City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

October 11, 2011

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

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

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

PUBLIC HEARING ITEMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

30. SDR-42987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED AND PLAZA on 2.83 acres at 300 North Casino Center Boulevard (APN 139-34-501-008), C-2 (General Commercial) Zone, Ward 5 (Barlow).

31. 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).

32. 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).

33. 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:

34. 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.

35. TXT-43042 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend the Downtown Centennial Plan to revised the hours of a temporary outdoor commercial event on Fridays and Saturdays to 10 am to 2 am within the 18b Arts District.

CITIZENS PARTICIPATION:

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

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: OCTOBER 11, 2011

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

SUBJECT:

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

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

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

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

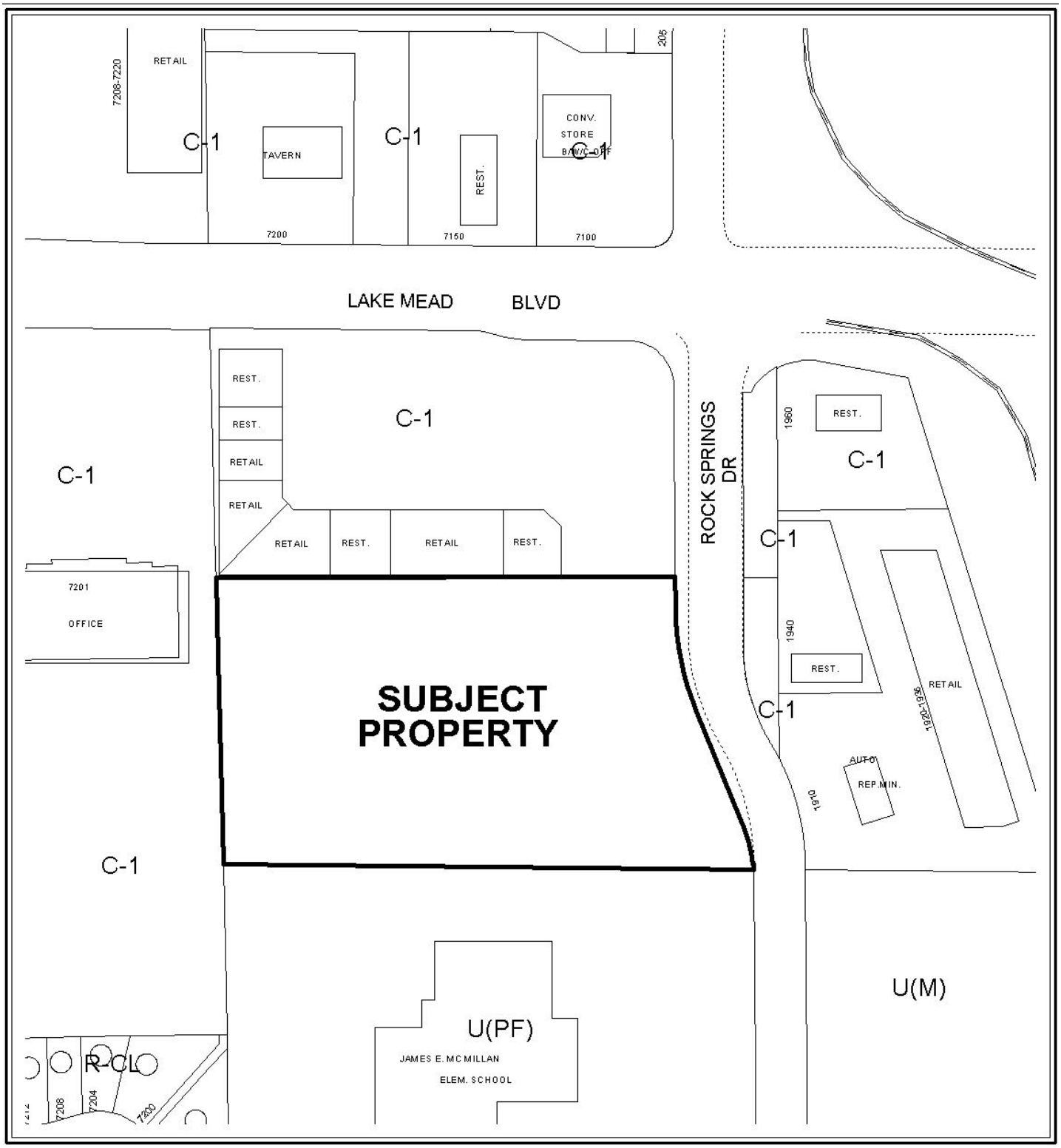
SUBJECT:
TMP-42978 - TENTATIVE MAP - LAKE MEAD & ROCK SPRINGS (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately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

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

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

RECOMMENDATION:
Staff recommends

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

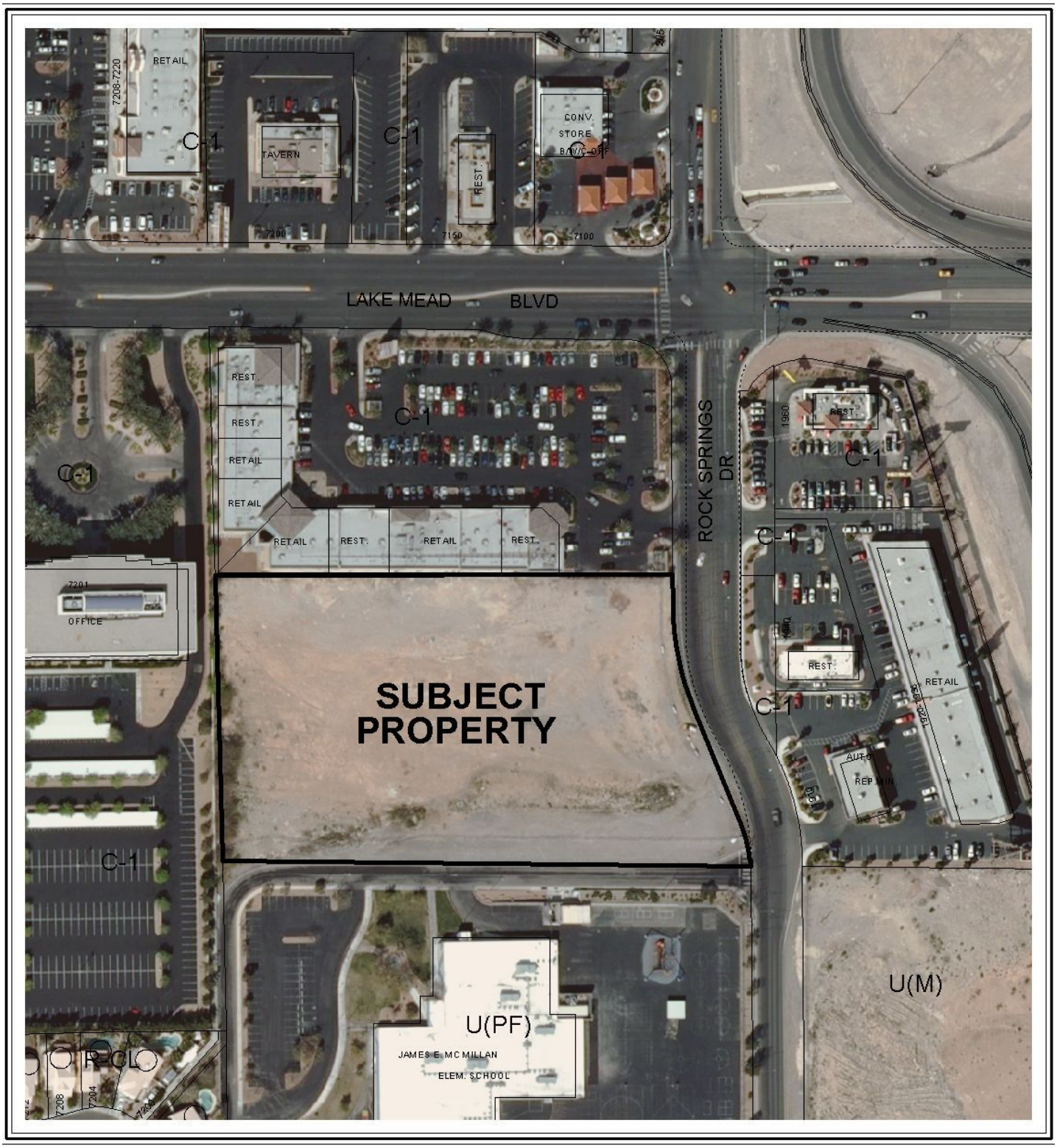


0 300 600 Feet

CASE: TMP-42978

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

N



CASE: **TMP-42978**

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-42978** APN: 138-22-701-009

Name of Property Owner: Khusrow Roohani Family Trust

Name of Applicant: Khusrow Roohani

Name of Representative: Eric Rietz

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: _____

Subscribed and sworn before me

This 15th day of July, 2011

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

RECEIVED
AUG 24 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For:

Project Address (Location) Rock Springs 300 feet south of Lake Mead

Project Name Lake Mead - Rock Springs Commercial Center **Proposed Use** SC

Assessor's Parcel #(s) 138-22-701-009 **Ward #** 1

General Plan: existing M proposed SC **Zoning:** existing (U)M proposed C-1

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.43 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Khusrow Roohani Family Trust **Contact** Khusrow Roohani

Address 9135 W SUNSET RD **Phone:** 368-6700 **Fax:**

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

E-mail Address kroohani@gmail.com

APPLICANT same **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Rietz Consulting, Inc **Contact** Eric Rietz

Address 5740 S Arville # 206 **Phone:** 521-3355 **Fax:** 212-3963

City Las Vegas **State** NV **Zip** 89118

E-mail Address eric.rietz@gmail.com

Property Owner Signature* K. Roohani

* 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 15th day of July, 20 11.

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

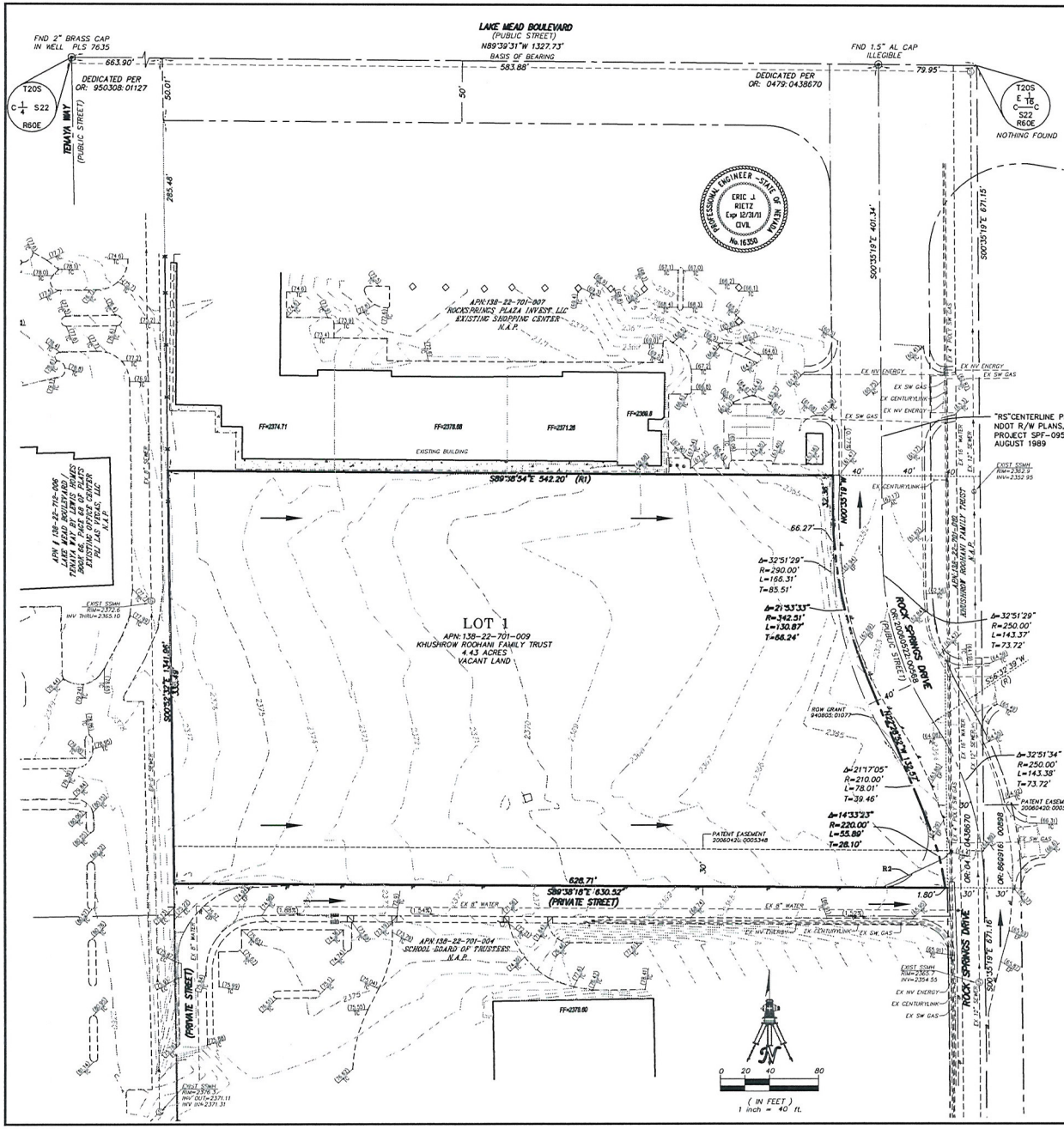
FOR DEPARTMENT USE ONLY

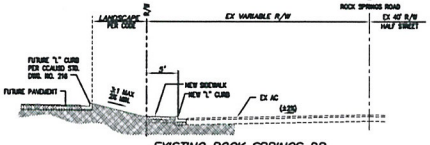
Case #	TMP-42978
Meeting Date:	10/11/11 PC
Total Fee:	$750.00
Date Received:*	8/24/11
Received By:	

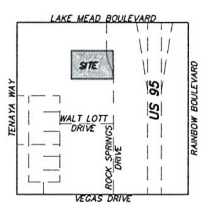
RECEIVED
AUG 24 2011

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

TENTATIVE MAP
FOR
LAKE MEAD & ROCK SPRINGS COMMERCIAL CENTER
A 1 LOT COMMERCIAL SUBDIVISION







VICINITY MAP

SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
LAS VEGAS, NEVADA.

LEGEND

BOUNDARY LINE
STREET CENTERLINE
EASEMENT LINE
EXISTING ROW LINE
EXISTING NDOT ROW LINE
BUILDING OUTLINE
CURB LINE
GUTTER/EDGE CONCRETE
ADJACENT PROPERTY/ROW LINE
FENCE
EX. ASPHALT
WALL
DRAINAGE ARROW
FIRE HYDRANT
MISC. UTILITY
SEWER MANHOLE
SIGN WITH MULTIPLE POST
STREET LIGHT
LIGHT POLE
UTILITY POLE
SINGLE POST SIGN
SINGLE TREE
UTILITY PEDESTAL
UTILITY POLE WITH STREETLIGHT
WATER VAULT OR ABOVE GROUND BACKFLOW DEVICE
ELECTRIC VAULT OR TRANSFORMER
TELEPHONE VAULT
FOUND MONUMENT AS NOTED
OR — OFFICIAL RECORDS
S.F. — SQUARE FEET

AVERAGE WASTE WATER FLOW

4.43 ACRES @ 4,500 GPD/ACRE = 19,935 GPD
19,935 GPD AVG x 3.4 PEAK FACTOR = 67,779 GPD

67,779 GPD PEAK
0.067779 MGD PEAK

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARDS AND SPECIFICATIONS.

2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER – LAS VEGAS VALLEY WATER DISTRICT
SEWER – CITY OF LAS VEGAS
ELECTRIC – NV ENERGY
GAS – SOUTHWEST GAS CORP.
TELEPHONE – CENTURYLINK
SOLID WASTE – REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE GRANTED TO RESPECTIVE AGENCIES.

4. LANDSCAPING SHALL BE PROVIDED PER CODE AND MAINTAINED IN PERPETUITY.

5. THIS PROJECT SHALL HAVE CC&R'S.

6. THIS SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

7. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

8. THIS SITE WILL BE SERVED BY EXISTING WATER MAIN IN ROCK SPRINGS AND SEWER MAIN IN ROCK SPRINGS.

9. THIS SITE DOES NOT HAVE ANY PROPOSED PERIMETER BLOCK WALLS.

FLOOD ZONE DESCRIPTION:

SUBJECT PARCEL IS IN: FLOOD ZONE "X"
AS FOUND ON FIRM MAP: 32003C2115E SEPTEMBER 27, 2002
MAP REVISED TO REFLECT LOMR: DECEMBER 31, 2003
ZONE "X" DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SITE DATA:

APN: 138-22-701-009
EX. ZONING: (U)(M) UNDEVELOPED/MEDIUM
EX. LANDUSE: (M) MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING: (C1) LIMITED COMMERCIAL
PROPOSED LANDUSE: (SC) SERVICE COMMERCIAL

REFERENCE SURVEYS

R1 – RECORD OF SURVEY FILE 079, PAGE 0040

R2 – NDOT PLANS SPF-095-2(7) SHEET 9 OF 24 AUGUST 1989 LAST REV 9/11/91

LEGAL DESCRIPTION:

LEGAL DESCRIPTION
CHICAGO TITLE INSURANCE COMPANY
FILE NO. 11900013
DATED AS OF: FEBRUARY 1, 2011

THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., LAS VEGAS, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED MAY 22, 2006 IN BOOK 20060522 AS DOCUMENT NO. 0000868, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA

UTILITY NOTE:

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK

BENCHMARK STATION: 7C20 2SWS 1997
CITY OF LAS VEGAS BENCHMARK # DLV0022E6A

RIVET & PLATE IN TOP OF CURB @ NW CORNER OF LAKE MEAD & ROCK SPRINGS.

ELEVATION = 2362.22 FEET
N.A.V.D. 88 DATUM

BASIS OF BEARING

NORTH 89°39'31" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., LAS VEGAS, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 79, PAGE 40 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

Call Before you Overhead
Call Before you Dig
Call Before you Underground

ERIC J. RIETZ Exp 12/31/11 CIVIL No. 16350
PROFESSIONAL ENGINEER – STATE OF NEVADA

RIETZ CONSULTING INC.
5740 S ARVILLE # 206
LAS VEGAS, NV 89118
PHONE (702) 521-3355

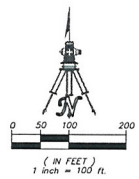
REV/DATE: DESCRIPTION:

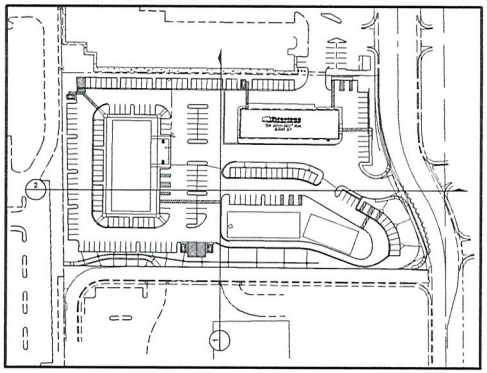
KHUSROW ROOHANI FAMILY TRUST
LAKE MEAD & ROCK SPRINGS COMMERCIAL CENTER
TENTATIVE MAP

DATE: 8/23/2011
DRAFTER: EJR
FIELD:
CHECKED: EJR
JOB NO. LAKE MEAD
SHEET 1 OF 1 SHEETS

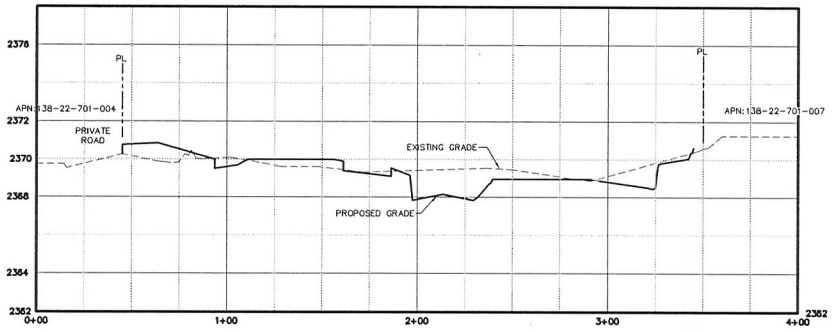
RECEIVED
AUG 24 2011

TMP-42978



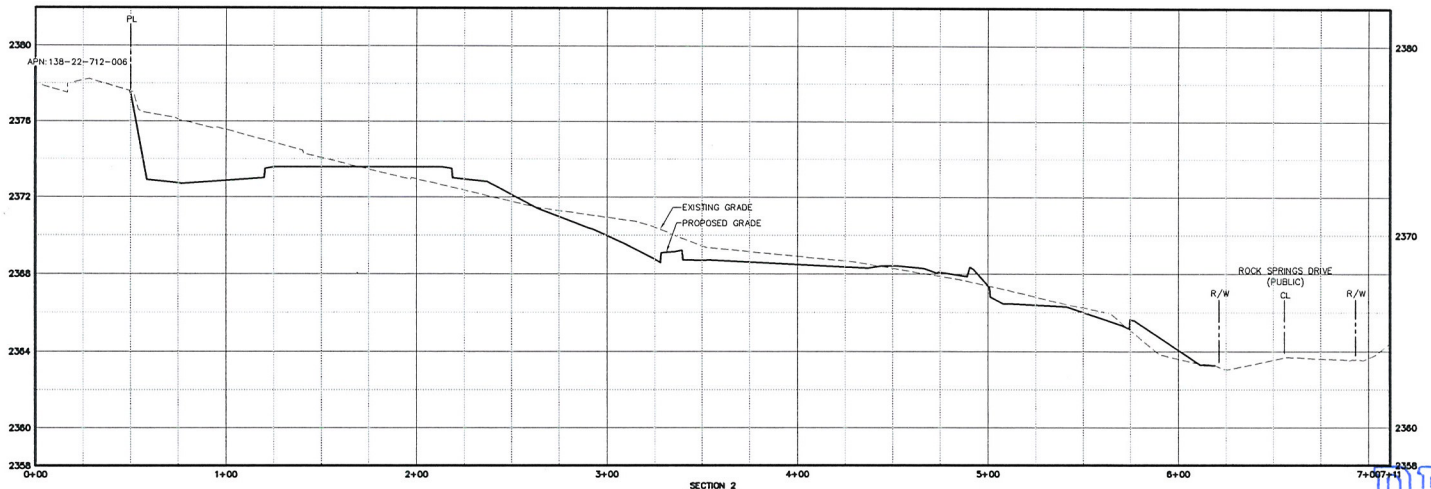


SITE PLAN



SECTION 1
NORTH–SOUTH

VERTICAL: 10'=1'
HORIZONTAL: 1'=30'



SECTION 2
EAST–WEST

VERTICAL: 10'=1'
HORIZONTAL: 1'=30'

RIETZ CONSULTING INC.
5740 S ARVILLE # 206
LAS VEGAS, NV 89118
PHONE (702) 521-3355

REV/DATE:	DESCRIPTION:

KHUSROW ROOHANI FAMILY TRUST
LAKE MEAD ROCK SPRINGS
COMMERCIAL CENTER
TENTATIVE MAP

DATE:	7/18/11
DRAFTER:	EJR
FIELD:	
CHECKED:	EJR
JOB NO:	LAKE MEAD
SHEET	1
OF	1 SHEETS

RECEIVED
AUG 24 2011

TMP-42978

City of Las Vegas Planning Department
RE: Justification Letter for Tentative Map
APN # 138-22-701-009

Dear City Planner,

Please accept this application for the Tentative Map on the above referenced parcel of land.

