



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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

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

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

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

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

**PLANNING COMMISSION MEETING RULES OF CONDUCT:**

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



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

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

### **BUSINESS ITEMS:**

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. PUBLIC COMMENT 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

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

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

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



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

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

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



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

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

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



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

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

**SUBJECT:**

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





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

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

**SUBJECT:**

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



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report - 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



AMP











**GPA-42939**

15167.1





# 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 L/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 jil@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 Winston Fisher

Subscribed and sworn before me

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

[Signature]

Notary Public in and for said County and State

ARLEEN RIVERA  
 Notary Public, State of New York  
 No. 01R10203706  
 Qualified in Queens County  
 Term Expires April 13, 2015  
 AMP

Revised 10/27/08

1026912.1

State of New York  
County of New York

### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>GPA - 42939</u> |
| Meeting Date:   | <u>10/11/11 PC</u> |
| Total Fee:      | <u>\$1550</u>      |
| Date Received:* | <u>8/23/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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AUG 23 2011 15197.1





# 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 jll@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 17th day of August, 2011

Patricia Ris

Notary Public in and for said County and State

Revised 10/27/08

PATRICIA RISI  
 Notary Public, State of New York  
 No. 01R15039027  
 Qualified in Nassau County  
 Commission Expires 8/31/15

AMP

### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>GPA-42939</u>   |
| Meeting Date:   | <u>10/11/11 PC</u> |
| Total Fee:      | <u>1,550</u>       |
| Date Received:* | <u>8/23/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

### APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment  
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Project Name \_\_\_\_\_ Proposed Use Water Park  
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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  
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Print Name Winston Fisher

Subscribed and sworn before me

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

Guler Riva

Notary Public in and for said County and State

ARLEEN RIVERA  
Notary Public, State of New York  
No. 01R16203706  
Qualified in Queens County  
Term Expires April 13, 2013

Revised 10/27/08

1028807.1

State of New York  
County of New York

AMP

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| Case #          | <u>GPA - 42939</u> |
| Meeting Date:   | <u>10/11/11 PC</u> |
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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 L/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

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E-mail Address jll@kcnvlaw.com

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Print Name Winston Fisher

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[Signature]

Notary Public in and for said County and State

ARLEEN RIVERA  
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Revised 10/27/08

1028798.1

State of New York  
County of New York

AMP

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15167.1



## 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 L/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  
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Property Owner Signature\* \_\_\_\_\_

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Print Name Winston Fisher

Subscribed and sworn before me

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

Julen Riv

Notary Public in and for said County and State

ARLEEN RIVERA  
Notary Public, State of New York  
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Revised 10/27/08

1028801.1

State of New York  
County of New York

AMP

#### FOR DEPARTMENT USE ONLY

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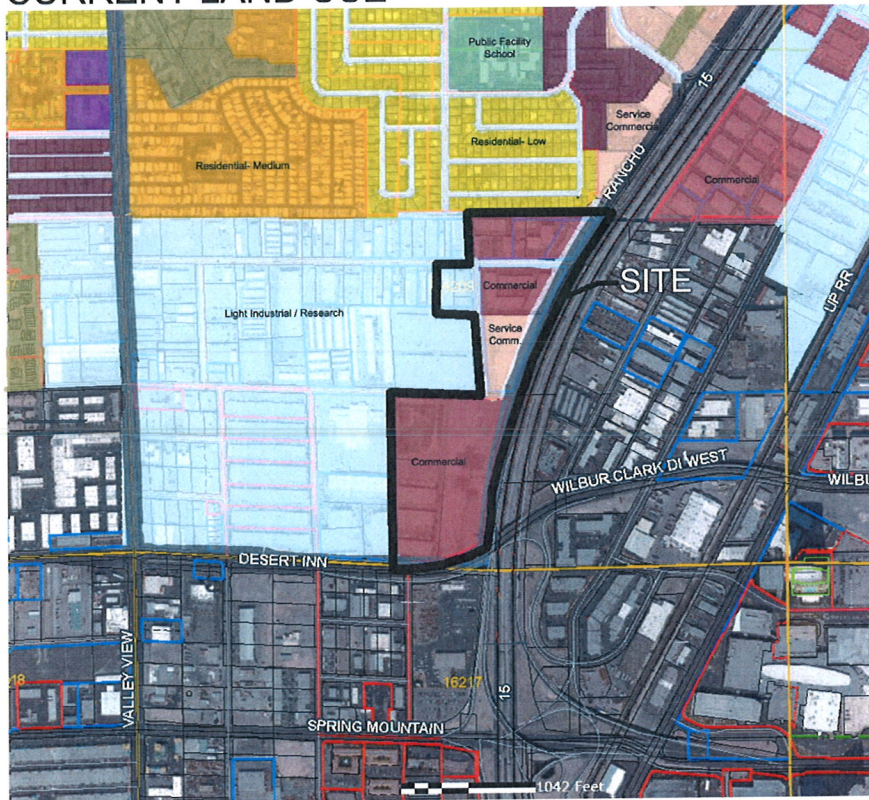
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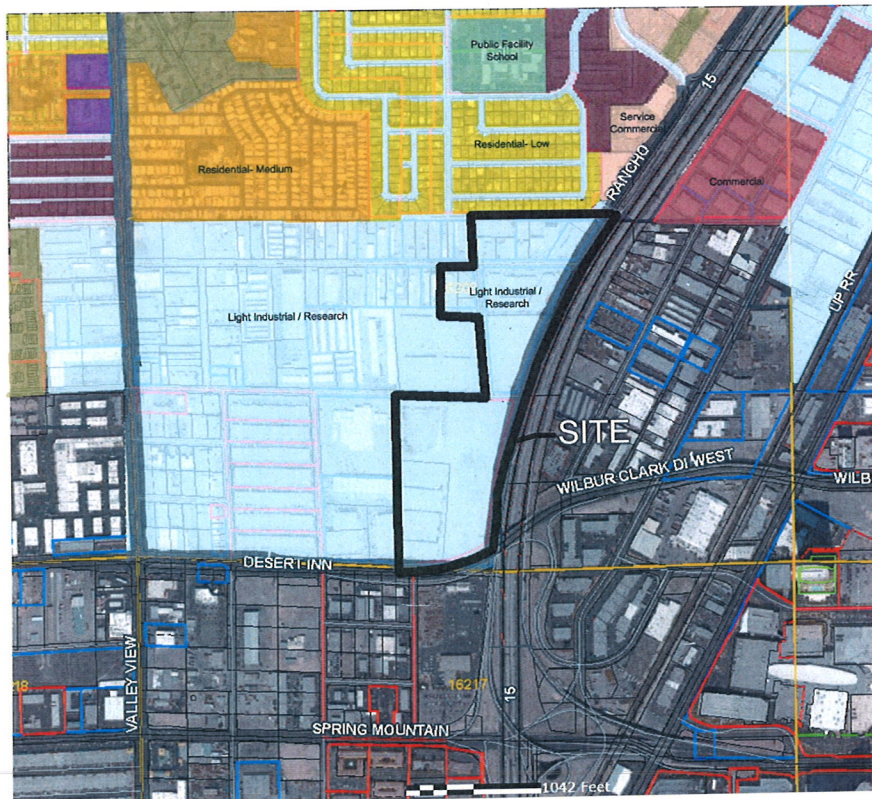
## CURRENT LAND USE



*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

## PROPOSED LAND USE



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

**RECEIVED**  
AUG 23 2011



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@kcwrlaw.com](mailto:jlazovich@kcwrlaw.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](mailto: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**

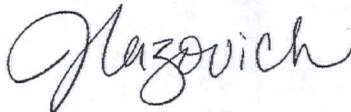
Dear Steve:

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



Jennifer Lazovich

JJL/sfm

cc: Philip Bohn  
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](mailto:jlazovich@kcnvlaw.com)  
702.792.7050

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8345 West Sunset Road  
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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. 4<sup>th</sup> 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:

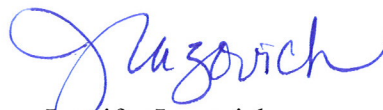
Please be advised, this office represents the property owners (the “Applicant”) of the above referenced parcels (the “Site”). The Site is generally located on the west side of I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a General Plan Amendment from Commercial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

**RECEIVED**  
AUG 23 2011

**GPA-42939**

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. 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 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 Bohn

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 Bohn

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

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REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich

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City Las Vegas State NV Zip 89113

E-mail Address jji@kcnvlaw.com

Property Owner Signature\* Martin Edelmann

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

Print Name Martin Edelmann

Subscribed and sworn before me

This 1<sup>st</sup> day of August, 2011

Patricia Risi

Notary Public in and for said County and State

Revised 10/27/08

PATRICIA RISI  
Notary Public, State of New York  
No. 01R15039027  
Qualified in Nassau County  
Commission Expires 3/31/15

AMP

### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>ZON-42940</u>   |
| Meeting Date:   | <u>10/11/11 PC</u> |
| Total Fee:      | <u>\$1,200</u>     |
| Date Received:* | <u>8/23/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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

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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

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E-mail Address n/a

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Print Name Winston Fisher

Subscribed and sworn before me

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Galen Row

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Notary Public, State of New York  
No. 01R16203706  
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Term Expires April 13, 2013

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Revised 10/27/08

State of New York  
County of New York

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| Case #          | <u>2011-42940</u>  |
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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

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Property Owner Signature\* [Signature]  
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[Signature]

Notary Public in and for said County and State

Revised 10/27/08

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Notary Public, State of New York  
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Term Expires April 13, 2013

State of New York  
County of New York

#### FOR DEPARTMENT USE ONLY

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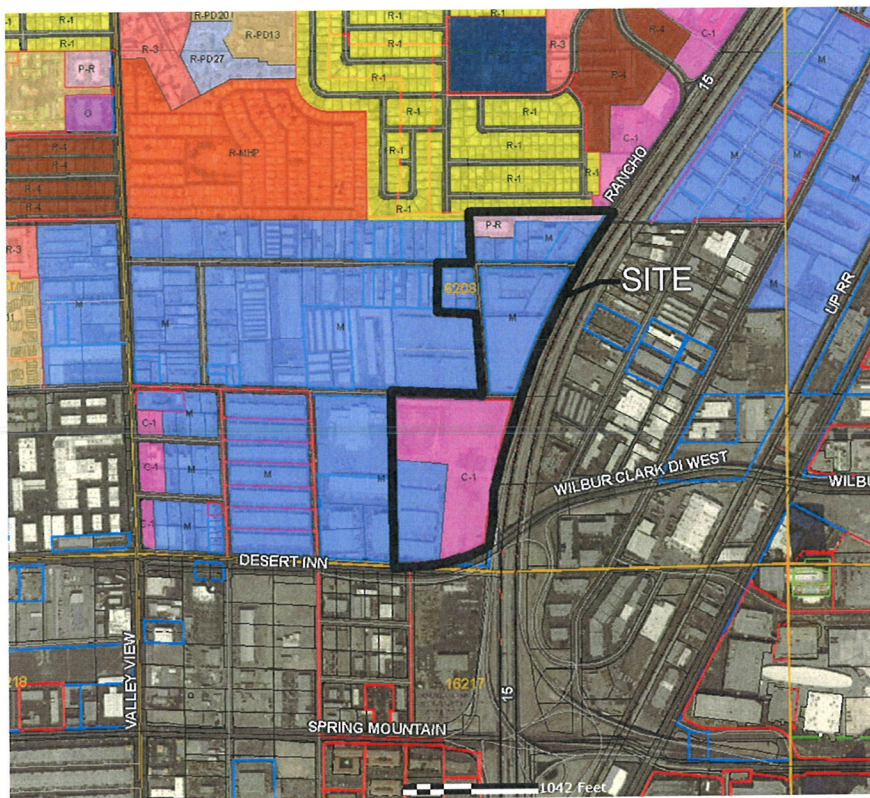
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**RECEIVED**  
**AUG 23 2011**

