-42234

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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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

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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

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ROC-42233

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.

VAR-42234
www.yesco.com
ROC-42233

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

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:
VAR-42234 - VARIANCE RELATED TO ROC-42233 - 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). Staff recommends DENIAL.

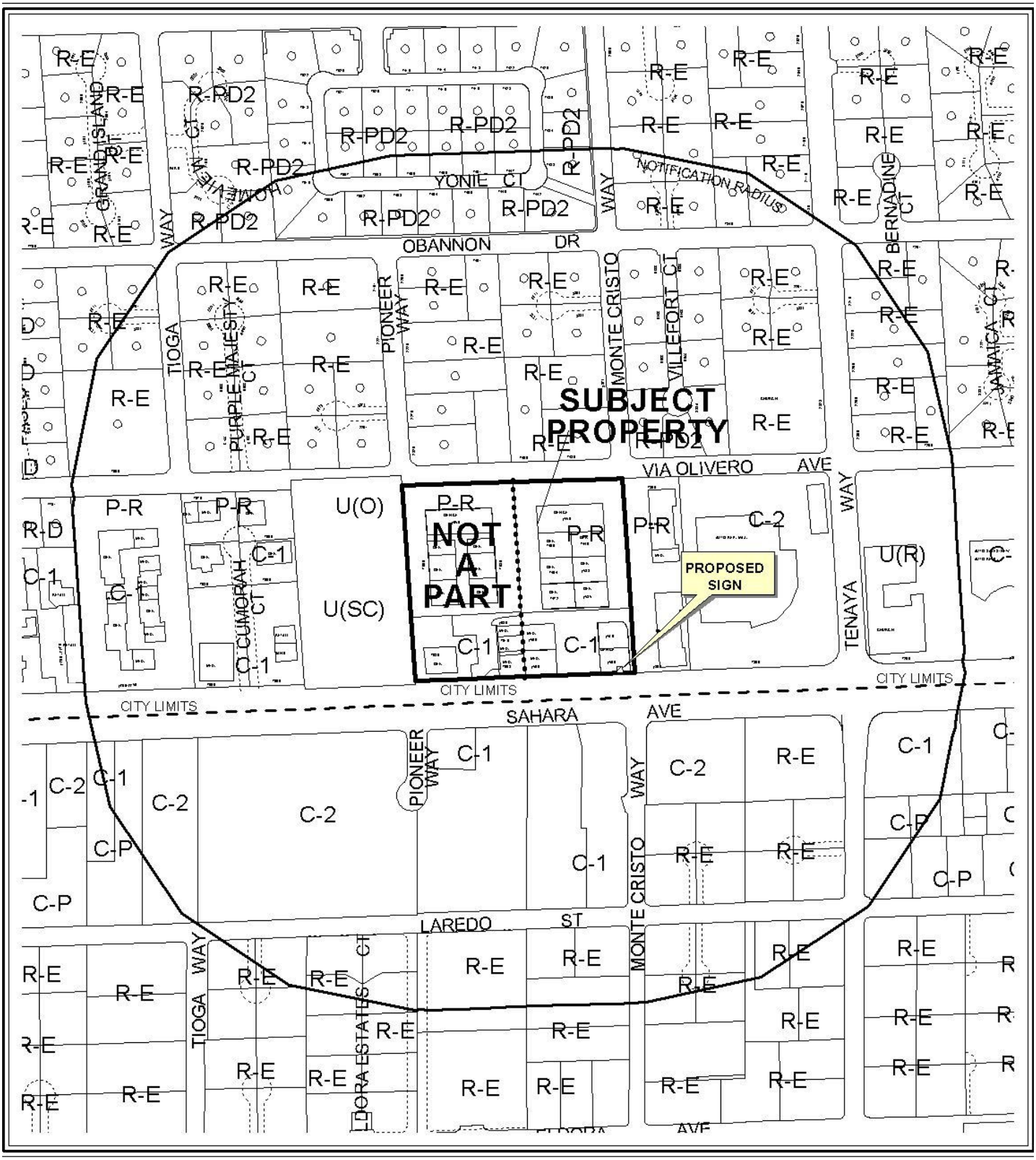
MAY GO TO CITY COUNCIL ON 09/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letters

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: **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

RECEIVED
JUN 22 2011

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.

RECEIVED
JUN 22 2011

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Revised 10/27/08



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RECEIVED
JUN 22 2016

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

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

RECEIVED
JUN 22 2011

VAR-42234

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**

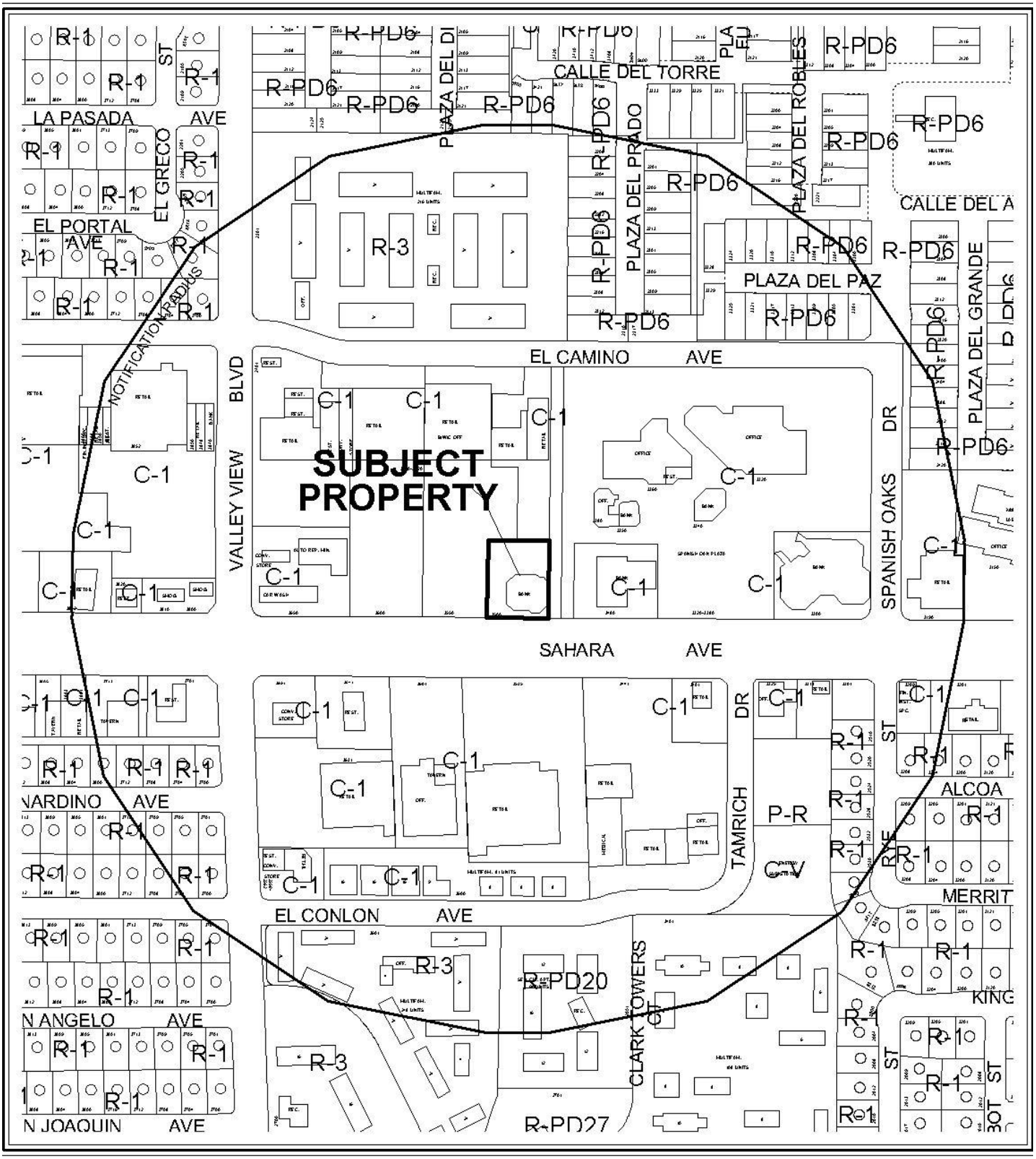
SUBJECT:
SUP-42225 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - For possible action on request for a Special Use Permit FOR A PROPOSED PAWN SHOP USE WITHIN AN EXISTING 6,039 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 657-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

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



CASE: **SUP-42225**

RADIUS: 1000 FT

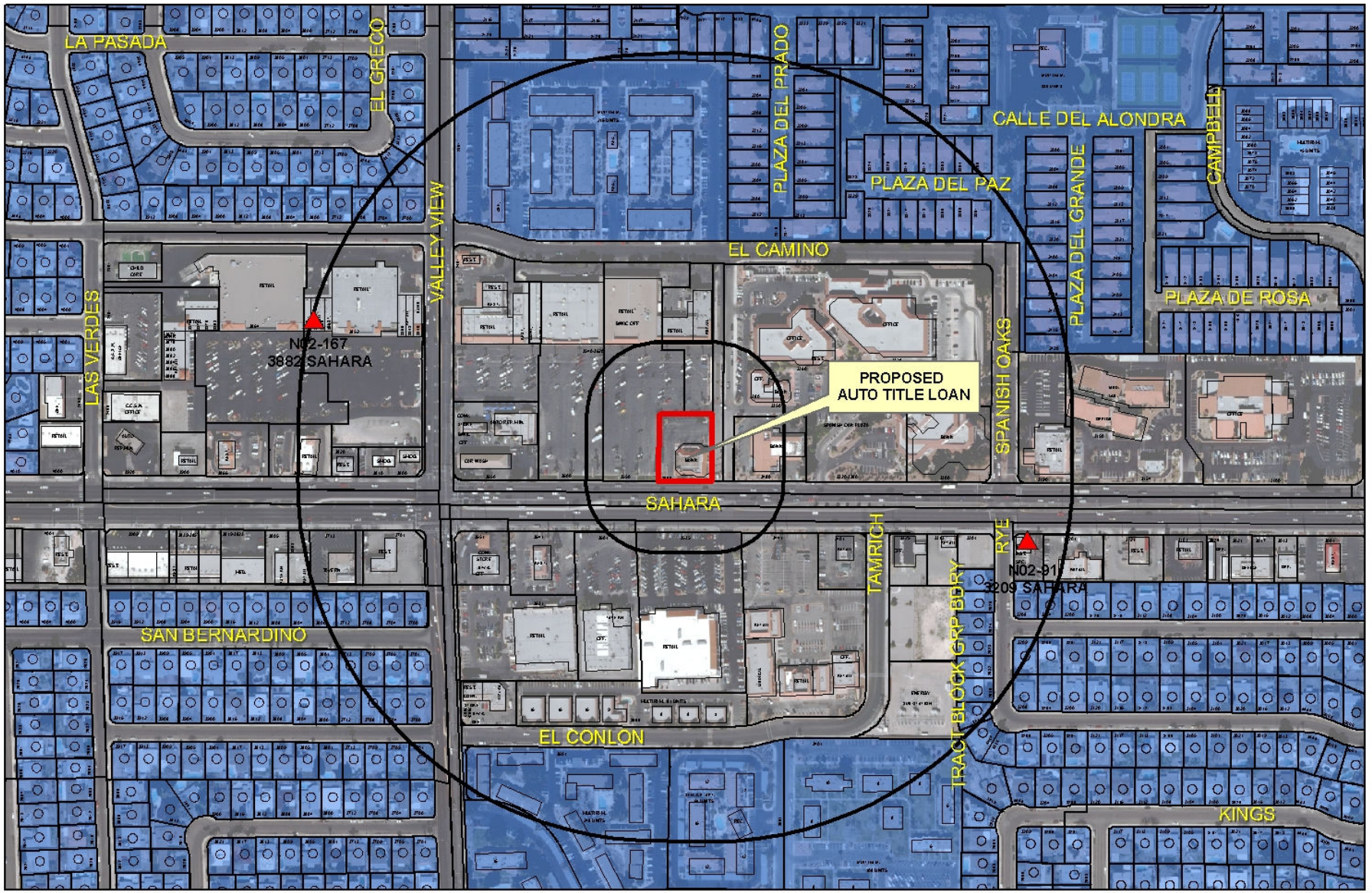
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



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.

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:	JFmc

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

JUN 21 2011

Revised 10/27/08

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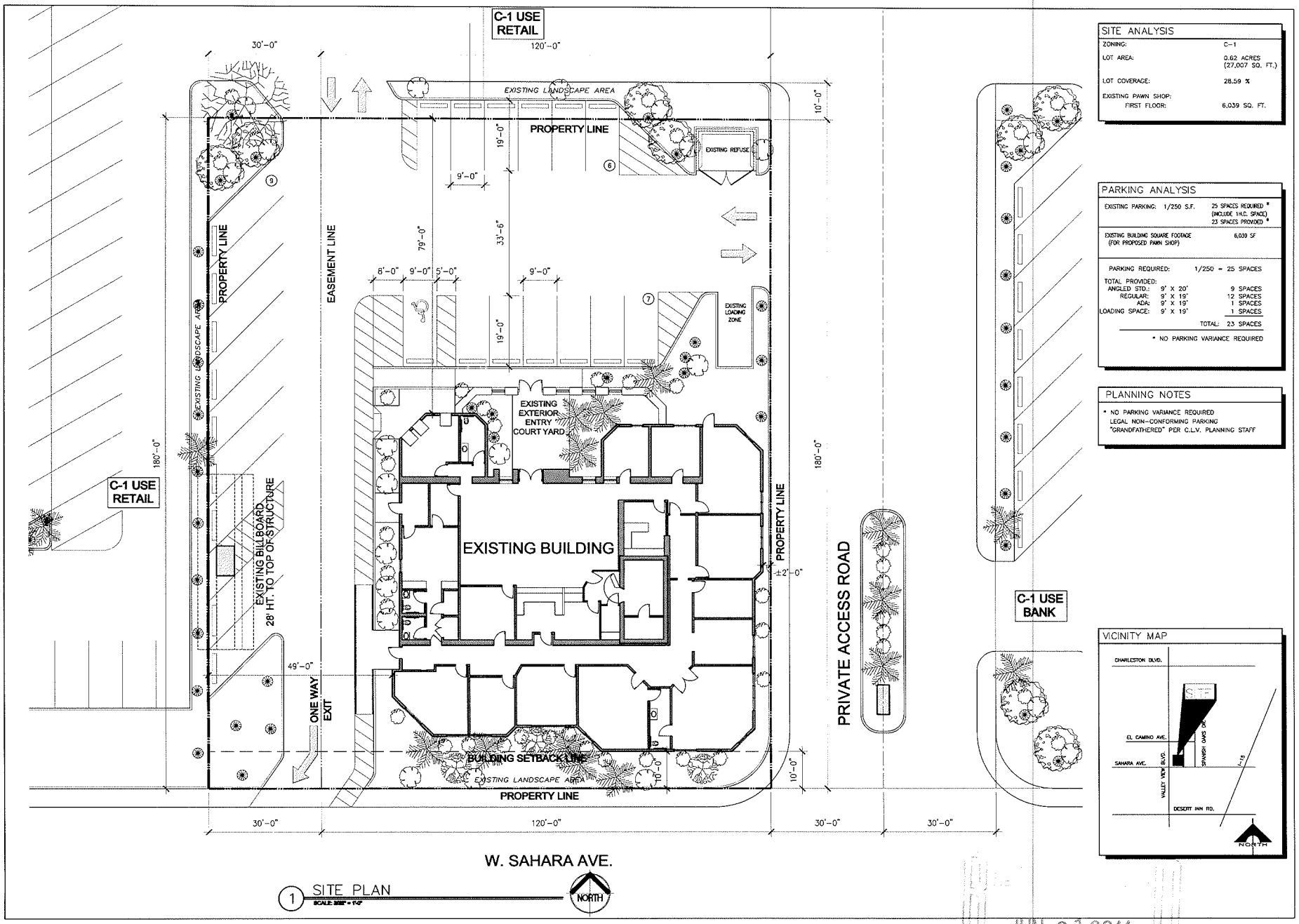


1 SITE PLAN
SCALE: 1/16" = 1'-0"

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 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