The subject parcel is 4.3 acres and is located on Rock Springs approximately 300 feet South of Lake Mead Blvd. The property is existing as vacant land and is in the entitlement process with the City under GPA41883, SUP41885, and SDR41886 which was approved at PC on 7-12 and will approved at City Council on 8-17.

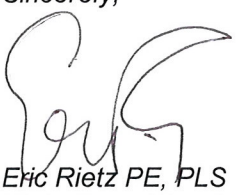
The desire of this development is to Record a Commercial Subdivision Map to allow the subdivision of the proposed building pads which requires the submittal and approval of a Tentative Map. This will be a 1 Lot Commercial Subdivision.

This development does not have any perimeter walls to be constructed per the above approved applications.

We feel that this is an acceptable tentative map and we look forward to working with staff to gain a favorable recommendation. The application information does not include all the landscaping and parking information as it is was approved by and is referenced above. If an additional copy of this information is required, please let me know and I will get it to you.

If you have any questions, please give me a call on my cell at 521-3355.

Sincerely,



Eric Rietz PE, PLS
Rietz Consulting, Inc.

5740 S Arville # 206 Las Vegas, NV 89118
(702) 521-3355

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AUG 24 2011
TMP-42978

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

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

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

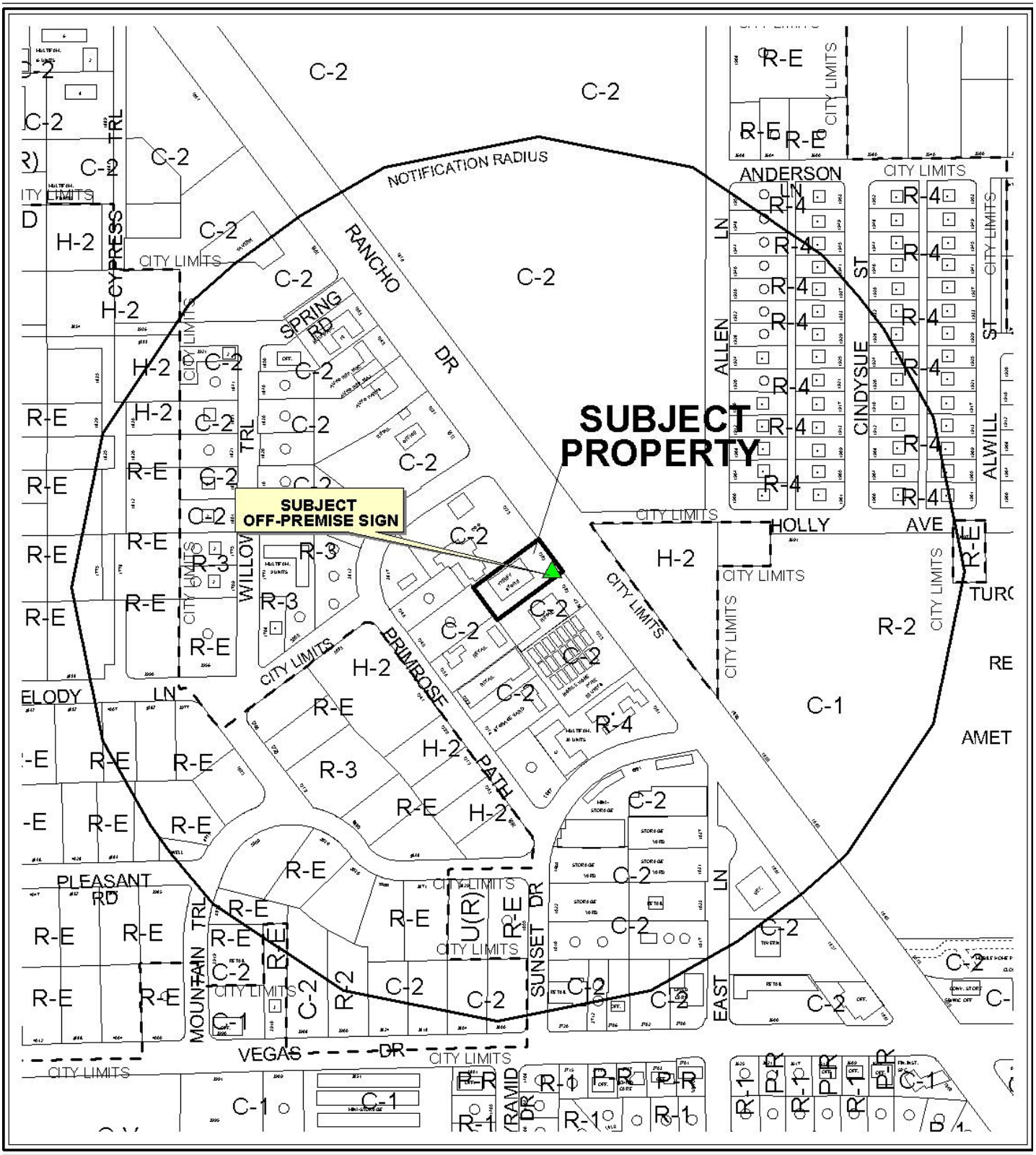
SUBJECT:
RQR-42903 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1767 RANCHO, LLC - For possible action on a Required Three Year Review of an approved Special Use Permit [U-0109-94(2)] WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1767 North Rancho Drive (APN 139-19-812-018),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

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for RQR-30162
6. Justification Letter



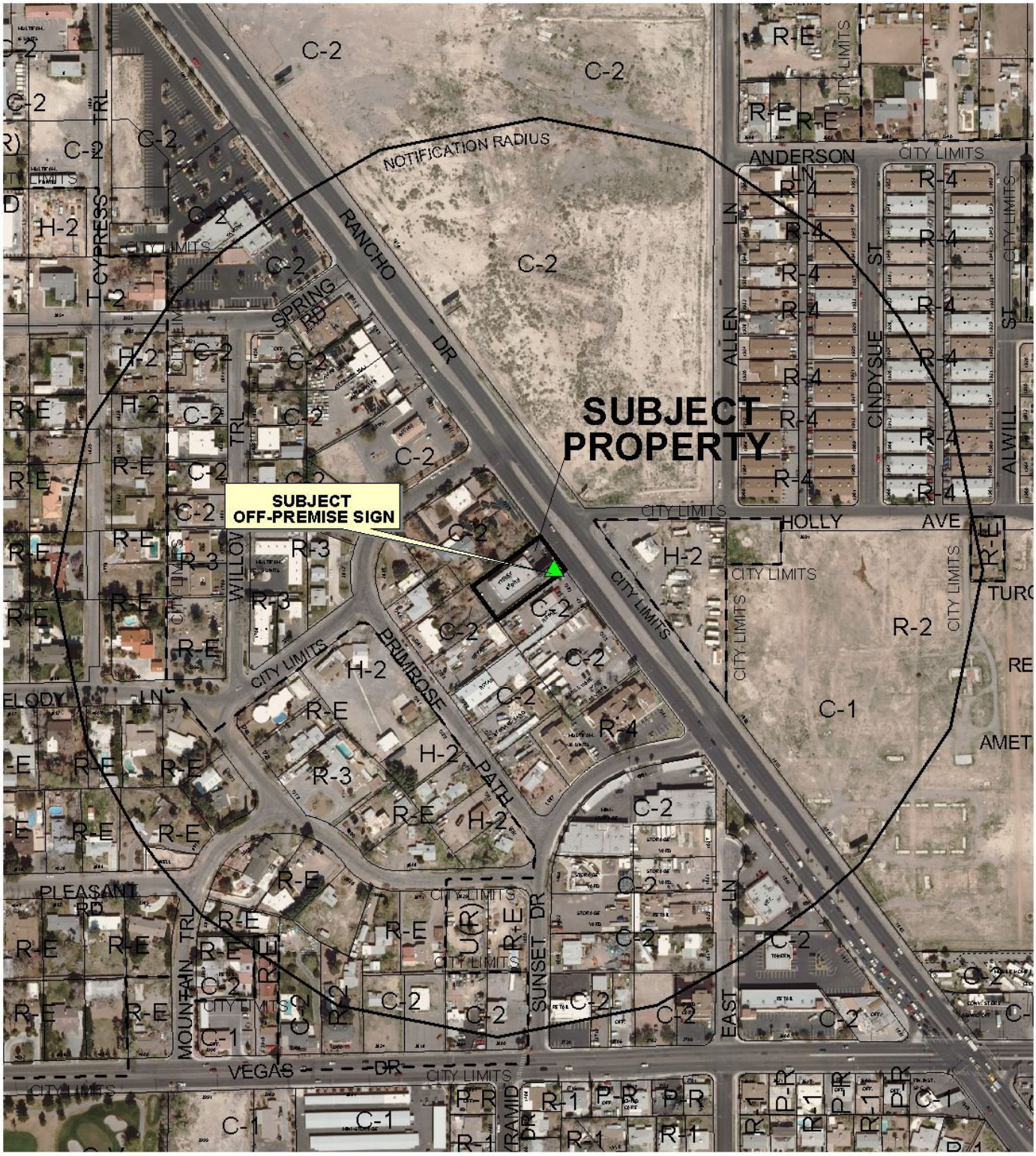
0 300 600 Feet

CASE: **RQR-42903**

RADIUS: 1000 FT

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

N



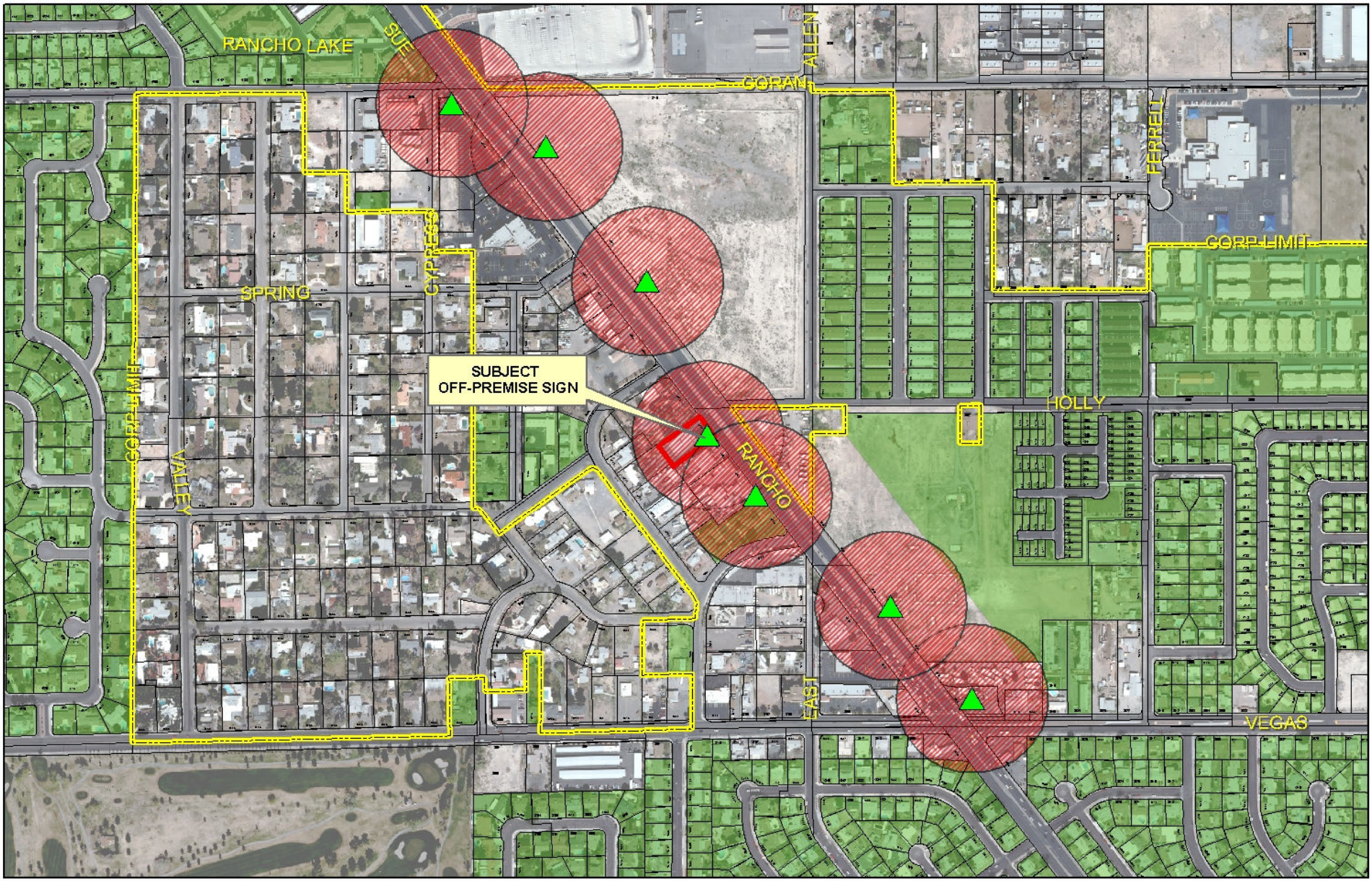
0 300 600 Feet

CASE: **RQR-42903**

RADIUS: 1000 FT

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

N



RQR-42903

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-42903** APN: 139-19-812-018

Name of Property Owner: 1767 Rancho LLC

Name of Applicant: West Coast Billboards LLC

Name of Representative: Lucy Stewart

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: PHILIP S. ALRBACH

Subscribed and sworn before me

This 11th day of August, 2011

Joyce E. Smetanick

Notary Public in and for said County and State

JOYCE E. SMETANICK
Notary Public, State of Nevada
Appointment No. 04-86044-1
My Appt. Expires Dec 19, 2011

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City of Las Vegs
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: RQR

Project Address (Location) 1767 Rancho

Project Name Billboard **Proposed Use** Billboard

Assessor's Parcel #(s) 139-19-812-018 **Ward #** 5

General Plan: existing MedLow proposed _____ **Zoning:** existing C-2 proposed C-2

Commercial Square Footage NA **Floor Area Ratio** NA

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

Additional Information Required review of an existing billboard

PROPERTY OWNER 1767 Rancho LLC **Contact** Chip Johnson

Address P.O. Box 93417 **Phone:** (702) 429-7824 **Fax:** _____

City Las Vegas **State** NV **Zip** 89193-3477

E-mail Address _____

APPLICANT West Coast Billboards LLC **Contact** PHILIP S. AURBACH

Address 10001 PARK RUN DRIVE **Phone:** (702) 382-0711 **Fax:** (702) 920-8309

City Las Vegas **State** NV **Zip** 89145

E-mail Address _____

REPRESENTATIVE Lucy Stewart **Contact** Lucy Stewart

Address 3900 Meadows #200 **Phone:** (702) 499-6469 **Fax:** (702) 946-0857

City Las Vegas **State** NV **Zip** 89107

E-mail Address STEWPLAN@AOL.COM

Property Owner Signature* _____

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

Print Name PHILIP S. AURBACH

Subscribed and sworn before me

This 11th day of August, 20 11.

Joyce E. Smetanick

Notary Public in and for said County and State

JOYCE E. SMETANICK
Notary Public, State of Nevada
Appointment No. 04-86044-1
My Appt. Expires Dec 19, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-42903
Meeting Date:	10-11-11
Total Fee:	800.00
Date Received:*	8-18-11
Received By:	JFnw

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

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

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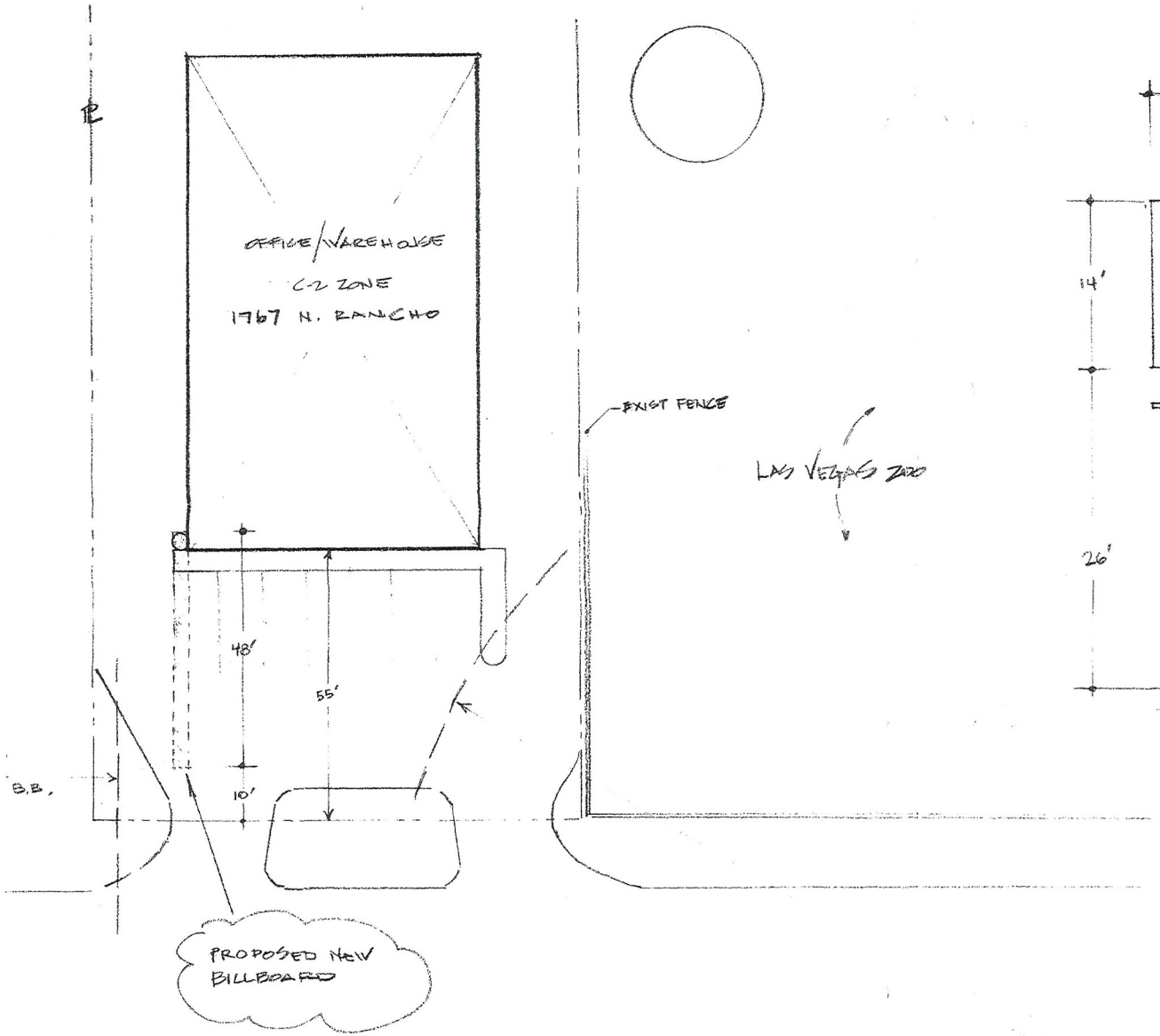
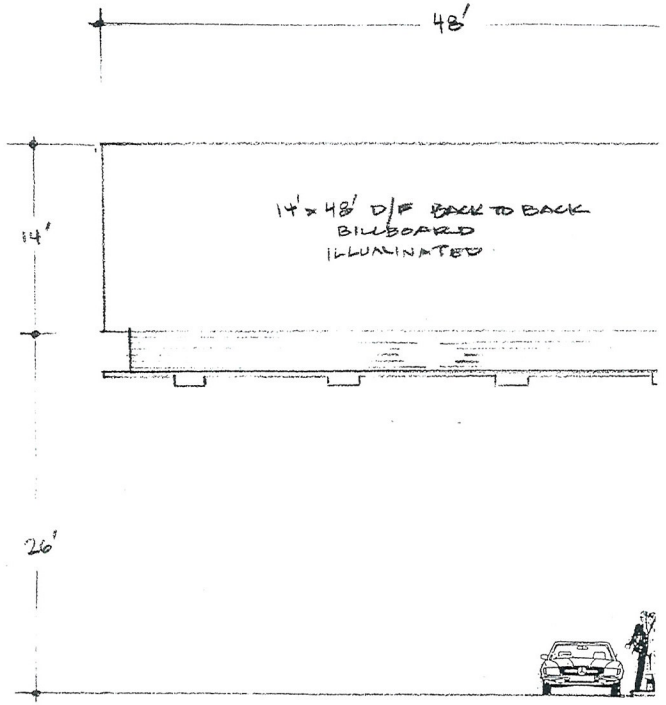
Department of Planning





ELEVATI
1/8" = 1'-0"

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City of Las Vegs
Department of Planning

RQR-42903

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

November 7, 2008

Mr. Chip Johnson
1767 Rancho, LLC
8275 South Eastern Avenue
Las Vegas, Nevada 89123

RE: RQR-30162 - REQUIRED REVIEW

Dear Mr. Johnson:

Your required Five-Year Review of an approved Special Use Permit (U-0109-94) FOR A 40-FOOT HIGH 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1767 North Rancho Drive (APN 139-19-812-018), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on November 6, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0109-94), if approved.

2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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City of Las Vegs
Department of Planning

RQR-42903

6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0109-94) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

This item will be considered by the City Council on ***December 3, 2008*** at 1:00 P.M. in the City Council Chambers of City hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, AICP
Case Planning Manager
Planning & Development Department
Case Planning Division

DJR:nl

cc: Mr. Tony Celeste
KKBR&F
3800 Howard Hughes Pkwy, 7th Floor
Las Vegas, Nevada 89169

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City of Las Vegs
Department of Planning

RQR-42903

LAS Consulting
c/o First Real Estate
3900 Meadows Lane #200
Las Vegas, NV 89102
(702) 499-6469-cell.
(702) 946-0857-fax

August 18, 2011

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: APN 139-19-812-018 RQR

Dear Sir or Madam:

Please accept this letter as our request for a required review. This is the fifth required review since the initial approval of the Special Use Permit (U-0109-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) located at 1767 North Rancho Drive. Since the initial approval of the Special Use Permit and subsequent review periods, there has been no tangible redevelopment within the surrounding area. The sign is located within the C-2 (General Commercial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. We believe there is no adverse impact regarding the continued use of this sign, as there have been no significant changes in development or land use in the surrounding area since the last review.

This is an appropriate location for a billboard since Rancho Drive is a heavily traveled highway. There are casinos within a mile of this location heading northwest and there is commercial development all along Rancho. Please contact me with further questions. Thank you for your consideration in this matter.