15167.1



## CURRENT ZONING

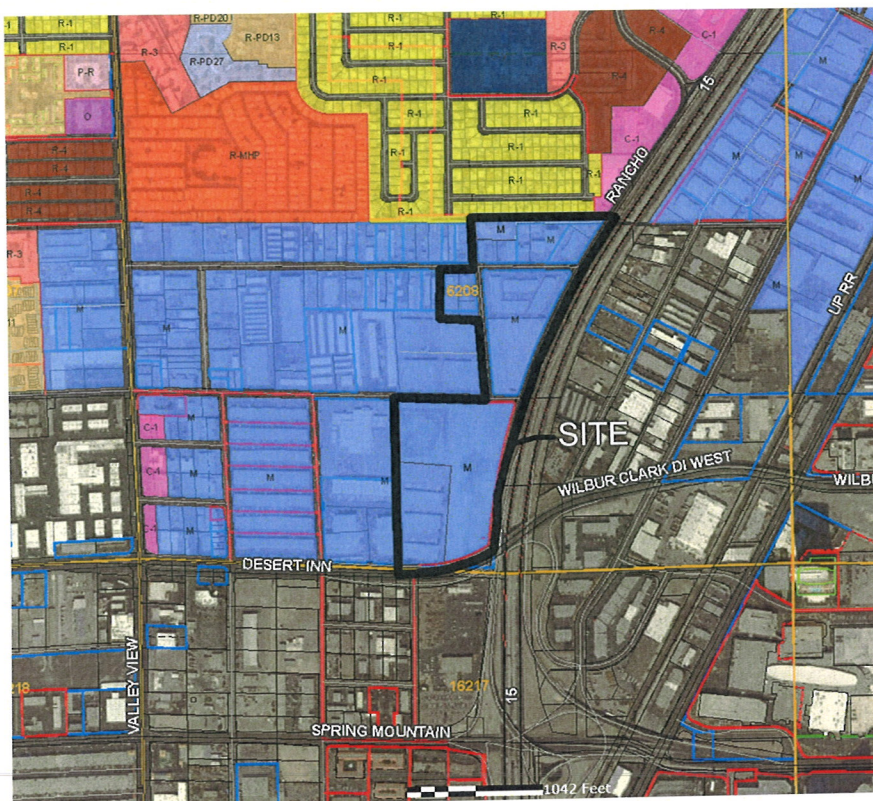


*City of  
Las Vegas*

## 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

## PROPOSED ZONING



**RECEIVED**  
AUG 23 2011  
NORTH

**Las Vegas Outdoor Waterpark**  
LAS VEGAS, NEVADA

**ZON-42940**  
moser architecture studio

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



**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jilazovich@kcnvlaw.com  
702.792.7050

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

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

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

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. 4<sup>th</sup> 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

**RECEIVED**  
AUG 23 2011

**ZON-42940**

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. 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 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 15<sup>th</sup> day of August, 2011

John R. [Signature]  
Notary Public in and for said County and State

ARLEEN RIVERA  
Notary Public, State of New York  
No 01R16203706  
Qualified in Queens County  
Term Expires April 13, 2013

Revised 11-14-06

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

State of New York  
County of New York

AMF

15167.1

1028848.1



## 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 jll@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 Winston Fisher

Subscribed and sworn before me

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

[Signature]

Notary Public in and for said County and State

ARLEEN RIVERA  
Notary Public, State of New York  
No 01R16203706  
Qualified in Queens County  
Term Expires April 13, 2013

Revised 10/27/08

State of New York  
County of New York AMP

#### FOR DEPARTMENT USE ONLY

|                    |
|--------------------|
| Case #             |
| <u>ZON - 42941</u> |
| Meeting Date:      |
| <u>10-11-11 PC</u> |
| Total Fee:         |
| <u>\$ 1,200</u>    |
| Date Received:*    |
| <u>8/23/11</u>     |
| Received By:       |
| <u>[Signature]</u> |

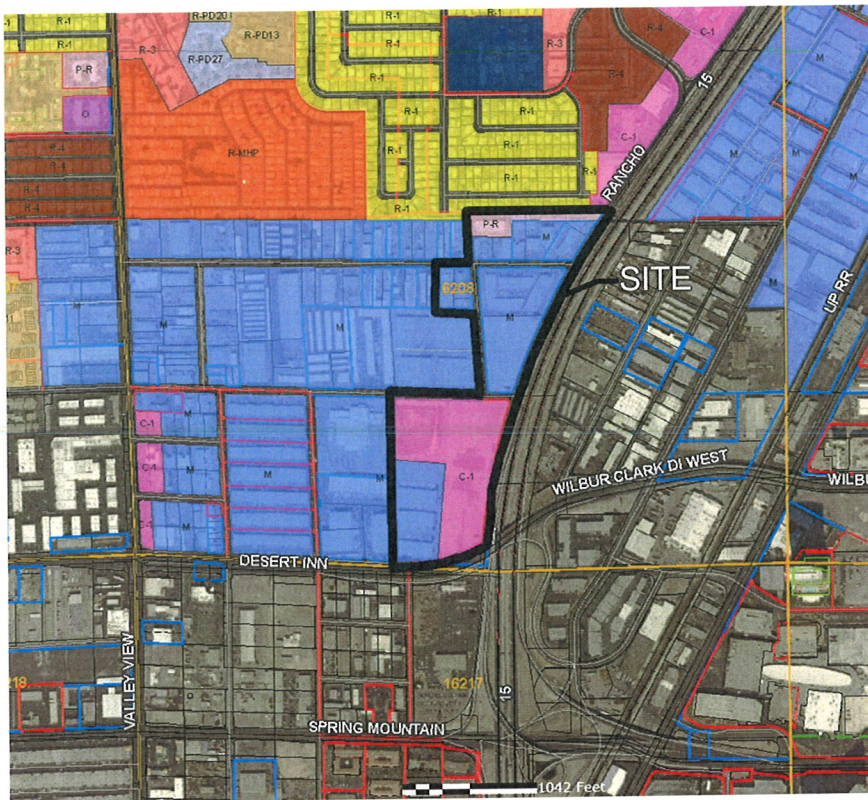
\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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15167.1



## CURRENT ZONING

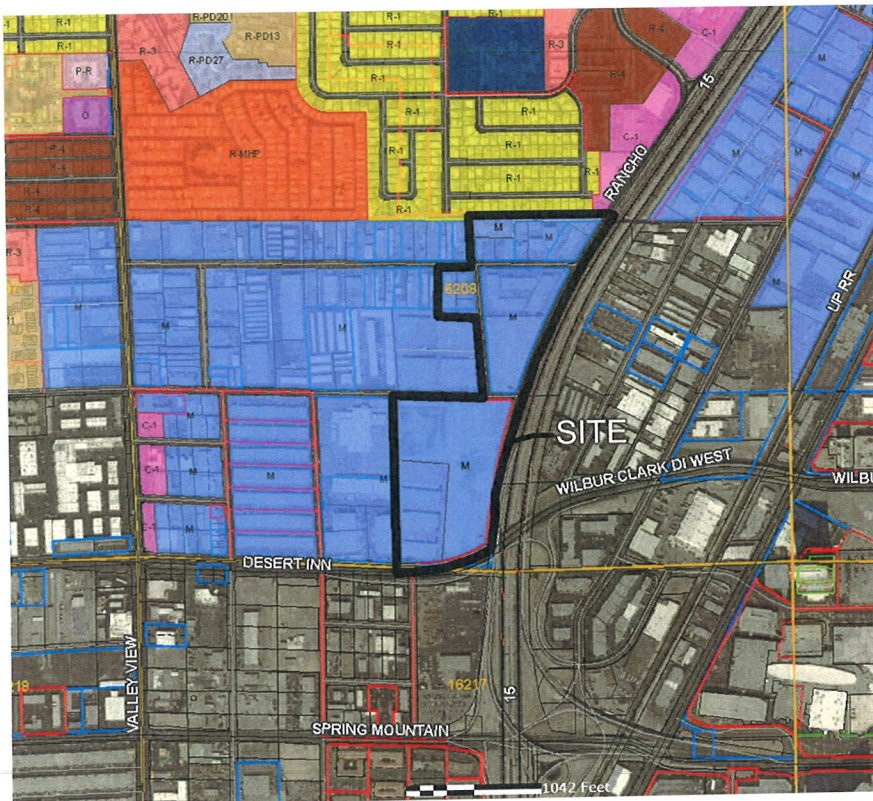


*City of  
Las Vegas*

## 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

## PROPOSED ZONING



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

Las Vegas Outdoor Waterpark  
LAS VEGAS, NEVADA

**ZON-42941**

**RECEIVED**

**MOSER architecture studio**



**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH  
jlazovich@kcnvlaw.com  
702.792.7050

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

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

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

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. 4<sup>th</sup> Street  
Las Vegas, NV 89101

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

To Whom It May Concern:

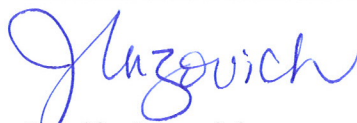
Please be advised, this office represents the property owner (the “Applicant”) of the above referenced parcel (the “Site”). The Site is generally located west of the I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a zone change from C-1 to M.

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

JJL/sfm

Encl.

