City of Las Vegas

# PLANNING COMMISSION AGENDA

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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

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.

## October 11, 2011

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

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

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

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

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

**PLANNING COMMISSION MEETING RULES OF CONDUCT:**

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

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

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

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

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

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

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

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

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

## BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. PUBLIC COMMENT 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

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2011

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

## CONSENT ITEMS:

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

## ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS

WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. TMP-42978 - TENTATIVE MAP - LAKE MEAD & ROCK SPRINGS (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

8. RQR-42903 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1767 RANCHO, LLC - For possible action on a Required Three Year Review of an approved Special Use Permit [U-0109-94(2)] WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1767 North Rancho Drive (APN 139-19-812-018), C-2 (General Commercial) Zone, Ward 5 (Barlow).

## PUBLIC HEARING ITEMS

9. GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

10. ZON-42940 - REZONING RELATED TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian).

11. ZON-42941 - REZONING RELATED TO GPA-42939 AND ZON-42940 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian).

12. MOD-42984 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: LONE MOUNTAIN PLAZA, LLC, ET AL - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO AMEND THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: VC (VILLAGE COMMERCIAL) on 3.52 acres at the northeast corner of Cheyenne Avenue and Hualapai Way (APNs 138-07-413-002 and 003), Ward 4 (Anthony).

13. 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).

14. 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).

15. 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).

16. 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).

17. VAR-42845 - VARIANCE - PUBLIC HEARING - APPLICANT: FIRST GOOD SHEPHERD LUTHERAN SCHOOL - OWNER: CHURCH LUTHERAN EVANGELICAL - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK FOR A SHADE STRUCTURE WHERE FIVE FEET IS REQUIRED on 0.77 acres at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

18. SDR-42843 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-42845 - PUBLIC HEARING - APPLICANT: FIRST GOOD SHEPHERD LUTHERAN SCHOOL - OWNER: CHURCH LUTHERAN EVANGELICAL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PLAYGROUND AND A WAIVER TO ALLOW NO LANDSCAPE BUFFER ON A PORTION OF THE WEST PERIMETER WHERE 10-FEET IS THE MINIMUM REQUIRED on 0.77 acres at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

19. VAR-42956 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW A 13-FOOT, EIGHT-INCH TALL BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG A PORTION OF THE NORTH PERIMETER on 4.91 acres at 1293 North Sandhill Road (APN 140-30-601-001), C-V (Civic) Zone, Ward 3 (Coffin).

20. VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL FENCE IN THE FRONT YARD WHERE TWO FEET THAT IS SOLID AND THREE FEET THAT IS 50 PERCENT OPEN IS ALLOWED, NO CONTRASTING MATERIAL WHERE 20 PERCENT IS REQUIRED AND A SCREEN FENCE IN THE FRONT YARD OF A RESIDENTIAL PROPERTY WHERE SUCH IS NOT ALLOWED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

21. SUP-42253 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CEZ MINI MART - OWNER: MY CHARLESTON PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,764 SQUARE-FOOT CONVENIENCE STORE at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

22. SUP-42980 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARTS & MINDS DESIGNS - OWNER: NERCES HIMIDIAN - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,107 SQUARE-FOOT SECONDHAND DEALER at 1420 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

23. SUP-42982 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVID TRAN - OWNER: 3RD & CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 800 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 220 East Charleston Boulevard (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Coffin).

24. SUP-42985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFRAIN MENDOZA - OWNER: SEA BREEZE VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,548 SQUARE-FOOT SUPPER CLUB at 1780 North Buffalo Drive, Suite #101 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

25. SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1

(Limited Commercial) Zone, Ward 4 (Anthony).

26. SDR-43004 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43005 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF AN EXISTING 4,970 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES BUILDING TO A SITE CONTAINING AN EXISTING 4,011 SQUARE-FOOT OFFICE on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

27. SUP-43009 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL DAGLIAN - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,868 SQUARE-FOOT URBAN LOUNGE at 901 Main Street, (APNs 139-34-410-005 and 007), C-M (Commercial Industrial) Zone, Ward 3 (Coffin).

28. SUP-43011 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONIA CORREDOR - OWNER: DECATUR WASHINGTON SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A JEWELRY STORE, CLASS III USE WITHIN AN EXISTING JEWELRY STORE, NEW at 840 North Decatur Boulevard, Suite A (APN 139-30-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

29. SUP-43017 - - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MESQUITE WOOD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,375 SQUARE-FOOT URBAN LOUNGE at 1218 & 1226 South Main Street (APNs 162-03-110-098 and 099), C-M (Commercial Industrial) Zone, Ward 3 (Coffin).

30. SDR-43012 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY 36-MONTH PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.62 acres at 208 North Las Vegas Boulevard (APN 139-34-511-004), C-2 (General Commercial) Zone, Ward 3 (Barlow).

31. SDR-43016 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRADER JOE'S - OWNER: PARKWAY RETAIL CENTER, LLC - For possible action on a request for a Site Development Plan Review FOR A 703 SQUARE-FOOT SERVICE AND LOADING AREA ADDITION TO AN EXISTING RETAIL ESTABLISHMENT on 11.74 acres at 7575 West Washington Avenue, Suite #117 (APN 138-27-312-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

32. SDR-43021 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WAL-MART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Major Amendment to an approved Plot Plan Review (Z-0061-88) FOR A PROPOSED 14,000 SQUARE-FOOT EXPANSION TO AN EXISTING 118,000 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED on 10.51 acres at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

## DIRECTOR'S BUSINESS:

33. TXT-43007 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates as part of the UDC's six month review.

## CITIZENS PARTICIPATION:

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
**PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011**

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

**SUBJECT:**
CALL TO ORDER

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

## *AGENDA SUMMARY PAGE - PLANNING*
**PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011**

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

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
**PLANNING COMMISSION MEETING OF OCTOBER 11, 2011**

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

**SUBJECT:**
ROLL CALL

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF OCTOBER 11, 2011

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

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF OCTOBER 11, 2011

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

**SUBJECT:**
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2011

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011**

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

**SUBJECT:**

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
**PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011**

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

**SUBJECT:**
TMP-42978 - TENTATIVE MAP - LAKE MEAD & ROCK SPRINGS (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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

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

**RECOMMENDATION:**
Staff recommends

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
RQR-42903 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1767 RANCHO, LLC - For possible action on a Required Three Year Review of an approved Special Use Permit [U-0109-94(2)] WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1767 North Rancho Drive (APN 139-19-812-018), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

**C.C.: 11/16/2011**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-42939, ZON-42940 and ZON-42941
3. Supporting Documentation
4. Request for Abeyance Letter - Submitted by KCRGF
5. Photos - GPA-42939, ZON-42940 and ZON-42941
6. Justification Letter

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-42939** APN: Please see attached

Name of Property Owner: Taos Land Company, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

RECEIVED
AUG 23 2011

Revised 11-14-06

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

1028811.1

State of New York
County of New York

AMP

15167.1

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-42939** APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

Arleen Rivera
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 11-14-06

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State of New York
County of New York

AMP

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-42939** APN: Please see attached

Name of Property Owner: Integral Partners Park Place Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Notary Public in and for said County and State

Revised 11-14-06

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State of New York
County of New York

AMP

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-42939 APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mark Edelman

Print Name: Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

PATRICIA RISI
Notary Public, State of New York
No. 01RI5039027
Qualified in Nassau County
Commission Expires 3/31/15

RECEIVED
AUG 23 2011

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-42939 APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 11-14-06

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State of New York
County of New York

AMP

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** Please see attached **Ward #** 1

**General Plan:** existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 31± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** _____

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

**Print Name** Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 18, 2013

AMP

Revised 10/27/08

1026912.1

State of New York
County of New York

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | GPA - 42939 |
| **Meeting Date:** | 10/11/11 PC |
| **Total Fee:** | $1550 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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

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AUG 23 2011

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** Please see attached **Ward #** 1

**General Plan:** existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 31± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Eden Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** _____

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

**Print Name** Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

_____

Notary Public in and for said County and State

PATRICIA RISI
Notary Public, State of New York
No. 01RI5039027
Qualified in Nassau County
Commission Expires 3/31/15

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | GPA-42939 |
| **Meeting Date:** | 10/11/11 PC |
| **Total Fee:** | 1,550 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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*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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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** Please see attached **Ward #** 1

**General Plan:** existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 31± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Integral Partners Park Place Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** _____

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

**Print Name** Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 10/27/08

1028807.1

State of New York
County of New York

AMP

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | GPA - 42939 |
| **Meeting Date:** | 10/1/11 PC |
| **Total Fee:** | $ 1,550 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** Please see attached **Ward #** 1

**General Plan:** existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 31± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Paradise Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** _____

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

**Print Name** Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

Arleen Rivera

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

AMP

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | GPA-42939 |
| **Meeting Date:** | 10/11/11 PC |
| **Total Fee:** | $1,550 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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

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State of New York
County of New York

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** Please see attached **Ward #** 1

**General Plan:** existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 31± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Taos Land Company, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** _____

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

**Print Name** Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

AMP

Revised 10/27/08

1028801.1

State of New York
County of New York

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | GPA-42939 |
| **Meeting Date:** | 10/11/11 PC |
| **Total Fee:** | $1,550 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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

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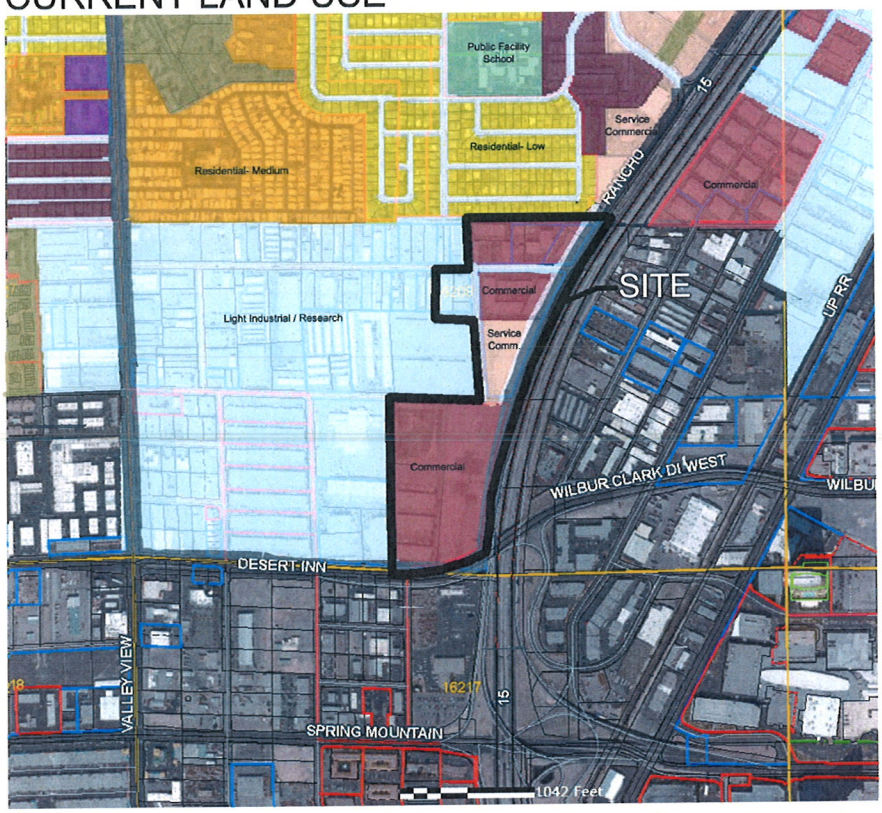
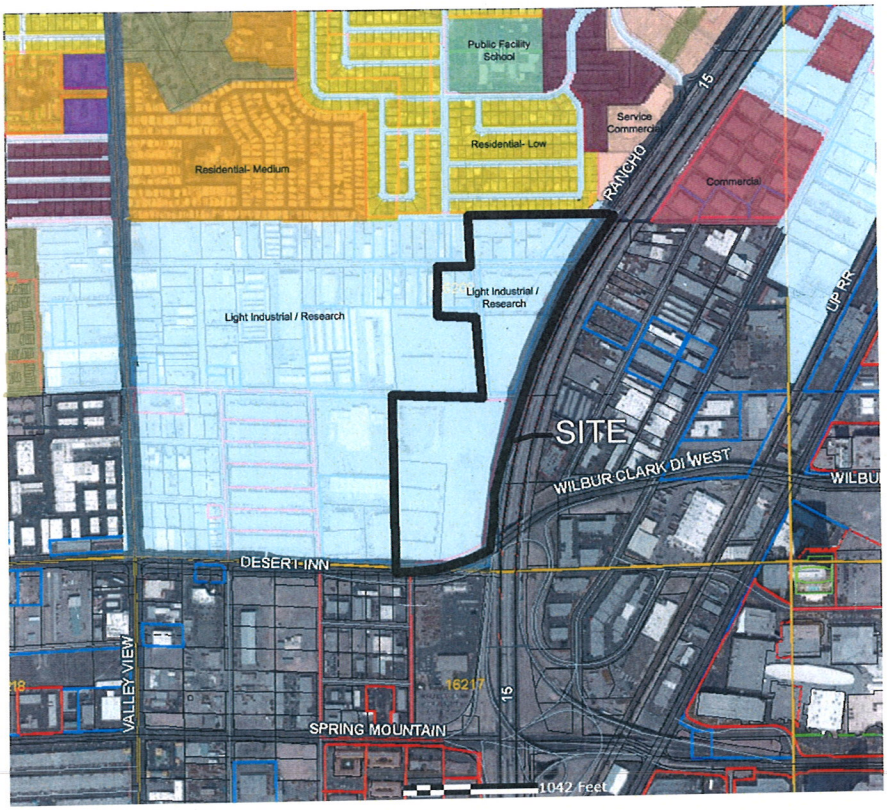
## CURRENT LAND USE




## PROPOSED LAND USE




City of Las Vegas

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Mixed Use (L,ML,M,H,O,SC,GC,PF)
- Office
- Service Commercial
- General Commercial
- General Tourist Commercial
- Commercial (O,SC,GC)
- Park/Recreation/Open Space
- Park / Recreation / Open Space
- Public Facility
- Public Facility School
- Public Facilities Clark County
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Town Center
- University Medical Center
- Traditional Neighborhood Development
- City Limits

SOURCE: City of Las Vegas , Planning and Development Department
Revised: May 18, 2011 GPA-40839

RECEIVED
AUG 23 2011

NORTH

LAND USE : Sheet Title
11 087.000 : Project Number
08/12/11 : Date

# Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

MOSER architecture studio

GPA-42939

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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: 775.327.2011

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

August 29, 2011

**VIA EMAIL**
**sgebeke@lasvegasnevada.gov**

Steve Gebeke
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth Street
Las Vegas, NV 89101

***Re: Hold letter for GPA-42939, ZON-42940; ZON-42941***

Dear Steve:

Please be advised, this office represents the applicant in the above referenced applications (the "Applicant"). On behalf of the Applicant, we are respectfully requesting that the above referenced applications be held from the current Planning Commission hearing on October 11, 2011 to the Planning Commission hearing on **November 8, 2011.** The additional time is requested to allow other land use applications to be filed and heard at the same public hearing on November 8, 2011.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jlazovich

Jennifer Lazovich

JJL/sfm

cc: Philip Brohn
Terry Murphy
Frank Beck

RECEIVED
AUG 29 2011

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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: 775.327.2011

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

August 22, 2011

**VIA HAND DELIVERY**

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

Re: ***Justification Letter – General Plan Amendment***
***APN: 162-08-701-007 & 008; 162-08-701-001,002,003,004 & 005;***
***162-08-603-001,002 & 003; 162-08-702-001 & 002; 162-08-418-002 & 003***

To Whom It May Concern:

Please be advised, this office represents the property owners (the "Applicant") of the above referenced parcels (the "Site"). The Site is generally located on the west side of I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a General Plan Amendment from Commercial and Service Commercial to Light Industrial/Research on the Site.

We believe this General Plan Amendment is consistent with the General Plan in the immediate vicinity. The property to the west of the Site is master-planned as Light Industrial/Research. Additionally, much of the Site is currently being utilized for industrial type uses. The General Plan Amendment will make the current uses more consistent with the General Plan. Finally, there are a number of industrial businesses in the immediate area. Therefore, the requested General Plan Amendment will not be detrimental to the surrounding neighborhood.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

RECEIVED
AUG 23 2011

GPA-42939

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
ZON-42940 - REZONING RELATED TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian).

