



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

**LAS VEGAS CITY COUNCIL**

**Mayor 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**

**Glenn E. Trowbridge, Acting Chair**  
**Byron Goynes**  
**Richard Truesdell**  
**Vicki Quinn**  
**Gus W. Flangas**  
**Todd L. Moody**  
**Trinity Schlottman**

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

**September 13, 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, 2<sup>nd</sup> Floor Skybridge  
Clark County Government Center, 500 South Grand Central Parkway  
Las Vegas Library, 833 Las Vegas Boulevard North  
Grant Sawyer Building, 555 East Washington Avenue  
Bulletin Board, City Hall Plaza (next to Metro Records)

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

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

**PLANNING COMMISSION MEETING RULES OF CONDUCT:**



1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

### **BUSINESS ITEMS:**

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 9, 2011 AND THE PLANNING COMMISSION WORKSHOP OF AUGUST 23, 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. EOT-42651 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WALGREEN CO. - OWNER: LV2NW, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-38340) FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 6001 West Cheyenne Avenue (APN 138-14-501-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
8. TMP-42673 - TENTATIVE MAP - HUALAPAI COMMONS - APPLICANT/OWNER: HUALAPAI COMMONS, LTD, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 24.96 acres at southwest corner of Charleston Boulevard and Hualapai Way (APNs 163-06-111-007 through 009), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

### **PUBLIC HEARING ITEMS**

9. ZON-42684 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: OWNERS MULTIPLE - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 35 properties within the area generally located south of Clark Avenue and east of 6th Street, Ward 3 (Coffin).
10. SUP-42177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR LIQUOR SALES (FOR OFF-PREMISE CONSUMPTION) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
11. SUP-42178 - SPECIAL USE PERMIT RELATED TO SUP-42177 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR GAMING (INCIDENTAL GAMING MACHINES ONLY) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
12. SDR-42176 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42177 AND SUP-42178 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-18031) FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE WITH GASOLINE SALES, DRIVE THROUGH RESTAURANT AND A 2,360 SQUARE-FOOT CAR WASH WITH A WAIVER TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE FIVE FEET WAS APPROVED on 3.40 acres at 7161 North Hualapai Way (APNs 126-24-517-003 and 004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
13. SUP-42604 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GRACIE-BODIE, INC. - OWNER: IPTV-B-L6-136, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE PENS) WITHIN AN EXISTING 2,385 SQUARE-FOOT BUILDING at 490 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
14. SUP-42639 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHRISTOPHER S. ALLEN - For possible action on a request for a Special Use Permit FOR AN ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 1125 Cahlan Drive (APN 162-05-512-019), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
15. SUP-42648 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: BF TRUST - For possible action regarding a request for a Special Use Permit FOR A PROPOSED PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM ANOTHER PAWN SHOP WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).
16. SUP-42657 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FAST CASH TITLE LOAN - OWNER:

ANDREA J AND SUSAN RUSSO - For possible action on a request for a Special Use Permit FOR A PROPOSED 140 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 680-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 6433 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Ward 1 (Tarkanian).

17. SUP-42672 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BOWIN ASSOCIATES, LLC - OWNER: CENTER POINTE PLAZA, LLC - For possible action regarding a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,100 SQUARE-FOOT RESTAURANT at 10300 West Charleston Boulevard, Suite #5 (APN 137-36-814-003), P-C (Planned Community) Zone, Ward 2 (Wolfson).
18. SUP-42675 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLDEN GATE CASINO, LLC - OWNER: SAL SAGER HOTEL CO. INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 28,902 SQUARE-FOOT EXPANSION OF AN EXISTING GAMING ESTABLISHMENT, NON-RESTRICTED USE at 1 Fremont Street (APN 139-34-111-034), C-2 (General Commercial) Zone, Ward 3 (Coffin).
19. SDR-42674 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42675 - PUBLIC HEARING - APPLICANT: GOLDEN GATE CASINO, LLC - OWNER: SAL SAGER HOTEL CO. INC., ET AL - For possible action on a request for a Site Development Plan Review FOR A 28,902 SQUARE-FOOT ADDITION TO AN EXISTING HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED AND PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape STANDARDS on \_\_\_\_ acres at 1 Fremont Street (APNs 139-34-111-034, 045 through 048), C-2 (General Commercial) Zone, Ward 3 (Coffin).
20. SUP-42678 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PLANET HYUNDAI - OWNER: TCP REAL PROPERTY, LP - For Possible action on a request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at 7150 West Sahara Avenue (APN 163-03-806-001), C-1 (Limited Commercial), Ward 1 (Tarkanian).
21. SUP-42683 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IRIS J. GORLICK - OWNER: MER-CAR CORP. - For possible action on a request for a Special Use Permit FOR A PROPOSED 140 SQUARE-FOOT BAILBOND SERVICE USE at 1401 East Charleston Boulevard, Suite #102 (APN 139-35-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).
22. SUP-42686 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN BASSO - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,200 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN), A 1,200-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY, AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #130 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).
23. SDR-42682 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EMERALD RE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,939 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER TO ALLOW ZERO FEET ALONG THE WEST PERIMETER AND A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 1.17 acres at 2400 West Charleston Boulevard (APN 139-32-802-026), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

#### **DIRECTOR'S BUSINESS:**

24. TXT-41699 - TEXT AMENDMENT - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 6.50 related to Liquor Control to amend the term, description, definition and requirements of the "Supper Club" use and license category and provide for other related matters.

#### **CITIZENS PARTICIPATION:**

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

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**DEPARTMENT: PLANNING**  
**DIRECTOR: FLINN FAGG**

**SUBJECT:**  
**CALL TO ORDER**



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

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**DEPARTMENT: PLANNING**  
**DIRECTOR: FLINN FAGG**

**SUBJECT:**  
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW





**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2011**

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**DEPARTMENT: PLANNING**  
**DIRECTOR: FLINN FAGG**

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2011**

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**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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2011**

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**DEPARTMENT: PLANNING**  
**DIRECTOR: FLINN FAGG**

**SUBJECT:**

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 9, 2011 AND THE PLANNING COMMISSION WORKSHOP OF AUGUST 23, 2011



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

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**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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☒ **Consent**   ☐ **Discussion**

**SUBJECT:**

EOT-42651 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: WALGREEN CO. - OWNER: LV2NW, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-38340) FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 6001 West Cheyenne Avenue (APN 138-14-501-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

**P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SUP-38340
6. Justification Letter



## PLANNING & DEVELOPMENT DEPARTMENT

**Store No. 4855**

### STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-42651** APN: 138-14-501-008

Name of Property Owner: LV2NW LLC

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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

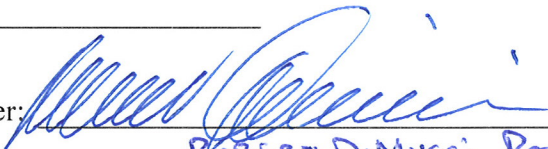
☒ No

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: N/A

Partner(s): N/A N/A

APN: N/A

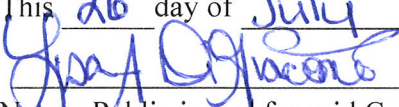
Signature of Property Owner: 

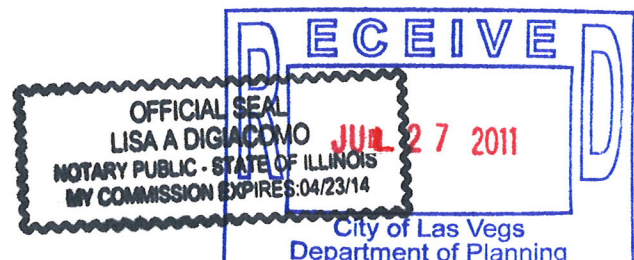
Print Name:

ROBERT DIMUCCI, President of JMC-27, Inc.,  
MANAGING MEMBER OF LV2NW, LLC

Subscribed and sworn before me

This 26<sup>th</sup> day of July, 20 11

  
Notary Public in and for said County and State





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM Store No. 4855

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale  
 Project Address (Location) 6001 West Cheyenne Avenue  
 Project Name Walgreens Proposed Use Drug Store (existing)  
 Assessor's Parcel #(s) 138-14-501-008 Ward # 5  
 General Plan: existing XX proposed \_\_\_\_\_ Zoning: existing C-1 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER L V 2 N W LLC Contact \_\_\_\_\_  
 Address P.O. Box 1759 Phone: (847) 654-0826 Fax: \_\_\_\_\_  
 City PALATINE State IL Zip 60078  
 E-mail Address lisa@jm-realty.com

APPLICANT Walgreen Co. Contact Rebecca Lidskin, Attorney  
 Address 104 Wilmot Road, M.S. #1420 Phone: (847) 315-4651 Fax: (847) 315-4825  
 City Deerfield State Illinois Zip 60015  
 E-mail Address Rebecca.Lidskin@walgreens.com

REPRESENTATIVE Lionel Sawyer & Collins Contact Jennifer Roberts  
 Address 300 South Fourth Street #1700 Phone: (702) 383-8946 Fax: (702) 671-2490  
 City Las Vegas State Nevada Zip 89101  
 E-mail Address jroberts@lionelsawyer.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 ROBERT DIMICCI, PRESIDENT OF JMC-27, INC.,  
MANAGING MEMBER OF LV2NW, LLC

Subscribed and sworn before me

This 26<sup>th</sup> day of July, 20 11

Lisa A. DiGiacomo

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

Case #

EOT-42651

Meeting Date:

9/13/11 9/7/11

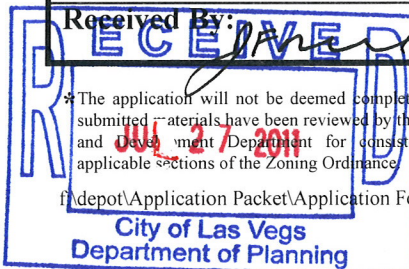
Total Fee:

300.00

Date Received:\*

7-27-11

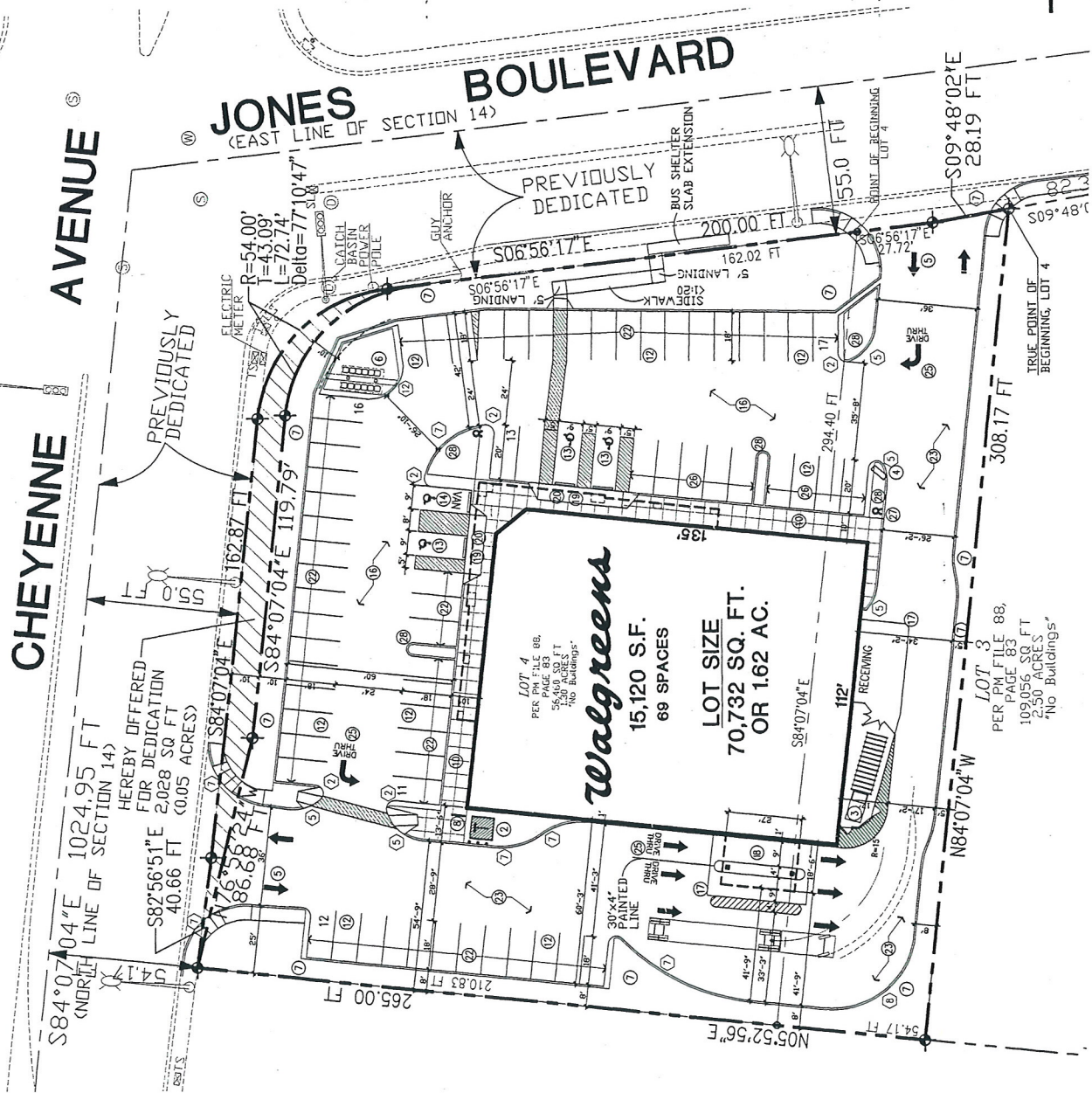
Received By:



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

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

City of Las Vegas  
Department of Planning



RECEIVED  
JUL 27 2011  
City of Las Vegas  
Department of Planning

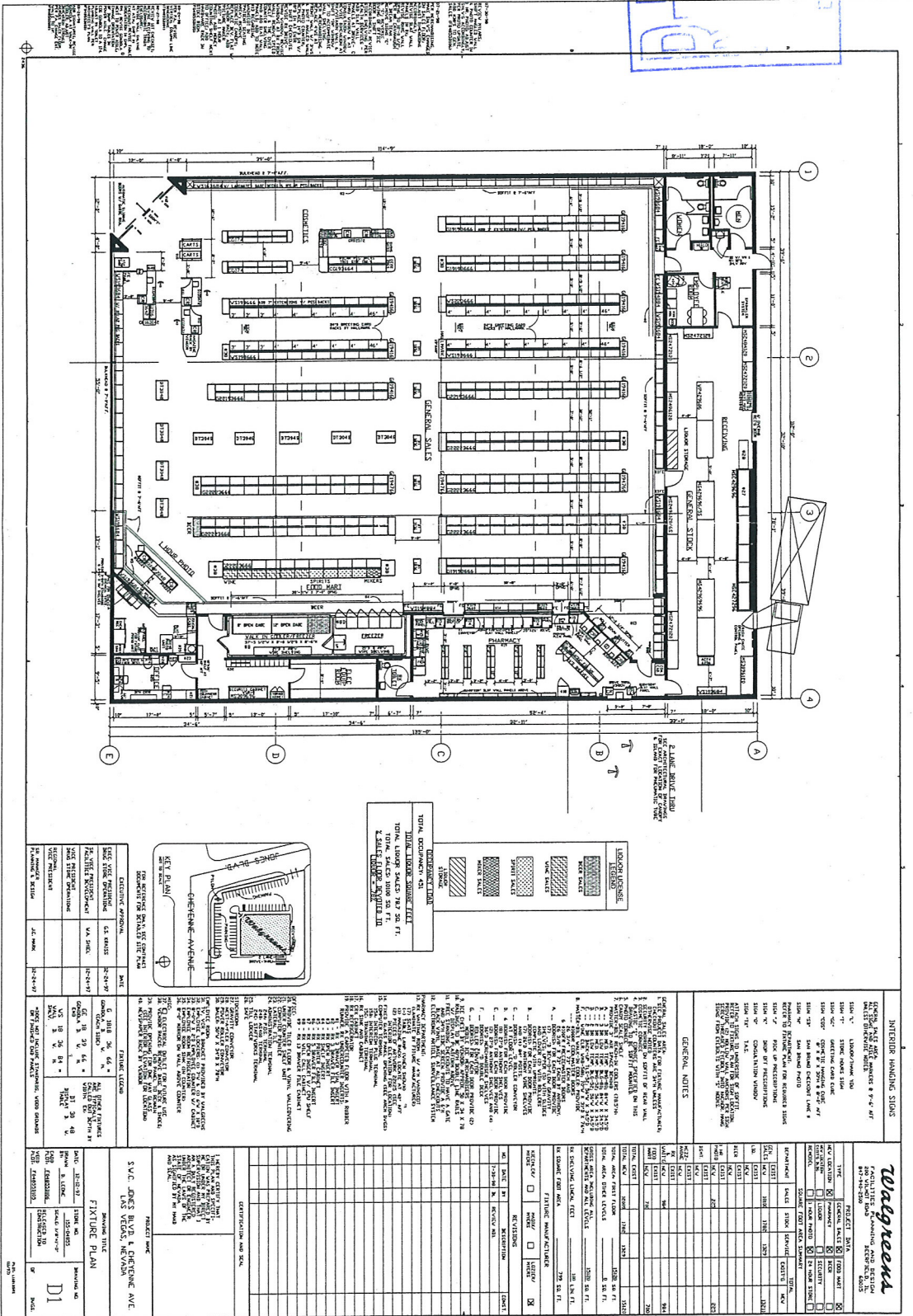
# SITEPLAN

|                    |                               |               |
|--------------------|-------------------------------|---------------|
| STORE NUMBER 04855 | PROJECT NAME                  | DRAWING TITLE |
|                    | WALGREENS STORE               | SITE PLAN     |
|                    | SWC JONES BLVD & CHEYENNE AVE |               |
|                    | LAS VEGAS, NV                 |               |

**EOT-42651**



RECEIVED  
JUL 27 2011  
City of Las Vegas  
Department of Planning





731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

July 30, 2010

Ms. Lisa DiGiacomo  
LVCNW, LLC  
JMC Development  
PO Box 1759  
Palatine, Illinois 60078

**RE: SUP-38340 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. DiGiacomo:

Your request for a Special Use Permit FOR A 79 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 6001 West Cheyenne Avenue (APN 138-14-501-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.
2. This approval shall be void one year from the date of final approval unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

Mayor  
Oscar B. Goodman  
  
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
  
City Manager  
Elizabeth N. Fretwell



FM-0073-09-09 MD 32531



**EOT-42651**



Ms. Lisa DiGiacomo  
SUP-38340 - Page Two  
July 30, 2010

5. The sale of alcoholic beverages is ancillary to the retail use and may not exceed more than 79 square-feet of the retail floor space for the display and merchandising of alcoholic beverages as reflected on the floor plan date stamped May 25, 2010.
6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

  
Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Rebecca Lidskin  
Walgreen Company  
104 Wilmot Road, Mail Stop #1420  
Deerfield, Illinois 60015

Ms. Jennifer Robert  
Lionel Sawyer & Collins  
300 South Fourth Street, Suite #1700  
Las Vegas, Nevada 89101



**EOT-42651**

# LIONEL SAWYER & COLLINS

## ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA  
300 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

July 7, 2011

SAMUEL S. LIONEL  
GRANT SAWYER  
(1918-1996)

JON R. COLLINS  
(1923-1987)

RICHARD H. BRYAN  
JEFFREY P. ZUCKER  
PAUL R. HEJMANOWSKI  
ROBERT D. FAISS  
DAVID N. FREDERICK  
RODNEY M. JEAN  
HARVEY WHITTEMORE  
TODD TOUTON  
CAM FERENBACH  
LYNDA S. MABRY  
MARK H. GOLDSTEIN  
KIRBY J. SMITH  
COLLEEN A. DOLAN  
JENNIFER A. SMITH  
DAN R. REASER  
PAUL E. LARSEN  
ALLEN J. WILT

LYNN S. FULSTONE  
RORY J. REID  
DAN C. MCGUIRE  
JOHN E. DAWSON  
FRED D. "PETE" GIBSON, III  
CHARLES H. MCCREA JR.  
GREGORY E. SMITH  
MALANI L. KOTCHKA  
LESLIE BRYAN HART  
CRAIG E. ETEM  
TODD E. KENNEDY  
MATTHEW E. WATSON  
SHAWN M. ELICEGUI  
JOHN M. NAYLOR  
WILLIAM J. MCKEAN  
ELIZABETH BRICKFIELD  
GREGORY R. GEMIGNANI  
LINDA M. BULLEN  
LAURA J. THALACKER  
DOREEN SPEARS HARTWELL  
LAURA K. GRANIER  
MAXIMILIANO D. COUVILLIER III  
ERIN FLYNN  
JENNIFER ROBERTS  
MARK A. CLAYTON

MICHAEL D. KNOX  
MEREDITH L. STOW  
DOUGLAS A. CANNON  
RICHARD T. CUNNINGHAM  
MATTHEW R. POLICASTRO  
JENNIFER J. DIMARZIO  
PEARL L. GALLAGHER  
SUSAN L. MYERS  
JENNIFER L. BRASTER  
LUCAS J. TUCKER  
CHRISTOPHER WALTHER

KEVIN J. HEJMANOWSKI  
KETAN D. BHIRUD  
ROBERT W. HERNQUIST  
COURTNEY MILLER O'MARA  
BRIAN H. SCHUSTERMAN  
MOHAMED A. IQBAL, JR.  
KELLY R. KICHLINE  
MARK J. GARDBERG  
JAMES B. GIBSON  
GREG J. CARLSON  
JING ZHAO  
JOHN TENNERT

OF COUNSEL  
A. WILLIAM MAUPIN  
RICHARD J. MORGAN\*  
ELLEN WHITTEMORE  
CHRISTOPHER MATHEWS

\*ADMITTED IN CA ONLY  
WRITER'S DIRECT DIAL NUMBER:  
(702)-383-8946  
jroberts@lionelsawyer.com

### VIA HAND DELIVERY

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



**RE:**            *Application for Extension of Special Use Permit - SUP-38340*

To Whom It May Concern:

I am writing on behalf of Walgreen Co. to respectfully request an extension of time on the approval of a special use permit for the addition of accessory "off-sale" package beer, wine, and liquor at the premises of Walgreens at 6001 West Cheyenne Avenue (APN# 138-14-501-008). The special use permit was approved by the Las Vegas City Council on July 29, 2010, subject to a one-year expiration period unless a business license has been issued. The company is still in the process of completing and submitting its liquor license application. Therefore, the company respectfully requests an extension of the approval for at least one year to allow additional time to obtain the liquor license.

The location is currently operating and licensed as a drug store in a C-1, Limited Commercial, zoning district. The proposed sale of packaged liquor will not adversely affect surrounding properties, as the store is located along the commercial intersection of Cheyenne Avenue and Jones Drive. There are other businesses in the vicinity that sell alcohol, so the use would not be unique to the area.

As the City Council previously approved a special use permit for the sale of accessory "off-sale" packaged beer, wine, and liquor for consumption off-premises, an extension of time of one year to allow Walgreens to obtain its liquor license would be appropriate.

**EOT-42651**

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8686 • FAX (775) 788-8682

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

Planning Department  
July 7, 2011  
Page 2

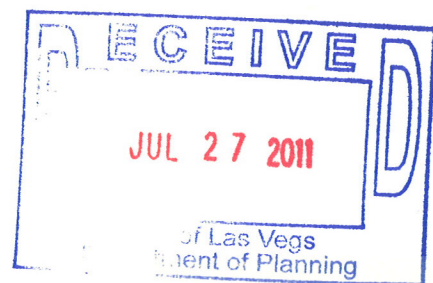
Please call me if you have any questions or need additional information.

Sincerely,



Jennifer Roberts

cc: Ms. Rebecca Lidskin



**EOT-42651**

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☒ **Consent**   ☐ **Discussion**

**SUBJECT:**

TMP-42673 - TENTATIVE MAP - HUALAPAI COMMONS - APPLICANT/OWNER: HUALAPAI COMMONS, LTD, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 24.96 acres at southwest corner of Charleston Boulevard and Hualapai Way (APNs 163-06-111-007 through 009), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

**P.C.: FINAL ACTION (Unless Appealed Within 7 Days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

**TMP-42673**

Case Number: \_\_\_\_\_ APN: 163-06-111-007, 008, & 009

Name of Property Owner: Hualapai Commons, LTD, LLC

Name of Applicant: Hualapai Commons, LTD, LLC

Name of Representative: DRC Surveying Nevada, Inc

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

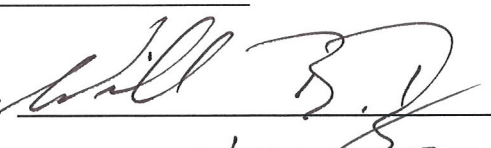
☒ No

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

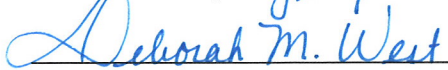
APN: \_\_\_\_\_

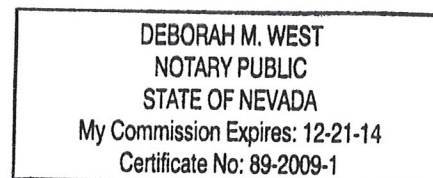
Signature of Property Owner: 

Print Name: William B. Bayne

Subscribed and sworn before me

This 28th day of July, 2011

  
Notary Public in and for said County and State



**RECEIVED**

**JUL 28 2011**

**City of Las Vegas**





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Tentative Map / One lot commercial subdivision ☒  
 Project Address (Location) 9775 W. Charleston Blvd ☒  
 Project Name Hualapai Commons Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 163-06-111-007, 008, & 009 Ward # 2  
 General Plan: existing SC proposed \_\_\_\_\_ Zoning: existing C-1 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 24.96 Lots/Units 1 Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Hualapai Commons, LTD, LLC Contact Billy Bayne  
 Address 851 S, Rampart #100 Phone: (702) 280-5761 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89145  
 E-mail Address William.bayne@qmail.com

APPLICANT Hualapai Commons, LTD, LLC Contact Billy Bayne  
 Address 851. Rampart #100 Phone: (702) 280-5761 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89145  
 E-mail Address William.bayne@qmail.com

REPRESENTATIVE DRC Surveying Nevada, Inc Contact Dennis Wertzler  
 Address 7180 Dean Martin Dr. #800 Phone: (702) 270-6119 Fax: (702) 270-4899  
 City Las Vegas State NV Zip 89118  
 E-mail Address Dwertzler@drc-lasvegas.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 William B. Bayne

Subscribed and sworn before me

This 28th day of July, 20 11  
Deborah M. West

Notary Public in and for said County and State

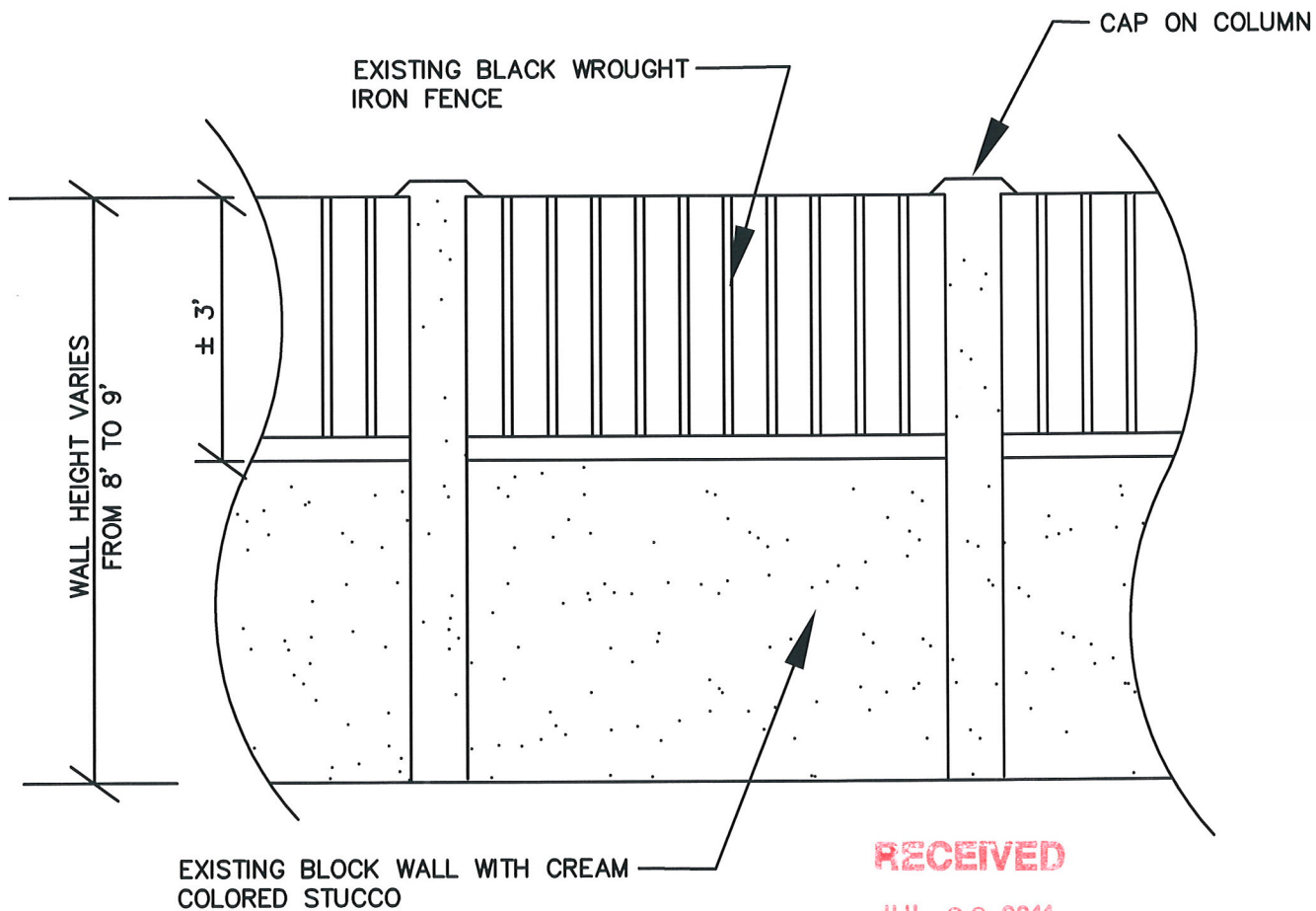
DEBORAH M. WEST  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 12-21-14  
 Certificate No: 89-2009-1

### FOR DEPARTMENT USE ONLY

Case # TMP-42673  
 Meeting Date: 9/13/11  
 Total Fee: \$750.00  
 Date Received: 7/28/11  
 Received By: BWS

\*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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RECEIVED

JUL 28 2011

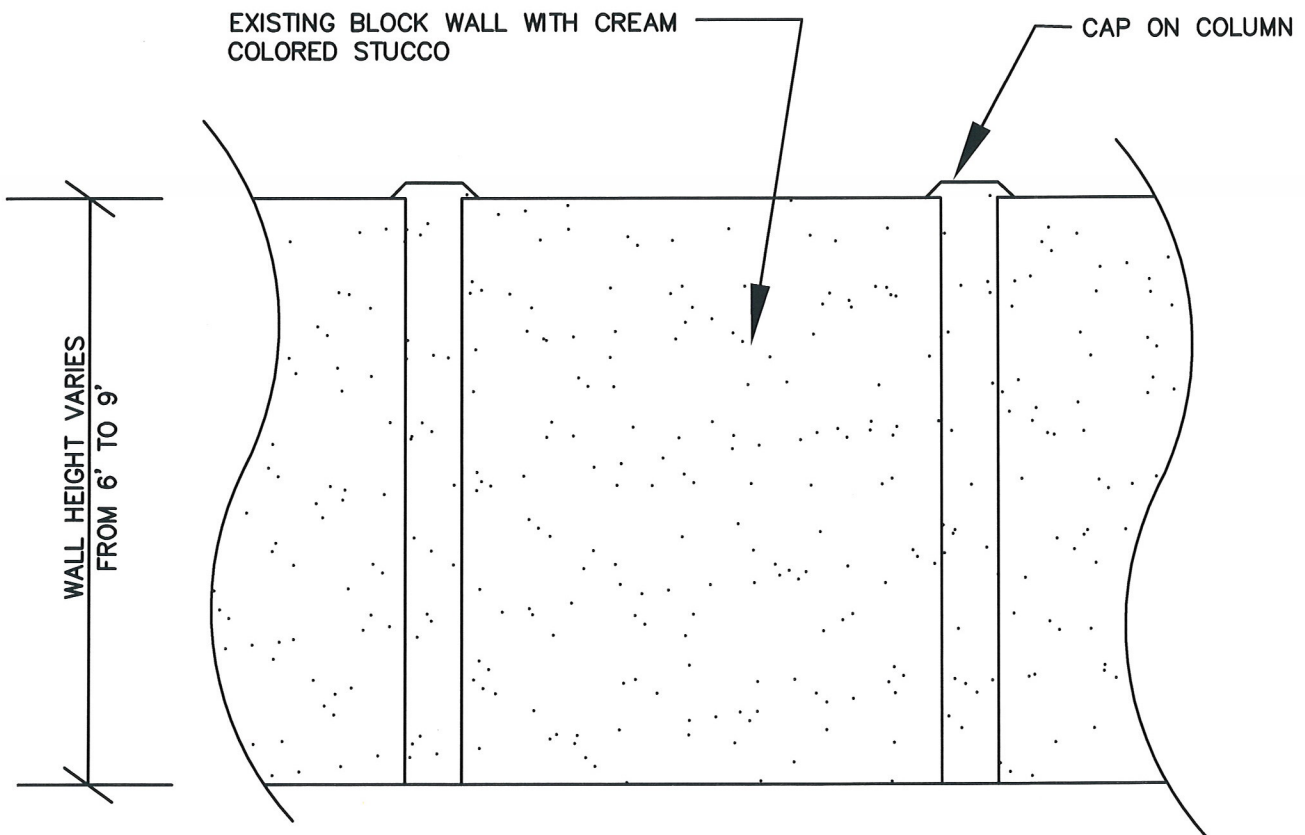
City of Las Vegas

**PERIMETER WALL SECTION - VIEW**  
**FROM OFF SITE**

N.T.S.

A  
3

**TMP-42673**



PERIMETER WALL SECTION - VIEW

FROM OFF SITE

N.T.S.

RECEIVED

B

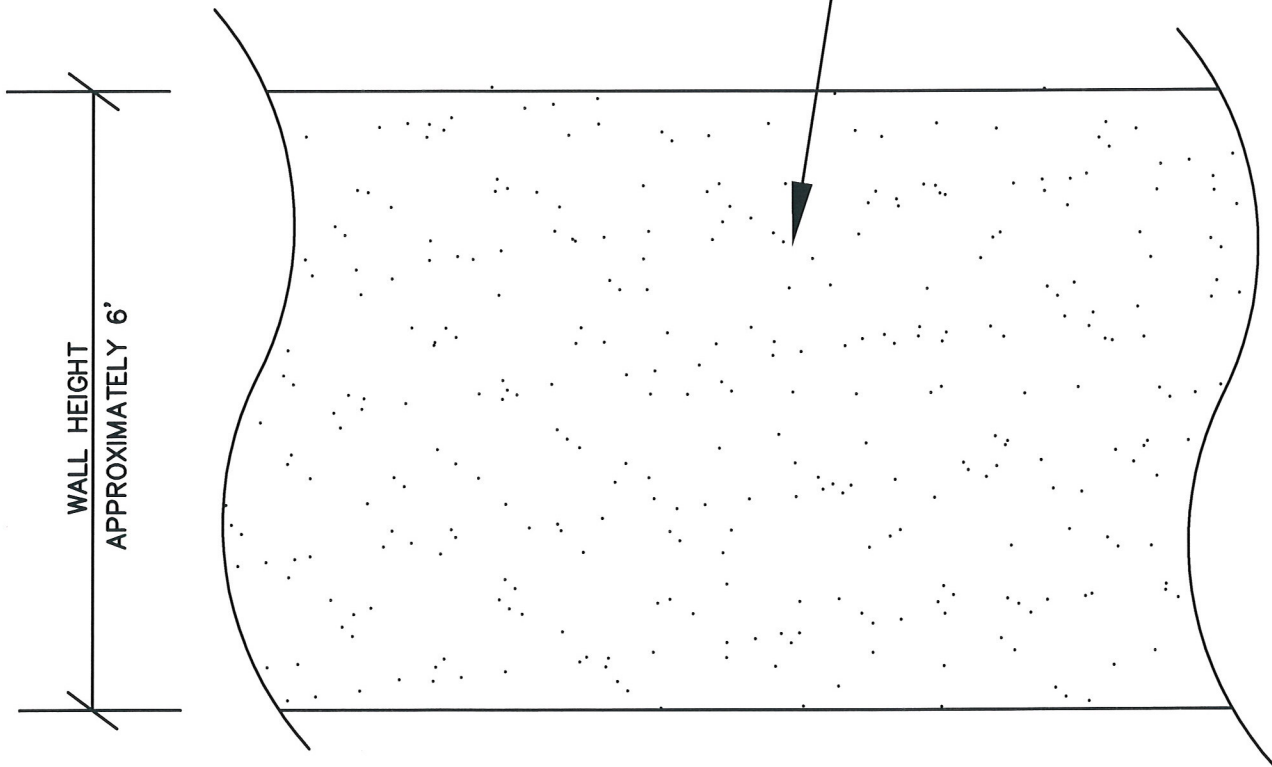
3

JUL 28 2011

TMP-42673

City of Las Vegas

EXISTING BLOCK WALL WITH CREAM  
COLORED STUCCO



PERIMETER WALL SECTION - VIEW  
FROM OFF SITE

N.T.S.