Cc: Philip Brohn

**RECEIVED**  
**AUG 23 2011**  
**ZON-42941**



**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:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

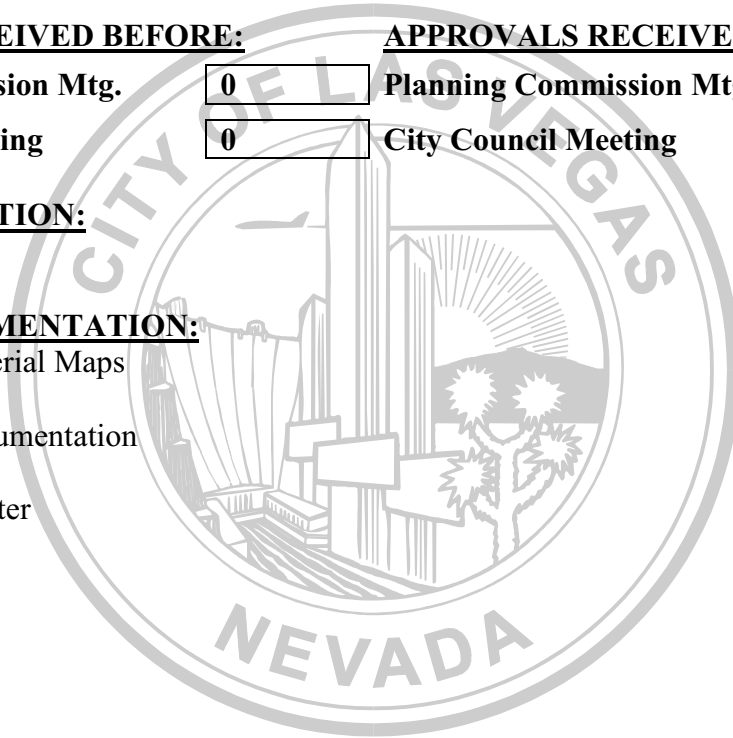
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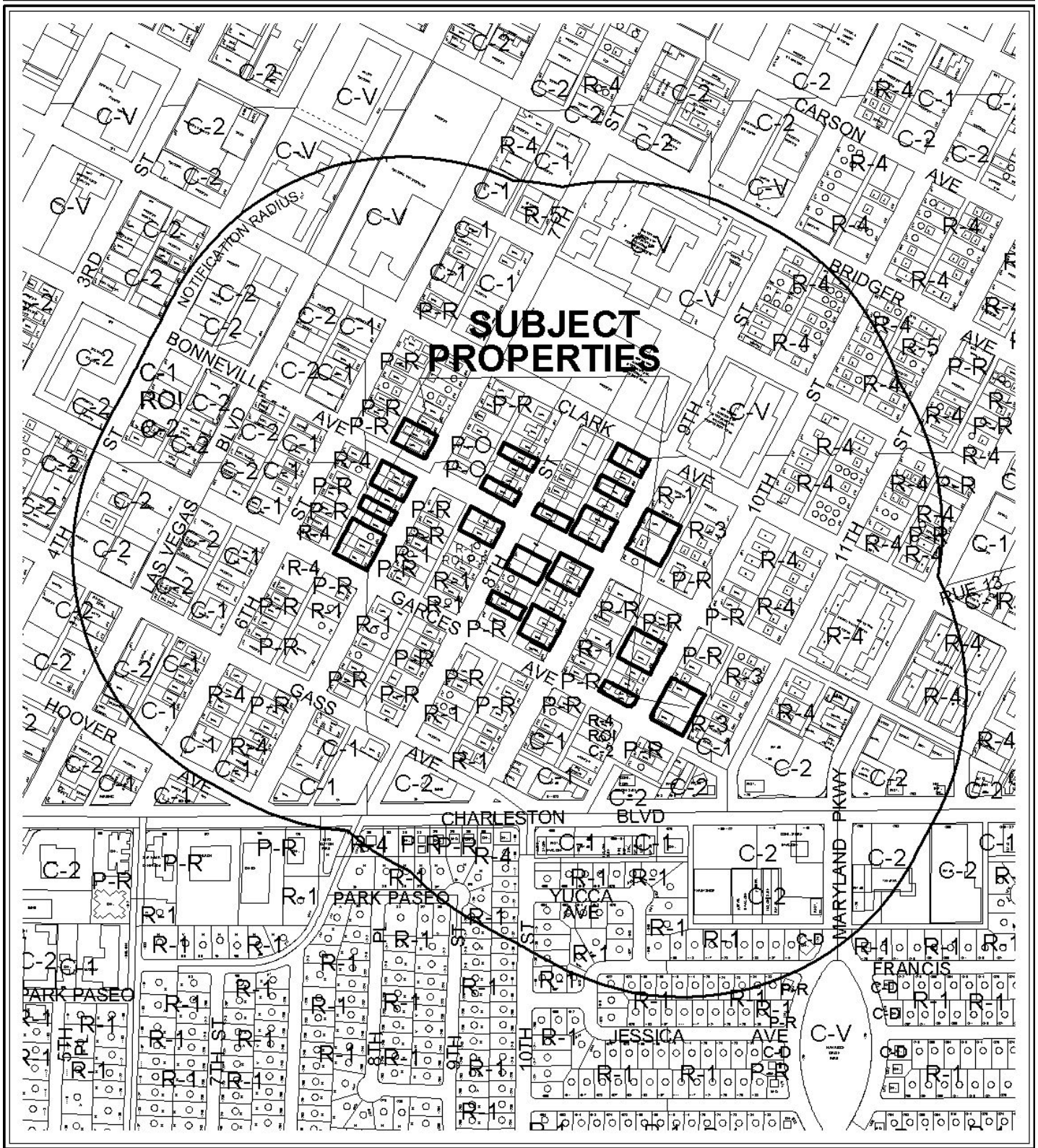
**RECOMMENDATION:**

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)**

0 400 800 Feet







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 \_\_\_\_\_

Property Owner Signature\*: As authorized by Title 19.16.090

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

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

Subscribed and sworn before me

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

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

Case # 70N-42684

Meeting Date: 9/13/11

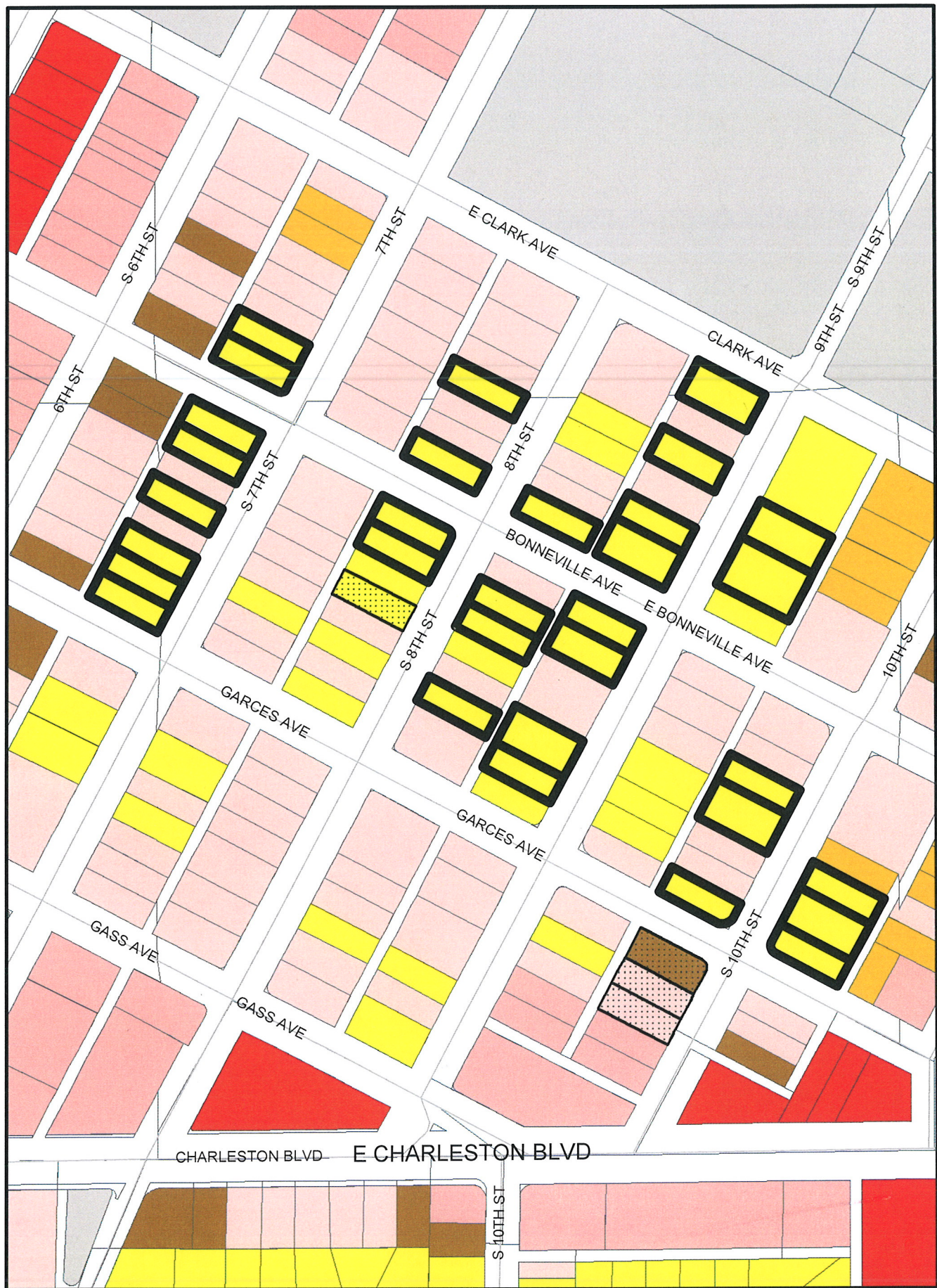
Total Fee: \_\_\_\_\_

Date Accepted: 8/1/11

Accepted By: [Signature]

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





ZONING

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

- Subject Parcel
- City Limits
- ROI Zoning



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



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

Date

August 1, 2011

## TO:

Doug Rankin, Planning Manager

## FROM:

Andy Reed, Planning Supervisor

## SUBJECT:

Use Variances south of Clark Avenue

## COPIES TO:

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

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

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

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

RECEIVED  
AUG 01 2011  
ZON-42684



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

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

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

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

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

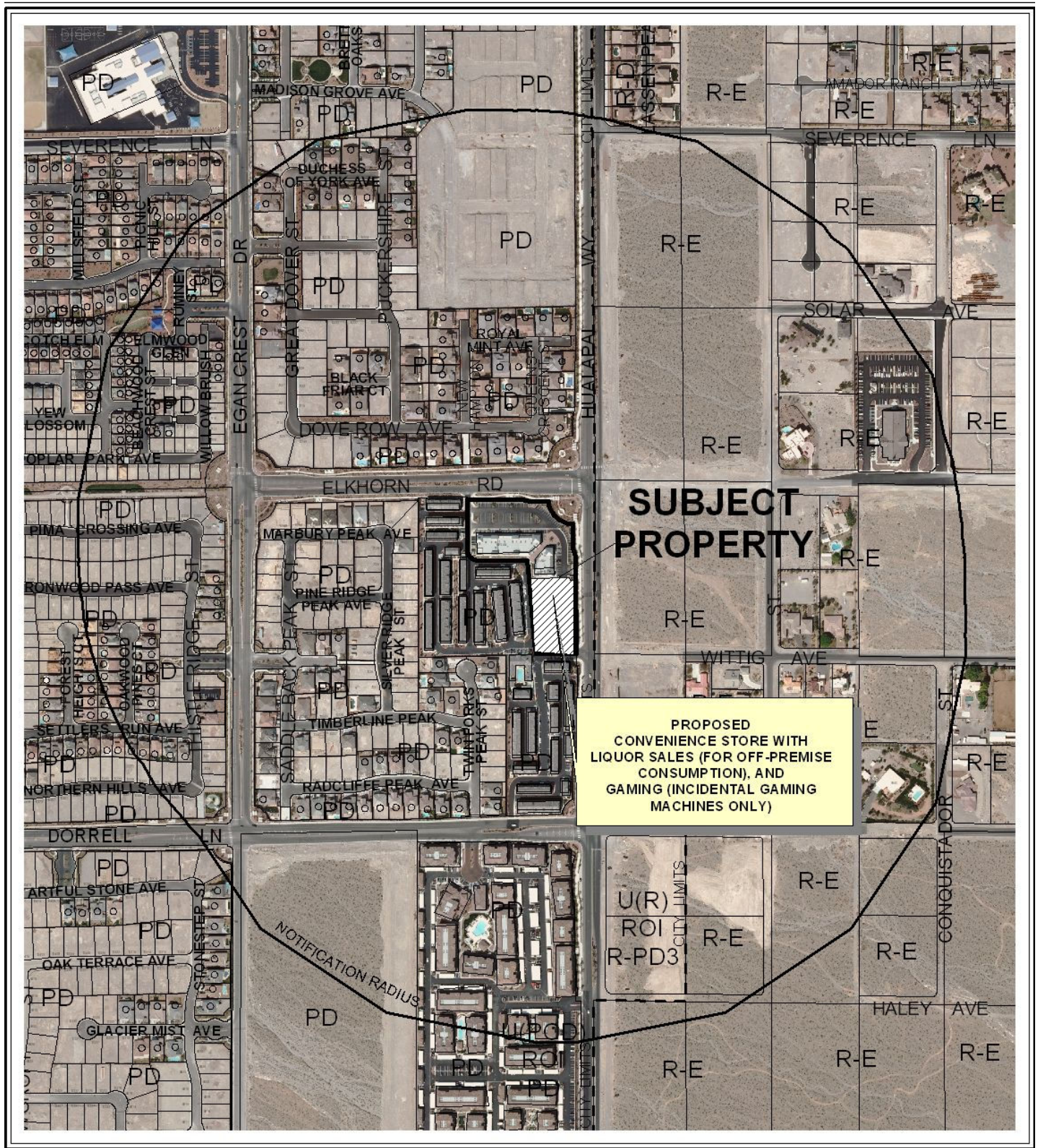
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