**C.C.: 11/16/2011**

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

**RECOMMENDATION:**
Staff recommends

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

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-42940 APN: 162-08-701-001, 162-08-603-001, 002 & 003

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

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AUG 23 2011

Revised 11-14-06

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State of New York
County of New York

1028833.1 AMP 15167.1

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-42940 APN: 162-08-701-001, 162-08-603-001, 002 & 003

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

Arleen Rivera

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

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AUG 23 2011

Revised 11-14-06

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State of New York
County of New York

1028842.1 AMP 15167.1

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-42940** APN: 162-08-701-001, 162-08-603-001, 002 & 003

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Marvin Edelman

Print Name: Marvin Edelman

Subscribed and sworn before me

This 11th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

PATRICIA RISI
Notary Public, State of New York
No. 01RI5039027
Qualified in Nassau County
Commission Expires 3/31/15

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Zone Change from P-R to M

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** 162-08-701-001, 162-08-603-001, 002 & 003 **Ward #** 1

**General Plan:** existing C proposed n/a **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 2 ± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Eden Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** Martin Edelman

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

**Print Name** Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

Patricia Risi

Notary Public in and for said County and State

PATRICIA RISI
Notary Public, State of New York
No. 01RI5039027
Qualified in Nassau County
Commission Expires 3/31/15

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON-42940 |
| **Meeting Date:** | 10/11/11 PC |
| **Total Fee:** | $1,200 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

RECEIVED
AUG 23 2011

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

Revised 10/27/08

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Zone Change from P-R to M

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** 162-08-701-001, 162-08-603-001, 002 & 003 **Ward #** 1

**General Plan:** existing C proposed n/a **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 2 ± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Paradise Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** _____

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

**Print Name** Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 10/27/08

State of New York
County of New York

AMP

1028841.1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON - 42940 |
| **Meeting Date:** | 10/11/11 PC |
| **Total Fee:** | $1,200 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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

RECEIVED
AUG 23 2011

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Zone Change from P-R to M

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** 162-08-701-001, 162-08-603-001, 002 & 003 **Ward #** 1

**General Plan:** existing C proposed n/a **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 2 ± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** _____

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

**Print Name** Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

State of New York
County of New York

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON - 42940 |
| **Meeting Date:** | 10/11/11 PC |
| **Total Fee:** | $1,200 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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

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Revised 10/27/08

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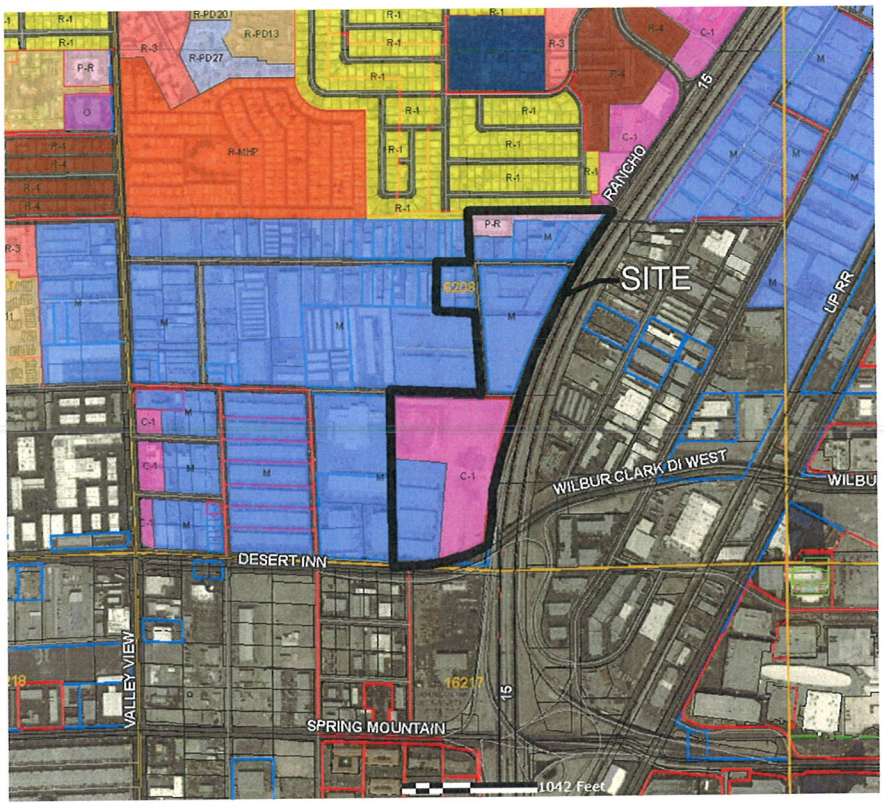
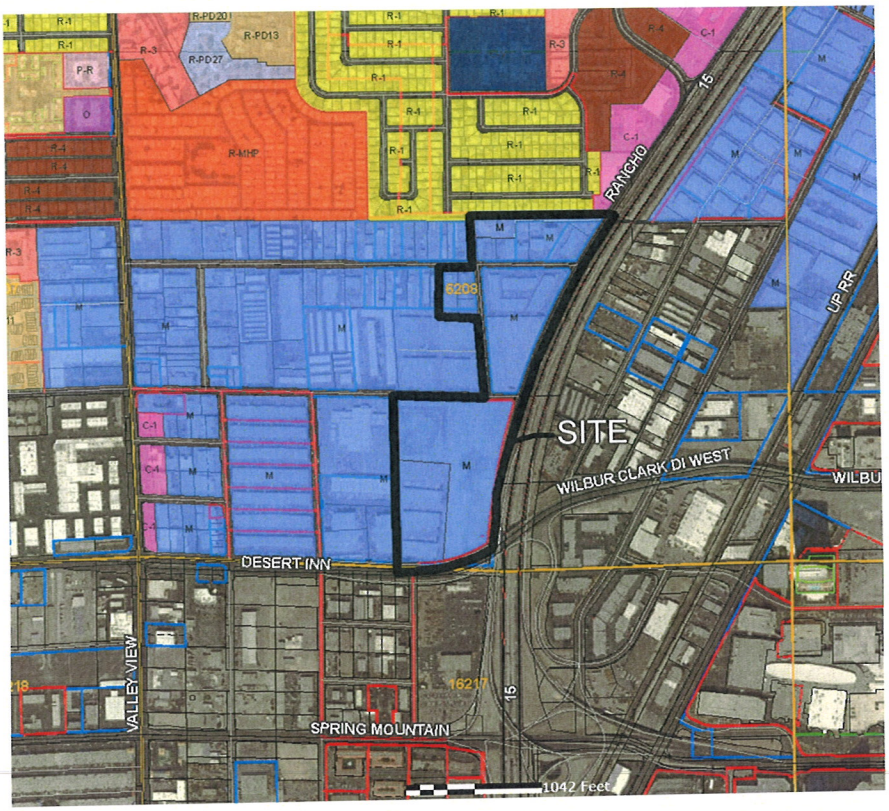
## CURRENT ZONING




## PROPOSED ZONING




City of Las Vegas

### ZONING

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Profesional Offices And Parking
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

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NORTH

ZONING : Sheet Title
11 087.000 : Project Number
08/12/11 : Date

# Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

ZON-42940

MOSER architecture studio

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
8345 West Sunset Road
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Las Vegas, NV 89113
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Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

August 22, 2011

**VIA HAND DELIVERY**

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

***Re: Justification Letter for Zone Change from P-R to M***
***APN: 162-08-701-001; 162-08-603-001,002 & 003***

To Whom It May Concern:

Please be advised this office represents the property owners (the "Applicant") of the above referenced parcels (the "Site"). The Site is generally located on the west side of I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a zone change from Professional Offices and Parking (P-R) to Industrial (M).

The Site is currently master-planned Commercial. However, the Applicant has submitted a General Plan Amendment for the Site to be master-planned Light Industrial/Research. The Applicant believes a zone change to Industrial is more consistent with the current uses in the area. In fact, a substantial amount of property located to the west of the Site is currently zoned M and master-planned for Light Industrial/Research. Therefore, the Applicant believes that the zone change to Industrial is appropriate for the area.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

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AUG 23 2011

ZON-42940

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
ZON-42941 - REZONING RELATED TO GPA-42939 AND ZON-42940 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian).

**C.C.: 11/16/2011**

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

**RECOMMENDATION:**
Staff recommends

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

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-42941** APN: 162-08-418-002

Name of Property Owner: Integral Partners Park Place Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

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Revised 11-14-06

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State of New York
County of New York

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Zone Change from C-1 to M

**Project Address (Location)** Desert Inn and I-15

**Project Name** _____ **Proposed Use** Water Park

**Assessor's Parcel #(s)** 162-08-418-002 **Ward #** 1

**General Plan:** existing C proposed n/a **Zoning:** existing M, P-R & C-1 proposed n/a

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

**Gross Acres** 15 ± **Lots/Units** _____ **Density** _____

**Additional Information** n/a

**PROPERTY OWNER** Integral Partners Park Place Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**APPLICANT** Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

**Address** 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

**City** New York **State** NY **Zip** 10171

**E-mail Address** n/a

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

**Address** 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

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

**E-mail Address** jjl@kcnvlaw.com

**Property Owner Signature*** _____

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

**Print Name** Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

State of New York
County of New York

AMP

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON-42941 |
| **Meeting Date:** | 10-11-11 PC |
| **Total Fee:** | $ 1,200 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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

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AUG 23 2011

Revised 10/27/08

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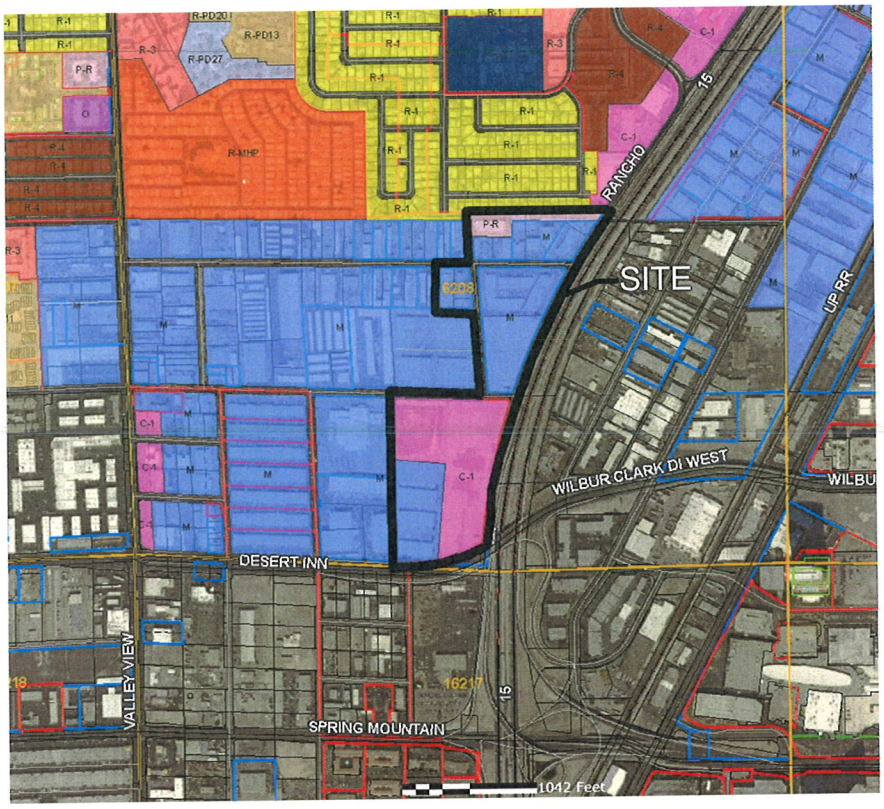
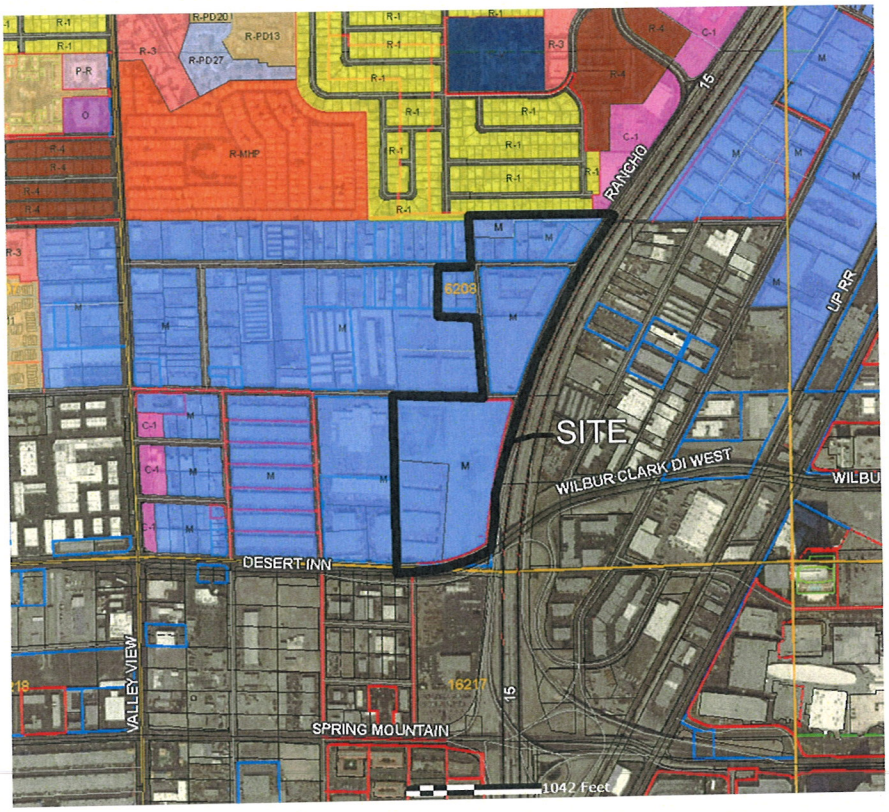
## CURRENT ZONING




## PROPOSED ZONING




City of Las Vegas

### ZONING

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Profesional Offices And Parking
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

NORTH

ZONING : Sheet Title
11.087.000 : Project Number
08/12/11 : Date

# Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

**ZON-42941**

MOSER architecture studio

RECEIVED

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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: 775.327.2011

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

August 22, 2011

**VIA HAND DELIVERY**

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

Re: ***Justification Letter – Zone Change***
***APN: 162-08-418-002***

To Whom It May Concern:

Please be advised, this office represents the property owner (the "Applicant") of the above referenced parcel (the "Site"). The Site is generally located west of the I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a zone change from C-1 to M.

Currently, the Site is zoned C-1 and being used for an outdoor recreation activity known as *Dig This* which specializes in the rental of large equipment for personal enjoyment. The Site is surrounded by property that is currently zoned Industrial. Additionally, the Applicant has filed a General Plan Amendment to change the designation of the Site from Commercial to Light Industrial/Research. The zone change to M will be consistent with other M zonings in the immediate vicinity as the Site is surrounded by property that is zoned M to the north and west. Therefore, a zone change to M will be more consistent with the zoning in the surrounding area.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

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AUG 23 2011
ZON-42941

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
MOD-42984 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: LONE MOUNTAIN PLAZA, LLC, ET AL - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO AMEND THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: VC (VILLAGE COMMERCIAL) on 3.52 acres at the northeast corner of Cheyenne Avenue and Hualapai Way (APNs 138-07-413-002 and 003), Ward 4 (Anthony).