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City of Las Vegs
Department of Planning

Yours truly,

Lucy Stewart

RQR-42903

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

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

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

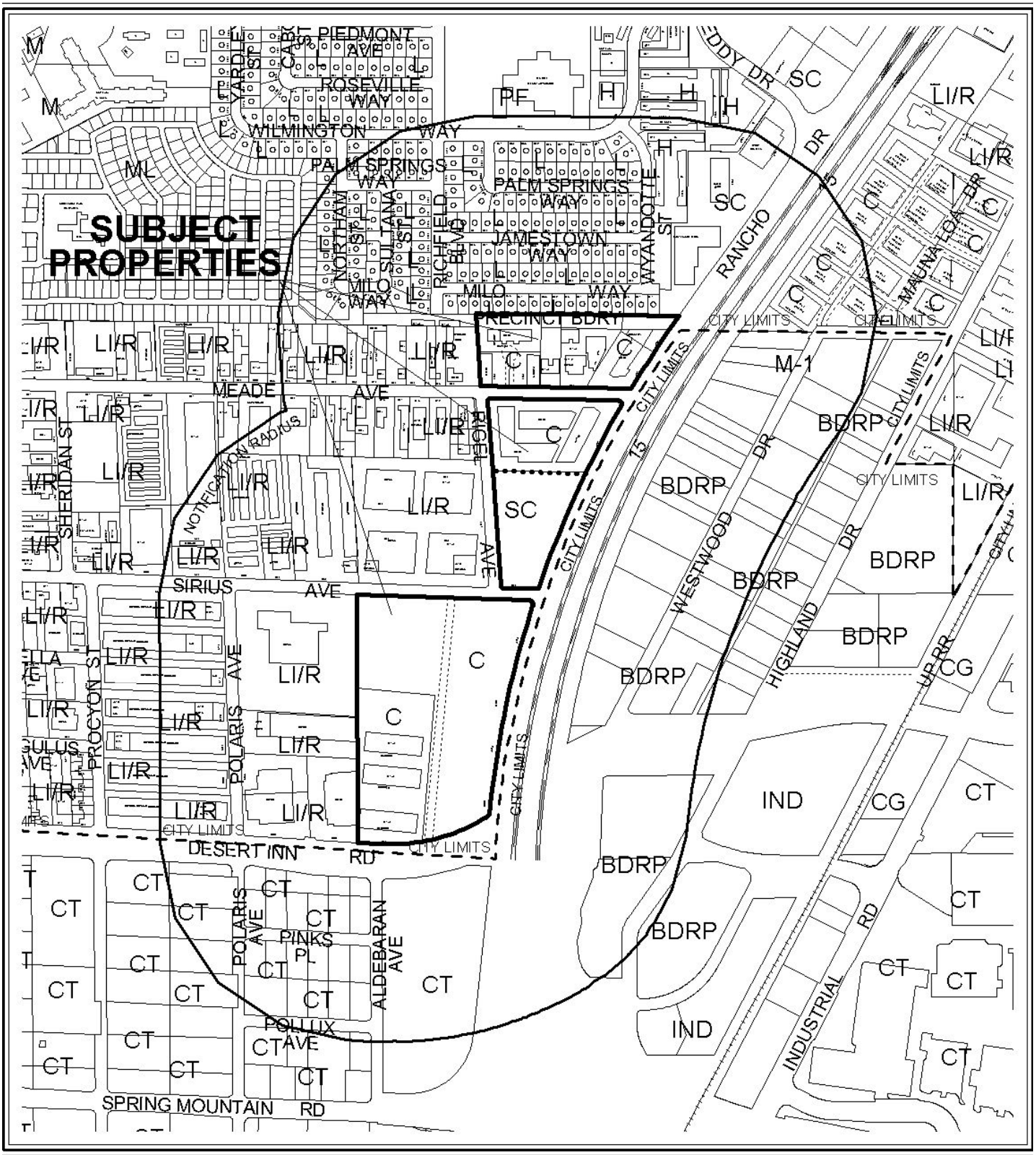
SUBJECT:
GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85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

C.C.: 11/16/2011

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

RECOMMENDATION:
Staff recommends

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



0 400 800 Feet

CASE: **GPA-42939**

RADIUS: 1000 FT

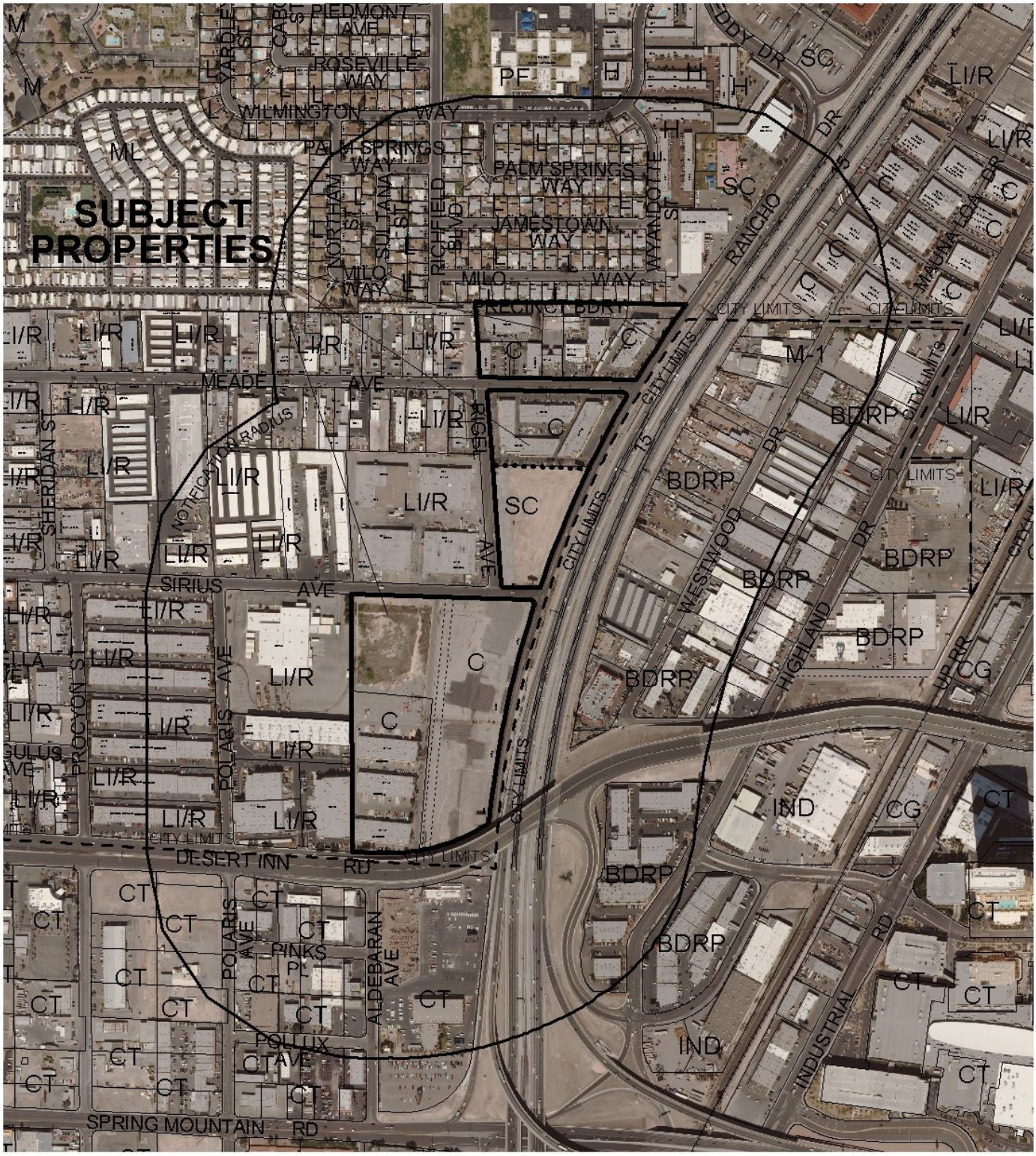
GENERAL LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

LI/R (LIGHT INDUSTRY/RESEARCH)

N



0 400 800 Feet

CASE: **GPA-42939**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

LI/R (LIGHT INDUSTRY/RESEARCH)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Taos Land Company, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

RECEIVED
AUG 23 2011

Revised 11-14-06

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

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State of New York
County of New York

AMP

15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

Arleen Rivera
Notary Public in and for said County and State

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

Revised 11-14-06

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State of New York
County of New York

AMP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

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

Notary Public in and for said County and State

Revised 11-14-06

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State of New York
County of New York

AMP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-42939 APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mark Edelman

Print Name: Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

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

RECEIVED
AUG 23 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-42939 APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

Revised 11-14-06

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AUG 23 2011

1028810.1

State of New York
County of New York

AMP

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

AMP

Revised 10/27/08

1026912.1

State of New York
County of New York

FOR DEPARTMENT USE ONLY

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

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

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AUG 23 2011

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 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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
AUG 23 2011

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

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Revised 10/27/08

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AMP

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

1028807.1

State of New York
County of New York

AMP

FOR DEPARTMENT USE ONLY

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

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

Arleen Rivera

Notary Public in and for said County and State

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

AMP

FOR DEPARTMENT USE ONLY

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

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

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AUG 23 2011

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Revised 10/27/08

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State of New York
County of New York

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

AMP

Revised 10/27/08

1028801.1

State of New York
County of New York

FOR DEPARTMENT USE ONLY

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

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

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AUG 23 2011

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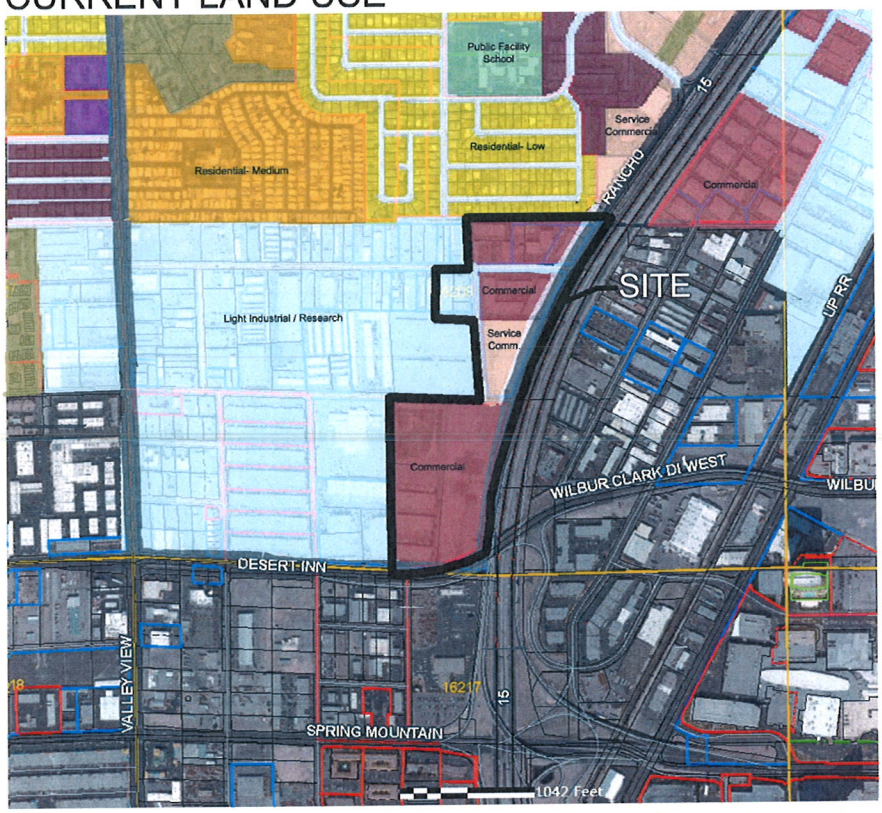
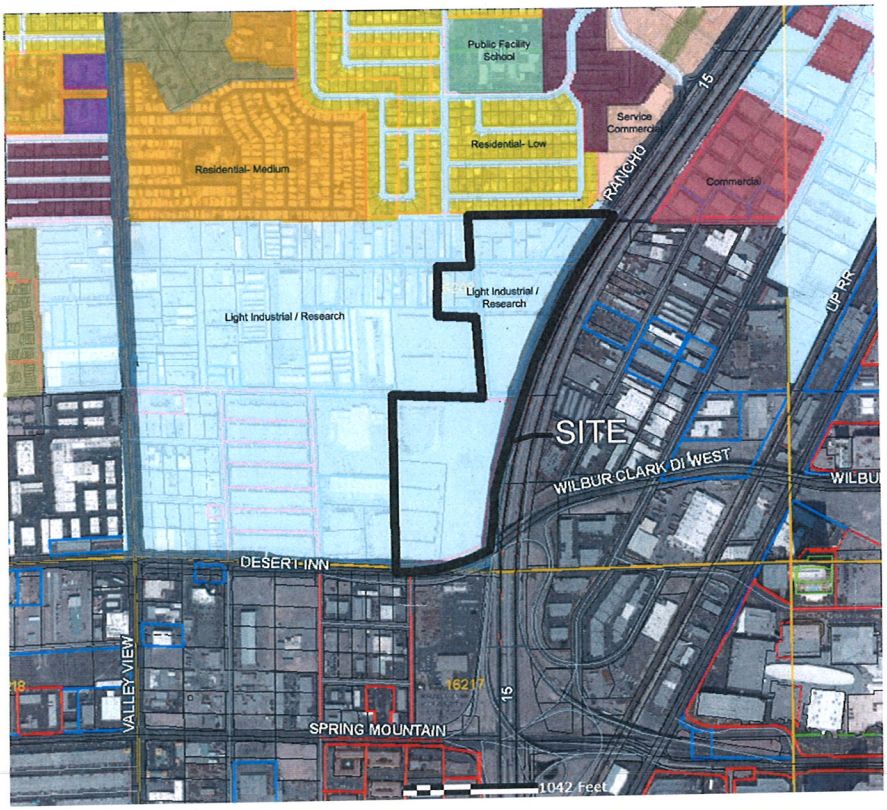
CURRENT LAND USE



PROPOSED LAND USE



City of Las Vegas

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

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

RECEIVED
AUG 23 2011

NORTH

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

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

MOSER architecture studio

GPA-42939

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 29, 2011

VIA EMAIL
sgebeke@lasvegasnevada.gov

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

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

Dear Steve:

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jlazovich

Jennifer Lazovich

JJL/sfm

cc: Philip Brohn
Terry Murphy
Frank Beck

RECEIVED
AUG 29 2011

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

RECEIVED
AUG 23 2011

GPA-42939

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

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

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

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

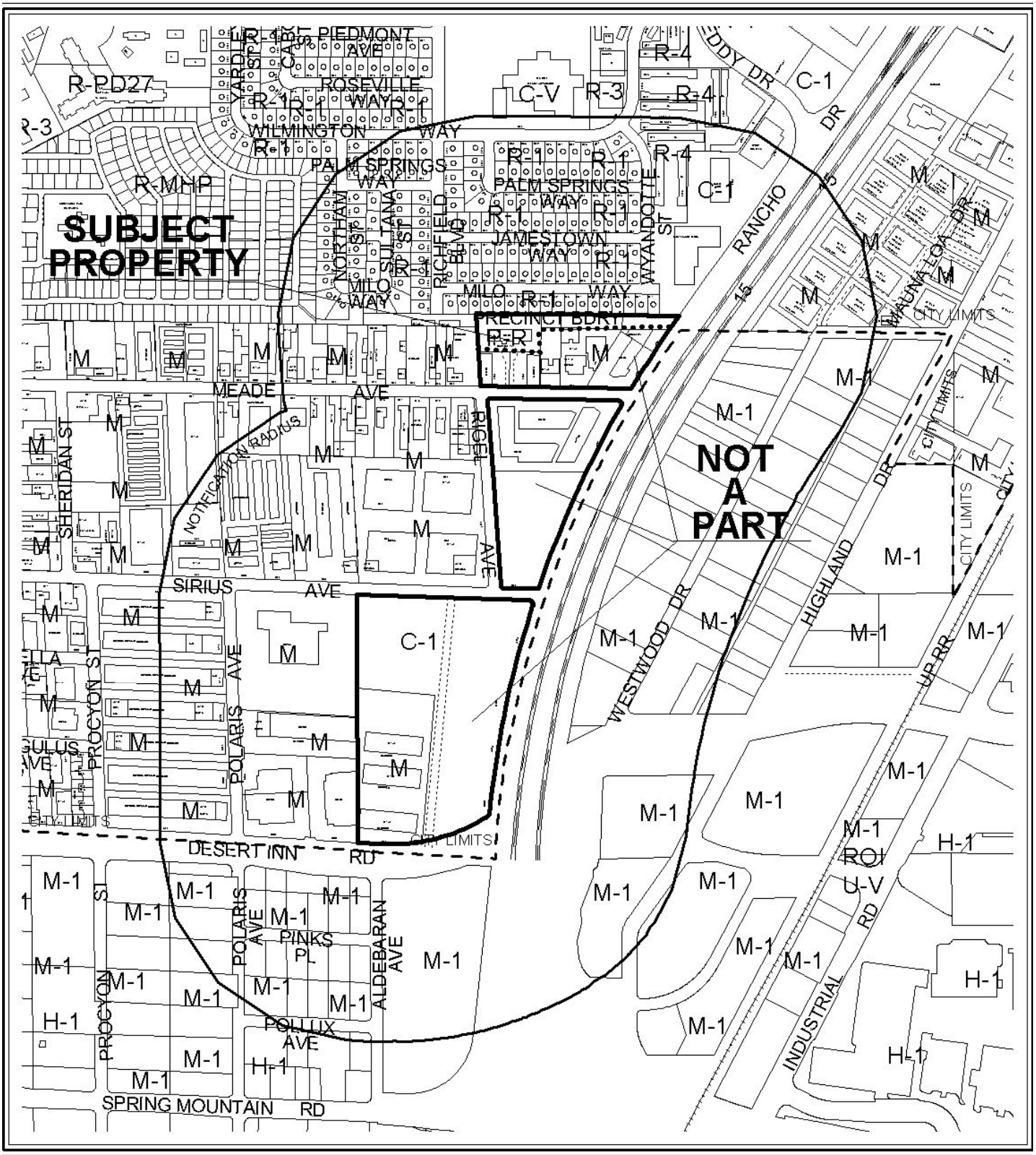
C.C.: 11/16/2011

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

RECOMMENDATION:
Staff recommends

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

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



0 400 800 Feet

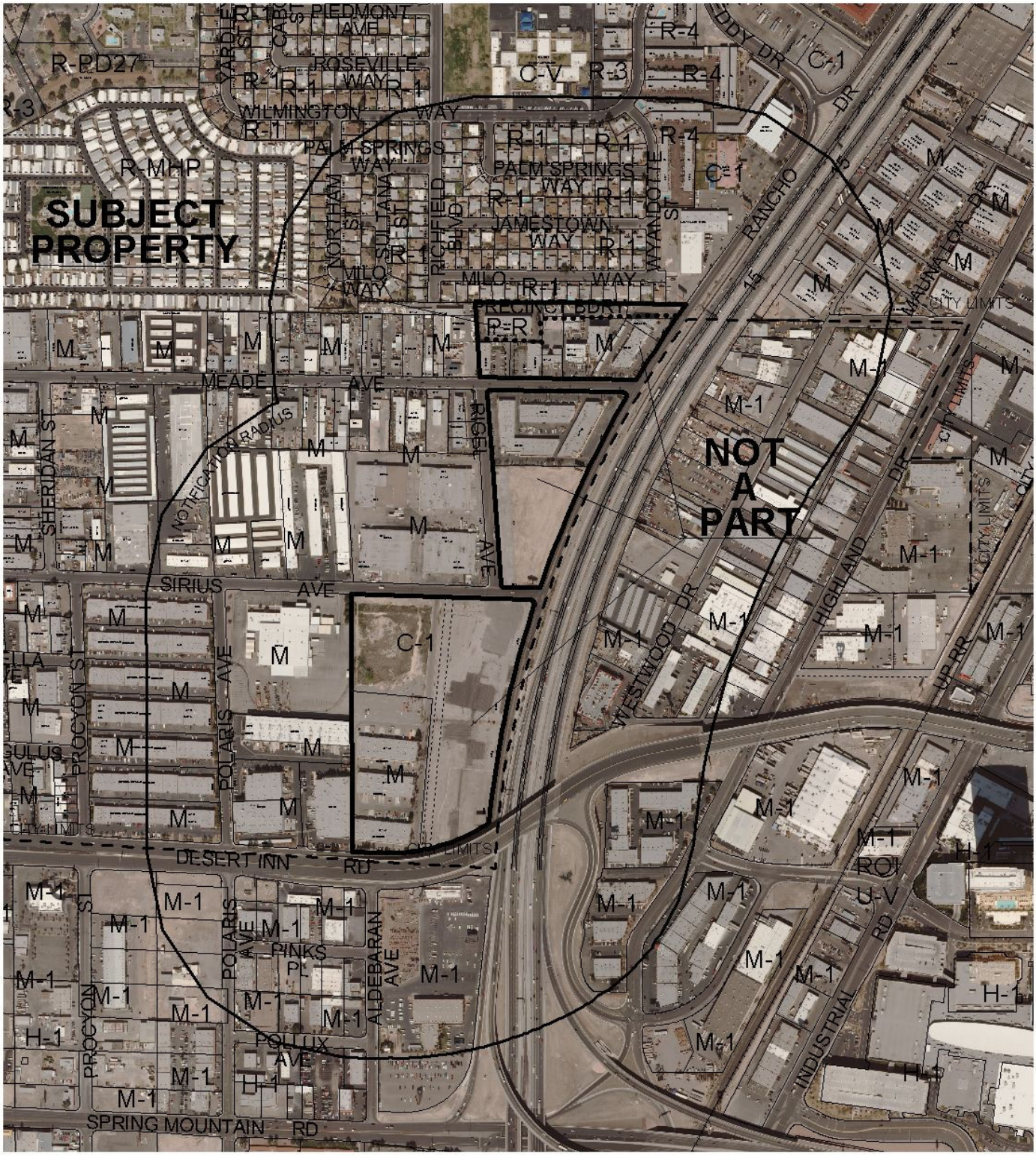
CASE: **ZON-42940**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: **ZON-42940**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

RECEIVED
AUG 23 2011

Revised 11-14-06

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State of New York
County of New York

1028833.1 AMP 15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

Arleen Rivera

Notary Public in and for said County and State

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

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AUG 23 2011

Revised 11-14-06

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State of New York
County of New York

1028842.1 AMP 15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Marvin Edelman

Print Name: Marvin Edelman

Subscribed and sworn before me

This 11th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

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

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AUG 22 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Martin Edelman