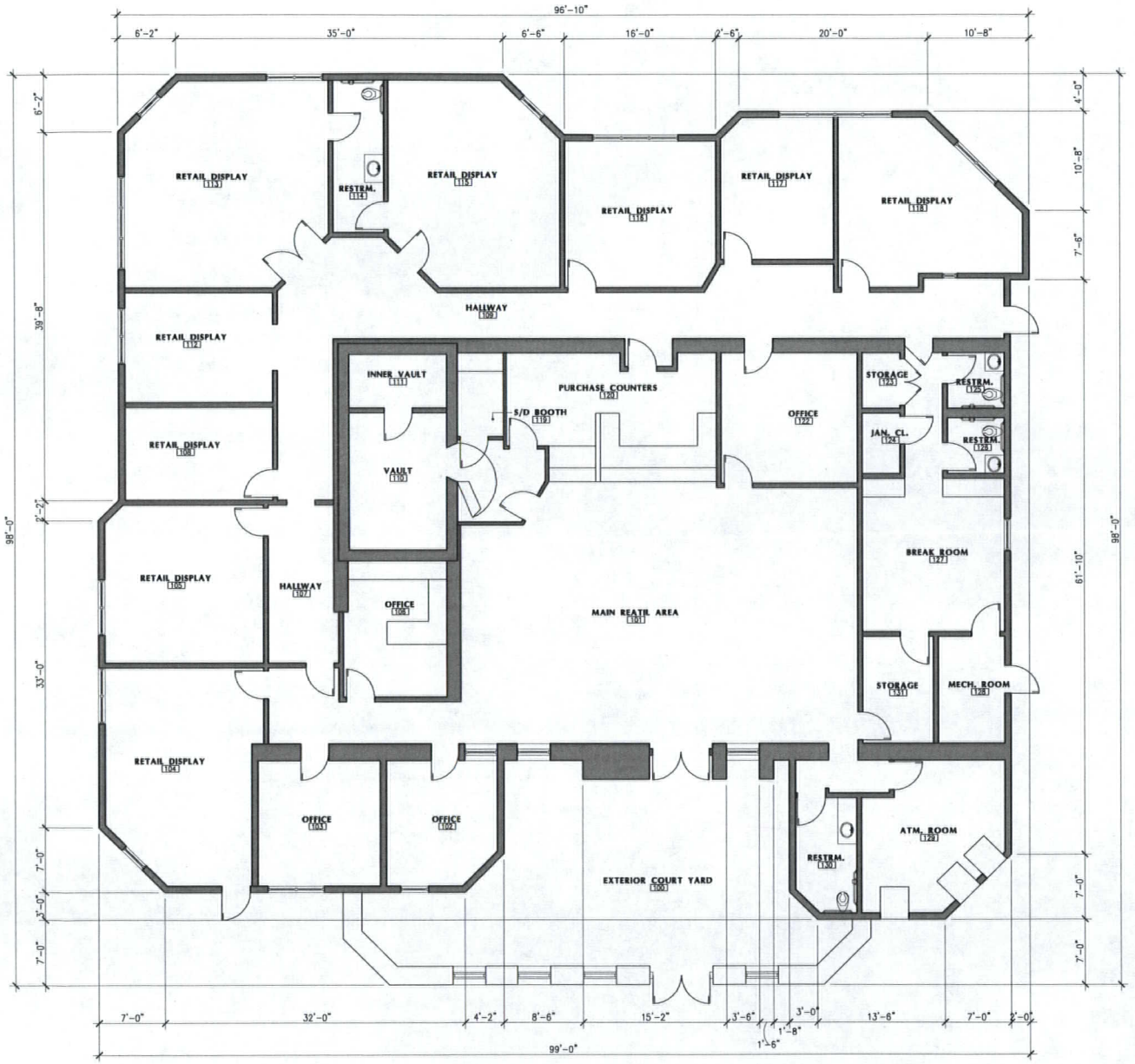
SITE PLAN

Date: 05-17-2011
Job No.: 11230
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
AS1.0

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.

We are requesting a waiver to allow distance separation of approximately 657 feet from a Financial Institution specified where 1000 Feet is required.

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.

W Henderson

Winston Henderson
Representative

RECEIVED
JUL 11 2011

SUP-42225
REVISED

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**

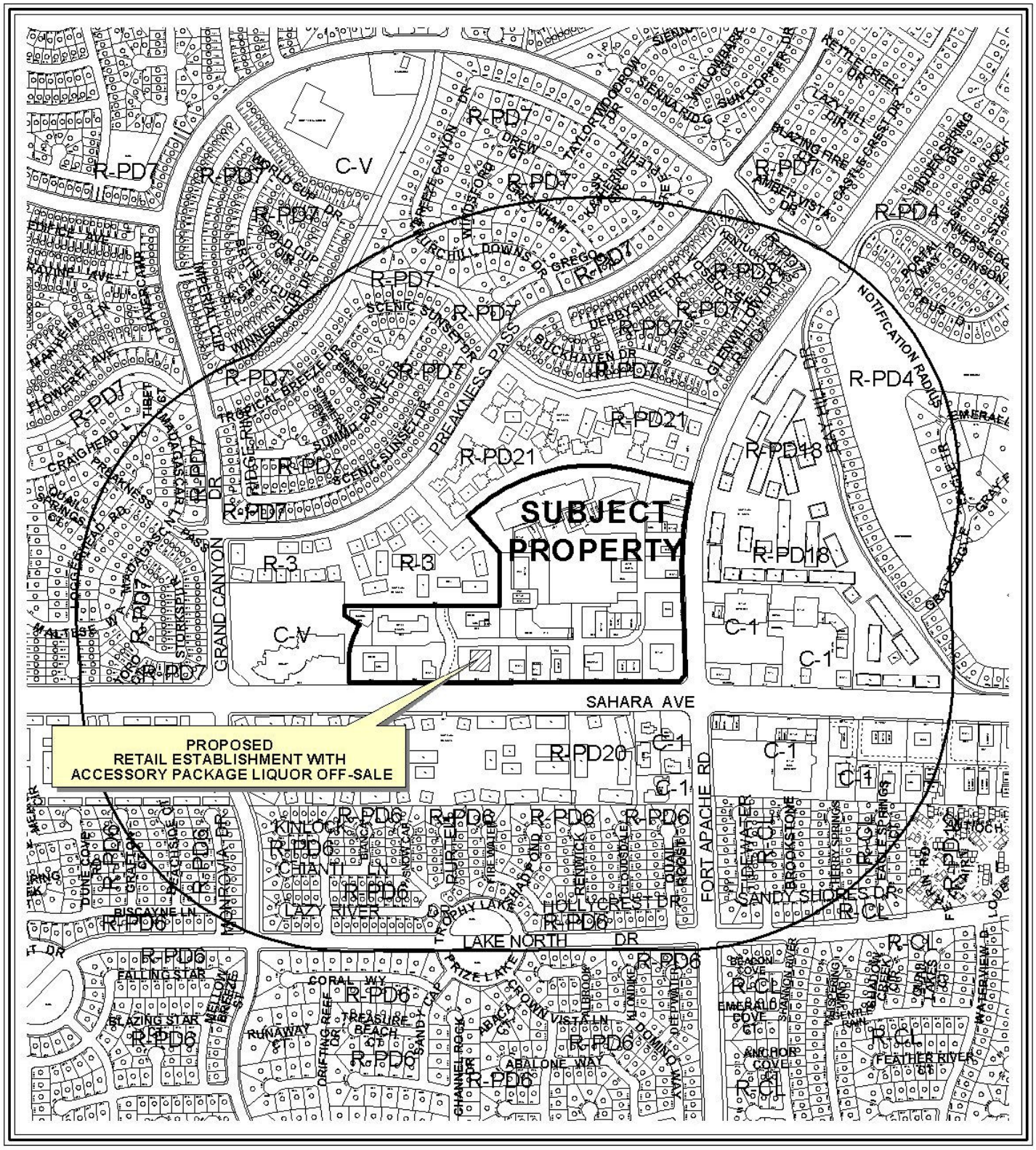
SUBJECT:
SUP-42252 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOG BITES BACK, LLC - OWNER: WINNER PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A 98 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITH A WAIVER TO ALLOW A ZERO-FOOT 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). Staff recommends DENIAL.

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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-42252**

RADIUS: 1500 FT

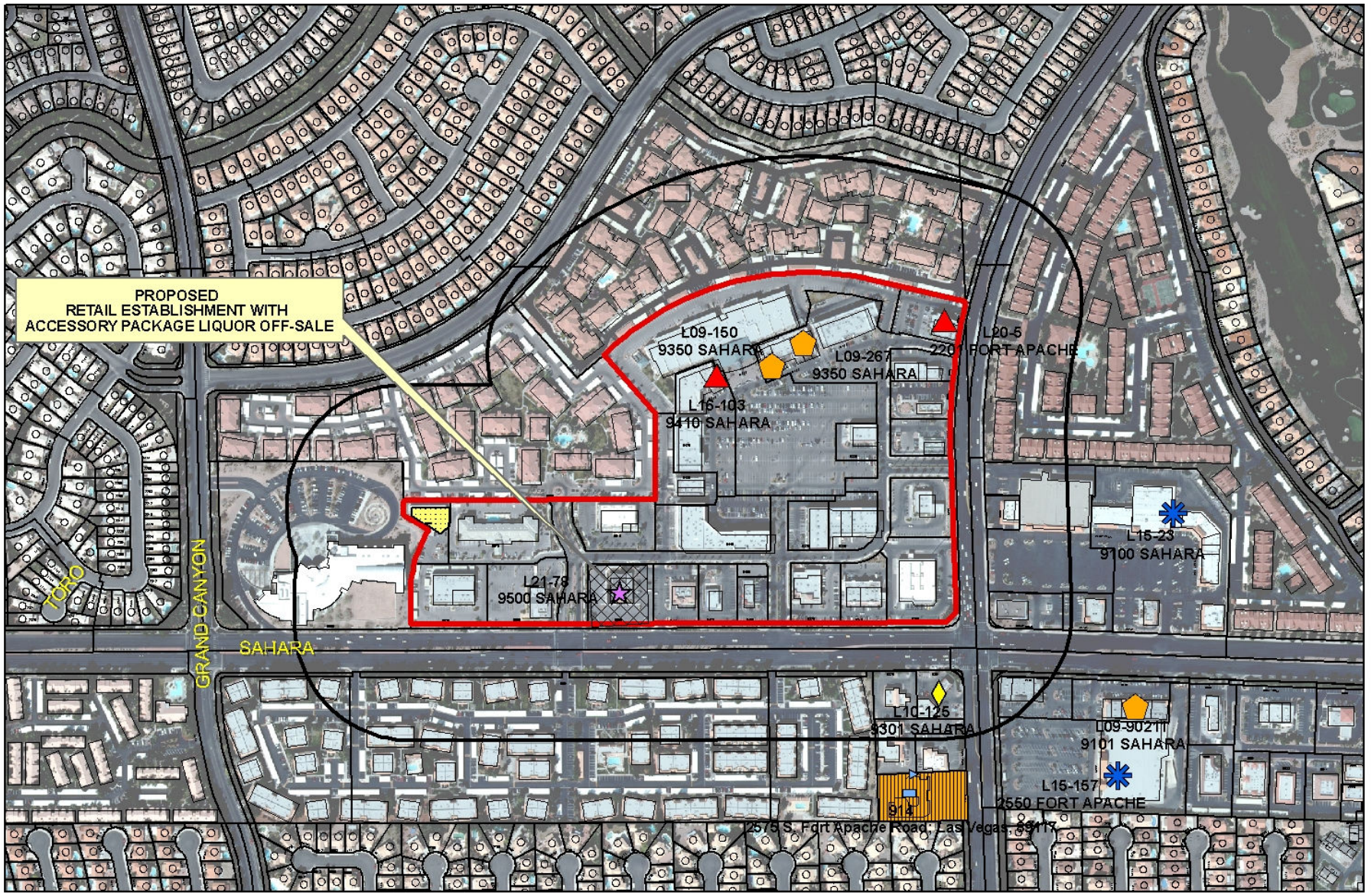
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-42252**

RADIUS: 1500 FT

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



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

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. 163-06-810-015

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

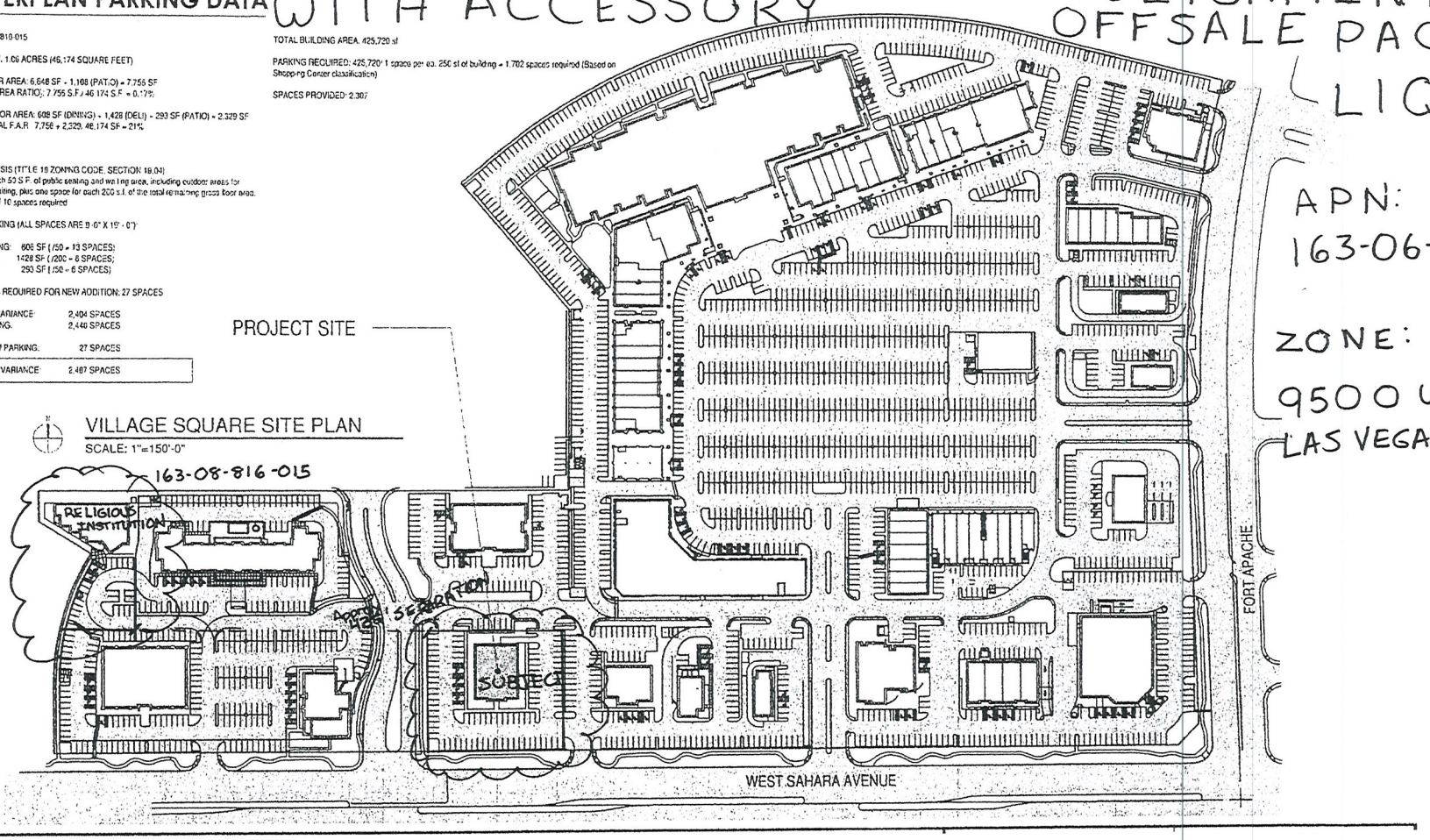
EXISTING 2005 VARIANCE:	2,404 SPACES
EXISTING PARKING:	2,440 SPACES
PROPOSED NEW PARKING:	27 SPACES
REQUIRED NEW VARIANCE:	2,467 SPACES

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

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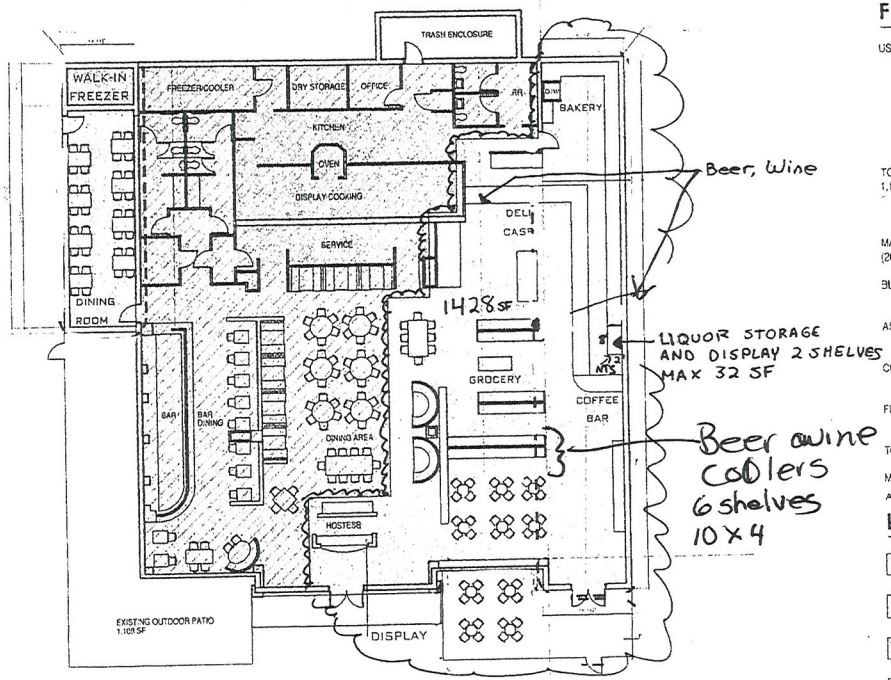
SUP-42252