**C.C.: 11/16/2011**

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

**RECOMMENDATION:**
Staff recommends

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

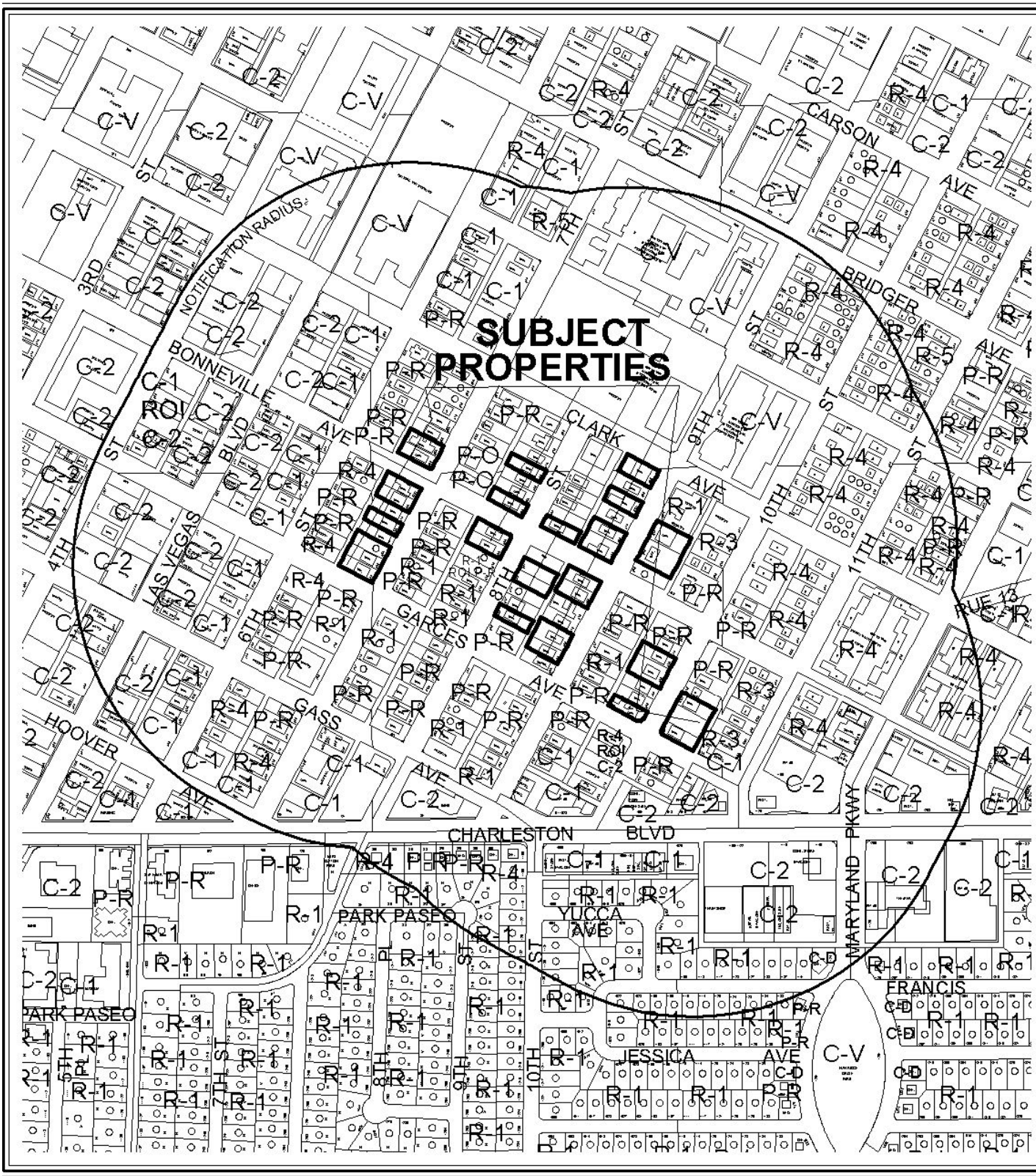
**SUBJECT:**
ZON-42684 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: OWNERS MULTIPLE - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 35 properties within the area generally located south of Clark Avenue and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

C.C.: 11/16/2011

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

**RECOMMENDATION:**
APPROVAL

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




**CASE:** **ZON-42684**

**RADIUS:** 1000 FT

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

**PROPOSED ZONING OF SUBJECT PROPERTY:** P-O (PROFESSIONAL OFFICE)

**CASE:** **ZON-42684**

**RADIUS:** 1000 FT

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

**PROPOSED ZONING OF SUBJECT PROPERTY:** P-O (PROFESSIONAL OFFICE)

# 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** _____

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | ZON-42684 |
| Meeting Date: | 9/13/11 |
| Total Fee: | |
| Date Accepted: | 8/1/11 |
| Accepted By: | |

**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

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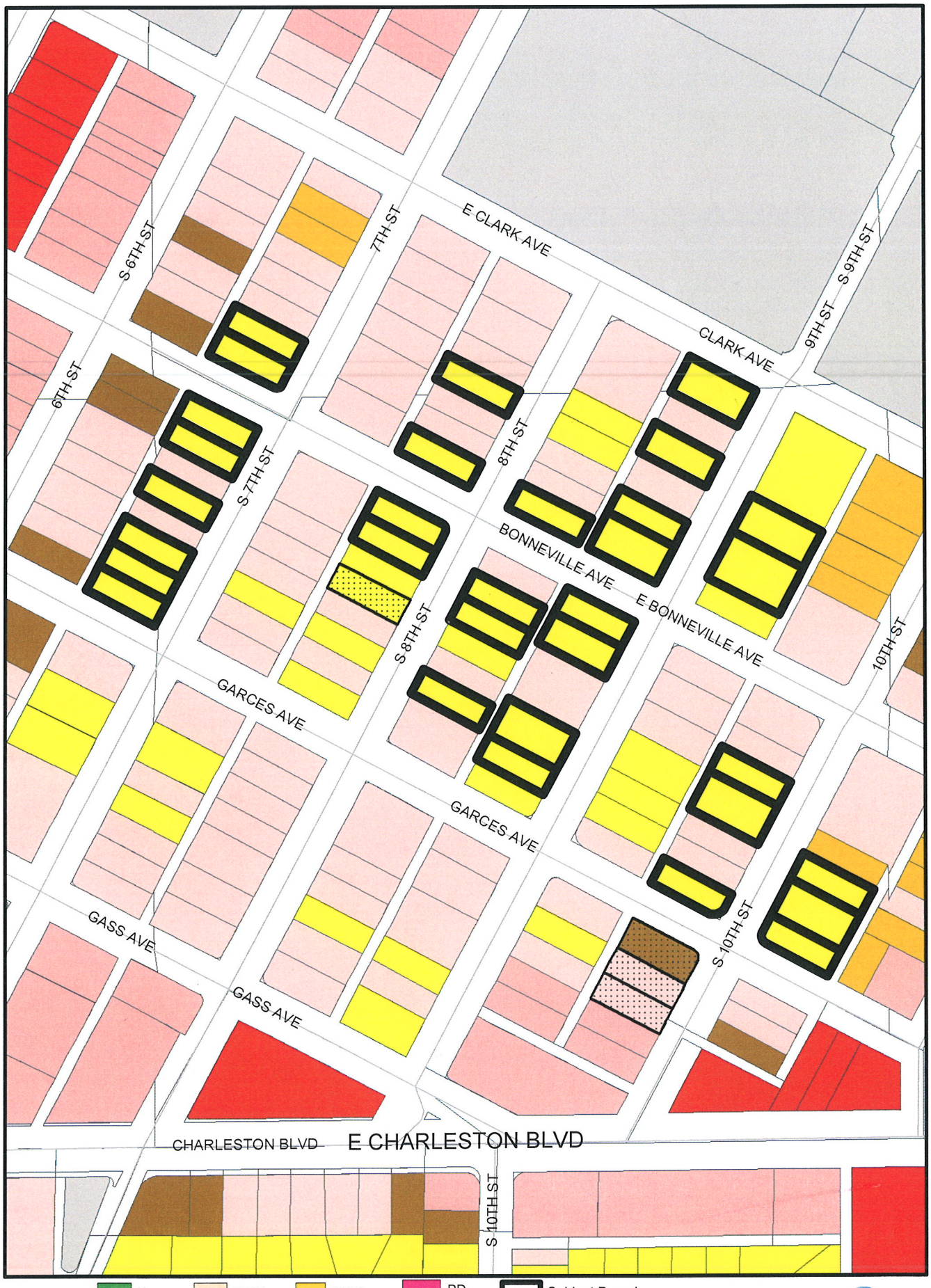
AUG 01 2011

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




**ZONING**

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

- Subject Parcel
- City Limits
- ROI Zoning

T:/advplan/projects/projectsgis/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.
702-229-6301

Printed: July 12, 2011

CITY OF LAS VEGAS

# INTER-OFFICE MEMORANDUM

**Date**

August 1, 2011

| **TO:** | **FROM:** |
|---|---|
| Doug Rankin, Planning Manager | Andy Reed, Planning Supervisor |
| **SUBJECT:** | **COPIES TO:** |
| Use Variances south of Clark Avenue | |

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$^{TH}$ 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 Unifed Development Code, the City Council may change the Zoning designation of property within the City.

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AUG 01 2011
ZON-42684

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

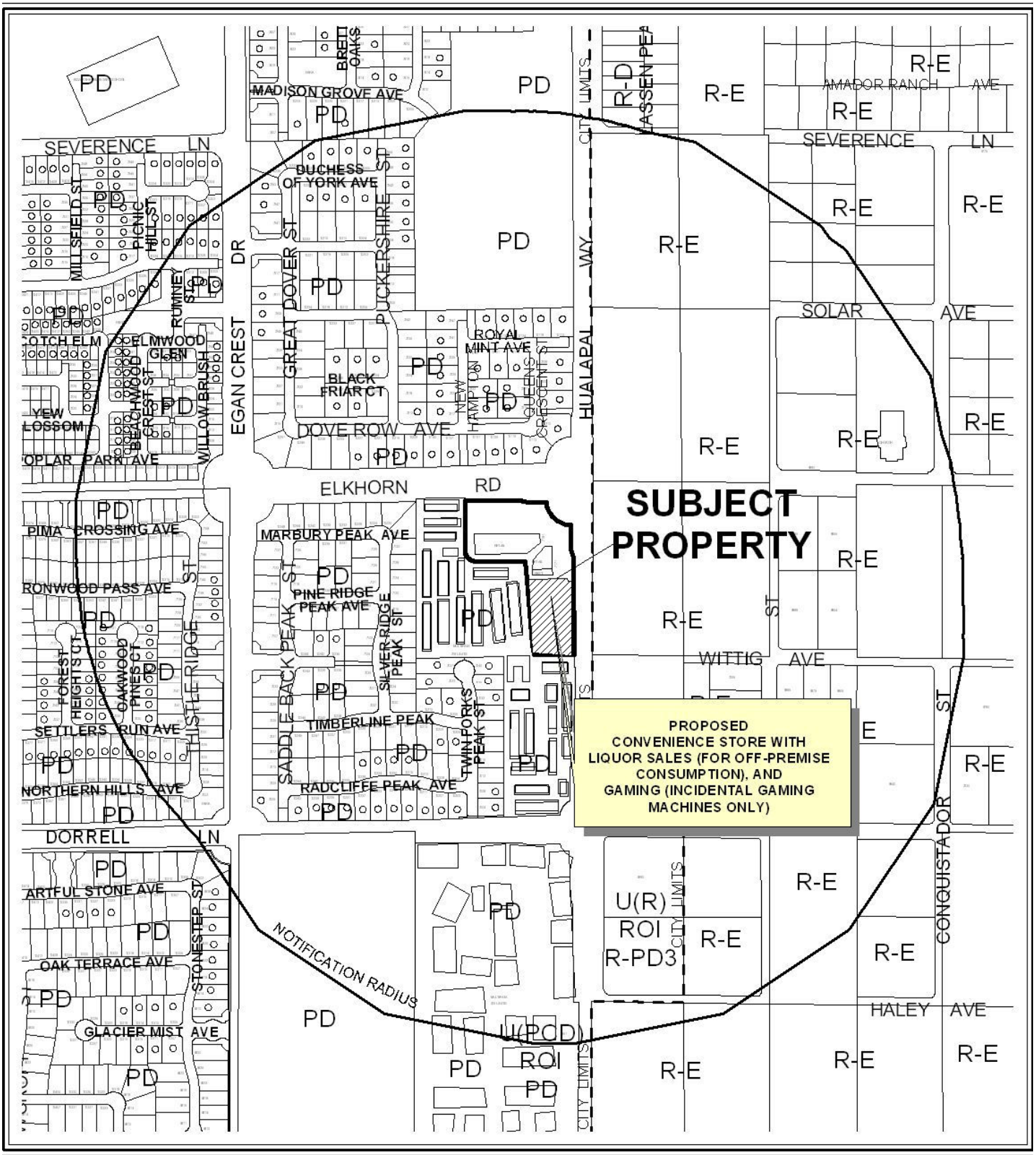
**SUBJECT:**
SUP-42177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR LIQUOR SALES (FOR OFF-PREMISE CONSUMPTION) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004),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

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-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