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

Print Name Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

Patricia Risi

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
AUG 23 2011

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

Revised 10/27/08

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AMP

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

State of New York
County of New York

AMP

1028841.1

FOR DEPARTMENT USE ONLY

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

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

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AUG 23 2011

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

State of New York
County of New York

FOR DEPARTMENT USE ONLY

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

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

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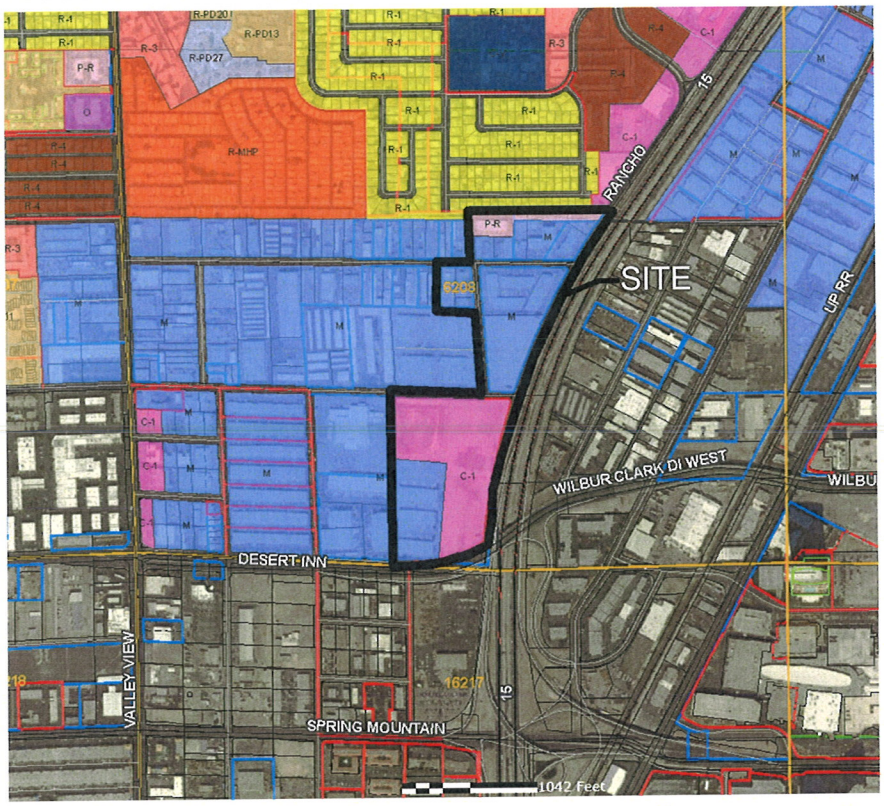
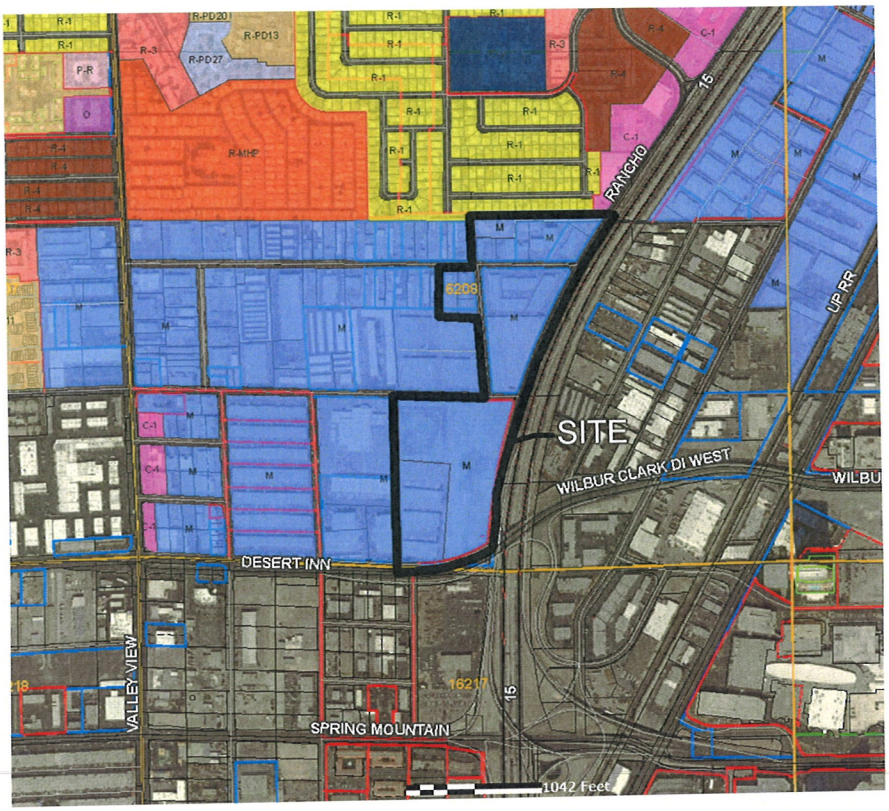
CURRENT ZONING



PROPOSED ZONING



City of Las Vegas

ZONING

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

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AUG 23 2011

NORTH

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

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

ZON-42940

MOSER architecture studio

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

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

Re: Justification Letter 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

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

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

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

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

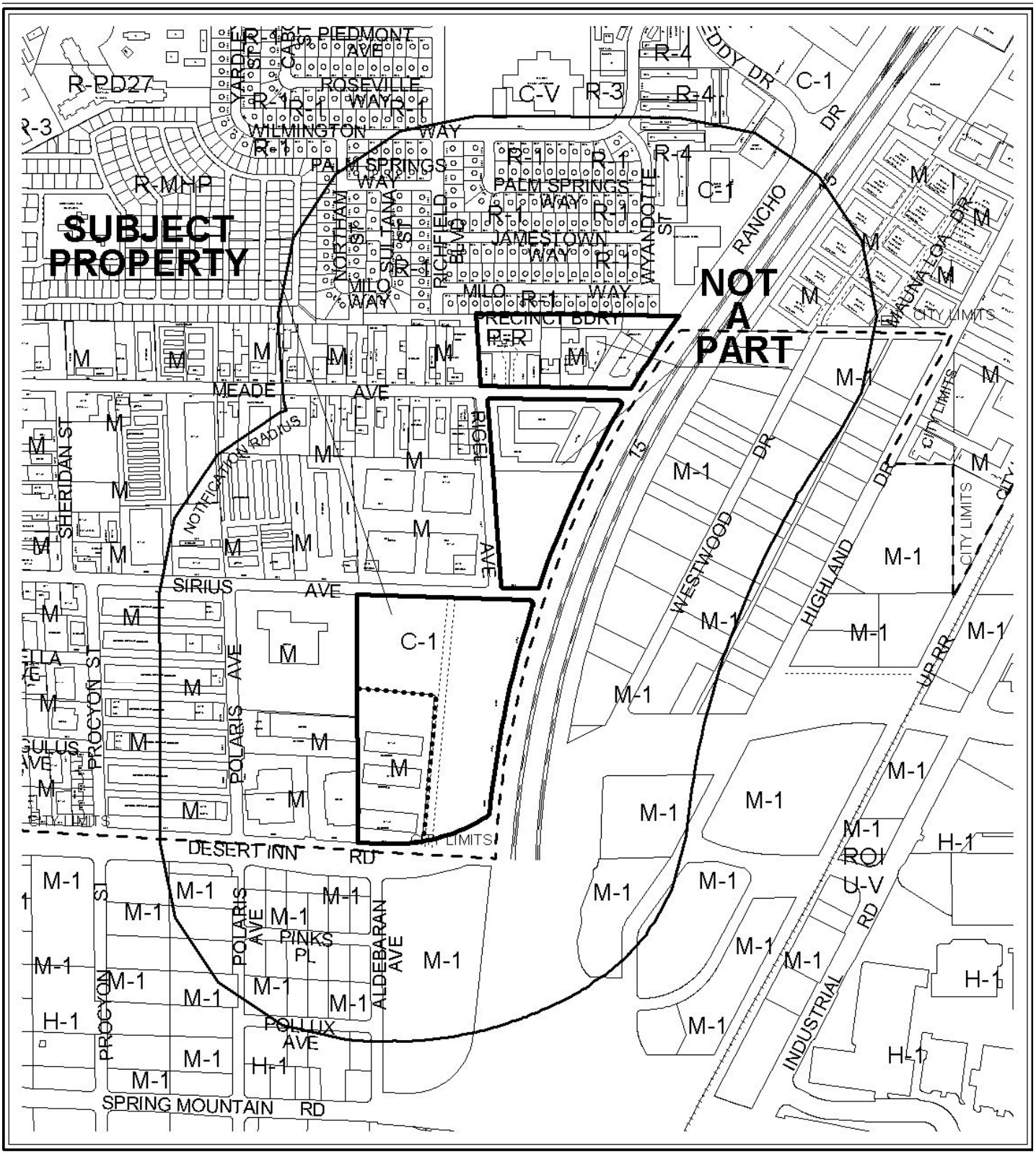
C.C.: 11/16/2011

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

RECOMMENDATION:
Staff recommends

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

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



0 400 800 Feet

CASE: **ZON-42941**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 400 800 Feet

CASE: **ZON-42941**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

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AUG 23 2011

Revised 11-14-06

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State of New York
County of New York

1028848.1 AMP 15167.1

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 jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

State of New York
County of New York

AMP

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
AUG 23 2011

Revised 10/27/08

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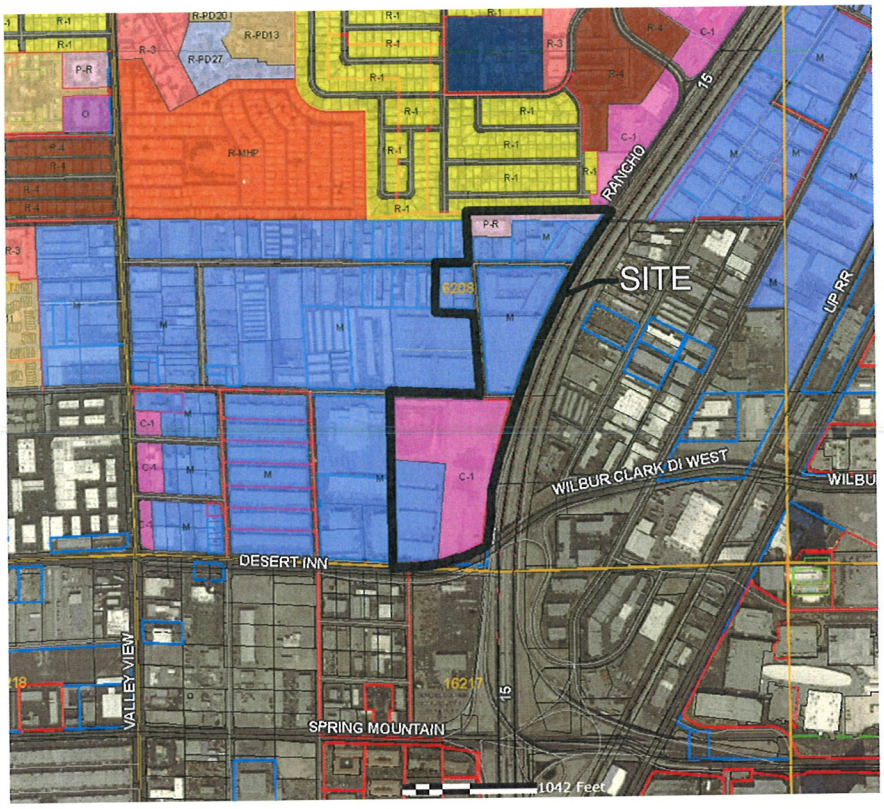
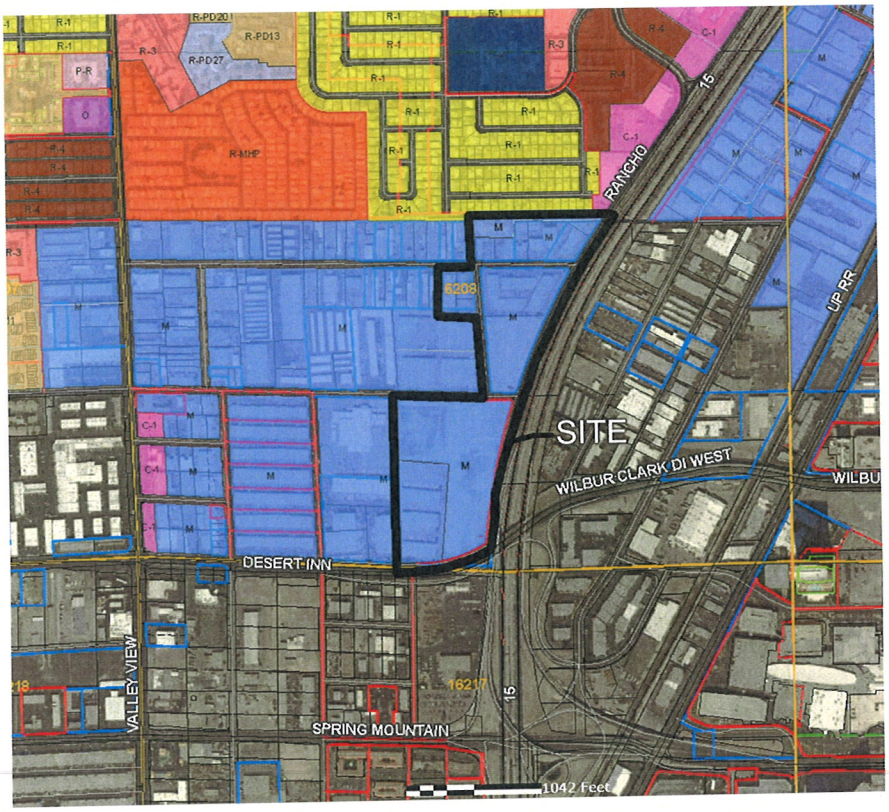
CURRENT ZONING



PROPOSED ZONING



City of Las Vegas

ZONING

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

NORTH

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

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

ZON-42941

MOSER architecture studio

RECEIVED

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

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AUG 23 2011
ZON-42941

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

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

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

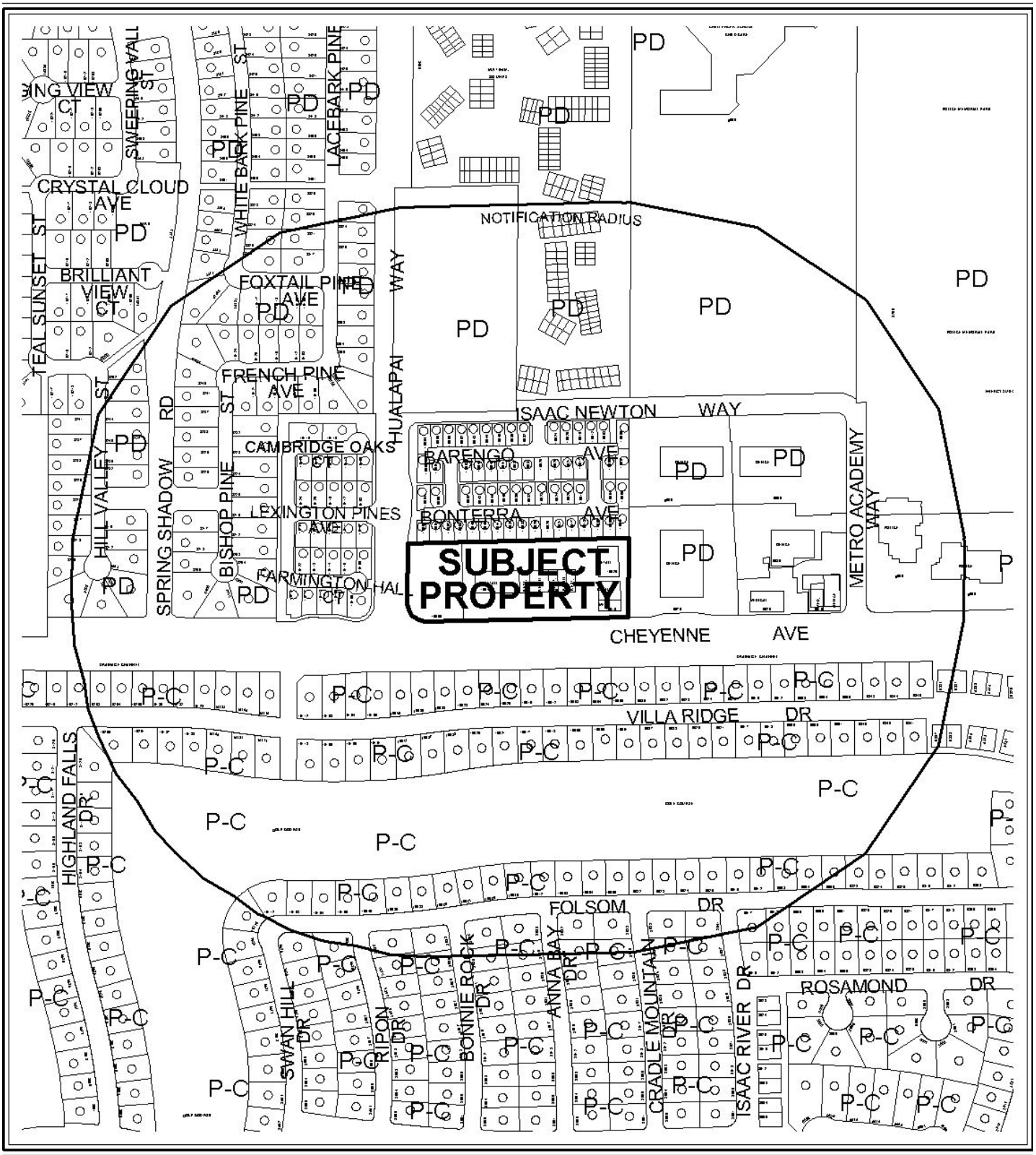
SUBJECT:
MOD-42984 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: LONE MOUNTAIN PLAZA, LLC, ET AL - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO AMEND THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL)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

C.C.: 11/16/2011

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **MOD-42984**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD [(PLANNED DEVELOPMENT) NC (NEIGHBORHOOD COMMERCIAL)]

PROPOSED ZONING OF SUBJECT PROPERTY: P-C [(PLANNED COMMUNITY) VC (VILLAGE COMMERCIAL)]

N



CASE: **MOD-42984**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD [(PLANNED DEVELOPMENT) NC (NEIGHBORHOOD COMMERCIAL)]

PROPOSED ZONING OF SUBJECT PROPERTY: P-C [(PLANNED COMMUNITY) VC (VILLAGE COMMERCIAL)]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-42984** APN: 138-07-413-003

Name of Property Owner: Lone Mountain Plaza, LLC

Name of Applicant: Lone Mountain Plaza, LLC

Name of Representative: G.C. Garcia, Inc., c/o George Garcia

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.

RECEIVED
AUG 24 2011
City of Las Vegs
Department of Planning

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

County of Clark
State of Nevada

Print Name: Haskel Iny VP of Great American Capital manager of Lone Mountain Plaza, LLC

Subscribed and sworn before me

This 17th day of August, 2011

Emily Winn

Notary Public in and for said County and State

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My App. Expires April 16, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-42984** APN: 138-07-413-002

Name of Property Owner: Lone Mountain Pad, LLC

Name of Applicant: Lone Mountain Pad, LLC

Name of Representative: G.C. Garcia, Inc., c/o George Garcia

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____

APN: _____

RECEIVED
AUG 24 2011
City of Las Vegs
Department of Planning

Signature of Property Owner: _____

County of Clark
State of Nevada

Print Name: Haskel Iny VP of Great American Capital the manager of Lone Mountain Pad, LLC

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Emily Winn

Notary Public in and for said County and State

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My App. Expires April 16, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification

Project Address (Location) Cheyenne & Hualapai, NEC

Project Name Cheyenne & Hualapai Commercial **Proposed Use** _____

Assessor's Parcel #(s) 138-07-413-002; 138-07-413-003 **Ward #** _____

General Plan: existing PCD proposed N/A **Zoning:** existing PD-NC proposed PD-VC

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

Gross Acres 3.52+/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lone Mountain Plaza LLC (003) **Contact** _____

Address 8350 W. Sahara Ave., #210 **Phone:** (702) 253-5751 **Fax:** (702) 255-4656

City Las Vegas **State** NV **Zip** 89117

E-mail Address matt@greatac.com

APPLICANT Lone Mountain Plaza LLC (003) **Contact** Matt Huss

Address 8350 W. Sahara Ave., #210 **Phone:** (702) 253-5751 **Fax:** (702) 255-4656

City Las Vegas **State** NV **Zip** 89117

E-mail Address matt@greatac.com

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

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

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

E-mail Address acole@gcgarciainc.com or ggarcia@gcgarciainc.com

Property Owner Signature* _____

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

Print Name Haskel Iny, VP of Great American Capital manager of Lone Mountain Plaza, LLC

Subscribed and sworn before me

County of Clark State of Nevada

This 17th day of August, 20 11.

Emily Winn

Notary Public in and for said County and State

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My App. Expires April 16, 2014

FOR DEPARTMENT USE ONLY

Case #	MOD-42984
Meeting Date:	10/11/11
Total Fee:	1050.00
Date Received:*	8/24/11
Received By:	

RECEIVED
AUG 24 2011
City of Las Vegas
Department of Planning

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification

Project Address (Location) Cheyenne & Hualapai, NEC

Project Name Cheyenne & Hualapai Commercial **Proposed Use** _____

Assessor's Parcel #(s) 138-07-413-002; 138-07-413-003 **Ward #** _____

General Plan: existing PCD proposed N/A **Zoning:** existing PD-NC proposed PD-VC

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

Gross Acres 3.52+/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lone Mountain Pad LLC (002) **Contact** c/o Great American Capital

Address 8350 W. Sahara Ave., #210 **Phone:** (702) 253-5751 **Fax:** (702) 255-4656

City Las Vegas **State** NV **Zip** 89117

E-mail Address matt@greatac.com

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Address 8350 W. Sahara Ave., #210 **Phone:** (702) 253-5751 **Fax:** (702) 255-4656

City Las Vegas **State** NV **Zip** 89117

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

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

E-mail Address acole@gcgarciainc.com or ggarcia@gcgarciainc.com

Property Owner Signature* _____

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

Print Name Haskel Ivy, VP of Great American Capital Manager of Lone Mountain Pad, LLC

County of Clark State of Nevada

Subscribed and sworn before me

This 17th day of August, 20 11.

Emily Winn

Notary Public in and for said County and State

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My App. Expires April 16, 2014

FOR DEPARTMENT USE ONLY

Case #	MOD-42984
Meeting Date:	10-11-11
Total Fee:	1050.00
Date Received:*	8-24-11
Received By:	

RECEIVED
AUG 24 2011
City of Las Vegas
Department of Planning

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Cheyenne & Hualapai
Existing & Proposed Land Use Exhibit

GCGARCIA
A Planning & Development Services Corporation
August 2011

SunCity Legend

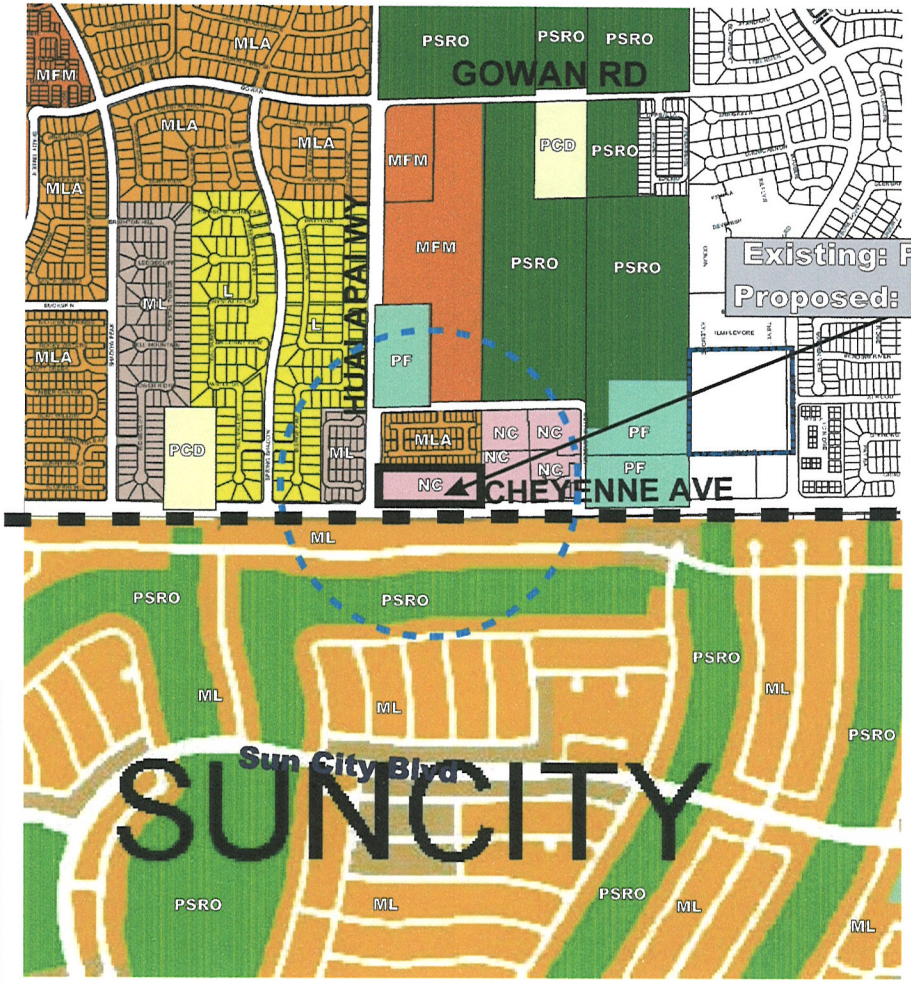
- Medium - Low - up to 8.49 du/ac
- Park/Recreation/Open Space

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

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 11, 2011

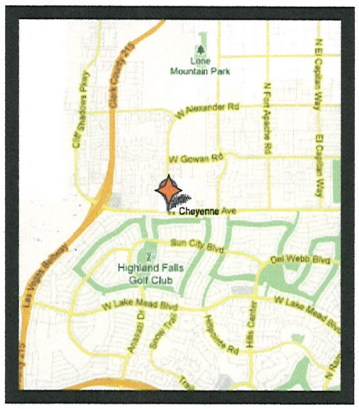


Above dash line use Lone Mtn Legend

Below dash line use SunCity Legend

= 1'000 ft radius

= Project Site



Lone Mountain Land Use Legend

- Planned Community Development
- Low
- Multi-Family Medium
- Medium-Low
- Medium-Low Attached
- Neighborhood Commercial
- Park/School/Recreation/Open Space
- Public Facility
- Village Commercial
- City Limits

Adopted:
Z-33-97 6/23/97

Modified:

Z-33-97(5)	5/26/98
Z-33-97(7)	9/9/98
Z-33-97(11)	5/24/99
Z-33-97(20)	2/21/01
Z-33-97(22)	5/2/01
Z-33-97(27)	3/6/02
Z-33-97(28)	3/20/02
Z-33-97(29)	5/1/02
MOD-2476	8/6/03
MOD-2813	10/1/03
MOD-5581	4/6/05

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
Data current as of: 12/7/2007

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AUG 24 2011
City of Las Vegs
Department of Planning

N

MOD-42984

August 24, 2011

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

RE: Lone Mountain Plaza – Cheyenne & Hualapai, NEC
Request: Major Mod.: from Neighborhood to Village Commercial
APN: 138-07-413-002 & 003

Dear Mr. Flagg:

On behalf of our clients, Great American Capital, please accept this justification letter for a Major Modification to the Plan Development District for the Lone Mountain Master Plan. This application is located on 4.5 +/- gross acres located at the northeast corner of Cheyenne and Hualapai.