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 = 6,548 + 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

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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

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JUN 23 2011
SUP-42252

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**

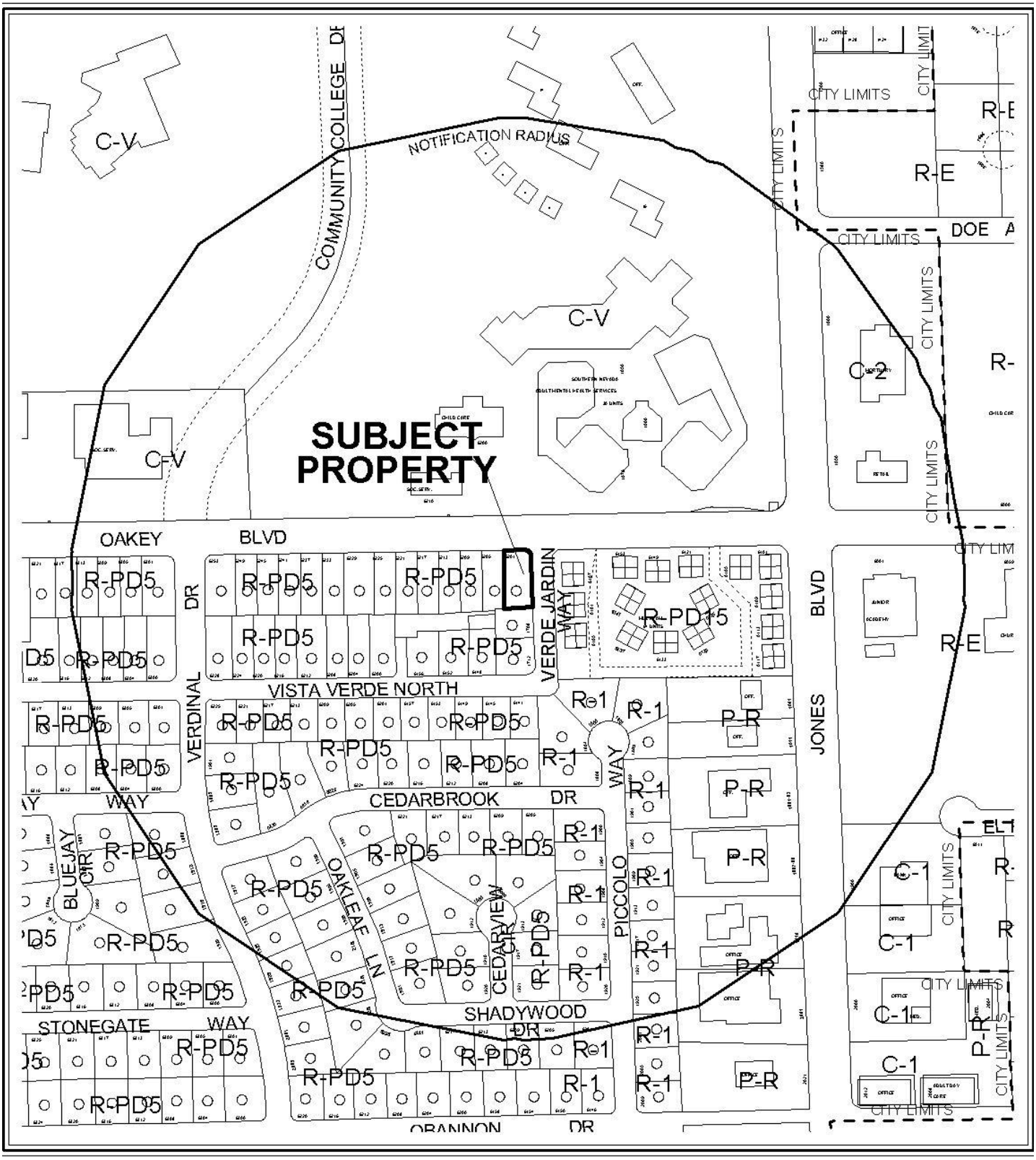
SUBJECT:
SUP-42258 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KID"S HAPPY DAYS CHILD CARE - OWNER: SHANTHA WIJEKULARATNE - For possible action on a request for a Special Use Permit FOR A PROPOSED CHILD CARE - GROUP HOME (7-12 CHILDREN) WITH A WAIVER TO ALLOW ACCESS TO THE FACILITY BY MEANS OF A RIGHT-OF-WAY (OAKEY BOULEVARD) WITH A WIDTH OF GREATER THAN 60 FEET at 6201 West Oakey Boulevard (APN 163-02-712-024), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-42258**

RADIUS: 1000 FT

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

APPLICANT ~~Kid's Happy Days Child Care~~ 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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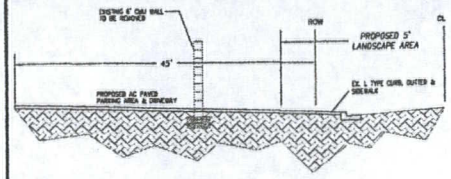
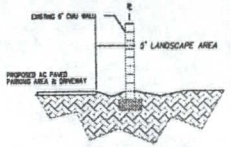
JUN 28 2011

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

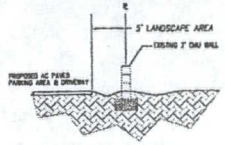
SECTION A - EAST PL



SECTION B - SOUTH PL



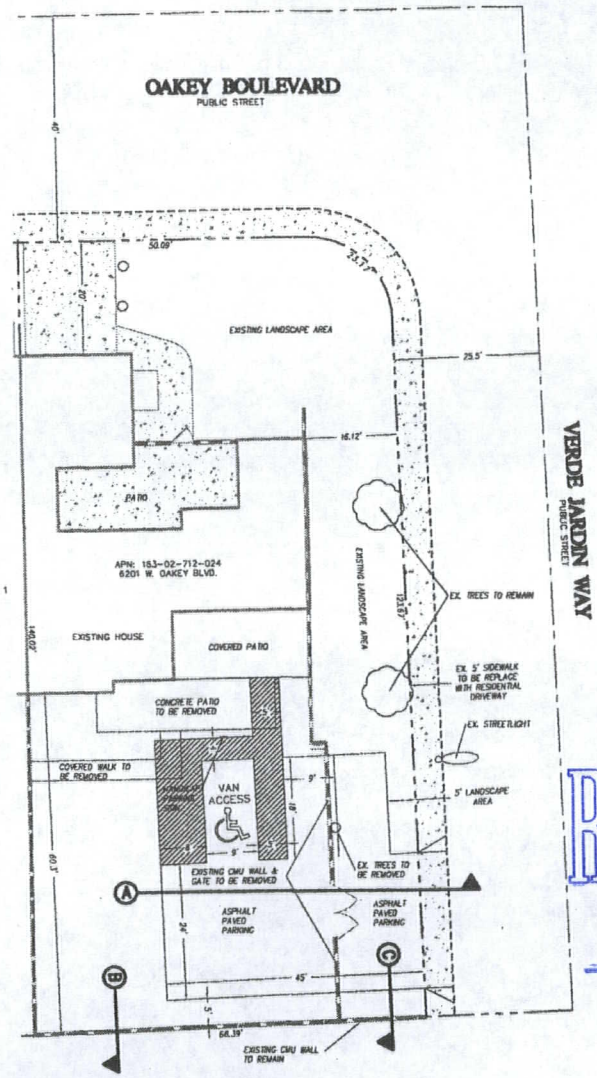
SECTION C - SOUTH PL



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 VERDE 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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JUL 06 2011

SCALE

GRAPHIC SCALE
10' 0' 5' 10' 20' 40'
(IN FEET)
1"=10'

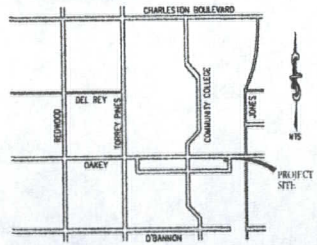
LEGAL DESCRIPTION

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°-26'-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 18, PAGE 9 OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

VICINITY MAP



SITE DATA

APN 163-02-712-024
EXISTING ZONING: R-PD5
LOT SQ. FT.: 9,209
HOUSE LIVABLE SQ. FT.: 1,313

LEGEND

CENTERLINE
ROW/PROPERTY LINE
EXISTING CURB
EXISTING 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	PAR	PAVED AREA RAMP
BW	BACK OF WALK	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	CENTER LINE	PP	POWER POLE
CJ	CONST. JOINT	PRC	POINT OF REVERSE CURVE
CY	CLEAR YARD	PT	POINT OF TANGENCY
CG	CUT/FILL GRADE	R	RADIUS
DW	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	SVA	SIGHT VISIBILITY ZONE
FT	FEET	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TF	TOP OF FOOTING
INV	INVERT	TW	TOP OF RETAINING WALL
LF	LINEAR FEET	TYP	TYPICAL
LFF	LOWEST FINISH FLOOR ELEVATION	VC	VERTICAL CURVE
MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
MIN	MINIMUM	VG	VALLEY GUTTER
MW	MANHOLE	W	WATER

SUDARSHINI WHEKLARAYNE
6210 W OAKEY BLVD
LAS VEGAS, NV 89146
702-871-1475 FAX: 702-871-1475

TANEY ENGINEERING
2620 S. MARYLAND PKWY. #244
LAS VEGAS, NEVADA 89109
702-735-8040 FAX: 702-735-8337

NO.	DESCRIPTION	BY	DATE	APPR.

SITE PLAN FOR PARKING ADDITION

6210 W. OAKEY BLVD.

ROBERT O. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15778
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

FILE NAME: SITE PLAN.DWG

SUP-42258
REVISED

Floor Plan.

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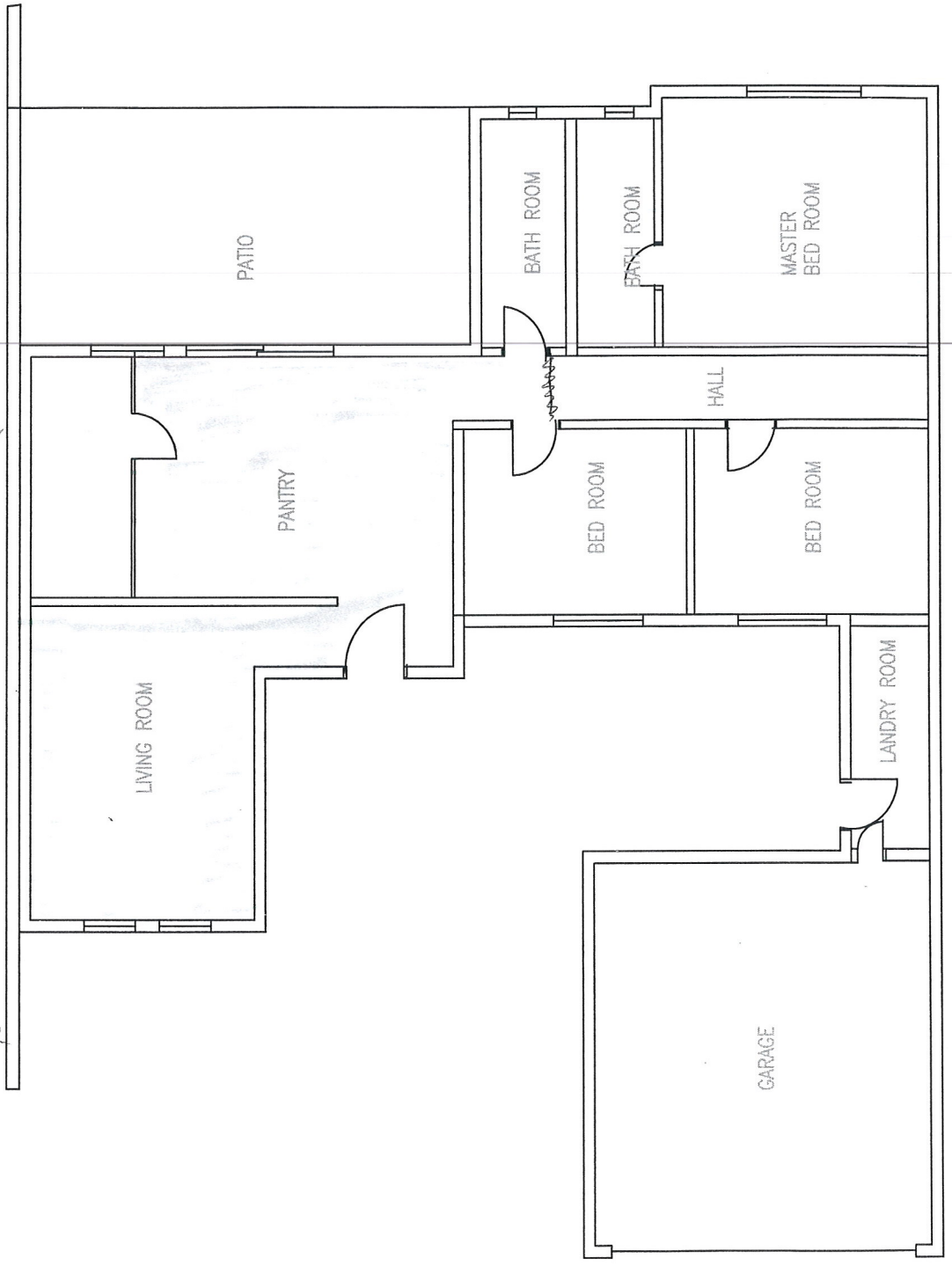
JUN 23 2011

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.

Since I have a two-car driveway and a garage, I can park my vehicle in the garage while the parents can drop-off the children at the front driveway or the back parking area according to their convenience.

I request for a waiver for the driveway fronting Oakey Boulevard.

Thank You,
Yours Faithfully,

.....
Sudarshini Wijekularatne.

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JUL 18 2011

SUP-42258
REVISED

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**

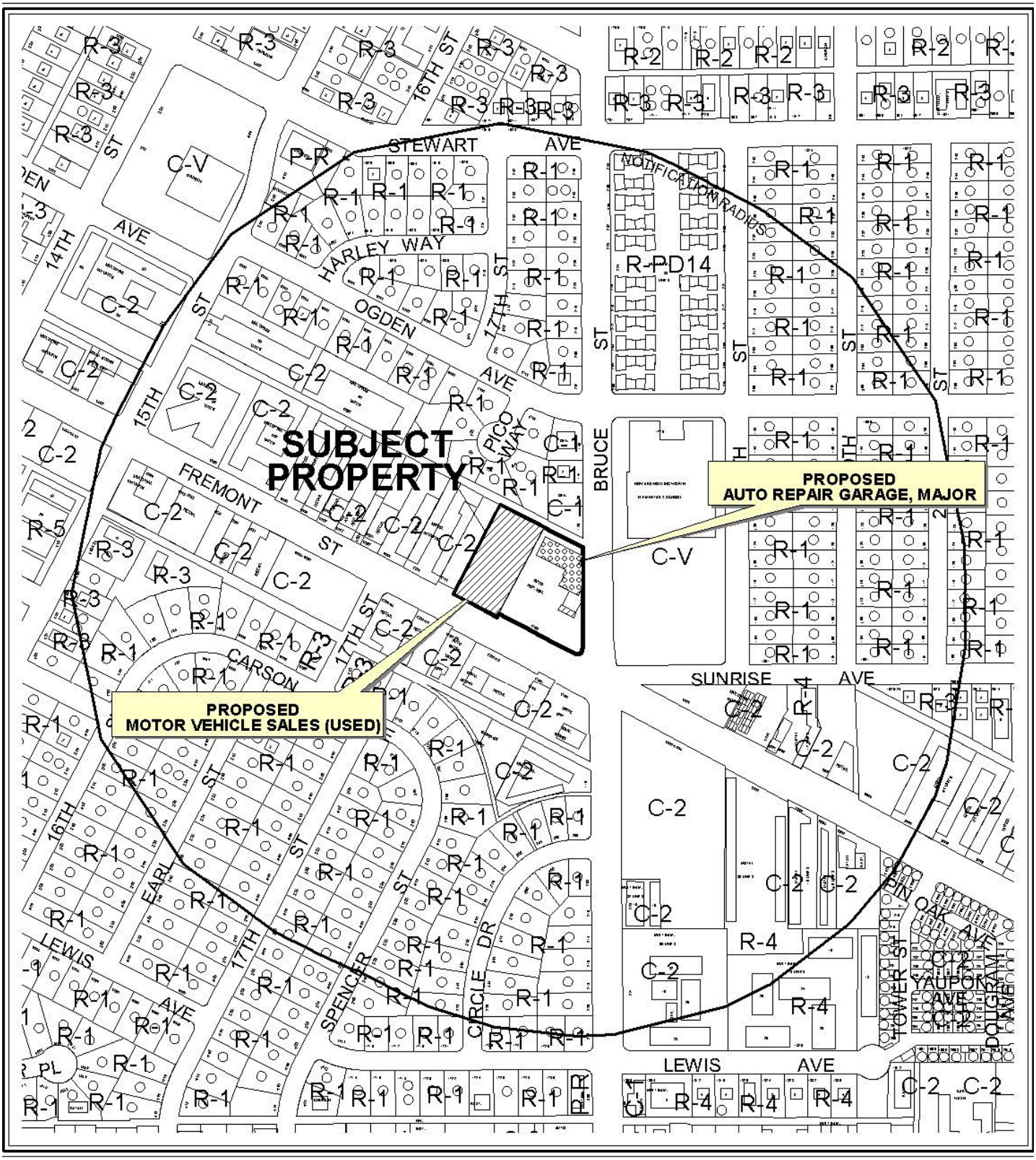
SUBJECT:
SUP-42262 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,263 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

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-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)

N

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 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.