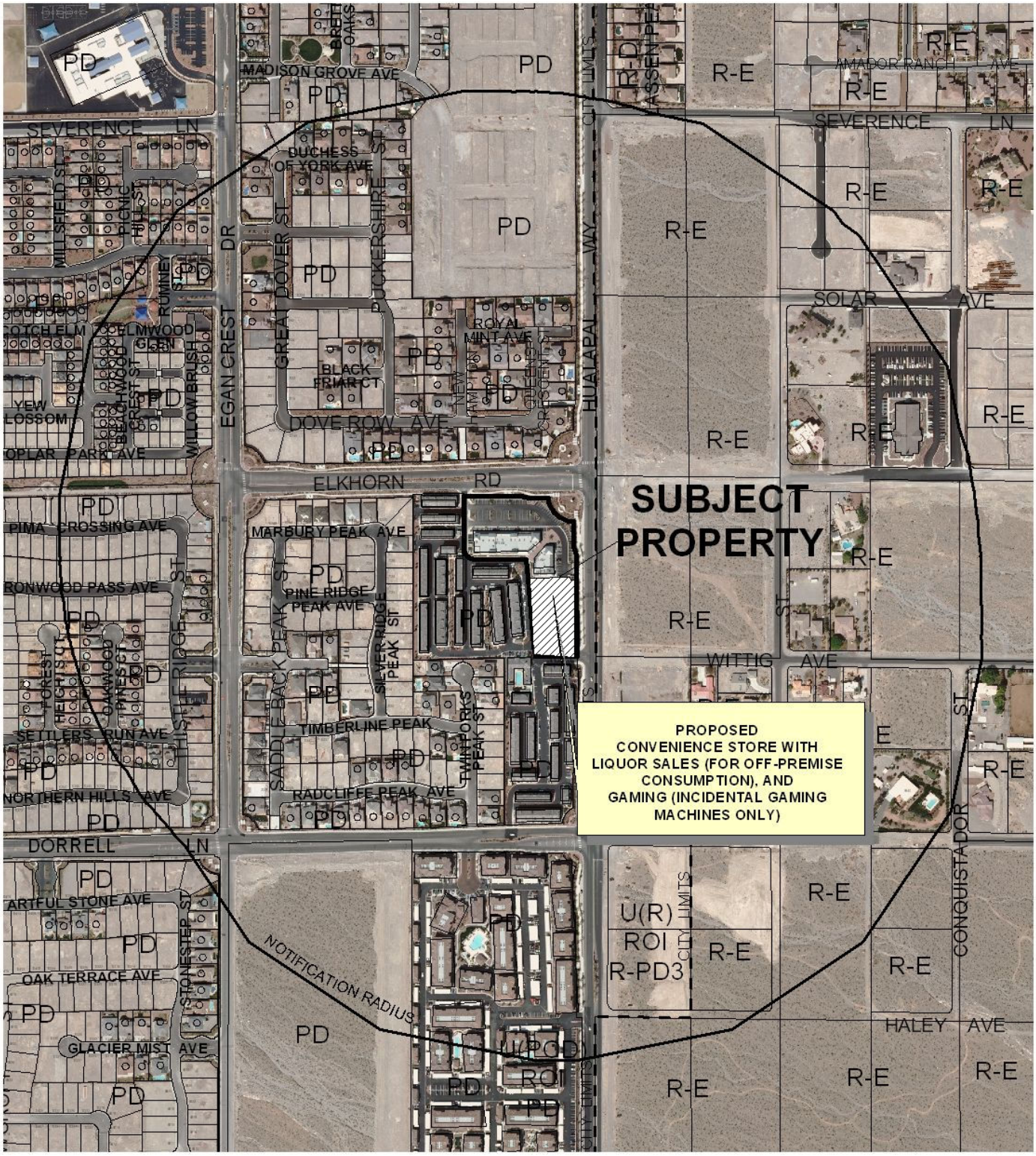



0 400 800 Feet

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

**RADIUS:** 1500 FT

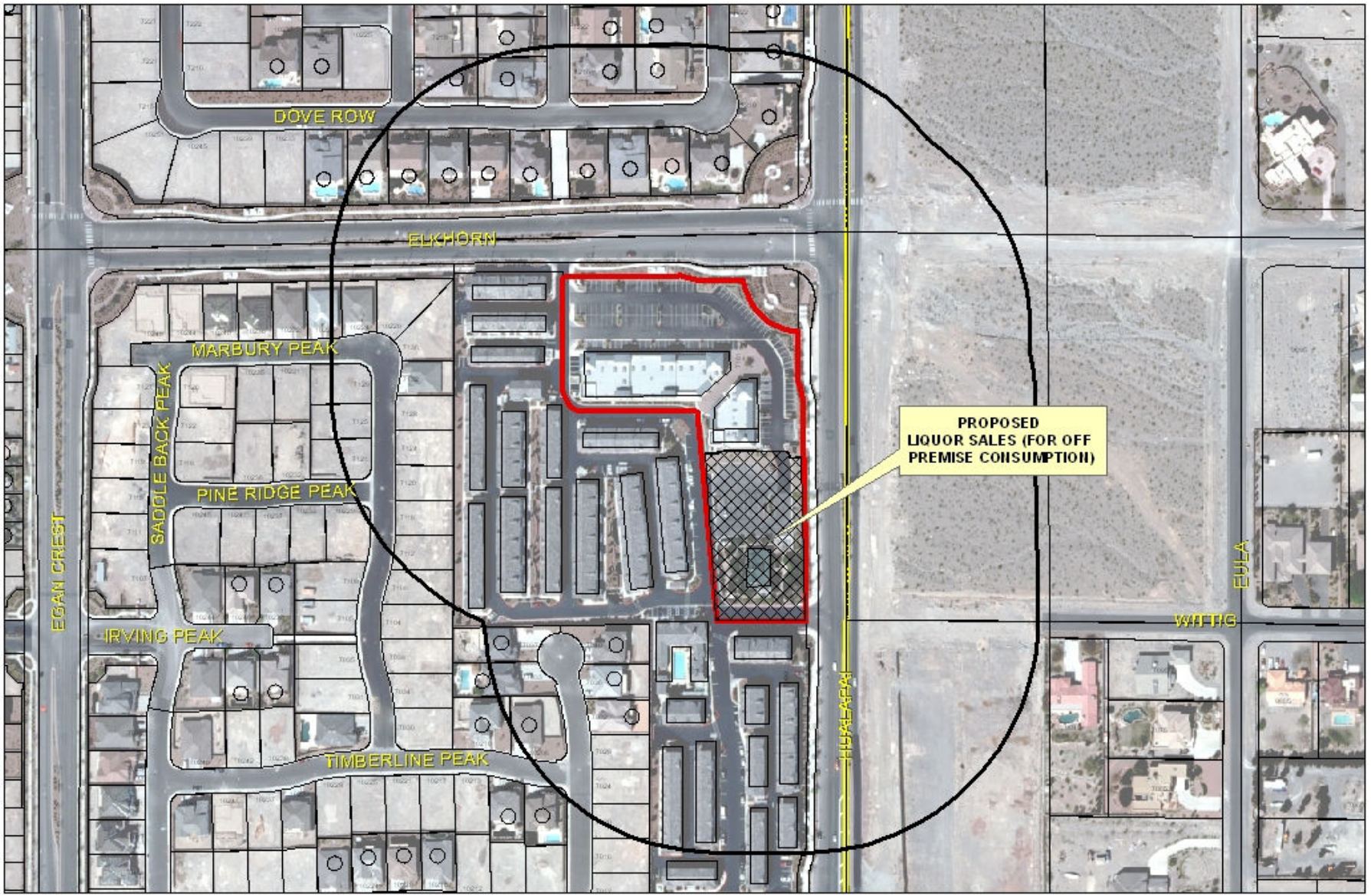
**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)




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

**RADIUS:** 1500 FT

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




**Business Licenses**

**SUP-42177**

**Package Liquor Sales**

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hawk Gordon

Print Name: Hawk Gordon

Subscribed and sworn before me

This 10 day of June, 2011

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

RECEIVED
JUN 16 2011

Revised 11-14-06

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

1004210.1

16134.2

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit for liquor sales

**Project Address (Location)** SWC Hualapai Way and Elkhorn Road

**Project Name** City Stop **Proposed Use** C-store with car wash

**Assessor's Parcel #(s)** 126-24-517-003 and 004 **Ward #** 6

**General Plan:** existing PCD proposed n/a **Zoning:** existing PD proposed n/a

**Commercial Square Footage** 30,290± **Floor Area Ratio**

**Gross Acres** 3.5± **Lots/Units** **Density**

**Additional Information**

**PROPERTY OWNER** Providence Plaza **Contact** Hank Gordon

**Address** 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** hgordon@laurichproperties.com

**APPLICANT** Providence Plaza **Contact** Hank Gordeon

**Address** 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** hgordon@laurichproperties.com

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

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

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

**E-mail Address** tdf@kcnvlaw.com

**Property Owner Signature*** Hank Gordon

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

**Print Name** Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-42177 |
| **Meeting Date:** | 8/9/11 |
| **Total Fee:** | 1280.00 |
| **Date Received:*** | 6/16/11 |
| **Received By:** | |

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

RECEIVED JUN 16 2011

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Revised 10/27/08

1004198.1

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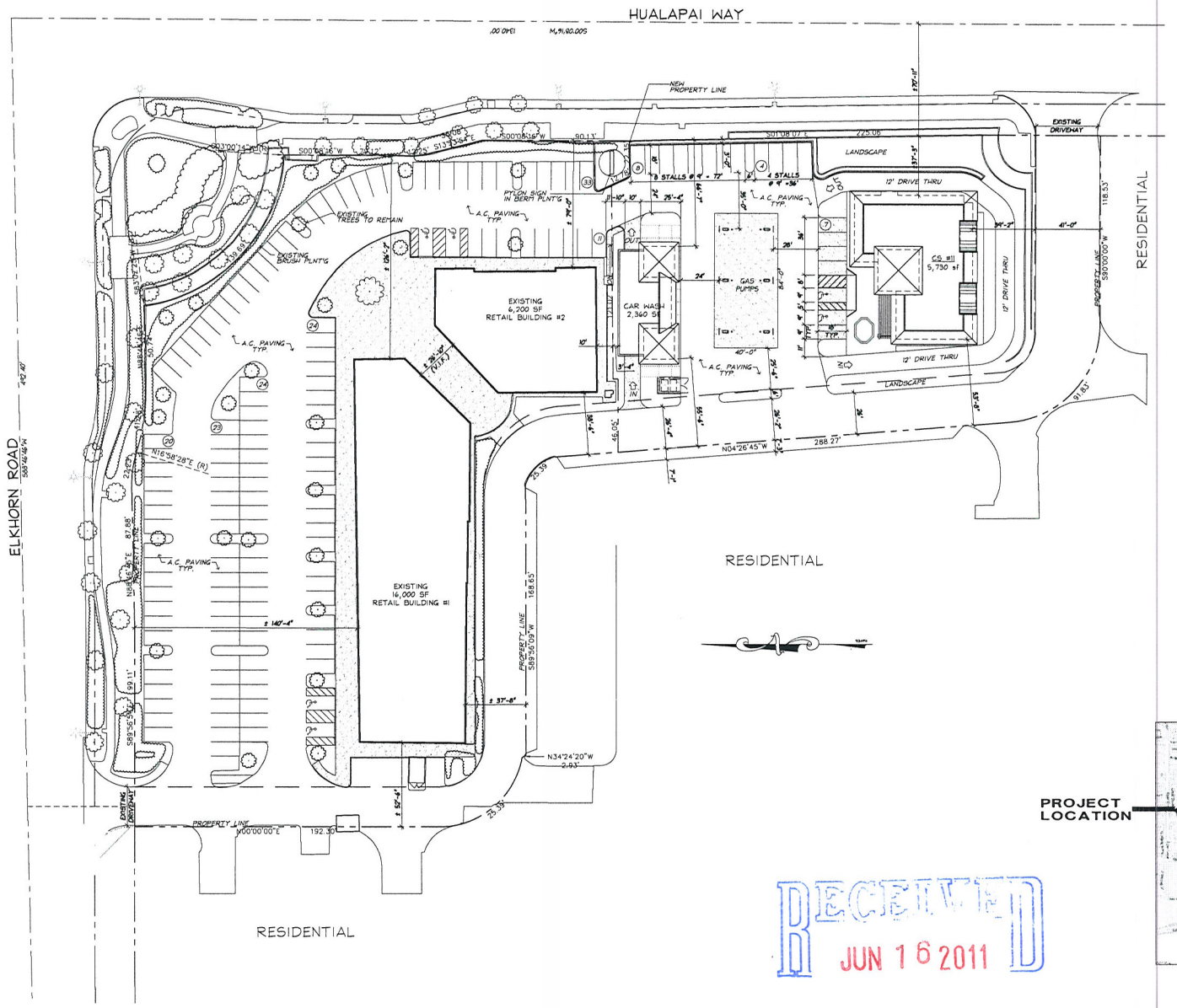
HUALAPAI WAY
ELKHORN ROAD
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
NEW PROPERTY LINE
EXISTING DRIVEWAY
LANDSCAPE
12' DRIVE THRU
CO. #11 5,730 sf
CAR WASH 2,340 SF
GAS PUMPS
EXISTING 6,200 SF RETAIL BUILDING #2
EXISTING 16,000 SF RETAIL BUILDING #1
PYLON SIGN IN BERM PLNT'G
EXISTING TREES TO REMAIN
EXISTING BRUSH PLNT'G
A.C. PAVING TYP.
8 STALLS @ 9' x 18'
4 STALLS @ 9' x 36'
PROPERTY LINE
N04°26'45"W
288.27'
N34°24'20"W
2.93'
S89°56'09"W
168.63'
N16°58'28"E (R)
192.39'
S00°00'00"E
S89°46'46"W
S89°56'09"W
S01°08'07"E
275.06'
S00°08'16"W
90.13'
S89°56'09"W
S89°46'46"W
S00°00'00"W
118.53'
91.83'
288.27'
156.02'
87.88'
59.11'
51.76'
23.39'
25.39'
± 140'-4"
± 37'-8"
± 52'-4"
± 136'-7"
± 79'-0"
± 232'-11"
± 40'-10"
± 37'-5"
± 34'-2"
41'-0"
± 91'-8"
± 288'-10"
± 156'-0"
± 25'-10"
± 24'-10"
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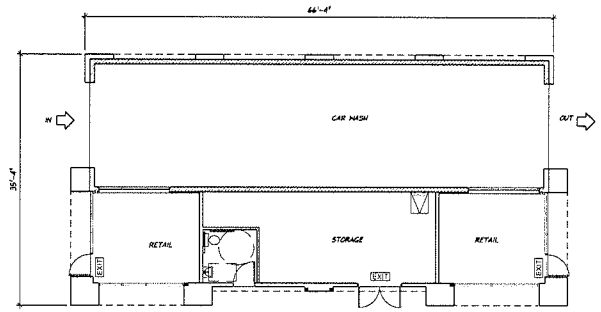
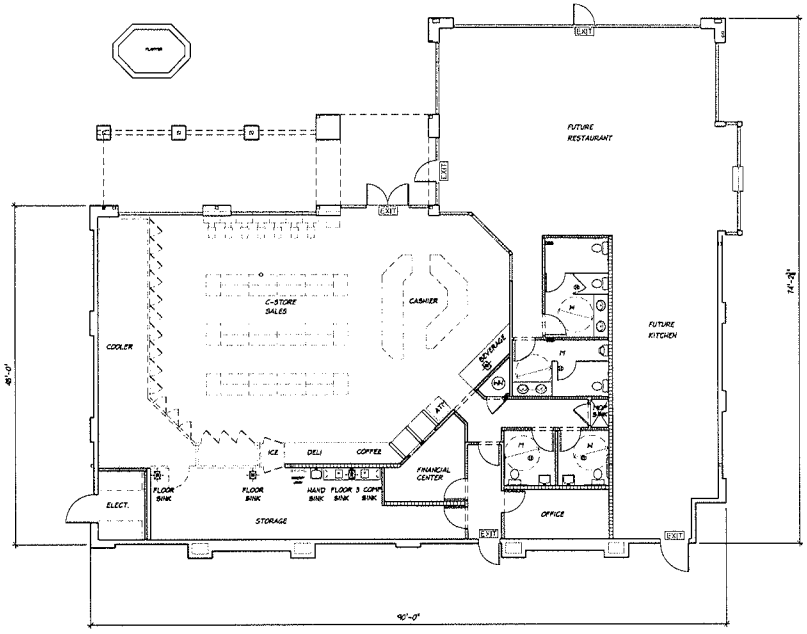



CAR WASH

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) | | | |
|---|---|---|---|
| ROOM NAME | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR | OCCUPANCY LOAD |
| RETAIL 1 | 190 | 30 | 7 |
| STORAGE | 361 | 300 | 2 |
| RETAIL 2 | 190 | 30 | 7 |
| TOILET | SHARED USE | | |
| TOTAL OCCUPANCY LOAD | | | 16 |
| 1 EXIT REQUIRED, 3 EXITS PROVIDED | | | |




STORE

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) | | | |
|---|---|---|---|
| ROOM NAME | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR | OCCUPANCY LOAD |
| FUTURE RESTURANT | 818 | 15 | 54 |
| FUTURE KITCHEN | 898 | 200 | 5 |
| OFFICE | 104 | 100 | 1 |
| FINANCAIL OFFICE | 96 | 100 | 1 |
| STORAGE | 389 | 300 | 2 |
| C-STORE SALES | 1907 | 30 | 63 |
| TOILET | SHARED USE | | |
| TOILET | SHARED USE | | |
| ELEC | SHARED USE | | |
| HALL | SHARED USE | | |
| TOTAL OCCUPANCY LOAD | | | 108 |
| 2 EXIT REQUIRED 4 EXITS PROVIDED | | | |

JUN 15 2011

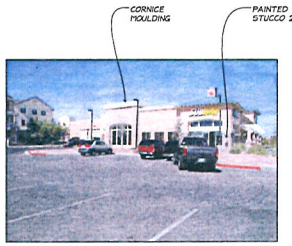
**CITY STOP** *Convenience Store, Gas Station & Car Wash*

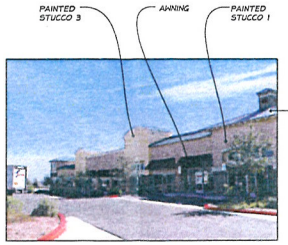
**PROVIDENCE PLAZA** *Elkhorn Road & Hualapai Avenue* *Las Vegas, Nevada*

**FLOOR PLAN** 0 8' 16'

Architect **C2G** Architecture Design Construction C2G [illegible]

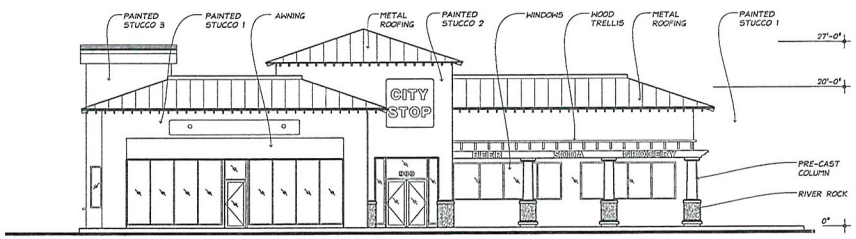
**SUP-42177**
**SUP-42178**
**SDR-42176**