C  
3

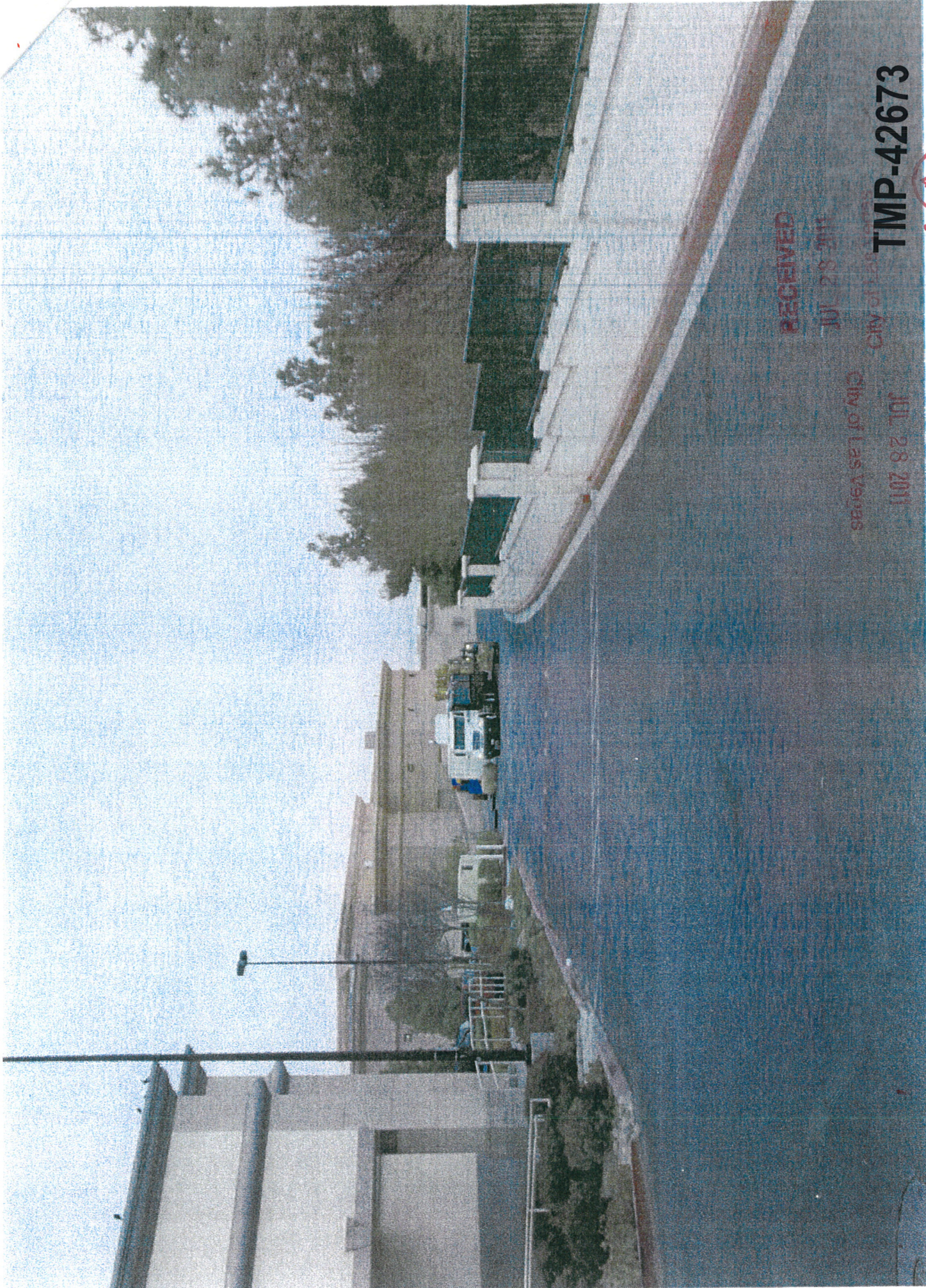
RECEIVED

JUL 28 2011

TMP-42673

City of Las Vegas





RECEIVED

JUL 28 2011

City of Las Vegas

JUL 28 2011

City of Las Vegas

TMP-42673

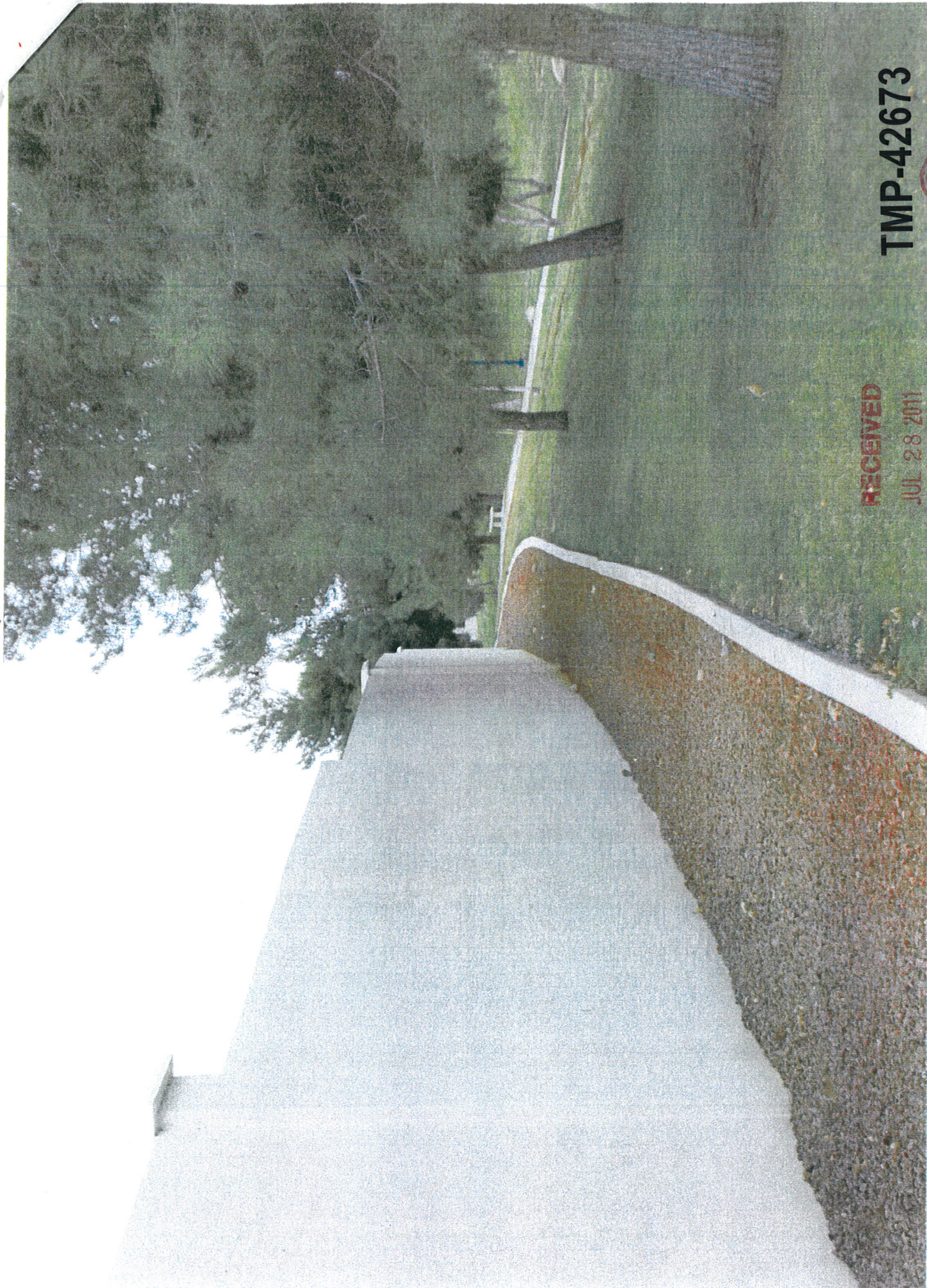
ALREADY  
INSIDE  
PROPERTY

(A/3)

SECTION

RECEIVED





RECEIVED

JUL 28 2011

TMP-42673

City of Las Vegas

Section  $\frac{B}{3}$  OUTSIDE PROPERTY



TMP-42673

SECTION  $\frac{C}{3}$   
OUTSIDE PROPERTY







RECEIVED

JUL 28 2011

City of Las Vegas

**TMP-42673**

FRONTAGE ALONG  
CHARLESTON



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

ZON-42684 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS -  
OWNER: OWNERS MULTIPLE - For possible action on a request for a Rezoning FROM: R-1  
(SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 35 properties  
within the area generally located south of Clark Avenue and east of 6th Street, Ward 3 (Coffin).

C.C.: 10/19/2011

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

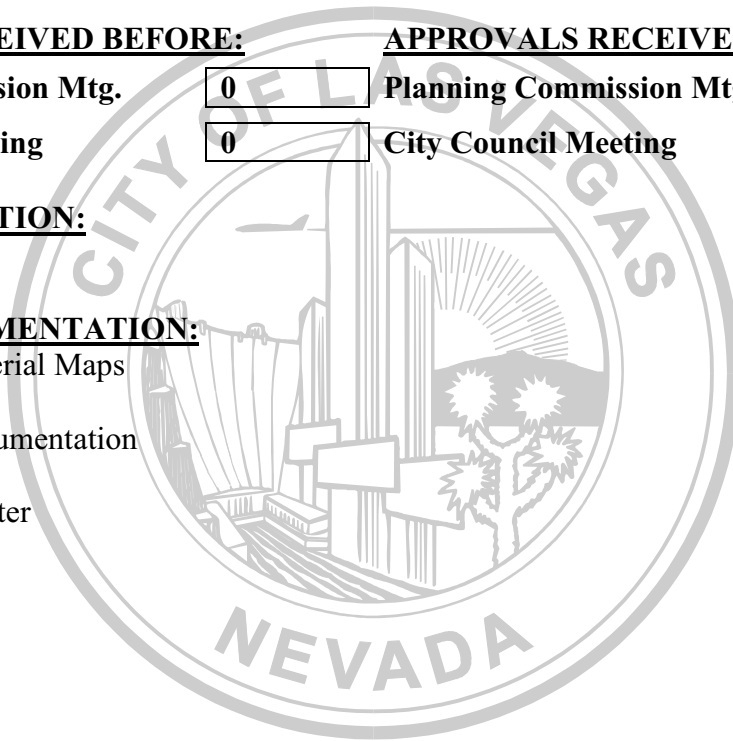
0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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







# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Multiple locations (see attached)

Project Name: Downtown rezonings Proposed Use: No change

Assessor's Parcel #(s): Multiple (see attached) Ward #: 3 (Coffin)

General Plan: existing: MXU proposed: N/C Zoning: existing: R-1 proposed: P-O

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres \_\_\_\_\_ Lots/Units: 34 Density \_\_\_\_\_

Additional Information \_\_\_\_\_

PROPERTY OWNER: Multiple Owners (see attached) Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

APPLICANT: City of Las Vegas

Contact: Department of Planning

Address: 333 N Rancho Blvd

Phone: 229-6301 Fax: 385-7268

City: Las Vegas

State: NV Zip: 89106

E-mail Address \_\_\_\_\_

REPRESENTATIVE Same as above Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

Property Owner Signature\*: As authorized by Title 19.16.090

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

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

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

Case # 70N-42684

Meeting Date: 9/13/11

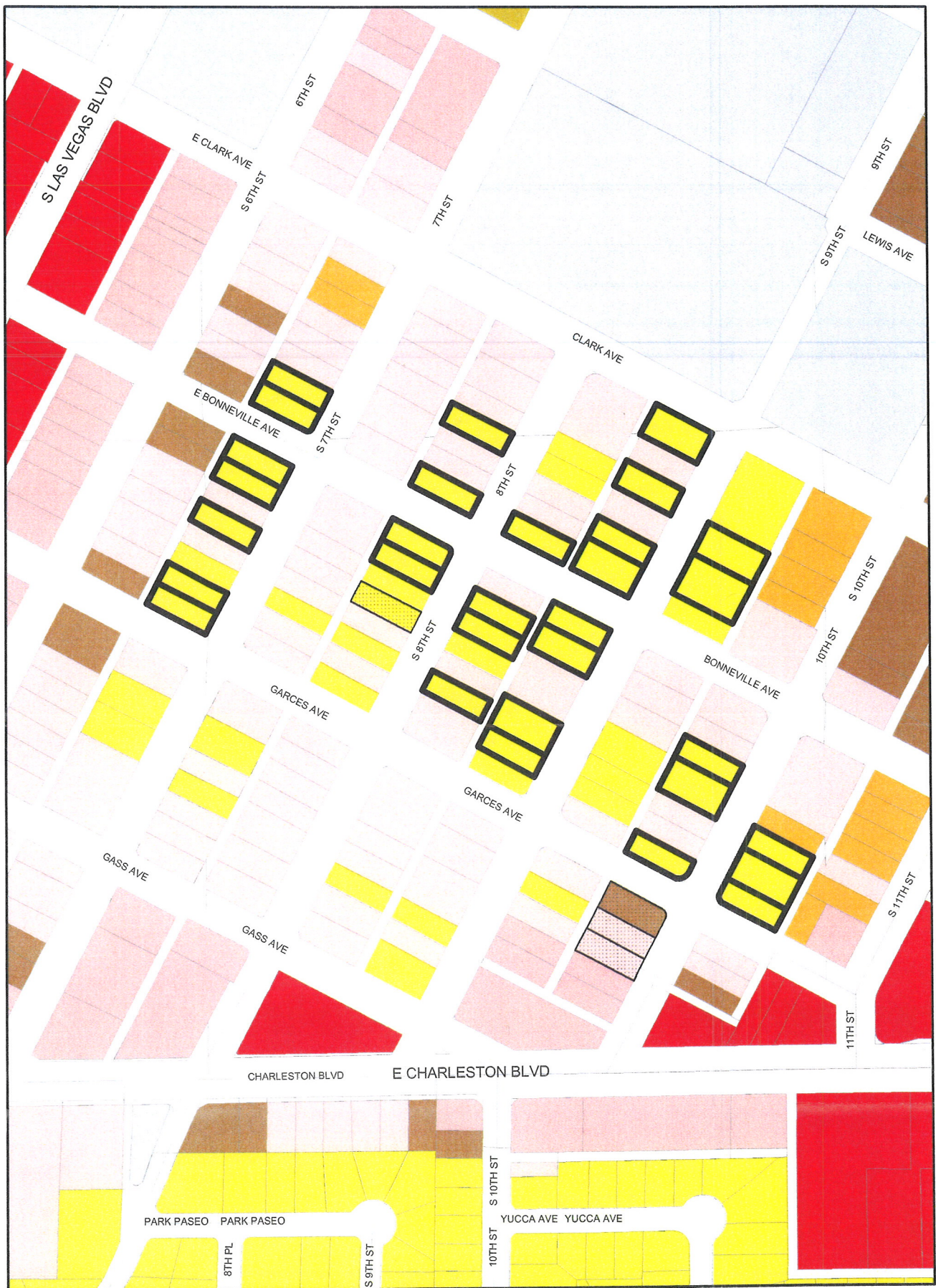
Total Fee: \_\_\_\_\_

Date Accepted: 8/1/11

Accepted By: [Signature]

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





**ZONING**

|      |      |       |     |
|------|------|-------|-----|
| U    | R-A  | R-MH  | PD  |
| R-E  | R-CL | R-MHP | T-D |
| R-D  | R-2  | P-R   | TC  |
| R-PD | R-3  | N-S   | C-2 |
| P-C  | R-4  | O     | C-M |
| R-1  | R-5  | C-D   | M   |
|      |      | C-1   |     |

- Subject Parcel
- City Limits
- ROI Zoning

RECEIVED
   
 AUG 07 2011
   
**ZON-42684**

T:\ed\plan\projects\projects\zoning\OwnershipListasOfMay19.mxd

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.
   
 702-229-5301
   
 Printed: July 12, 2011



## I N T E R - O F F I C E     M E M O R A N D U M

Date

August 1, 2011

## TO:

Doug Rankin, Planning Manager

## FROM:

Andy Reed, Planning Supervisor

## SUBJECT:

Use Variances south of Clark Avenue

## COPIES TO:

Until 1996, the City strongly encouraged property owners in the vicinity of what was then Las Vegas High School to apply for use variances, instead of rezonings, for any proposed office development in the area. In 1997, Title 19 was revised, and use variances were specifically prohibited. All subsequent office development in the area has been done by rezoning.

Within the area generally located south of Clark Avenue and east of 6<sup>TH</sup> Street, a review of city records indicates that there are 35 properties which have Variance approvals that have allowed office uses on property zoned R-1 (Low Density Residential).

In an effort to bring the zoning designation of these properties into conformance with the existing Downtown Mixed Use General Plan designation, staff would like to proceed with a city-initiated zone change to P-R (Professional Offices and Parking). Additionally, because an office use in an R-1 zone would be considered as non-conforming by the Unified Development Code, the structures could not be rebuilt if they were destroyed until the zoning was changed. This would delay reconstruction a minimum of 90 days. Changing the zoning at this time benefits the property owners because the existing structures would be considered conforming and could be rebuilt more quickly if destroyed.

Under authority granted by the Unified Development Code, the City Council may change the Zoning designation of property within the City.

RECEIVED  
AUG 01 2011  
ZON-42684



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

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

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

**MAY GO TO CITY COUNCIL ON 10/19/2011****OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

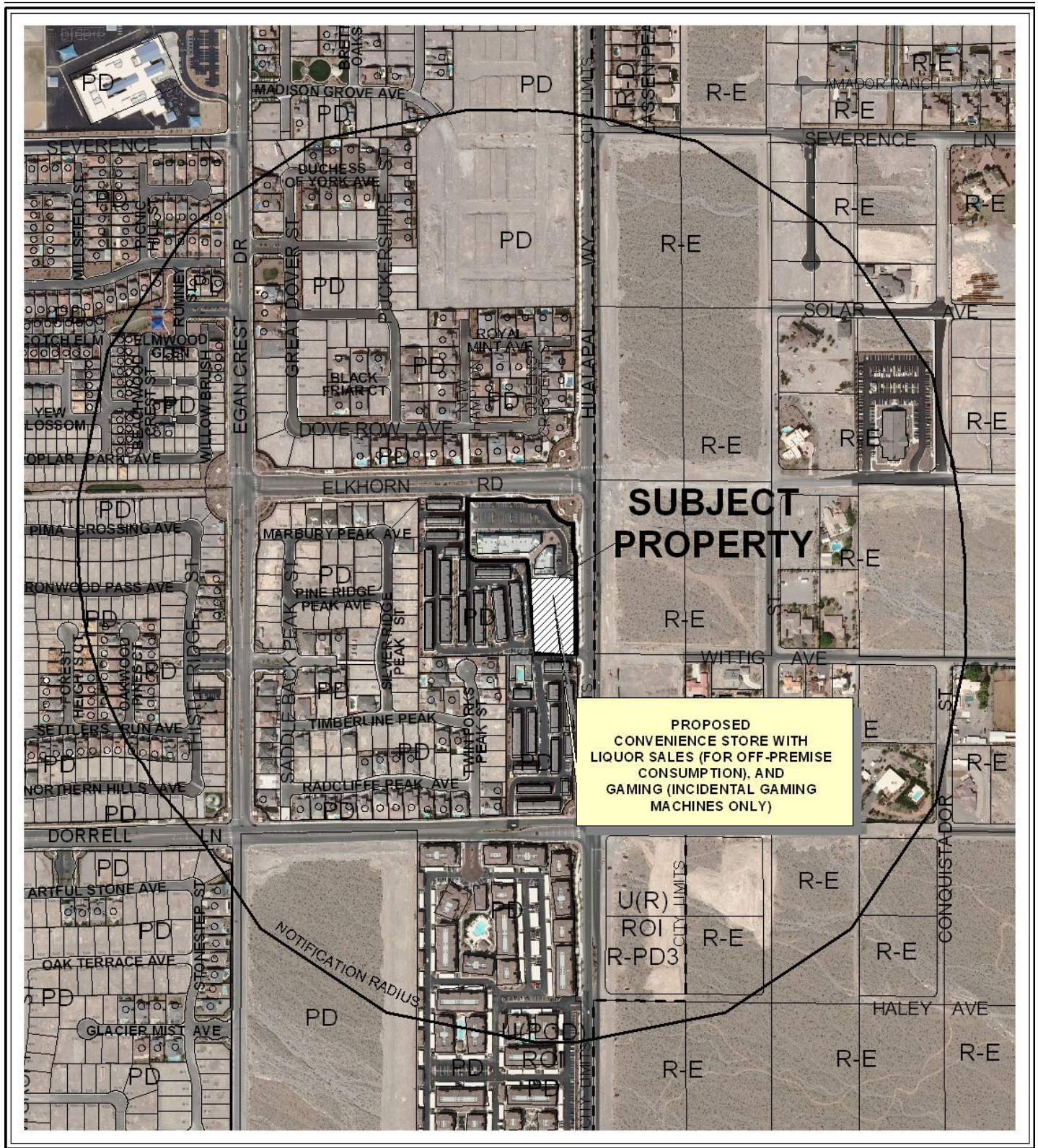
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - SUP-42177, SUP-42178 and SDR-42176
2. Special Map
3. Conditions and Staff Report - SUP-42177, SUP-42178 and SDR-42176
4. Supporting Documentation
5. Photos - SUP-42177, SUP-42178, and SDR-42176
6. Providence Design Review Committee Approval Letter – SUP-42177, SUP-42178 and SDR-42176
7. Justification Letter - SUP-42177, SUP-42178 and SDR-42176





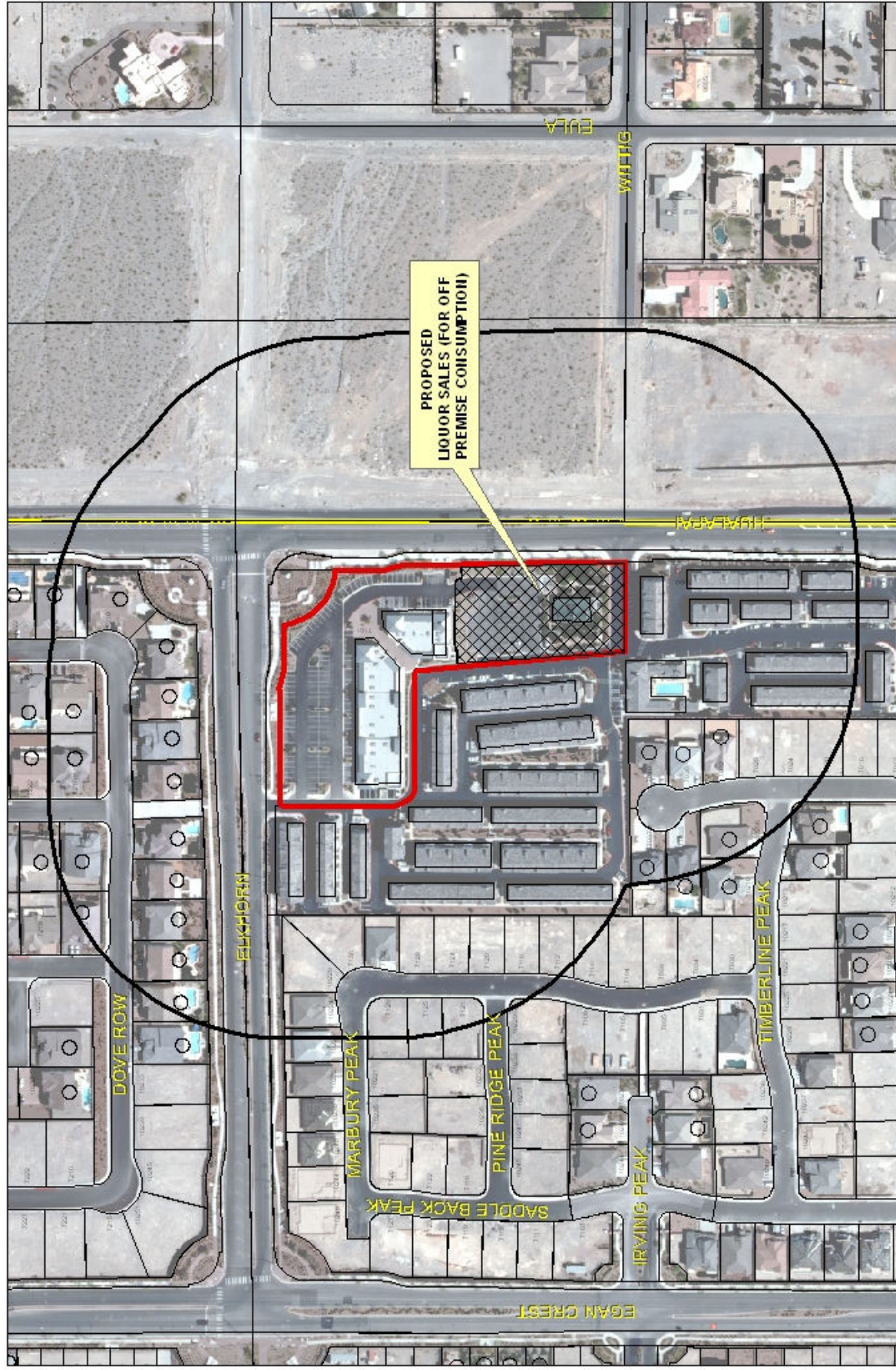


**CASE: SUP-42177; SUP-42178; SDR-42176**

**RADIUS: 1500 FT**

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





### Business Licenses

Child Care/  
Children Facility



Beer/Wine/Cooler  
On Sale



Beer/Wine/Cooler  
On-Off Sale



Beer/Wine/Cooler  
Package Liquor  
Sales



Supplier Club/  
Restaurant Service Bar



Tavern



RELIGIOUS



CITY PARKS



SCHOOLS



Subject Property



400 foot buffer



**SUP-42177**

Package Liquor Sales







Case Number **SUP-42177** APN: 126-24-517-003 and 004

1004210.1





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for liquor sales  
Project Address (Location) SWC Hualapai Way and Elkhorn Road  
Project Name City Stop Proposed Use C-store with car wash  
Assessor's Parcel #(s) 126-24-517-003 and 004 Ward # 6  
General Plan: existing PCD proposed n/a Zoning: existing PD proposed n/a  
Commercial Square Footage 30,290± Floor Area Ratio \_\_\_\_\_  
Gross Acres 3.5± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Providence Plaza Contact Hank Gordon  
Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099  
City Las Vegas State NV Zip 89128  
E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza Contact Hank Gordon  
Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099  
City Las Vegas State NV Zip 89128  
E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Florentino Contact Tabitha Fiddymant  
Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address tdf@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Hank Gordon

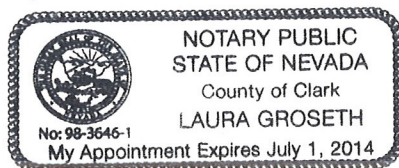
Subscribed and sworn before me

This 10 day of June, 20 11

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



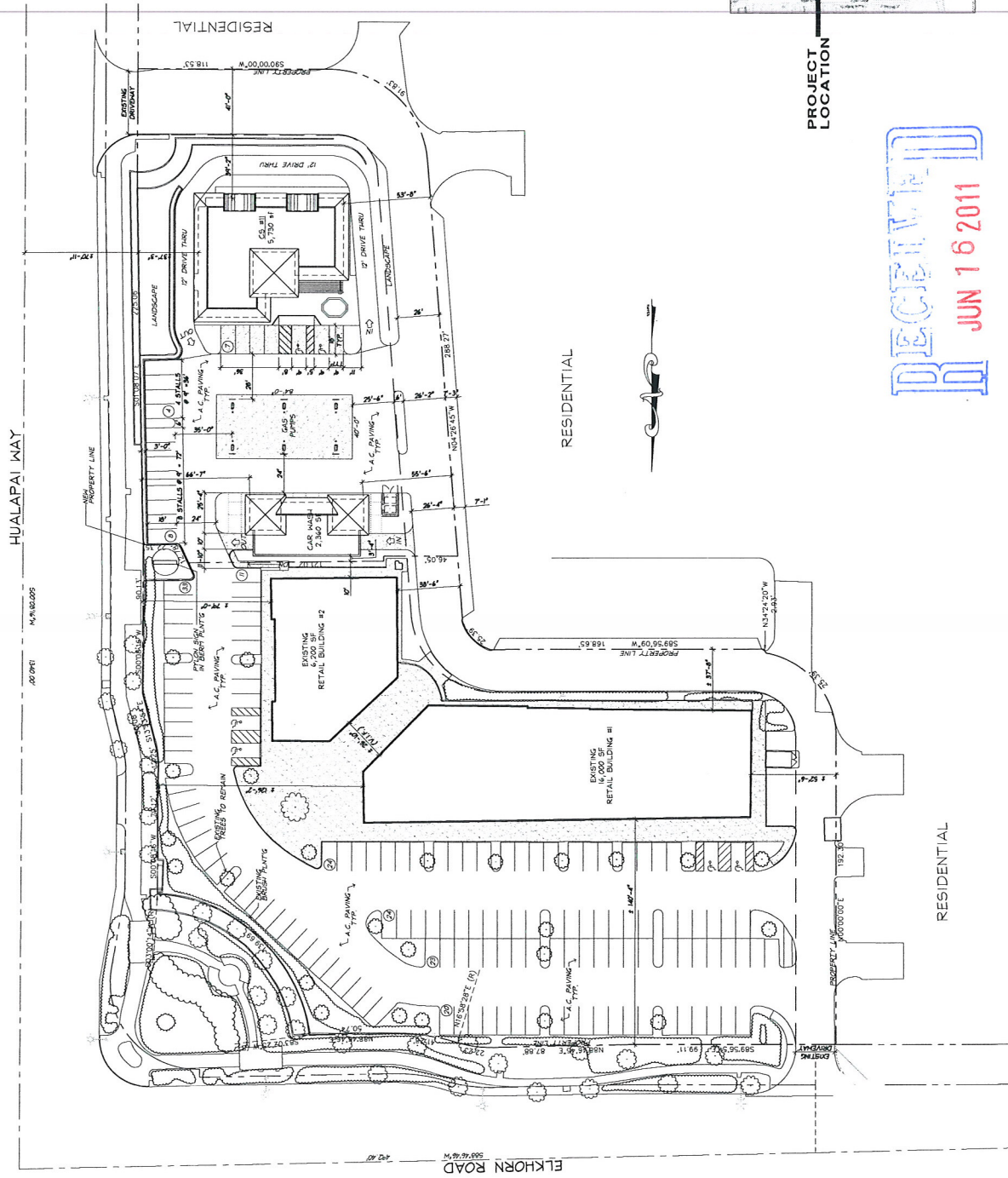
#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SUP-42177</u>   |
| Meeting Date:   | <u>8/9/11</u>      |
| Total Fee:      | <u>1280.00</u>     |
| Date Received:* | <u>6/16/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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

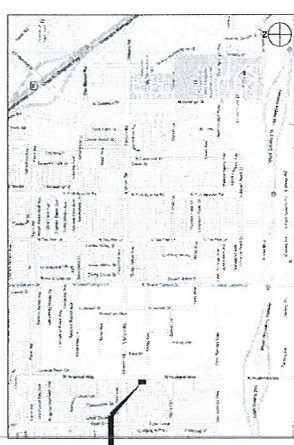
16134.2



**PROJECT SUMMARY**

|                                     |           |
|-------------------------------------|-----------|
| SITE AREA (SQ. FT.)                 | 56,440 SF |
| BUILDING FOOTPRINT                  | 8,040 SF  |
| LANDSCAPE                           | 3,000 SF  |
| LOT COVERAGE (NET)                  | 37%       |
| CONVENIENCE STORE BUILDING SUITE #1 | 1,485 SF  |
| RESTAURANT DINING AREA              | 1,700 SF  |
| CONVENIENCE STORE BUILDING SUITE #2 | 1,700 SF  |
| CONVENIENCE OFFICE/STORAGE AREA     | 1,150 SF  |
| TOTAL BUILDING AREA                 | 6,035 SF  |
| NEW BUILDINGS                       | 5,750 SF  |
| CAR WASH                            | 2,340 SF  |
| TOTAL                               | 8,090 SF  |
| EXISTING RETAIL BUILDING            | 1,600 SF  |
| EXISTING BUILDING #1                | 4,000 SF  |
| TOTAL                               | 22,200 SF |
| TOTAL BUILDING AREA                 | 30,440 SF |

|                       |           |       |     |     |
|-----------------------|-----------|-------|-----|-----|
| PARKING SUITE #1      | 30,440 SF | 1,250 | 122 | 184 |
| TOTAL BUILDING AREA   |           |       |     |     |
| MANICAP STALLS        |           |       | 6   | 6   |
| STANDARD STALLS       |           |       | 122 | 122 |
| TOTAL STALLS PROVIDED |           |       |     | 128 |



PROJECT LOCATION

**RECEIVED**  
JUN 16 2011

**CITY STOP**  
 PROVIDENCE PLAZA

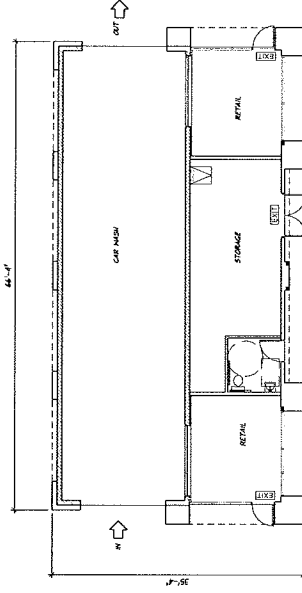
Convenience Store, Gas Station & Car Wash  
 Elkhorn Road & Hualapai Avenue  
 Las Vegas, Nevada

**SITE PLAN**  
 0 30' 60'

**SUP-42177**  
**SUP-42178**  
**SDR-42176**

C2G Architecture Design Construct  
 Architect

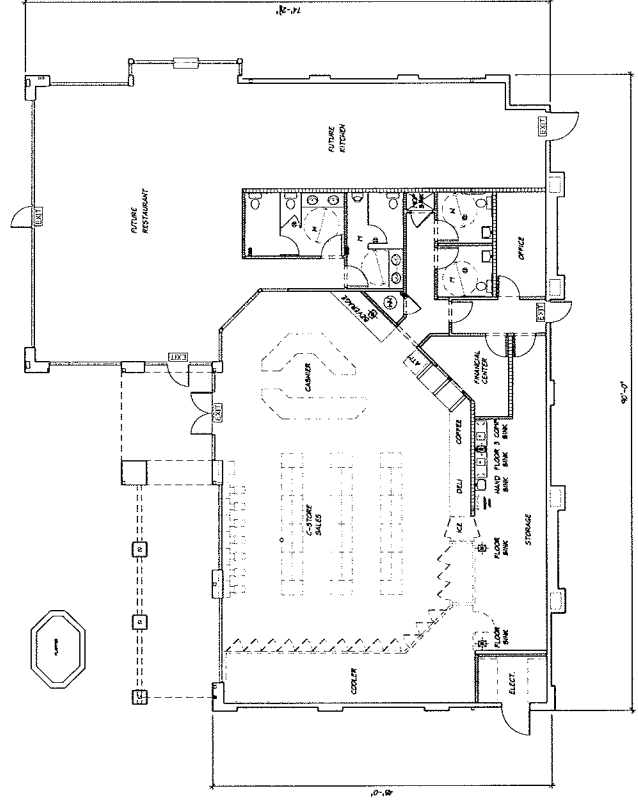




CAR WASH

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) |                |                       |                |
|-------------------------------------|----------------|-----------------------|----------------|
| ROOM NAME                           | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR | OCCUPANCY LOAD |
| RETAIL 1                            | 750            | 30                    | 7              |
| STORAGE                             | 300            | 300                   | 2              |
| RETAIL 2                            | 750            | 30                    | 7              |
| TOILET                              |                | SHARED USE            |                |
| TOTAL OCCUPANCY LOAD                |                |                       | 16             |

1 EXIT REQUIRED 3 EXITS PROVIDED

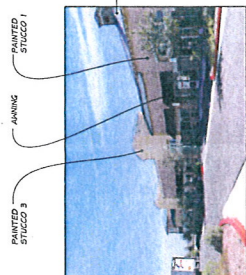


STORE

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) |                |                       |                |
|-------------------------------------|----------------|-----------------------|----------------|
| ROOM NAME                           | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR | OCCUPANCY LOAD |
| FUTURE RESTAURANT                   | 640            | 15                    | 54             |
| FUTURE KITCHEN                      | 640            | 200                   | 5              |
| OFFICE                              | 104            | 100                   | 1              |
| FINANCIAL OFFICE                    | 94             | 100                   | 1              |
| STORAGE                             | 300            | 300                   | 2              |
| C-STORE SALES                       | 707            | 30                    | 43             |
| TOILET                              |                | SHARED USE            |                |
| TOILET                              |                | SHARED USE            |                |
| ELECT.                              |                | SHARED USE            |                |
| HALL                                |                | SHARED USE            |                |
| TOTAL OCCUPANCY LOAD                |                |                       | 100            |

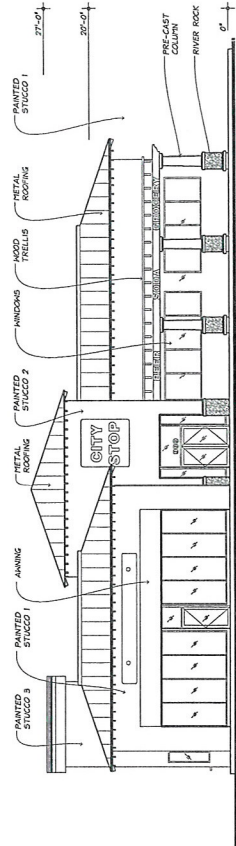
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DESIGNED BY  
JUN 16 2011



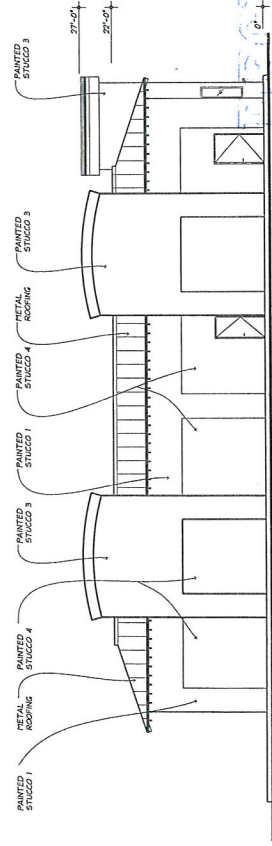
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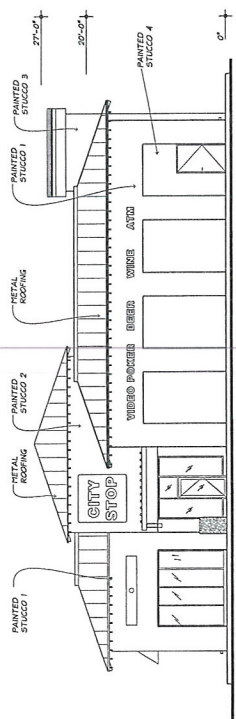
# NORTH ELEVATION

1/8"=1'-0"



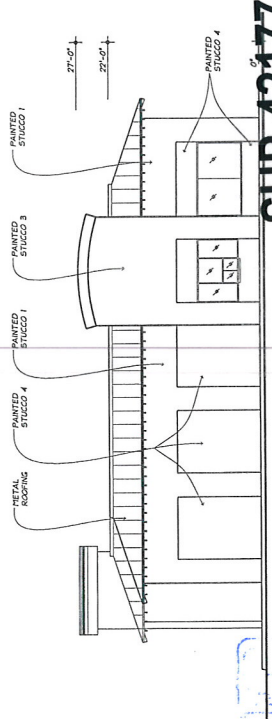
# SOUTH ELEVATION

1/8"=1'-0"



# WEST ELEVATION

1/8"=1'-0"



# EAST ELEVATION

1/8"=1'-0"

SUP-42177

SUP-42178

SDR-42176

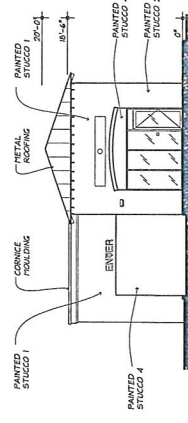
0 8' 16'



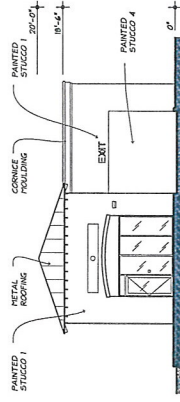


### MATERIAL COLORS

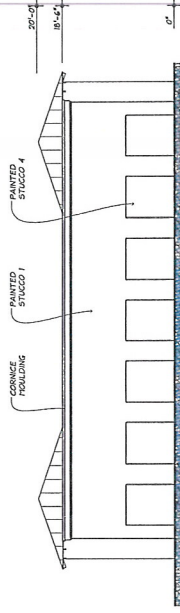
PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.