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





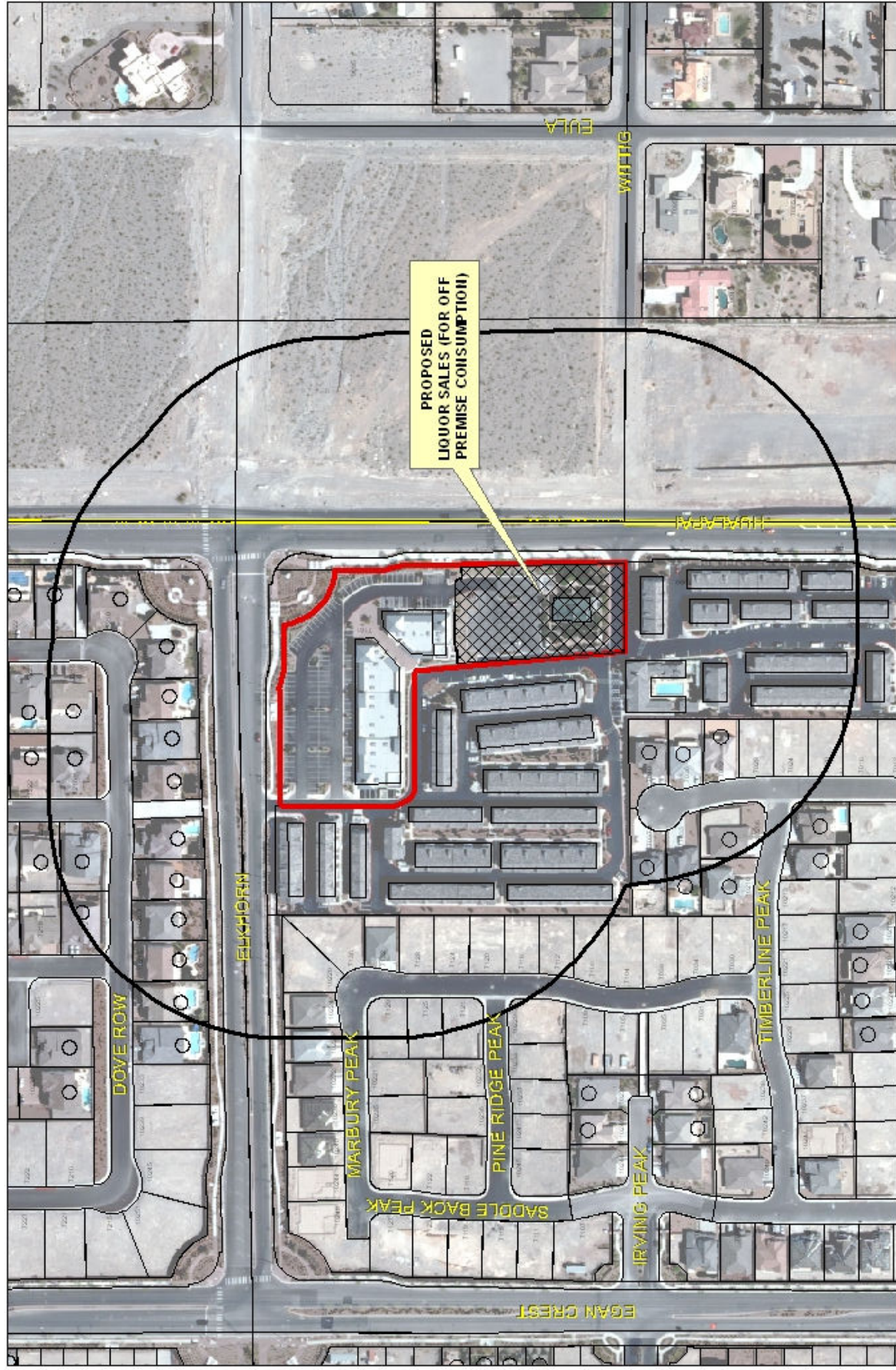


CASE: SUP-42177; SUP-42178; SDR-42176

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY PD (PLANNED DEVELOPMENT)





### Business Licenses

Child Care/  
Children Facility



Beer/Wine/Cooler  
On Sale



Beer/Wine/Cooler  
On-Off Sale



Beer/Wine/Cooler  
Package Liquor  
Sales



Supper Club/  
Restaurant Service Bar



Tavern



RELIGIOUS



CITY PARKS



SCHOOLS



Subject Property



400 foot buffer



**SUP-42177**

Package Liquor Sales







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

nt of Financial Interest.doc  
JUN 16 2011 16:34.2



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

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

Property Owner Signature\* [Signature]

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

Print Name Hank Gordon

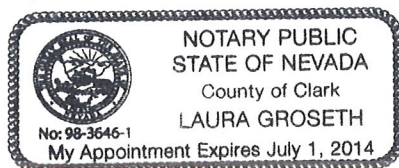
Subscribed and sworn before me

This 10 day of June, 20 11

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



#### FOR DEPARTMENT USE ONLY

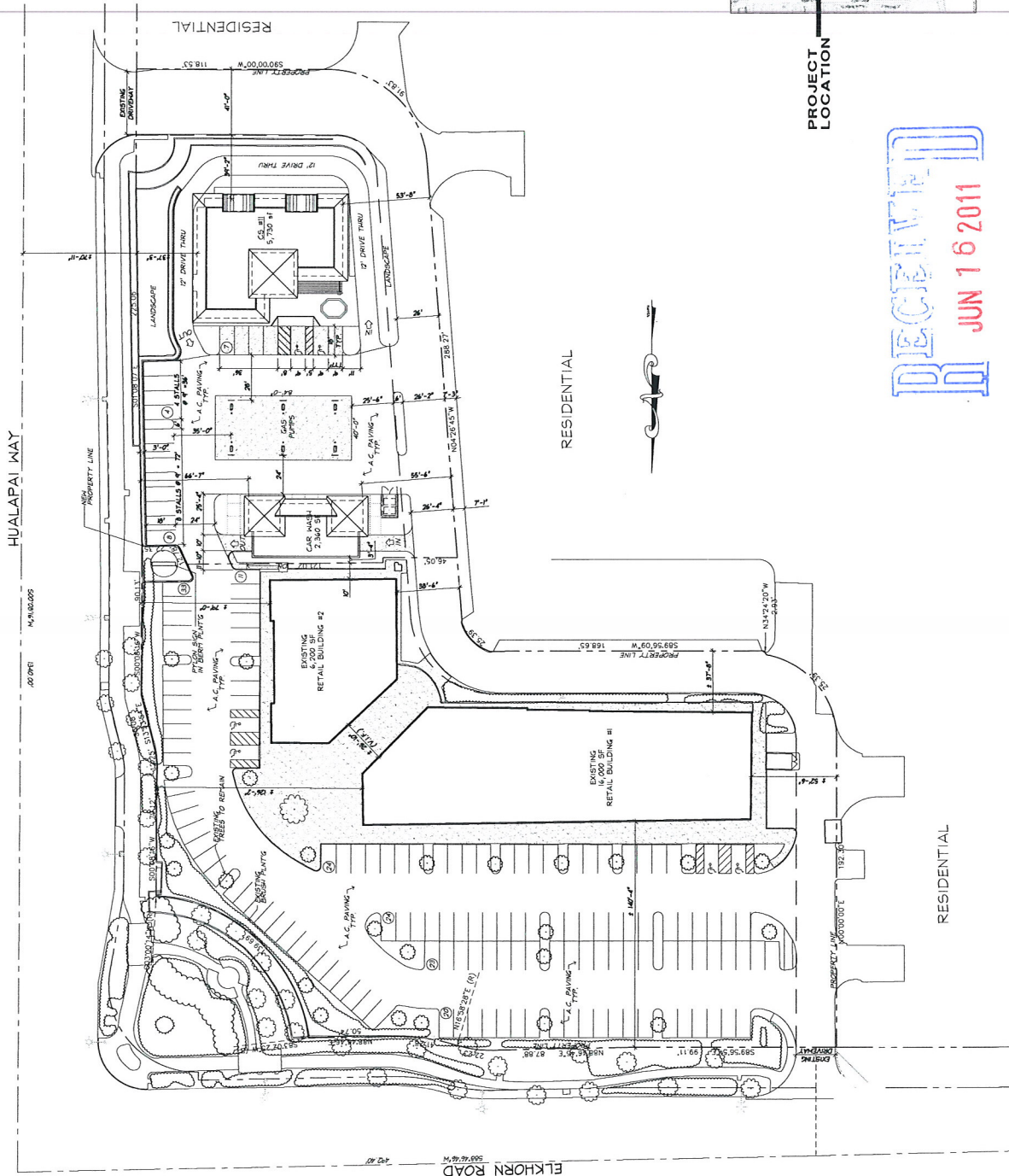
|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SUP-42177</u>   |
| Meeting Date:   | <u>8/9/11</u>      |
| Total Fee:      | <u>1280.00</u>     |
| Date Received:* | <u>6/16/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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16134.2