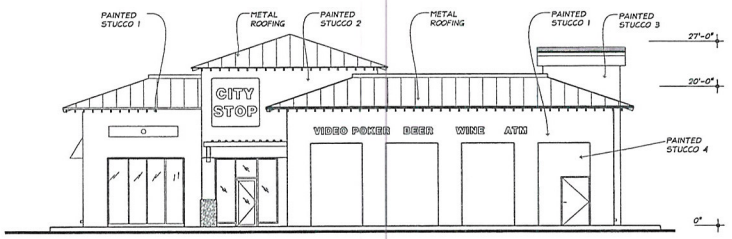
## MATERIAL COLORS

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



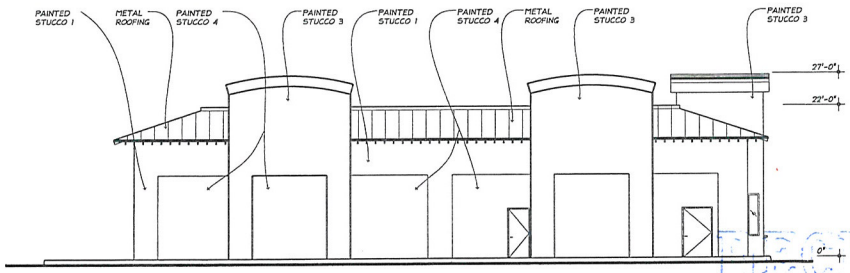

## NORTH ELEVATION

1/8"=1'-0"



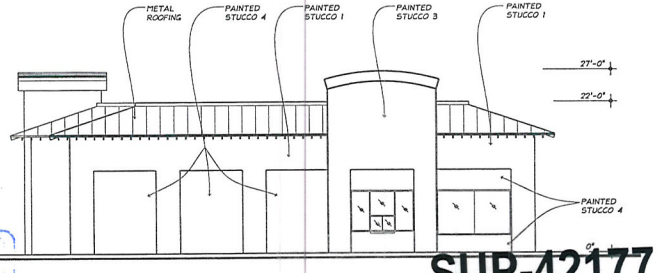

## WEST ELEVATION

1/8"=1'-0"




## SOUTH ELEVATION

1/8"=1'-0"




## EAST ELEVATION

1/8"=1'-0"

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JUN 16 2011

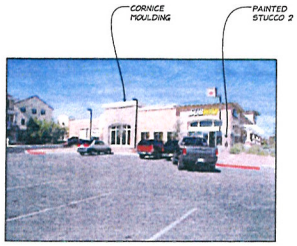
**SUP-42177**
**SUP-42178**
**SDR-42176**

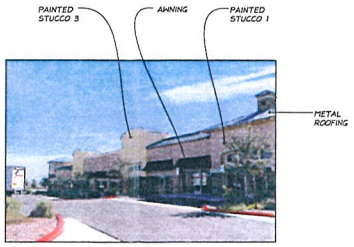
**CITY STOP** Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

**STORE ELEVATIONS** 0 8' 16'

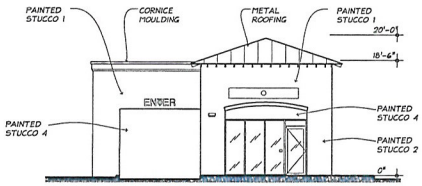
Architect **C2G** Architecture Design Construction C2G 1012.01 03/23/11



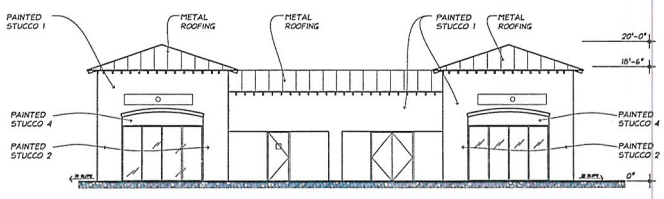
## MATERIAL COLORS

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



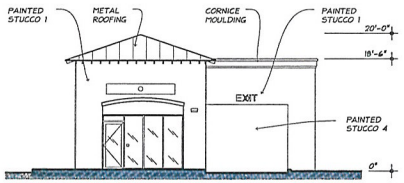

## NORTH ELEVATION

1/8"=1'-0"



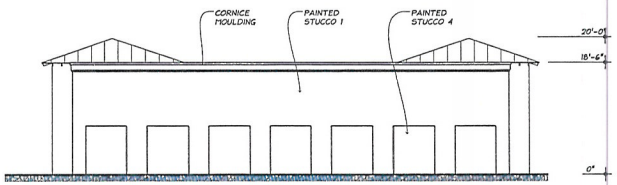

## WEST ELEVATION

1/8"=1'-0"



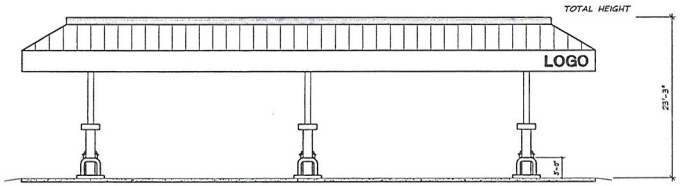

## NORTH ELEVATION

1/8"=1'-0"




## WEST ELEVATION

1/8"=1'-0"




## EAST GAS PUMP CANOPY

1/8"=1'-0"

## NORTH GAS PUMP CANOPY

1/8"=1'-0"

RECEIVED
JUN 16 2011
SUP-42177
~~SUP-42178~~
SDR-42176

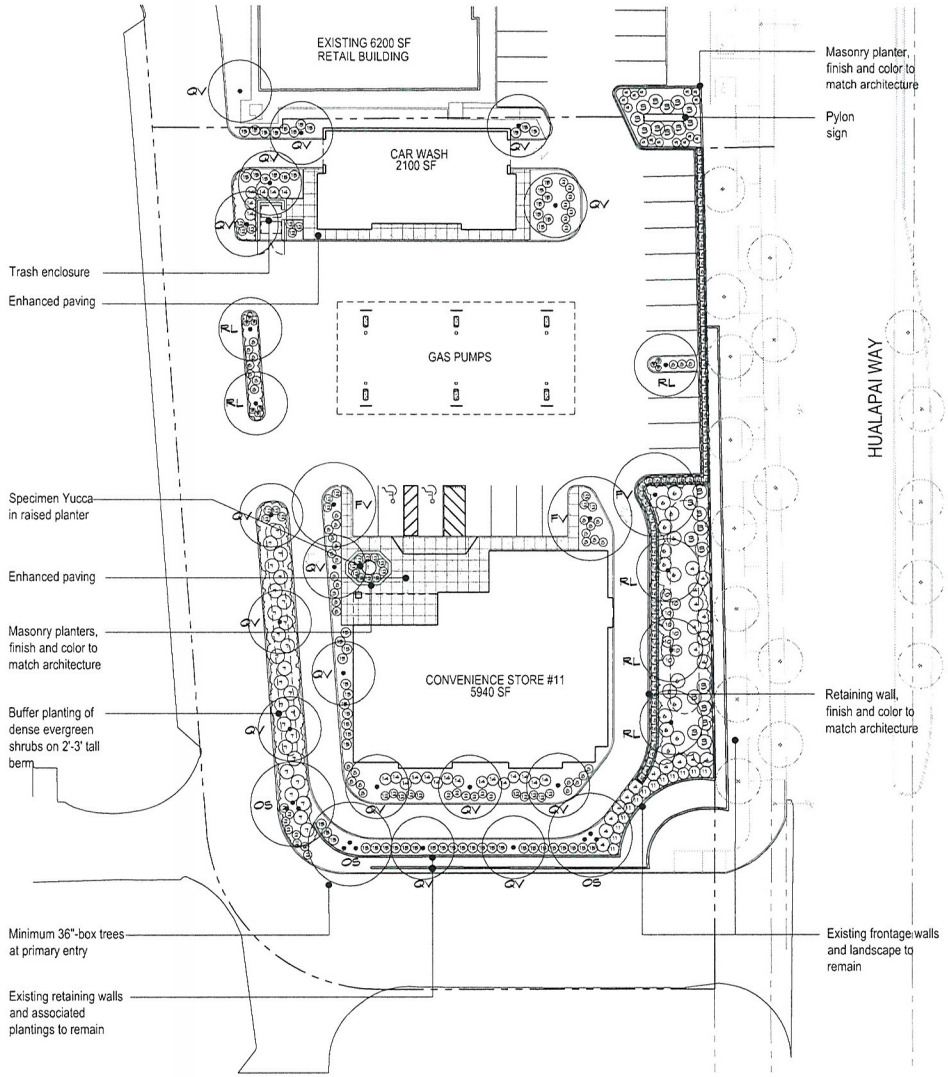
**CITY STOP** Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

**CAR WASH & GAS PUMP CANOPY**

0 8' 16'

Architect C2G Architecture Design Construction C2G 1012.01 03/23/11




## PLANT LEGEND

### TREES

| Symbol | Botanical Name - Common Name | Size | Qty. |
|---|---|---|---|
| FV | Fraxinus velutina 'Fan Tex' - Fan Tex Ash | 24" Box | 3 |
| OS | Olea 'Swan Hill' - Fruitless Olive (Multi-Trunk) | 36" Box | 3 |
| QV | Quercus virginiana 'Cathedral' - Cathedral Live Oak | 36" Box | 16 |
| RL | Rhus lancea - African Sumac | 24" Box | 6 |
| | Existing tree to remain | | |

### SHRUBS

| Symbol | Botanical Name - Common Name | Size | Qty. |
|---|---|---|---|
| 1 | Yucca gloriosa 'Variegata'- Variegated Spanish Dagger | 5 Gal. | 1 |
| 2 | Dasylirion wheeleri - Desert Spoon | 5 Gal. | 21 |
| 3 | Dodonaea viscosa - Purple Hopseed Bush | 5 Gal. | 23 |
| 4 | Elaeocarpus decipiens - Japanese Blueberry | 5 Gal. | 20 |
| 5 | Hesperaloe parviflora - Red Yucca | 5 Gal. | 9 |
| 6 | Lantana camara - Lantana | 5 Gal. | 15 |
| 7 | Leucophyllum langmaniae 'Rio Bravo' - Langman's Sage | 5 Gal. | 27 |
| 8 | Myrtus communis 'Compacta' - Dwarf Myrtle | 5 Gal. | 39 |
| 9 | Nerium oleander 'Petite Pink' - Dwarf Oleander | 5 Gal. | 15 |
| 10 | Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha | 5 Gal. | 8 |
| 10 | Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha | 5 Gal. | 8 |
| 11 | Rosa sp.- Rose | 5 Gal. | 13 |
| | Rosmarinus prostrata - Prostrate Rosemary | 5 Gal (at 36" o.c., triangularly spaced for full coverage) | 304 |
| 14 | Vauquelinia californica - Arizona Rosewood | 5 Gal. | 21 |
| 15 | Xylosma congestum 'Compacta' - Dwarf Shiny Xylosma | 5 Gal. | 60 |
| 16 | Nerium oleander 'Little Red'- Little Red Dwarf Oleander | 5 Gal. | 83 |

### VINES SUCH AS -

| Symbol | Botanical Name - Common Name | Size |
|---|---|---|
| Not Shown | Gelsemium sempervirens - Carolina Jasmine | 5 Gal. |
| | Hardenbergia violacea - Lilac Vine | 5 Gal. |
| | Trachelospermum jasminoides - Star Jasmine | 5 Gal. |

### GROUNDCOVER SUCH AS -

| Symbol | Botanical Name - Common Name | Size |
|---|---|---|
| Not Shown | Dalea capitata 'Sierra Gold' - Sierra Gold Dalea | 1 Gal. |
| | Lantana 'New Gold' - New Gold Lantana | 1 Gal. |
| | Rosmarinus officinalis 'Prostratus' - Trailing Rosemary | 1 Gal. |
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| Not Shown | 'Rebel Rose' rock mulch to cover all shrub areas - Size and specifications to be provided on the Construction Documents. | |

## NOTES

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0 10 20 40
SCALE 1" = 20'

NORTH

JUN 16 2011

JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE
1042 NORTH EL CAMINO REAL, SUITE 423
ENCINITAS, CA 92024
858/259-1967 - FAX 858/259-5656

# CONCEPTUAL LANDSCAPE PLAN

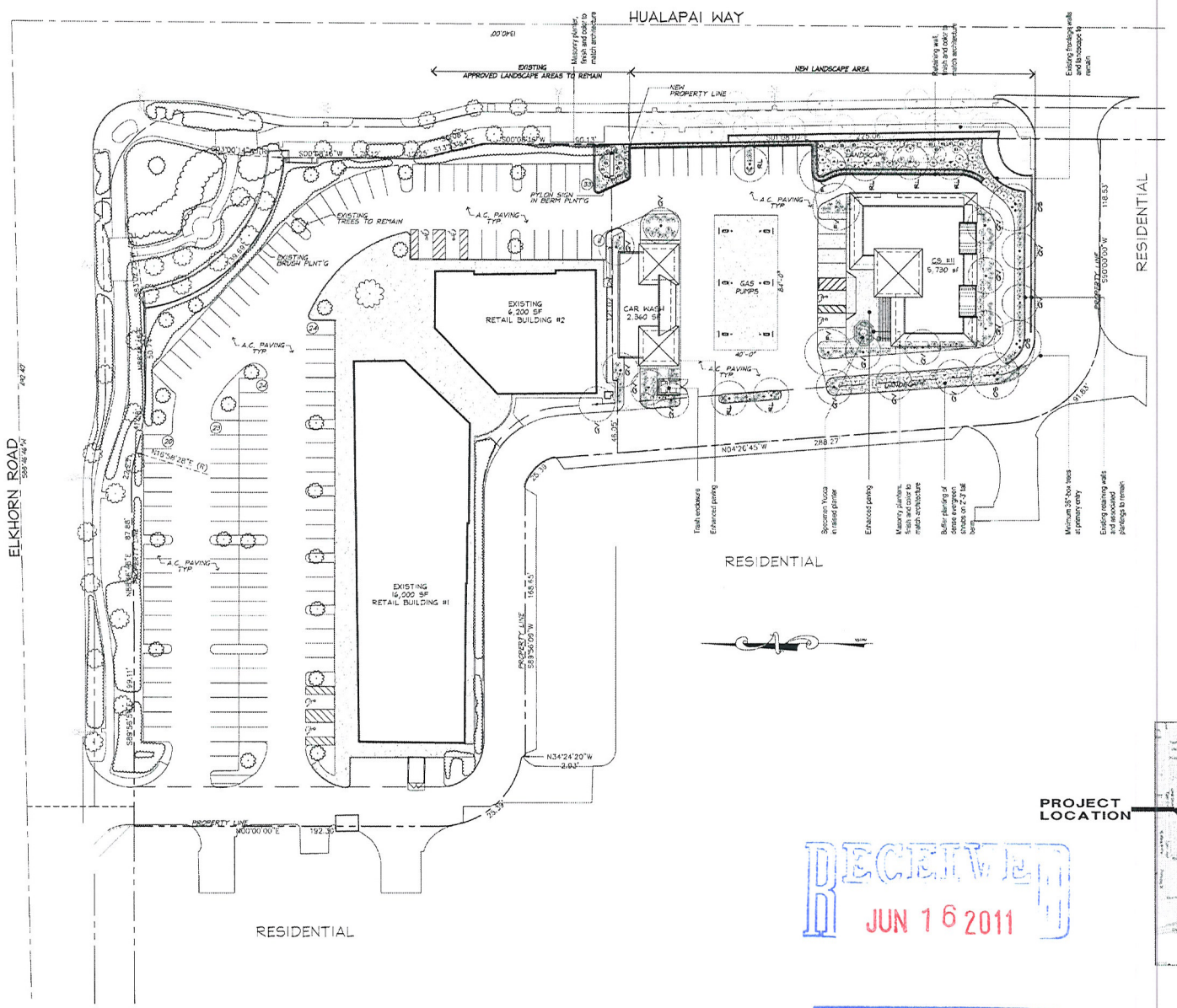
## CITY STOP #11

LAS VEGAS, NV

PREPARED FOR:
FAMILIAN DEVELOPMENT
4534 W. HACIENDA, SUITE A
LAS VEGAS, NV 89118
PHONE (702) 227-9267

JHA JOB # 932
18 MARCH 2011

SUP-42177
SUP-42178
SDR-42176




## PLANT LEGEND

TREES

| Symbol | Botanical Name - Common Name | Size | Qty. |
|---|---|---|---|
| | Fraxinus velutina 'Fan Tex'- Fan Tex Ash | 24" Box | 3 |
| | Olea 'Swan Hill' - Fruitless Olive (Multi-Trunk) | 36" Box | 3 |
| | Quercus virginiana 'Cathedral' - Cathedral Live Oak | 36" Box | 16 |
| | Rhus lancea - African Sumac | 24" Box | 6 |
| | Existing tree to remain | | |