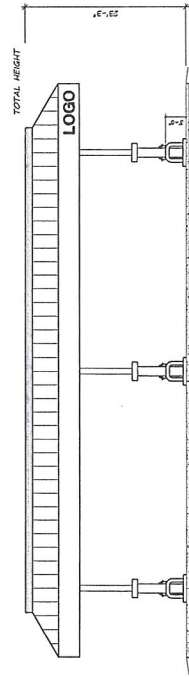
NORTH ELEVATION



WEST ELEVATION

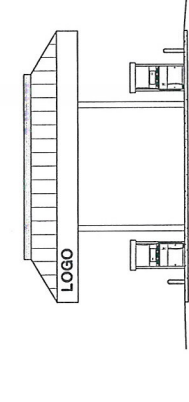


NORTH ELEVATION



EAST GAS PUMP CANOPY

WEST ELEVATION



NORTH GAS PUMP CANOPY

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JUN 16 2011

SUP-42177

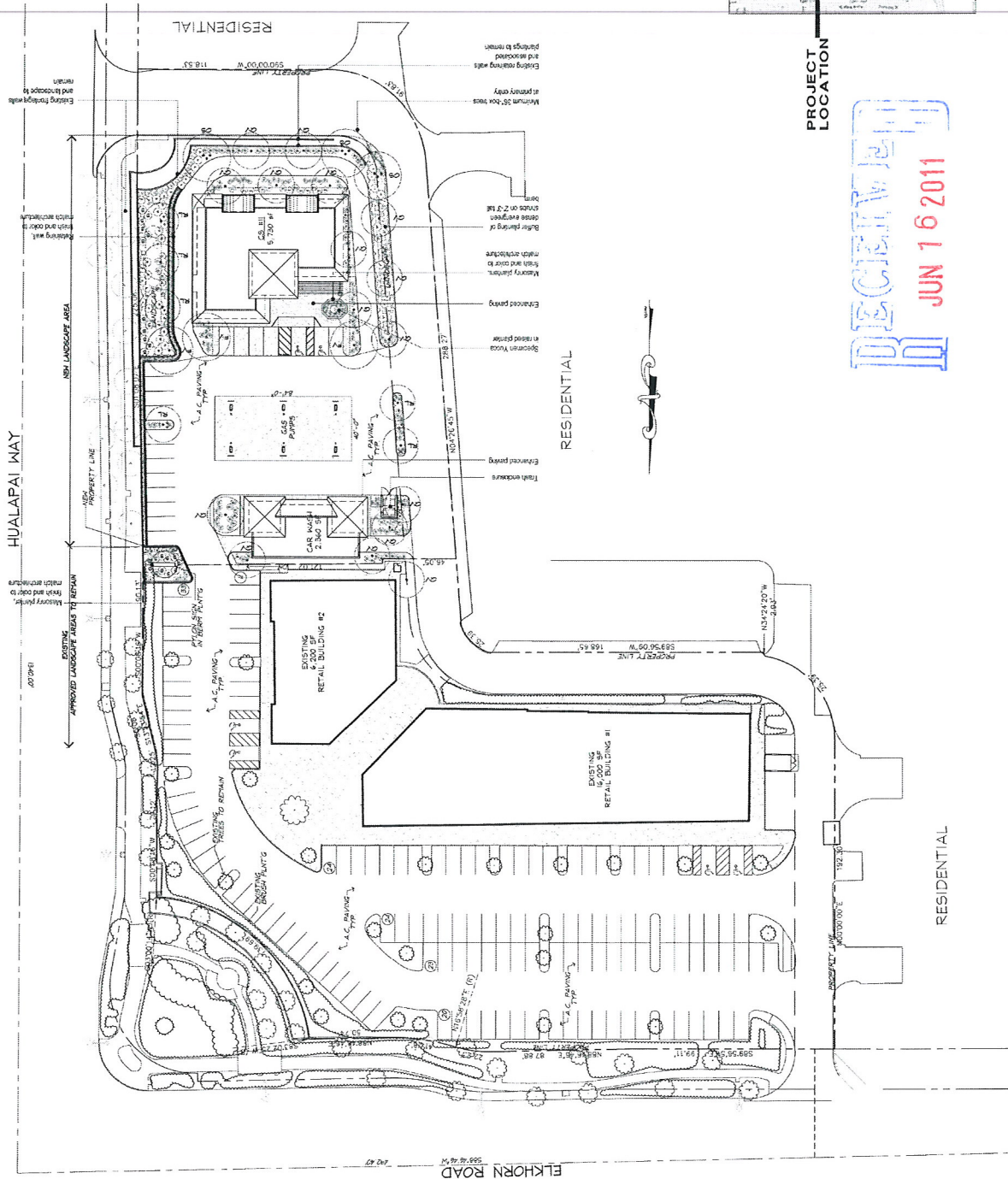
SUP-42178

SDR-42176

CANOPY 0 8' 16'







# PLANT LEGEND

| Symbol | Brand Name        | Common Name   | Size    | Qty |
|--------|-------------------|---------------|---------|-----|
|        | Fraxinus velutina | Red Bark Tree | 24" Box | 3   |
|        | Quercus agrifolia | White Oak     | 36" Box | 3   |
|        | Quercus agrifolia | White Oak     | 36" Box | 3   |
|        | Quercus agrifolia | White Oak     | 36" Box | 3   |
|        | Quercus agrifolia | White Oak     | 36" Box | 3   |
|        | Quercus agrifolia | White Oak     | 36" Box | 3   |

# SHRUBS

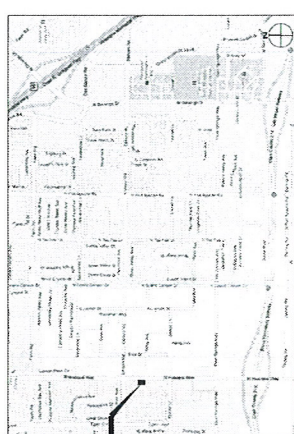
| Symbol | Brand Name   | Common Name | Size   | Qty |
|--------|--------------|-------------|--------|-----|
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |

# VINES

| Symbol | Brand Name   | Common Name | Size   | Qty |
|--------|--------------|-------------|--------|-----|
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |
|        | Yucca glauca | Yucca       | 5 Gal. | 1   |

# NOTES

1. All proposed landscape improvements shall comply with the City of Las Vegas Design Ordinance.
2. Materials and quantities shall comply with the City of Las Vegas Design Ordinance and be provided in the Construction Documents.
3. A minimum of 75% of ground plane shall be planted with vegetation.
4. Plants and trees shall be planted with appropriate spacing.
5. Quantities of plant materials are provided on plan sheets and are to be provided in the Construction Documents.



CITY STOP

Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA

Elkhorn Road & Hualapai Avenue

Las Vegas, Nevada

LANDSCAPE PLAN

0 30' 60'

SUP-42177

SUP-42178

SDR-42176

Architect

C2G Architecture Design

010100



Case Number **SUP-42177** APN: 126-24-517-003 and 004

1004210.1





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for liquor sales  
Project Address (Location) SWC Hualapai Way and Elkhorn Road  
Project Name City Stop Proposed Use C-store with car wash  
Assessor's Parcel #(s) 126-24-517-003 and 004 Ward # 6  
General Plan: existing PCD proposed n/a Zoning: existing PD proposed n/a  
Commercial Square Footage 30,290± Floor Area Ratio \_\_\_\_\_  
Gross Acres 3.5± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Providence Plaza Contact Hank Gordon  
Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099  
City Las Vegas State NV Zip 89128  
E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza Contact Hank Gordon  
Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099  
City Las Vegas State NV Zip 89128  
E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Florentino Contact Tabitha Fiddymant  
Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address tdf@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Hank Gordon

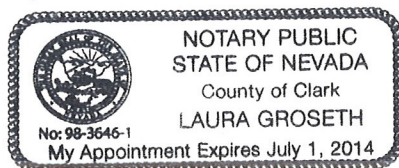
Subscribed and sworn before me

This 10 day of June, 20 11

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



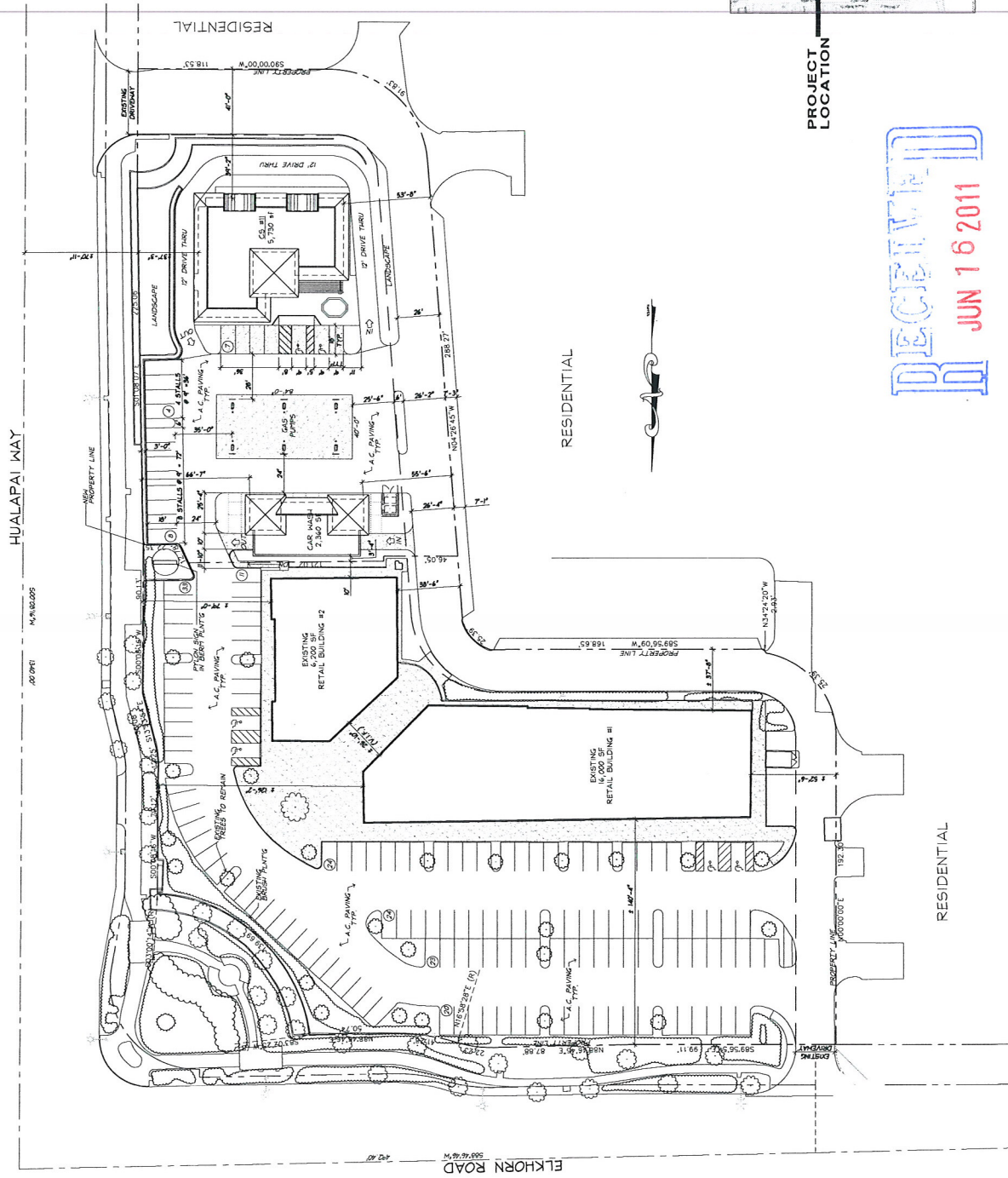
#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SUP-42177</u>   |
| Meeting Date:   | <u>8/9/11</u>      |
| Total Fee:      | <u>1280.00</u>     |
| Date Received:* | <u>6/16/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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

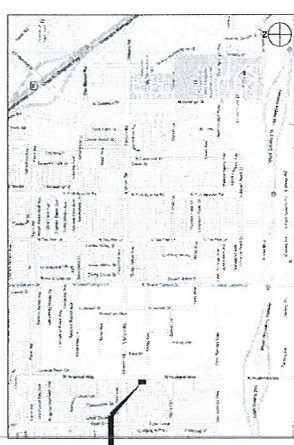
16134.2



**PROJECT SUMMARY**

|                                  |           |
|----------------------------------|-----------|
| SITE AREA (ACROSS)               | 56,440 SF |
| BUILDING FOOTPRINT               | 8,040 SF  |
| PARKING STALLS                   | 100       |
| LOT COVERAGE (NET)               | 37%       |
| CONVENIENCE STORE BUILDING SUITE | 5,700 SF  |
| RESTAURANT DINING AREA           | 1,400 SF  |
| CONVENIENCE STORE                | 1,700 SF  |
| CONVENIENCE SALES AREA           | 1,700 SF  |
| CONVENIENCE OFFICE/STORAGE AREA  | 1,500 SF  |
| TOTAL BUILDING AREA              | 11,800 SF |
| NEW BUILDINGS                    | 5,700 SF  |
| CAR WASH                         | 2,300 SF  |
| TOTAL                            | 8,000 SF  |
| EXISTING RETAIL BUILDING         | 1,400 SF  |
| EXISTING BUILDING #2             | 4,800 SF  |
| TOTAL                            | 22,200 SF |
| TOTAL BUILDING AREA              | 30,440 SF |

|                       |           |       |     |     |
|-----------------------|-----------|-------|-----|-----|
| PARKING SUITE         | 30,440 SF | 1,250 | 122 | 184 |
| TOTAL BUILDING AREA   | 30,440 SF | 1,250 | 122 | 184 |
| HANDICAP STALLS       | 6         | 6     | 6   | 6   |
| STANDARD STALLS       | 94        | 94    | 94  | 94  |
| TOTAL STALLS PROVIDED | 100       | 100   | 100 | 100 |



PROJECT LOCATION

**RECEIVED**  
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**CITY STOP**  
 PROVIDENCE PLAZA

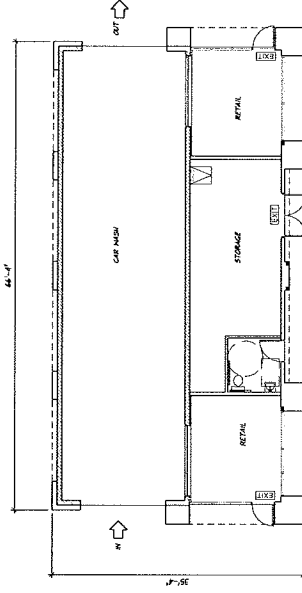
Convenience Store, Gas Station & Car Wash  
 Elkhorn Road & Hualapai Avenue  
 Las Vegas, Nevada

**SITE PLAN**  
 0 30' 60'

**SUP-42177**  
**SUP-42178**  
**SDR-42176**

C2G Architecture Design Construct  
 Architect

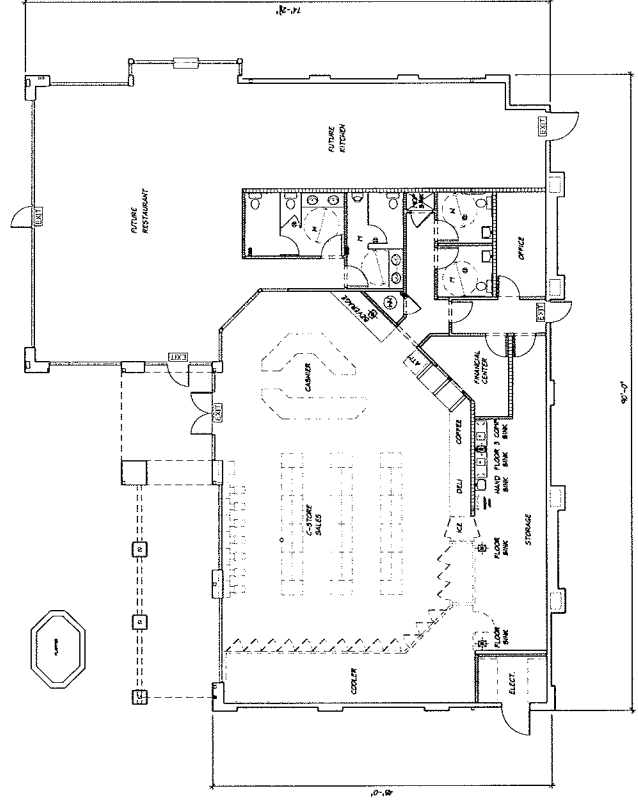




CAR WASH

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) |                |                       |
|-------------------------------------|----------------|-----------------------|
| ROOM NAME                           | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR |
| RETAIL 1                            | 760            | 30                    |
| STORAGE                             | 341            | 300                   |
| RETAIL 2                            | 760            | 30                    |
| TOILET                              |                | SHARED USE            |
| TOTAL OCCUPANCY LOAD                |                | 16                    |

1 EXIT REQUIRED 3 EXITS PROVIDED

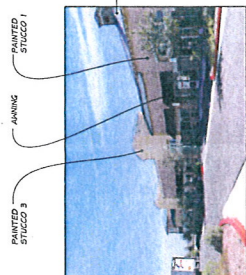


STORE

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) |                |                       |
|-------------------------------------|----------------|-----------------------|
| ROOM NAME                           | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR |
| FUTURE RESTAURANT                   | 640            | 15                    |
| FUTURE KITCHEN                      | 640            | 200                   |
| OFFICE                              | 104            | 100                   |
| FINANCIAL OFFICE                    | 94             | 100                   |
| STORAGE                             | 304            | 300                   |
| C-STORE SALES                       | 107            | 30                    |
| TOILET                              |                | SHARED USE            |
| TOILET                              |                | SHARED USE            |
| ELECT.                              |                | SHARED USE            |
| HALL                                |                | SHARED USE            |
| TOTAL OCCUPANCY LOAD                |                | 100                   |

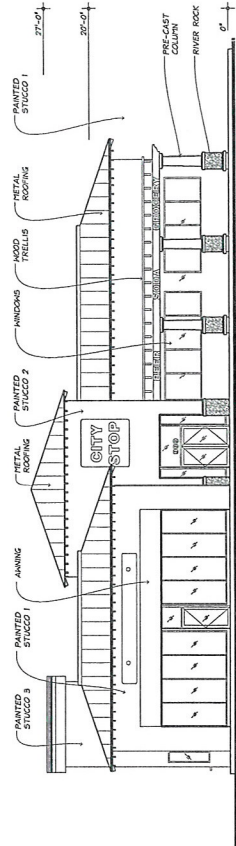
2 EXIT REQUIRED 4 EXITS PROVIDED

DESIGNED BY  
JUN 16 2011



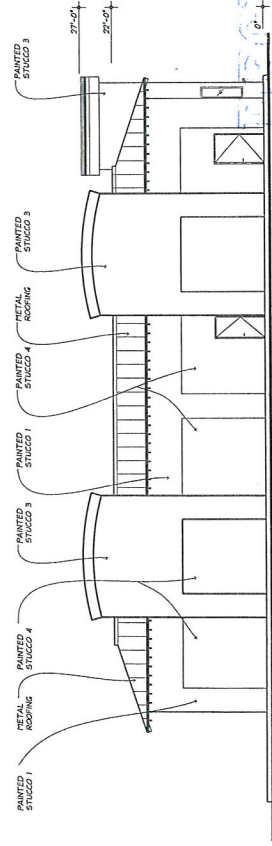
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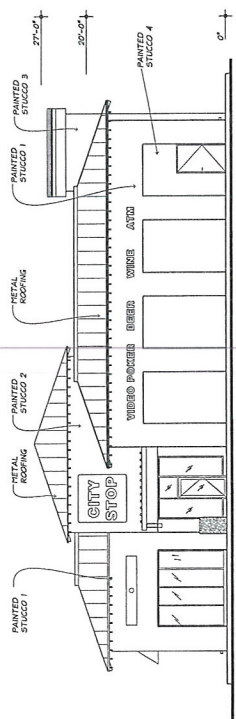
# NORTH ELEVATION

1/8"=1'-0"



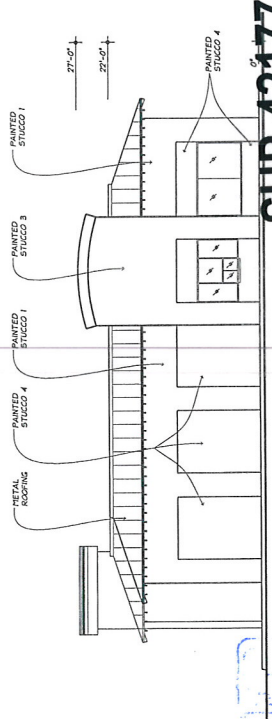
# SOUTH ELEVATION

1/8"=1'-0"



# WEST ELEVATION

1/8"=1'-0"



# EAST ELEVATION

1/8"=1'-0"

SUP-42177

SUP-42178

SDR-42176

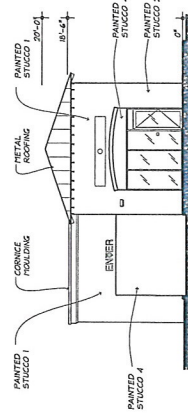
0 8' 16'



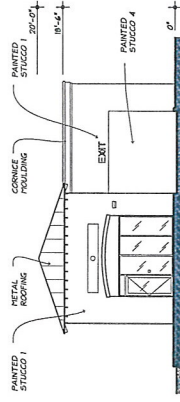


### MATERIAL COLORS

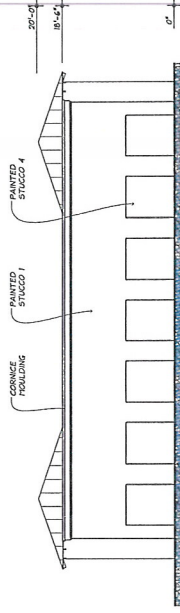
PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.



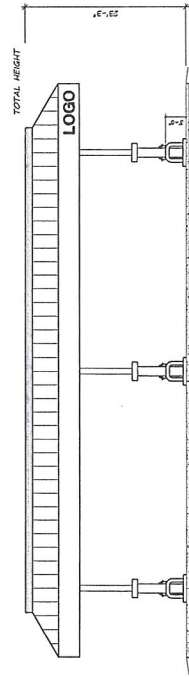
NORTH ELEVATION



WEST ELEVATION

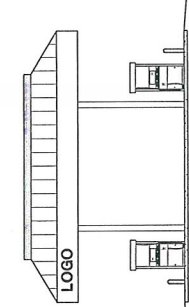


NORTH ELEVATION



EAST GAS PUMP CANOPY

WEST ELEVATION



NORTH GAS PUMP CANOPY

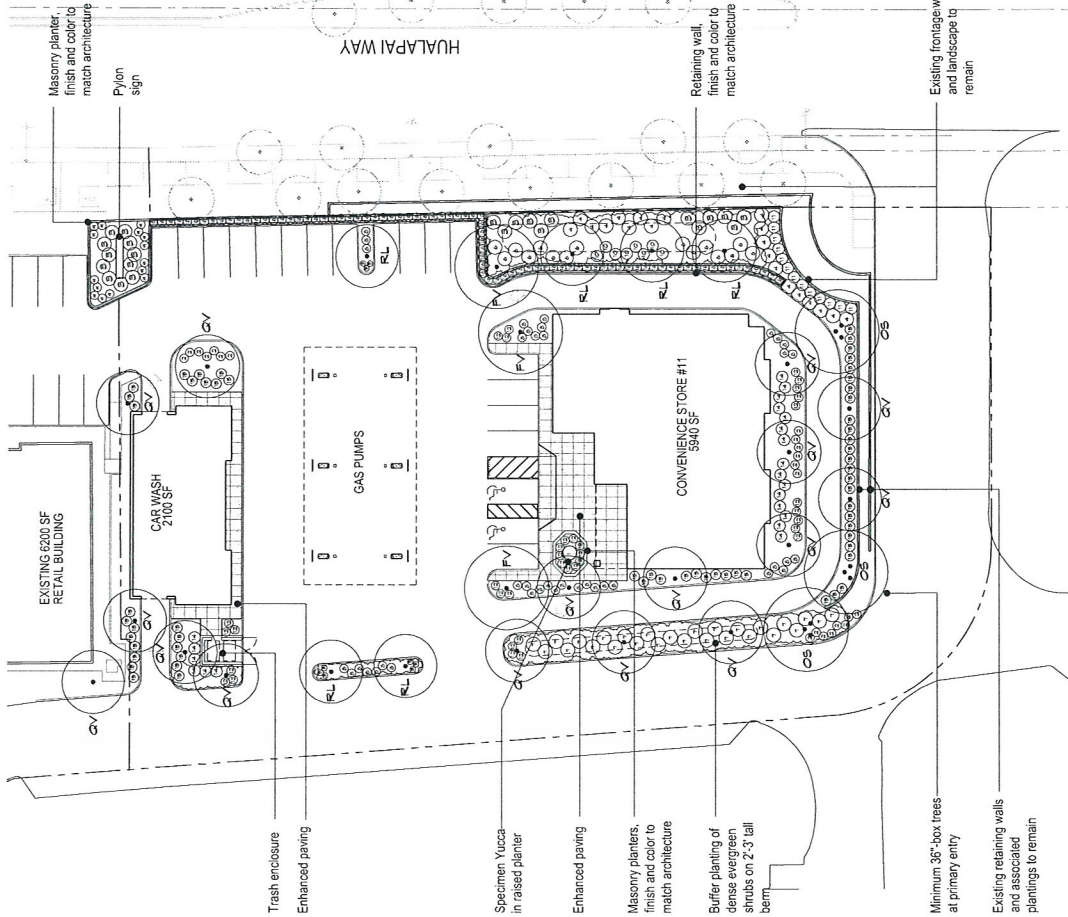
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JUN 16 2011

SUP-42177

SUP-42178

SDR-42176

CANOPY 0 8' 16'



# PLANT LEGEND

| Symbol | Botanical Name - Common Name                | Size    | Qty |
|--------|---------------------------------------------|---------|-----|
|        | Fraxinus velutina - Tan Tree - Fan Tree Ash | 24" Box | 3   |
|        | Quercus agrifolia - Live Oak                | 36" Box | 3   |
|        | Quercus virginiana - Live Oak               | 36" Box | 16  |
|        | Rhus glabra - Glossy Leaf                   | 24" Box | 6   |

## TREES

| Symbol | Botanical Name - Common Name | Size  | Qty |
|--------|------------------------------|-------|-----|
|        | Yucca glauca - Yucca         | 5 Gal | 1   |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 20  |
|        | Yucca glauca - Yucca         | 5 Gal | 9   |
|        | Yucca glauca - Yucca         | 5 Gal | 15  |
|        | Yucca glauca - Yucca         | 5 Gal | 27  |
|        | Yucca glauca - Yucca         | 5 Gal | 39  |
|        | Yucca glauca - Yucca         | 5 Gal | 15  |
|        | Yucca glauca - Yucca         | 5 Gal | 8   |
|        | Yucca glauca - Yucca         | 5 Gal | 8   |
|        | Yucca glauca - Yucca         | 5 Gal | 13  |
|        | Yucca glauca - Yucca         | 5 Gal | 304 |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 60  |
|        | Yucca glauca - Yucca         | 5 Gal | 83  |

## VINES SUCH AS

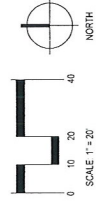
| Symbol | Botanical Name - Common Name | Size  | Qty |
|--------|------------------------------|-------|-----|
|        | Yucca glauca - Yucca         | 5 Gal | 1   |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 20  |
|        | Yucca glauca - Yucca         | 5 Gal | 9   |
|        | Yucca glauca - Yucca         | 5 Gal | 15  |
|        | Yucca glauca - Yucca         | 5 Gal | 27  |
|        | Yucca glauca - Yucca         | 5 Gal | 39  |
|        | Yucca glauca - Yucca         | 5 Gal | 15  |
|        | Yucca glauca - Yucca         | 5 Gal | 8   |
|        | Yucca glauca - Yucca         | 5 Gal | 8   |
|        | Yucca glauca - Yucca         | 5 Gal | 13  |
|        | Yucca glauca - Yucca         | 5 Gal | 304 |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 60  |
|        | Yucca glauca - Yucca         | 5 Gal | 83  |

## GROUND COVER SUCH AS

| Symbol | Botanical Name - Common Name | Size  | Qty |
|--------|------------------------------|-------|-----|
|        | Yucca glauca - Yucca         | 5 Gal | 1   |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 20  |
|        | Yucca glauca - Yucca         | 5 Gal | 9   |
|        | Yucca glauca - Yucca         | 5 Gal | 15  |
|        | Yucca glauca - Yucca         | 5 Gal | 27  |
|        | Yucca glauca - Yucca         | 5 Gal | 39  |
|        | Yucca glauca - Yucca         | 5 Gal | 15  |
|        | Yucca glauca - Yucca         | 5 Gal | 8   |
|        | Yucca glauca - Yucca         | 5 Gal | 8   |
|        | Yucca glauca - Yucca         | 5 Gal | 13  |
|        | Yucca glauca - Yucca         | 5 Gal | 304 |
|        | Yucca glauca - Yucca         | 5 Gal | 21  |
|        | Yucca glauca - Yucca         | 5 Gal | 60  |
|        | Yucca glauca - Yucca         | 5 Gal | 83  |

## NOTES

- All proposed landscape improvements shall comply with the City of Las Vegas Design Ordinance.
- Automatic irrigation that complies with the City of Las Vegas Design Ordinance will be provided for all planting areas and shall be provided on the Construction Documents.
- A minimum of 75% of ground plane shall be planted with vegetation cover.
- Pyramantha and Roses to be kept away from pedestrian areas.
- Quantities of plant materials as indicated on plant legend are for general convenience and reference only. Installing contractor shall be responsible for supplying plant material in quantities as shown graphically on this plan.



# CONCEPTUAL LANDSCAPE PLAN CITY STOP #11 LAS VEGAS, NV

PREPARED FOR:  
FAMILIAN DEVELOPMENT  
4534 W. HACIENDA, SUITE A  
LAS VEGAS, NV 89118  
PHONE (702) 223-9287

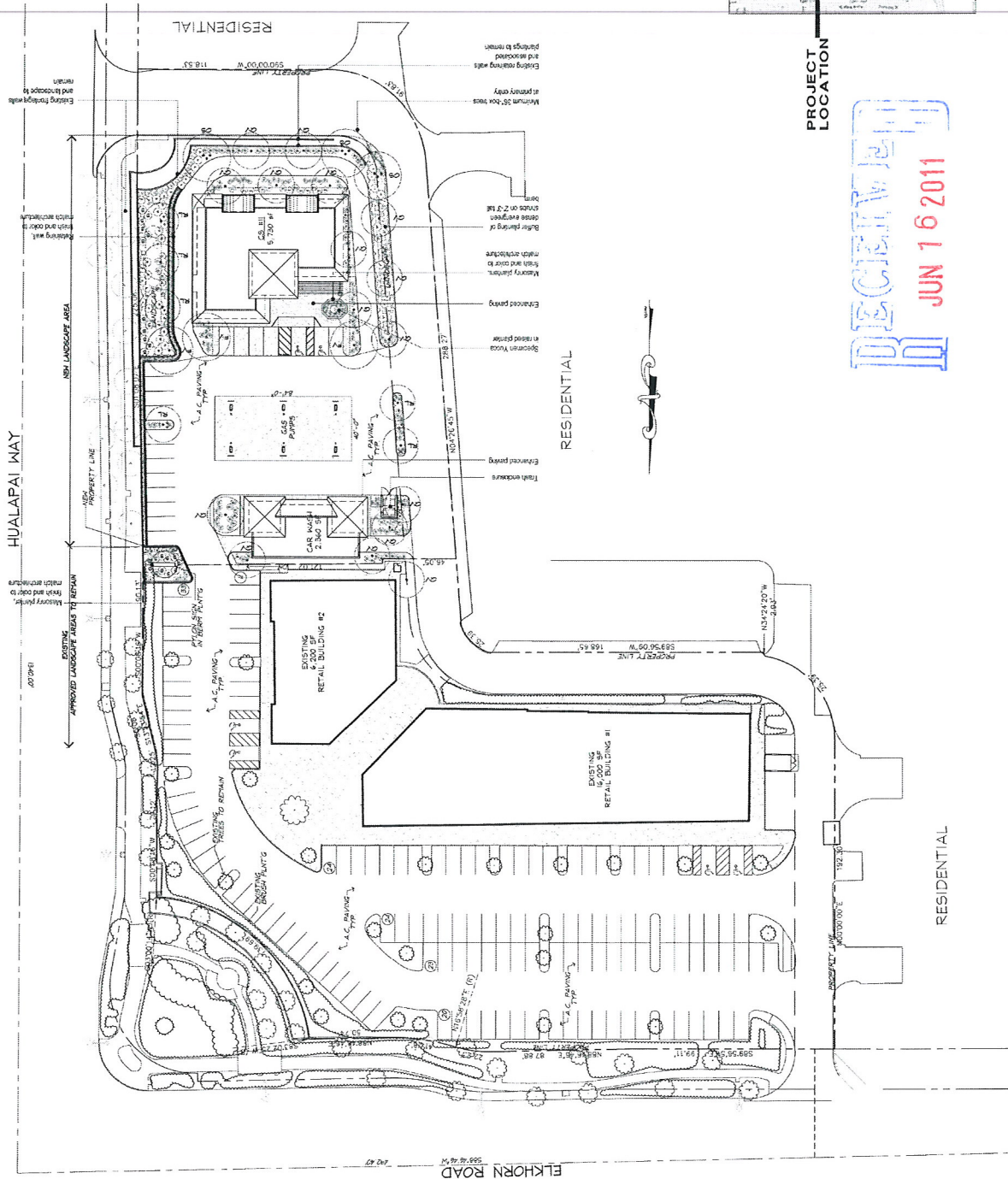
**HA**  
JOHN HANNA + ASSOCIATES  
ARCHITECTS  
1001 NORTH EL CAMINO REAL, SUITE 423  
INDIANAPOLIS, IN 46204  
800/729-1887 - FAX 800/729-8556

**JUN 16 2011**

**SUP-42177**  
**SUP-42178**  
**SDR-42176**

JHA JOB # 932  
18 MARCH 2011





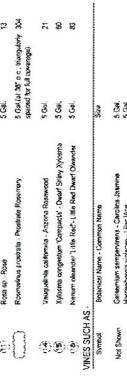
# PLANT LEGEND

| Symbol   | Standard Name     | Common Name              | Size     | Qty. |
|----------|-------------------|--------------------------|----------|------|
| (Symbol) | Fraxinus velutina | Red Bark Tree            | 24" Dia. | 3    |
| (Symbol) | Quercus agrifolia | White Oak (Multi-trunk)  | 36" Dia. | 3    |
| (Symbol) | Quercus agrifolia | White Oak (Single-trunk) | 36" Dia. | 3    |
| (Symbol) | Quercus agrifolia | White Oak (Single-trunk) | 36" Dia. | 3    |
| (Symbol) | Quercus agrifolia | White Oak (Single-trunk) | 36" Dia. | 3    |
| (Symbol) | Quercus agrifolia | White Oak (Single-trunk) | 36" Dia. | 3    |

# NOTES

1. All proposed landscape improvements shall comply with the City of Las Vegas Design Ordinance.
2. Materials and quantities shall be provided in the Construction Documents.
3. A minimum of 75% of ground plane shall be planted with vegetation.
4. Plants shall be installed to the maximum of the plant's mature size.
5. Quantities of plant materials are provided on plan sheets and are for general reference only. Quantities shall be verified by the contractor on the job.

# PROJECT LOCATION



# RECEIVED

JUN 16 2011

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT  
tfiddymen@kcnvlaw.com  
702.792.7051

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE  
8345 West Sunset Road  
Suite 250  
Las Vegas, NV 89113  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 900  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.882.0257

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

June 22, 2011

**VIA HAND DELIVERY**

City of Las Vegas  
Department of Planning  
333 S. Rancho Road  
Las Vegas, Nevada 89106

**Re: Justification Letter for City Stop  
SWC Elkhorn Road & Hualapai Way**

To Whom It May Concern:

Please accept this letter as justification for the above-referenced project. The applicant is requesting a major amendment of a previously approved site development plan review (SDR-18031) and special use permits to allow for gaming and the sale of packaged beer, wine and coolers in conjunction with a proposed convenience store at the southwest corner of Elkhorn Road and Hualapai Way more particularly described as assessors parcel number 126-24-517-003 and 004.

**Site Plan Review**

The Applicant is proposing an approximately 5,730 square foot convenience store and approximately 2,360 square foot car wash with gas pumps. The convenience store will have a restaurant with dining area, sales area, office/storage area, alcohol sales and gaming.

**Special Use Permits for Liquor Sales and Gaming**

The Applicant is proposing to have a drive-thru, gaming and the sale of beer, wine and coolers in conjunction with the convenience store.

Approval of the applications is warranted for a number of reasons, including:

1. The project will provide needed services to the Providence community and the surrounding area.

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JUN 22 2011

SUP-42177  
SUP-42178  
SDR-42176

16134.2



2. The project will help energize a mostly vacant commercial center by providing an anchor use. In doing so, it will create new jobs and tax revenues.
3. Great care was taken to ensure that the project meets or exceeds all of the Providence design standards. The project was also specifically designed to be consistent with and compatible to the existing center and the surrounding area.
4. The proposed uses are accessory and incidental to uses specifically permitted in the Providence design standards.