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

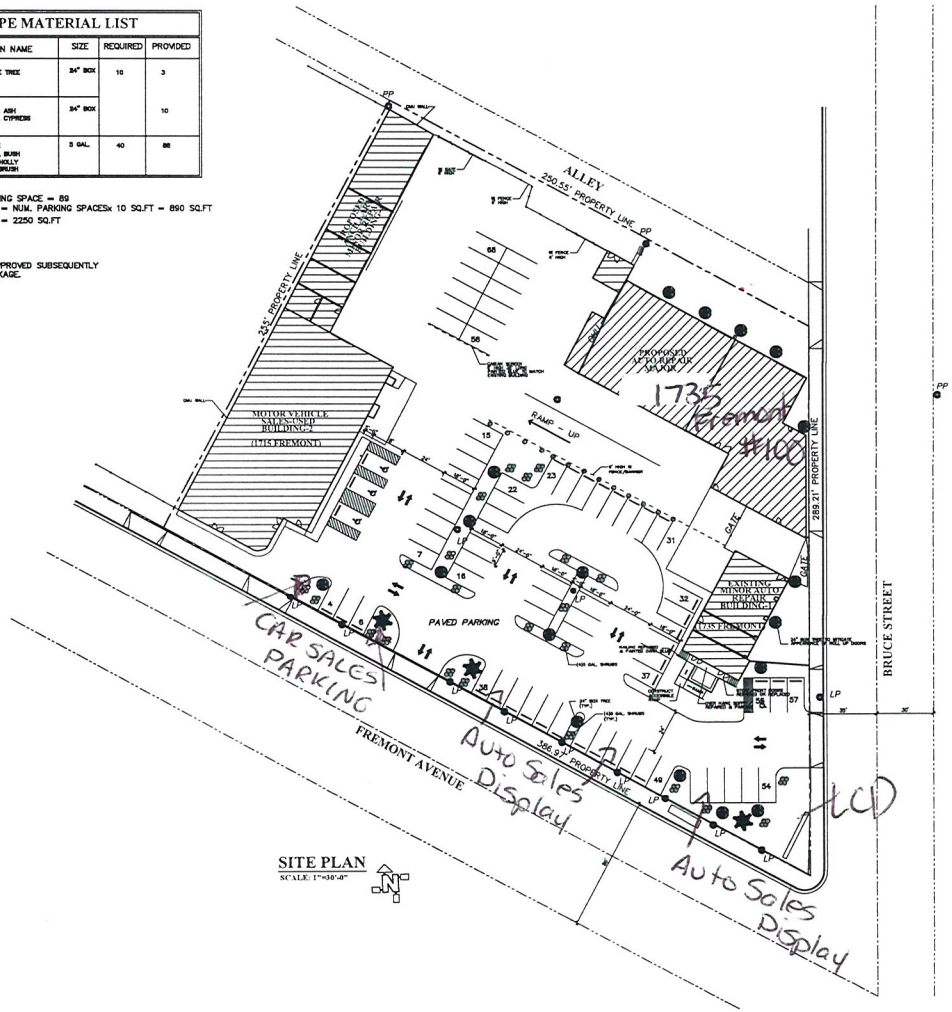
Revised 04/26/05

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 FLANNEL BUSH DESERT HOLLY BOTTLE BRUSH	5 GAL.	40	88

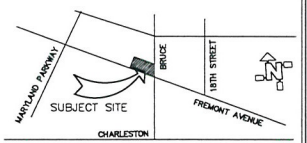
TOTAL NUM. OF PARKING SPACE = 89
AREA OF LANDSCAPE = NUM. PARKING SPACES x 10 SQ.FT = 890 SQ.FT
AREA OF LANDSCAPE = 2250 SQ.FT

NOTE:
1) AWNINGS TO BE APPROVED SUBSEQUENTLY WITH SIGNAGE PACKAGE.



SITE PLAN
SCALE: 1"=30'-0"

VICINITY MAP



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			
JOB # 71494	TEL: (702) 286-5700	DATE: 04/21/11	
DRAWING NAME: LANDSCAPE PLAN			
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING SHEET: L1	

SUP-42262
SUP-42264
REVISED

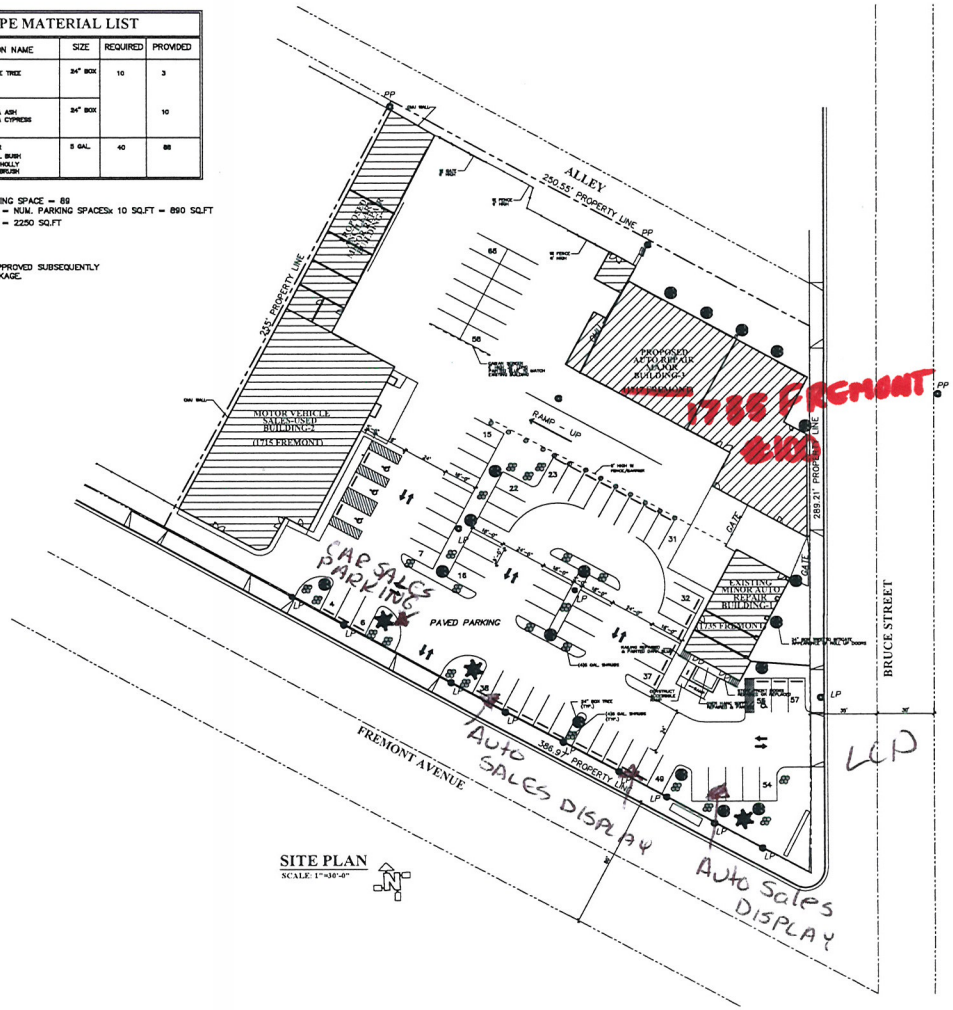
MOTOR VEHICLE SALES-USED & REPAIR SHOPS
@ FREMONT AND BRUCE

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

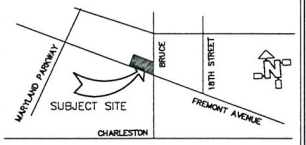
TOTAL NUM. OF PARKING SPACE = 89
AREA OF LANDSCAPE = NUM. PARKING SPACESx 10 SQ.FT = 890 SQ.FT
AREA OF LANDSCAPE = 2250 SQ.FT

NOTE:
1) AWNINGS TO BE APPROVED SUBSEQUENTLY WITH SIGNAGE PACKAGE.



SITE PLAN
SCALE: 1"=30'-0"

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

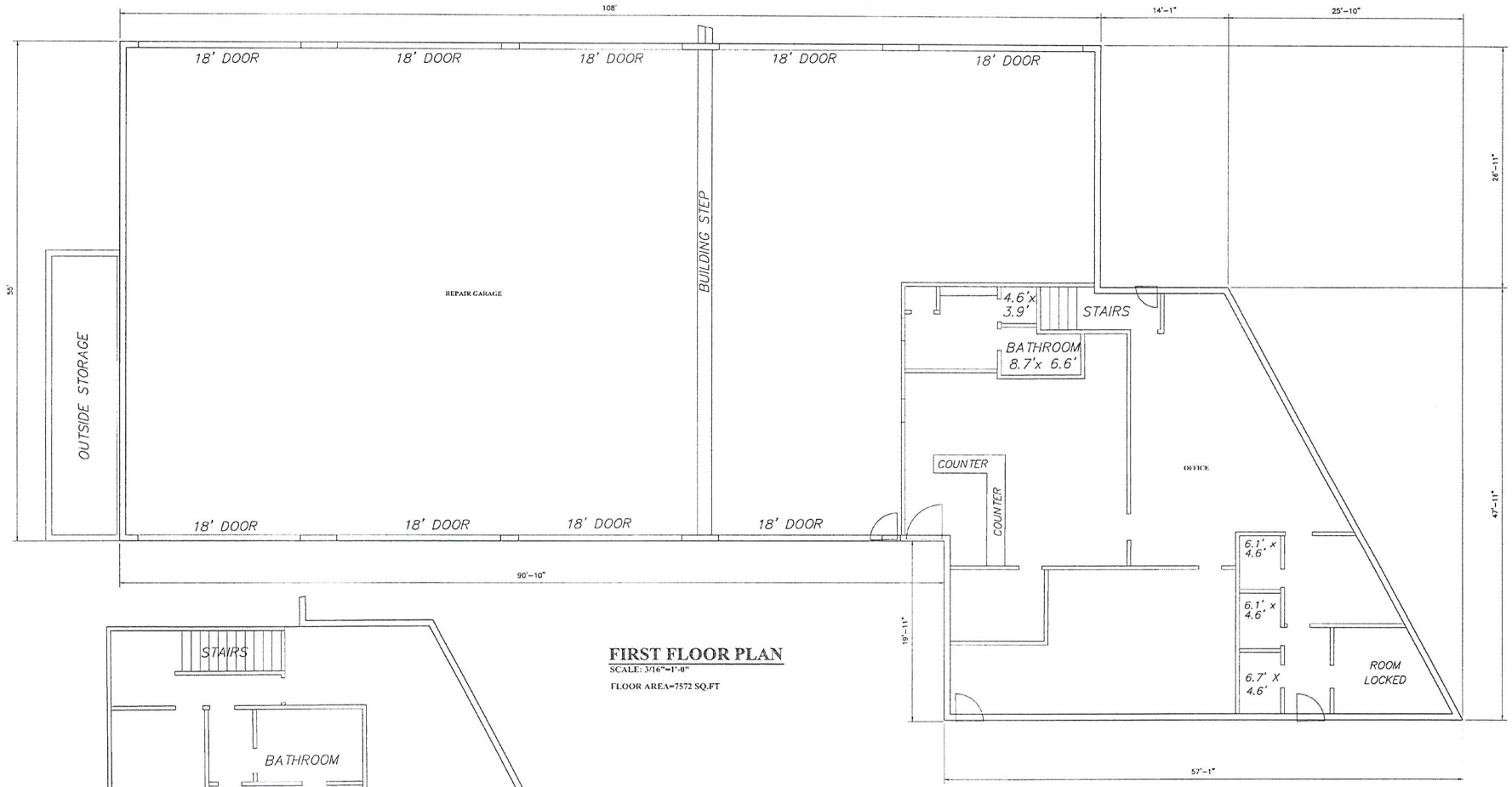
Nevada Licensed Contractor. Lic. # 0039261A

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			
JCL# 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

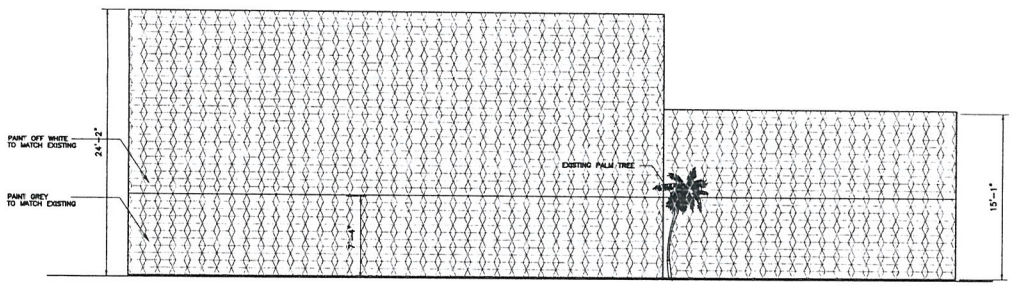
ADDRESS:
PROPOSED AUTO REPAIR MAJOR
~~1735~~ FREMONT AVENUE #100
LAS VEGAS NV 89

MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE			
CONTRACTOR: M.O.CONSTRUCTION LLC			
SCALE: 3/16"	TEL: (702) 286-5700	DATE: 06/21/11	
DRAWING NAME: BUILDING FLOOR PLAN	SUP-42262		
DRAWN BY: RVN	TEL: (702) 245-8600	SUP-42264 3a	

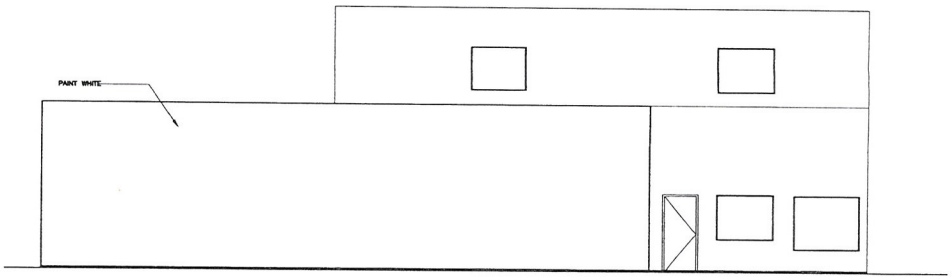
SUP-42262

SUP-42264

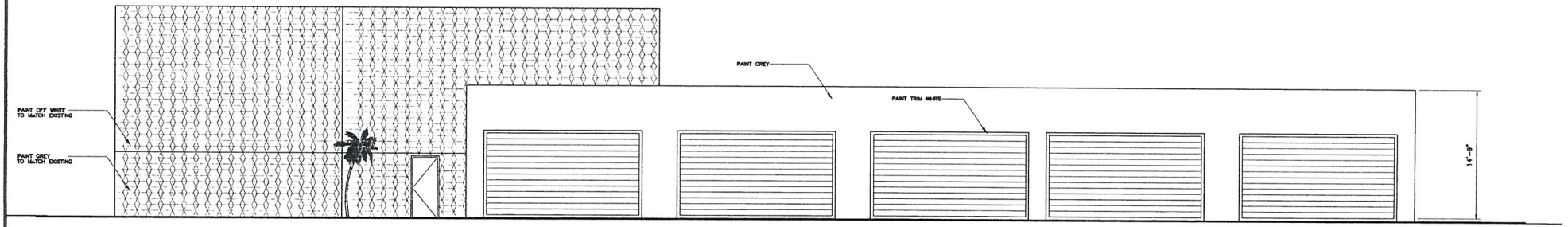
REVISED



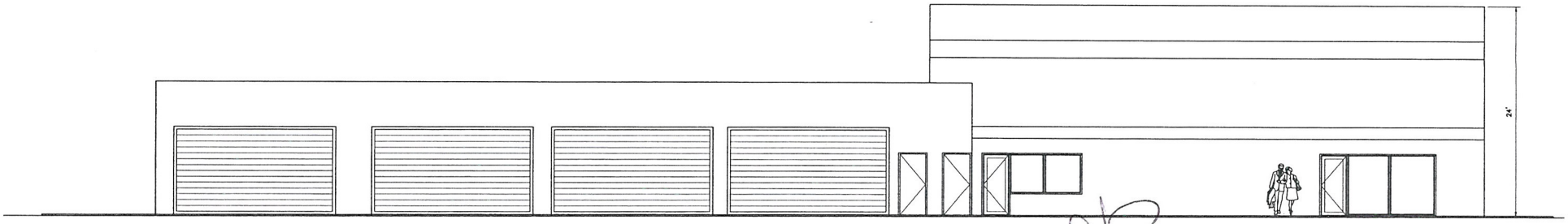
EAST ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

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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
SCLA: 71494 TEL: (702) 286-5700 DATE: 06/21/11
BUILDING ~~AND~~ / ELEVATIONS
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

Revised: SUP-42262 and SUP-42264Special 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 06 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 19 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 not park cars on this lot for the purposes of auto sales.