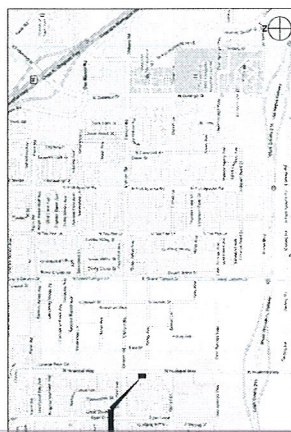




# PROJECT SUMMARY

|                                   |           |
|-----------------------------------|-----------|
| SITE AREA (SQ. FT.)               | 56,440 SF |
| BUILDING FOOTPRINT                | 8,090 SF  |
| PARKING                           | 10,000 SF |
| LOT COVERAGE (NET)                | 37%       |
| CONVENIENCE STORE BUILDING SUITE: |           |
| RESTAURANT DINING AREA            | 1,400 SF  |
| RESTAURANT KITCHEN                | 1,700 SF  |
| CONVENIENCE SALES AREA            | 1,700 SF  |
| CONVENIENCE OFFICE/STORAGE AREA   | 1,500 SF  |
| TOTAL BUILDING AREA               | 6,300 SF  |
| NEW BUILDINGS:                    |           |
| CONVENIENCE STORE                 | 5,700 SF  |
| CAR WASH                          | 2,300 SF  |
| TOTAL                             | 8,000 SF  |
| EXISTING RETAIL BUILDING:         |           |
| EXISTING RETAIL BUILDING #2       | 6,200 SF  |
| EXISTING RETAIL BUILDING #3       | 14,000 SF |
| TOTAL                             | 20,200 SF |
| TOTAL BUILDING AREA               | 30,440 SF |

|                       |           |       |     |     |
|-----------------------|-----------|-------|-----|-----|
| PARKING SUITE:        | 30,440 SF | SECT. | 122 | 184 |
| TOTAL BUILDING AREA   | 1,250     |       |     |     |
| HANDICAP STALLS       | 6         |       |     |     |
| STANDARD STALLS       | 122       |       |     |     |
| TOTAL STALLS PROVIDED | 128       |       |     |     |



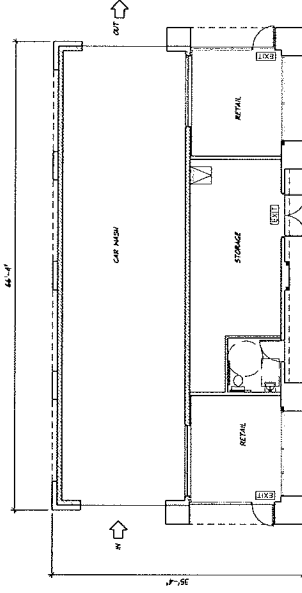
PROJECT LOCATION

RECEIVED  
JUN 16 2011

**CITY STOP** Convenience Store, Gas Station & Car Wash  
PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

**SITE PLAN** 0 30' 60'  
**SUP-42177**  
C2G Architecture Design Construct  
Architect

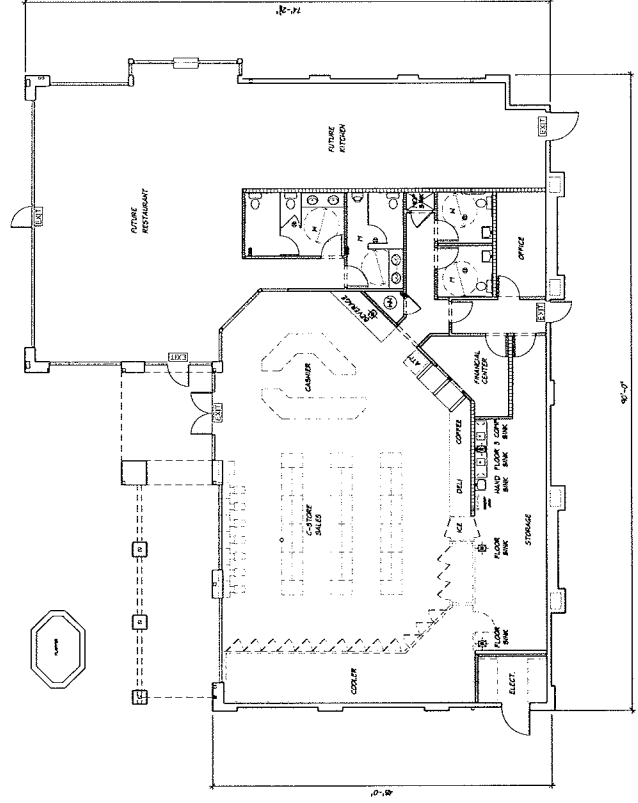
**SUP-42178**  
**SDR-42176**



CAR WASH

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

1 EXIT REQUIRED 3 EXITS PROVIDED



STORE

| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) |                |                       |
|-------------------------------------|----------------|-----------------------|
| ROOM NAME                           | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR |
| FUTURE RESTAURANT                   | 640            | 15                    |
| FUTURE KITCHEN                      | 640            | 200                   |
| OFFICE                              | 100            | 100                   |
| FINANCIAL OFFICE                    | 40             | 100                   |
| STORAGE                             | 300            | 300                   |
| C-STORE SALES                       | 300            | 30                    |
| TOILET                              |                | SHARED USE            |
| TOILET                              |                | SHARED USE            |
| ELECT.                              |                | SHARED USE            |
| HALL                                |                | SHARED USE            |
| TOTAL OCCUPANCY LOAD                |                | 100                   |

2 EXIT REQUIRED 4 EXITS PROVIDED

DESIGNED BY  
JUN 16 2011

CITY STOP

PROVIDENCE PLAZA

Convenience Store, Gas Station & Car Wash

Elkhorn Road & Hualapai Avenue

Las Vegas, Nevada

Architect

C2G Architecture Design

070-1111-1111

0' 8' 16'

FLOOR PLAN

SUP-42177

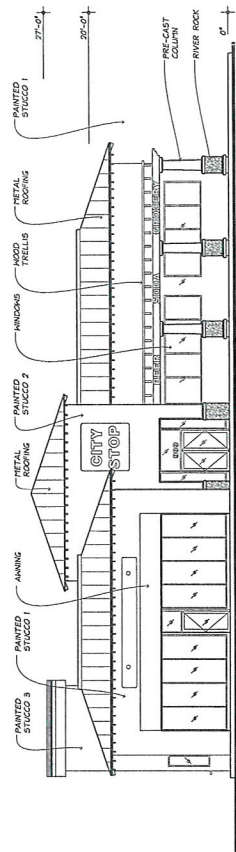
SUP-42178

SDR-42176



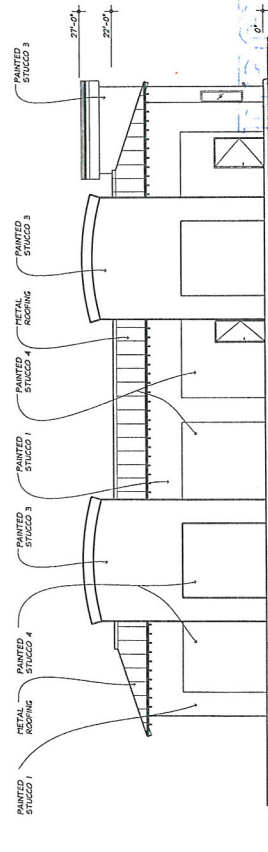
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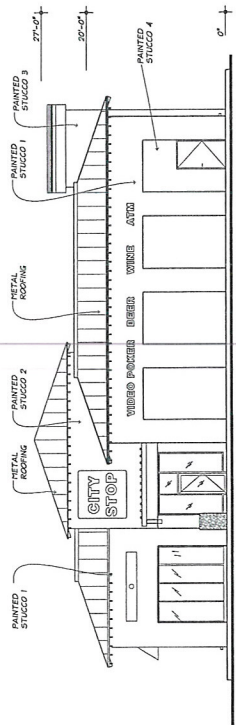
# NORTH ELEVATION

1/8"=1'-0"



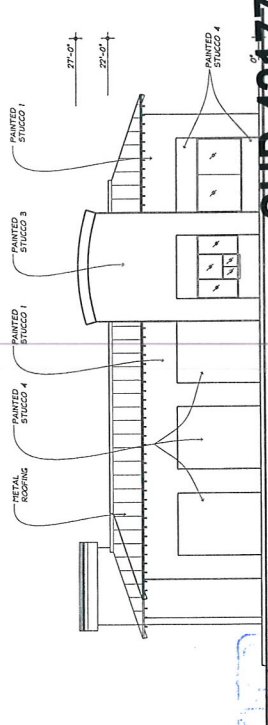
# SOUTH ELEVATION

1/8"=1'-0"



# WEST ELEVATION

1/8"=1'-0"



# EAST ELEVATION

1/8"=1'-0"

SUP-42177

SUP-42178

SDR-42176

0 8' 16'

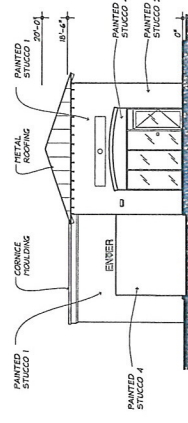
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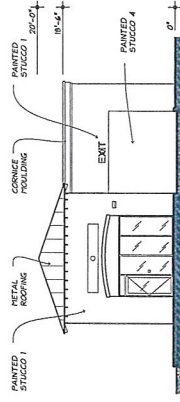


### MATERIAL COLORS

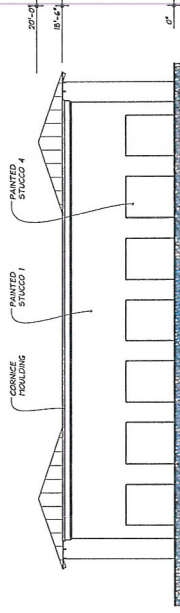
PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.