Thank you for your consideration. Please contact Ann Pierce or me if you have any questions or need anything further.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

  
Tabitha D. Fiddymont

TF/amp

RECEIVED

JUN 22 2011

SUP-42177  
SUP-42178  
SDR-42176



3455 Cliff Shadows Parkway, Suite 220  
Las Vegas, Nevada 89129  
(702) 242-4949 ~ FAX: 242-0414

3/25/2011

Hank Gordon  
Laurich Properties  
1770 N. Buffalo Dr. #101  
Las Vegas, NV 89128

Via: E-mail (hgordon@laurichproperties.com) and Prolog Website

**RE: Providence Master Plan Community**  
**Project Plan: Architectural Plans**  
**POD: 122 – Providence Plaza**  
**Plan Date: Received 3/23/11**

Dear Hank:

The Providence Design Review Committee (DRC) is in receipt of your Architectural Plan and site plan for the City Stop at Providence Plaza.

The DRC approves your architectural plans and site plan for the above referenced POD.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,  
Providence Design Review Committee

Calvin Champlin  
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

**SUP-42177**  
**SUP-42178**  
**SDR-42176**





**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT  
tfiddymen@kcnvlaw.com  
702.792.7051

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE  
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Suite 250  
Las Vegas, NV 89113  
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Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.882.0257

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

June 22, 2011

**VIA HAND DELIVERY**

City of Las Vegas  
Department of Planning  
333 S. Rancho Road  
Las Vegas, Nevada 89106

**Re:   *Justification Letter for City Stop  
SWC Elkhorn Road & Hualapai Way***

To Whom It May Concern:

Please accept this letter as justification for the above-referenced project. The applicant is requesting a major amendment of a previously approved site development plan review (SDR-18031) and special use permits to allow for gaming and the sale of packaged beer, wine and coolers in conjunction with a proposed convenience store at the southwest corner of Elkhorn Road and Hualapai Way more particularly described as assessors parcel number 126-24-517-003 and 004.

**Site Plan Review**

The Applicant is proposing an approximately 5,730 square foot convenience store and approximately 2,360 square foot car wash with gas pumps. The convenience store will have a restaurant with dining area, sales area, office/storage area, alcohol sales and gaming.

**Special Use Permits for Liquor Sales and Gaming**

The Applicant is proposing to have a drive-thru, gaming and the sale of beer, wine and coolers in conjunction with the convenience store.

Approval of the applications is warranted for a number of reasons, including:

1. The project will provide needed services to the Providence community and the surrounding area.

RECEIVED

JUN 22 2011

SUP-42177  
SUP-42178  
SDR-42176

16134.2

2. The project will help energize a mostly vacant commercial center by providing an anchor use. In doing so, it will create new jobs and tax revenues.
3. Great care was taken to ensure that the project meets or exceeds all of the Providence design standards. The project was also specifically designed to be consistent with and compatible to the existing center and the surrounding area.
4. The proposed uses are accessory and incidental to uses specifically permitted in the Providence design standards.

Thank you for your consideration. Please contact Ann Pierce or me if you have any questions or need anything further.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

  
Tabitha D. Fiddymont

TF/amp

RECEIVED

JUN 22 2011

SUP-42177  
SUP-42178  
SDR-42176



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends 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.**



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f Financial Interest.doc





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for gaming  
 Project Address (Location) SWC Hualapai Way and Elkhorn Road  
 Project Name City Stop Proposed Use C-store with car wash  
 Assessor's Parcel #(s) 126-24-517-003 and 004 Ward # 6  
 General Plan: existing PCD proposed n/a Zoning: existing PD proposed n/a  
 Commercial Square Footage 30,290± Floor Area Ratio \_\_\_\_\_  
 Gross Acres 3.5± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Providence Plaza Contact Hank Gordon  
 Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099  
 City Las Vegas State NV Zip 89128  
 E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza Contact Hank Gordon  
 Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099  
 City Las Vegas State NV Zip 89128  
 E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Tabitha Fiddymont  
 Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181  
 City Las Vegas State NV Zip 89113  
 E-mail Address tdf@kcenvlaw.com

Property Owner Signature\* [Signature]

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

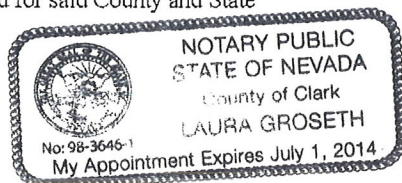
Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                 |                                   |
|-----------------|-----------------------------------|
| Case #          | <u>SUP-42178</u>                  |
| Meeting Date:   | <u>8/9/11</u>                     |
| Total Fee:      | <u><del>1250.00</del> 1030.00</u> |
| Date Received:* | <u>6/16/11</u>                    |
| Received By:    | <u>[Signature]</u>                |

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

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16134.2

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

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

SDR-42176 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42177 AND SUP-42178 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-18031) FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE WITH GASOLINE SALES, DRIVE THROUGH RESTAURANT AND A 2,360 SQUARE-FOOT CAR WASH WITH A WAIVER TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE FIVE FEET WAS APPROVED on 3.40 acres at 7161 North Hualapai Way (APNs 126-24-517-003 and 004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 10/19/2011****OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

Staff recommends 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.**





Case Number: **SDR-42176** APN: 126-24-517-003 and 004

Name of Representative: Tabitha Fiddymont - Kaempfer Crowell Renshaw Gronauer & Fiorentino

No

1004210.1



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-18031  
Project Address (Location) SWC Hualapai Way and Elkhorn Road  
Project Name City Stop Proposed Use C-store with car wash  
Assessor's Parcel #(s) 126-24-517-003 and 004 Ward # 6  
General Plan: existing PCD proposed n/a Zoning: existing PD proposed n/a  
Commercial Square Footage 30,290± Floor Area Ratio \_\_\_\_\_  
Gross Acres 3.5± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Providence Plaza Contact Hank Gordon  
Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099  
City Las Vegas State NV Zip 89128  
E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza Contact Hank Gordon  
Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099  
City Las Vegas State NV Zip 89128  
E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Tabitha Fiddymont  
Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address tdf@kcnvlaw.com

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

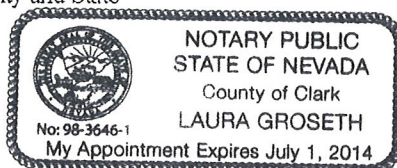
Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11  
Laura Groseth

Notary Public in and for said County and State

Revised 10/27/08



1004195.1

#### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>SDR-42176</u>   |
| Meeting Date:  | <u>8/9/11</u>      |
| Total Fee:     | <u>1030.00</u>     |
| Date Received: | <u>8/16/11</u>     |
| Received By:   | <u>[Signature]</u> |

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

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**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-42604 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GRACIE-BODIE, INC. - OWNER: IPTV-B-L6-136, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE PENS) WITHIN AN EXISTING 2,385 SQUARE-FOOT BUILDING at 490 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42604** APN: 138-34-201-001

Name of Property Owner: IPTV-B-L6-136, LLC

Name of Applicant: Gracie-Bodie, Inc. dba Buffalo Alta Animal Hospital

Name of Representative: Brian Hammes

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: \_\_\_\_\_

**Gene C. McQuown**  
Managing Director

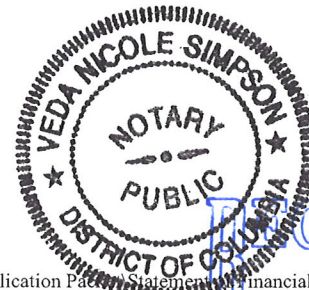
Print Name: Gene McQuown

Subscribed and sworn before me

This 19<sup>th</sup> day of July, 2011

Notary Public in and for said County and State

**Veda Nicole Simpson**  
Notary Public, District of Columbia  
My Commission Expires, November 14, 2015



**RECEIVED**  
JUL 21 2011



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Gracie-Bodie, Inc. dba Buffalo Alta Animal Hospital  
 Project Address (Location) 490 South Buffalo Drive, Las Vegas, NV 89145  
 Project Name Buffalo Alta Animal Hospital Proposed Use Animal Hospital  
 Assessor's Parcel #(s) 138-34-201-001 Ward # 1  
 General Plan: existing SC proposed N/C Zoning: existing C-1 proposed N/C  
 Commercial Square Footage 27,612 Floor Area Ratio 37%  
 Gross Acres 1.71 Lots/Units 1/23 Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER IPTV-B-L6-136, LLC Contact Gene McQuown  
 Address 8150 N. Central Expressway, Ste 1200 Phone: (972) 861-1023 Fax: (972) 861-1028  
 City Dallas State TX Zip 75206  
 E-mail Address gkitto@iptmngmt.com

APPLICANT Gracie-Bodie, Inc. dba Buffalo Alta Animal Hospital Contact Brian Hammes  
 Address 450 South Buffalo Drive, Suite 118 Phone: (702) 838-0700 Fax: (702) 838-5695  
 City Las Vegas State NV Zip 89145  
 E-mail Address brian@buffaloalta.com

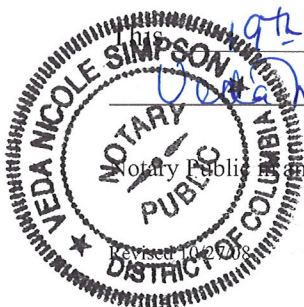
REPRESENTATIVE Brian Hammes Contact Brian Hammes  
 Address 450 South Buffalo Drive, Suite 118 Phone: (702) 838-0700 Fax: (702) 838-5695  
 City Las Vegas State NV Zip 89145  
 E-mail Address brian@buffaloalta.com

Property Owner Signature\* \_\_\_\_\_

\* An authorized agent may sign in lieu of the property owner.

Print Name Gene McQuown

Subscribed and sworn before me \_\_\_\_\_ day of July, 20 11.



Veda Nicole Simpson  
 Notary Public, District of Columbia  
 My Commission Expires, November 14, 2015

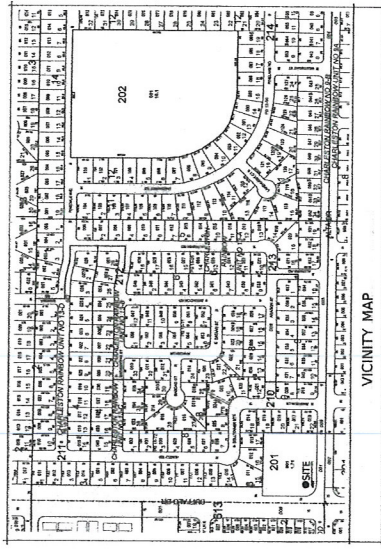
### FOR DEPARTMENT USE ONLY

|                |                   |
|----------------|-------------------|
| Case #         | <u>SUP-42604</u>  |
| Meeting Date:  | <u>9/13/11 PC</u> |
| Total Fee:     | <u>\$1,030</u>    |
| Date Received: | <u>7/21/11</u>    |
| 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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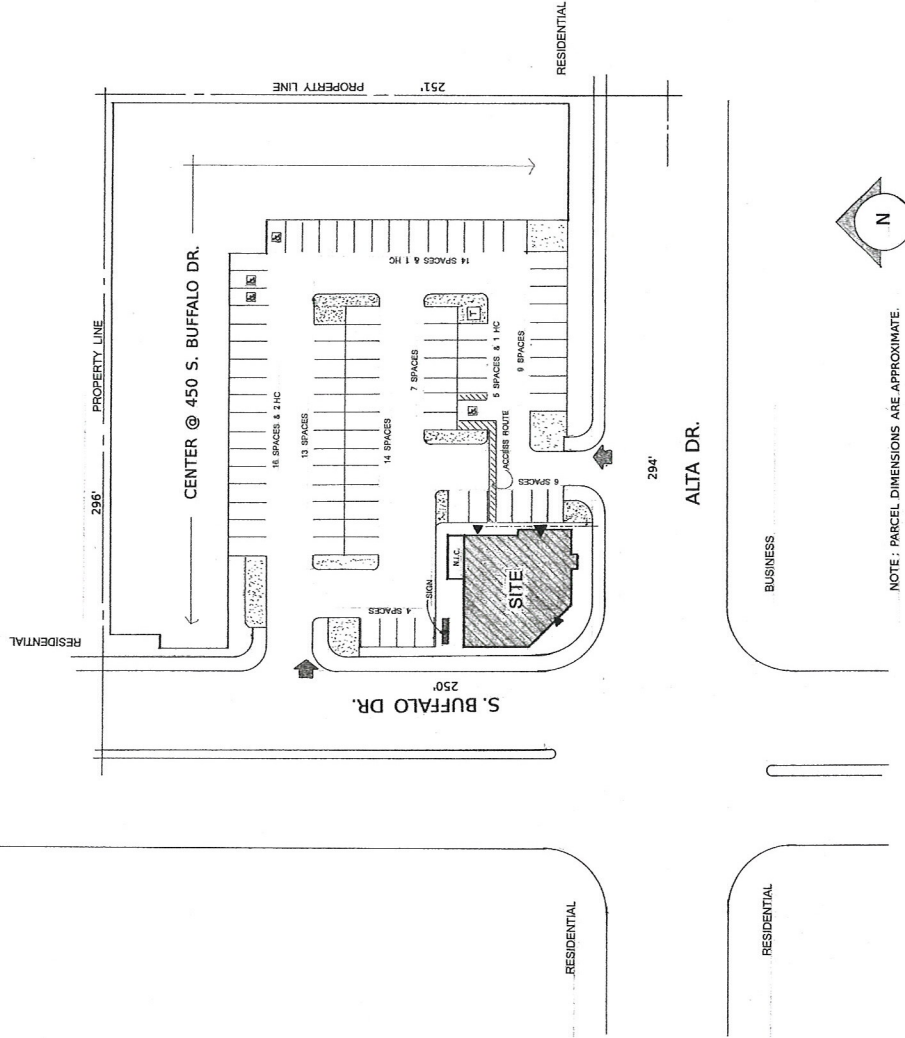
VICINITY MAP

SITE PLAN - BUFFALO CENTER

PARCEL NO. - 138-34-201-001  
 PARCEL SIZE - 1.71 ACRES  
 CENTER SIZE - 27,612 SQ. FT.  
 PROJECT SIZE - 2,385 SQ. FT.  
 PARKING - 88 SPACES & 4 HANDICAP SPACES = 92  
 CURRENT RATIO OF 1 SPACE PER 289 SQ. FT. = 110  
 RESULT = PARKING IMPAIRED

RECEIVED  
 JUL 21 2011

A1



NOTE: PARCEL DIMENSIONS ARE APPROXIMATE.

|                                                                                                                                                                                                                               |  |                                                                                                 |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|
|  <b>Arlington Design</b><br>Interior design & space planning<br>(702) 384-1807 • FAX (702) 384-8256<br><small>NEVADA LLC NO. 095-D</small> |  | <b>SITE PLAN</b><br>N.T.S.<br>DATE: 3/28/11<br>DRAWN BY: [signature]<br>CHECKED BY: [signature] |  |
| BUFFALO ALTA ANIMAL HOSPITAL<br>450 S. BUFFALO DR.<br>3409                                                                                                                                                                    |  | 3409                                                                                            |  |

SUP-42604



JUL 21 2011

|                                                                                     |                                                                                                                          |                      |                                                         |  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------|--|
|  | <b>Arlington Design</b><br>interior design & space planning<br>(702) 364-1607 FAX (702) 364-6256<br>NEVADA LIC NO. 005-D |                      | <b>FLOORPLAN</b><br>APPROVED BY: _____<br>DATE: 3/28/11 |  |
|                                                                                     | SCALE: 1/2" = 1'-0"<br>DRAWN BY: JAC                                                                                     |                      | CHECKED BY: JAC<br>DATE: 4/3/11                         |  |
| <b>BUFFALO ALTA ANIMAL HOSPITAL</b><br>490 S. BUFFALO DR.                           |                                                                                                                          | DRAWING NUMBER: 3409 |                                                         |  |

**SUP-42604**



NOTE: ROOM SIZES ARE APPROXIMATE.  
OCCUPANCY = 24

NOTE: ALL SUB-CONTRACTORS TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK.







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JUL 2 9 2011

SUP-42604





RECEIVED

JUL 21 2011

SUP-42604





RECEIVED

JUL 21 2011

SUP-42604





RECEIVED

JUL 21 2011

SUP-42604





EAST FACE OF BLDG.

RECEIVED  
JUL 21 2011



BUFFALO ALTA ANIMAL HOSPITAL

**SUP-42604**





WEST FACE OF BLDG.

RECEIVED  
JUL 21 2011



BUFFALO ALTA ANIMAL HOSPITAL

**SUP-42604**





NORTH FACE OF BLDG.

RECEIVED  
JUL 21 2011



BUFFALO ALTA ANIMAL HOSPITAL

**SUP-42604**





SOUTH FACE OF BLDG.

RECEIVED  
JUL 21 2011



Arlington  
Design

interior design & space planning

(702) 364-1507 FAX (702) 364-8256

NEVADA LIC. NO. 019-ID

BUFFALO ALTA ANIMAL HOSPITAL

**SUP-42604**



To: Department of Planning

From: Brian Hammes, DVM – Buffalo Alta Animal Hospital

Subject: Justification Letter for Special Use Permit

Buffalo Alta Animal Hospital has been operating at 450 S Buffalo Drive, Suite 118, Las Vegas, NV 89145 for the past 13 plus years. It has been under the present ownership and management for the past six years. We are a small (one veterinarian), family-owned practice. Our practice is small animal, consisting largely of cats and dogs, although we will see the occasional pocket or exotic pet. No large animals are seen.

From the beginning, we have been a good neighbor to the other businesses in the Buffalo Center as well as the residents of the community. We have had no complaints of any fashion from the other businesses or residents. We take pride in the fact that clients comment that our hospital smells so clean and fresh. Likewise, noise is at a minimum.

We now plan to move across the parking lot to the stand-alone building with the address of 490 S Buffalo Drive. We will still be in the same shopping center (Buffalo Center). Site and floor plans have been prepared and are part of this submitted package. Photos of the four sides of the building are also included. A general contractor, SGI Builders (Bryan Sears, Owner), has been retained.

The focus of our practice will remain unchanged. We will continue to be a small, family-owned practice emphasizing pet care for dogs and cats. No large animals will be seen. Our hours of operation are expected to remain unchanged. We will be open 7:30A.M. – 6:00P.M. Monday thru Friday. On Saturday, we will be open 8:00A.M. – 4:00P.M. We plan to be closed on Sundays. At this time, we do not expect any changes in staffing levels. Initially, we will have 3 full-time employees and 1 part-time employee. Our desire is to add staff as needed as our client base increases.

Moving to the stand-alone building will allow us to better serve the community since the building is somewhat larger than our existing space. As noted above, we have had no complaints from other tenants or residences. I anticipate this to continue to be the case, particularly since we will no longer have any walls in common with other tenants.

RECEIVED  
JUL 21 2011  
SUP-42604

In regards to the Minimum Special Use Permit Requirements for an Animal Hospital, Clinic, or Shelter (with no outside pens):

1. The use shall have access to a collector street or larger.
  - a. There will be easy access from two streets, Buffalo and Alta.
2. Animals shall be confined within an enclosed building at all times.
  - a. This will be no change from our current practice at 450 S. Buffalo Dr, Suite 118.
3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
  - a. As noted above, we have had no complaints of noise or odor in our current practice which has common walls with adjacent tenants. Since we will be the only tenant in the stand-alone building, this policy of being a good neighbor will continue. In addition, a general contractor has been retained to help insure full compliance.
4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
  - a. There are no adjacent residences. In addition, for security reasons, all rooms containing cages or pens will have **no** windows, doors, or other penetrations on exterior walls.
5. Noise levels must comply with the applicable provisions of LVMC Title 7.
  - a. Various measures such as separating dogs from cats; minimizing direct contact and sight of each other, providing toys and other mental stimulants are taken. Noise has been a non-issue in the past and should remain a non-issue at the new location.
6. No more than 25% of the floor area may be used for the boarding of animals.
  - a. Per the plans, the boarding area will be less than 15% of the floor area.

In reviewing the "Special Use Permit Determinations":

- a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.
- i. We have been operating an animal hospital in the Buffalo Center in a harmonious and compatible manner. Moving across the parking lot to the stand-alone building will not change this.
- b. The subject site is physically suitable for the type and intensity of land use being proposed.
  - i. Planners and contractors have evaluated the building.
- c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

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**SUP-42604**



- i. There will be good access from two streets (Buffalo and Alta).
- d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.
  - i. Buffalo Alta Animal Hospital has been operating in its present location for 13 years. Moving across the parking lot to the stand-alone building will have no negative impact.

In summary, Buffalo Alta Animal Hospital has a 13 year track record in its present location. We now wish to move the hospital 50 yards across the parking lot to the stand-alone building. We have been a good neighbor to the other tenants as well as residents of the neighborhood. Moving to the larger building will allow us to better serve the community. In reviewing the "Minimum Special Use Permit Requirements" and well as the "Special Use Permit Determinations", it appears that we meet all criteria.

Thank you for your time and attention to this matter. Sincerely,

Brian D. Hammes  
Brian D. Hammes, DVM – Applicant/Representative  
Buffalo Alta Animal Hospital

7-18-11  
Date

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JUL 21 2011  
**SUP-42604**

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-42639 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHRISTOPHER S. ALLEN - For possible action on a request for a Special Use Permit FOR AN ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 1125 Cahlan Drive (APN 162-05-512-019), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-30239
6. Justification Letter





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42639** APN: 16205512019

Name of Property Owner: Christopher S. Allen

Name of Applicant: Christopher S. Allen

Name of Representative: Michael C. Swift

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: \_\_\_\_\_

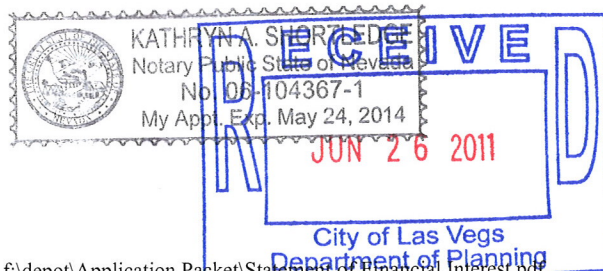
Signature of Property Owner: \_\_\_\_\_

Print Name: Christopher S. Allen

State of: NEVADA County of: CLARK  
Subscribed and sworn before me

This 15<sup>th</sup> day of July, 20 11

Kathryn A. Shortledge  
Notary Public in and for said County and State



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for existing residential shop convert to accessory  
 Project Address (Location) 1125 Cahlan dr. Las Vegas, Nevada 89102  
 Project Name Christopher Allen Residence - Pool Casita Proposed Use existing no change  
 Assessor's Parcel #(s) 162-05-512-019 Ward # 1  
 General Plan: existing x proposed \_\_\_\_\_ Zoning: existing x proposed \_\_\_\_\_  
 Commercial Square Footage 640 s.f. Floor Area Ratio \_\_\_\_\_  
 Gross Acres .5 Lots/Units 1 Density \_\_\_\_\_  
 Additional Information existing residential 640 s.f. shop converted to Casita

PROPERTY OWNER Christopher S. Allen Contact Christopher S. Allen  
 Address 1125 Cahlan dr. Phone: 702525544 Fax: \_\_\_\_\_  
 City Las Vegas State Nevada Zip 89102  
 E-mail Address christopher@hkmproductions.com

APPLICANT Christopher Allen Contact Christopher S. Allen  
 Address 1125 Cahlan dr. Phone: 702525544 Fax: \_\_\_\_\_  
 City Las Vegas State Nevada Zip 89102  
 E-mail Address christopher@hkmproductions.com

REPRESENTATIVE Michael C. Swift Contact Mike Swift  
 Address 2806 Paradise Isle Ave Phone: (702) 285-9269 Fax: \_\_\_\_\_  
 City N. Las Vegas State Nevada Zip 89031  
 E-mail Address mswift4@cox.net

Property Owner Signature\* [Signature]

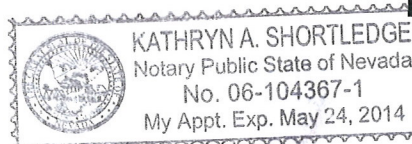
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Christopher S. Allen  
 State of: NEVADA County of: CLARK  
 Subscribed and sworn before me

This 15<sup>th</sup> day of July, 20 11.

Kathryn A. Shortledge

Notary Public in and for said County and State

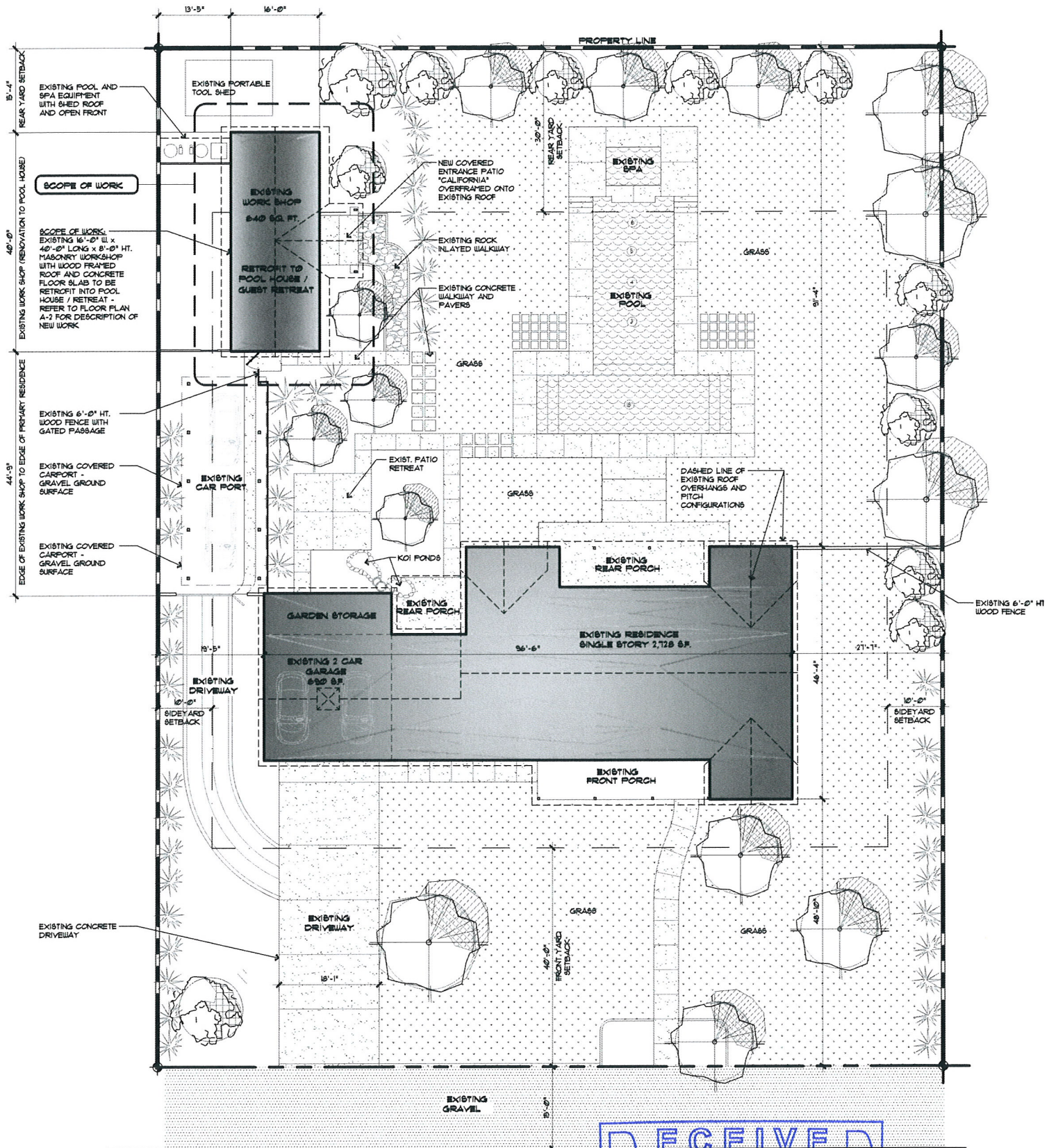


### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>SUP - 42639</u> |
| Meeting Date:  | <u>9/13/11 PC</u>  |
| Total Fee:     | <u>\$250</u>       |
| Date Received: | <u>7/26/11</u>     |
| Received By:   | <u>JUN 26 2011</u> |

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





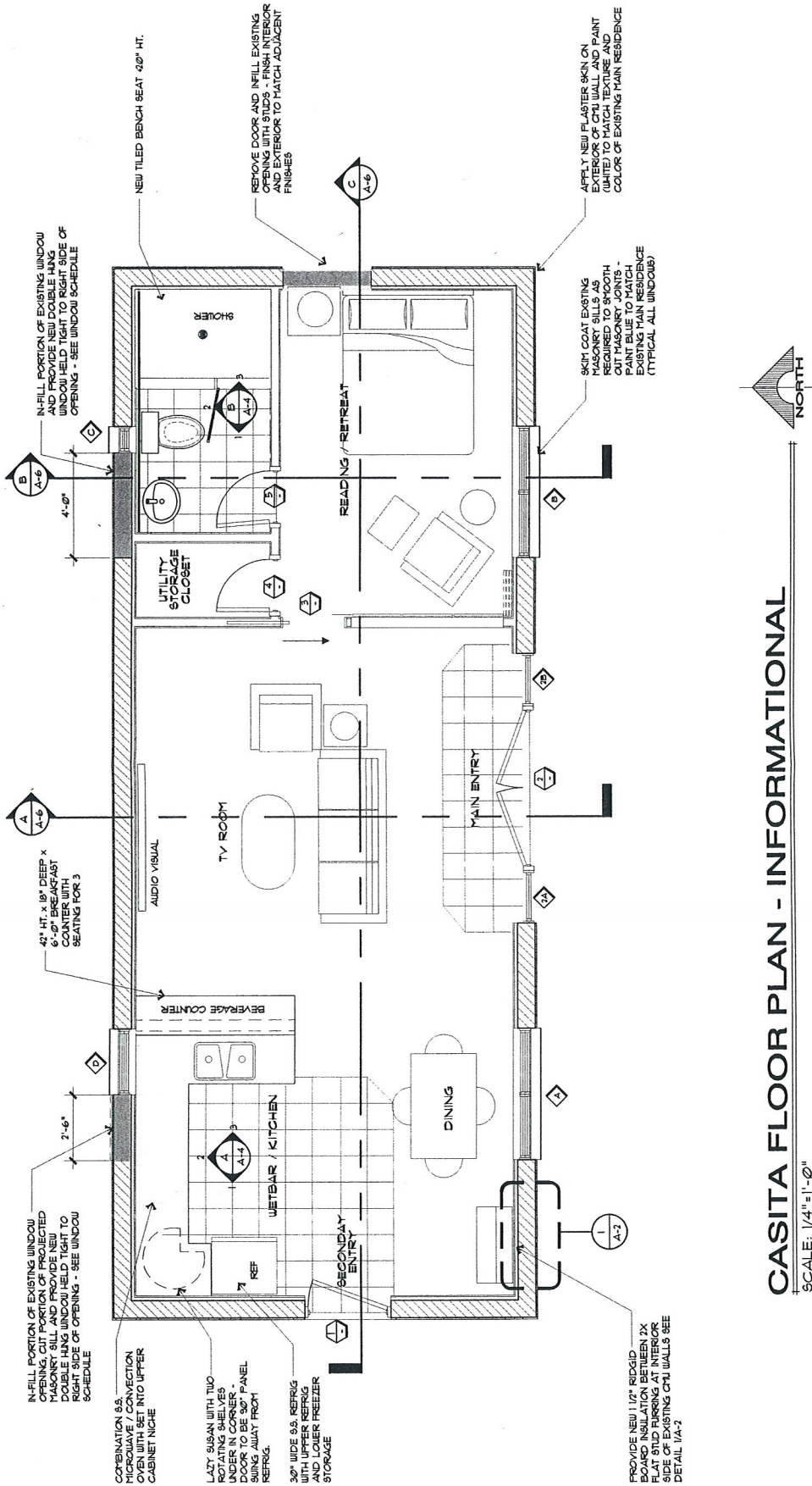
EXISTING SITE PLAN

SCALE: 1"=10'-0"

SUP-42639







## CASITA FLOOR PLAN - INFORMATIONAL

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

SPECIAL USE PERMIT 7/26/11

SHEET

**A-3**

OF -

REVISIONS

BY

DATE

DESCRIPTION

PROJECT NO.

### SHEET TITLE FLOOR PLAN - INFORMATIONAL

ADDITION TO EXISTING REFERENCE FOR:

**CHRISTOPHER S. ALLEN**

1125 CAHLN DRIVE

LAS VEGAS, NV. 89102

PH# 702-869-2885

**CHRISTOPHER S. ALLEN**

PH: (702) -869-2885

1125 CAHLN DRIVE

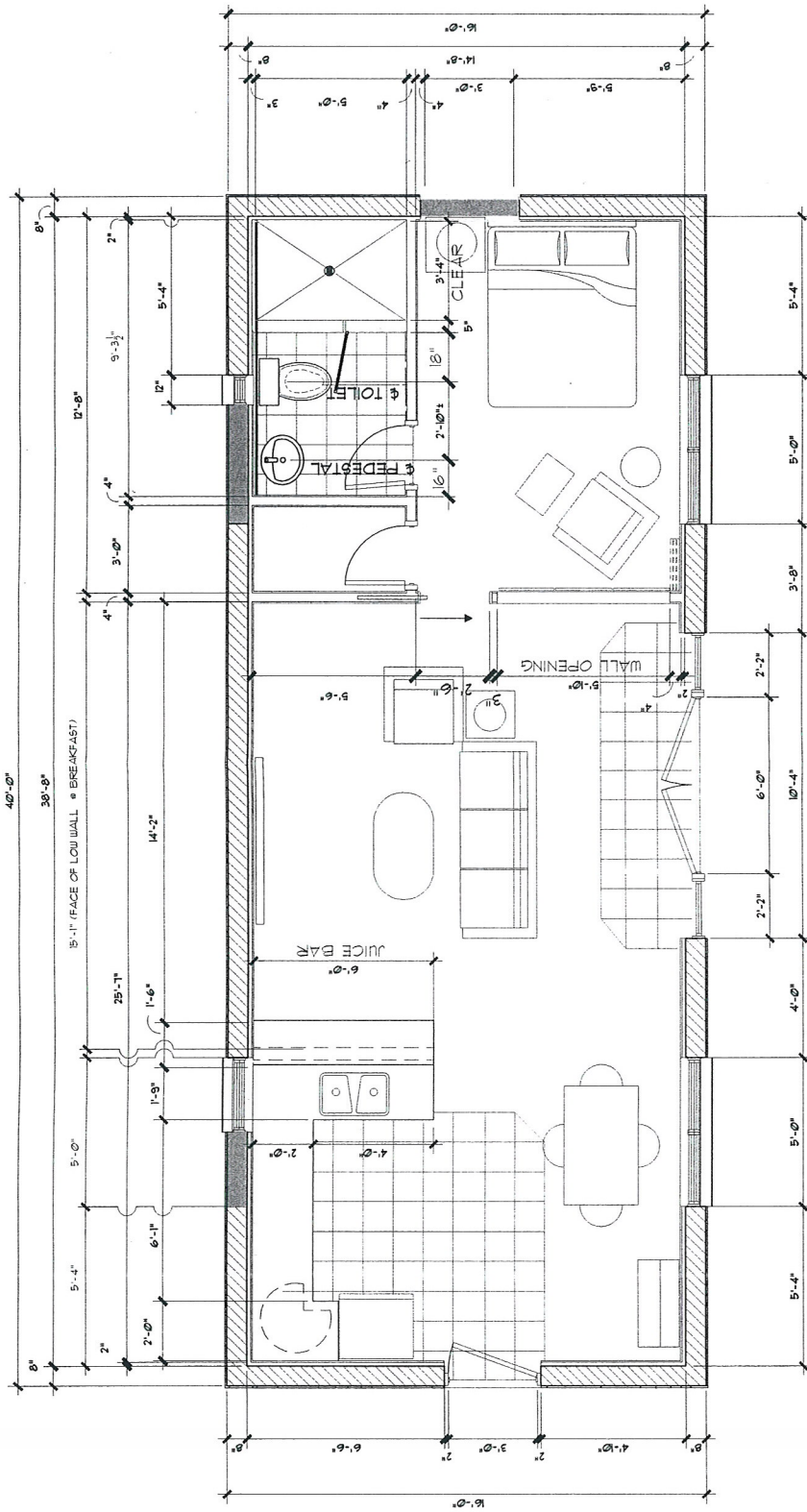
LAS VEGAS, NV. 89102

JUN 26 2011

City of Las Vegas  
Department of Planning

**SUP-42639**





DIMENSIONAL NOTE: ALL DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF STUD UNLESS OTHERWISE NOTED

# CASITA FLOOR PLAN - DIMENSIONAL

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

SPECIAL USE PERMIT 7/26/11

**SHEET TITLE**FLOOR PLAN - DIMENSIONAL

ADDITION TO EXISTING RESERVE FOR:

**CHRISTOPHER S. ALLEN**

1125 CAHLN DRIVE

LAS VEGAS, NV. 89102

PH# 702-869-2885

**CHRISTOPHER S. ALLEN**

PH: (702) -869-2885

1125 CAHLN DRIVE

LAS VEGAS, NV. 89102

PH# 702-869-2885

| REVISIONS | BY |
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|           |    |

**A-2**

OF -

**RECEIVED**

JUN 26 2011

**SUP-42639**

City of Las Vegas

Department of Planning



TOP OF EXISTING CASITA BEYOND SEEN ABOVE EXISTING SHED



EXISTING STORAGE SHED BLOCKS MOST OF CASITA VIEW

**PHOTO ELEVATION - EAST**

EXISTING CASITA BEYOND



FROM CAHLAN STREET ONLY THE TOP OF THE CASITA IS VISIBLE THRU THE TREES AND BEYOND THE NORTH NEIGHBORS HOUSE

**PHOTO ELEVATION - WEST**

SPECIAL USE PERMIT 7/28/11



PHOTO FROM PARKING LOT OF EXISTING CHURCH TO THE NORTH

**PHOTO ELEVATION - NORTH EAST**



THIS VIEW IS OF THE FRONT ENTRANCE OF THE CASITA AS SEEN FROM THE BACK YARD WHERE THIS EXISTING STRUCTURE IS LOCATED

**PHOTO ELEVATION - SOUTH**



THIS VIEW IS AND OVERALL SOUTH IMAGE OF THE CASITA AS SEEN FROM THE BACK YARD WHERE THIS EXISTING STRUCTURE IS LOCATED

**PHOTO ELEVATION - SOUTH**



EXISTING STORAGE SHED

PHOTO FROM PARKING LOT OF EXISTING CHURCH TO THE NORTH

**PHOTO ELEVATION - NORTH**

|                         |
|-------------------------|
| BY<br>M. J. S.          |
| DESIGNED<br>C.S.A.      |
| DATE<br>07-28-11        |
| PROJECT NO.<br>AS NOTED |

**A-4**  
OF -

**SHEET TITLE: PHOTO ELEVATIONS**  
ADDITION TO EXISTING REFERENCE FOR:  
**CHRISTOPHER S. ALLEN**  
1125 CAHLAN DRIVE  
LAS VEGAS, NV. 89102

**CHRISTOPHER S. ALLEN**  
**SUP-42639**  
PH: (702) -869-2885  
1125 CAHLN DRIVE  
LAS VEGAS, NV. 89102

RECEIVED  
JUN 26 2011  
City of Las Vegas  
Department of Planning





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW

DOUGLAS A. SELBY  
CITY MANAGER



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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

January 5, 2009

Mr. Christopher Allen  
1125 Cahlan Drive  
Las Vegas, Nevada 89102

RE: SUP-30239 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF DECEMBER 3, 2008

Dear Mr. Allen:

The City Council at a regular meeting held December 3, 2008 APPROVED the request for a Special Use Permit FOR AN EXISTING 640 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 1125 Cahlan Drive (APN 162-05-512-019), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2008. This approval is subject to:

Planning & Development

1. Conformance to all minimum requirements under LVMC Title 19.04.050 for Accessory Structure (Class I) use, if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The approval is pursuant to the revised plan date stamped 11/26/2008.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk  
Department

M. Margo Wheeler, AICP  
Director  
Planning and Development

cc: Mr. Michael Swift  
2806 Paradise Isle Avenue  
North Las Vegas, Nevada 89031



To: City of Las Vegas  
Department of Planning  
333 N. Rancho dr.  
Las Vegas, Nevada 89106

Project owner: Christopher S. Allen  
1125 Cahlan Dr.  
Las Vegas, 89102

## **Letter of Justification:**

Re: A proposed Request for Special Use Permit to retrofit existing non-habitable accessory structure to habitable accessory class 1 structure.