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JUL 06 2011

SUP-42262
SUP-42264
REVISED

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Please phone me at 598-1408 if you have considerations or suggestions.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

RECEIVED
JUL 06 2011

SUP-42262
SUP-42264
REVISED

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:
SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262 - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY AND TO ALLOW VEHICLES TO BE PARKED ON THE PREMISES FOR THE PURPOSE OF OFFERING THE VEHICLES FOR SALE WHERE SUCH IS NOT ALLOWED at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

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.

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 Dreyfa

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.

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JUN 23 2011
City of Las Vegas

Revised 04/26/05

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**

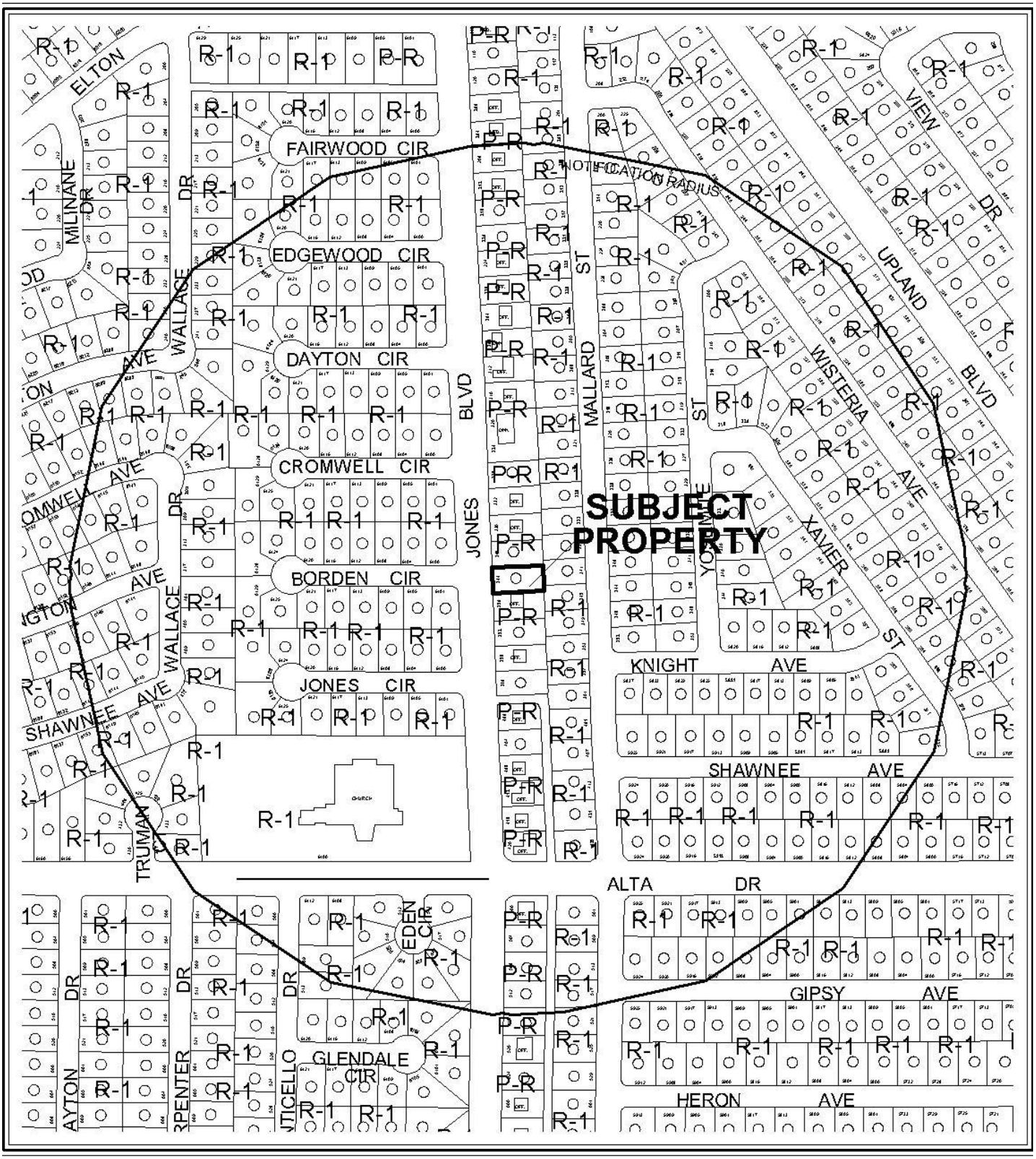
SUBJECT:
SDR-41770 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOK J. LIM - OWNER: JWB NEVADA INVESTMENT SERIES B, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,488 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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

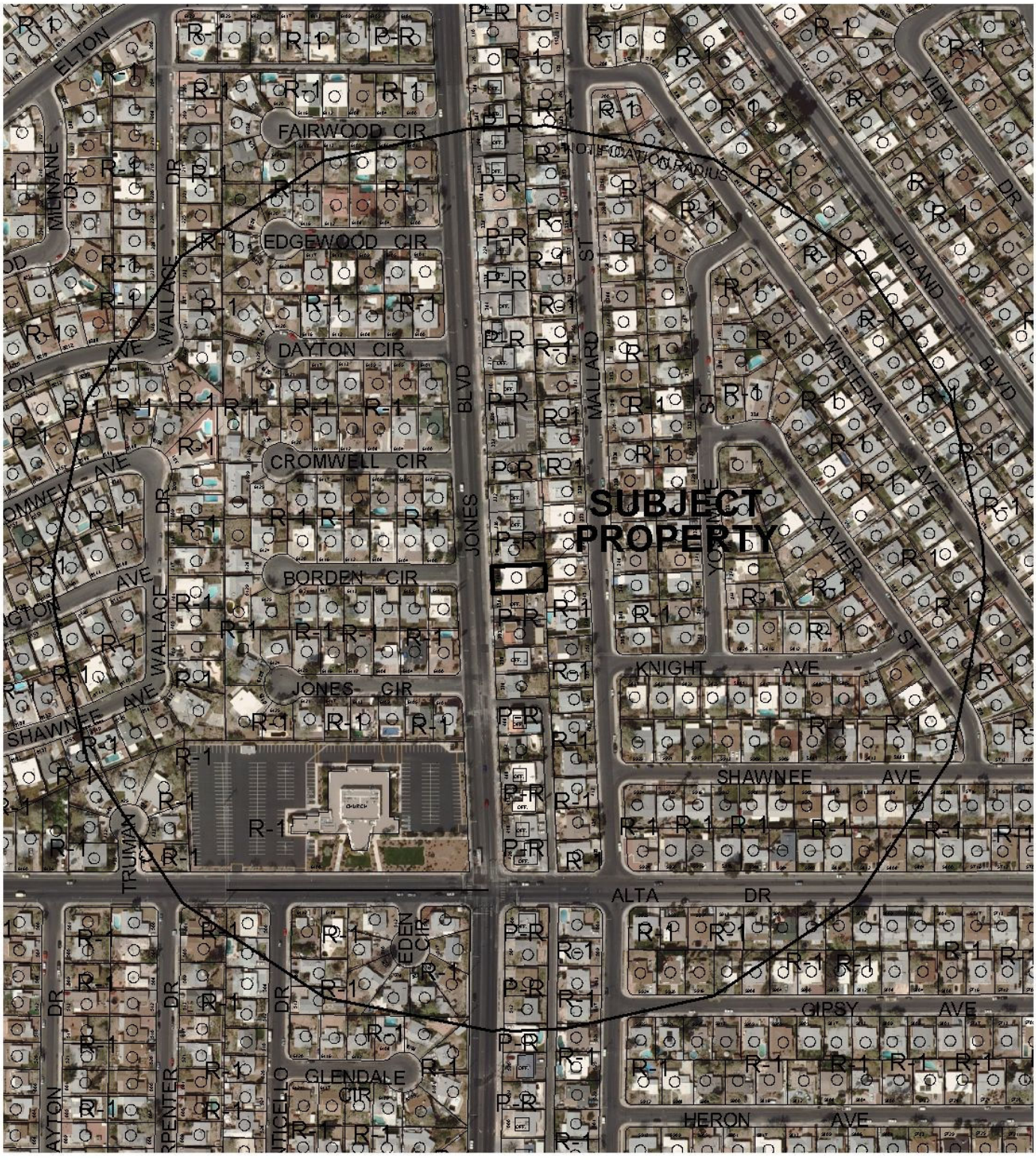


CASE: **SDR-41770**

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* [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-B 41770
Meeting Date:	7-12-11
Total Fee:	1030
Date Received:*	5-12-11
Received By:	FS

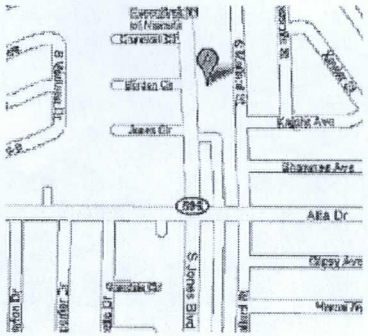
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

OFFICE

344 S. JONES BLVD
LAS VEGAS, NV 89107

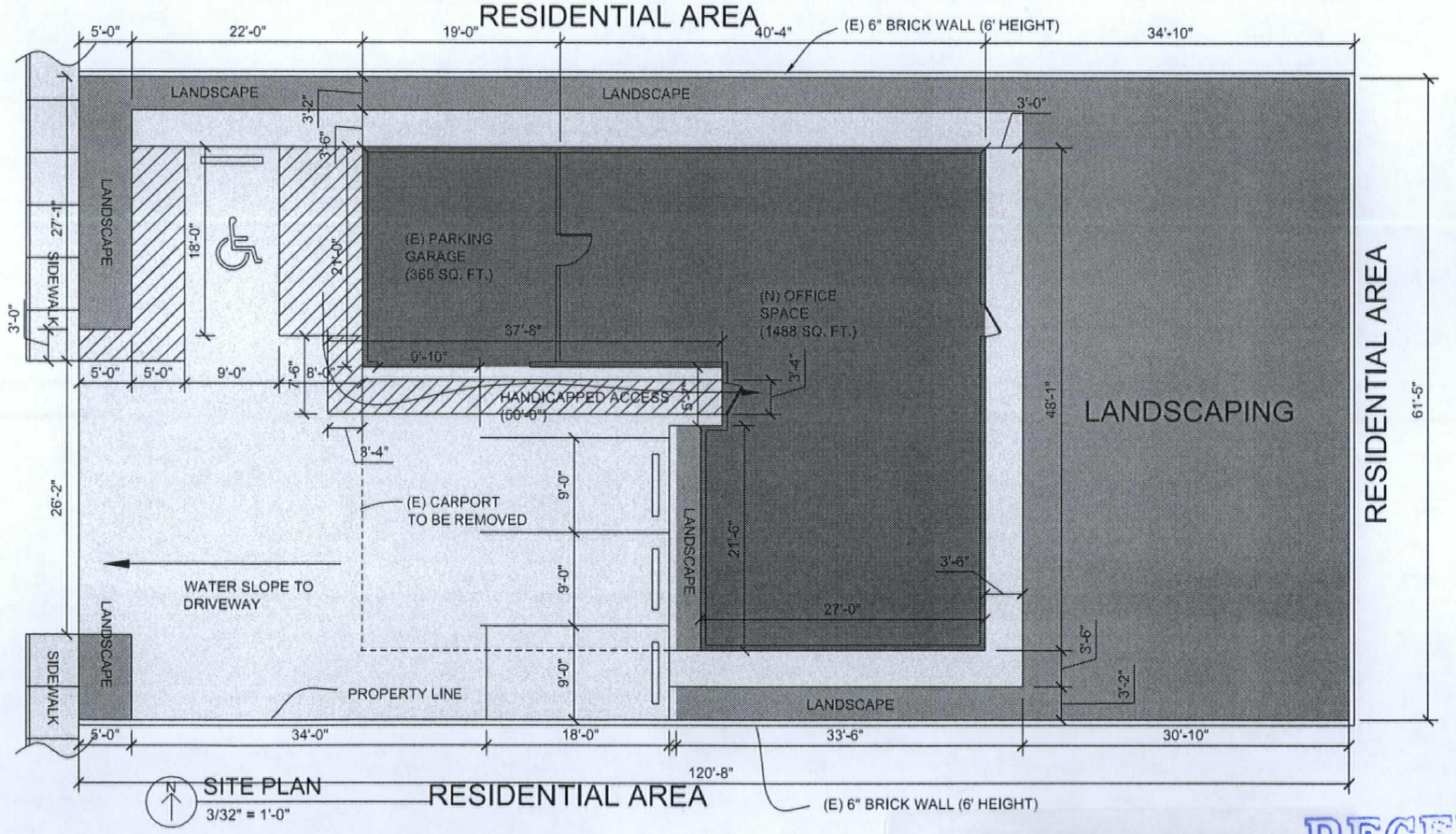


VINCITY MAP
N.T.S

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



SITE PLAN
3/32" = 1'-0"

SDR-41770
REVISED

RECEIVED
JUN 2 1 2011

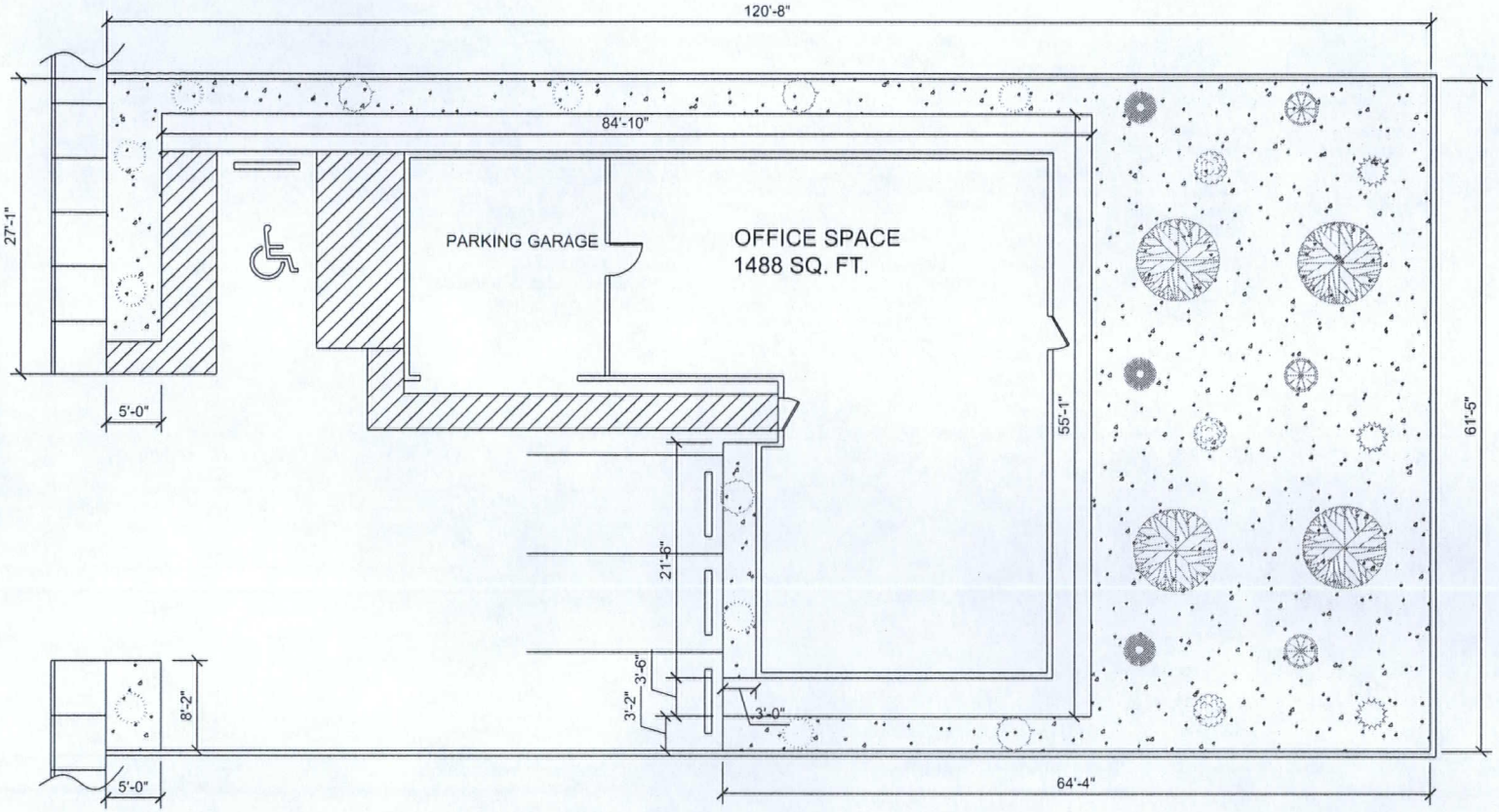
REVISIONS	BY

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

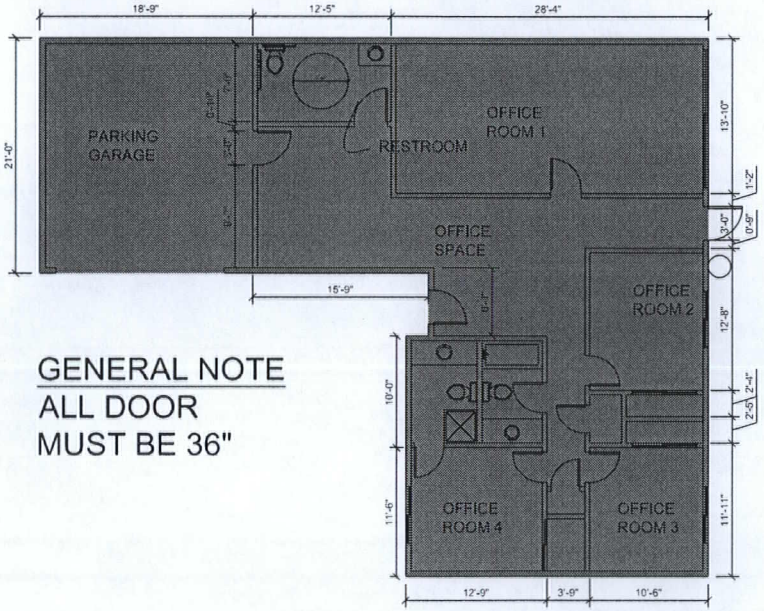
RECEIVED
JUN 21 2011

REVISIONS | BY

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

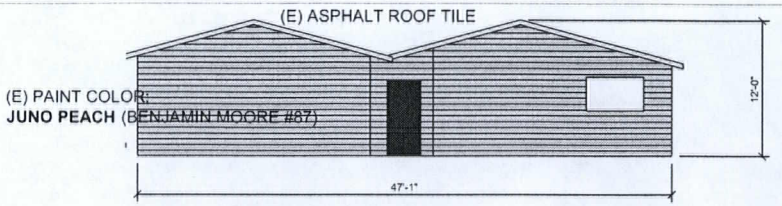
TITLE: LANDSCAPING PLAN
PROJECT: OFFICE
ADDRESS: 344 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO.
SHEET A-2