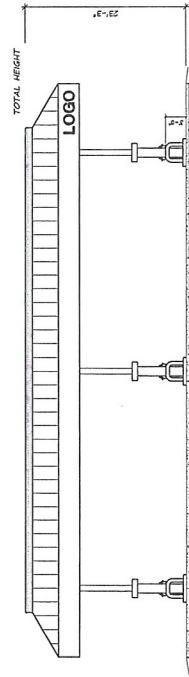
NORTH ELEVATION



WEST ELEVATION

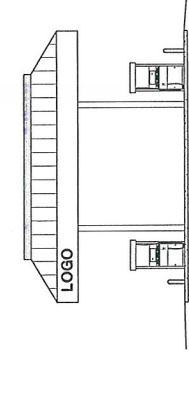


NORTH ELEVATION



EAST GAS PUMP CANOPY

WEST ELEVATION



NORTH GAS PUMP CANOPY

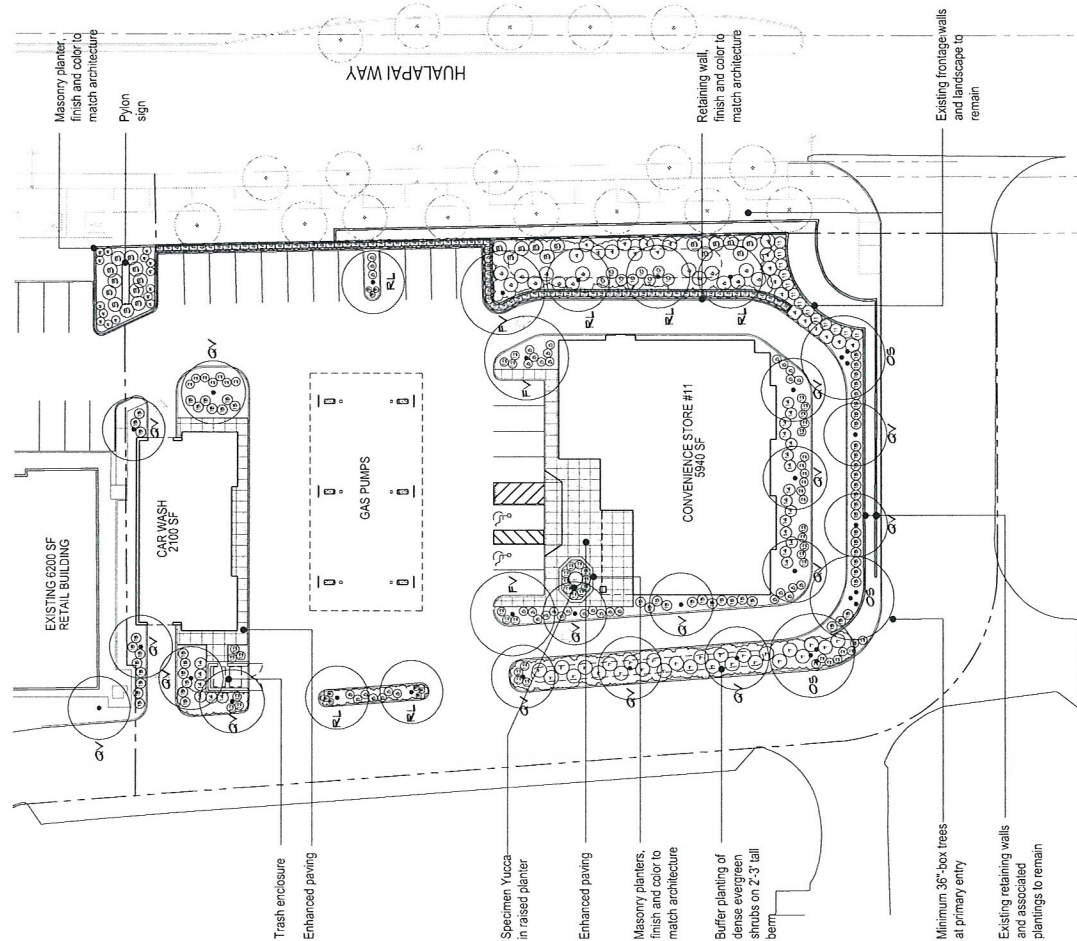
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JUN 16 2011

SUP-42177

SUP-42178

SDR-42176

CANOPY 0 8' 16'



PLANT LEGEND

| Symbol | Botanical Name     | Common Name       | Size    | Qty |
|--------|--------------------|-------------------|---------|-----|
|        | Fraxinus velutina  | Green Tree Ash    | 24" Box | 3   |
|        | Quercus agrifolia  | Live Oak          | 36" Box | 3   |
|        | Quercus virginiana | Live Oak          | 36" Box | 16  |
|        | Rhus typhina       | Flowering Dogwood | 24" Box | 6   |

SHRUBS

| Symbol | Botanical Name    | Common Name | Size  | Qty |
|--------|-------------------|-------------|-------|-----|
|        | Yucca glauca      | Yucca       | 5 Gal | 1   |
|        | Yucca gloriosa    | Yucca       | 5 Gal | 21  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 23  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 20  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 9   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 15  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 27  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 39  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 15  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 8   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 13  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 304 |
|        | Yucca filamentosa | Yucca       | 5 Gal | 13  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 21  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 60  |
|        | Yucca filamentosa | Yucca       | 5 Gal | 83  |

VINES SUCH AS

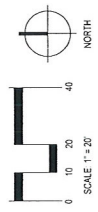
| Symbol | Botanical Name    | Common Name | Size  | Qty |
|--------|-------------------|-------------|-------|-----|
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
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|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |

GROUND COVER SUCH AS

| Symbol | Botanical Name    | Common Name | Size  | Qty |
|--------|-------------------|-------------|-------|-----|
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
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|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |

NOTES

1. All proposed landscape improvements shall comply with the City of Las Vegas Design Ordinance.
2. Automatic irrigation that complies with the City of Las Vegas Design Ordinance will be provided for all planting areas and shall be provided on the Construction Documents.
3. A minimum of 75% of ground plane shall be planted with vegetation 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.



**HA**  
JOHN HANNA + ASSOCIATES  
ARCHITECTS  
1001 NORTH EL CAMINO REAL, SUITE 423  
NORTH LAS VEGAS, NV 89004  
866/726-1887 - FAX 866/726-8666

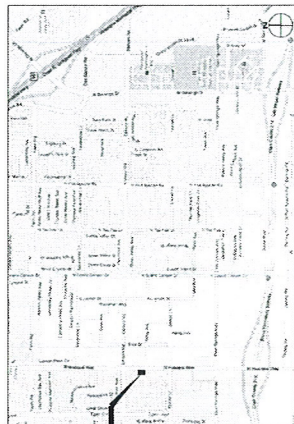
**JUN 16 2011**

CONCEPTUAL LANDSCAPE PLAN  
CITY STOP #11  
LAS VEGAS, NV

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

SUP-42177  
SUP-42178  
SDR-42176





**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

08/04/11





SUP-42177, SUP-42178 AND SDR-42176 - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC

7161 NORTH HUALAPAI WAY

08/04/11





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

1004210.1



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature\* [Signature]

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

Print Name Hank Gordon

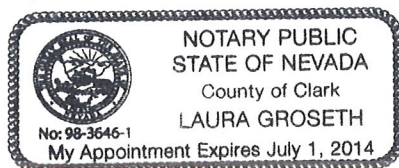
Subscribed and sworn before me

This 10 day of June, 20 11

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



#### FOR DEPARTMENT USE ONLY

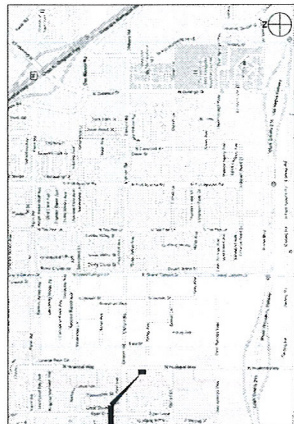
|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SUP-42177</u>   |
| Meeting Date:   | <u>8/9/11</u>      |
| Total Fee:      | <u>1280.00</u>     |
| Date Received:* | <u>6/16/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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

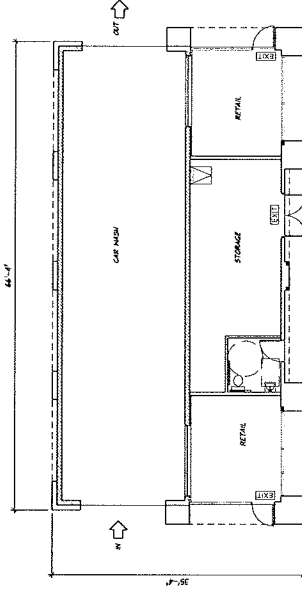
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**SUP-42178**  
**SDR-42176**

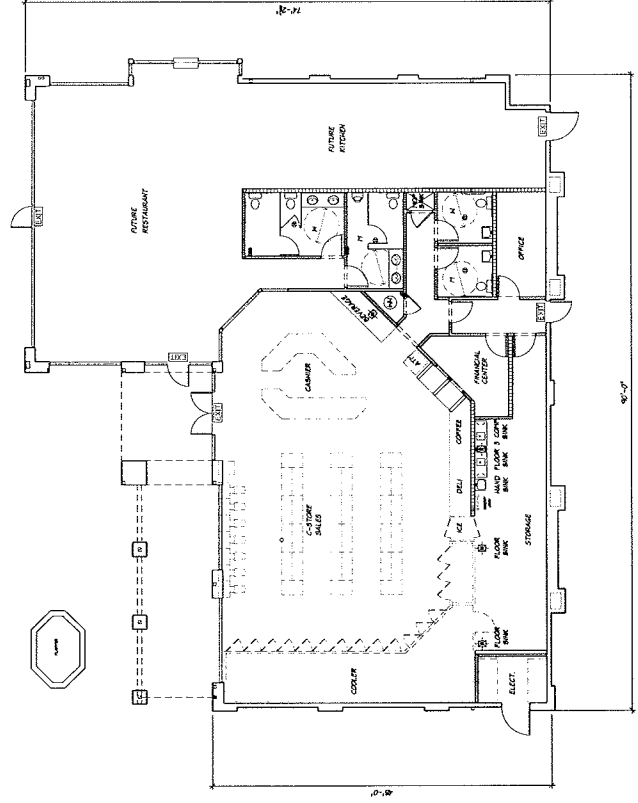




CAR WASH

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

1 EXIT REQUIRED 3 EXITS PROVIDED



STORE

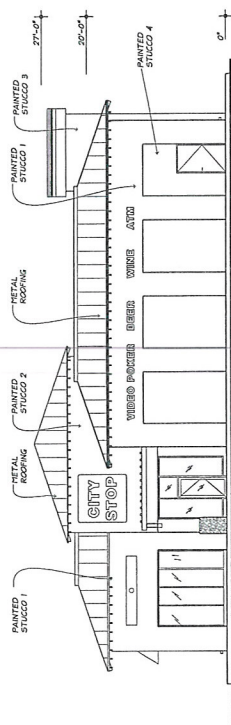
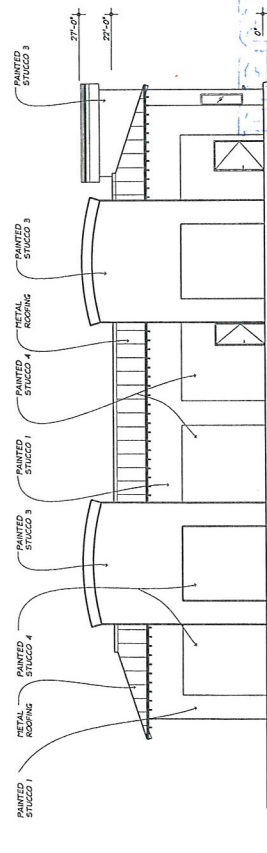
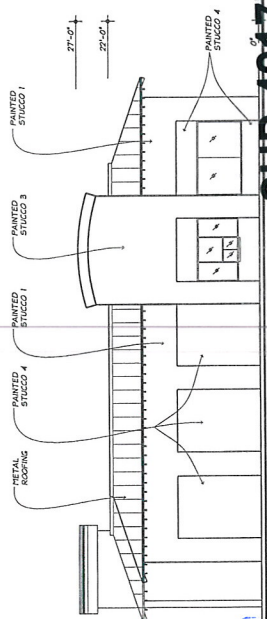
| FLOOR OCCUPANCY LOAD (IBC 1004.1.1) |                |                       |                |
|-------------------------------------|----------------|-----------------------|----------------|
| ROOM NAME                           | SQUARE FOOTAGE | OCCUPANCY LOAD FACTOR | OCCUPANCY LOAD |
| FUTURE RESTAURANT                   | 640            | 15                    | 54             |
| FUTURE KITCHEN                      | 640            | 200                   | 5              |
| OFFICE                              | 104            | 100                   | 1              |
| FINANCIAL OFFICE                    | 94             | 100                   | 1              |
| STORAGE                             | 300            | 300                   | 2              |
| C-STORE SALES                       | 107            | 30                    | 43             |
| TOILET                              |                | SHARED USE            |                |
| TOILET                              |                | SHARED USE            |                |
| ELEC.                               |                | SHARED USE            |                |
| HALL                                |                | SHARED USE            |                |
| TOTAL OCCUPANCY LOAD                |                |                       | 100            |

2 EXIT REQUIRED 4 EXITS PROVIDED

DESIGNED BY  
JUN 16 2011



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


$$\overline{1/8^* - 1^* - 0^*}$$
 $\overline{V_A^2 - V_B^2} = 0$ 

0.11-0.12

SDR-42176

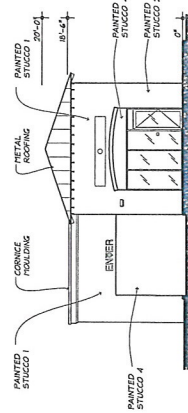
|        |                                             |             |          |
|--------|---------------------------------------------|-------------|----------|
| hitect | <b>C2G</b> Architecture Design Construction | C2G 1012.01 | 03/23/11 |
|--------|---------------------------------------------|-------------|----------|

2G 1012.01 03/23/11

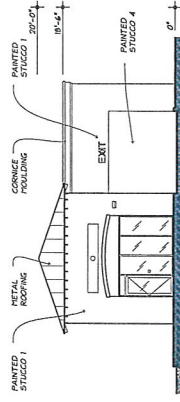


### MATERIAL COLORS

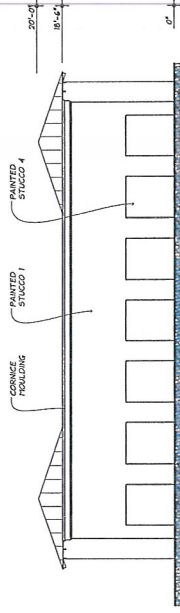
PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.