Parcel Number: 16205512019  
Zoning: R-E Residence Estate  
Use: R1 Single Family residence

### **Description of existing conditions:**

The existing non-habitable accessory structure was originally permitted and constructed in 1966 according to information obtained from Clark County Assessor building survey. Permit number 35459 dated 11-9-66 and designated as storage +Shop. The building is constructed from concrete masonry units to a plate height of 8'-0" with a wood framed roof to a peak height of approx 11'-9". The building outside perimeter dimensions is 16'-0" X 40'-0" for a total exterior foot print of 640 square feet.

### **Description of proposed Special Use: Intended use**

The owner wishes apply for a special use permit in order to retrofit this building as a "Habitable Accessory Structure" in accordance to the City of Las Vegas ordinance#5825 and Title 19.08. The primary use of this structure shall serve as a pool house for entertainment and leisure and occasionally as a guest retreat on his existing residential estate.

### **Information:**

This project shall not participate in the City of Las Vegas Green Building program. This project is already constructed and does not follow the LEED or equivalent standards. This project does not utilize alternative energy sources or water savings measures. There is no connectivity to adjacent parcels.





**General Plan amendments:**

The density and intensity of the proposed general plan amendment is compatible with the existing adjacent land use designations.

The zoning designations allowed by the proposed amendments will be compatible with the existing adjacent land use or zoning districts.

There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed general plan designation; and the proposed amendment conforms to other applicable adopted plans and policies.

**Summery of Justification:**

The owner can demonstrate that the proposed use of this accessory structure can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and with future surrounding land uses as projected by the general plan. The subject site is physically suitable for the type and intensity of land use being proposed. Street facilities providing access to the property are adequate in size to meet the requirements of the proposed use; and approval of the Special Use Permit at the site in question will not be inconsistent with or compromise public health, safety and welfare or the overall objectives of the General Plan.

Sincerely  
On Behalf of the Owner

Michael C. Swift  
2806 Paradise Isle Ave.  
N. Las Vegas, Nevada 89031  
702-493-8976

**SUP-42639**

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

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

SUP-42648 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: BF TRUST - For possible action regarding a request for a Special Use Permit FOR A PROPOSED PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM ANOTHER PAWN SHOP WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 10/19/2011****OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42648** APN: 162-03-311-017  
 Name of Property Owner: The BF Trust  
 Name of Applicant: Ace Loan Company  
 Name of Representative: Tedd Kessler

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

☐ Yes

☒ No

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

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

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

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

Signature of Property Owner: Hannah Bock

Print Name: Hannah C Bock

Subscribed and sworn before me

This 26 day of July, 2011

Ron Teston  
 Notary Public in and for said County and State





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: SUP for Pawn Shop  
 Project Address (Location) 519 E. St. Louis Ave, Las Vegas, NV  
 Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 162-03-311-017 Ward # 3  
 General Plan: existing ☒ proposed \_\_\_\_\_ Zoning: existing ☒ proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.16 Lots/Units 1 Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER BF Trust Contact Howard Bock  
 Address 2230 S. Paradise Road Phone: 382-3489 Fax: 629-3176  
 City Las Vegas State NV Zip 89104  
 E-mail Address bockfam7@yahoo.com

APPLICANT Acc Loan Company Contact Howard Bock  
 Address 2230 S. Paradise Road Phone: 382-3489 Fax: 629-3176  
 City Las Vegas State NV Zip 89104  
 E-mail Address bockfam7@yahoo.com

REPRESENTATIVE Todd Kessler Contact Todd Kessler  
 Address 206 N. 3rd St. Phone: 953-4320 Fax: 477-0045  
 City Las Vegas State NV Zip 89101  
 E-mail Address Todd@rqglv.com

Property Owner Signature\* Howard Bock

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

Print Name Howard Bock

Subscribed and sworn before me

This 26 day of JULY, 2011

Ron Teston

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>SUP-42648</u> |
| Meeting Date:  | <u>9/13/11</u>   |
| Total Fee:     | <u>\$4030</u>    |
| Date Received: | <u>7/27/11</u>   |
| Received By:   | <u>BLS</u>       |

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

File: ReportApplication PacketsApplication Form.pdf

**RECEIVED**

**JUL 25 2011**

**City of Las Vegas**





| REVISIONS |      |             |
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| Rev.      | Date | Description |
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THIS SET OF PLANS AND SPECIFICATIONS FOR THE SUPPLEMENTAL WORK TO THE EXISTING BUILDING IS THE PROPERTY OF BRESLIN BUILDERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BRESLIN BUILDERS. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**CONTRACTOR**

**BRESLIN BUILDERS**  
 15250 KAYMAN AVENUE, SUITE 110  
 LAS VEGAS, NEVADA 89118  
 (702) 798-3977  
 FAX (702) 798-3908  
 www.breslinbuilders.com  
 LICENSED GENERAL CONTRACTOR  
 LICENSE # 4917198

**JOE BRESLIN**  
 PROJECT MANAGER  
 15250 KAYMAN AVENUE, SUITE 110  
 LAS VEGAS, NEVADA 89118  
 (702) 798-3977  
 FAX (702) 798-3908  
 www.breslinbuilders.com  
 LICENSED GENERAL CONTRACTOR  
 LICENSE # 4917198

**TOPP BUILDERS**  
 15250 KAYMAN AVENUE, SUITE 110  
 LAS VEGAS, NEVADA 89118  
 (702) 798-3977  
 FAX (702) 798-3908  
 www.breslinbuilders.com  
 LICENSED GENERAL CONTRACTOR  
 LICENSE # 4917198

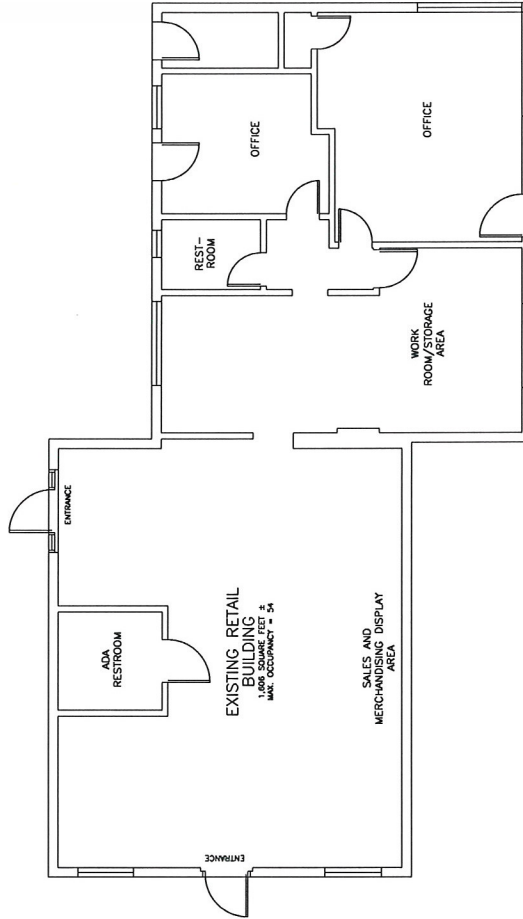
Date: **January 14, 2011**  
 Project No.:  
 Drawn By:  
 Checked By:  
 Title:

**BRESLIN BUILDERS**  
 15250 KAYMAN AVENUE, SUITE 110  
 LAS VEGAS, NEVADA 89118  
 (702) 798-3977  
 FAX (702) 798-3908  
 www.breslinbuilders.com  
 LICENSED GENERAL CONTRACTOR  
 LICENSE # 4917198

Project:  
**Pawn Shop**  
**SUP**  
 519 East St. Louis Avenue,  
 Las Vegas, Nevada 89104  
 APN: 102-003-311-017

Sheet Title:  
**Floor Plan**

Sheet No.  
**SUP2**



**RECEIVED**

**JUL 25 2011**

**City of Las Vegas**



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

**SUP-42648**



**Todd Kessler**  
**206 N. 3<sup>rd</sup> St.**  
**Las Vegas, NV 89101**  
**702-296-2600**

July 18, 2011

City of Las Vegas  
Planning & Development  
731 S. Fourth Street  
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER -SUP Application re APN 162-03-311-017**

To whom it may concern:

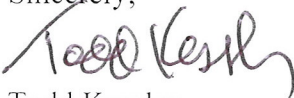
Please accept this as a justification letter for an SUP application for a pawn shop located at 519 E. St. Louis Ave, Las Vegas, NV. The Application is FOR A SPECIAL USE PERMIT FOR A PAWN SHOP AND WAIVERS TO ALLOW A 50 FOOT SEPERATION FROM A RESIDENTIAL WHERE A 200 FOOT DISTANCE SEPERATION IS REQUIRED AND TO ALLOW A 20 FOOT SEPERATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE A 1,000 FOOT DISTANCE SEPERATION IS REQUIRED on 0.16 acres at 519 E. St. Louis Ave. zoned C-1 (Limited Commercial).

The pawn shop, which operates under a state pawn license, intends to have approximately 3 employees and will be open Monday to Saturday from 8:30 AM to 4:30 PM. The business is currently located at 215 N. 3<sup>rd</sup> St., Las Vegas, NV 89101 and intends to move into a building they have owned since 2002. The owners also operate John's Loan & Jewelry Company located at 2290 Paradise Road, Las Vegas, NV.

We strongly believe our waivers are appropriate as the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, the subject site is physically suitable for this type of use, the access streets to the property are adequate in size to meet the requirements of this use and the approval of this Special Use Permit at this site is not inconsistent with nor compromises the public, health, safety and welfare of the overall objectives of the General Plan.

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

Sincerely,



Todd Kessler  
Representative for the Owners- The BF Trust

**RECEIVED**

**JUL 25 2011**

**City of Las Vegas**

**SUP-42648**

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-42657 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FAST CASH TITLE LOAN - OWNER: ANDREA J AND SUSAN RUSSO - For possible action on a request for a Special Use Permit FOR A PROPOSED 140 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 680-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 6433 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42657** APN: 163-02-114-003

Name of Property Owner: Susan & Andrea Russo

Name of Applicant: MHD Nevada Holdings, LLC d/b/a Fast Cash Title Loans

Name of Representative: Michael DiChiaro

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

☐ Yes

☒ No

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

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

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

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

Signature of Property Owner: Susan Russo Andrea J Russo

Print Name: Susan Russo Andrea Russo

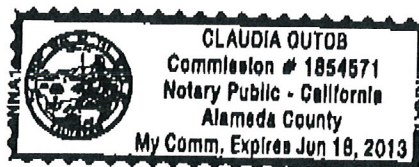
Subscribed and sworn before me

This 27 day of July, 2011

Claudia Outel  
Notary Public in and for said County and State

Alameda  
CA

Revised 11-14-06



City of Las Vegas Department of Planning





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit  
 Project Address (Location) 6433 W. Charleston Boulevard, Las Vegas, Nevada 89146  
 Project Name Fast Cash Title Loans Proposed Use Auto Title Loan  
 Assessor's Parcel #(s) 163-02-114-003 Ward # 1-Tarkanian  
 General Plan: existing SC proposed N/A Zoning: existing C-1 proposed N/A  
 Commercial Square Footage 2159 Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.79 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Susan Russo and Andrea Russo Contact \_\_\_\_\_  
 Address 441 Mares Court Phone: 408.813.1805 Fax: \_\_\_\_\_  
 City Pleasanton State CA Zip 94566  
 E-mail Address Susanrusso813@yahoo.com

APPLICANT Fast Cash Title Loans Contact Michael DiChiaro  
 Address 5645 S. Eastern Avenue, Suite 4 Phone: 702.617.6761 Fax: 702.570.6580  
 City Las Vegas State Nevada Zip 89119  
 E-mail Address chiaro525@aol.com

REPRESENTATIVE Goodman Law Group Contact Ross C. Goodman, Esq./Mary A. Guido  
 Address 520 South 4th Street, 2nd Floor Phone: 702.383.5088 Fax: 702.385.5088  
 City Las Vegas State Nevada Zip 89101  
 E-mail Address ross@goodmanlawgroup.com or mary@goodmanlawgroup.com

Property Owner Signature\* Susan Russo  
Andrea J Russo  
 \*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name Susan Russo ANDREA RUSSO

Subscribed and sworn before me  
 This 27 day of July, 20 11  
Claudia Outot

Notary Public in and for said County and State

Alameda  
CA

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

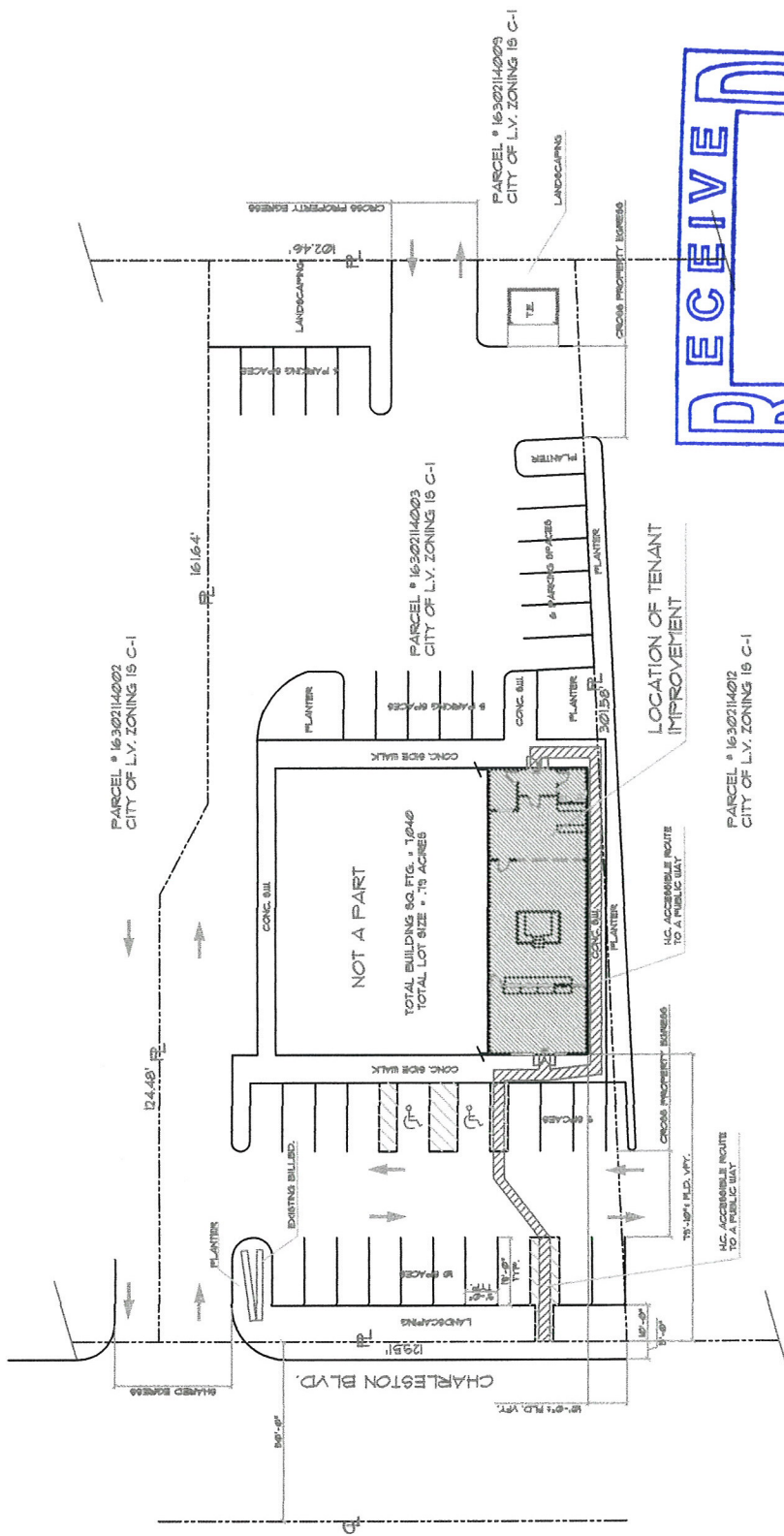
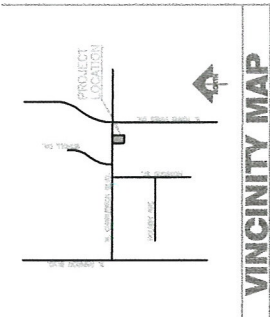
|                |                    |
|----------------|--------------------|
| Case #         | <u>SUP-42657</u>   |
| Meeting Date:  | <u>9/13/11 PC</u>  |
| Total Fee:     | <u>\$1,030</u>     |
| Date Received: | <u>7/28/11</u>     |
| Received By:   | <u>[Signature]</u> |

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

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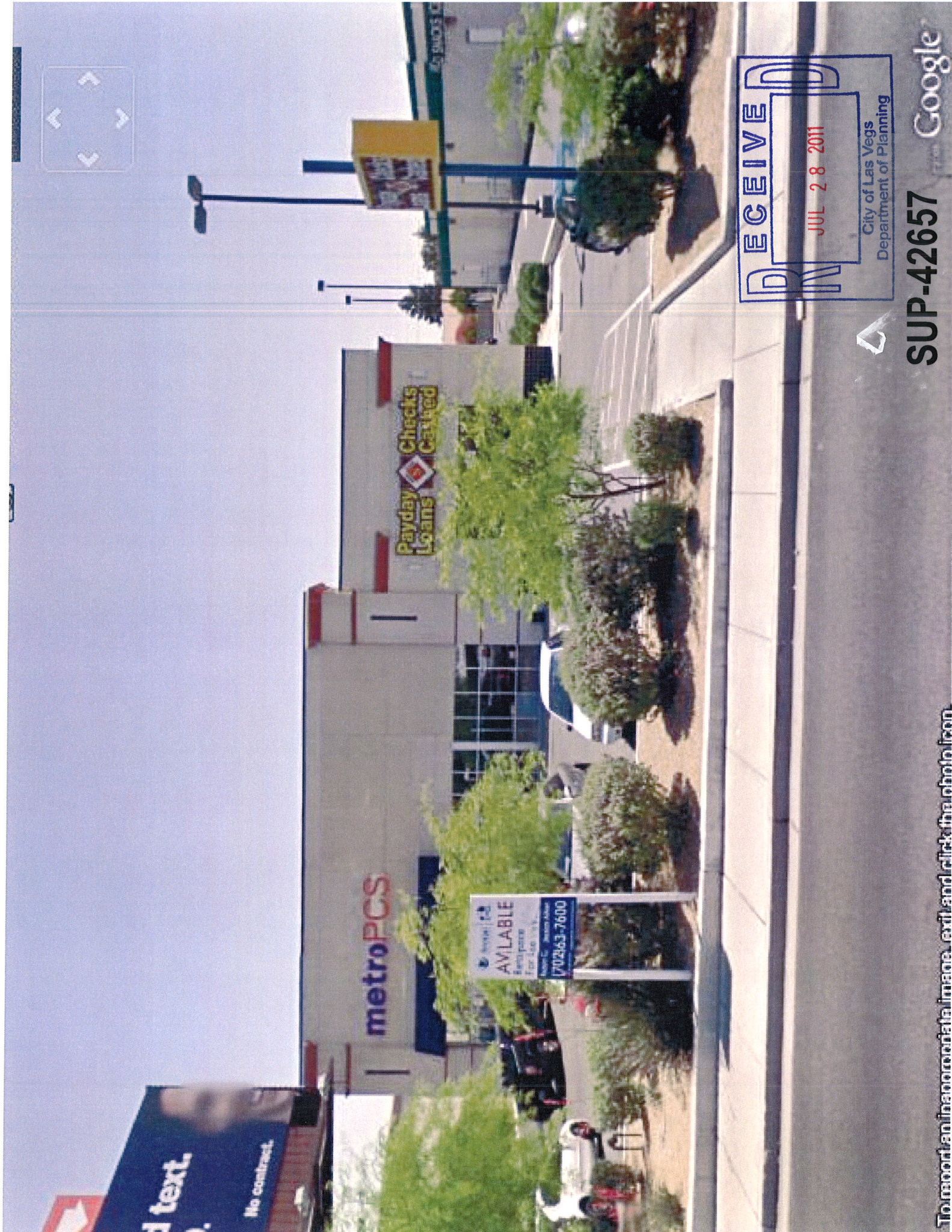


**PARKING REQUIREMENTS**  
PER CITY OF LAS VEGAS

OFFICE USE IS 1 PER 200 SF UP TO 2,000 SF, PLUS 1 SPACE FOR EA. ADD. ITS OF.  
TOTAL T.I. SPACE = 2,000 SF.  
TOTAL REQUIRED SPACES = 11 SPACES INCL. (1) H.C. SPACE  
TOTAL PARKING SPACES PROVIDED = 11 INCL. (1) H.C. SPACE







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JUL 28 2011  
City of Las Vegas  
Department of Planning

SUP-42657

Google

To move an inappropriate image, exit and click the photo icon.



West Charleston Boulevard

Exit Street

Payday Loans  
Checks Cashed

RECEIVED

JUL 28 2011

City of Las Vegas  
Department of Planning

SUP-42657

© 2011 Google  
© 2011 Europa Technologies  
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38°09'29.46" N 115°14'09.58" W elev 2353 ft

Eye alt 2360



# GOODMAN LAW GROUP

A PROFESSIONAL CORPORATION

520 South Fourth Street  
Las Vegas, Nevada 89101-6593

July 27, 2011

**Via Hand Delivery**

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

**Re: Application for Special Use Permit to Allow  
Check Cashing/Deferred Deposit/High Interest/Title Loans Applications**

Dear Sir/Madame:

Please be advised that the Goodman Law Group has been retained to represent MHD Nevada Holdings, LLC, d/b/a Fast Cash Title Loans ("Fast Cash Title Loans") in connection with its request for a Special Use Permit to service auto title loans.

Fast Cash Title Loans entered into a Lease Agreement regarding property located at 6433 W. Charleston Boulevard, Las Vegas, Nevada commencing August 1, 2011. It is our understanding that the property is zoned C-1 and the previous tenant, Payday Loans & Checks Cashed, was already approved for a Special Use Permit to conduct business as a Financial Institution, Specified; however, Fast Cash Title Loans will also be servicing auto title loans requiring a separate Special Use Permit before it can obtain its business license.

The location meets all of the conditional use regulations and minimum Special Use Permit requirements except that the facility is not within 200 feet from a parcel used or zoned for residential use and there is another financial institution within 1000 feet. The hours of operation will be between 9 a.m. to approximately 5:00 p.m. Monday through Saturday and closed on Sunday. The leased area is approximately 2,159 square feet. There will be two employees working at a time. There will be no banners, inflated devices, streamers, portable signs, etc. The exterior of the property will not be altered but for the sign reflecting the name of the business. Although there will be no flashing lights, a small neon "Open" sign may be placed in the window.

A waiver is requested to allow a zero foot separation from residential zoned property, the Lantana Apartment Homes. Although Fast Cash Title Loans will be located within a commercial subdivision bordered by residential property on the west and south sides, its suite is on the north end of the subdivision and surrounded by other buildings separating it from the residential property. On the west, there is a car wash and a café between the residential property and the suite where Fast Cash Title Loans will be doing business. Additionally, from the south, there is a nursing home separating Fast Cash Title Loans from the residential property. The suite is approximately 315 feet away from the Lantana Apartment Homes when measured from the southern parcel line and approximately 290 feet away from the residential property when measured from the western parcel line. Furthermore, the anticipated hours of operation are not extreme and will not generate more traffic than what already exists in the area.

**SUP-42657**

City of Las Vegas  
Department of Planning

A waiver of separation is also requested to allow approximately 680 feet between Fast Cash Title Loans and the financial services offered within the Walmart Neighborhood Market Store ("Walmart") located at 6310 West Charleston Boulevard. Walmart's primary source of business is retail services; however, it also accommodates its customers by offering money gram/check cashing services. Walmart does not offer auto title loan or deferred deposit services. Furthermore, the previous tenant, Payday Loans & Checks Cashed, was granted check cashing privileges despite being located closer than 1000 feet from another specified financial institution. Granting this request for a waiver will not adversely affect Walmart's business or result in an appearance of a proliferation of lending institutions.

A waiver of the parking condition is also requested given that the on-site parking requirements were different than the current codes when the commercial subdivision was originally built. Fast Cash Title Loans will be leasing a suite that is 2,159 square feet requiring it to have access to approximately 9 parking spaces. The building next store to Fast Cash Title Loans, 6431 West Charleston Boulevard, houses Metro PC and a vacant suite, both classified as retail use requiring an additional 27 parking spaces classifying this property as a parking impaired development. However, again the previous tenant was granted a special use permit allowing them to conduct business as a financial institution which carries the same on-site parking requirement of 1 space for each 250 square feet of gross floor area. Allowing Fast Cash Title Loans permission to service auto title loans will not significantly increase the volume of customers resulting in ongoing parking issues. Furthermore, one of the suites located at 6431 West Charleston is currently vacant and it is unknown what type of business, if any, will take possession of the property. Although the current code suggests thirty-six (36) parking spaces and there are only thirty-four (34), the parking needs for this site have never been excessive and the parking lots within this commercial subdivision were designed to accommodate intense commercial uses.

Fast Cash Title Loans will be located near an established and well populated intersection around other businesses including a thrift shop, restaurants (Internet Café, Jack-in-the-Box, McDonald's), car wash, pharmacy, gas stations and a large college campus. The request for the Special Use Permit allowing the service of auto title loans will not increase the concentration of people in the area or impact the residential property. Accordingly, we request that the above-referenced waivers be granted and the Special Use Permit be approved allowing Fast Cash Title Loans to proceed in obtaining its business license.

Thank you for your consideration and please do not hesitate to contact my office should you have any questions regarding the foregoing matter.

Very truly yours,

GOODMAN LAW GROUP

Ross C. Goodman, Esq.

RCG/mag

Enc.





**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-42672 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BOWIN ASSOCIATES, LLC - OWNER: CENTER POINTE PLAZA, LLC - For possible action regarding a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,100 SQUARE-FOOT RESTAURANT at 10300 West Charleston Boulevard, Suite #5 (APN 137-36-814-003), P-C (Planned Community) Zone, Ward 2 (Wolfson).

**MAY GO TO CITY COUNCIL ON 10/19/2011**  
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Ref: SUP- Retail Beer and Wine

Case Number: **SUP-42672** APN: 137-36-814-003

Name of Property Owner: Center Pointe Plaza, LLC

Name of Applicant: Bowin associates, LLC/China Tango Bistro

Name of Representative: Wendy Lu

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: \_\_\_\_\_

**Center Pointe Plaza, LLC By Centerpoint Management its Managing Partner**

**By: James A. Christensen its Managing Member**

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

Print Name: James A. Christensen

**RECEIVED**

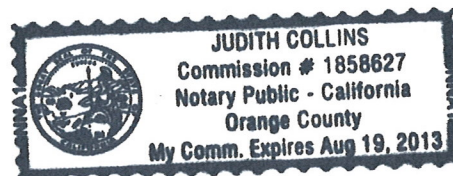
**JUL 28 2011**

**City of Las Vegas**

Subscribed and sworn before me

This 25th day of July, 2011

Judith Collins  
Notary Public in and for said County and State







# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: SUP - Retail Beer and Wine  
 Project Address (Location) 10300 W. Charleston Blvd., Suite 5, Las Vegas, NV 89135  
 Project Name China Tango Bistro Proposed Use Restaurant  
 Assessor's Parcel #(s) 137-36-814-003 Ward # 2  
 General Plan: existing X proposed \_\_\_\_\_ Zoning: existing X proposed \_\_\_\_\_  
 Commercial Square Footage 2,100 Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.92 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Center Pointe Plaza, LLC Contact Sherry Lombardi  
 Address 1970 Village Center Circle, Suite 7 Phone: (702) 228-0816 Fax: (702) 228-1708  
 City Las Vegas State Nevada Zip 89134  
 E-mail Address investprop@earthlink.net

APPLICANT Bowin Associates, LLC / China Tango Bistro Contact Enhua Chen  
 Address 5453 San Bellasera Ct. Phone: (702) 321-5038 Fax: (702) 823-3817  
 City Las Vegas State Nevada Zip 89141  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact Wendy Lu  
 Address 4811 W. Desert Inn Rd. Phone: (702) 436-6955 Fax: (702) 436-6923  
 City Las Vegas State Nevada Zip 89102  
 E-mail Address Wendy.Lu@cox.net

Center Pointe Plaza, LLC By Centerpoint Management, LLC its  
 Managing Partner By: James A. Christensen its Managing Member

Property Owner Signature\* James A. Christensen

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

Print Name James A. Christensen

Subscribed and sworn before me

This 25th day of July, 2011.

Judith Collins

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SUP-42672</u> |
| Meeting Date:   | <u>9/13/11</u>   |
| Total Fee:      | <u>\$1280</u>    |
| Date Received:* | <u>7/28/11</u>   |
| Received By:    | <u>Romeo</u>     |

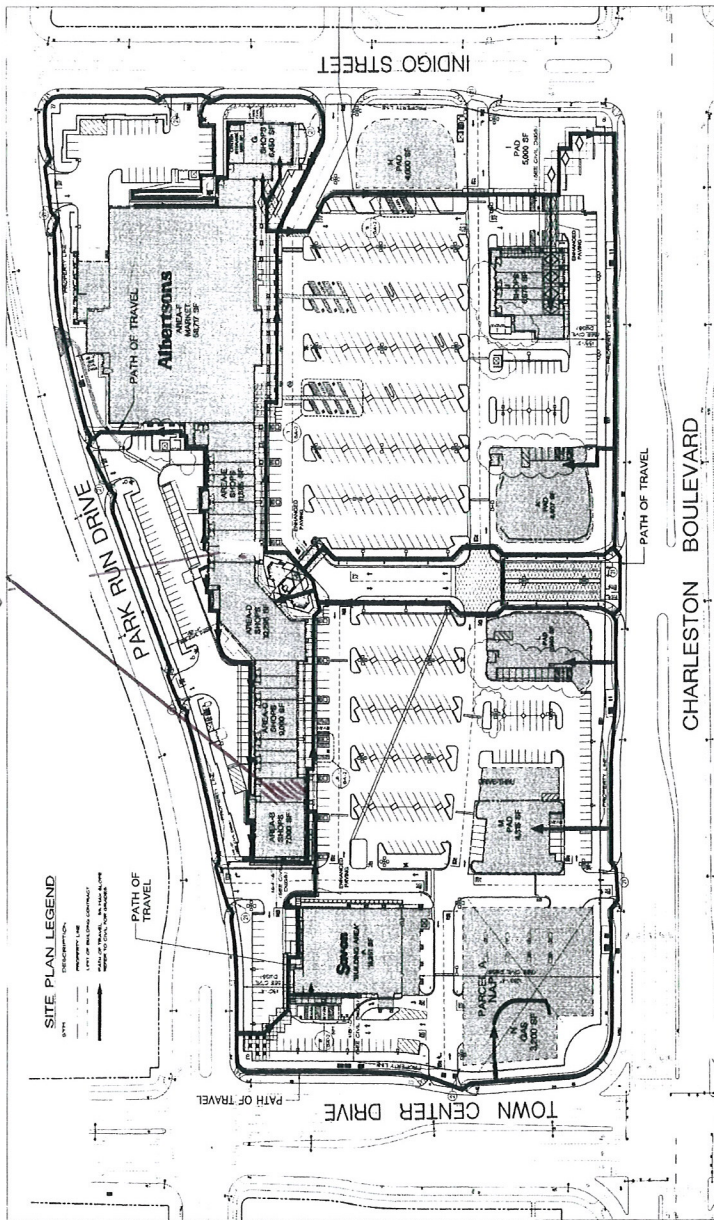
\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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City of Las Vegas

10300 W. Charleston Blvd. #5. Las Vegas, NV 89135

China Tango 13.3.10



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JUL 28 2011

City of Las Vegas



# SITE PLAN

NOT TO SCALE

# SHEET INDEX

ARCHITECTURAL  
C1.0 COVER SHEET  
A1.0 FLOOR PLAN & CEILING & DETAILS

MECHANICAL

MECHANICAL PLAN  
ES REPORT  
HOOD DETAILS  
HOOD DETAILS

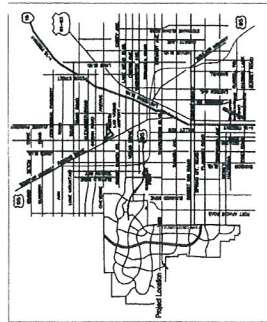
## PLUMBING

P1.0 PLUMBING PLAN - WASTE & VENT LINE

ELECTRICAL

E1.0  
ELECTRICAL PLAN - LIGHTING  
ELECTRICAL PLAN - POWER PLAN

VICINITY MAP



## CODE ANALYSIS

[illegible]

**SUP-42672**

**SUP-4267**

|                              |                                                                           |
|------------------------------|---------------------------------------------------------------------------|
| REQUIRED NO. OF EXIT         | 2 (IBC 2000 1004.2.1)                                                     |
| PROVIDED NO. OF EXIT         | 2                                                                         |
| OCCUPANCY OF ADJACENT TENANT | SUTHER RETAIL                                                             |
| OCCUPANCY OF ADJACENT TENANT | SUTHER RESTAURANT                                                         |
| OCCUPANCY SEPARATION         | NO SEPARATION ALLOWED UP TO 4000 SQ. FT. W/ FIRE SPRINKLER SYSTEM. ACTUAL |

|                              |      |
|------------------------------|------|
| REQUIRED PLUMBING FIXTURES:  |      |
| PROVIDED WATER CLOSETS:      |      |
| PROVIDED LAVATORIES:         |      |
| MEN'S RESTROOM               | 1    |
| WOMEN'S RESTROOM             | 1    |
| SPECIAL INSPECTION REQUIRED: | NONE |

SPECIAL INSPECTION REQUIRED: NONE

SCALE. N.T.S.

SHEET No.

5.0.

**MR**

**GENERAL CONTRACTOR**

M. J. Construction Co.  
License # B0249337

2910 S. Decatur Blvd.  
Las Vegas, NV 89102  
phone: (702) 307-1923  
cable: (702) 309-2823  
fax: (702) 307-1934

PROFESSOR

**CHINA TANGO**  
CHINESE RESTAURANT

DRAWING TITLE

COVER SHEET

## REVISIONS.

△

—

△

100

SCALE.

2

SHEET No.





# Bowin Associates LLC

## Db a China Tango Bistro

---

### Justification Letter

July 25, 2011

Bowin Associates LLC  
Db a China Tango Bistro  
10300 W Charleston Blvd. Bl. #5  
Las Vegas, NV 89135  
Mailing Address:  
4811 W Desert Inn Rd.  
Las Vegas, NV 89102

City of Las Vegas  
Planning and Development Department

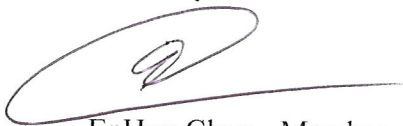
Re: zoning application for Beer/Wine

To Whom It May Concern:

This letter is to request approval of a beer/wine zoning for above location.  
We are planning to open a Chinese Restaurant with Dine in /take out service with a total 2100 SQ Ft. inside. (Dining area: 957 SQ Ft., Kitchen area: 745 SQ Ft., plus Restrooms, storage & Hallway 398 SQ Ft.). This restaurant is located at corner of Charleston Blvd / Town Center Dr. Occasionally, our customer will request beer/wine to eat with their food. We will provide the Beer/wine with the food by our servers. There is no alcohol service bar inside the restaurant. Hours operation is 10:30 am to 10 pm. *8 employees in site.*  
We had a city liquor Business license (L16-00233) issued on 01/27/1994 under Bowin Associates LLC and never had any problems.  
Please kindly approve our zoning request so we can better serve our customers.

Thanks.