SHRUBS

| Symbol | Botanical Name - Common Name | Size | Qty |
|---|---|---|---|
| (1) | Yucca gloriosa 'Variegata'- Variegated Spanish Dagger | 5 Gal. | 1 |
| (2) | Dasylirion wheeleri - Desert Spoon | 5 Gal. | 21 |
| (3) | Dodonaea viscosa - Purple Hopseed Bush | 5 Gal. | 23 |
| (4) | Elaeocarpus decipiens - Japanese Blueberry | 5 Gal. | 20 |
| (5) | Hesperaloe parviflora - Red Yucca | 5 Gal. | 9 |
| (6) | Lantana camara - Lantana | 5 Gal. | 16 |
| (7) | Leucophyllum langmaniae 'Rio Bravo' - Langman's Sage | 5 Gal. | 27 |
| (8) | Myrtus communis 'Compacta' - Dwarf Myrtle | 5 Gal. | 39 |
| (9) | Nerium oleander 'Petite Pink' - Dwarf Oleander | 5 Gal. | 15 |
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| (12) | Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha | 5 Gal. | 8 |
| (11) | Rosa sp - Rose | 5 Gal. | 13 |
| | Rosmarinus prostrata - Prostrate Rosemary | 5 Gal.(at 36" o.c., triangularly spaced for full coverage) | 304 |
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| (16) | Nerium oleander 'Little Red'- Little Red Dwarf Oleander | 5 Gal. | 83 |

VINES SUCH AS -

| Symbol | Botanical Name - Common Name | Size |
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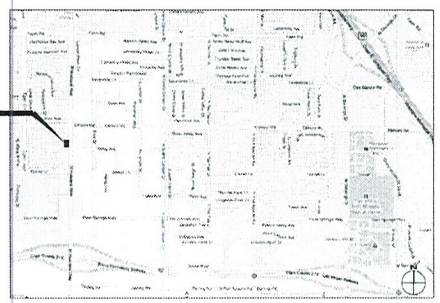
PROJECT LOCATION



RECEIVED
JUN 16 2011

**CITY STOP** Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

**LANDSCAPE PLAN** 0 30' 60'

Architect C2G Architecture Design Construction

SUP-42177
SUP-42178
SDR-42176

SUP-42177, SUP-42178 AND SDR-42176 - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC
7161 NORTH HUALAPAI WAY

08/04/11

SUP-42177, SUP-42178 AND SDR-42176 - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC
7161 NORTH HUALAPAI WAY

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SUP-42177, SUP-42178 AND SDR-42176 - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC
7161 NORTH HUALAPAI WAY

08/04/11

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hawk Gordon

Print Name: Hawk Gordon

Subscribed and sworn before me

This 10 day of June, 2011

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

RECEIVED
JUN 16 2011

Revised 11-14-06

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

1004210.1

16134.2

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit for liquor sales

**Project Address (Location)** SWC Hualapai Way and Elkhorn Road

**Project Name** City Stop **Proposed Use** C-store with car wash

**Assessor's Parcel #(s)** 126-24-517-003 and 004 **Ward #** 6

**General Plan:** existing PCD proposed n/a **Zoning:** existing PD proposed n/a

**Commercial Square Footage** 30,290± **Floor Area Ratio**

**Gross Acres** 3.5± **Lots/Units** **Density**

**Additional Information**

**PROPERTY OWNER** Providence Plaza **Contact** Hank Gordon

**Address** 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** hgordon@laurichproperties.com

**APPLICANT** Providence Plaza **Contact** Hank Gordeon

**Address** 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** hgordon@laurichproperties.com

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

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

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

**E-mail Address** tdf@kcnvlaw.com

**Property Owner Signature*** Hank Gordon

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

**Print Name** Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-42177 |
| **Meeting Date:** | 8/9/11 |
| **Total Fee:** | 1280.00 |
| **Date Received:*** | 6/16/11 |
| **Received By:** | |

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

RECEIVED JUN 16 2011

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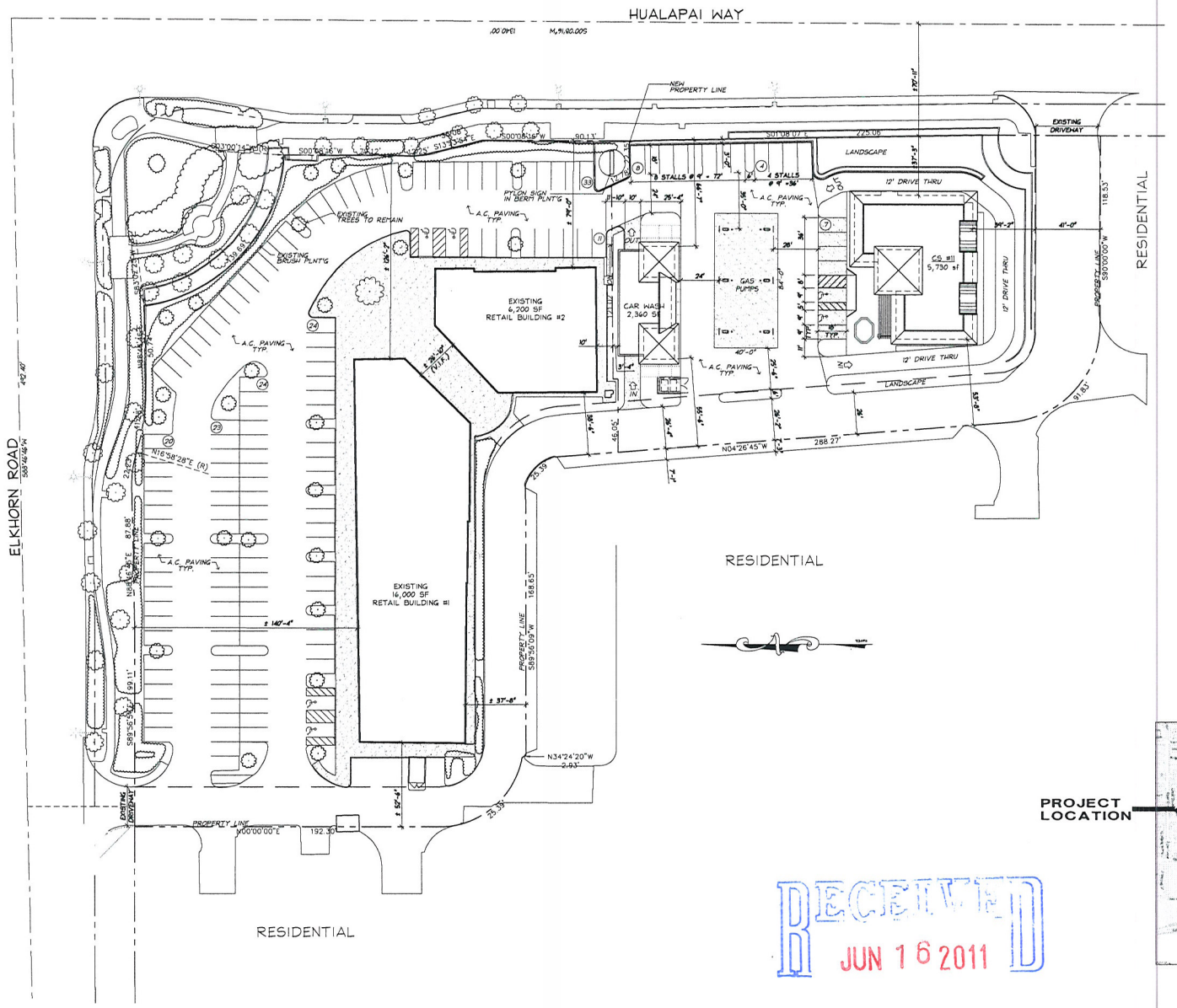
Revised 10/27/08

1004198.1

16134.2


HUALAPAI WAY
ELKHORN ROAD
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
NEW PROPERTY LINE
EXISTING DRIVEWAY
LANDSCAPE
12' DRIVE THRU
CO. #11 5,730 sf
CAR WASH 2,340 SF
GAS PUMPS
EXISTING 6,200 SF RETAIL BUILDING #2
EXISTING 16,000 SF RETAIL BUILDING #1
PYLON SIGN IN BERM PLNT'G
EXISTING TREES TO REMAIN
EXISTING BRUSH PLNT'G
A.C. PAVING TYP.
8 STALLS @ 9' x 18'
4 STALLS @ 9' x 36'
PROPERTY LINE
N04°26'45"W
288.27'
N34°24'20"W
2.93'
S89°56'09"W
168.63'
N16°58'28"E (R)
192.39'
S00°00'00"E
S89°46'46"W
S89°56'09"W
S01°08'07"E
275.06'
S00°08'16"W
90.13'
S89°56'09"W
S89°46'46"W
S00°00'00"W
118.53'
91.83'
288.27'
156.02'
87.88'
59.11'
51.76'
23.39'
25.39'
± 140'-4"
± 37'-8"
± 52'-4"
± 136'-7"
± 79'-0"
± 232'-11"
± 40'-10"
± 37'-5"
± 34'-2"
41'-0"
± 91'-8"
± 288'-10"
± 156'-0"
± 25'-10"
± 24'-10"
± 25'-10"
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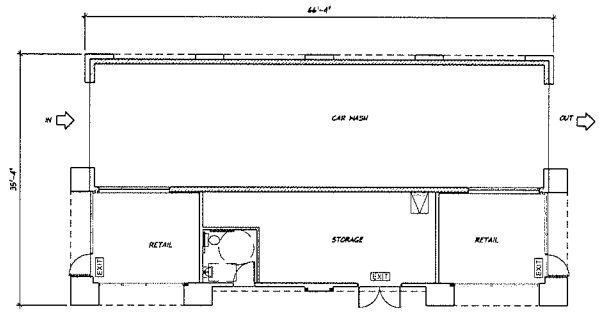
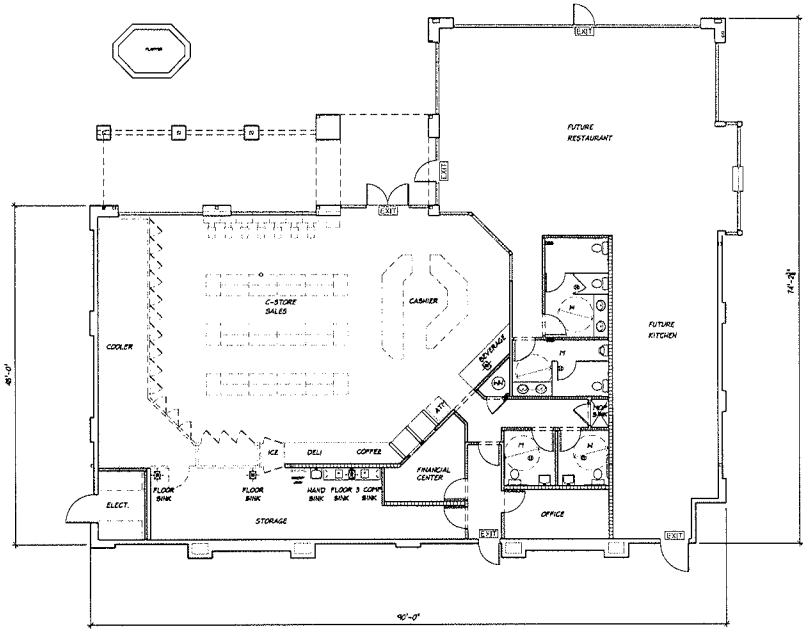
± 25




CAR WASH

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) | | | |
|---|---|---|---|
| ROOM NAME | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR | OCCUPANCY LOAD |
| RETAIL 1 | 190 | 30 | 7 |
| STORAGE | 361 | 300 | 2 |
| RETAIL 2 | 190 | 30 | 7 |
| TOILET | SHARED USE | | |
| TOTAL OCCUPANCY LOAD | | | 16 |
| 1 EXIT REQUIRED, 3 EXITS PROVIDED | | | |




STORE

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) | | | |
|---|---|---|---|
| ROOM NAME | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR | OCCUPANCY LOAD |
| FUTURE RESTURANT | 818 | 15 | 54 |
| FUTURE KITCHEN | 898 | 200 | 5 |
| OFFICE | 104 | 100 | 1 |
| FINANCAIL OFFICE | 96 | 100 | 1 |
| STORAGE | 389 | 300 | 2 |
| C-STORE SALES | 1907 | 30 | 63 |
| TOILET | SHARED USE | | |
| TOILET | SHARED USE | | |
| ELEC | SHARED USE | | |
| HALL | SHARED USE | | |
| TOTAL OCCUPANCY LOAD | | | 108 |
| 2 EXIT REQUIRED 4 EXITS PROVIDED | | | |

JUN 15 2011

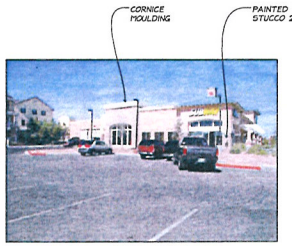
**CITY STOP** *Convenience Store, Gas Station & Car Wash*

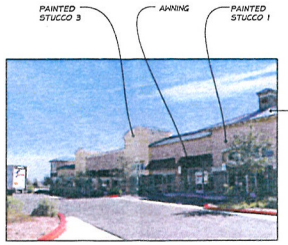
**PROVIDENCE PLAZA** *Elkhorn Road & Hualapai Avenue* *Las Vegas, Nevada*

**FLOOR PLAN** 0 8' 16'

Architect **C2G** Architecture Design Construction C2G [illegible]

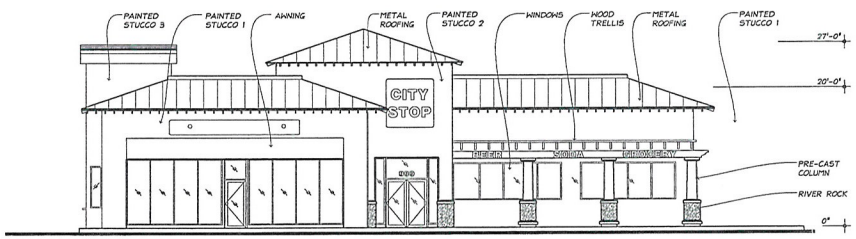
**SUP-42177**
**SUP-42178**
**SDR-42176**



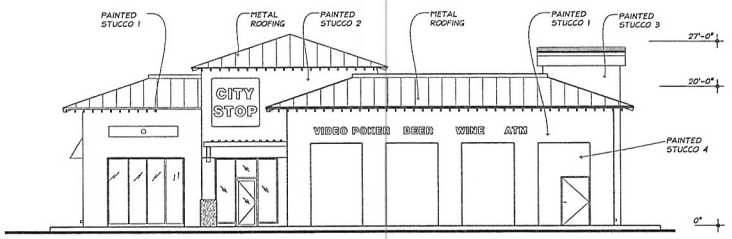
## MATERIAL COLORS

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



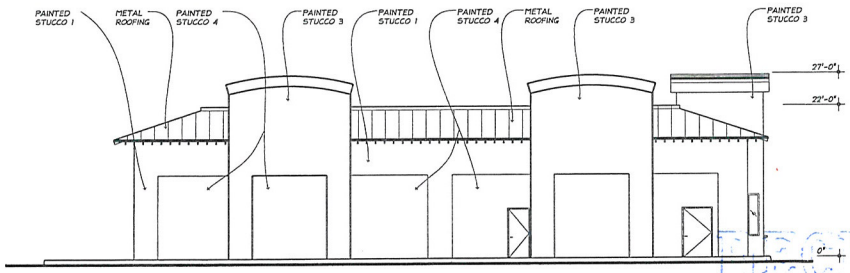

## NORTH ELEVATION

1/8"=1'-0"



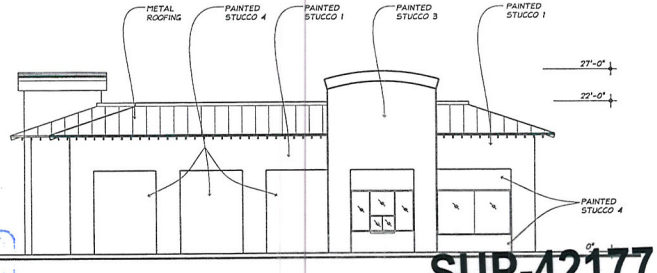

## WEST ELEVATION

1/8"=1'-0"