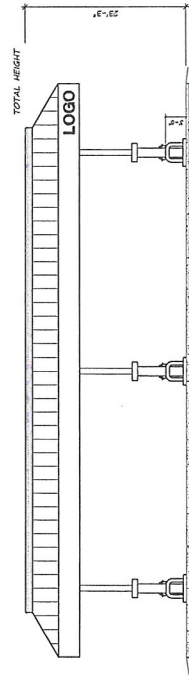
NORTH ELEVATION



WEST ELEVATION

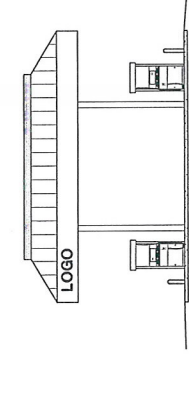


NORTH ELEVATION



EAST GAS PUMP CANOPY

WEST ELEVATION



NORTH GAS PUMP CANOPY

RECEIVED  
JUN 16 2011

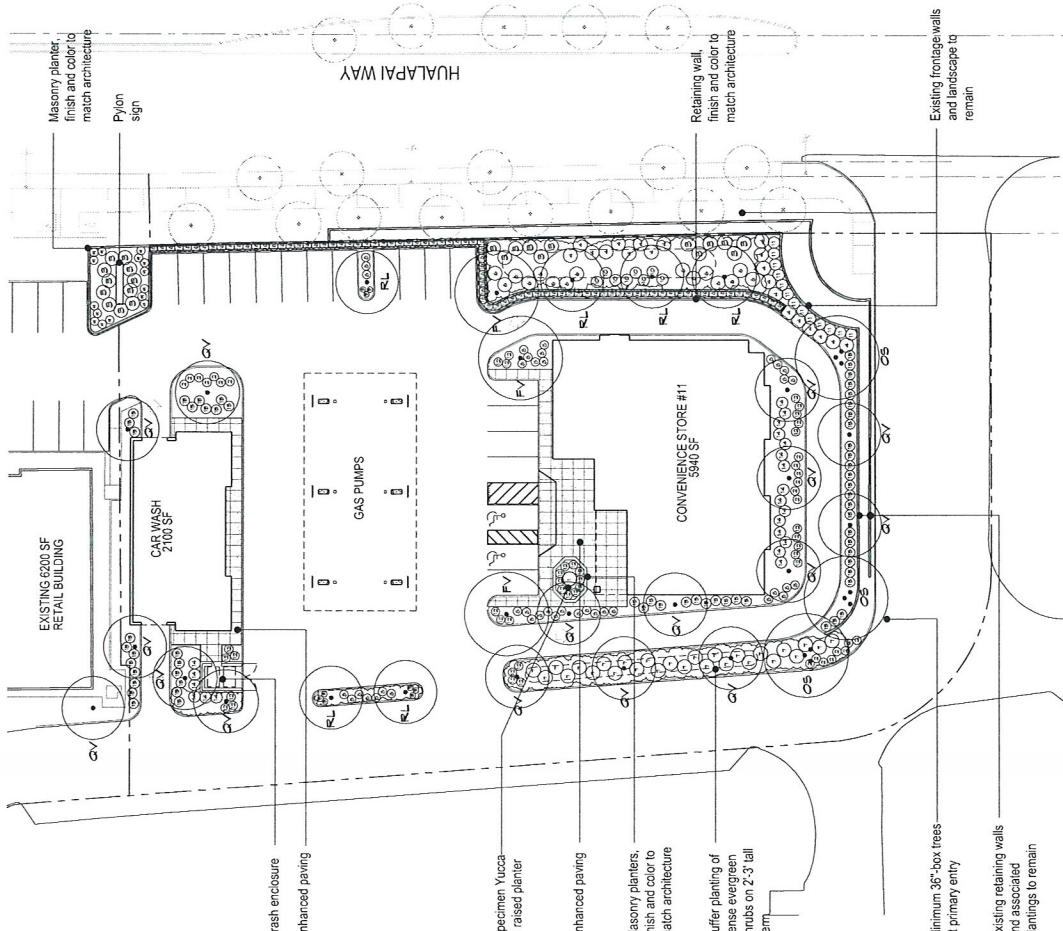
SUP-42177

SUP-42178

SDR-42176

CANOPY 0 8' 16'





# PLANT LEGEND

| Symbol | Botanical Name     | Common Name       | Size    | Qty |
|--------|--------------------|-------------------|---------|-----|
|        | Fraxinus velutina  | Green Ash         | 24" Box | 3   |
|        | Quercus agrifolia  | Live Oak          | 36" Box | 3   |
|        | Quercus virginiana | Live Oak          | 36" Box | 16  |
|        | Rhus glabra        | Flowering Dogwood | 24" Box | 6   |

# SHRUBS

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

# VINES SUCH AS

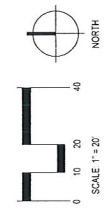
| Symbol | Botanical Name    | Common Name | Size  | Qty |
|--------|-------------------|-------------|-------|-----|
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |

# GROUND COVER SUCH AS

| Symbol | Botanical Name    | Common Name | Size  | Qty |
|--------|-------------------|-------------|-------|-----|
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |
|        | Yucca filamentosa | Yucca       | 5 Gal | 1   |

# NOTES

1. All proposed landscape improvements shall comply with the City of Las Vegas Design Ordinance.
2. Automatic irrigation that complies with the City of Las Vegas Design Ordinance will be provided for all plantings and shall be provided on the Construction Documents.
3. A minimum of 75% of ground plane shall be planted with vegetation cover.
4. Yucca filamentosa 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.



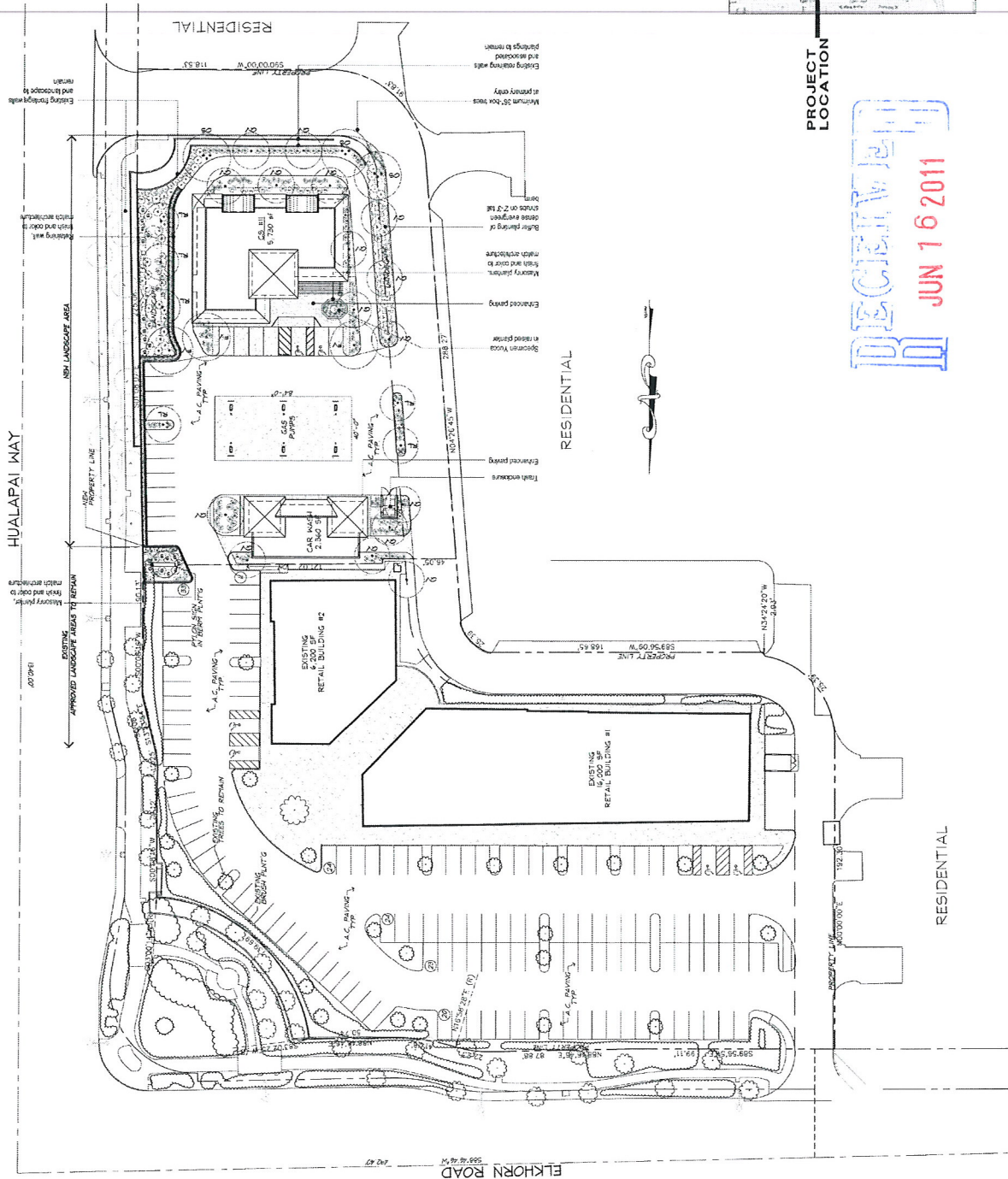
**HA**  
JOHN HANNA + ASSOCIATES  
ARCHITECTS  
1001 NORTH EL CAMINO REAL, SUITE 423  
NORTH LAS VEGAS, NV 89004  
866/726-1887 - FAX 866/726-8666