Sincerely,



EnHua Chen - Member

**RECEIVED**

**JUL 28 2011**

**City of Las Vegas**

**SUP-42672**



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-42675 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLDEN GATE CASINO, LLC - OWNER: SAL SAGER HOTEL CO. INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 28,902 SQUARE-FOOT EXPANSION OF AN EXISTING GAMING ESTABLISHMENT, NON-RESTRICTED USE at 1 Fremont Street (APN 139-34-111-034), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - SUP-42675 and SDR-42674
2. Conditions and Staff Report - SUP-42675 and SDR-42674
3. Supporting Documentation
4. Photos - SUP-42675 and SDR-42674
5. Justification Letter - SUP-42675 and SDR-42674



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42675** APN: 139-34-111-034  
Name of Property Owner: SAL SAGEV HOTEL CORPORATION, INC.  
Name of Applicant: GOLDEN GATE CASINO, LLC  
Name of Representative: Genster; Alice O'Keefe

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

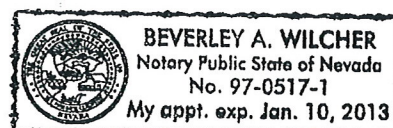
APN: \_\_\_\_\_

Signature of Property Owner: Mark Brandenburg <sup>PRESIDENT</sup>  
MARK BRANDENBURG <sup>GOLDEN GATE CASINO, LLC</sup>  
<sup>LEASEE</sup>  
Print Name: MARK BRANDENBURG

Subscribed and sworn before me

This 27 day of July, 2011

Beverley A Wilcher  
Notary Public in and for said County and State



RECEIVED  
JUL 28 2011





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM Special Use Permit

Application/Petition For: Site Development Plan Review; Parking & building expansion  
 Project Address (Location) Northeast corner of Main Street & Carson  
 Project Name Golden Gate Casino Renovation Proposed Use Hotel & Casino  
 Assessor's Parcel #(s) 139-34-111-034 Ward # 3  
 General Plan: existing C proposed n/a zoning: existing C-2 proposed n/a  
 Commercial Square Footage 100,058 SF. Floor Area Ratio 1.79  
 Gross Acres 1.29 Lots/Units \_\_\_\_\_ Density 96 DU/Acre  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Sal Sager Hotel Co Inc Contact \_\_\_\_\_  
 Address 901 Fremont Street Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address \_\_\_\_\_

APPLICANT Golden Gate Casino LLC Contact Mark Brandenburg  
 Address 1 Fremont Street Phone: 383-0505 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address mbrandenburg@goldengatecasino.com

REPRESENTATIVE Gensler of Nevada Contact Alice O'Keefe  
 Address 3883 Howard Hughes Pkwy Ste. 650 Phone: 702-893-2817 Fax: N/A  
 City Las Vegas State NV Zip 89169  
 E-mail Address alice\_okeefe@gensler.com

Property Owner Signature Mark Brandenburg

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

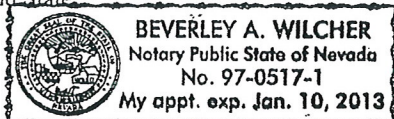
Print Name MARK BRANDENBURG

Subscribed and sworn before me

This 27 day of July, 20 11

Beverly A Wilcher

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SUP-42675</u> |
| Meeting Date:   | <u>9/13/11</u>   |
| Total Fee:      | <u>\$ 1030</u>   |
| Date Received:* | <u>7/28/11</u>   |
| Received By:    | <u>Romeo</u>     |

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

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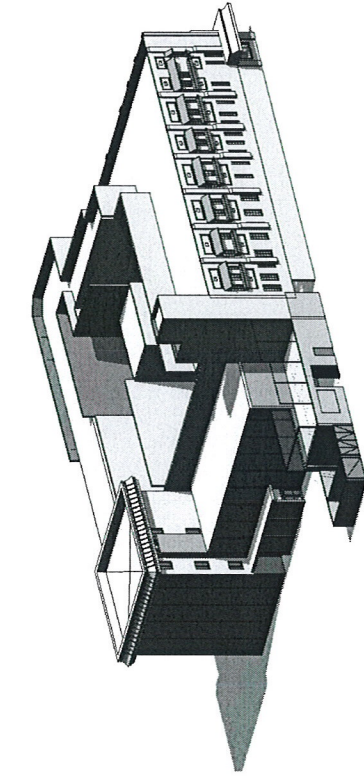
Golden Gate Hotel & Casino LAS VEGAS  
ENTITLEMENT PACKAGE  
07.28.2011

RECEIVED  
JUL 28 2011

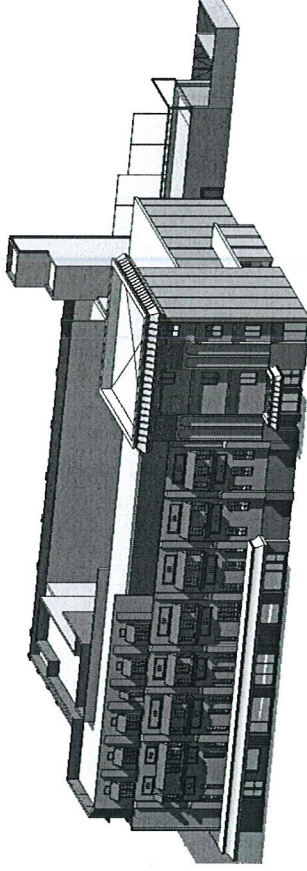
Gensler

**SUP-42675**  
**SDR-42674**

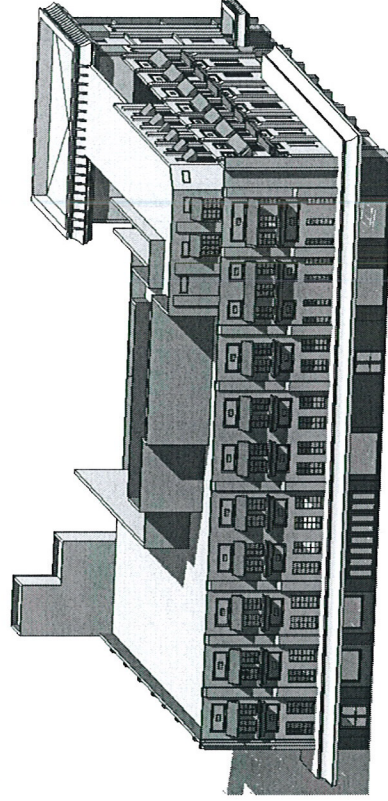




SOUTHEAST CORNER



SOUTHWEST CORNER



NORTHWEST CORNER

REVIT MODEL OF EXISTING BUILDING

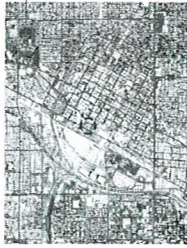
Golden Gate Hotel & Casino - ENTITLEMENT PACKAGE

Las Vegas, Nevada | July 28, 2011

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JUL 28 2011



VICINITY MAP



PROJECT SITE



SITE MAP

PARCEL # 139-34-111-045, 046, 047, 048

JURISDICTION: CITY OF LAS VEGAS 891.01

ZONING CLASSIFICATION: GENERAL  
COMMERCIAL DISTRICT  
(C-2)

SITE AREA: 1.29 ACRES

PARKING ANALYSIS:

| PARKING SPACES        | EXISTING | NEW |
|-----------------------|----------|-----|
| NORTH PARKING STALLS: | 102      | 66  |
| SOUTH PARKING STALLS: | 79       | 73  |
| TOTAL STALLS          | 181      | 139 |

PARKING CALC:

| AREA               | EXISTING | NEW |
|--------------------|----------|-----|
| CASINO             | 213      | 243 |
| RESTAURANT/KITCHEN | 29       | 13  |
| RESTAURANT/SEATING | 76       | 56  |
| OFFICE             | 9        | 19  |
| HOTEL              | 106      | 123 |
| TOTAL              | 433      | 454 |

SHEET NOTES

- PROPERTY LINE
- AREA OF NEW CONSTRUCTION
- WATER FEATURE IN PLAZA/WAITING AREA (2) ADDED  
PALMS AND SHRUBBERY
- CANOPY (OVERHEAD)
- LIFT ARM ACCESS GATE
- RE-USE EXISTING ALLEY
- EXISTING LAMP POSTS TO REMAIN
- EXISTING BUS SHELTER TO REMAIN
- DECORATE FENCE WITH PILASTERS
- CANOPY TURN DOWN WALL
- 6'-10" HIGH 8' OUL DECORATIVE WALL WITH  
MATCHING CAP BLOCK
- POLISHED 1'-0"X3'-0" STONE TO MATCH WALL FINISH
- EXISTING ADA RAMP TO REMAIN
- NEW ADA RAMP
- NEW CANOPY 14'-0" CLEAR, SPRINKLERED
- EXISTING TRASH RECEPTACLE TO REMAIN
- LANDSCAPE BED, TYP.
- EXISTING CURB CUTS AND DRIVEWAY TO REMAIN

GROSS BUILDING SQUARE FOOTAGE CALC:

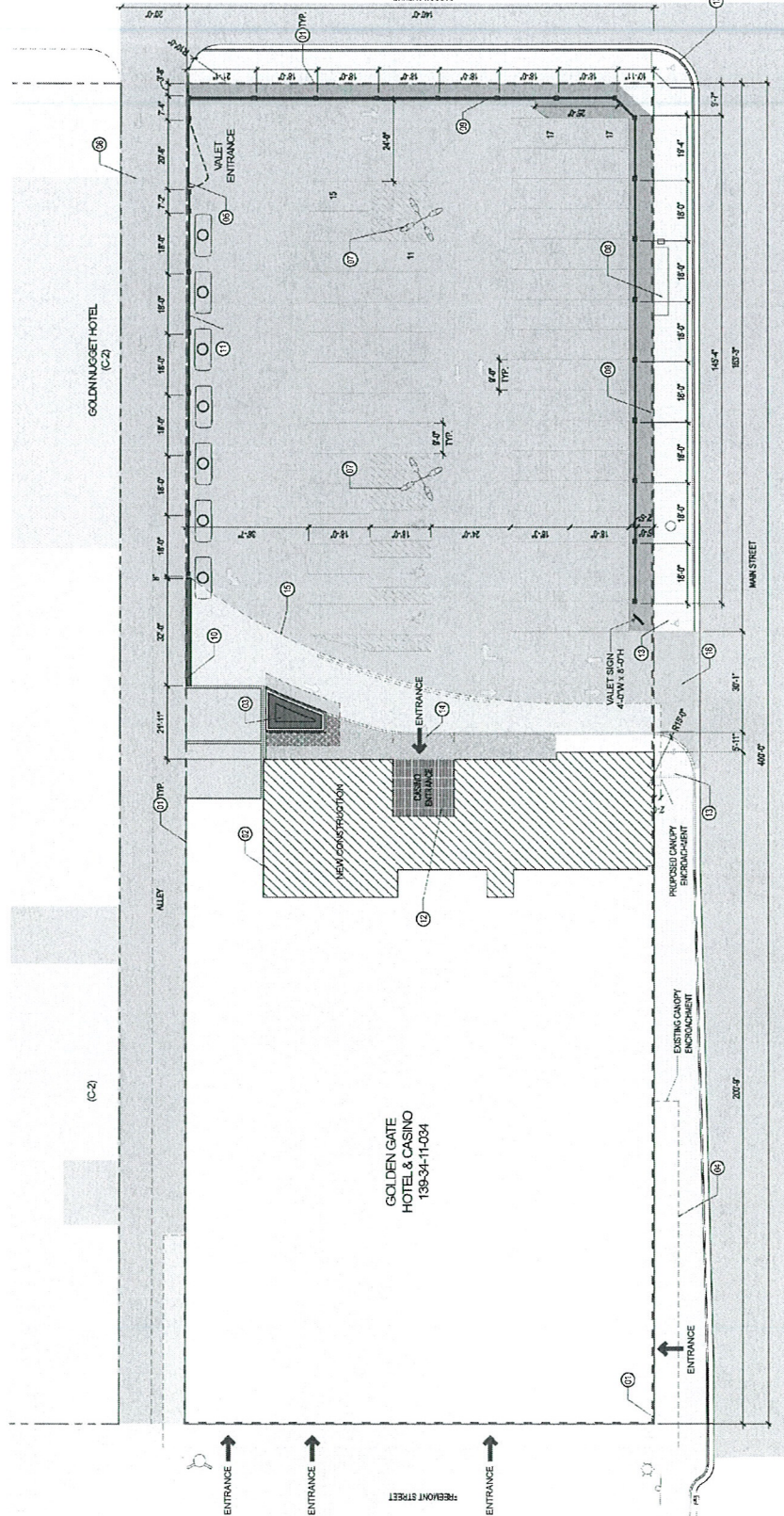
| LEVEL    | EXISTING | NEW    | TOTAL      |
|----------|----------|--------|------------|
| BOL:     | 9,043    | 4,272  | 13,315 SF  |
| LEVEL 1: | 23,134   | 4,267  | 27,401 SF  |
| LEVEL 2: | 17,984   | 4,830  | 22,814 SF  |
| LEVEL 3: | 15,420   | 4,933  | 20,353 SF  |
| LEVEL 4: | 5,575    | 4,830  | 10,405 SF  |
| LEVEL 5: | N/A      | 5,270  | 5,270 SF   |
| TOTALS   | 71,156   | 28,902 | 100,058 SF |

OCC. LOAD: 1,601 2,057  
BUILDING SF: 100,058 GROSS SQUARE FEET  
PROPERTY SF: 56,000 SQUARE FEET  
FLOOR TO AREA RATIO: 1.79  
DENSITY: 96 DU/AC  
BUILDING COVERAGE: 49.0% (NORTH LOT ONLY)



0 4 8 16 32

--- PROPERTY LINE



SITE PLAN - NORTH LOT

Golden Gate Hotel & Casino - ENTITLEMENT PACKAGE

Las Vegas, Nevada | July 28, 2011

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Page 3

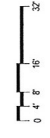
SUP-42675  
SDR-42674



PARCEL #: 139-34-111-045, 046, 047, 048  
 JURISDICTION: CITY OF LAS VEGAS 89101  
 ZONING CLASSIFICATION: GENERAL  
 COMMERCIAL DISTRICT  
 (C-2)  
 SITE AREA: 73 ACRES  
 PROPERTY SF: 31,500 SQUARE FEET

# SHEET NOTES

- (01) PROPERTY LINE
- (02) SLIDING VALET ACCESS GATE
- (03) LIFT ARM ENTRY ACCESS GATE
- (04) WHEEL STOP TYPICAL
- (05) EXISTING STEEL GUARDRAIL
- (06) LIFT ARM EXIT GATE
- (07) PARKING LIGHT
- (08) DECORATIVE FENCE WITH PILASTERS
- (09) PIPE BOLLARDS
- (10) 8" CMU DECORATIVE WALL WITH CAP, 6'-10" HIGH
- (11) TRASH RECEPTACLE PER LV CENTENNIAL PLAN
- (12) 3'-0" WIDE ACCESSIBLE ROUTE
- (13) EXISTING ADA TO RAMP REMAIN
- (14) PAVERS ARE SLOPED NO GREATER THAN 1:20 FROM PARKING LOT TO SIDEWALK
- (15) ELECTRICAL COMMUNICATION AND DATA
- (16) EXISTING SIDEWALK TO REMAIN
- (17) LANDSCAPE BUFFER WITH LANDSCAPE UPLIGHTING
- (18) NEW CONCRETE PAVERS
- (19) EXISTING CURB CUTS AND DRIVEWAY TO REMAIN
- (20) CMU WALL 6'-10" HIGH WITH PARKING SIGNAGE
- (21) LANDSCAPE ISLAND
- (22) EXISTING STREET LIGHT
- (23) EXISTING PAVERS

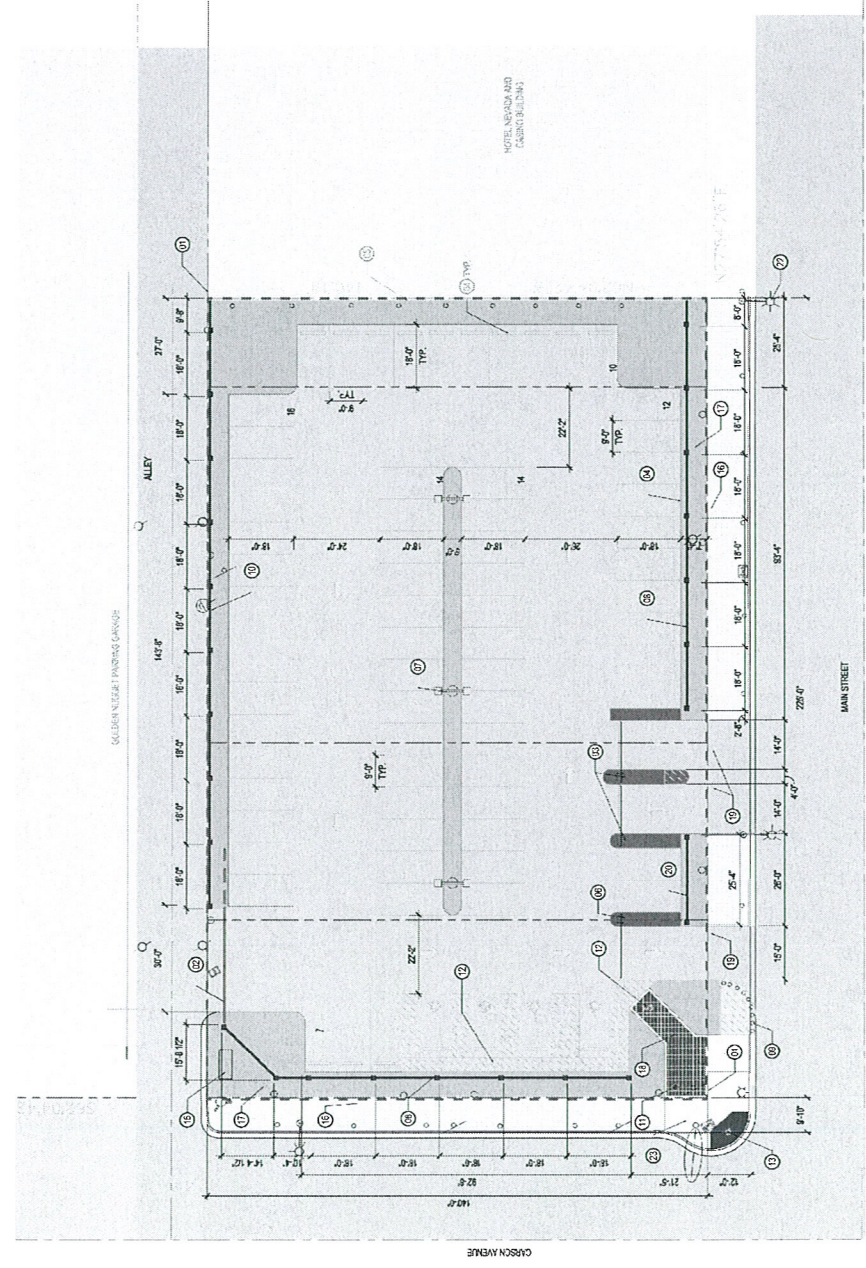


PROPERTY LINE

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Page 4

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**SUP-42675**  
**SDR-42674**



## SITE PLAN - SOUTH LOT

Golden Gate Hotel & Casino - ENTITLEMENT PACKAGE

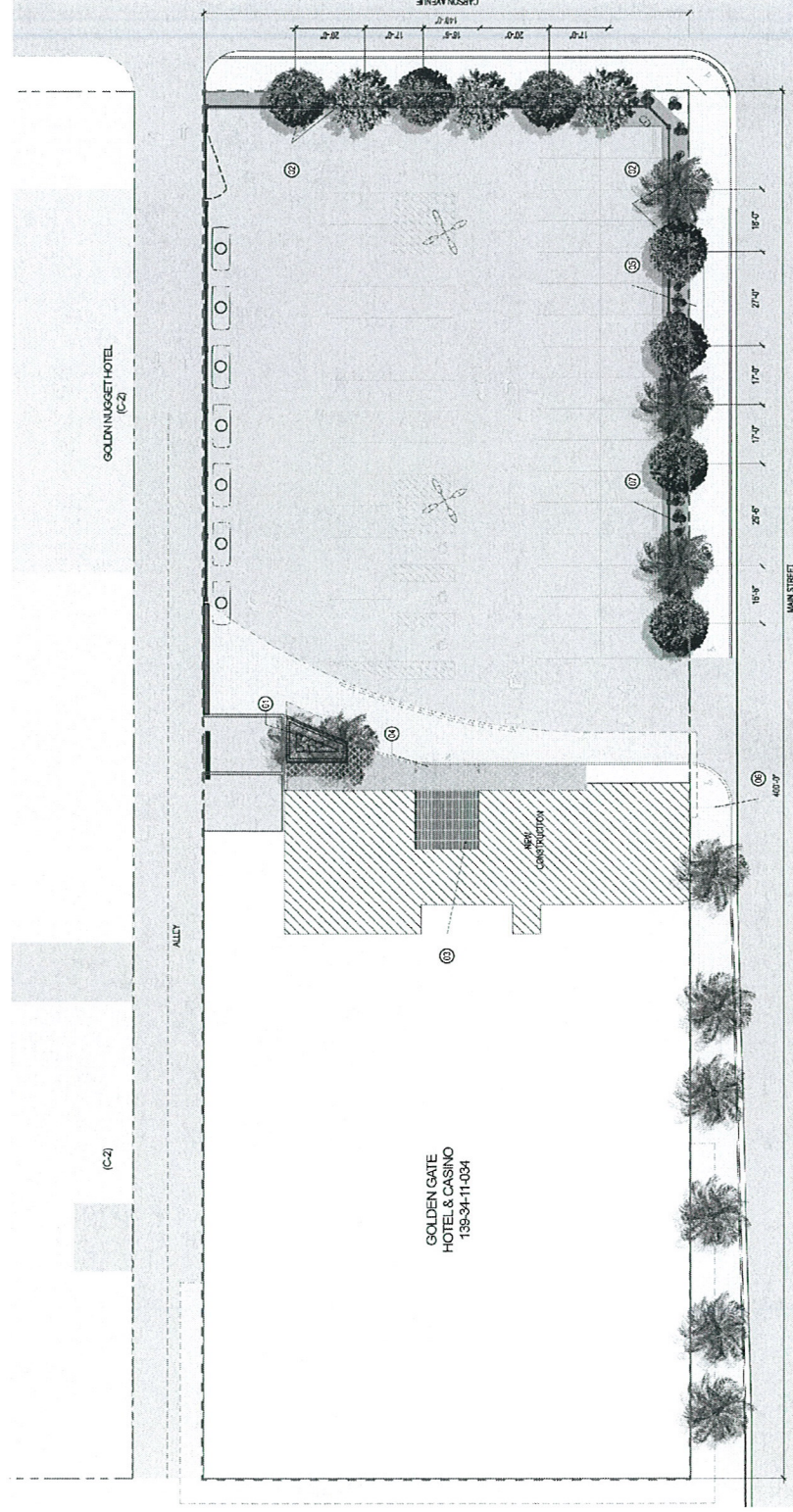
Las Vegas, Nevada | July 28, 2011



PARCEL #: 139-34-111-045, 046, 047, 048  
 JURISDICTION: CITY OF LAS VEGAS 89101  
 ZONING CLASSIFICATION: GENERAL  
 COMMERCIAL DISTRICT  
 (C-2)  
 SITE AREA: 1.29 ACRES

## SHEET NOTES

- (01) PLAZAWAITING AREA (2) ADDED PALMS AND SHRUBBERY
- (02) ALL LANDSCAPING SHALL FALL WITHIN THE PROPERTY LINE. COORDINATE LANDSCAPING WITH CITY OF LAS VEGAS MAINCOMMERCE COUPLET PROJECT/CENTENNIAL PLAN DECOMPOSED GRANITE AT L.S. PALMIO CORAL COLOR
- (03) TL-1 (GRANITE STONE, FRED TEXTURE)
- (04) STAMPED CONCRETE
- (05) EXISTING BUS SHELTER TO REMAIN
- (06) EXISTING CURB CUT
- (07) 5'-0" LANDSCAPE BED



| NORTH LOT LANDSCAPING LEGEND      |         |
|-----------------------------------|---------|
| SIZE                              | QTY.    |
| DEGLETT-NOOR DATE PALM (EXISTING) | 36" 6   |
| DEGLETT-NOOR DATE PALM            | 36" 5   |
| SOUTHERN LIVE OAK                 | 36" 7   |
| AFRICAN SUMAC                     | 36" 3   |
| VARIED SHRUB/GROUND COVER         | 5gal 68 |

PARKING ANALYSIS: SOUTH  
 PARKING STALLS TOTAL: 60 SPACES  
 ADA SPACES REQUIRED: 3 PROVIDED: 3  
 LANDSCAPE AREA  
 REQUIRED: 10 SF/SP ACE = 660 SF OF LANDSCAPE  
 PROVIDED: 2191 SF OF LANDSCAPE  
 SHADE TREES REQUIRED: 1 PER EVERY 6 SPACES = 11  
 PROVIDED: 13 SHADE TREES



0 4' 8' 32'

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 PROPERTY LINE

## LANDSCAPING PLAN - NORTH LOT

Golden Gate Hotel & Casino - ENTITLEMENT PACKAGE

Las Vegas, Nevada | July 28, 2011

Gensler  
 Page 5

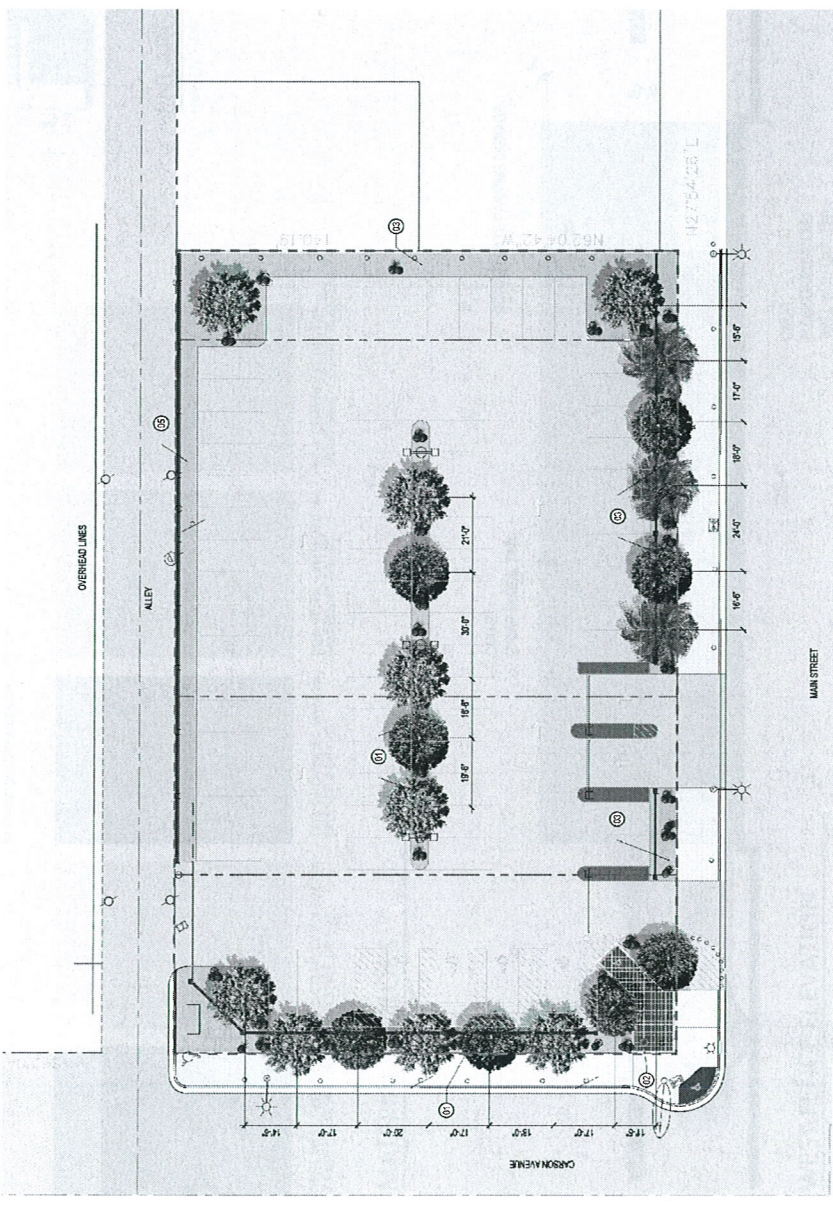
SUP-42675  
 SDR-42674



PARCEL #: 135-34-111-045, 046, 047, 648  
JURISDICTION: CITY OF LAS VEGAS 89101  
ZONING CLASSIFICATION: GENERAL  
COMMERCIAL DISTRICT  
(C-2)  
SITE AREA: 73 ACRES  
PROPERTY SF: 31,500 SQUARE FEET

SHEET NOTES

- 01 ALL LANDSCAPING SHALL FALL WITHIN THE PROPERTY LINE. COORDINATE LANDSCAPING WITH CITY OF LAS VEGAS MAIN COMMERCE COULET PROJECT CENTENNIAL PLAN DECOMPOSED GRANITE AT L.S. PALMIO CORAL COLOR
- 02 TRASH RECEPTACLE PER LV CENTENNIAL PLAN
- 03 LANDSCAPE SPECIES & SPACING PER LV CENTENNIAL PLAN WITH LANDSCAPE LIGHTING (TYP.)
- 04 POLISHED STONE TO MATCH WALL FINISH
- 05 DECOMPOSED GRANITE



SOUTH LOT LANDSCAPING LEGEND

|                            | SIZE | QTY. |
|----------------------------|------|------|
| DEGLETH-NOOR DATE PALM     | 36"  | 3    |
| SOUTHERN LIVE OAK          | 36"  | 8    |
| AFRICAN SUMAC              | 36"  | 9    |
| VARIED SHRUBS/GROUND COVER | 5gal | 80   |

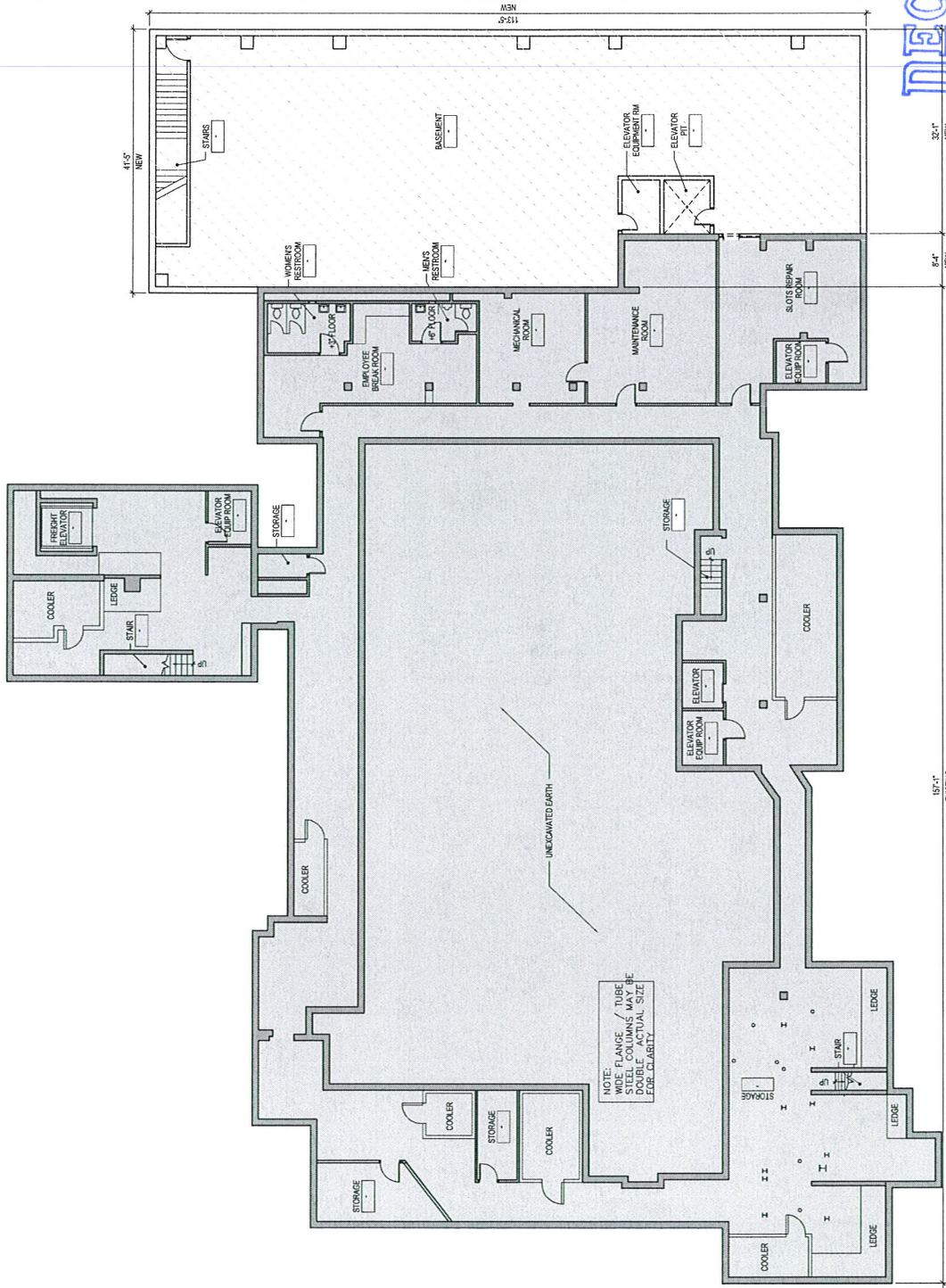
PARKING ANALYSIS: SOUTH  
PARKING STALLS TOTAL: 73 SPACES  
HANDICAP SPACES REQUIRED: 3 PROVIDED: 4  
LANDSCAPE AREA  
REQUIRED: 10 SF/SP ACE = 730 SF. OF LANDSCAPE  
PROVIDED: 5,157 SF OF LANDSCAPE  
SHADE TREES  
REQUIRED: 1 PER EVERY 6 SPACES = 13  
PROVIDED: 20 SHADE TREES



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SDR-42674



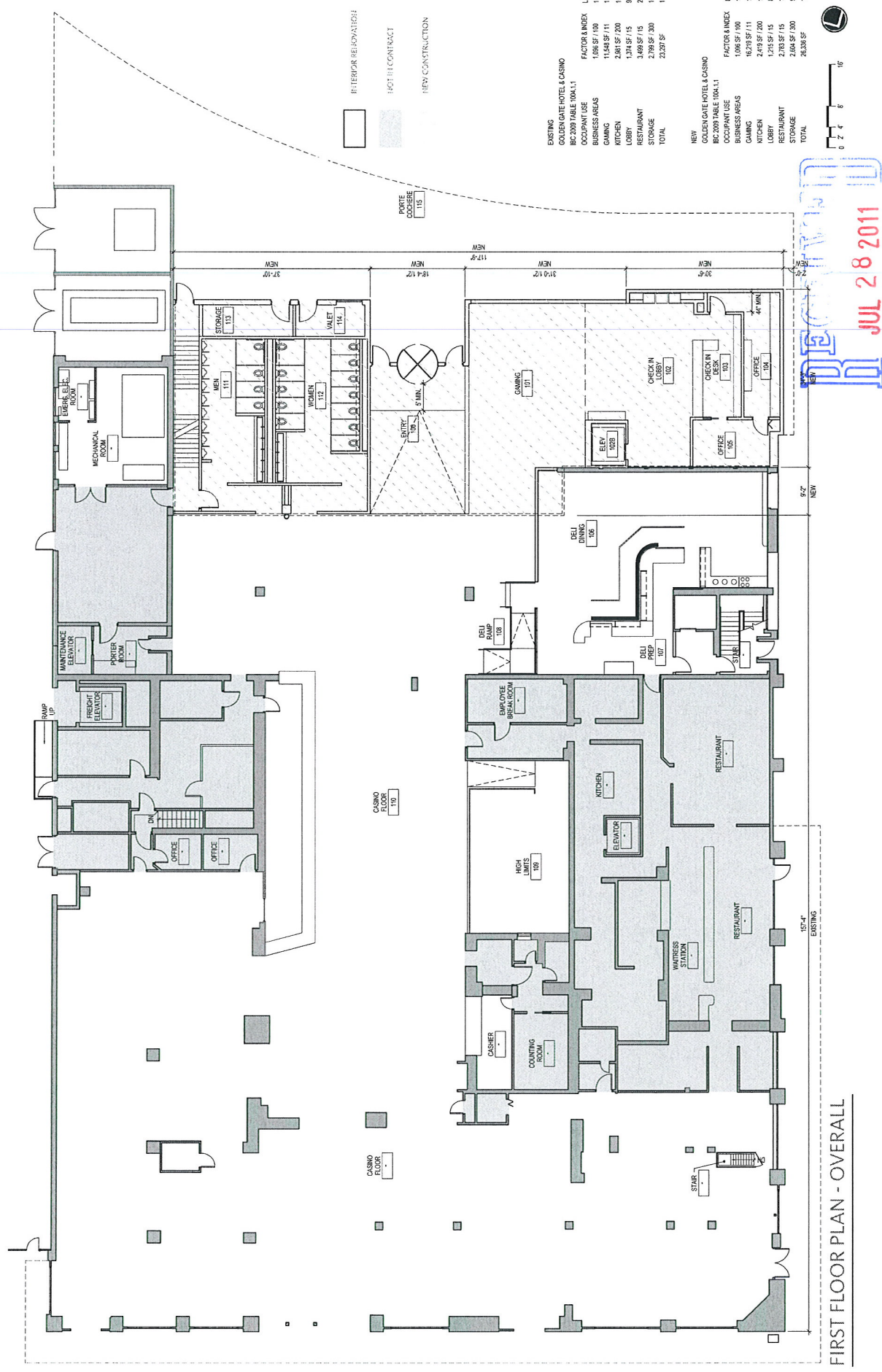


BASEMENT FLOOR PLAN - OVERALL

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**SUP-42675**  
**SDR-42674**