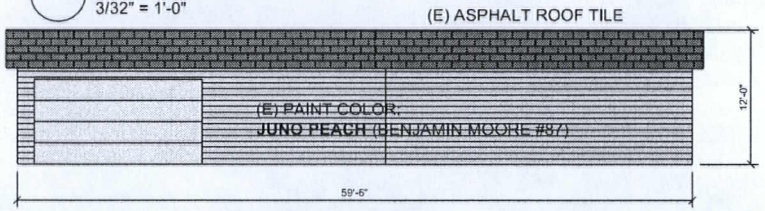


GENERAL NOTE
ALL DOOR
MUST BE 36"

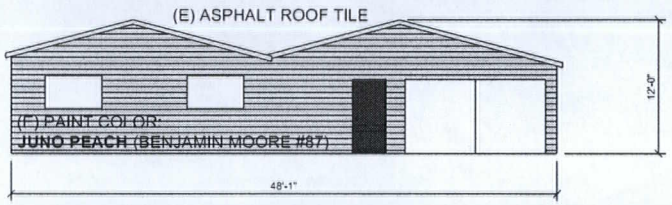
(E) FLOOR & SITE PLAN
3/32" = 1'-0"



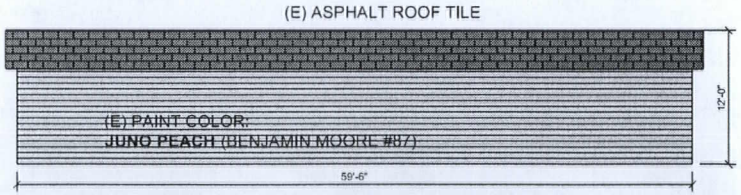
(E)FRONT VIEW (WEST)
3/32" = 1'-0"



(E)SIDE VIEW (SOUTH)
3/32" = 1'-0"



(E)BACK VIEW (EAST)
3/32" = 1'-0"



(E)SIDE VIEW (NORTH)
3/32" = 1'-0"

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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.: **38.**

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

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

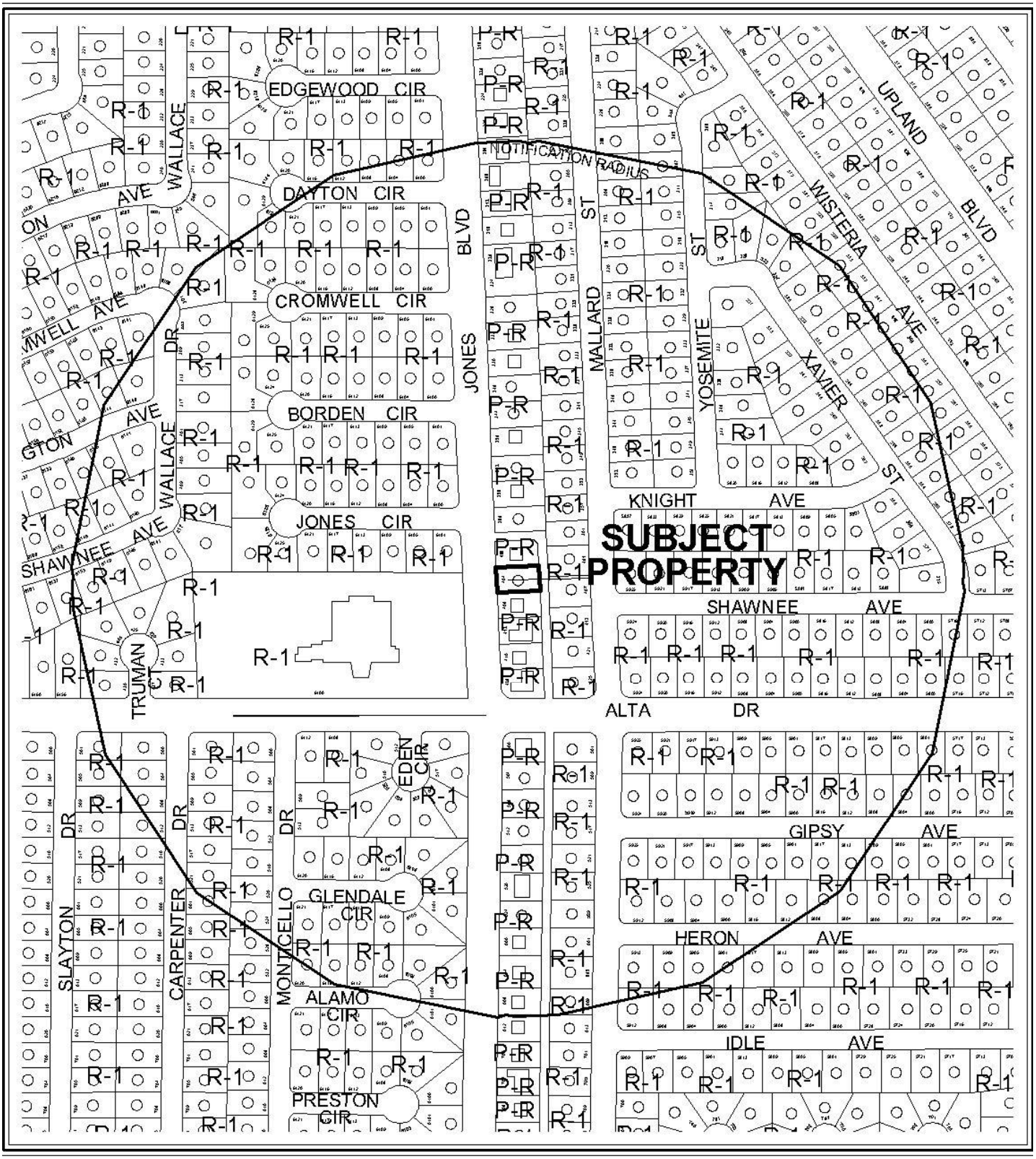
SUBJECT:
SDR-41771 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOK J. LIM - OWNER: JWB NEVADA INVESTMENT SERIES C, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,492 SQUARE-FOOT TUTORING CENTER, WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG A PORTION OF THE NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED, AND SEVEN FEET 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



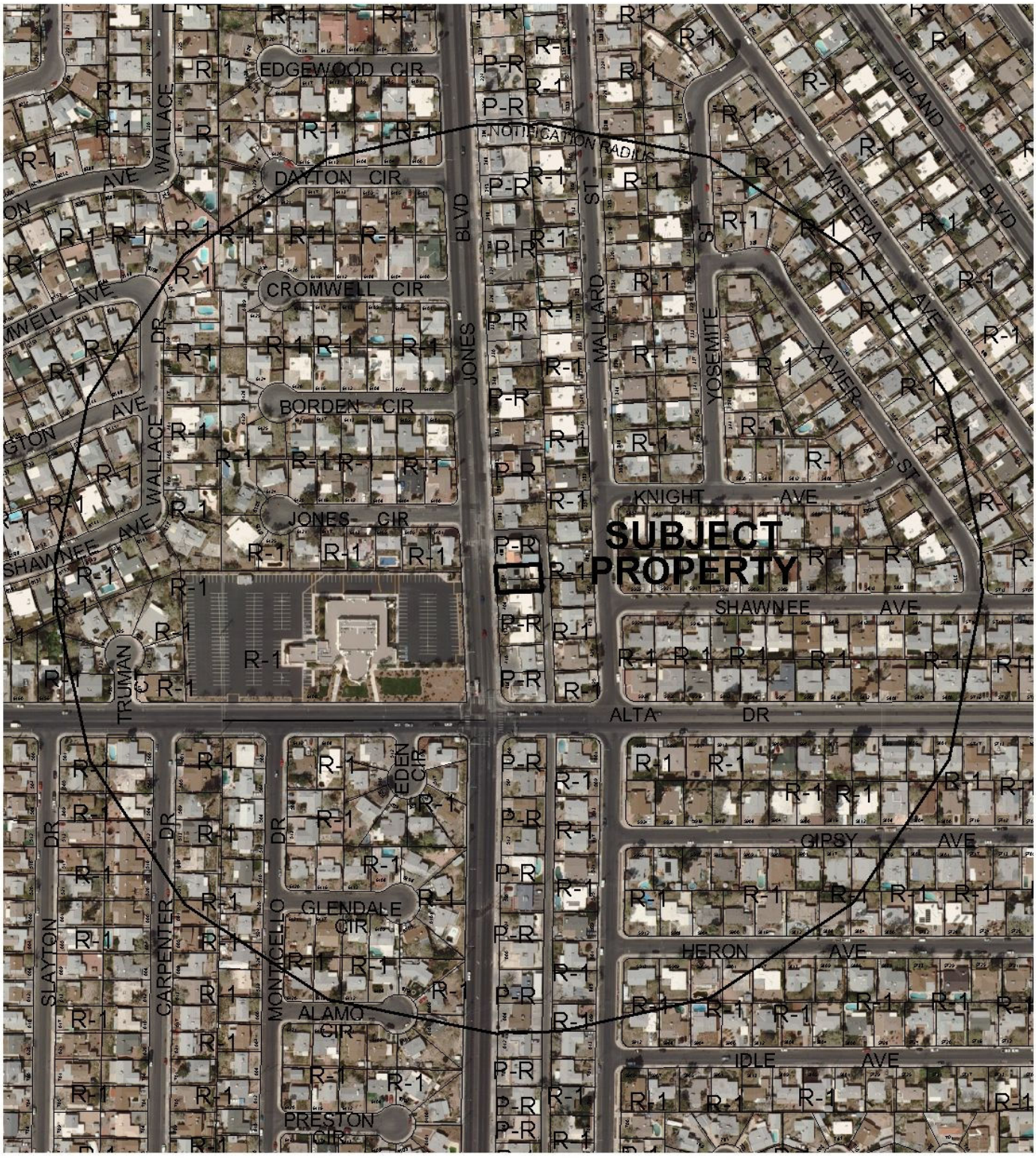
0 300 600 Feet

CASE: **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 Relentless st **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Gok Ji Lim **Contact** _____

Address 44 Gulf Creek ct **Phone:** 702-406-1863 **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

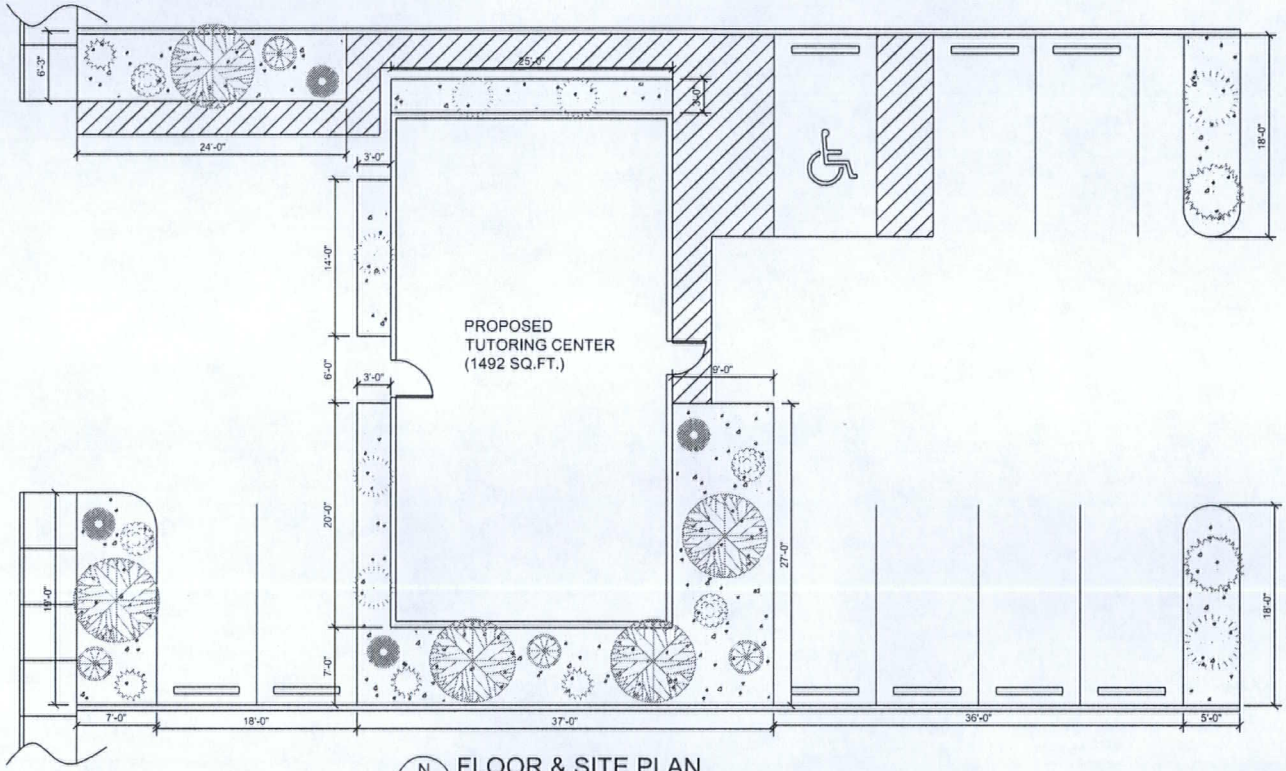
Case #	SDR-4171
Meeting Date:	~~5-26-11~~ 7-12-11
Total Fee:	1030
Date Received:*	5-12-11
Received By:	KS

*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

JONES BLVD



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:

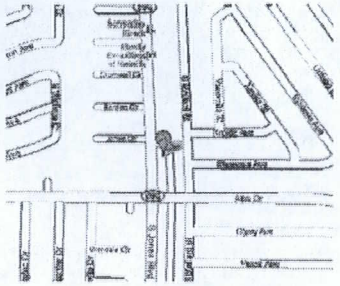
K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

Drawings as instruments of service are and shall remain the property of the architect, and are not to be used in whole or part for any extension of this project or for completion by others without the written consent of the architect. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. Reproduction of these drawings for any purpose whatsoever without the express written permission of the architect is prohibited by law and will be subject to legal action. The architect shall not be held responsible for changes made to these drawings by others after the issuance for construction.