The request is to change the Lone Mountain Master Plan and use category to Village Commercial (VC) from Neighborhood Commercial (NC) to more closely align with the City's current code on Limited Commercial districts that enables additional uses to attract tenants and allow the completion of the shopping center. The Village Commercial is still more restrictive than the Limited Commercial and will avoid the continued piecemeal revisions to NC for adding uses to the Permissible Uses list.

The purpose of the proposed Major Modification is to address a land use category and list of uses that was first adopted in 1996 and has seen numerous amendments to make it work. The Plan is out of sync with the City's practices for its zoning code. The suggested amendments helps the Plan come into close compatibility with the new code and recognizes that the proposed uses provide an appropriate balance in what is permitted outright or requires Special Use Permits.

The location fits with the Village Commercial requirements (LMMP 2.3.2). It is at the southern periphery of the Lone Mountain Plan neighborhoods and at the intersection of two major arterials Cheyenne & Hualapai. The parcels are less than 20 acres and the total commercial parcels are also less than 20 acres.

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

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MOD-42984

Approval Criteria for a Major Modification LVMC 19.16.090

L. Rezoning Determinations—Approval

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. *The proposal conforms to the General Plan.*

   The proposed change conforms to the General Plan as it follows the criteria for Urban Village and permissible uses within the Lone Mountain Plan.

2. *The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.*

   The proposed uses for Village Commercial and associated use are explicitly provided for in the Lone Mountain Master Plan. The site is compatible and largely developed. The new designation is appropriate at this location on the intersection of two arterials and on the fringe of the neighborhood. Any new uses or structures will comply with the requirements.

   Furthermore, the Village Commercial on Cheyenne to the west actually has similar Medium- Low Attached residential land uses adjacent and abutting that work well together and are compatible.

3. *Growth and development factors in the community indicate the need for or appropriateness of the rezoning.*

   The newest City zoning code indicates the need for a Limited Commercial district, similar to the Village Commercial requested here. It also reflects the impractical nature of the more restrictive Neighborhood Commercial district with the elimination of the Neighborhood Services District. Additionally, the Lone Mountain Master Plan is well over a decade and a half old and the corner pad is still not developed. Given the current economic realities trying to find tenants to keep the shopping center viable and well maintained let alone new jobs and investment is a phenomenal challenge. These factors indicated the need for the change.

4. *Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.*

   Cheyenne and Hualapai are major arterials that currently serve the shopping center and can adequately serve both the existing and any incremental increase applicable to this location.

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City of Las Vegs
Department of Planning

MOD-42984

SUMMARY JUSTIFICATION

In summary, we believe the requested Major Modification will enable the vitality and stability of the shopping center and provide for new businesses, jobs and investment as well as complete the development of the long vacant corner. The Village Commercial has and can work compatibly with the nearby residential and office.

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

Sincerely,

Andrea Cl

for George Garcia,
President

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AUG 24 2011
City of Las Vegs
Department of Planning

MOD-42984

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

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

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

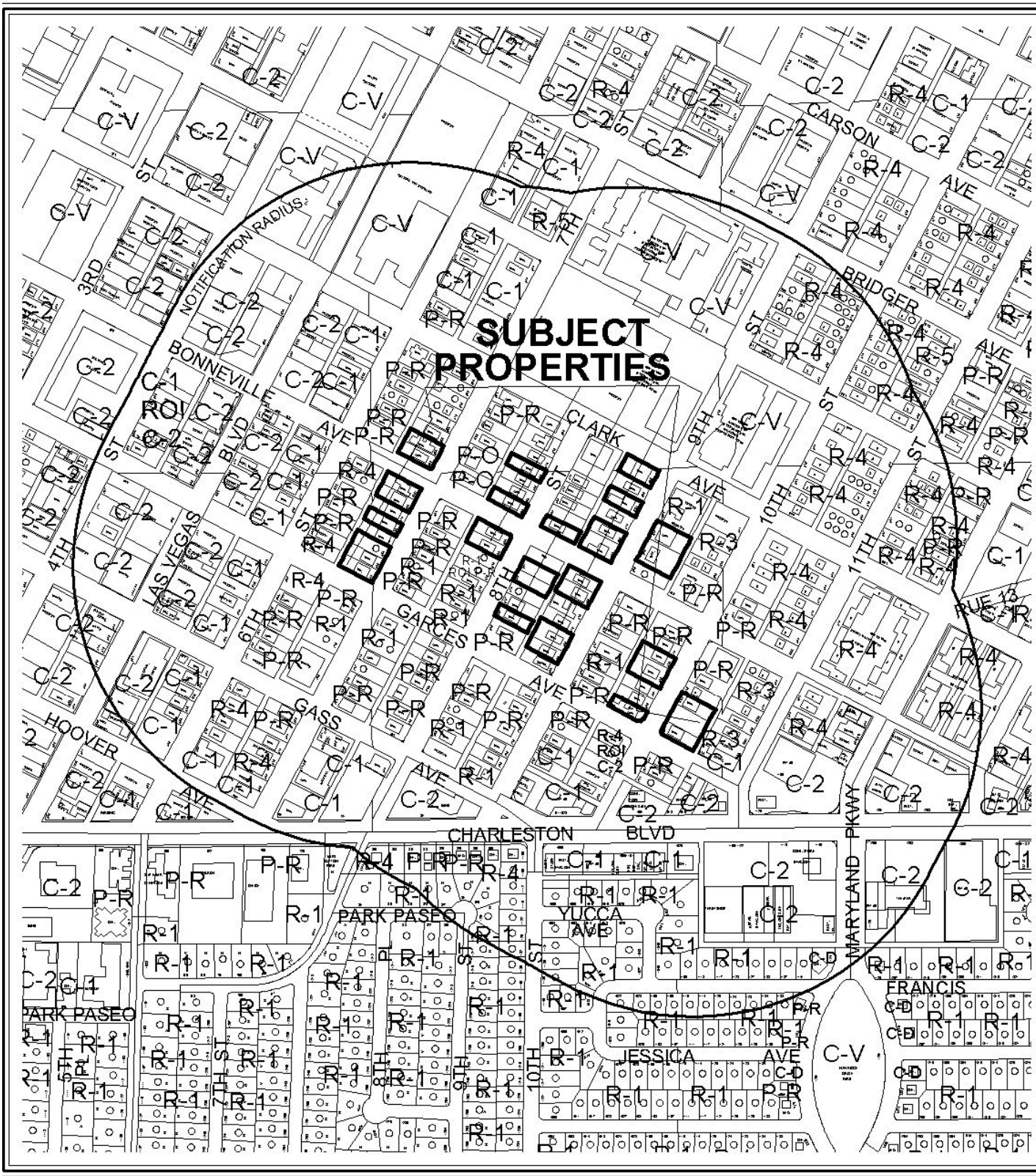
SUBJECT:
ZON-42684 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: OWNERS MULTIPLE - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 35 properties within the area generally located south of Clark Avenue and east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

C.C.: 11/16/2011

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

RECOMMENDATION:
APPROVAL

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



CASE: **ZON-42684**

RADIUS: 1000 FT

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

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



CASE: **ZON-42684**

RADIUS: 1000 FT

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

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) ~~Multiple locations (see attached)~~

Project Name: Downtown rezonings **Proposed Use:** No change

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

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

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

Gross Acres _____ **Lots/Units:** 34 **Density** _____

Additional Information _____

PROPERTY OWNER: ~~Multiple Owners (see attached)~~ **Contact** _____

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

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

E-mail Address _____

APPLICANT: City of Las Vegas **Contact:** Department of Planning

Address: 333 N Rancho Blvd **Phone:** 229-6301 **Fax:** 385-7268

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

E-mail Address _____

REPRESENTATIVE Same as above **Contact** _____

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

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

E-mail Address _____

FOR DEPARTMENT USE ONLY

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

Property Owner Signature*: As authorized by Title 19.16.090

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

Print Name _____

Subscribed and sworn before me

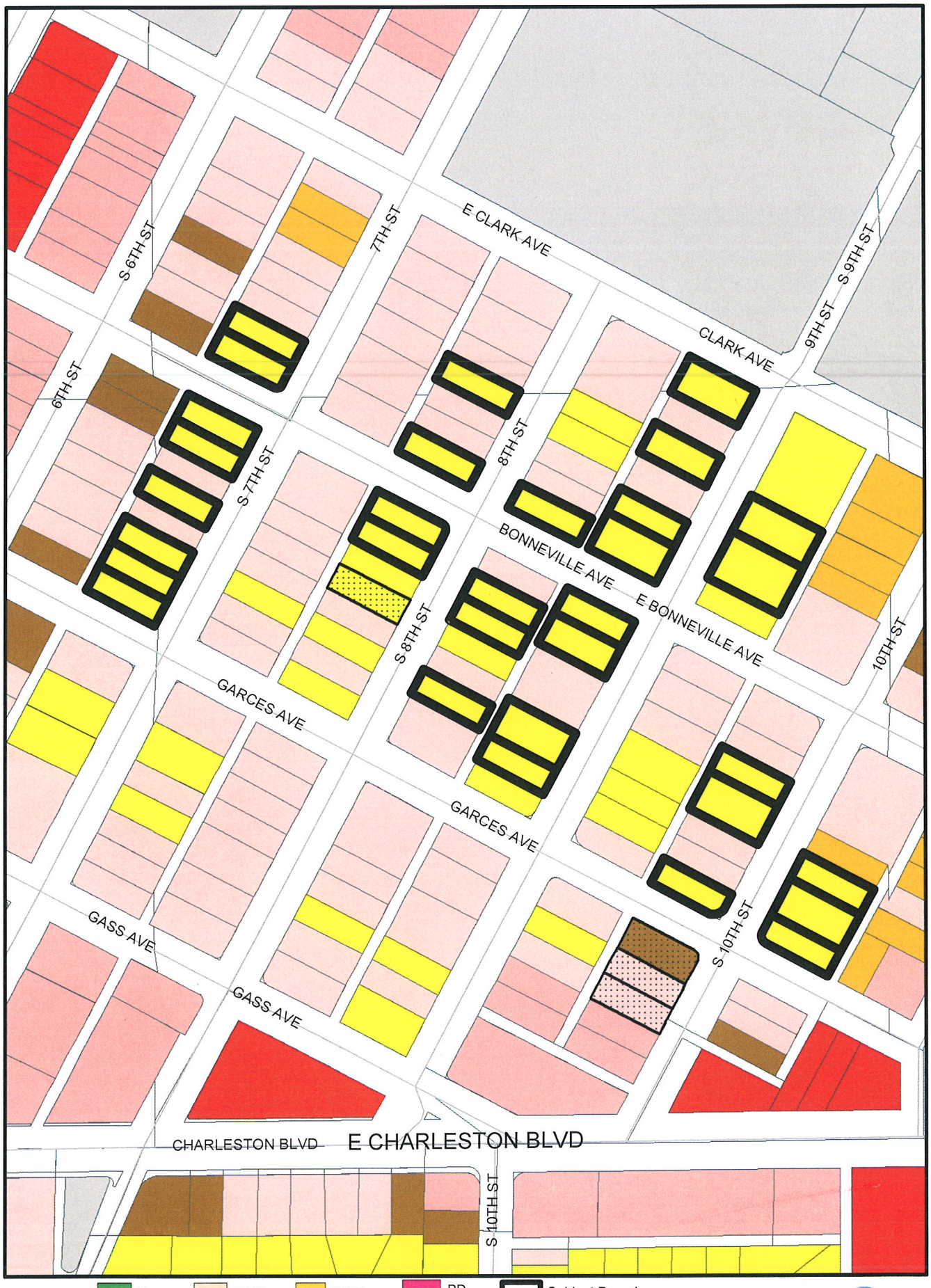
This _____ day of _____, 20

_____

Notary Public in and for said County and State

RECEIVED
AUG 01 2011

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



ZONING

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

- Subject Parcel
- City Limits
- ROI Zoning

T:/advplan/projects/projectsgis/zoning/OwnershipListasOfMay19.mxd

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

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

Printed: July 12, 2011

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

August 1, 2011

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

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

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

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

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

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AUG 01 2011
ZON-42684

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

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

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

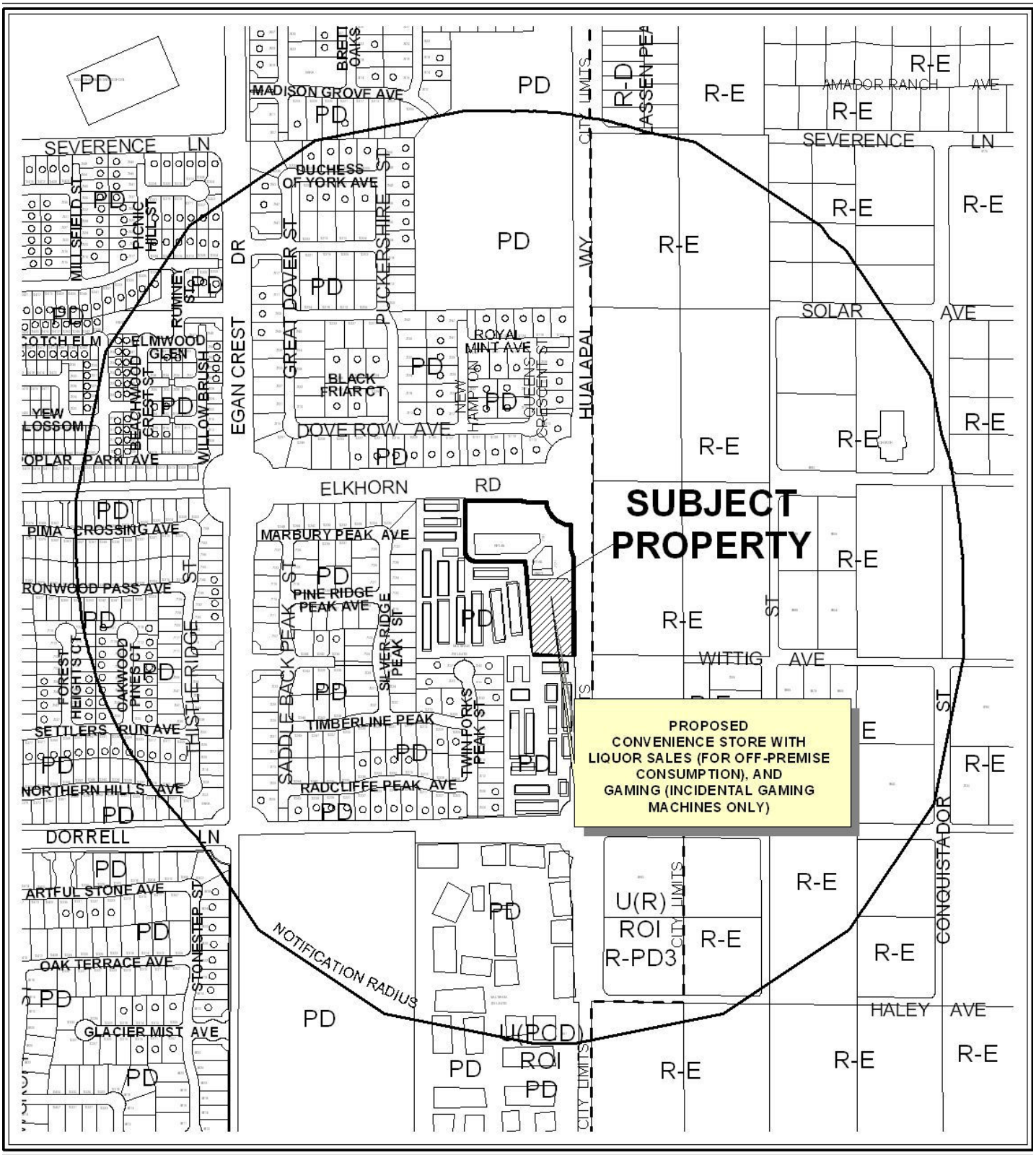
SUBJECT:
SUP-42177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR LIQUOR SALES (FOR OFF-PREMISE CONSUMPTION) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004),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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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

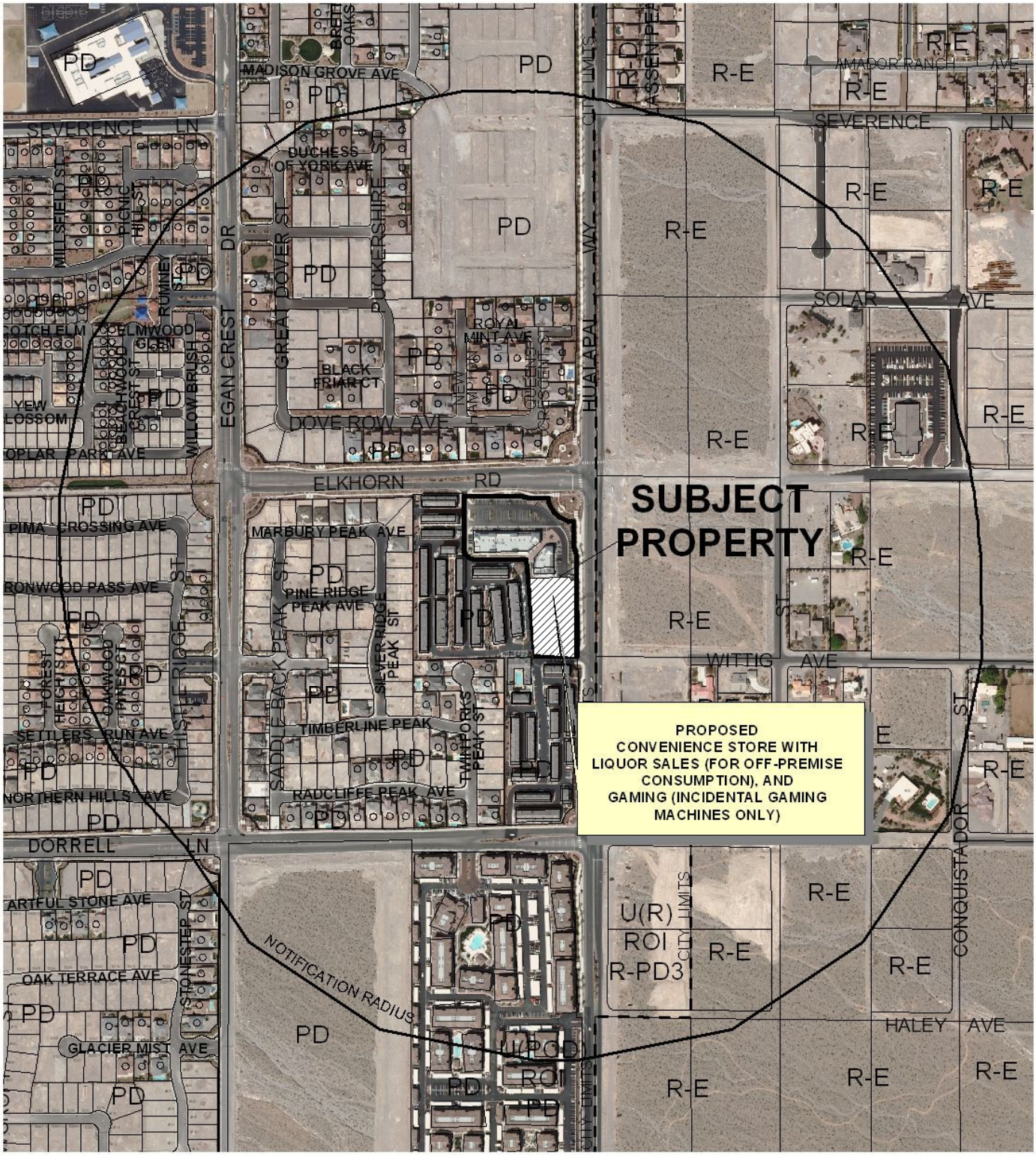


0 400 800 Feet

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

RADIUS: 1500 FT

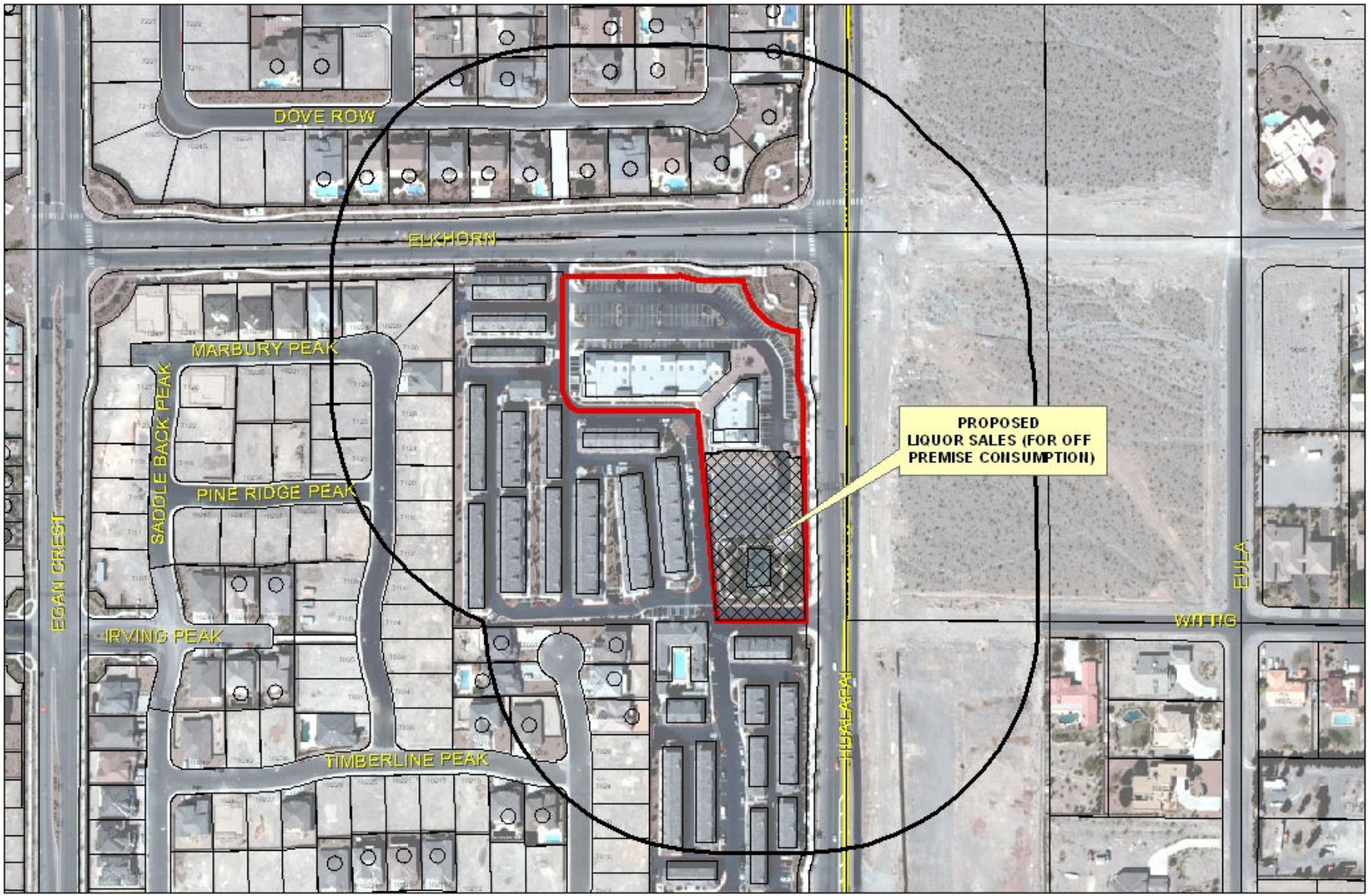
ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