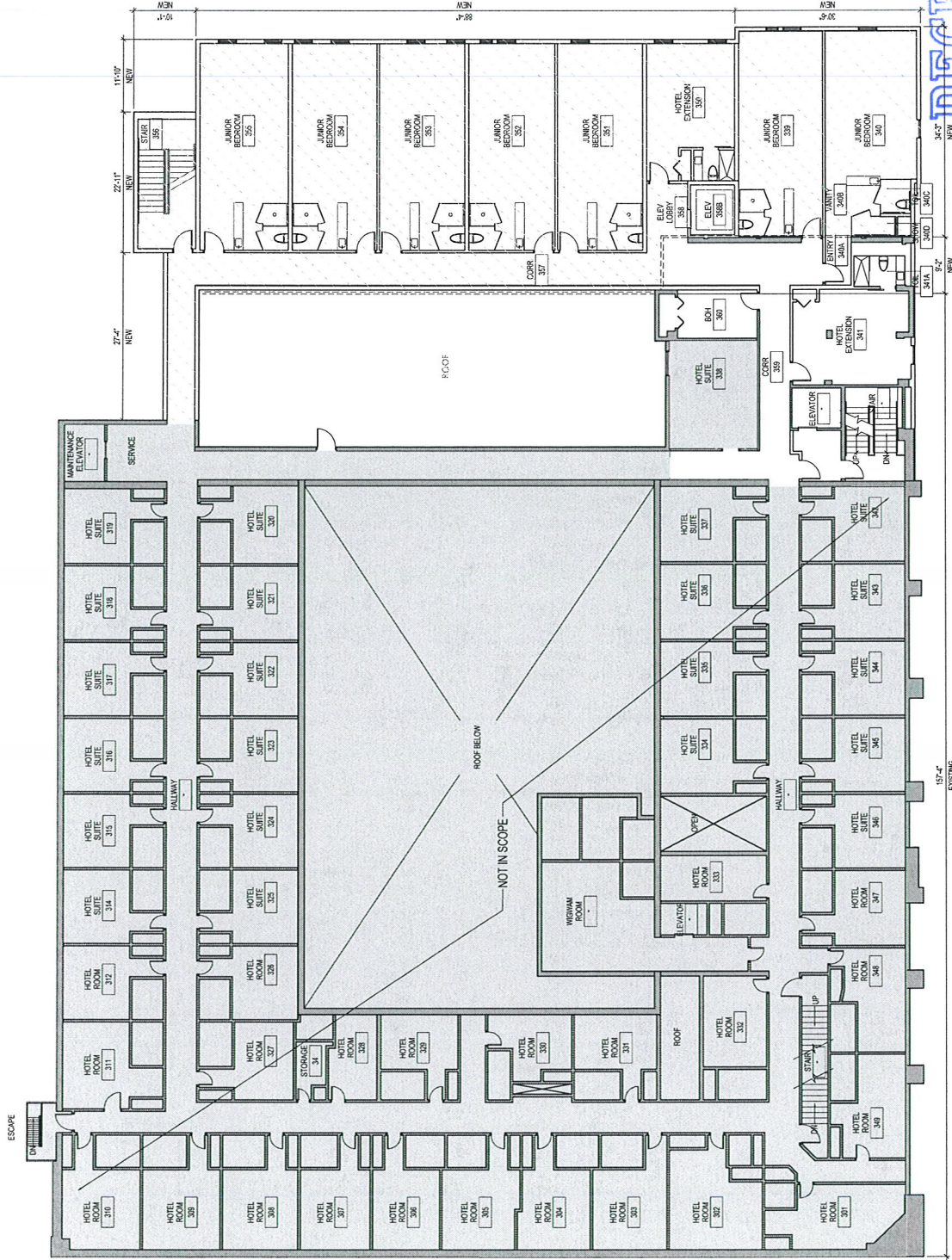


FIRST FLOOR PLAN - OVERALL









INTERIOR REVISIONS

NOT IN CONTRACT

TYPE CONSTRUCTION

NO. 3A CORRECTION

EXISTING 48 ROOMS  
NEW 6 ROOMS  
TOTAL 54 ROOMS

EXISTING

GOLDEN GATE HOTEL & CASINO

BC 2009 TABLE 1004.1.1

OCCUPANT USE

HOTEL (RESIDENTIAL)

STORAGE

TOTAL

1,130 SF / 200

811 SF / 200

12,184 SF

60

60

60

60

60

60

60

60

60

60

60

60

NEW

GOLDEN GATE HOTEL & CASINO

BC 2009 TABLE 1004.1.1

OCCUPANT USE

HOTEL (RESIDENTIAL)

STORAGE

TOTAL

1,130 SF / 200

811 SF / 200

12,184 SF

60

60

60

60

60

60

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JUL 28 2011











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JUL 28 2011

0 2 4 6 8 10

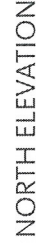
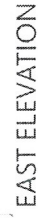
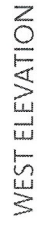
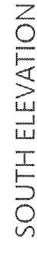
| INTERIOR RENOVATION                                                               | NOT IN CONTRACT                                                                   | NEW CONSTRUCTION                                                                  |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  |  |  |

|             |          |
|-------------|----------|
| ROOM COUNT: |          |
| EXISTING:   | 9 ROOMS  |
| NEW:        | 3 ROOMS  |
| TOTAL:      | 12 ROOMS |

**Gensler** Page 13

**SUP-42675**  
**SDR-42674**

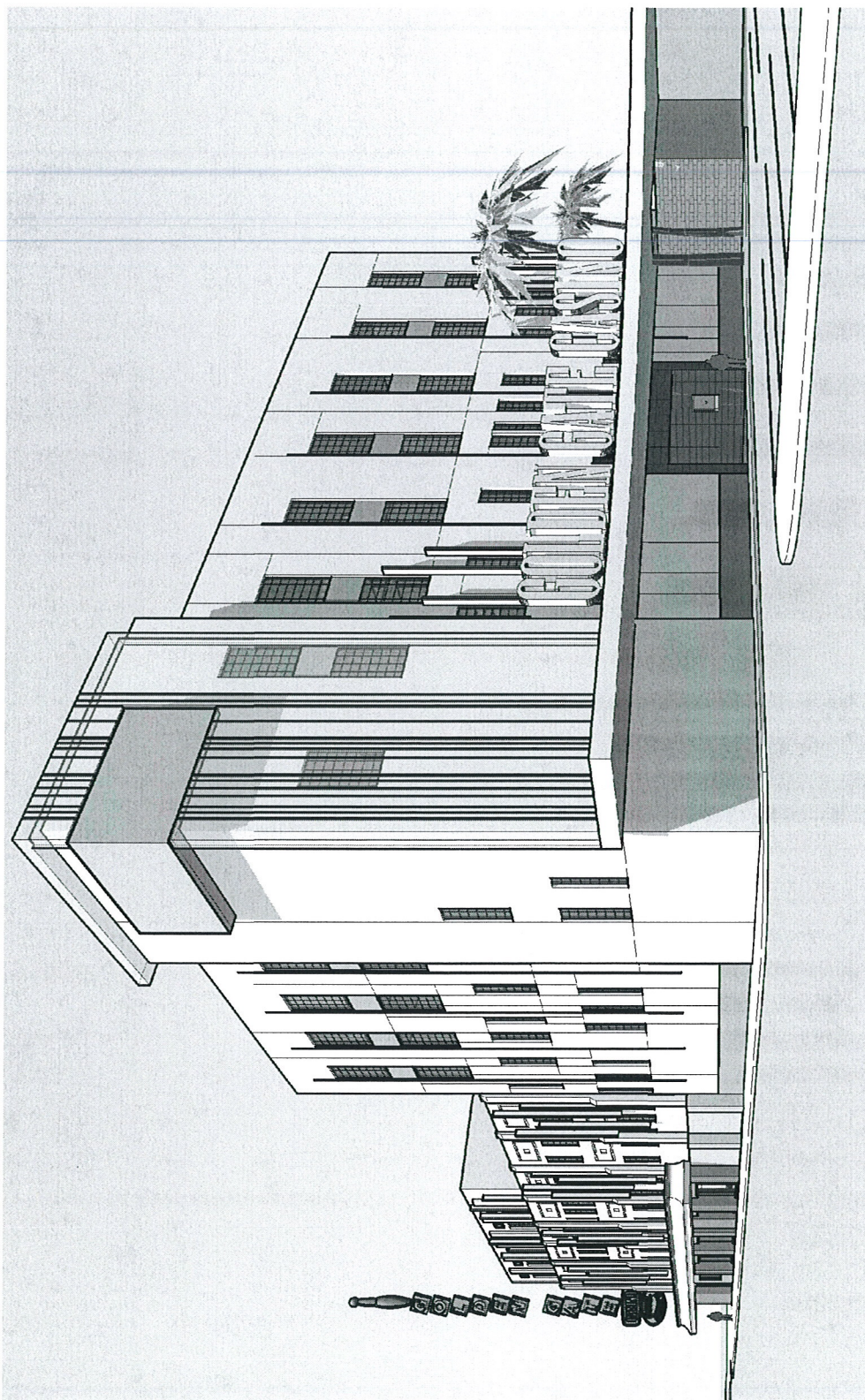
- 1) EXISTING STUCCO FINISH SYSTEM SHALL BE SAND-BLASTED, WATER-BLASTED OR MECHANICALLY WIRE BRUSHED TO RECEIVE RE-BROWN COATING AND NEW PAINT OF THE EXISTING BUILDING FACADE.
- 2) PATCH, REPAIR, AND PAINT THOSE AREAS THAT ARE AFFECTED BY DEMOLITION.
- 3) SEE METAL / COLOR LEGEND FOR KEYNOTE CODING



**Gensler**

**SUP-42675**  
**SDR-42674**





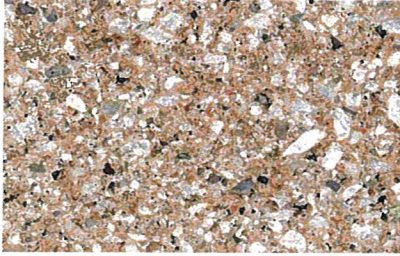
RE JUL 28 2011

SUP-42675  
SDR-42674





CMU-1: RED ROCK



CMU-2: SIERRA



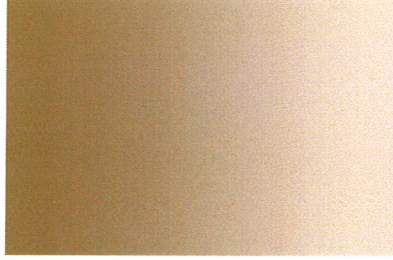
DECOMPOSED GRANITE  
AT LANDSCAPE:  
PALAMINO CORAL COLOR



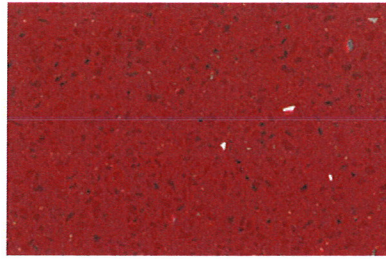
RAILING: BLACK  
FOREST GREEN



PAVER: CHICORY  
SPICE



MT-1: CHAMPAGNE METAL



STONE WALL CLADDING  
AT ENTRY: STELLAR FIRE



TX-1: CELTIC LINEN DEC744  
FREESTYLE DRYVIT



TX-2: GROUNDED SW6089  
FREESTYLE DRYVIT



TX-3: CELTIC LINEN DEC744  
SANDBLAST DRYVIT



TX-4: CHAPPARAL DEC745  
LIGHT SAND CEMENT PLASTER

## MATERIALS/COLORS



3883 Howard Hughes Parkway  
Suite 650  
Las Vegas NV 89169  
USA

Tel 702.893.2800  
Fax 702.893.2805

**Gensler**  
*of Nevada*

July 1, 2011

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

**Subject:** Justification Letter on Behalf of Golden Gate Hotel & Casino

To Whom It May Concern:

Golden Gate Hotel and Casino has a desire to upgrade their current property located at 1 Fremont, Las Vegas NV 89101. It is important for the ownership to maintain an enjoyable gaming establishment while acknowledging and highlighting the historical aspect of the building. With the state of Las Vegas' economy the owners feel it is important to improve the facility to attract more people; tourist and locals alike which will in turn create more opportunity and jobs. By renovating the property it will work alongside with the plans to beautify the downtown area.

The scope of the proposed renovation includes an expansion of their south façade, into the north parking lot area, as well as the development and improvement of their south parking lot. Within this expansion there will be an addition to the gaming areas, a new café and hotel lobby area. There will be an addition of 16 hotel suites to the property's existing 106 room hotel, as well as expanded back of house area as a part of the overall improvement for a total of 28,902 square feet.

As a part of this improvement the property owner is requesting waivers relating to right of way improvements required by the Downtown Centennial Plan, and for an awning/media screen encroachment. All of the on-site improvements align with the Downtown Centennial Plan. With regards to the off-site improvements, the sidewalk along Main Street will be brought up to the new required standards under the city's "Main Street Improvement Plan." With respect to the frontage along Carson, the owner is proposing to do improvements on site only, because Carson is not a through street and ends at an adjacent property.

Currently, we believe the existing building's awning encroaches into the public right-of-way by 5'-0" along Main Street and Fremont Street. The use of awnings is a City requirement under the Downtown Centennial Plan architectural design standards. As a part of this renovation, the owner is proposing that the new awning on the corner of Main Street, would only encroach 2'-0".

**SUP-42675**  
**SDR-42674**

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JUL 28 2011

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SDR-42674 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42675 - PUBLIC HEARING - APPLICANT: GOLDEN GATE CASINO, LLC - OWNER: SAL SAGER HOTEL CO. INC., ET AL - For possible action on a request for a Site Development Plan Review FOR A 28,902 SQUARE-FOOT ADDITION TO AN EXISTING HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED AND PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape STANDARDS on \_\_\_\_ acres at 1 Fremont Street (APNs 139-34-111-034, 045 through 048), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42674** APN: 139-341-110-45, 46, 48

Name of Property Owner: Mark Brandenburg, Trustee

Name of Applicant: Golden Gate Casino 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: \_\_\_\_\_

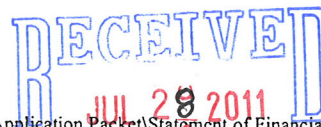
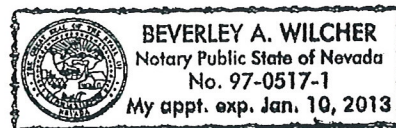
Signature of Property Owner: Mark Brandenburg

Print Name: Mark Brandenburg, Trustee

Subscribed and sworn before me

This 28 day of July, 2011

Beverly A Wilcher  
Notary Public in and for said County and State







## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42674** APN: 139-34-111-034

Name of Property Owner: SAL SAGEV HOTEL CORPORATION, INC.

Name of Applicant: GOLDEN GATE CASINO, 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: \_\_\_\_\_

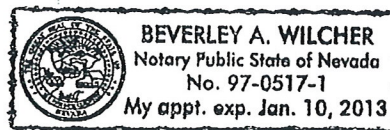
Signature of Property Owner: Mark Brandenburg, <sup>PRESIDENT</sup> GOLDEN GATE CASINO, LLC  
<sub>LEASEE</sub>

Print Name: MARK BRANDENBURG

Subscribed and sworn before me

This 27 day of July, 2011

Beverley A Wilcher  
Notary Public in and for said County and State





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review - Parking Lot Aesthetic Upgrade

Project Address (Location) Southeast corner of Main Street & Carson Avenue

Project Name Golden Gate Casino Self Parking Lot Proposed Use Parking

Assessor's Parcel #(s) 139-341-110-45, 46, 48 Ward # 3

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

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

Gross Acres 31,484sf= 0.73 acrs Lots/Units 4 Density n/a

Additional Information The existing property is a self-paid parking lot currently used for the Golden Gate Casino staff and customers.

PROPERTY OWNER Mark Brandenburg, Trustee Contact Mark Brandenburg  
Address 1 Fremont Street Phone: (702) 383-0505 Fax: \_\_\_\_\_  
City Las Vegas State NV Zip 89101  
E-mail Address mbrandenburg@goldengatecasino.com

APPLICANT GOLDEN GATE CASINO Contact Greg Stevens  
Address 1 FREEMONT ST Phone: (702) 385-1906 Fax: \_\_\_\_\_  
City Las Vegas State NV Zip 89101  
E-mail Address gstevens@goldengatecasino.com

REPRESENTATIVE GENSLER Contact ALKE O'KEEFE  
Address 3883 HUGHES PKWY #650 Phone: 702.893.7817 Fax: 702.893.7840  
City LAS VEGAS State NV Zip 89169  
E-mail Address ALKE-OKEEFE@GENSLER.COM

Property Owner Signature\* Mark Brandenburg

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

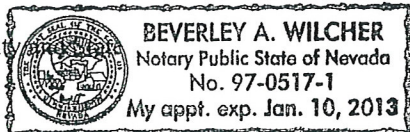
Print Name MARIL BRANDENBURG

Subscribed and sworn before me

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

Beverley A Wilcher

Notary Public in and for said County



Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-42674</u> |
| Meeting Date:   | <u>9/13/11</u>   |
| Total Fee:      | <u>\$1030</u>    |
| Date Received:* | <u>7/28/11</u>   |
| Received By:    | <u>Romeo</u>     |

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

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





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review; Parking & building expansion  
 Project Address (Location) Northeast corner of Main Street & Carson  
 Project Name Golden Gate Casino Renovation Proposed Use Hotel & Casino  
 Assessor's Parcel #(s) 139-34-111-034 Ward # 3  
 General Plan: existing C proposed n/a Zoning: existing C-2 proposed n/a  
 Commercial Square Footage 100,058 SF. Floor Area Ratio 1.79  
 Gross Acres 1.29 Lots/Units \_\_\_\_\_ Density 96 DU/Acre  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Sal Sager Hotel Co Inc Contact \_\_\_\_\_  
 Address 901 Fremont Street Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address \_\_\_\_\_

APPLICANT Golden Gate Casino LLC Contact Mark Brandenburg  
 Address 1 Fremont Street Phone: 383-0505 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address mbrandenburg@goldengatecasino.com

REPRESENTATIVE Gensler of Nevada Contact Alice O'Keefe  
 Address 3883 Howard Hughes Pkwy Ste. 650 Phone: 702-893-2817 Fax: N/A  
 City Las Vegas State NV Zip 89169  
 E-mail Address alice\_okeefe@gensler.com

Property Owner Signature Mark Brandenburg

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

Print Name MARK BRANDENBURG

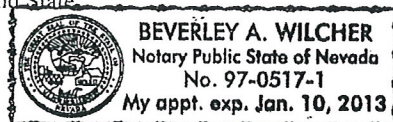
Subscribed and sworn before me

This 27 day of July, 20 11

Beverly A Wilcher

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SPR-42674</u> |
| Meeting Date:   | <u>9/13/11</u>   |
| Total Fee:      | <u>\$ 1030</u>   |
| Date Received:* | <u>7/28/11</u>   |
| Received By:    | <u>Romeo</u>     |

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

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

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review - Parking Lot Aesthetic Upgrade  
 Project Address (Location) Southeast corner of Main Street & Carson Avenue  
 Project Name Golden Gate Casino Self Parking Lot Proposed Use Parking  
 Assessor's Parcel #(s) 139-341-110-45, 46, 47, 48 Ward # 3  
 General Plan: existing C proposed n/a Zoning: existing C-2 proposed n/a  
 Commercial Square Footage n/a Floor Area Ratio n/a  
 Gross Acres 31,484sf = 0.73 ac Lots/Units 4 Density n/a  
 Additional Information The existing property is a self-paid parking lot currently used for the Golden Gate Casino staff and customers.

PROPERTY OWNER Elizabeth Properties Trust Contact Margaret Carnell, Trustee  
 Address 1912 S Maryland Pkwy Phone: (702) 733-7144 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89104  
 E-mail Address vontobel77@aol.com

APPLICANT GOLDEN GATE CASINO Contact Greg Stevens  
 Address 1 Fremont Street Phone: (702) 385-1906 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address gstevens@goldengatecasino.com

REPRESENTATIVE GENSLER Contact ALICE O'KEEFE  
 Address 3883 HUGHES PKWY #650 Phone: 702 893 2817 Fax: \_\_\_\_\_  
 City LAS VEGAS State NV Zip 89169  
 E-mail Address ALICE\_OKEEFE@GENSLER.COM

Property Owner Signature\* Margaret M. Carnell

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

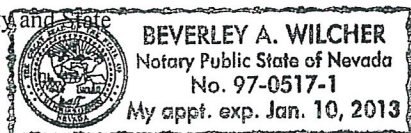
Print Name Margaret M. Carnell

Subscribed and sworn before me

This 21st day of April, 20 11

Beverly A Wilcher

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                   |
|-----------------|-------------------|
| Case #          | <u>SDR- 42674</u> |
| Meeting Date:   | <u>9/13/11</u>    |
| Total Fee:      | <u>\$ 1030</u>    |
| Date Received:* | <u>7/28/11</u>    |
| Received By:    | <u>Romeo</u>      |

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

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-42678 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PLANET HYUNDAI - OWNER: TCP REAL PROPERTY, LP - For Possible action on a request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at 7150 West Sahara Avenue (APN 163-03-806-001), C-1 (Limited Commercial), Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42678** APN: \_\_\_\_\_

Name of Property Owner: TCP REAL PROPERTY LP

Name of Applicant: PLANET HYUNDAI

Name of Representative: RONALD COURY

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: \_\_\_\_\_

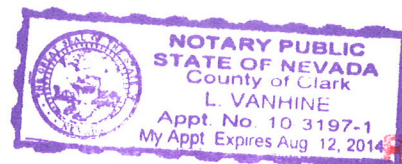
Signature of Property Owner: \_\_\_\_\_

Print Name: Ronald Coury

Subscribed and sworn before me

This 28 day of JULY, 2011

L. VanHine  
Notary Public in and for said County and State



RECEIVED

JUL 28 2011

City of Las Vegas





## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

Application/Petition For: PLANET HYUNDAI

Project Address (Location) 7150 W. SAHARA AVE.

Project Name ACCESSORY OUTDOOR STORAGE Proposed Use STORAGE

Assessor's Parcel #(s) 163-03-806-001 Ward # \_\_\_\_\_

General Plan: existing GC proposed \_\_\_\_\_ Zoning: existing C2 proposed \_\_\_\_\_

Commercial Square Footage 12000 Floor Area Ratio .28

Gross Acres 4.46 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information \_\_\_\_\_

PROPERTY OWNER TCP REAL PROPERTY LP Contact LORAL MONSON

Address 7150 W. SAHARA AVE. Phone: 938-1400 Fax: 938-1417

City LAS VEGAS State NV. Zip 89117

E-mail Address \_\_\_\_\_

APPLICANT PLANET HYUNDAI Contact LORAL MONSON

Address 7150 W SAHARA AVE Phone: 938-1400 Fax: 938-1417

City LAS VEGAS State NV Zip 89117

E-mail Address PLANETLV.COM

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

Property Owner Signature\* Ronald T. Coury

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

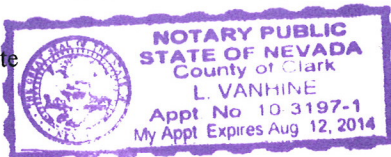
Print Name RONALD COURY

Subscribed and sworn before me

This 28 day of July, 20 11.

Sharon

Notary Public in and for said County and State



Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>5UP-42678</u> |
| Meeting Date:  | <u>9/13/11</u>   |
| Total Fee:     | <u>\$1030-</u>   |
| Date Received: | <u>7/28/11</u>   |
| Received By:   | <u>Bry</u>       |

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

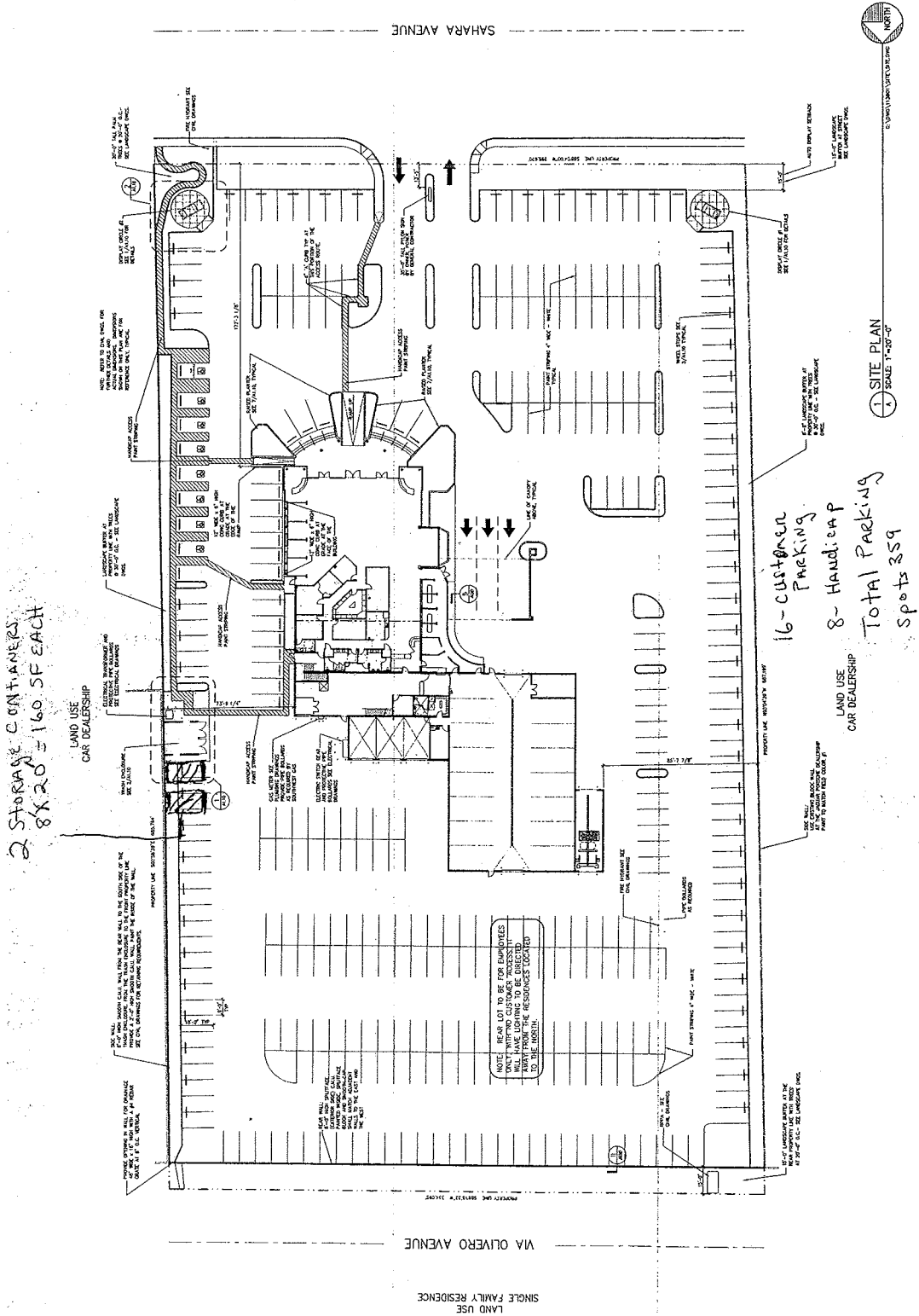
f:\depot\Application Packet\Application Form.pdf

City of Las Vegas



RECEIVED  
JUL 28 2011  
CITY of Las Vegas

SUP-42678







RECEIVED

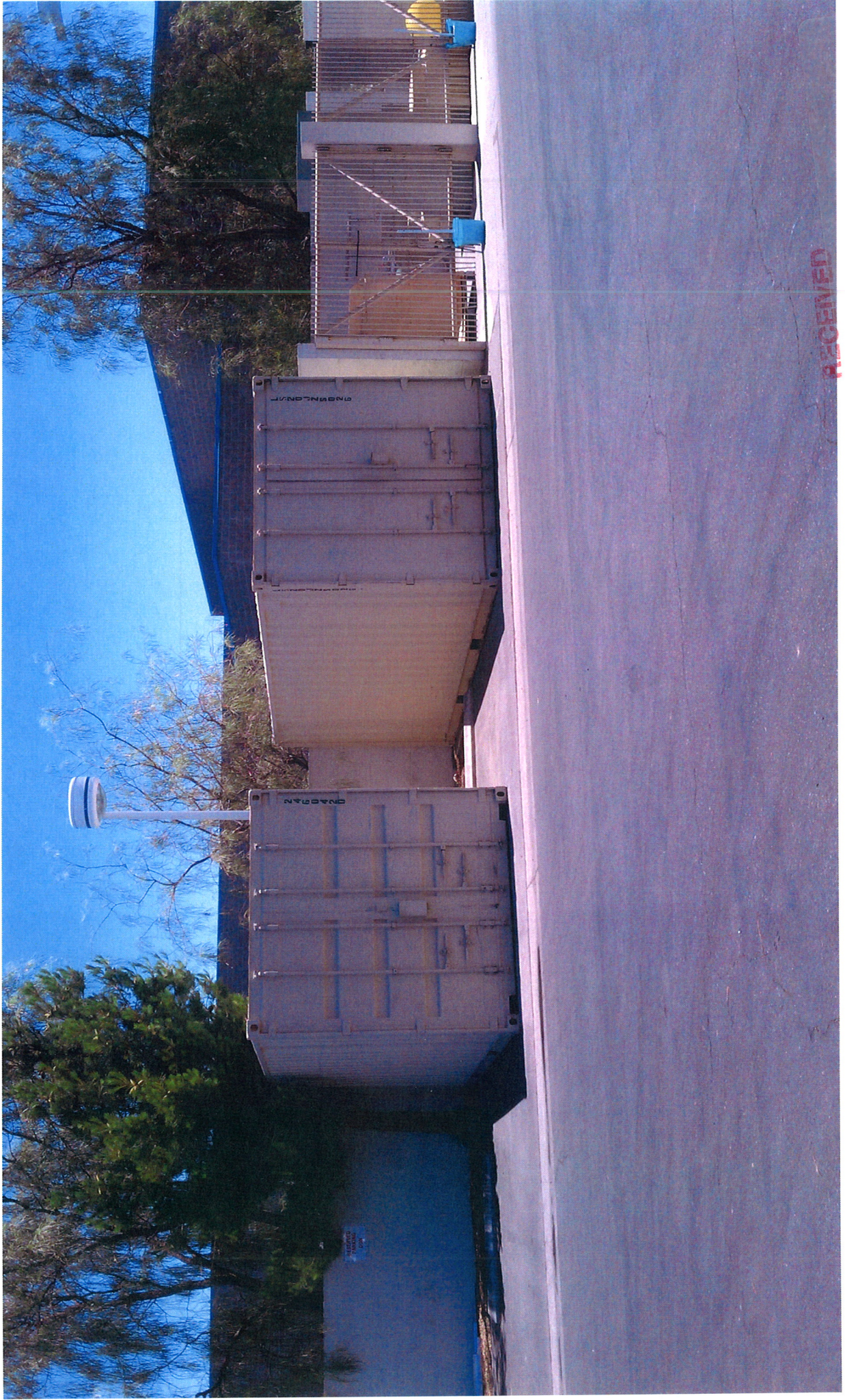
JUL 28 2011

City of Las Vegas

South View

SUP-42678





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JUL 28 2011

City of Las Vegas

SUP-42678

East View





SUP-42678

RECEIVED

JUL 28 2011

City of Las Vegas

East View





RECEIVED

JUL 28 2017  
**SUP-42678**

City of Las Vegas

*NORTH View*





EAST View

RECEIVED  
JUL 28 2014  
**SUP-42678**

City of Las Vegas





To whom it may concern,

This letter is to outline our reasons for our application for a special use permit for an existing outdoor storage use at 7150 W Sahara Ave.

The two containers are located in an optimal position at this time. They are use to store auto parts so proximity to the parts department is crucial for production. Other planed locations lead to further complications.

Where they are now located only takes up 2.5 parking spaces.

Other locations would take up 4-6 spaces.

They blend into the surrounding walls so they are not obtrusive.

Moving them would take up valuable space used for staging cars for repair, thus decreasing productivity.

The blind spots created by moving them would create a hazardous situation.

In summary, the location that they are currently in has proved to be both a safe and nondescript location.

Thank you for your consideration,

Henry Van Antwerp

Parts Manager

Loral Monson

Lot Manager

RECEIVED

JUL 28 2011

City of Las Vegas

**SUP-42678**



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-42683 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IRIS J. GORLICK - OWNER: MER-CAR CORP. - For possible action on a request for a Special Use Permit FOR A PROPOSED 140 SQUARE-FOOT BAILBOND SERVICE USE at 1401 East Charleston Boulevard, Suite #102 (APN 139-35-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42683** APN: 139-35-401-002  
Name of Property Owner: Merv Dukatt  
Name of Applicant: Iris J. Gerlich  
Name of Representative: Steve Swinton & Romeo Cunningham

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

☐ Yes

☒ No

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

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

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

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

Signature of Property Owner: [Signature]

Print Name: Merv DUKATT

Subscribed and sworn before me

This 28th day of July, 2011

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







# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit  
 Project Address (Location) 1401 E. Charleston Blvd.  
 Project Name BAIL Boss Bail Bonds Proposed Use Bail Bonds  
 Assessor's Parcel #(s) 139-35401-002 Ward # 3 Coffin  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing C-1 proposed C-1+  
 Commercial Square Footage 2750 Floor Area Ratio 20-61-35  
 Gross Acres .38 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information We are only leasing An Executive Office - Not The whole Building

PROPERTY OWNER Mer Car Corp Contact 773-227-2160  
 Address 1410 S. Clayton St. Phone: 773-227-6500 Fax: 312-226-8623  
 City CHICAGO State IL Zip 60607  
 E-mail Address N/A

APPLICANT Iris J. Gorkick Contact Iris J. Gorkick  
 Address 2124 Tyler Dr. Phone: (708) 540-3672 Fax: \_\_\_\_\_  
 City Henderson State IL Zip 890761  
 E-mail Address escapebailbonds@yahoo.com

REPRESENTATIVE Elliot S. Gorkick Contact Elliot S. Gorkick  
 Address 2124 Tyler Dr. Phone: (708) 542-7114 Fax: \_\_\_\_\_  
 City Henderson State IL Zip 890761  
 E-mail Address escapebailbonds@yahoo.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 MELO DUKATT

Subscribed and sworn before me

This 28th day of July, 2011

Notary Public in and for said County and State

OFFICIAL SEAL  
 STEVEN H DUKATT  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 07/17/13

Revised 10/27/08

### FOR DEPARTMENT USE ONLY

Case # SUP-42683

Meeting Date: 9.13.11

Total Fee: 1030<sup>00</sup>

Date Received:\* 7.28.11

Received By: FS

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

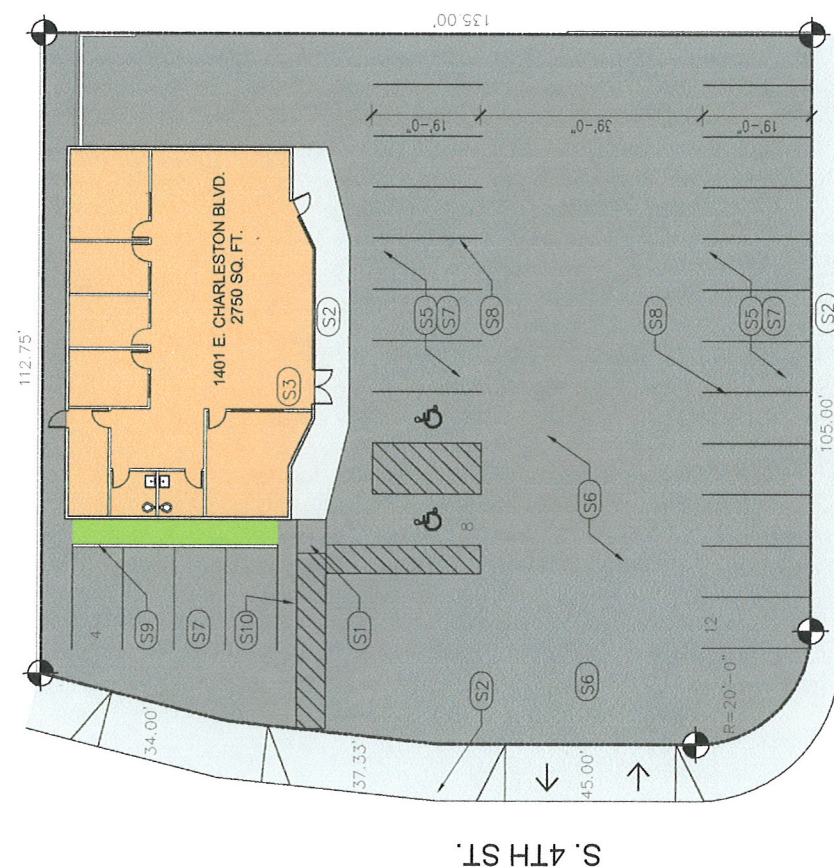
Enclosed: Application, Packet, Application Form, pdf



**APN:** 138-35-401-002  
**Owner Name:** Mer-Car Corp.  
**Project Name:** BAIL BONDS  
1401 E. Charleston, Suite 102  
**Site Address:** 1401 E. Charleston Blvd.  
**Jurisdiction:** CLARK COUNTY (Las Vegas) 89101  
**Zoning:** Limited Commercial District (C-1)  
**T-R-S:** 2041-35  
**Lot Size:** 0.38 acres

**GENERAL NOTES:**  
FOR FLOOR PLAN: REFER TO A1.1  
**SITE NOTES**  
S1 6" CURB RAMP  
S2 CONCRETE SIDEWALK (EXISTING)  
S3 BUILDING ENTRANCE  
S4 6" CONCRETE CURB  
S5 PARKING STALLS (TYP.)  
S6 DRIVEWAY  
S7 PAVED PARKING AREA  
S8 PARKING STRIPING (TYPICAL)  
S9 LANDSCAPED AREA (EXISTING)  
S10 ACCESSIBLE ACES TO PUBLIC WAY

| SITE/PARKING ANALYSIS                                                                         |          |
|-----------------------------------------------------------------------------------------------|----------|
| ADJACENT ZONING:                                                                              |          |
| N.E.E. C-1                                                                                    |          |
| W. C-2                                                                                        |          |
| BUILDING AREA                                                                                 | 2,750 SF |
| PARKING                                                                                       |          |
| REQUIREMENT FOR OFFICE IS SAME AS BAKING SERVICE GROSS SQUARE FTG. CALCULATED FOR OFFICE USE. |          |
| REQUIRED: 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA                                    |          |
| 2,750/300 = 9 SPACES                                                                          |          |
| RECORDED:                                                                                     |          |
| 9 SPACES                                                                                      |          |
| PROPOSED:                                                                                     |          |
| 22 STANDARD + 2 H.C. SPACES                                                                   |          |
| 24 SPACES                                                                                     |          |



E. CHARLESTON BLVD.

**SITE LEGEND**

SETBACK LINE  
PROPERTY LINES  
PROPERTY CORNERS  
DIRECTION OF VEHICLE ACCESS ROUTES  
TYPICAL PARKING STALL DIMENSIONS  
6" CONCRETE CURBING

**RECEIVED**

**SUP-42683 JUL 28 2011**

**City of Las Vegas**



1 SITE PLAN  
A1.1 SCALE: 1" = 10'-0"



BAIL BONDS  
1401 E. CHARLESTON  
SUITE 102  
LAS VEGAS, NV 89102

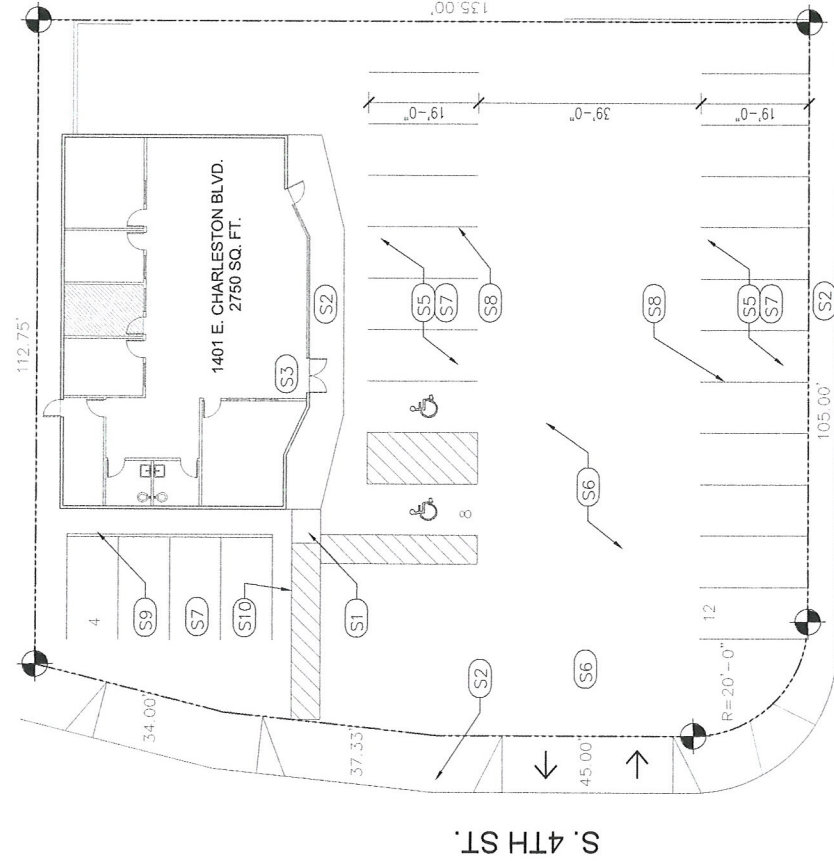
**SITE PLAN**

Project No.: SUP-42683-A1.1  
File Name: 42683\_A1.1  
Drawn By: EV/AB/AL  
Checked By: EV  
Date: 07/11/11  
Sheet No.: A1.1



A.P.N. 135-35-401-002  
 Owner Name: BAIL BOSS BAIL BONDS  
 Tenant Name: 1401 E. Charleston, Suite 102  
 Site Address: 1401 E. Charleston Blvd  
 Jurisdiction: CLARK COUNTY (Las Vegas) 89101  
 Zoning: Limited Commercial District (C-1)  
 T-R-S: 20-61-35  
 Lot Size: 0.38 acres

**CYPRESS**  
 ARCHITECTURE & DESIGN  
 2448 Village View Dr Suite 170  
 Las Vegas, NV 89111  
 T: (702) 896-8071  
 F: (702) 896-8071  
 www.cypressarchitecture.com



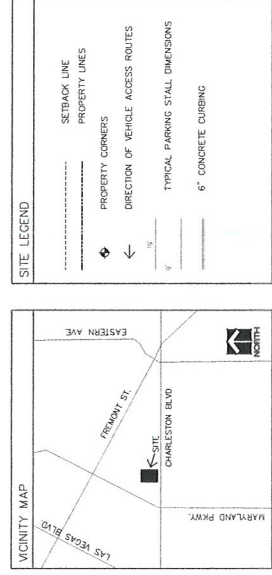
E. CHARLESTON BLVD.