## SOUTH ELEVATION

1/8"=1'-0"




## EAST ELEVATION

1/8"=1'-0"

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JUN 16 2011

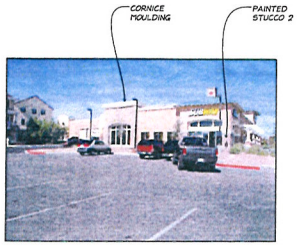
**SUP-42177**
**SUP-42178**
**SDR-42176**

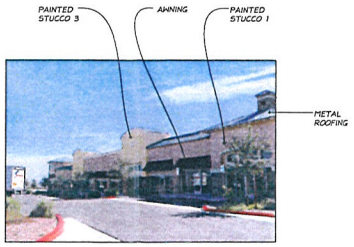
**CITY STOP** Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

**STORE ELEVATIONS** 0 8' 16'

Architect **C2G** Architecture Design Construction C2G 1012.01 03/23/11



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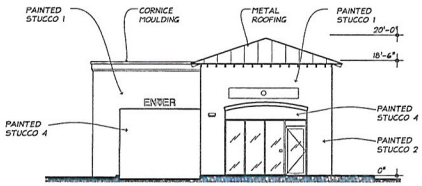


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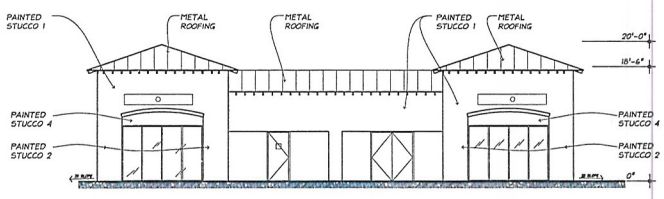


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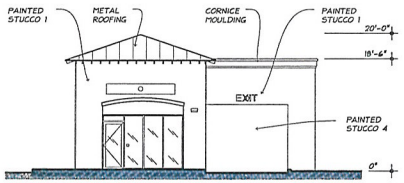


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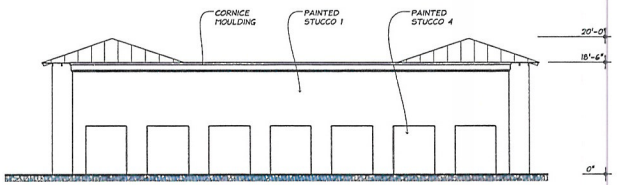


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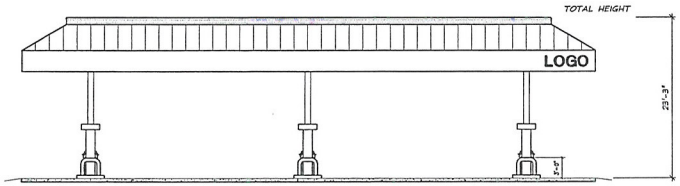



## EAST GAS PUMP CANOPY

1/8"=1'-0"

## NORTH GAS PUMP CANOPY

1/8"=1'-0"

RECEIVED
JUN 16 2011
SUP-42177
~~SUP-42178~~
SDR-42176

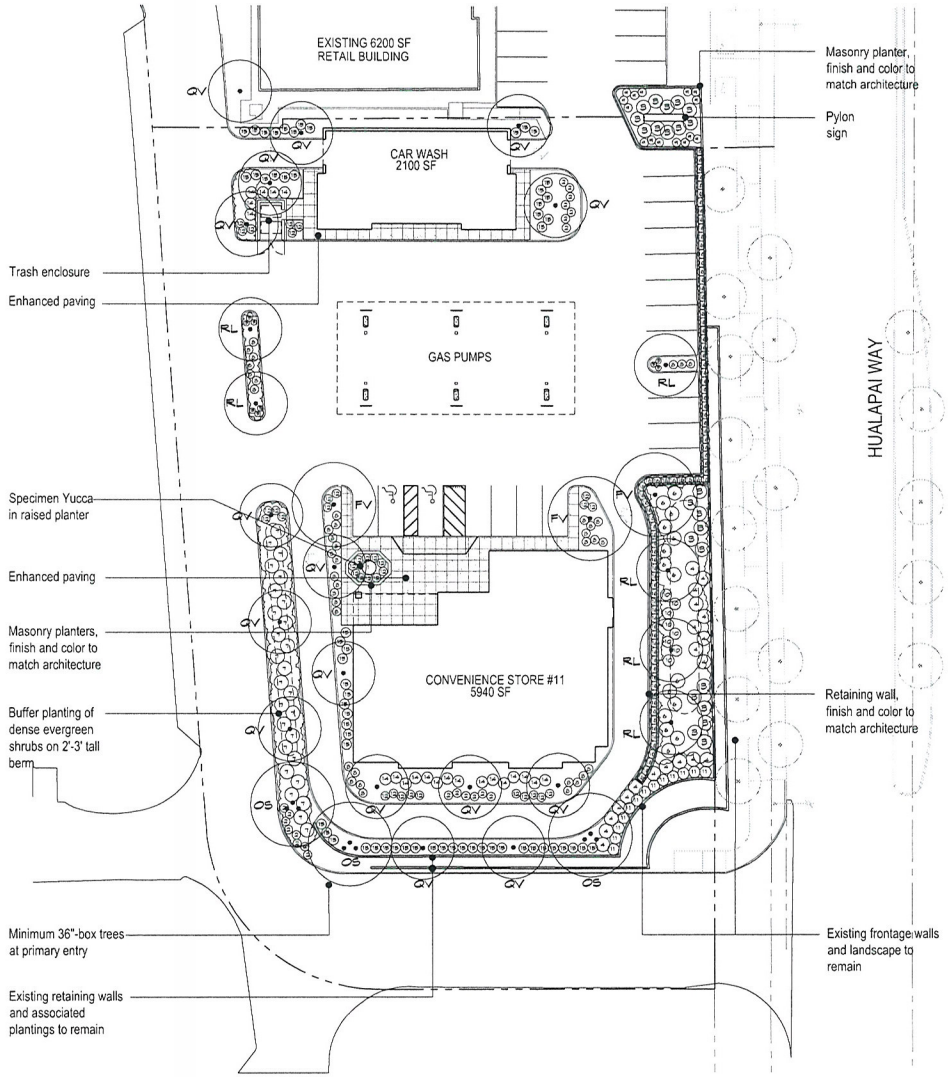
**CITY STOP** Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

**CAR WASH & GAS PUMP CANOPY**

0 8' 16'

Architect C2G Architecture Design Construction C2G 1012.01 03/23/11




## PLANT LEGEND

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| QV | Quercus virginiana 'Cathedral' - Cathedral Live Oak | 36" Box | 16 |
| RL | Rhus lancea - African Sumac | 24" Box | 6 |
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| | Trachelospermum jasminoides - Star Jasmine | 5 Gal. |

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0 10 20 40
SCALE 1" = 20'

NORTH

JUN 16 2011

JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE
1042 NORTH EL CAMINO REAL, SUITE 423
ENCINITAS, CA 92024
858/259-1967 - FAX 858/259-5656

# CONCEPTUAL LANDSCAPE PLAN

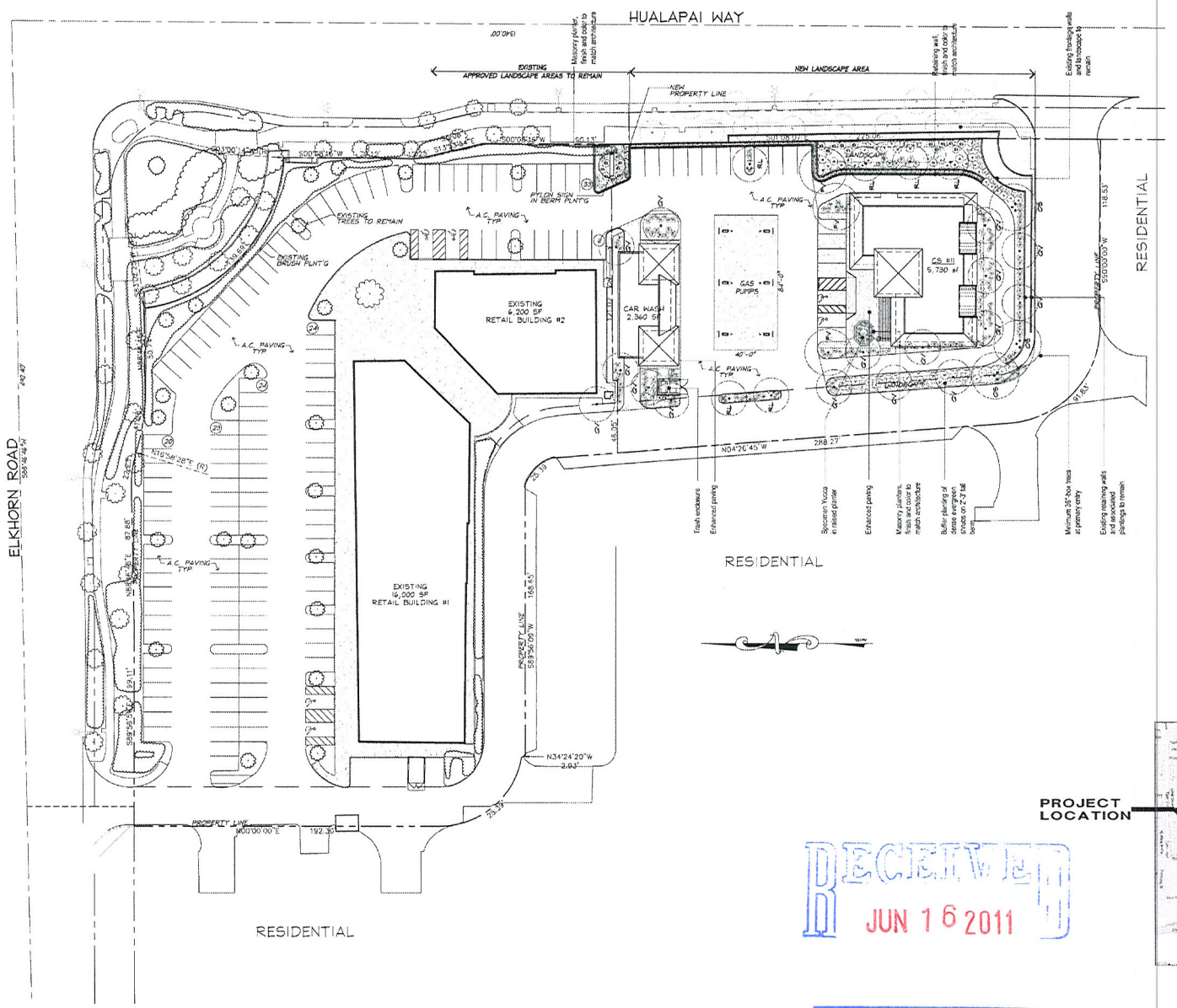
## CITY STOP #11

LAS VEGAS, NV

PREPARED FOR:
FAMILIAN DEVELOPMENT
4534 W. HACIENDA, SUITE A
LAS VEGAS, NV 89118
PHONE (702) 227-9267

JHA JOB # 932
18 MARCH 2011

SUP-42177
SUP-42178
SDR-42176




## PLANT LEGEND

TREES

| Symbol | Botanical Name - Common Name | Size | Qty. |
|---|---|---|---|
| | Fraxinus velutina 'Fan Tex'- Fan Tex Ash | 24" Box | 3 |
| | Olea 'Swan Hill' - Fruitless Olive (Multi-Trunk) | 36" Box | 3 |
| | Quercus virginiana 'Cathedral' - Cathedral Live Oak | 36" Box | 16 |
| | Rhus lancea - African Sumac | 24" Box | 6 |
| | Existing tree to remain | | |

SHRUBS

| Symbol | Botanical Name - Common Name | Size | Qty |
|---|---|---|---|
| (1) | Yucca gloriosa 'Variegata'- Variegated Spanish Dagger | 5 Gal. | 1 |
| (2) | Dasylirion wheeleri - Desert Spoon | 5 Gal. | 21 |
| (3) | Dodonaea viscosa - Purple Hopseed Bush | 5 Gal. | 23 |
| (4) | Elaeocarpus decipiens - Japanese Blueberry | 5 Gal. | 20 |
| (5) | Hesperaloe parviflora - Red Yucca | 5 Gal. | 9 |
| (6) | Lantana camara - Lantana | 5 Gal. | 16 |
| (7) | Leucophyllum langmaniae 'Rio Bravo' - Langman's Sage | 5 Gal. | 27 |
| (8) | Myrtus communis 'Compacta' - Dwarf Myrtle | 5 Gal. | 39 |
| (9) | Nerium oleander 'Petite Pink' - Dwarf Oleander | 5 Gal. | 15 |
| (10) | Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha | 5 Gal. | 8 |
| (12) | Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha | 5 Gal. | 8 |
| (11) | Rosa sp - Rose | 5 Gal. | 13 |
| | Rosmarinus prostrata - Prostrate Rosemary | 5 Gal.(at 36" o.c., triangularly spaced for full coverage) | 304 |
| (14) | Vauquelinia californica - Arizona Rosewood | 5 Gal. | 21 |
| (15) | Xylosma congestum 'Compacta' - Dwarf Shiny Xylosma | 5 Gal. | 60 |
| (16) | Nerium oleander 'Little Red'- Little Red Dwarf Oleander | 5 Gal. | 83 |

VINES SUCH AS -

| Symbol | Botanical Name - Common Name | Size |
|---|---|---|
| Not Shown | Gelsemium sempervirens - Carolina Jasmine | 5 Gal. |
| | Hardenbergia violacea - Lilac Vine | 5 Gal |
| | Trachelospermum jasminoides - Star Jasmine | 5 Gal |

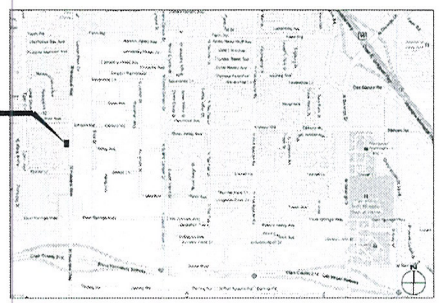
GROUNDCOVER SUCH AS -

| Symbol | Botanical Name - Common Name | Size |
|---|---|---|
| Not Shown | Dalea capitata 'Sierra Gold' - Sierra Gold Dalea | 1 Gal |
| | Lantana 'New Gold' - New Gold Lantana | 1 Gal |
| | Rosmarinus officinalis 'Prostratus' - Trailing Rosemary | 1 Gal. |
| | Teucrium xhamaedrys - Wall Germander | 1 Gal. |
| Not Shown | 'Rebel Rose' rock mulch to cover all shrub areas - Size and specifications to be provided on the Construction Documents. | |

## NOTES

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

PROJECT LOCATION



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**CITY STOP** Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

**LANDSCAPE PLAN** 0 30' 60'

Architect C2G Architecture Design Construction

SUP-42177
SUP-42178
SDR-42176

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

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

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

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

June 22, 2011

**VIA HAND DELIVERY**

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

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

To Whom It May Concern:

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

**Site Plan Review**

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

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

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

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

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

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SUP-42178
SDR-42176

KAEMPFER OF CROWELL



2. The project will help energize a mostly vacant commercial center by providing an anchor use. In doing so, it will create new jobs and tax revenues.

3. Great care was taken to ensure that the project meets or exceeds all of the Providence design standards. The project was also specifically designed to be consistent with and compatible to the existing center and the surrounding area.