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

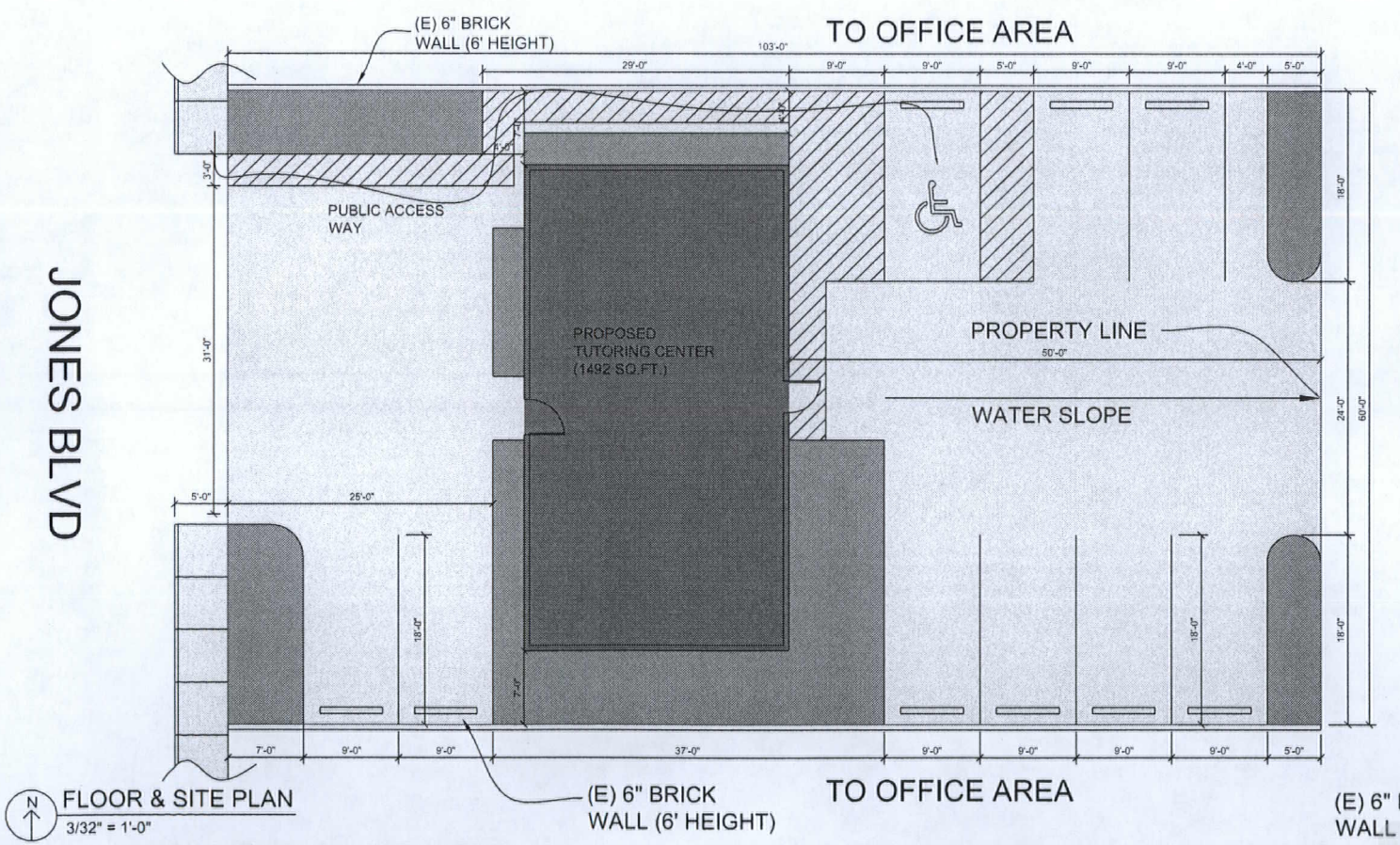


VINCITY MAP
N.T.S

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

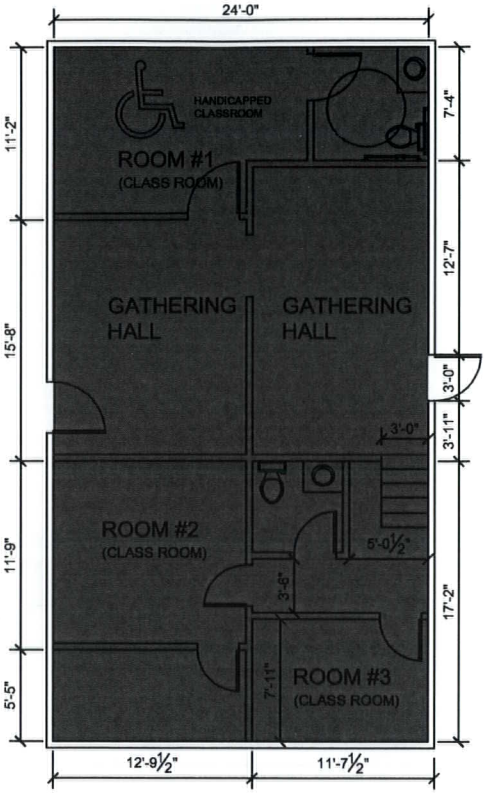
REVISIONS	BY

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

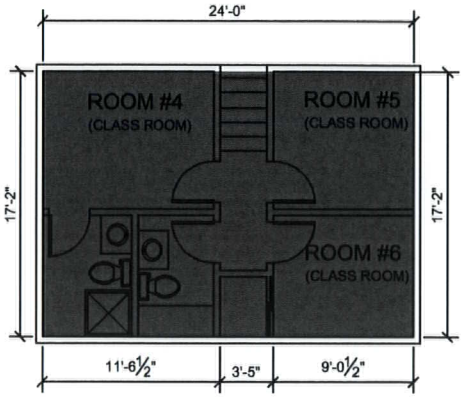
Any use or reproduction in whole or part without the written permission of the architect is prohibited. Drawing is property of the architect and shall be returned upon request. Contractor shall verify and be responsible for all dimensions and conditions on the job and shall report any discrepancies to the architect before proceeding with the work. Do not scale drawings.

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



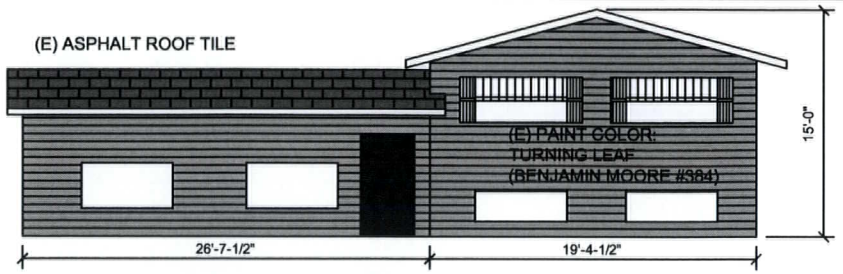
1ST FLOOR



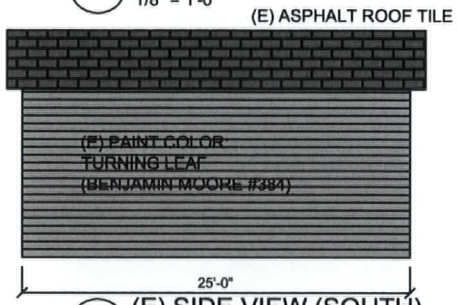
2ND FLOOR

GENERAL NOTE

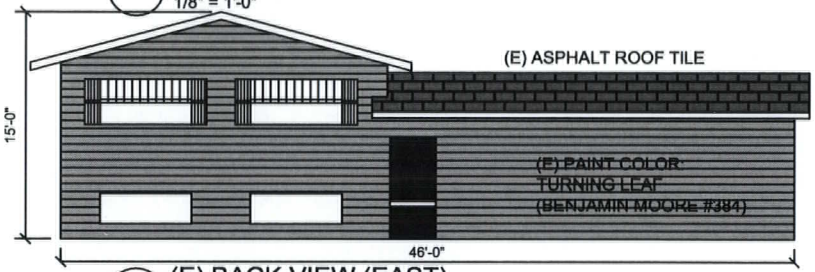
1. ALL DOOR MUST BE 36"



(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: K1construction5@yahoo.com

TITLE: FLOOR PLAN/ARCHITECTURAL PLAN
PROJECT: JVS 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

RECEIVED
MAY 12 2011
City of Las Vegas

SDR-41771

City of Las Vegas Agenda Item No.: **39.**

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

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

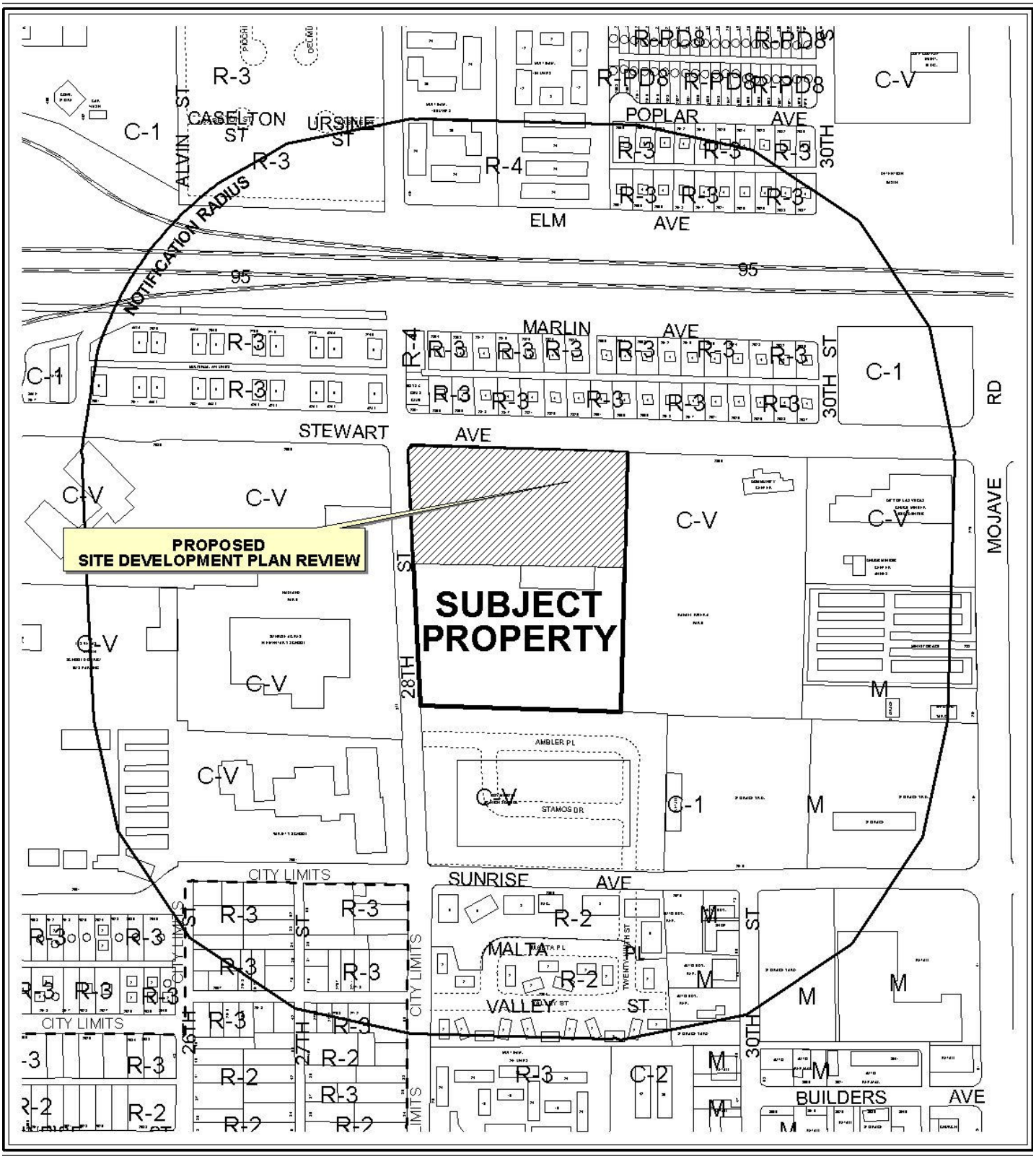
SUBJECT:
SDR-42251 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue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

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **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
PLANNING & DEVELOPMENT

*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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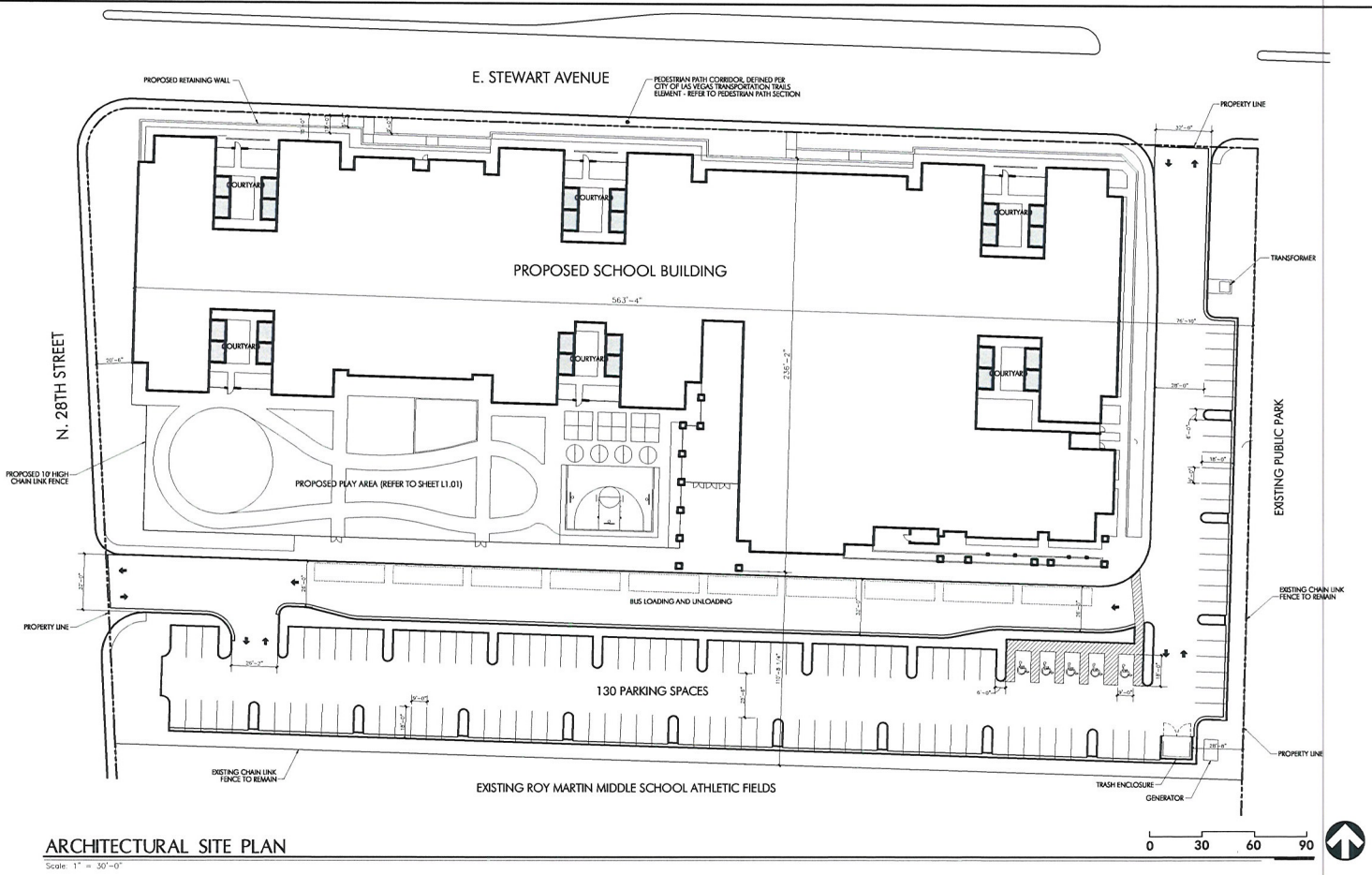


ARCHITECTURAL SITE PLAN

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

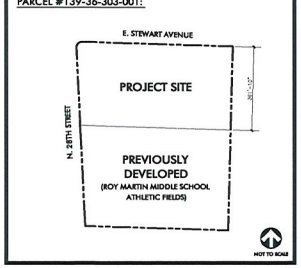
PROPOSED SPECIAL EDUCATION SCHOOL :	79,513
TOTAL SQUARE FOOTAGE :	79,513

PARKING ANALYSIS

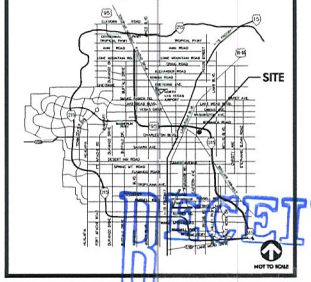
CITY OF LAS VEGAS PARKING REQUIREMENTS : PUBLIC OR PRIVATE SCHOOL, PRIMARY : 3 SPACES PER CLASSROOM	96 SPACES
TOTAL REQUIRED PARKING :	96 SPACES
PARKING PROVIDED :	
TOTAL PARKING PROVIDED :	130 SPACES

PARCEL KEY PLAN

PARCEL #139-36-303-001:

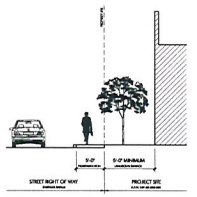


VICINITY MAP - LAS VEGAS



REVISIONS

REV	DESCRIPTION	DATE	BY



PEDESTRIAN PATH SECTION

N.T.S.