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

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



Business Licenses

SUP-42177

Package Liquor Sales

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hawk Gordon

Print Name: Hawk Gordon

Subscribed and sworn before me

This 10 day of June, 2011

Laura Groseth

Notary Public in and for said County and State

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

RECEIVED
JUN 16 2011

Revised 11-14-06

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

1004210.1

16134.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for liquor sales

Project Address (Location) SWC Hualapai Way and Elkhorn Road

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

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

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

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

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

Additional Information

PROPERTY OWNER Providence Plaza **Contact** Hank Gordon

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

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza **Contact** Hank Gordeon

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

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

E-mail Address hgordon@laurichproperties.com

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

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

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

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

Laura Groseth

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

RECEIVED JUN 16 2011

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Revised 10/27/08

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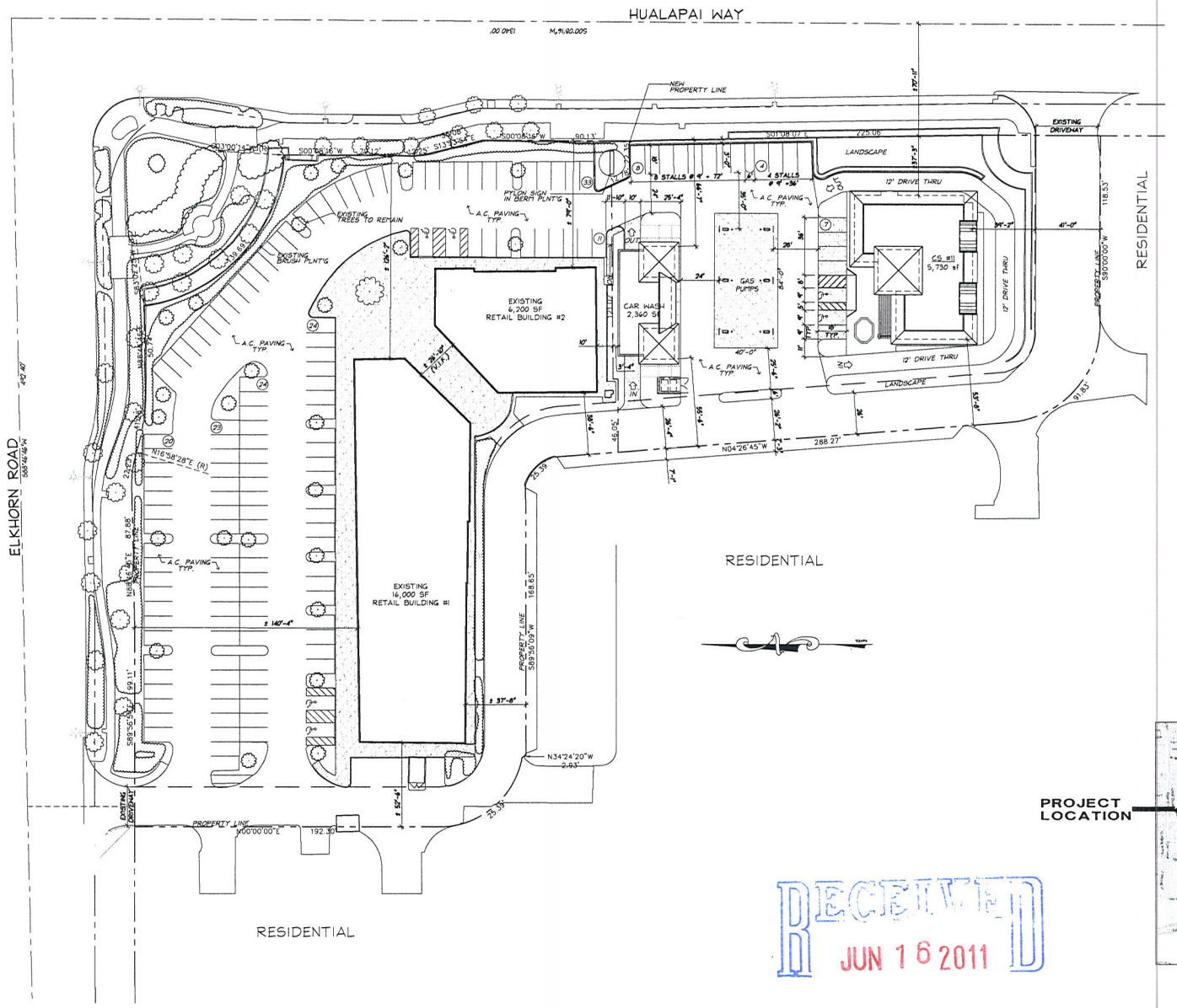
HUALAPAI WAY
ELKHORN ROAD
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
NEW PROPERTY LINE
EXISTING DRIVEWAY
LANDSCAPE
12' DRIVE THRU
CO. #11 5,730 sf
CAR WASH 2,340 SF
GAS PUMPS
EXISTING 6,200 SF RETAIL BUILDING #2
EXISTING 16,000 SF RETAIL BUILDING #1
PYLON SIGN IN BERM PLNT'G
EXISTING TREES TO REMAIN
EXISTING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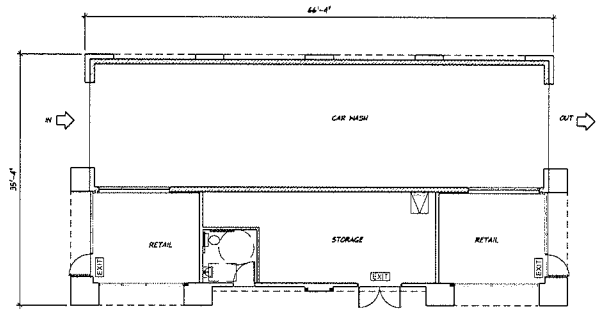
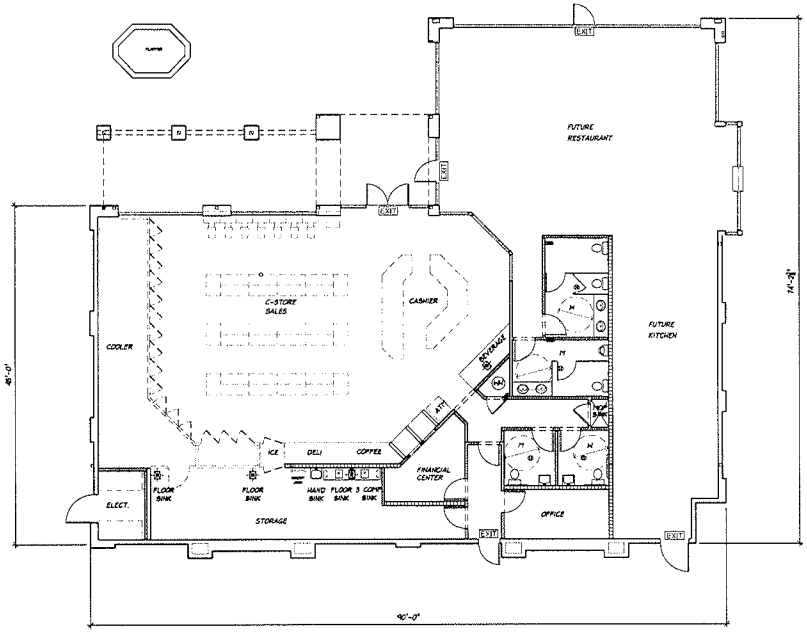


CAR WASH

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



STORE

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

JUN 15 2011

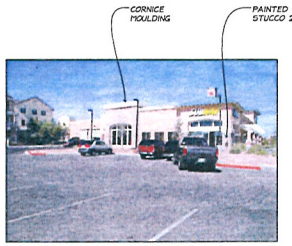
CITY STOP *Convenience Store, Gas Station & Car Wash*

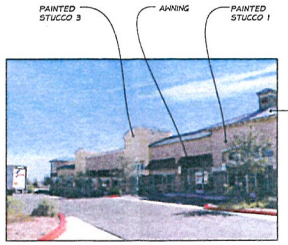
PROVIDENCE PLAZA *Elkhorn Road & Hualapai Avenue* *Las Vegas, Nevada*

FLOOR PLAN 0 8' 16'

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

SUP-42177
SUP-42178
SDR-42176

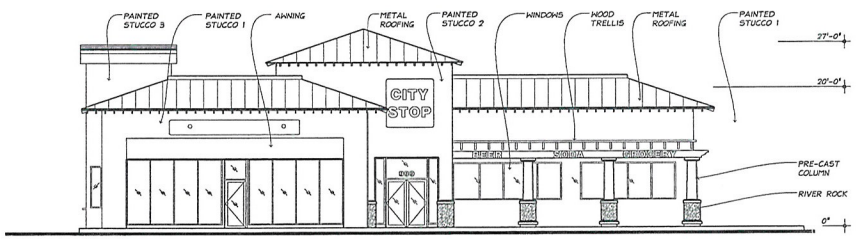






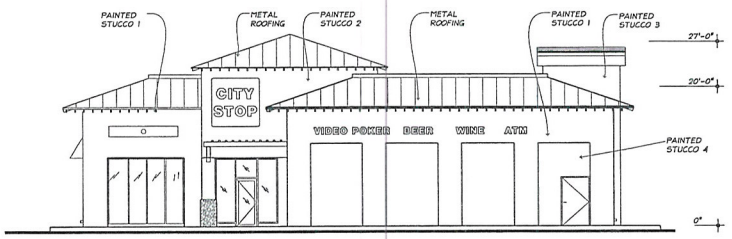
MATERIAL COLORS

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



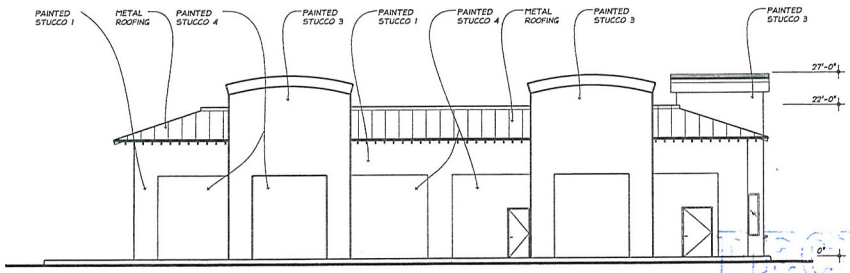
NORTH ELEVATION

1/8"=1'-0"



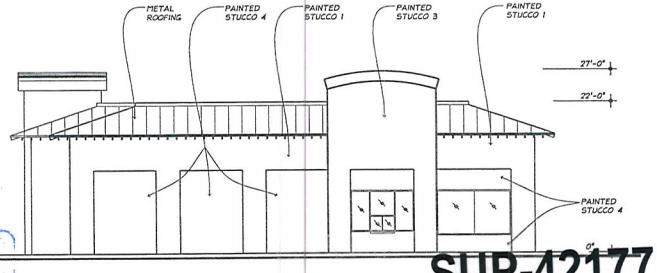
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

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JUN 16 2011

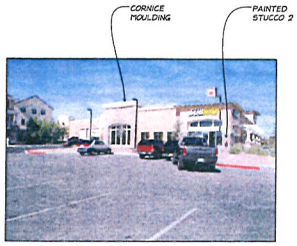
SUP-42177
SUP-42178
SDR-42176

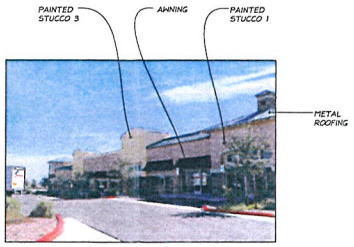
CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

STORE ELEVATIONS 0 8' 16'

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







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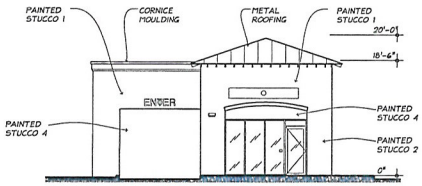
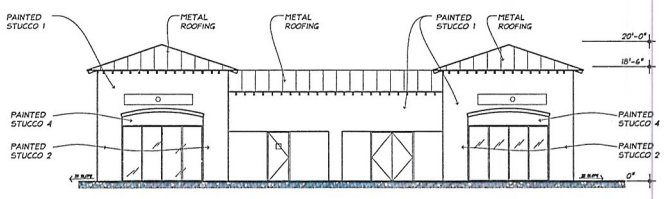


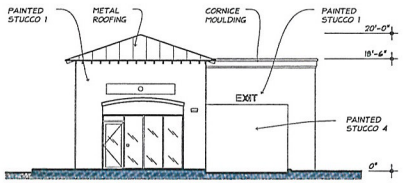
NORTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

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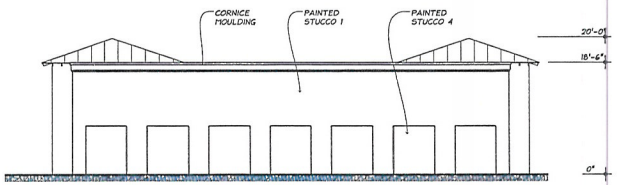
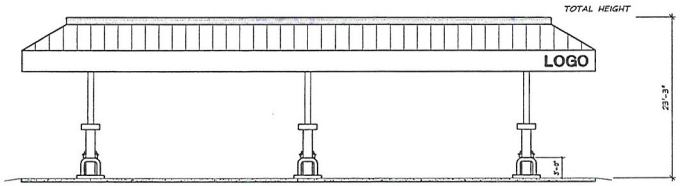


WEST ELEVATION

1/8"=1'-0"



EAST GAS PUMP CANOPY

1/8"=1'-0"



NORTH GAS PUMP CANOPY

1/8"=1'-0"

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~~SUP-42178~~
SDR-42176

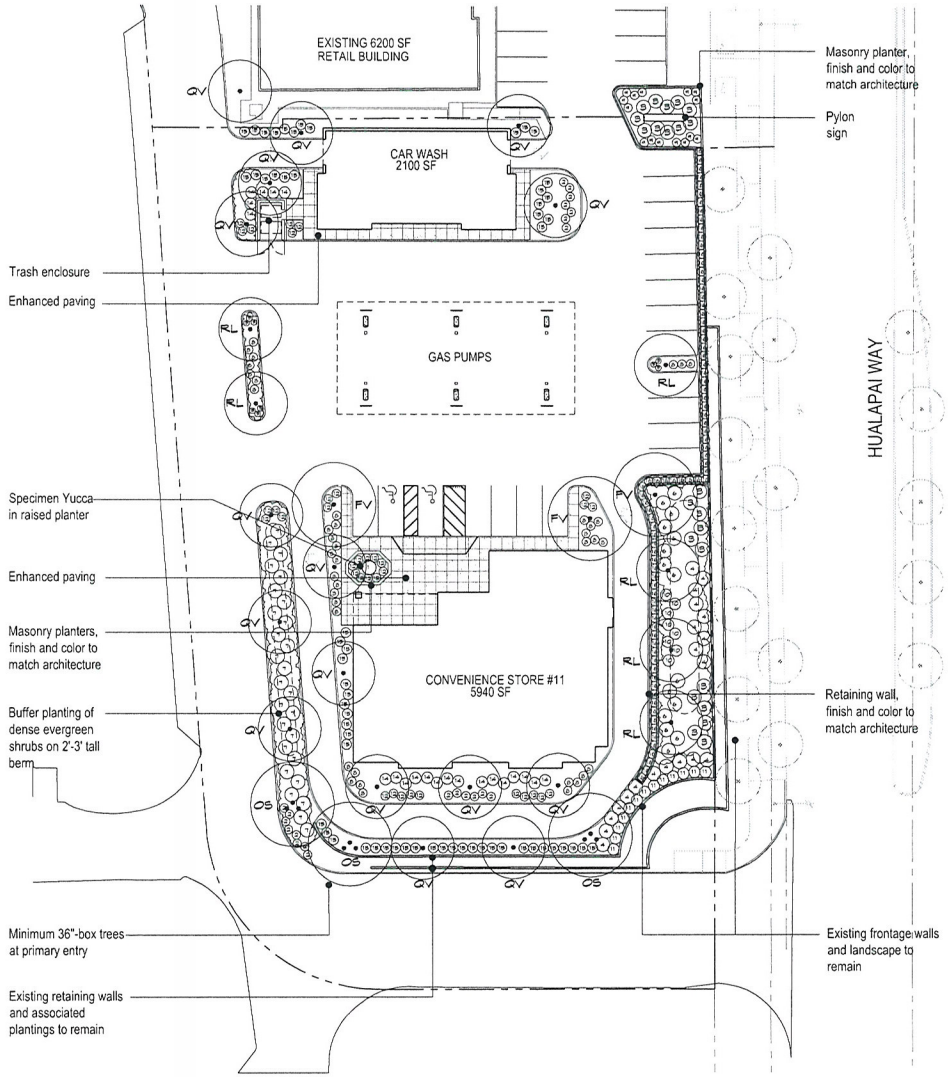
CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

CAR WASH & GAS PUMP CANOPY

0 8' 16'

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



PLANT LEGEND

TREES

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

SHRUBS

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

VINES SUCH AS -

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

GROUNDCOVER SUCH AS -

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

NOTES

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

0 10 20 40
SCALE 1" = 20'

NORTH

JUN 16 2011

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

CONCEPTUAL LANDSCAPE PLAN

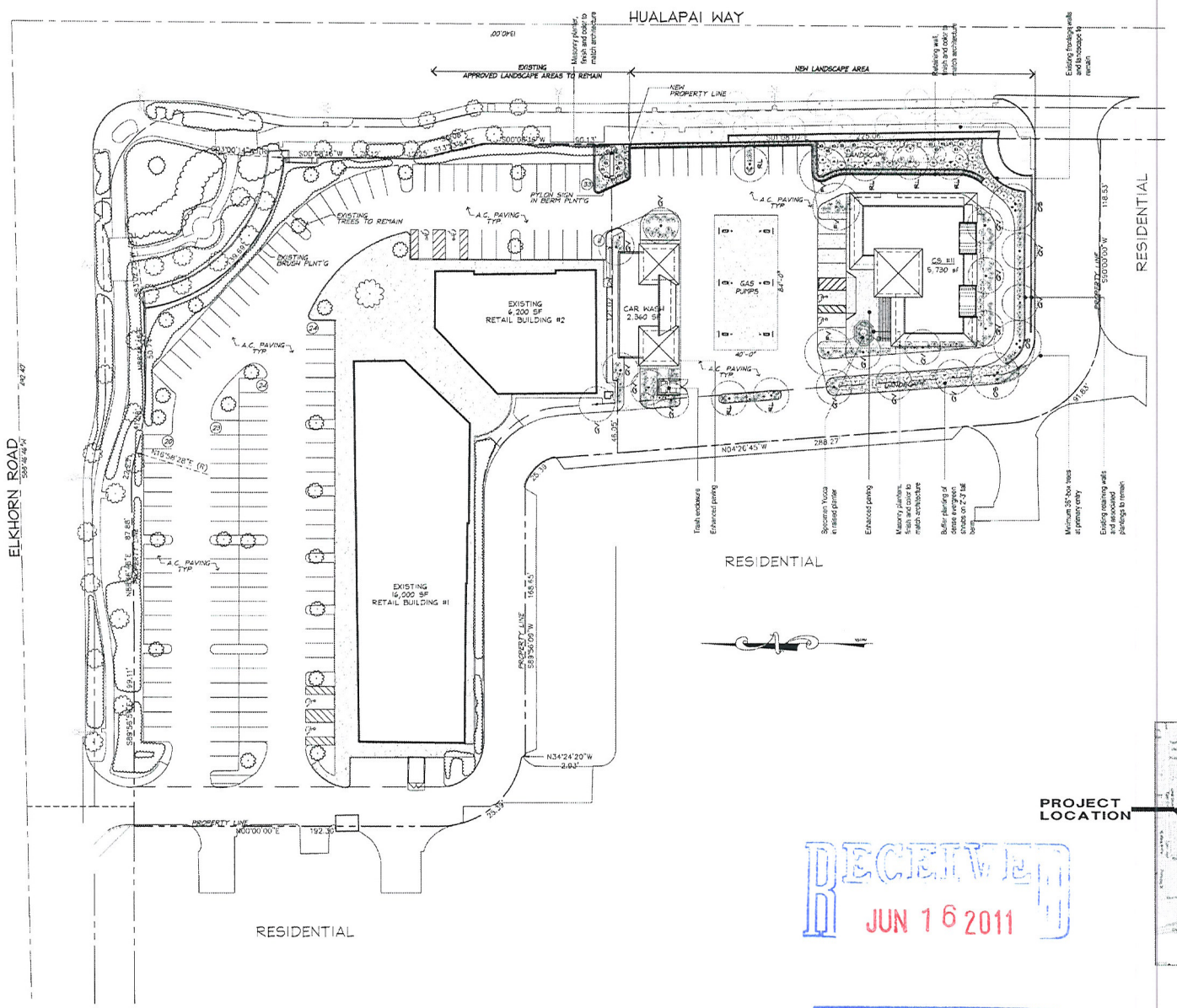
CITY STOP #11

LAS VEGAS, NV

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

JHA JOB # 932
18 MARCH 2011

SUP-42177
SUP-42178
SDR-42176



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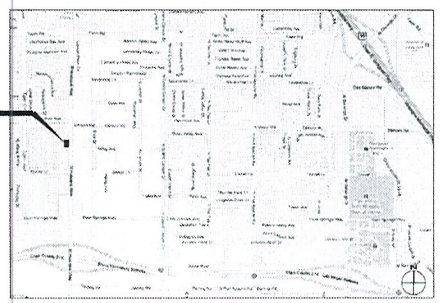
PROJECT LOCATION



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CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