1 SITE PLAN  
 A1.1 SCALE: 1" = 10'-0"

| SITE/PARKING ANALYSIS                                      |                             |
|------------------------------------------------------------|-----------------------------|
| ADJACENT ZONING:                                           |                             |
| N.E.C                                                      | C-1                         |
| W                                                          | C-2                         |
| BUILDING AREA                                              | 2,750 SF                    |
| PARKING                                                    |                             |
| REQUIREMENT FOR OFFICE IS SAME AS BAILBOND SERVICE OFFICE  |                             |
| SQUARE FT. CALCULATED FOR OFFICE USE                       |                             |
| REQUIRED: 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA |                             |
| 2750/300 = 9 SPACES                                        |                             |
| RECORDED:                                                  | PRODUCED:                   |
| 9 SPACES                                                   | 22 STANDARD + 2 N.C. SPACES |
| 24 SPACES                                                  |                             |

- GENERAL NOTES:**  
FOR FLOOR PLAN: REFER TO A1.1
- SITE NOTES**
- S1 6" CURB RAMP
  - S2 CONCRETE SIDEWALK (EXISTING)
  - S3 BUILDING ENTRANCE
  - S4 6" CONCRETE CURB
  - S5 PARKING STALLS (TYP.)
  - S6 DRIVEWAY
  - S7 PAVED PARKING AREA
  - S8 PARKING STRIPING (TYPICAL)
  - S9 LANDSCAPED AREA (EXISTING)
  - S10 ACCESSIBLE ACES TO PUBLIC WAY



RECEIVED

SUP-42683 JUL 28 2011

City of Las Vegas

BAIL BOSS BAIL BONDS  
 1401 E. CHARLESTON BLVD.  
 SUITE 102  
 LAS VEGAS, NV 89104

SITE PLAN

Project No.: SUP-42683-BAILBONDS  
 Site Name: 401 E. CHARLESTON  
 Drawn By: CYP/AB/J.L.  
 Checked By: E.V.  
 Date: 07/11/11  
 Sheet No.

A1.1







SUP-42683





SUP-42683





**SUP-42683**

07/27/2011

RE: Request for a "Special Use Permit" for 1401 E. Charleston Blvd.

To Whom It May Concern,

I am requesting for the City Of Las Vegas to kindly grant me a "Special Use Permit" and allow me to open and conduct business as a bail bonds company at 1401 E. Charleston Blvd.

I am an established bail agent that owns & operates two other respected bail bonds companies here in the Las Vegas area (8-Ball Bail Bonds for 2.5 years & Escape Bail Bonds in NLV for the past 4 years). We have established a reputation at both existing offices as a company that prides itself on customer service & changing the stereotype of what the public thinks when they think of "Bail Bonds."

I have decided to open a third office due to the community need for more reputable bail bonds & a personal interest of wanting to spread my standard of service. At each of my offices that are currently in existence, my staff and I always go above and beyond to help people exercise their right to post bail and get back to their family, work & "normal" life till they have their day in court. I also feel that this particular location offers me as a local entrepreneur & striving business person in Las Vegas a unique opportunity based off of the fact that I am renting an "Executive Office" within a larger building that will also offer insurance & tax service to the public. This will give me the opportunity to establish a client base & serve the people that learn of our whereabouts due to the fact they frequent the location to conduct alternate forms of business.

I believe that I am able to assist and help the public with the need of honorable and reliable established bail bonds assistance in this sector of town. It is central enough to the local jails & courts (CCDC on Casino Center, City Jail on Stewart / Pecos, NLV Jail on LV Blvd & Karrie, & Henderson Jail on Water Street) that the public can come to my office with ease, and I can deliver the bonds for the release of the defendant in a reasonable amount of time. Please let it be known that there is another Bail Bonds directly across the street at 1440 E. Charleston Blvd., so I feel this gives reasonable proof to the fact that there is a need for bail bonds in the area & that this location is still within close to the proximity to the jails & courts to conduct business. There are also multiple attorney offices within close proximity to the desired location, and attorney's & bail bonds work hand in hand on a referral based business in order to help one another's clients with the type service each of our business can provide.

RECEIVED

JUL 28 2011

**SUP-42683** City of Las Vegas



My hope is in the City of Las Vegas and the approval of my "Special Use Permit" so I can open my Bail Bonds office which will be of a positive service to the community and a new reputable business opening that will contribute in the City of Las Vegas & local the economy. I am a hand's on owner/operator that takes pride in how my business is conducted and the reputation I establish within the community. Please feel free to contact for references at your convenience.

My bail Bonds office will be open and operating 24 hours 7 days a week in order to insure optimum service whenever we are needed.

Your consideration is greatly appreciated, and I hope the City Council can see the value and service, along with revenue this could bring to the local City of Las Vegas & the community.

Respectfully,

A handwritten signature in dark ink, appearing to read "Tris L. Gorlick". The signature is stylized with a large, sweeping initial "T" and "G".

Tris L. Gorlick

**SUP-42683**

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-42686 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN BASSO - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,200 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN), A 1,200-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY, AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #130 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 10/19/2011**

**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42686** APN: 139-34-513-000

Name of Property Owner: FATEC HOLDINGS WIRRYLLA, LLC

Name of Applicant: Jon Basso

Name of Representative: LORAIN KUSUHARA

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

☐ Yes

☒ No

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

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

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

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

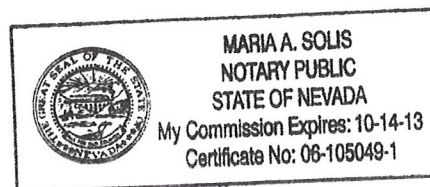
Signature of Property Owner: [Signature]

Print Name: DHARMESH BHANABHAI

Subscribed and sworn before me

This 29 day of July, 2011

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



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

DBA: Heart Attack Grill ~~XXXXXXXXXX~~ HAGLVN LLC  
 Application/Petition For: Heart Attack Grill  
 Project Address (Location) 450 Fremont St #130 Las Vegas NV 89101  
 Project Name Heart Attack Grill Proposed Use Restaurant/Tavern  
 Assessor's Parcel #(s) 139-34-513-000 Ward # two (2)  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage 6,200 sq ft. Floor Area Ratio 0.052  
 Gross Acres 2.75 acres Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER FAEC Holdings Wirrulla, LLC Contact Den Bhanabhai  
 Address 450 Fremont Street, Suite 285 Phone: 243-0654 Fax: 676-0092  
 City Las Vegas, NV State NV Zip 89101  
 E-mail Address danewirrulla.com

APPLICANT Jon Basso Contact \_\_\_\_\_  
 Address 450 Fremont Suite #130 Phone: 480 398 6601 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89101  
 E-mail Address jon@heartattackgrill.com

REPRESENTATIVE LORRAINE KUSUHARA Contact \_\_\_\_\_  
 Address 450 Fremont St #233 Phone: 232 8313 Fax: 360 0461  
 City Las Vegas State NV Zip 89117  
 E-mail Address LKUSUHARA@Earthlink.net

Property Owner Signature\* [Signature]

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

Print Name Bharmesh Bhanabhai

Subscribed and sworn before me

This 29 day of July, 20 11

[Signature]  
 Notary Public in and for said County and State of Nevada  
 MARIA A. SOLIS  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 10-14-13  
 Certificate No: 08-105049-1

### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>SUP-42686</u>   |
| Meeting Date:  | <u>09/13/11</u>    |
| Total Fee:     | <u>1280.00</u>     |
| Date Received: | <u>08/01/11</u>    |
| Received By:   | <u>[Signature]</u> |

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





# SITE INFORMATION

## ZONING:

C-2 - General Commercial District

## COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)  
Gross Area : 118,700 sq. ft. 2.75 acres

Building:  
Overall Area : 320,000 sq. ft.

Suite 130:  
6,165 sq. ft.

## PARKING REQUIREMENTS

### Parking Required:

Shopping Center 1 per 250 sq. ft.

Total Required: 6.34 ±

### Provided:

\* per City Public Parking Garage Below

Total Provided: 25

Parking Ratio: 4.0 per 1000 1 per 250

### H/C Required:

Total Spaces per chart

Total Provided: 1

\* per City Public Parking Garage Below

C-2

C-2

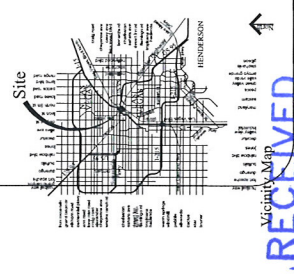
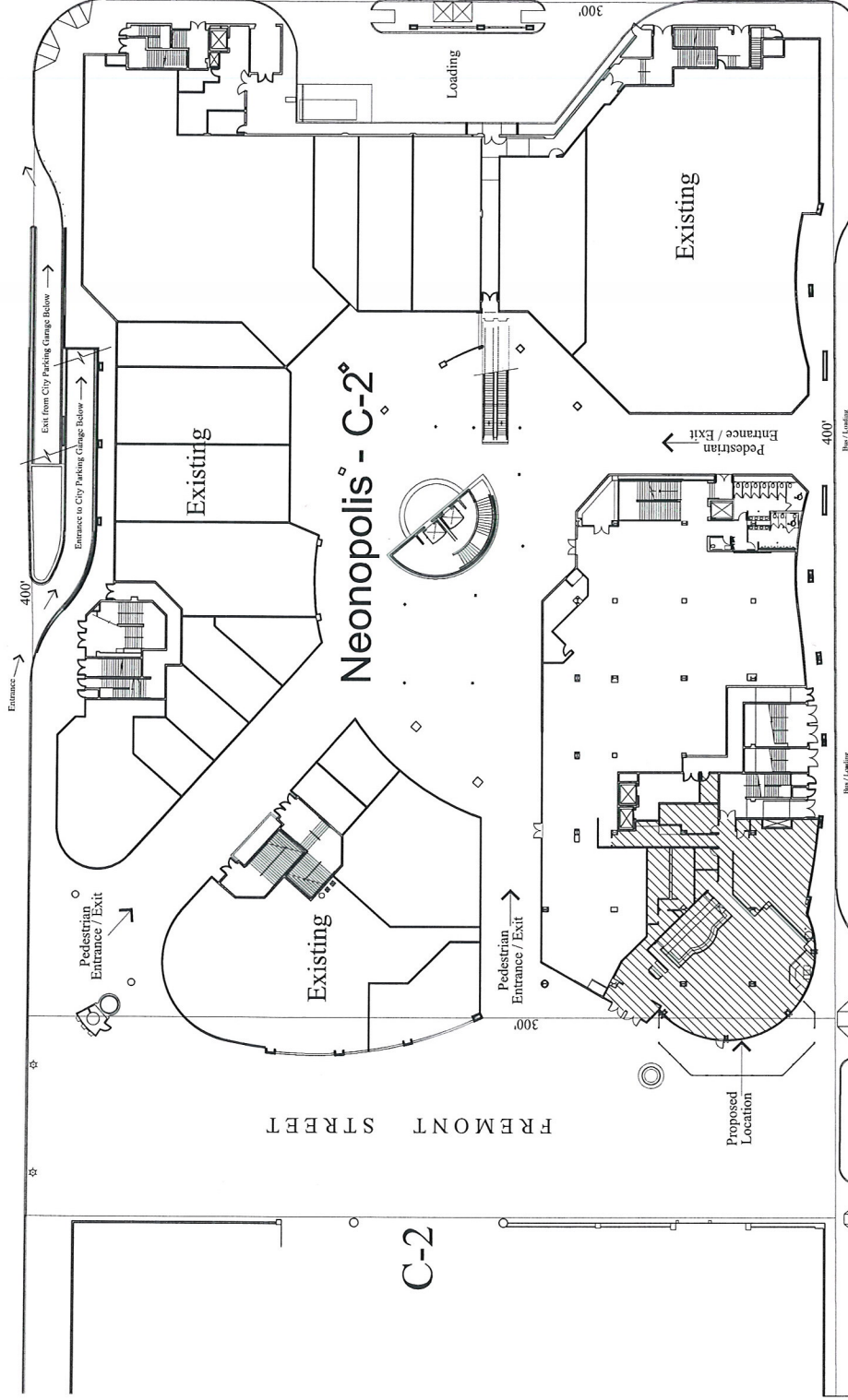
OGDEN STREET

FOURTH STREET

C-2

C-2

C-2



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Scale: 1" = 20'

Project No. 111017

August 1, 2011

Environmental

DESIGN GROUP

ARCHITECTURE • PLANNING • INTERIORS

LAS VEGAS • 702.734.1111

Las Vegas, Nevada

Site Plan

C-2

C-2

C-2

C-2

C-2

C-2

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C-2

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C-2

# Heart Attack Grill at Neonopolis

Las Vegas, Nevada

SUP-42686

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**NEONOPOLIS**  
at Fremont Street Experience

450 Fremont Street, Suite # 370  
Las Vegas, NV 89101.  
Phone : 702.243.0654 Fax : 702.671.009

Date : 07/28/11

Planning and Development Dept

To Whom It May Concern:

Neonopolis, located at 450, Fremont Street, Las Vegas, NV 89101, with respect to Suite # 130. Please accept this Letter of Justification, requesting the following Waivers:

1. Restricted distance from other taverns.
2. Restricted distance from religious or school facilities.

The intended use of this suite is a full tavern and eatery. This suite was issued a COF in 2002 as Jillians and has remained so until January 28, 2011. Jillians' is in the existing Casino overlay and is condusive to the City's policy of adding more restaurants on Fremont Street which is adjacent to the Fremont East Entertainment District.

The new tenant will occupy approximately 6,200 sq ft of the previous Jillians' space as a theme restaurant called "Heart Attack Grill".

Thank you for your consideration to approve the Special Use Permit necessary to occupy Space 130 as stated above.

Respectfully

Loraine Kusuhara  
Neonopolis Management

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**SUP-42686**

# JILLIAN'S

EAT★DRINK★PLAY

Jillian's Las Vegas / 450 Fremont Street, Suite 130 / Las Vegas, NV 89101

Date : 07/28/11

Planning and Development Dept

To Whom It May Concern:

Neonopolis, located at 450, Fremont Street, Las Vegas, NV 89101, with respect to Suite # 130. Please accept this Letter of Justification, requesting the following Waivers:

1. Restricted distance from other taverns.
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The new tenant will occupy approximately 6,200 sq ft of the previous Jillians' space as a theme restaurant called "Heart Attack Grill".

Thank you for your consideration to approve the Special Use Permit necessary to occupy Space 130 as stated above.

Respectfully



Loraine Kusuhara  
Owner/Jillians  
Neonopolis Management

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SUP-42686



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SDR-42682 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT/OWNER: EMERALD RE, LLC - For possible action on a request for a Site  
Development Plan Review FOR A PROPOSED 4,939 SQUARE-FOOT OFFICE, MEDICAL  
WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER TO ALLOW ZERO FEET  
ALONG THE WEST PERIMETER AND A PORTION OF THE EAST PERIMETER WHERE  
EIGHT FEET IS REQUIRED on 1.17 acres at 2400 West Charleston Boulevard (APN 139-32-  
802-026), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 10/19/2011**  
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42682** APN: 139-32-802-026

Name of Property Owner: Emerald RE, LLC

Name of Applicant: Same as Owner

Name of Representative: Affordable Concepts, Inc.

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: \_\_\_\_\_

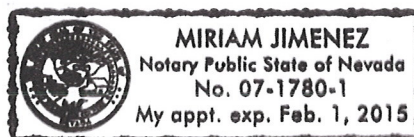
Signature of Property Owner: Carlos R. Anaya MD

Print Name: Carlos R. Anaya MD

Subscribed and sworn before me

This 27 day of July, 20 11

Miriam Jimenez  
Notary Public in and for said County and State



**RECEIVED**

**JUL 28 2011**

**City of Las Vegas**





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review  
 Project Address (Location) 2400 West Charleston Blvd.  
 Project Name San Carlos Medical Office Proposed Use Medical Office  
 Assessor's Parcel #(s) 139-32-802-026 Ward # 1  
 General Plan: existing O proposed O Zoning: existing C-D proposed C-D  
 Commercial Square Footage 4,939 Floor Area Ratio 9.4 %  
 Gross Acres 1.17 Lots/Units 1 Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Emerald RE, LLC Contact Carlos Anaya MD.  
 Address 7370 Bachelors Button Dr. Phone: 524-0705 Fax: 320-7932  
 City Las Vegas State Nevada Zip 89131  
 E-mail Address canaya73@yahoo.com

APPLICANT Same as Owner Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE Affordable Concepts, Inc. Contact Jim Ash  
 Address 2975 West Lake Mead Blvd. Phone: (702) 399-3330 Fax: (702) 399-1930  
 City North Las Vegas State Nevada Zip 89032  
 E-mail Address jash@acilv.com

Property Owner Signature\* Carlos E. Anaya MD.

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

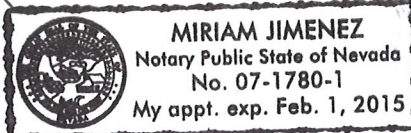
Print Name Carlos E. Anaya MD.

Subscribed and sworn before me

This 27 day of July 2011

Miriam Jimenez

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-42682</u> |
| Meeting Date:   | <u>9/13/11</u>   |
| Total Fee:      | <u>\$1,030</u>   |
| Date Received:* | <u>7/28/11</u>   |
| Received By:    | <u>Bu S.</u>     |

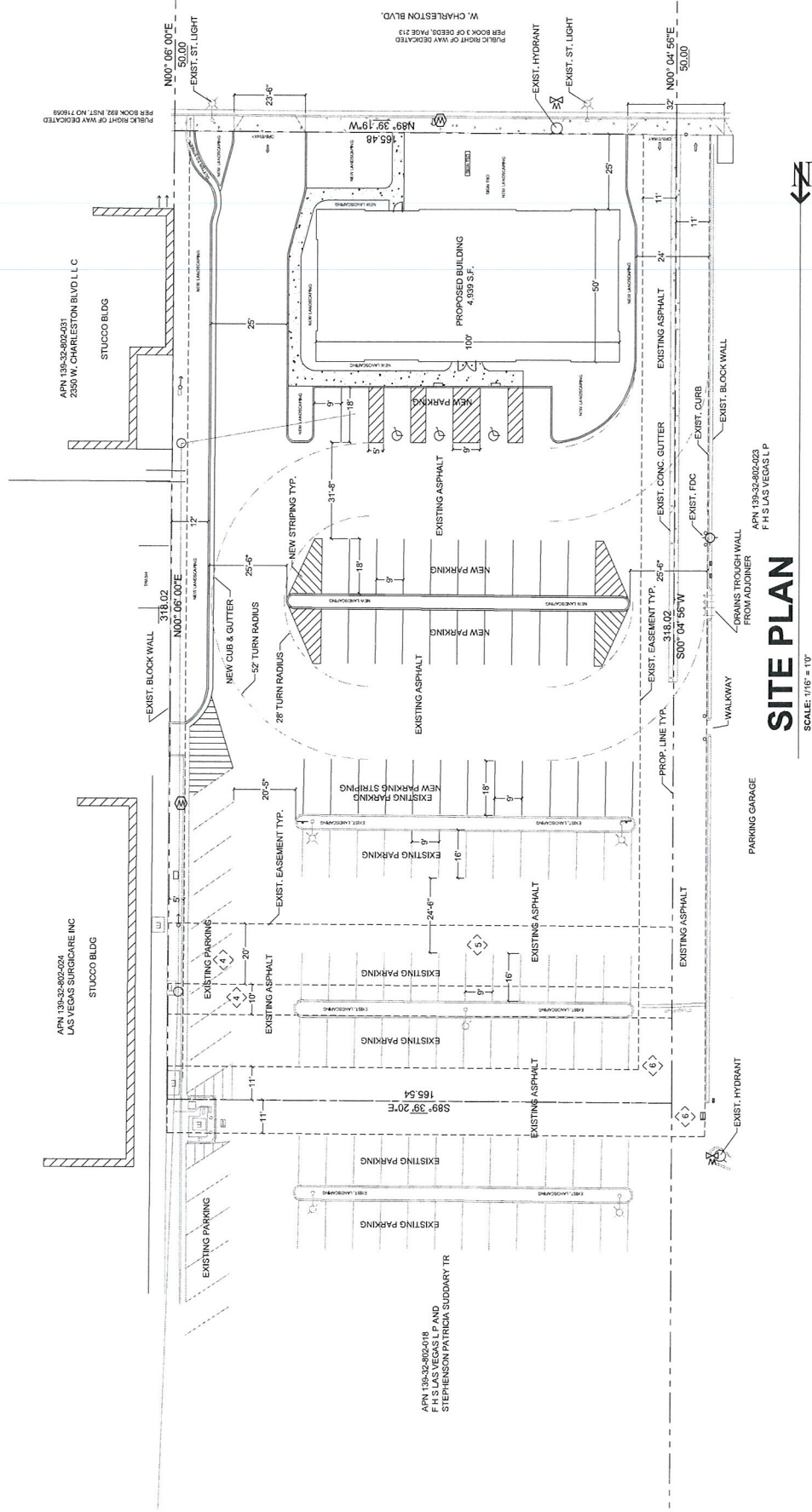
\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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SDR-42682

City of Las Vegas



# SITE PLAN

SCALE: 1/16" = 1'0"

## LAND USE:

PROPERTY AREA:  
BUILDING AREA:  
RATIO OF BUILDING TO PROPERTY SIZE:

### PARKING ANALYSIS:

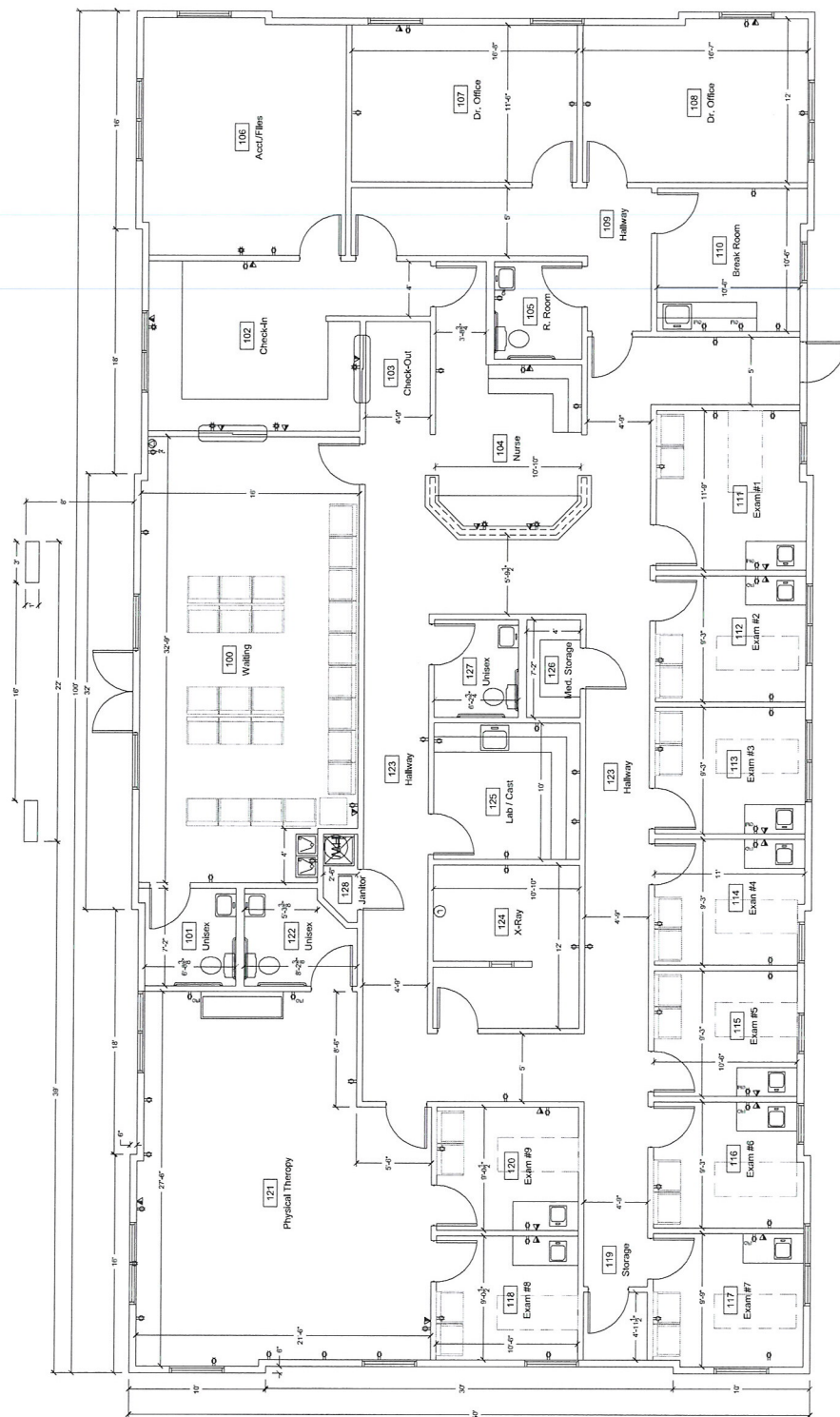
|                                                     |                                                    |
|-----------------------------------------------------|----------------------------------------------------|
| REQUIRED PARKING:<br>MEDICAL OFFICE USE (4,339 SF): | 27 SPACES<br>(2) HC                                |
| PROVIDED PARKING:<br>EXISTING:<br>NEW:              | 57 SPACES<br>23 REG. SPACES<br>(3) HC<br>83 SPACES |
| TOTAL:                                              |                                                    |





- ☐ EXIST. TREE = 13
  - ☐ NEW 24" BOX TREE - MESQUITE OR SIMILAR ALLOWED SPECIES = 23
  - ☐ NEW 5 gal SHRUB - BOTTLE BRUSH OR SIMILAR ALLOWED SPECIES = 109
- ALL NEW LANDSCAPE AREAS TO INCLUDE 1/2" TO 3/4" LANDSCAPE ROCK GROUND COVER

City of Las Vegas



# FLOOR PLAN

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



OCCUPANCY GROUP: B  
 BUILDING TYPE: V-B  
 AREA ALLOWED-TABLE 503 (BASED B): 9,000 S.F.  
 ACTUAL TOTAL BUILDING AREA: 4,939 S.F.  
 ACTUAL T.I. AREA: 4,792 S.F.  
 "B" OCCUPANT LOAD (4,792 S.F./100): 47.9  
 TOTAL OCCUPANT LOAD: 48.0

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 City of Las Vegas

**SDR-42682**

**A-2**

REVISIONS

7/27/2011

SCALE: N.T.S.

CHECKED BY: N/A

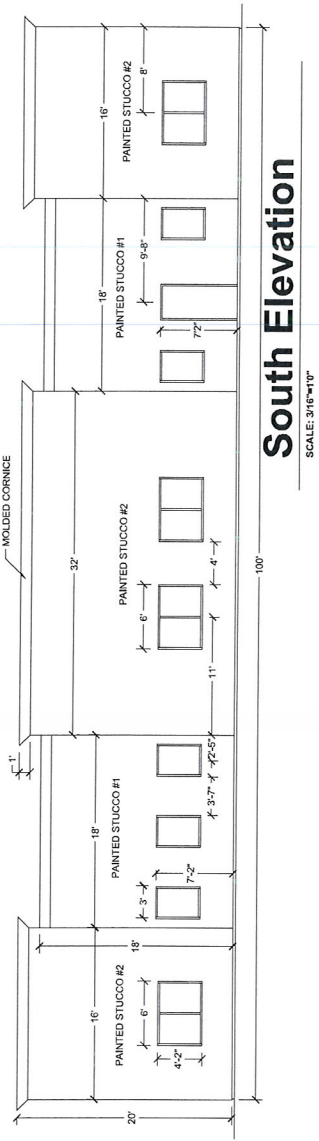
DESIGNED BY: J.E.A.

PROJECT NAME: San Carlos Medical

2400 W. Charleston Ave.  
 Las Vegas, Nevada

AFFORDABLE CONCEPTS, INC.  
 2975 W. LAKE MEAD BLVD., SUITE #102  
 NORTH LAS VEGAS, NV. 89032  
 PHONE: 702/399-3330 FAX: 702/399-1930

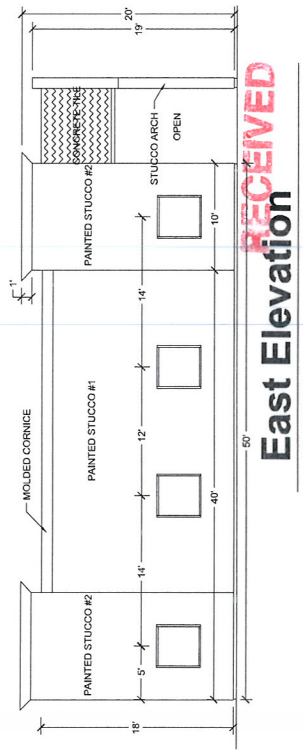
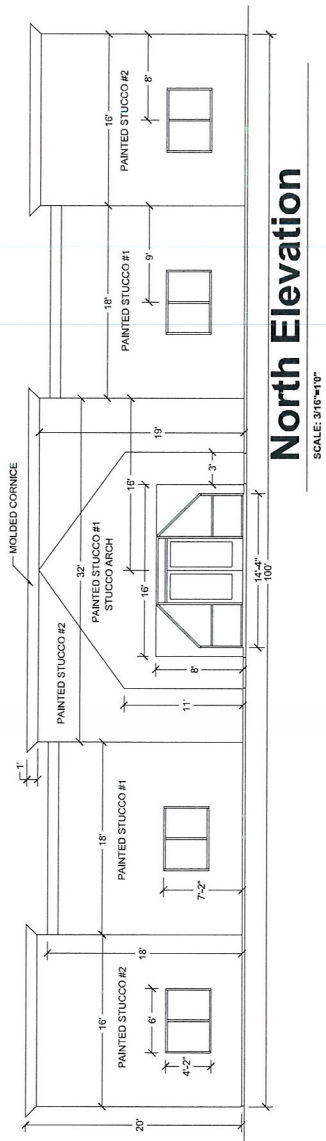
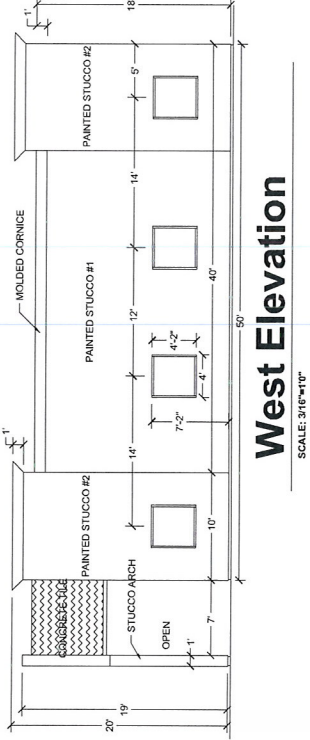




PAINTED STUCCO #1 = DARKER EARTH TONE COLOR

PAINTED STUCCO #2 = MED. EARTH TONE COLOR

MOLDED CORNICE = LIGHT EARTH TONE COLOR



50  
East Elevation  
SDR-42682  
SCALE: 3/8"=1'-0"  
JUL 28 2011  
City of Las Vegas  
RECEIVED



# Affordable Concepts, Inc. General Contractor

*LICENSED GENERAL CONTRACTOR #57821AB (unlimited) & #23287B (unlimited)*

2975 W. Lake Mead Blvd. North Las Vegas, Nevada 89032  
Phone (702) 399-3330 Fax (702) 399-1930

## Justification Letter

This application is for a Site Development Review of 2400 West Charleston Blvd. (APN # 139-32-802-026) based on the demolition of the existing 5,864 sf. office building and building a new 4,939 sf medical office building. The original structure built in the late 1950's was residential with a first crawl space below and then changed to commercial with a slab on grade addition on the south side of the building. Due to the 12" difference in floor elevation between the original structure and the addition, any new interior build out would be nearly impossible to construct and meet the current ANSI requirement for accessibility. The existing structure is old, and does not blend in with the new surrounding buildings without major exterior renovations. The existing building had been for sale for a long time and has been completely vacant since March of 2011.

The new medical office will have +/- 7 employees and the hours of operation will be from 9:00am to 6:00pm Monday through Saturday. San Carlos Medical currently leases a space for their existing office at 1815 E. Lake Mead Blvd., suite 200 North Las Vegas, Nevada. The only licensing required is a Nevada State Medical License which they currently hold at their current facility.

The proposed building will not be participating in the Green Building Program, will not be built to LEED standards, nor utilize any alternative energy sources. The site currently has connectivity for automobiles and pedestrians by means of the access easements along the West and North property lines. This project is not anticipating using any sustainable construction, will not provide for any bicycle parking or electric vehicle recharging facilities.

Emerald RE, LLC has been attempting to purchase the property and build the proposed new building for +/- 6 months, however, due to ever changing requirements from the original lender, the buyer had to finally switch lenders to get funded. San Carlos Medical will be the occupant of the building once complete and currently leases an office space in North Las Vegas, the lease is set to expire in February of 2012 which is imposing very tight time constraints to get this project approved and built.

The budget and time for this project is very limited, therefore, we are asking for the ability to use as much of the existing site improvements as allowed. The existing "curb cuts" when originally constructed met the standards at the time, however, they do not meet the latest standards, but appear to meet the needs of the site. The existing West curb cut is 32' wide and is shared between this property and the west adjacent property and can accommodate two-way traffic with a 24' drive isle to be maintained. The existing East curb cut is 23'6" wide and marked with an entrance only sign, once on the property there will be a 24' drive isle to the rear parking. We plan to eliminate all of the existing angled parking along the East property line from the South up to the existing trash enclosure, which will allow us to provide the 24' drive isle and increase the landscaping along that property line to 12' instead of the required 8'. There is currently one section of double row parking that is only marked with lot striping, we propose to add an additional parking landscape island in this location to match the existing parking islands to the North and meet the parking/landscaping requirements as close as possible. All of the new parking areas will meet the size requirements as required and the existing parking spaces along the south side of the south existing parking island will be increased to meet the latest size

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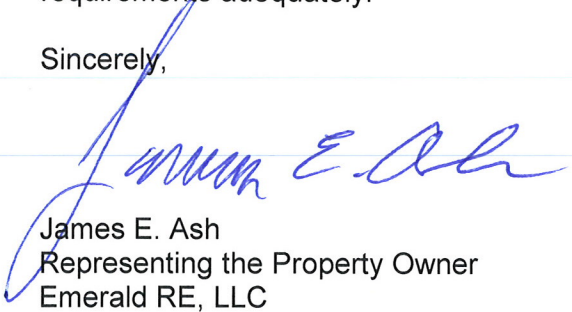
**SDR-42682**



requirements. The north side of that same landscape island and all spaces at the existing islands to the north currently do not meet the depth requirement and can not be increased as required because that would decrease the existing 24' drive isles to +/- 20'.

Due to the existing access easements along the West and North property line, it is not possible to meet the minimum 8' property line landscaping requirement, however, since we are adding the parking landscape island, have increased a portion of the East property line landscaping to 12' and the front landscaping is 25', we feel the site will satisfy the intent of the requirements adequately.

Sincerely,



James E. Ash  
Representing the Property Owner  
Emerald RE, LLC

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JUL 28 2011

City of Las Vegas  
**SDR-42682**

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

TXT-41699 - TEXT AMENDMENT - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 6.50 related to Liquor Control to amend the term, description, definition and requirements of the "Supper Club" use and license category and provide for other related matters.

This Item Will be Forwarded to City Council In Ordinance Form

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

Proposed Amendment and Staff Report