**JUN 16 2011**

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

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

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



# PLANT LEGEND

| Symbol | Brand Name        | Common Name   | Size     | Qty. |
|--------|-------------------|---------------|----------|------|
|        | Fraxinus velutina | Red Bark Tree | 24" Dia. | 3    |
|        | Quercus agrifolia | White Oak     | 30" Dia. | 3    |
|        | Quercus agrifolia | White Oak     | 30" Dia. | 3    |
|        | Quercus agrifolia | White Oak     | 30" Dia. | 3    |
|        | Quercus agrifolia | White Oak     | 30" Dia. | 3    |
|        | Quercus agrifolia | White Oak     | 30" Dia. | 3    |

# SHRUBS

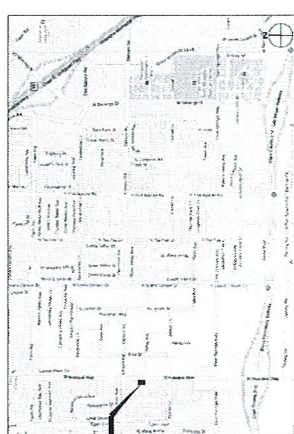
| Symbol | Brand Name   | Common Name | Size   | Qty. |
|--------|--------------|-------------|--------|------|
|        | Yucca glauca | Yucca       | 5 Gal. | 1    |
|        | Yucca glauca | Yucca       | 5 Gal. | 1    |
|        | Yucca glauca | Yucca       | 5 Gal. | 1    |
|        | Yucca glauca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

# VINES

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

# NOTES

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



CITY STOP

PROVIDENCE PLAZA

Convenience Store, Gas Station & Car Wash

Elkhorn Road & Hualapai Avenue

Las Vegas, Nevada

Architect

C2G Architecture Design

0

30'

60'

LANDSCAPE PLAN

SUP-42177

SUP-42178

SDR-42176



**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT  
tfiddymen@kcnvlaw.com  
702.792.7051

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

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

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

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

June 22, 2011

**VIA HAND DELIVERY**

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

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

To Whom It May Concern:

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

**Site Plan Review**

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

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

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

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

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

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JUN 22 2011

SUP-42177  
SUP-42178  
SDR-42176

16134.2



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

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

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

  
Tabitha D. Fiddymont

TF/amp

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JUN 22 2011

SUP-42177  
SUP-42178  
SDR-42176



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

3/25/2011

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

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

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

Dear Hank:

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

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

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

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

Sincerely,  
Providence Design Review Committee

Calvin Champlin  
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

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



**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT  
tfiddymen@kcnvlaw.com  
702.792.7051

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SUP-42177  
SUP-42178  
SDR-42176

16134.2



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KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

  
Tabitha D. Fiddymont

TF/amp

RECEIVED

JUN 22 2011

SUP-42177  
SUP-42178  
SDR-42176

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: 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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation

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





1004210.1



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature\* [Signature]

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

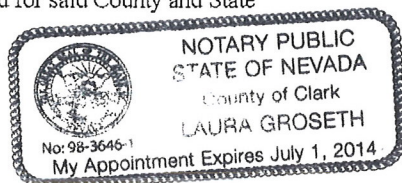
Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

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

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

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

16134.2

**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:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation



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





## 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 \_\_\_\_\_

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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.

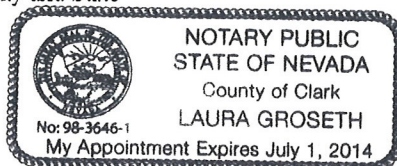
Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11

Notary Public in and for said County and State

Revised 10/27/08



1004195.1

#### FOR DEPARTMENT USE ONLY

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

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

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16134.2



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps – 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

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation

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



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

**VAR-42956**

Case Number: \_\_\_\_\_ 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: \_\_\_\_\_

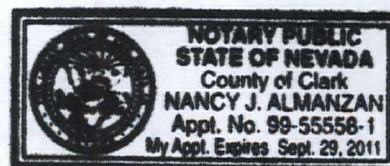
Signature of Property Owner: Robin Yoakum

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



**RECEIVED**  
**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.

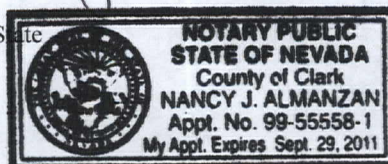
Print Name Robin Yoakum

Subscribed and sworn before me

This 17<sup>th</sup> day of August, 20 11

Nancy J. Almazan

Notary Public in and for said County and State



Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>VAR - 42956</u> |
| Meeting Date:   | <u>10/11/11 PL</u> |
| Total Fee:      | <u>\$830.00</u>    |
| Date Received:* | <u>8/23/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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





**Cardno**  
WEG  
LAS VEGAS

PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • CONSTRUCTION  
1000 W. WILLOW STREET, SUITE 200  
LAS VEGAS, NV 89102  
TEL: (702) 799-0000  
FAX: (702) 799-0000  
WWW.CARDNO.COM

WALL VARIANCE PLAN

DOUG SELBY PARK  
LAS VEGAS, NEVADA

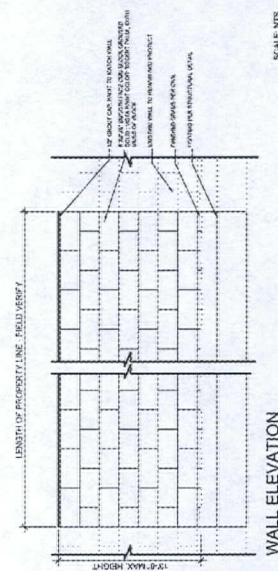
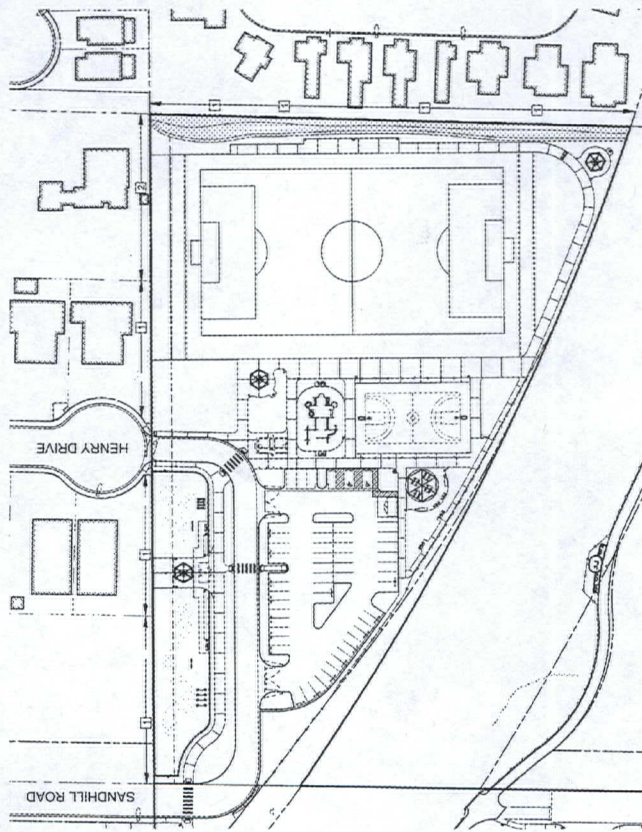
OWNER: CITY OF LAS VEGAS  
DEPARTMENT OF PUBLIC WORKS  
SARAH J. PUGH, CITY MANAGER  
1000 W. WILLOW STREET, SUITE 200  
LAS VEGAS, NV 89102  
TEL: (702) 799-0000  
FAX: (702) 799-0000  
WWW.CITYOFVegas.COM

L1.00

- WALL NOTES**
- 1. EXISTING WALL TO REMAIN AND PROTECT
  - 2. CONTRACTOR SHALL CONSTRUCT 13' 8" MAX. HEIGHT HIGH CMU WALL.
  - 3. SEE STRUCTURAL DETAIL
  - 4. SEE WALL ELEVATION THIS SHEET.
- NOTES**
- 1. WALL SHALL RECEIVE ACRYLIC TOP COAT PAINT SYSTEM OVER BLOCK FILLER. SEE SPECS SECTION 05300 FOR MINIMUM THICKNESS, COLOR, VISTA DESERT PAINT OR APPROVED EQUAL.
  - 2. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE CITY OF LAS VEGAS AND GIVE THEM 72 HOURS NOTICE PRIOR TO WORK ON THEIR PROPERTY.
  - 3. ALL NEWLY CONSTRUCTED WALL SEGMENTS TO BE STANDARD GRAY CMU BLOCK WITH 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.

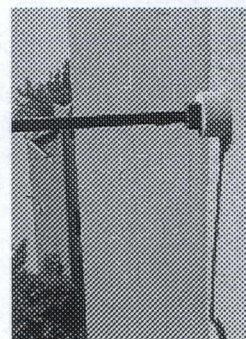


**RECEIVED**  
AUG 23 2011



SCALE: NTS

WALL ELEVATION



TYPICAL EXISTING WALL

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., 9<sup>TH</sup> FLOOR  
LAS VEGAS, NEVADA 89106

OFFICE 702.229.6535

TTY 702.386.9108

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

Waiver 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.

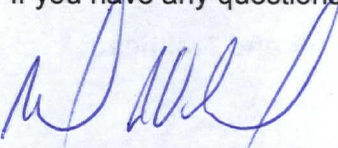
**VAR-42956** **RECEIVED**  
AUG 29 2011



City of Las Vegas Department of Planning  
August 25, 2011  
Sandhill-Owens Park and Trailhead Wall Height Variance  
Page 2

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**



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - SUP-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



**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation
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.**

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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

**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:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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

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

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**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:**

Planning Commission Mtg.

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City Council Meeting

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**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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City Council Meeting

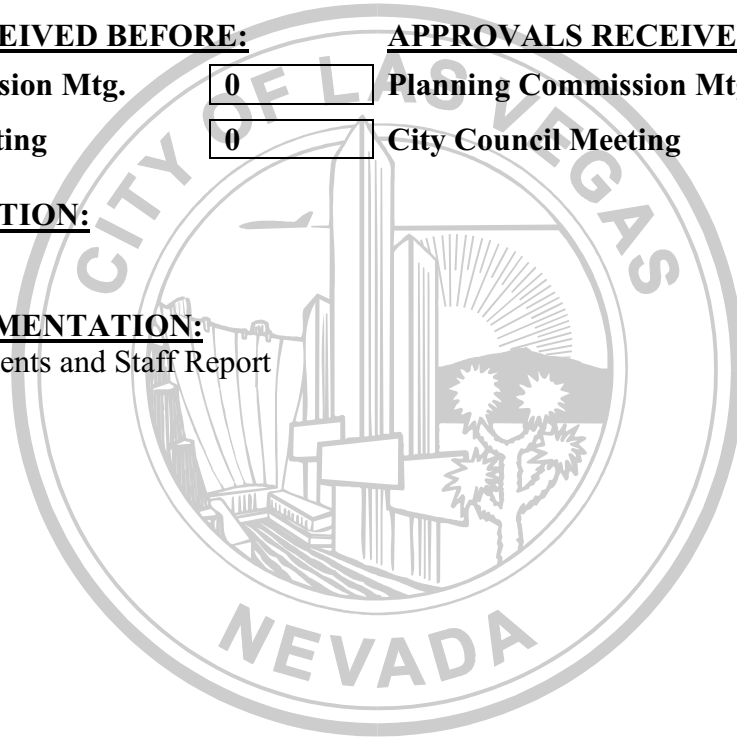
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**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

Proposed Amendments and Staff Report





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

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**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