LANDSCAPE PLAN 0 30' 60'

Architect C2G Architecture Design Construction

SUP-42177
SUP-42178
SDR-42176



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
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7161 NORTH HUALAPAI WAY

08/04/11

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hawk Gordon

Print Name: Hawk Gordon

Subscribed and sworn before me

This 10 day of June, 2011

Laura Groseth

Notary Public in and for said County and State

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

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JUN 16 2011

Revised 11-14-06

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

1004210.1

16134.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for liquor sales

Project Address (Location) SWC Hualapai Way and Elkhorn Road

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

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

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

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

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

Additional Information

PROPERTY OWNER Providence Plaza **Contact** Hank Gordon

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

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza **Contact** Hank Gordeon

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

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

E-mail Address hgordon@laurichproperties.com

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

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

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

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

Laura Groseth

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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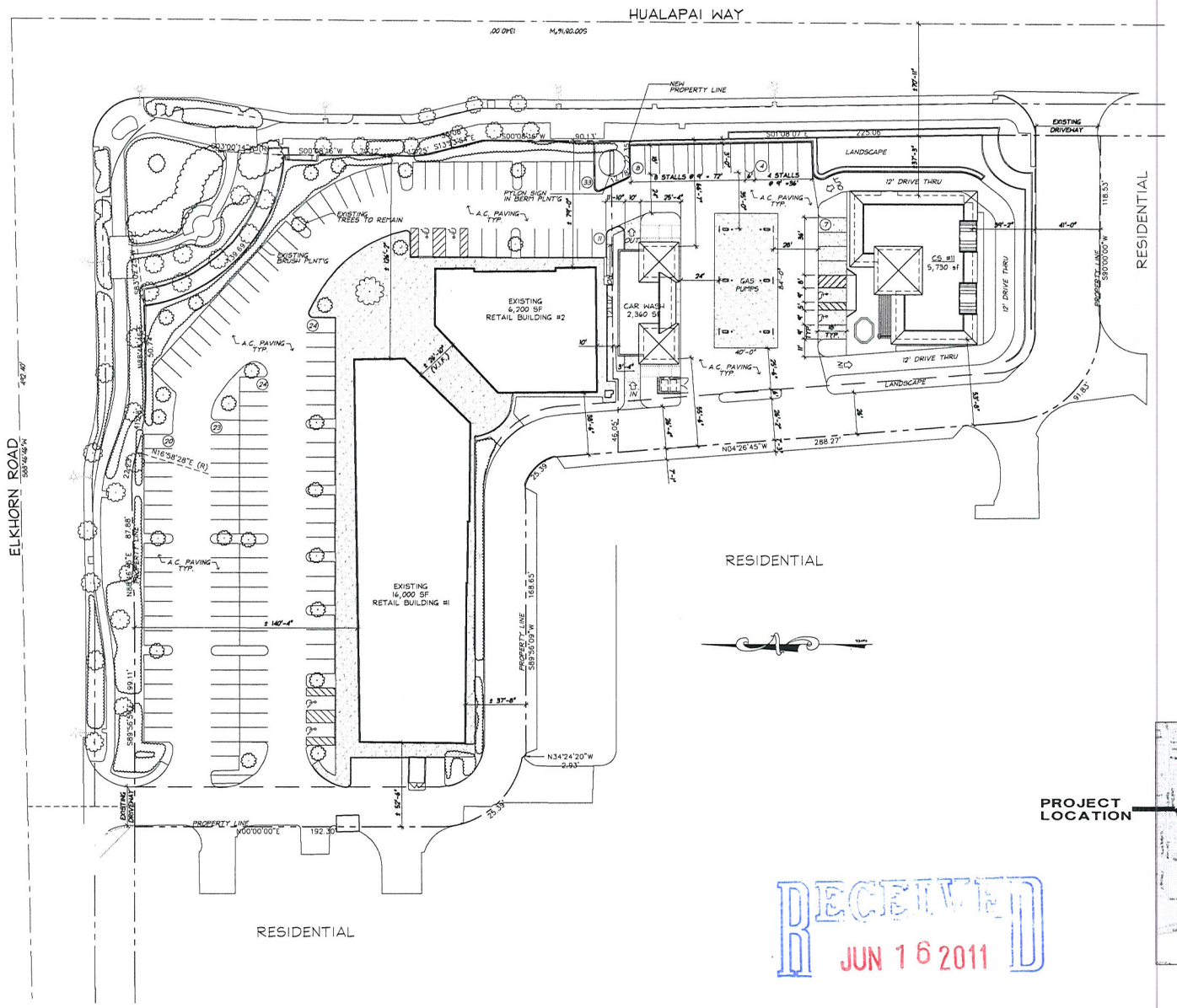
Revised 10/27/08

1004198.1

16134.2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± 24'-10"
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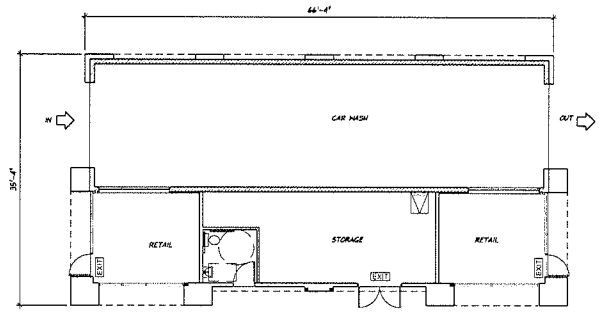
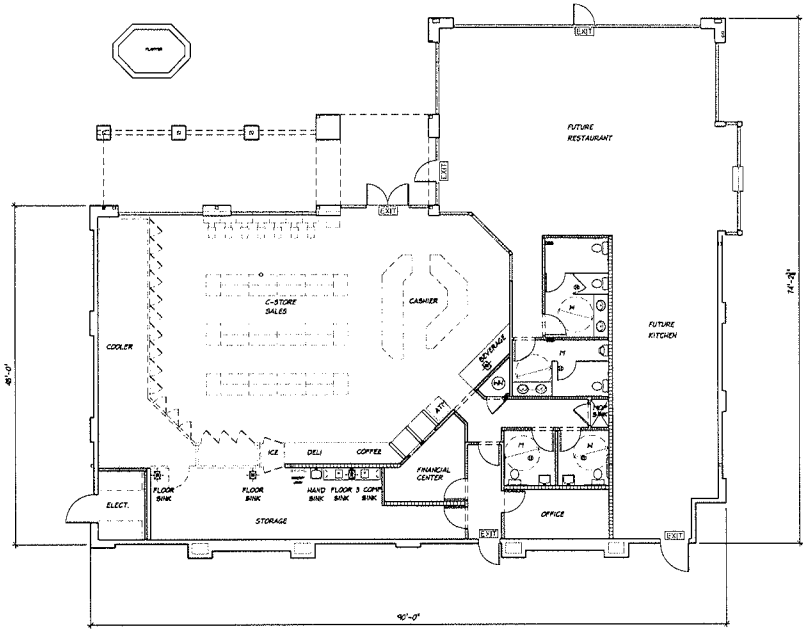


CAR WASH

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



STORE

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

JUN 15 2011

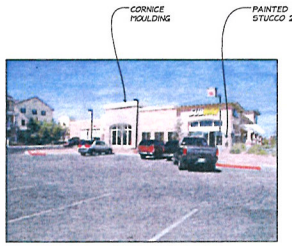
CITY STOP *Convenience Store, Gas Station & Car Wash*

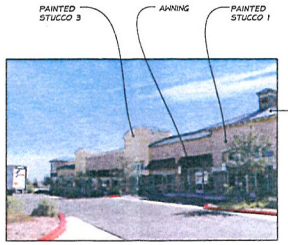
PROVIDENCE PLAZA *Elkhorn Road & Hualapai Avenue* *Las Vegas, Nevada*

FLOOR PLAN 0 8' 16'

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

SUP-42177
SUP-42178
SDR-42176

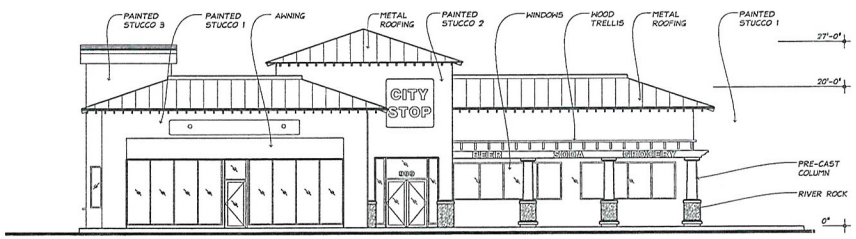






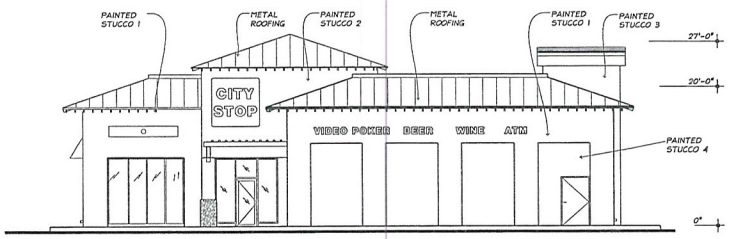
MATERIAL COLORS

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



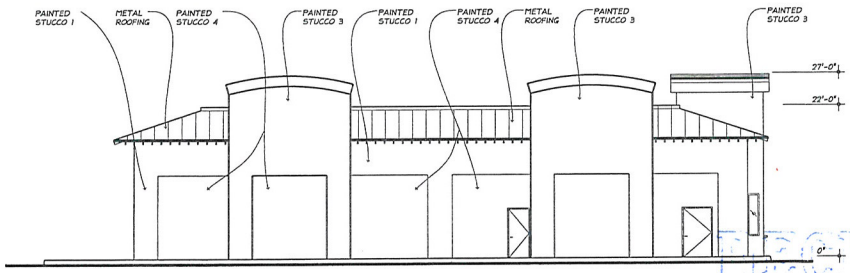
NORTH ELEVATION

1/8"=1'-0"



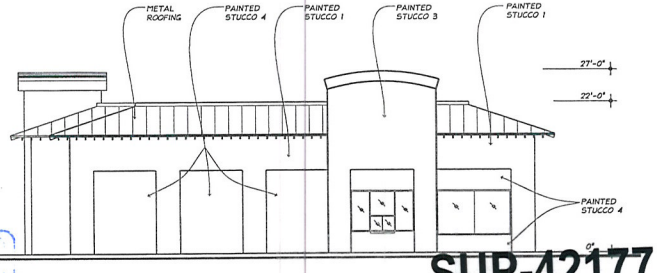
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

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JUN 16 2011

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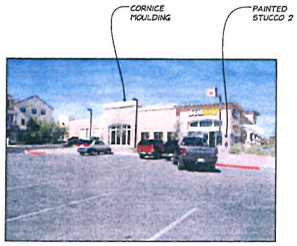
SUP-42178
SDR-42176

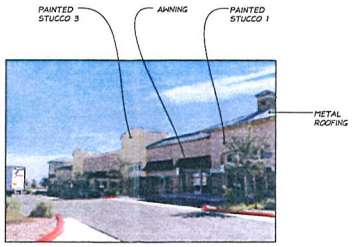
CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

STORE ELEVATIONS 0 8' 16'

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







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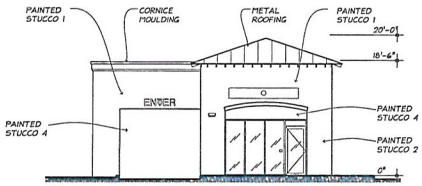
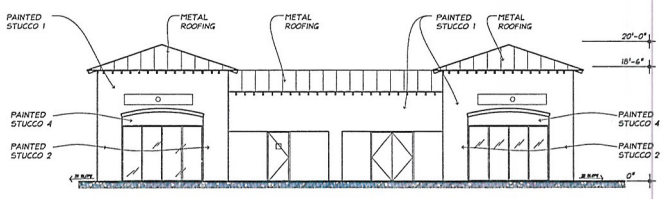


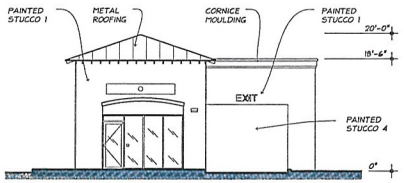
NORTH ELEVATION

1/8"=1'-0"



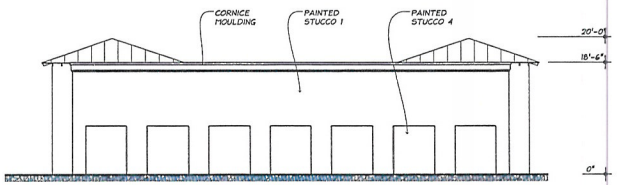
WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

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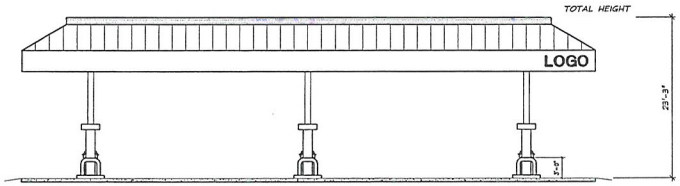

EAST GAS PUMP CANOPY

1/8"=1'-0"



NORTH GAS PUMP CANOPY

1/8"=1'-0"

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

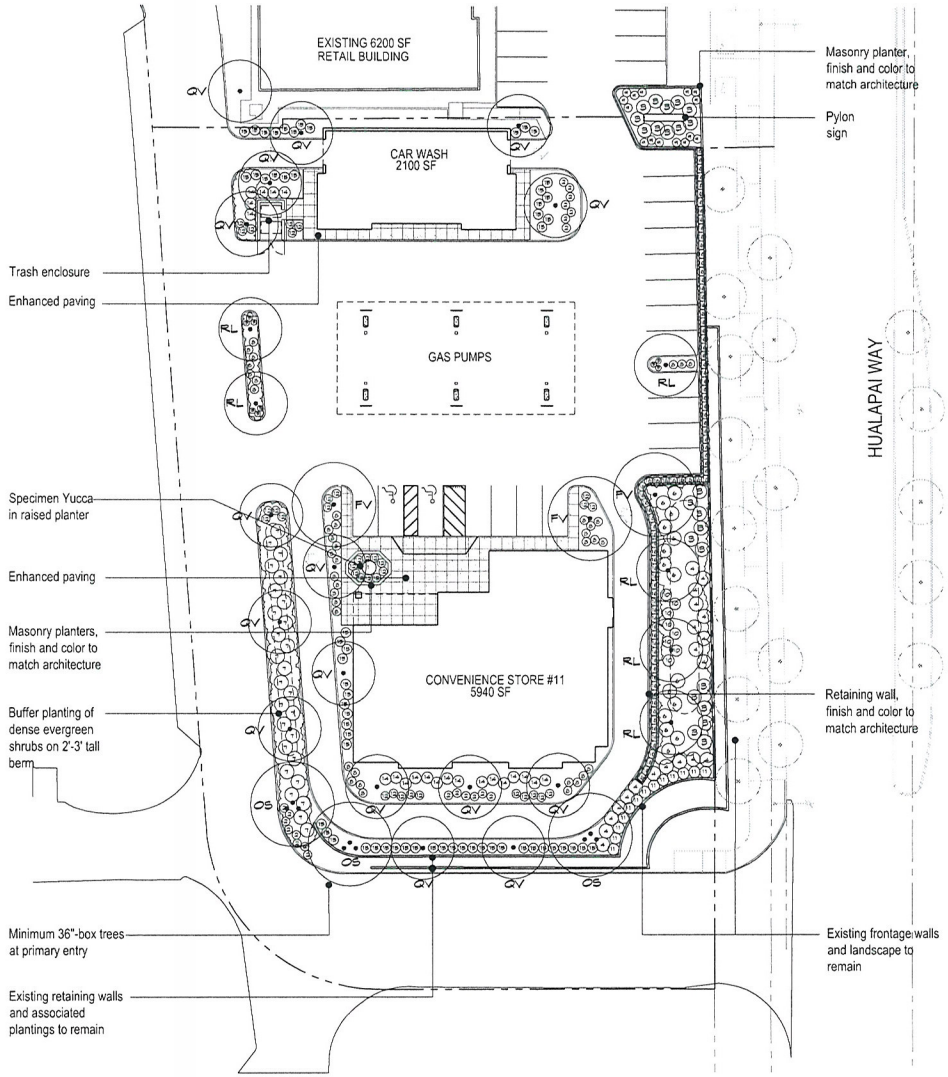
CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

CAR WASH & GAS PUMP CANOPY

0 8' 16'

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



PLANT LEGEND

TREES

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

SHRUBS

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

VINES SUCH AS -

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

GROUNDCOVER SUCH AS -

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

NOTES

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

0 10 20 40
SCALE 1" = 20'

NORTH

JUN 16 2011

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

CONCEPTUAL LANDSCAPE PLAN

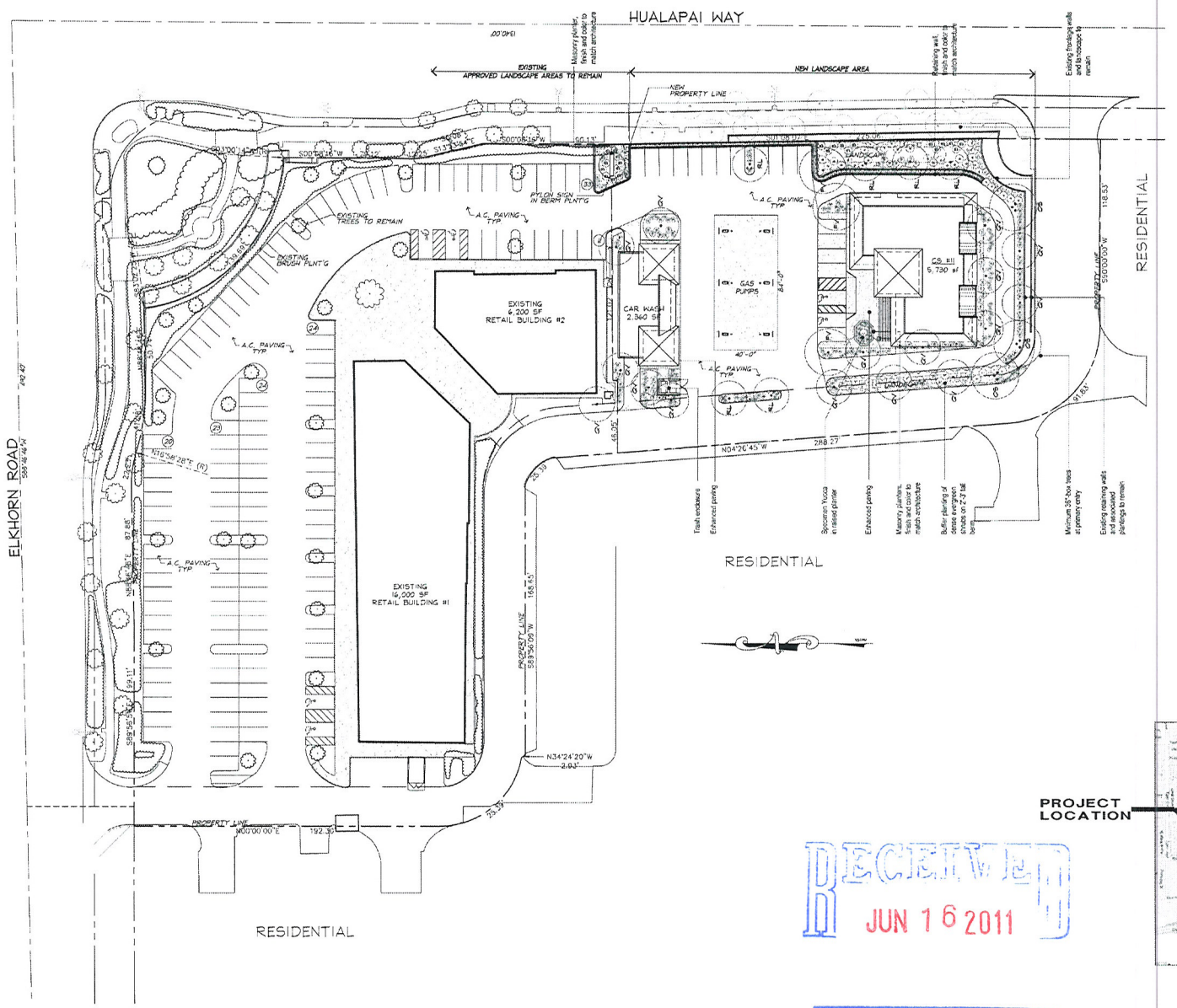
CITY STOP #11

LAS VEGAS, NV

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

JHA JOB # 932
18 MARCH 2011

SUP-42177
SUP-42178
SDR-42176



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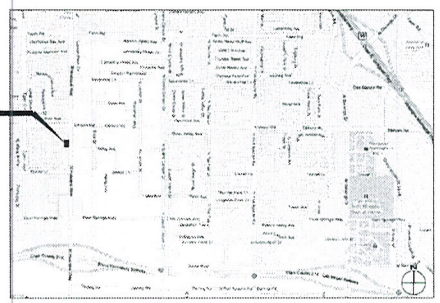
PROJECT LOCATION



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CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

LANDSCAPE PLAN 0 30' 60'

Architect C2G Architecture Design Construction

SUP-42177
SUP-42178
SDR-42176

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

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

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

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

June 22, 2011

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

Site Plan Review

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

Special Use Permits for Liquor Sales and Gaming

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

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

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

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SUP-42177
SUP-42178
SDR-42176

KAEMPFER OF CROWELL

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

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

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

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

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Tabitha Fiddyment

Tabitha D. Fiddyment

TF/amp

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SUP-42177
SUP-42178
SDR-42176
16134.2

PROVIDENCE

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

3/25/2011

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

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

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

Dear Hank:

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

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

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

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

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1

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JUN 16 2011

SUP-42177
SUP-42178
SDR-42176

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddyment@kcnvlaw.com
702.792.7051

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
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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

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Department of Planning
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Las Vegas, Nevada 89106

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SWC Elkhorn Road & Hualapai Way

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KAEMPFER OF CROWELL

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Tabitha Fiddyment

Tabitha D. Fiddyment

TF/amp

RECEIVED
JUN 22 2011

SUP-42177
SUP-42178
SDR-42176
16134.2

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

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

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

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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011

[signature]

Notary Public in and for said County and State

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

Revised 11-14-06

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

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16134.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for gaming

Project Address (Location) SWC Hualapai Way and Elkhorn Road

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

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

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

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

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

Additional Information

PROPERTY OWNER Providence Plaza **Contact** Hank Gordon

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

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza **Contact** Hank Gordeon

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

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

E-mail Address hgordon@laurichproperties.com

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

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

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

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* [signature]

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

Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 20 11.

[signature]

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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Revised 10/27/08

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

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

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

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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Providence Plaza

Name of Applicant: Providence Plaza

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011

_____
Notary Public in and for said County and State

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

Revised 11-14-06

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1004210.1

16134.2

RECEIVED
JUN 16 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-18031

Project Address (Location) SWC Hualapai Way and Elkhorn Road

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

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

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

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

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

Additional Information

PROPERTY OWNER Providence Plaza **Contact** Hank Gordon

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

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza **Contact** Hank Gordeon

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

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

E-mail Address hgordon@laurichproperties.com

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

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

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

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of June, 2011.