SEAL

CCSD PROJECT NO. 00000
CCSD REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
DRAWN BY
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SUBMITTAL SCHEMATIC DESIGN
A/T PROJECT NO. 11905.00

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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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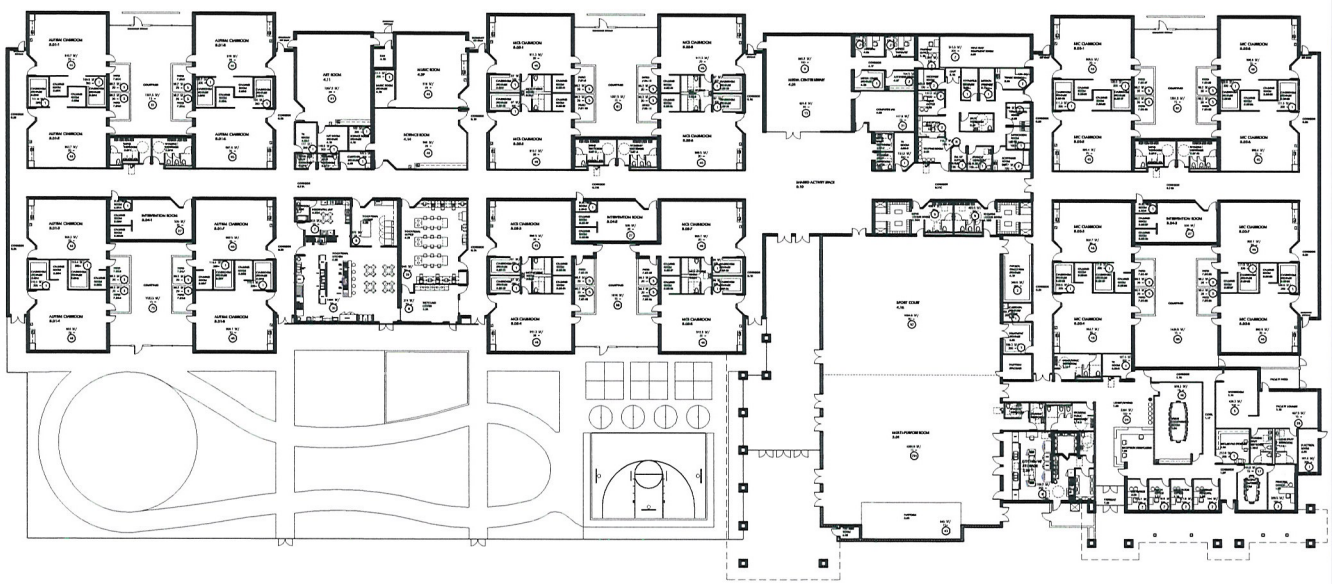

FLOOR PLAN

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

CODE PROJECT NO. 00000
CODE REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
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PROJECT
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FLOOR PLAN

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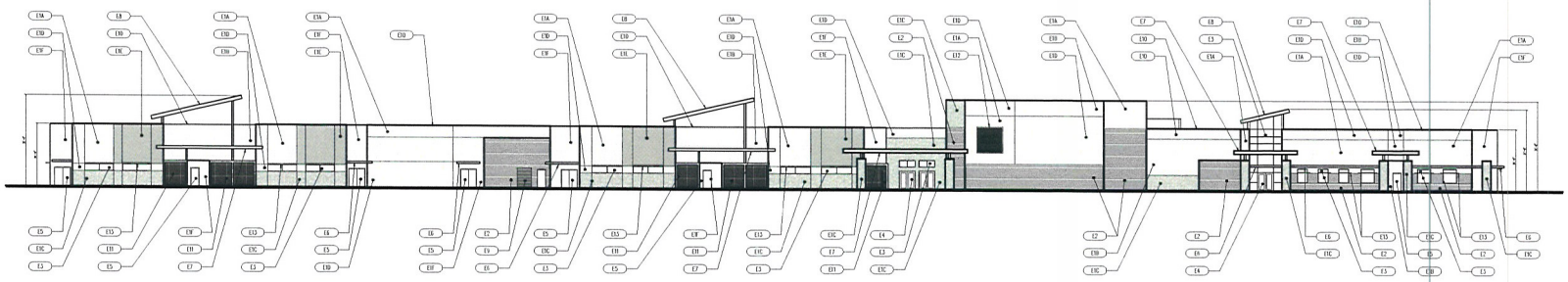
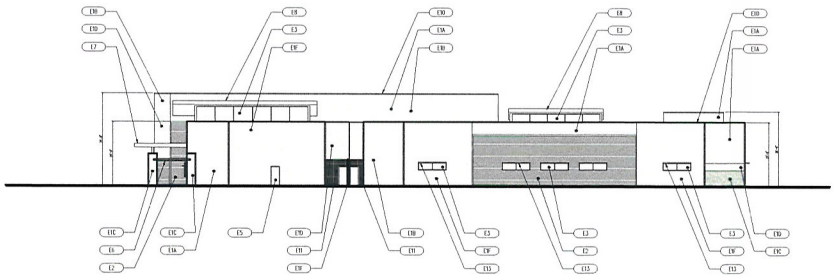


SOUTH ELEVATION

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

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CCSD REVIEW
APPROVED BY
DATE

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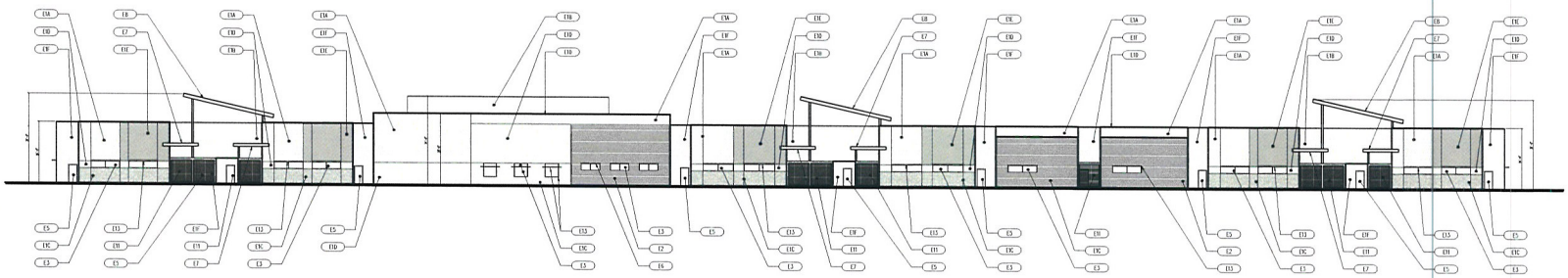
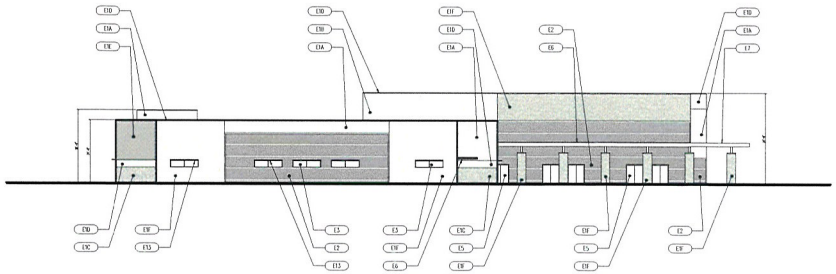


NORTH ELEVATION

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
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

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DATE

DATE JUNE 21, 2011
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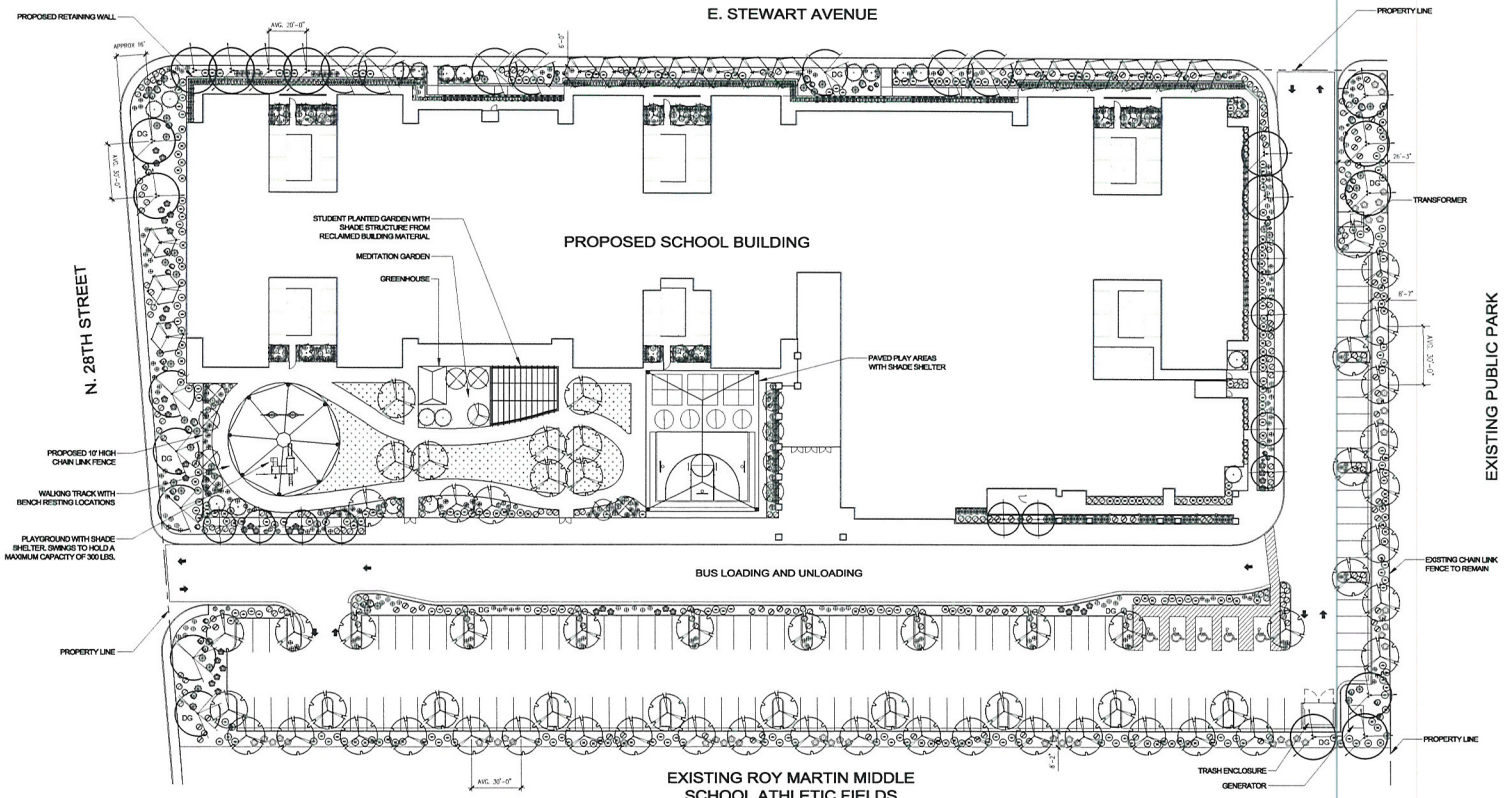

PLANTING LEGEND

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" CLPR. 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 'WHEELERI' WHEELER'S 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	30,330 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'X3'X2'	18
C	2'X2'X1'	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'

REVISIONS:

REV	DESCRIPTION	DATE	BY

CDD PROJECT NO. 00000
CDD REVIEW
APPROVED BY
DATE
DATE JUNE 21, 2011
DRAWN BY
CHECKED BY
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PE PROJECT NO. 11-0000-00

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LANDSCAPE ARCHITECTS
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CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT
VARIETY SCHOOL

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PLANTING PLAN

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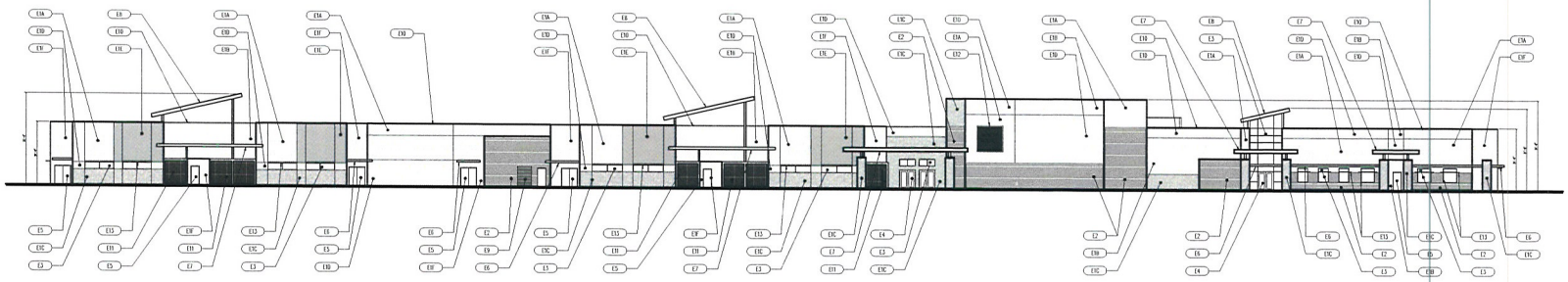
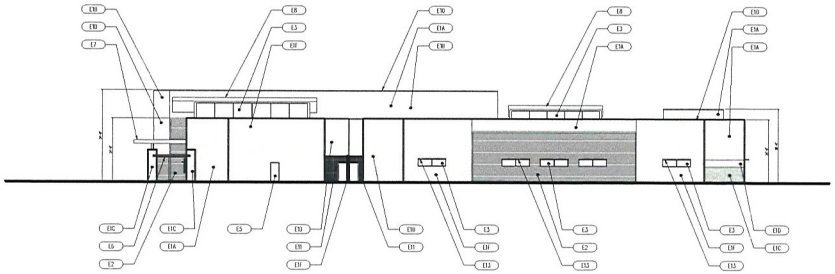


SOUTH ELEVATION

Scale: 3/64" = 1'-0"



EAST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

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
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
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E8	STANDING SEAM METAL ROOF – METALLIC FINISH COLOR: CHAMPAGNE GOLD
E9	METAL ROLL-UP DOOR COLOR: MEDIUM GRAY
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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

REVISIONS

REV	DESCRIPTION	DATE	BY

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CDD PROJECT NO.
10-0000

CDD REVIEW

APPROVED BY

DATE

DATE: JUNE 21, 2011
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FX PROJECT NO.
11-0000

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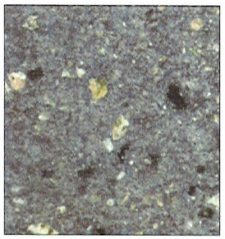
E1A - C.M.U.
COLOR: ORANGE
FINISH: SMOOTH FACE



E1B - C.M.U.
COLOR: BLACK
FINISH: SMOOTH FACE



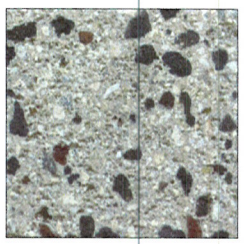
E1C - C.M.U.
COLOR: BLACK
FINISH: SPLIT FACE



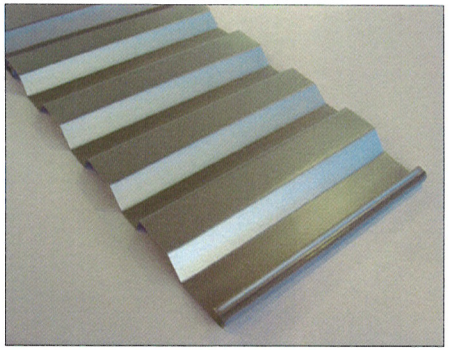
E1D - C.M.U.
COLOR: WHITE
FINISH: SMOOTH FACE



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
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

PAINTED METAL SURFACES:

SILVER GRAY

MEDIUM GRAY

CHARCOAL GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO. 00000
CCSD 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
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200
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

RECEIVED
JUN 23 2011
SDR-42251

City of Las Vegas Agenda Item No.: **40.**

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. Staff recommends APPROVAL.

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 APPROVAL.

BACKUP DOCUMENTATION:
1. Staff Report

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

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). Staff has NO RECOMMENDATION.

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 has NO RECOMMENDATION.

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 #	DIR-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.

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

Revised 10/27/08

1012285.1

16053.1

KAEMPFER CROWELL
ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE
8345 W. Sunset Rd.
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Fax: 702.796.7181

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510 W. Fourth Street
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Reno, NV 89501
Tel: 775.852.3900
Fax: 775.882.0257

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

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.: **42.**

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

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

SUBJECT:
DIR-42424 - DIRECTOR'S BUSINESS - PUBLIC HEARING - Election of new Planning Commission Officers for the remainder of 2011. Staff has NO RECOMMENDATION.

P.C.: FINAL ACTION

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

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
NONE

City of Las Vegas Agenda Item No.: **43.**

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

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

SUBJECT:
DIR-42436 - DIRECTOR'S BUSINESS - PUBLIC HEARING - For possible action to amend the City of Las Vegas Planning Commission Rules and Regulations. Staff has NO RECOMMENDATION.

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
City of Las Vegas Planning Commission Rules and Regulations

City of Las Vegas Agenda Item No.: **44.**

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, Small Wind Energy System and Solar Panel uses. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
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.

RECEIVED
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

City of Las Vegas Agenda Item No.: **45.**

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