4. The proposed uses are accessory and incidental to uses specifically permitted in the Providence design standards.

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

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Tabitha Fiddyment

Tabitha D. Fiddyment

TF/amp

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JUN 22 2011

SUP-42177
SUP-42178
SDR-42176
16134.2

PROVIDENCE

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

3/25/2011

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

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

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

Dear Hank:

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

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

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

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

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1

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

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

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8345 West Sunset Road
Suite 250
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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

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

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SUP-42177
SUP-42178
SDR-42176

KAEMPFER OF CROWELL



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

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Tabitha Fiddyment

Tabitha D. Fiddyment

TF/amp

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SUP-42177
SUP-42178
SDR-42176
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City of Las Vegas Agenda Item No.: **15.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 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 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-42178 APN: 126-24-517-003 and 004

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

Revised 11-14-06

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit for gaming

**Project Address (Location)** SWC Hualapai Way and Elkhorn Road

**Project Name** City Stop **Proposed Use** C-store with car wash

**Assessor's Parcel #(s)** 126-24-517-003 and 004 **Ward #** 6

**General Plan:** existing PCD proposed n/a **Zoning:** existing PD proposed n/a

**Commercial Square Footage** 30,290± **Floor Area Ratio**

**Gross Acres** 3.5± **Lots/Units** **Density**

**Additional Information**

**PROPERTY OWNER** Providence Plaza **Contact** Hank Gordon

**Address** 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** hgordon@laurichproperties.com

**APPLICANT** Providence Plaza **Contact** Hank Gordeon

**Address** 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** hgordon@laurichproperties.com

**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

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

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

**E-mail Address** tdf@kcnvlaw.com

**Property Owner Signature*** [signature]

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

**Print Name** Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-42178 |
| **Meeting Date:** | 8/9/11 |
| **Total Fee:** | ~~$250.00~~ $1030.00 |
| **Date Received:*** | 6/16/11 |
| **Received By:** | |

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

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Revised 10/27/08

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SDR-42176 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42177 AND SUP-42178 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-18031) FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE WITH 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 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

Revised 11-14-06

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Major Amendment to SDR-18031

**Project Address (Location)** SWC Hualapai Way and Elkhorn Road

**Project Name** City Stop **Proposed Use** C-store with car wash

**Assessor's Parcel #(s)** 126-24-517-003 and 004 **Ward #** 6

**General Plan:** existing PCD proposed n/a **Zoning:** existing PD proposed n/a

**Commercial Square Footage** 30,290± **Floor Area Ratio**

**Gross Acres** 3.5± **Lots/Units** **Density**

**Additional Information**

**PROPERTY OWNER** Providence Plaza **Contact** Hank Gordon

**Address** 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** hgordon@laurichproperties.com

**APPLICANT** Providence Plaza **Contact** Hank Gordeon

**Address** 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

**City** Las Vegas **State** NV **Zip** 89128

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**REPRESENTATIVE** Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Tabitha Fiddyment

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

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

**E-mail Address** tdf@kcnvlaw.com

**Property Owner Signature*** Hank Gordon

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

**Print Name** Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011.

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-42176 |
| Meeting Date: | 8/9/11 |
| Total Fee: | $1030.00 |
| Date Received:* | 6/16/11 |
| Received By: | |

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

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Revised 10/27/08

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
VAR-42845 - VARIANCE - PUBLIC HEARING - APPLICANT: FIRST GOOD SHEPHERD LUTHERAN SCHOOL - OWNER: CHURCH LUTHERAN EVANGELICAL - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK FOR A SHADE STRUCTURE WHERE FIVE FEET IS REQUIRED on 0.77 acres at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps – VAR-42845 and SDR-42843
2. Conditions and Staff Report - VAR-42845 and SDR-42843
3. Supporting Documentation
4. Photos - VAR-42845 and SDR-42843
5. Justification Letter - VAR-42845 and SDR-42843

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SDR-42843 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-42845 - PUBLIC HEARING - APPLICANT: FIRST GOOD SHEPHERD LUTHERAN SCHOOL - OWNER: CHURCH LUTHERAN EVANGELICAL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PLAYGROUND AND A WAIVER TO ALLOW NO LANDSCAPE BUFFER ON A PORTION OF THE WEST PERIMETER WHERE 10-FEET IS THE MINIMUM REQUIRED on 0.77 acres at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
VAR-42956 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW A 13-FOOT, EIGHT-INCH TALL BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG A PORTION OF THE NORTH PERIMETER on 4.91 acres at 1293 North Sandhill Road (APN 140-30-601-001), C-V (Civic) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-42956 APN: 140-30-601-001

Name of Property Owner: City of Las Vegas - Robin Yoakum

Name of Applicant: Michael Vlaovich

Name of Representative: Michael Vlaovich

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: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me

This 17 day of August, 2011

Nancy J. Almanzan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. ALMANZAN
Appt. No. 99-55556-1
My Appt. Expires Sept. 29, 2011

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AUG 23 2011

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance

**Project Address (Location)** 1293 North Sandhill Road

**Project Name** Douglas Selby Park **Proposed Use** Park

**Assessor's Parcel #(s)** 140-30-601-001 **Ward #** 3

**General Plan:** existing PR-os proposed _____ **Zoning:** existing C-V proposed _____

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

**Gross Acres** 4.91 **Lots/Units** _____ **Density** _____

**Additional Information** Requested variance to raise a portion of the existing masonry wall on the north side above 8'-0"

**PROPERTY OWNER** City of Las Vegas **Contact** Robin Yoakum

**Address** 333 North Rancho Drive, 8th Floor **Phone:** (702) 229-1022 **Fax:** _____

**City** Las Vegas **State** Nv **Zip** 89106

**E-mail Address** ryoakum@lasvegasnevada.gov

**APPLICANT** City of Las Vegas **Contact** Michael Vlaovich

**Address** 333 North Rancho Drive, 9th Floor **Phone:** (702) 229-1045 **Fax:** (702) 464-5701

**City** Las Vegas **State** Nv **Zip** 89106

**E-mail Address** mvlaovich@lasvegasnevada.gov

**REPRESENTATIVE** City of Las Vegas **Contact** Michael Vlaovich

**Address** 333 North Rancho Drive, 9th Floor **Phone:** (702) 229-1045 **Fax:** (702) 464-5701

**City** Las Vegas **State** Nv **Zip** 89106

**E-mail Address** mvlaovich@lasvegasnevada.gov

**Property Owner Signature*** Robin Yoakum

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

**Print Name** Robin Yoakum

Subscribed and sworn before me

This 17th day of August, 2011.

Nancy J. Almanzan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. ALMANZAN
Appt. No. 99-55558-1
My Appt. Expires Sept. 29, 2011

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR-42956 |
| **Meeting Date:** | 10m/10/11 PC |
| **Total Fee:** | $830.00 |
| **Date Received:*** | 8/23/11 |
| **Received By:** | |

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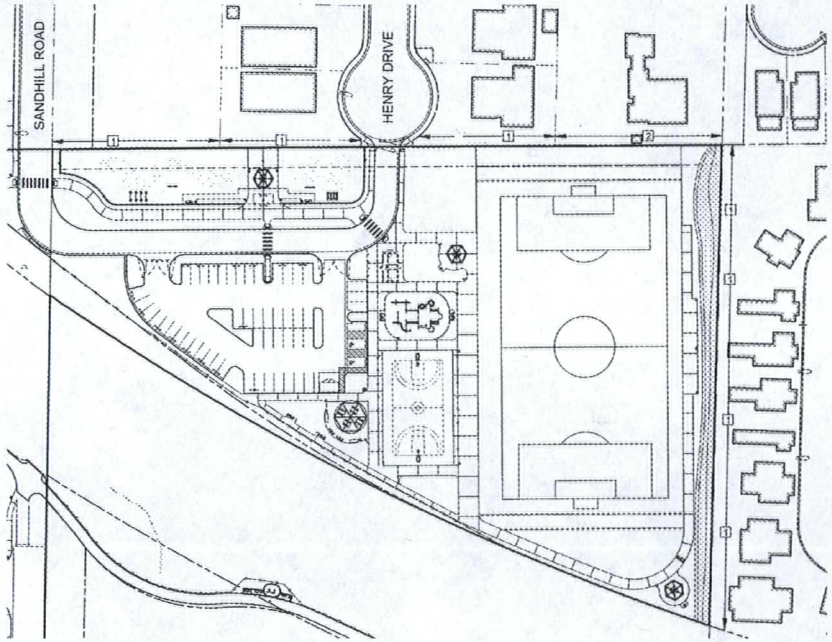
AUG 23 2011

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

Revised 10/27/08

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




WALL NOTES

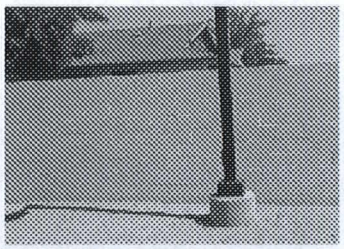
[1] EXISTING WALL TO REMAIN AND PROTECT

[2] CONTRACTOR SHALL CONSTRUCT 13'-8" MAX. HEIGHT HIGH CMU WALL.

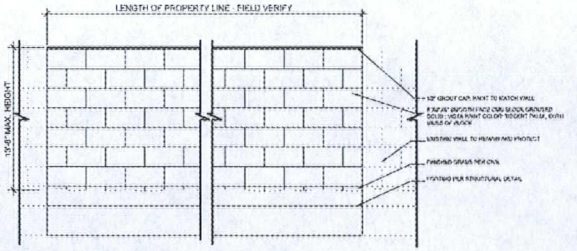
SEE STRUCTURAL DETAIL.

SEE WALL ELEVATION THIS SHEET.

NOTES:
1 NEW WALL SHALL RECEIVE ACRYLIC TOP COAT PAINT SYSTEM OVER BLOCK FILLER - SEE SPECS SECTION 099000 FOR MINIMUM THICKNESS. COLOR VISTA DESERT PALM OR APPROVED EQUAL
2. CONTRACTOR WILL NEED TO COORDINATE WITH PROPERTY OWNERS AND GIVE THEM 72 HOURS NOTICE PRIOR TO WORK ON THEIR PROPERTY.
3. ALL NEWLY CONSTRUCTED WALL SEGMENTS TO BE STANDARD GRAY SMOOTH FACE CMU BLOCK. NO MIXED COLORS OF CMU BLOCK SHALL BE USED
4. CONTRACTOR TO CONFIRM LENGTH OF WALL MODIFICATION PRIOR TO COMMENCEMENT OF WORK WITH PROJECT OWNER. LENGTH OF WALL BASED UPON BOUNDARIES OF AFFECTED PARCEL



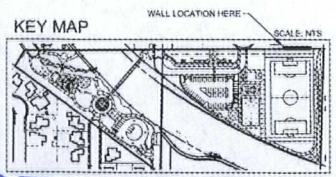
TYPICAL EXISTING WALL




WALL ELEVATION

SCALE: NTS

KEY MAP

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AUG 23 2011

DEPARTMENT OF PUBLIC WORKS

CITY OF LAS VEGAS NEVADA

Cardno WRG

DOUG SELBY PARK
LAS VEGAS, NEVADA

WALL VARIANCE PLAN

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT SECTION

L1.00

VAR-42956

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT SECTION
CITY OF LAS VEGAS
333 N. RANCHO DR., 9TH FLOOR
LAS VEGAS, NEVADA 89106

OFFICE 702.229.6535

TTY 702.386.9108

www.lasvegasnevada.gov

August 25, 2011

City of Las Vegas
Department of Planning and Development
333 North Rancho Drive
Las Vegas, NV 89106

Attn: Current Planning

**RE: Justification Letter for Sandhill Owens Park and Trailhead Wall Height Variance**

General Plan Amendment- APN: 140-30-296-001
Rezoning- APN: 140-30-296-001, 140-30-296-003
Site Development Review- 140-30-296-001 t 003, 140-30-601-001
Wavier of Title 18.12.130 cul-de-sacs- 140-30-601-001, 140-30-296-001 t 003 (waiver – WVR-33480)

Dear Planning:

The City of Las Vegas has completed construction of the Sandhill Owens Park and Trailhead complex (Official Name: "Douglas A. Selby Park and Trailhead") on approximately 8.7 acres, generally located at Sandhill Road south of Owens Avenue. Subsequent to the park completion, intense use of the soccer field has resulted in a hardship for the owner of the adjacent property at 1301 N. Gateway Drive. Soccer balls frequently bypass the backstop behind the goal area and entered the secured yard at this property.

There have been numerous confrontations between the owner and trespassers and both City Marshals and the Metropolitan Police Department have been called repeatedly to intervene. The City of Las Vegas intends on being a good neighbor and desires **to increase the height of the park wall to a height up to 13 feet and eight inches** at this property. This is one of several remedies we are working with the adjacent property owner to help resolve this hardship, and the wall height increase has been specifically requested by them to further dissuade trespassing to retrieve balls, as well as to reduce the number of balls reaching their property. We are also adding to the backstop behind the goal area and have posted "no trespassing" signs at the wall.

In order to allow construction of the enhanced height wall, we request a waiver of the Unified Development Code Title 19.10.020 as relates to perimeter wall heights.

The park parcel is zoned C-V and the adjacent property is zoned R-E. The additional wall height will promote the public good and will not impair the intent or purpose of the relative provisions of Title 19.

**VAR-42956**

RECEIVED
AUG 29 2011

Please recommend approval of this requested variance as presented. Thank you.

If you have any questions, please contact me at 229-1045

Michael J. Vlaovich, AIA
Architectural Project Manager
City of Las Vegas Public Works
229-1045 (fax) 464-5701

VAR-42956

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL FENCE IN THE FRONT YARD WHERE TWO FEET THAT IS SOLID AND THREE FEET THAT IS 50 PERCENT OPEN IS ALLOWED, NO CONTRASTING MATERIAL WHERE 20 PERCENT IS REQUIRED AND A SCREEN FENCE IN THE FRONT YARD OF A RESIDENTIAL PROPERTY WHERE SUCH IS NOT ALLOWED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **21.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SUP-42253 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CEZ MINI MART - OWNER: MY CHARLESTON PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,764 SQUARE-FOOT CONVENIENCE STORE at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **22.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SUP-42980 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARTS & MINDS DESIGNS - OWNER: NERCES HIMIDIAN - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,107 SQUARE-FOOT SECONDHAND DEALER at 1420 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **23.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SUP-42982 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVID TRAN - OWNER: 3RD & CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 800 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 220 East Charleston Boulevard (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **24.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SUP-42985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFRAIN MENDOZA - OWNER: SEA BREEZE VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,548 SQUARE-FOOT SUPPER CLUB at 1780 North Buffalo Drive, Suite #101 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **25.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-43005 and SDR-43004
2. Conditions and Staff Report - SUP-43005 and SDR-43004
3. Supporting Documentation
4. Photos - SUP-43005 and SDR-43004
5. Justification Letter

City of Las Vegas Agenda Item No.: **26.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SDR-43004 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43005 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF AN EXISTING 4,970 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES BUILDING TO A SITE CONTAINING AN EXISTING 4,011 SQUARE-FOOT OFFICE on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

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

City of Las Vegas Agenda Item No.: **27.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SUP-43009 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL DAGLIAN - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,868 SQUARE-FOOT URBAN LOUNGE at 901 Main Street (APNs 139-34-410-005 and 007), C-M (Commercial Industrial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **28.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SUP-43011 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONIA CORREDOR - OWNER: DECATUR WASHINGTON SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A JEWELRY STORE, CLASS III USE WITHIN AN EXISTING JEWELRY STORE, NEW at 840 North Decatur Boulevard, Suite A (APN 139-30-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **29.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SUP-43017 - - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MESQUITE WOOD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,375 SQUARE-FOOT URBAN LOUNGE at 1218 & 1226 South Main Street (APNs 162-03-110-098 and 099), C-M (Commercial Industrial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **30.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SDR-43012 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY 36-MONTH PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.62 acres at 208 North Las Vegas Boulevard (APN 139-34-511-004), C-2 (General Commercial) Zone, Ward 3 (Barlow).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **31.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SDR-43016 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRADER JOE'S - OWNER: PARKWAY RETAIL CENTER, LLC - For possible action on a request for a Site Development Plan Review FOR A 703 SQUARE-FOOT SERVICE AND LOADING AREA ADDITION TO AN EXISTING RETAIL ESTABLISHMENT on 11.74 acres at 7575 West Washington Avenue, Suite #117 (APN 138-27-312-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **32.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
SDR-43021 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WAL-MART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Major Amendment to an approved Plot Plan Review (Z-0061-88) FOR A PROPOSED 14,000 SQUARE-FOOT EXPANSION TO AN EXISTING 118,000 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED on 10.51 acres at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 11/16/2011**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

City of Las Vegas Agenda Item No.: **33.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

**SUBJECT:**
TXT-43007 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates as part of the UDC's six month review.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **34.**

## *AGENDA SUMMARY PAGE - PLANNING*
**PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011**

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

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