Laura Groseth

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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

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JUN 16 2011
16134.2

Revised 10/27/08

1004195.1

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

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

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

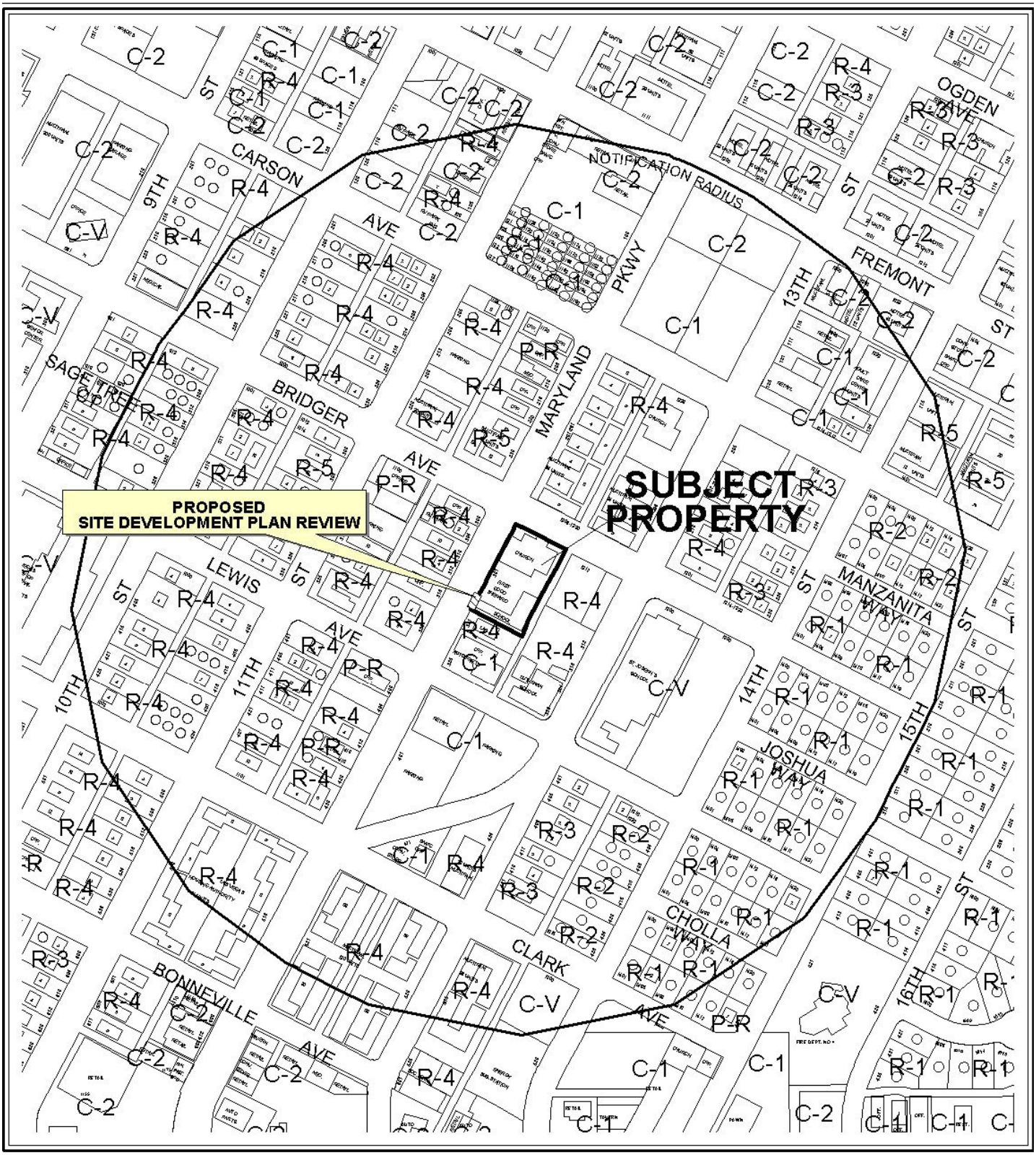
SUBJECT:
VAR-42845 - VARIANCE - PUBLIC HEARING - APPLICANT: FIRST GOOD SHEPHERD LUTHERAN SCHOOL - OWNER: CHURCH LUTHERAN EVANGELICAL - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK FOR A SHADE STRUCTURE WHERE FIVE FEET IS REQUIRED on 0.77 acres at 301 South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

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

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

RECOMMENDATION:
Staff recommends

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



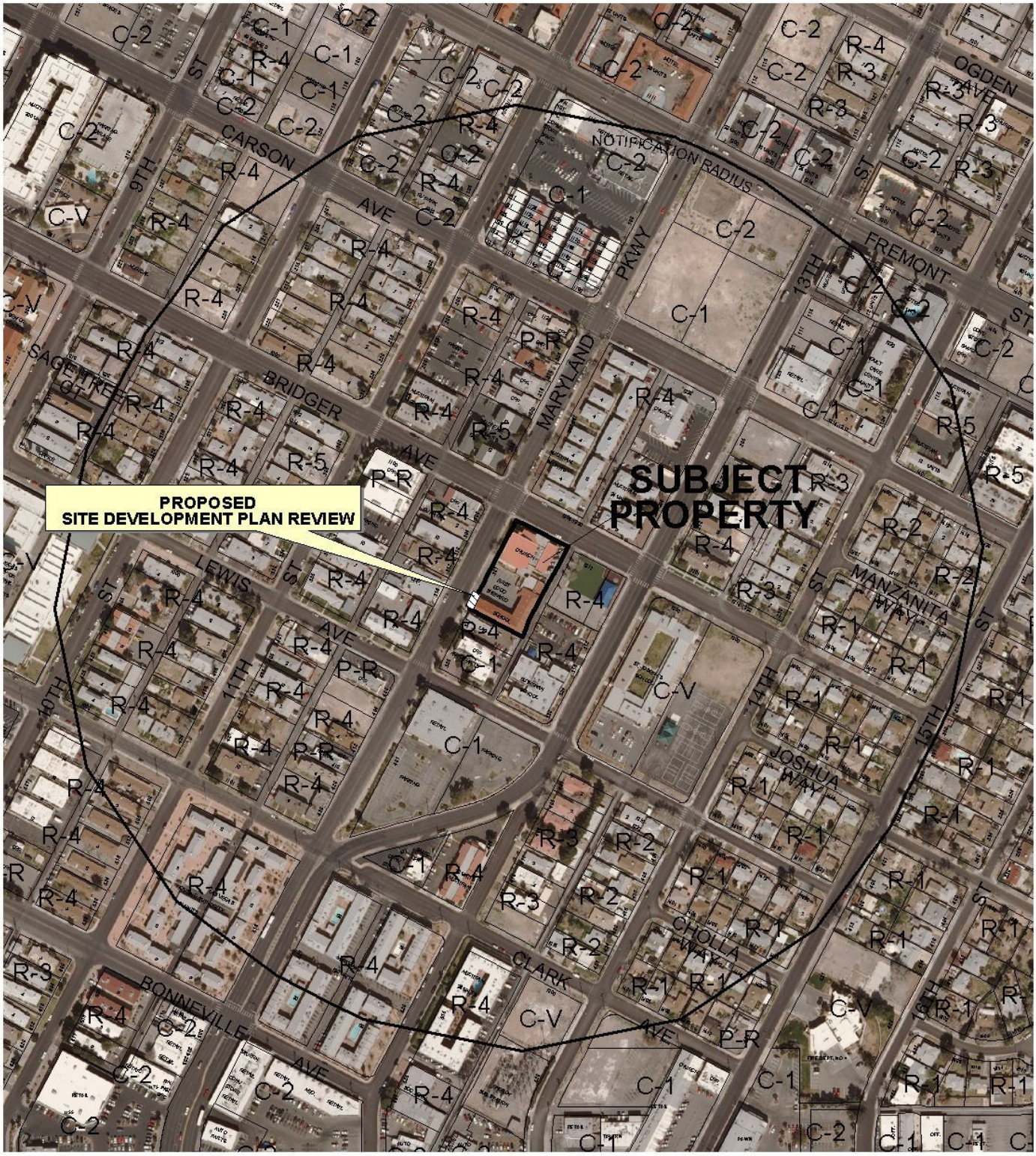
0 300 600 Feet

CASE: **VAR-42845 & SDR-42843**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **VAR-42845 & SDR-42843**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42845** APN: 139-34-712-121

Name of Property Owner: Church Lutheran Evangelical

Name of Applicant: First Good Shepherd Lutheran Church, Pam Ufer

Name of Representative: Poggemeyer Design Group Inc., Sam Dunnam, P.E.

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: Gary L Kopps

Print Name: Gary L. Kopps

Subscribed and sworn before me

This 11th day of August, 2011

Notary Public in and for said County and State

NORMA B. BEEVERS
Notary Public, State of Nevada
Appointment No. 05-98063-1
My Appt. Expires May 5, 2013

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City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 301 South Maryland Parkway, Las Vegas, NV 89101

Project Name First Good Shepherd Lutheran School **Proposed Use** Church/School

Assessor's Parcel #(s) 139-34-712-121 **Ward #** 3 - Coffin

General Plan: existing MXU proposed MXU **Zoning:** existing R-4 proposed R-4

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

Gross Acres .77 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Church Lutheran Evangelical **Contact** Pam Ufer

Address 301 South Maryland Parkway **Phone:** (702) 382-8610 **Fax:** (702) 384-2080

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

E-mail Address fgspreschool@live.com

APPLICANT First Good Shepherd Lutheran School **Contact** Pam Ufer

Address 301 South Maryland Parkway **Phone:** (702) 382-8610 **Fax:** (702) 384-2080

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

E-mail Address fgspreschool@live.com

REPRESENTATIVE Poggemeyer Design Group, Inc. **Contact** Sam Dunnam, P.E.

Address 6960 Smoke Ranch Road **Phone:** (702) 255-8100 **Fax:** (702) 255-8375

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

E-mail Address Sam Dunnam, P.E.

Property Owner Signature* Gary L Kopps

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

Print Name Gary L. Kopps

Subscribed and sworn before me

This 11th day of August, 20 11.

Notary Public in and for said County and State

NORMA B. BEEVERS
Notary Public, State of Nevada
Appointment No. 05-98063-1
My Appt. Expires May 5, 2013

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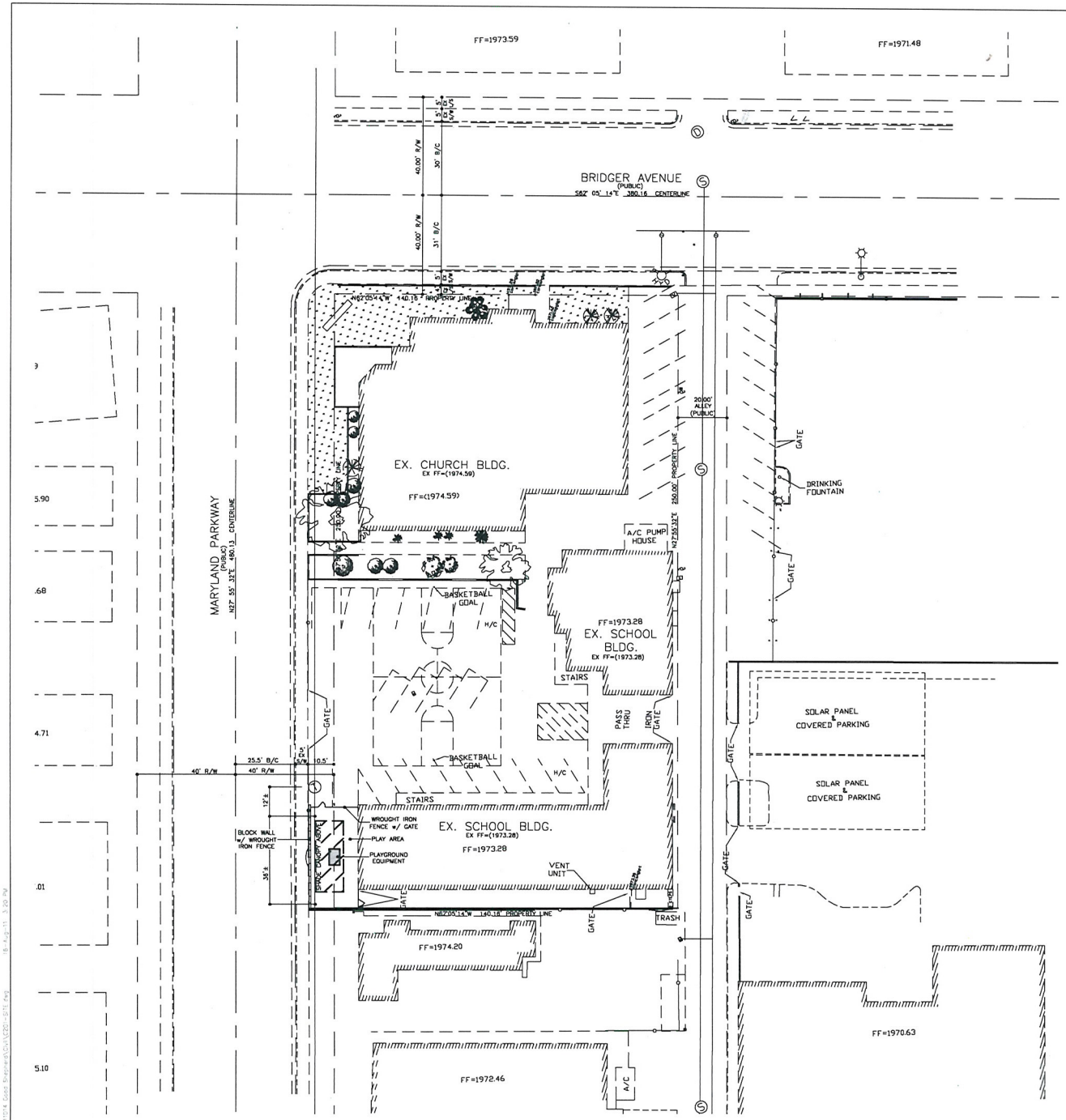
AUG 17 2011
City of Las Vegas

FOR DEPARTMENT USE ONLY

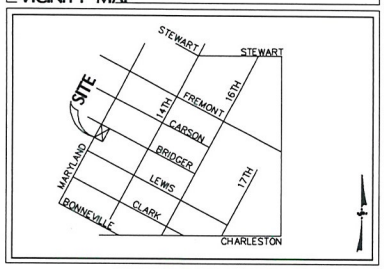
Case #	VAR-42845
Meeting Date:	10/11/11
Total Fee:	$830.—
Date Received:*	8/17/11
Received By:	B.S.

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

Revised 10/27/08



VICINITY MAP



ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
FG	FINISH GRADE
FL	FLOW LINE
EX	EXISTING
TC	TOP OF CURB
TRW	TOP OF RETAINING WALL
FTG	FOOTING ELEVATION (TOP)
LT	LEFT
RT	RIGHT
PP	POWER POLE
FF	FINISH FLOOR
X	EXISTING
INV	INVERT

REFERENCE:
APN 139-34-712-121
OWNER: FIRST GOOD SHEPHERD LUTHERAN CHURCH OF LAS VEGAS, NEVADA
ZONING: R-4 (APARTMENT RESIDENCE DISTRICT)
V-4-58, U-6-80

LEGAL DESCRIPTION
LOTS 1 THRU 10, BLOCK 9 OF PIONEER HEIGHTS, BOOK 1, PAGE 35 OF PLATS &
LOTS 1 THRU 5, BLOCK 4 OF LADD ADDITION, BOOK 1, PAGE 2 OF PLATS.
DEED: 20030819:01489
301 S. MARYLAND PARKWAY LV NV 89101

SITE INFORMATION
AREA = 35,041 SQ FT± (0.804 AC±)
ADDED PLAY AREA = 781 SQ FT
SHADE AREA = 326 SQ FT

EXIST SCHOOL AREA = 12,862 SQ FT
EXIST CHURCH AREA = 8536 SQ FT
NUMBER OF CLASS ROOMS = 4 EA.
(3, 4, 5, & 6 GRADES)

PARKING REQUIRED
PRIVATE SCHOOL = 24 REQUIRED
(1 PER CLASSROOM PLUS 20 FOR ADMIN.)

CHURCH = 75 REQUIRED
(1 PER EACH 4 FIXED SEATS OR
1 PER 100 SF OF NON-FIXED SEAT GATHERING AREA (GREATER OF TWO))
(500 LF OF PEW @ 20" PER PERSON)

TOTAL PARKING REQUIRED = 99 SPACES

PARKING PROVIDED = 26
H/C PARKING PROVIDED = 2

TOTAL PARKING PROVIDED = 28 SPACES

FLOOD ZONE DESIGNATION:
SHADED & UN-SHADED FLOOD ZONE 'X'
FIRM #32003 C 2170 E-SEPTEMBER 27, 2002

SOILS REPORT:
TERRACON CONSULTANTS, INC.
750 PILOT ROAD #F
L.V., NV 89119 (702) 597-9383
#2011-XXXX, DATED X/XX/11

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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT

CLV #XX-XXXXX

VAR-42845

SDR-42843

POGGEMEYER DESIGN GROUP
6980 Smoke Ranch Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100
f) 702.255.8375
www.poggemeyer.com

BY	REVISION	DATE

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM, CORPORATION, OR ANY PUBLIC AGENCY FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF. ANY REUSE, ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER

SAM C. DOUHAM
EXP. 12-31-12
CIVIL
No. 7995

SITE PLAN

PRESCHOOL PLAYGROUND ADDITION
FIRST GOOD SHEPHERD LUTHERAN SCHOOL
LAS VEGAS, NEVADA

JOB NUMBER	11014-C
DESIGNED BY	SCD
DRAWN BY	SCD/BKB
CHECKED BY	SCD
DATE	05-09-11
SHEET NUMBER	1

1 OF 2

T-Cantilevers *Available in sizes from 8' x 18' to 17' x 90'*



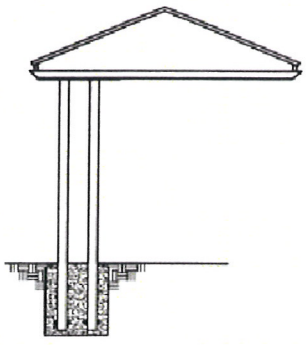
McDonough Park Tennis Center
City of Lighthouse Point Recreation
Lighthouse Point, Florida
Forest Green Fabric / Jet Black Frame
12' x 25' x 7' eave height



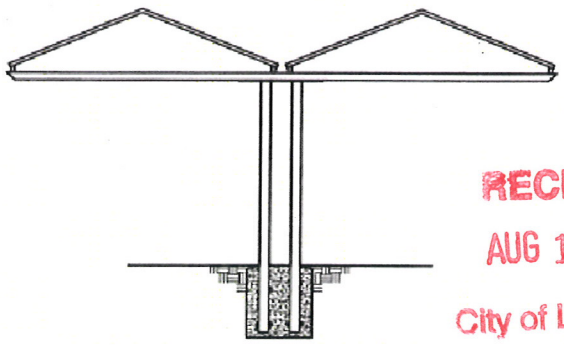
Ideal for applications where the number of posts must be kept to a minimum, Shade Systems' Cantilever designs are engineered to provide a maximum of shade with the fewest possible post obstructions. Cantilevers are available in a wide variety of heights, lengths, and overhangs, all featuring our remarkable Turn-N-Slide™ quick-release canopy fastening mechanism built right in! Please refer to the Turn-N-Slide™ details shown on page 7.

CANTILEVER CONFIGURATIONS
(side views)

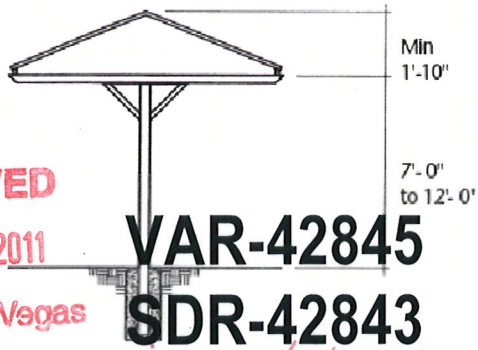
Single Cantilever
(pages 16-17)



Double Cantilever
(facing page)



T-Cantilever
(shown above and facing page)



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AUG 17 2011
City of Las Vegas
VAR-42845
SDR-42843
12' in Height Shade

www.step2.com

Product Dimension (H x W x D)
80" x 80" x 52"
203.2 x 203.2 x 132.1 cm

Climb & Slide

782200

7/5/10

Pack	Cube	Weight	Packaging Dimension (H x W x D)
1	47.03 Ft³ 1.33 M³	142.5 lbs. 64.64 Kg	80.75" x 48.5" x 20.75" 205.1 x 123.2 x 52.7 cm

Skyward Summit™

6.67 x 6.67 x
H W

Ages: 4 - 8 years

Adventurers can explore and discover from the peak of the summit

- Authentic design makes this climber look like a real rock climbing wall
- Four unique climbing surfaces create varying challenges
- Features 2 climbing cargo nets, 1 floor net, and 9 grips
- 80" tall over all
- Narrow top offers a challenging climb for children
- Hole on the top of peak for children to peek out
- Over 100 square feet of outer climbing area
- Mounting hardware included
- Adult assembly required

Adult supervision recommended

Package Information
Kraft w/Litho

UPS
No

Individual UPC
7 33538 78229 1

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AUG 17 2011
City of Las Vegas

Made in U.S.A.
of US and imported parts
Nets, grips and flag made in China

©2010 The Step2 Company, LLC. All Rights Reserved.
Preliminary specifications in italics.
Specifications subject to change.

The Step2® Company, LLC. 10010 Aurora-Hudson Road, Streetsboro, Ohio 44241-1621
P 330 656 0440 • **F** 330 655 9685 • **U.K.** 0800 393159





Hammer the Anchor (C) in at a 45 degree angle on opposite corners of the Skyward Summit.

Martelez les dispositifs d'ancrage (C) à 45° dans deux coins opposés du Sommet du ciel.

Martille cada anclaje (C) en un ángulo de 45 grados en esquinas opuestas de la Cumbre en las Nubes.

SIZE III. BETH

FALL ZONE = ?

HEIGHT = 80"

60" MAX FALL HEIGHT FOR 2-5 yr olds.

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Flag
Drapeau
Bandera

Anchor 1
Dispositif d'ancrage 1
Anclaje 1

BETTER ANCHOR AVAILABLE?

Anchor 2
Dispositif d'ancrage 2
Anclaje 2

VAR-42845
SDR-42843

POGGEMEYER
DESIGN GROUP

August 16, 2011

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

Re: Justification Letter – Site Development Plan Review & Variance Applications
First Good Shepherd Evangelical Lutheran Church
301 S. Maryland Parkway
Las Vegas, NV 89101
APN #139-34-712-121

Dear Sir/Madam:

On behalf of the applicant, First Good Shepherd Evangelical Lutheran Church, Poggemeyer Design Group, Inc., respectfully submits for consideration the applications for Site Development Plan Review and Variance.

Currently, on the property in question there is an existing church and school on approximately .80 of an acre which is located at the southeast corner of South Maryland Parkway and East Bridger Avenue. The property is zoned R-4, High Density Residential District.

The applicant is proposing to remove the exiting tables and benches and provide a 781 square foot play area at the southwest end of the property. The proposed play area would benefit the preschool children as currently, the only recreational area consists of a parking lot that is used as a basketball court when church services/functions are not in session. The playground equipment proposed would be approximately 80" H x 80" W x 52" D accompanied by an approximately 326 square foot shade structure.

With the Site Development Plan Review application we are requesting a waiver to allow a zero (0) foot perimeter landscape buffer where 10 feet is required due to the fact that the site was developed prior to 1984. Complying with current landscape requirements would reduce the proposed play area from 20 feet to 10 feet.

Further, the installation of the proposed playground equipment would be on private property and partially on public-right-way adjacent to Maryland Parkway, therefore, this project would require an Encroachment Agreement from the Department of Public Works.

There is also an existing five (5) to six (6) foot high chain link fence along the west property line. In order to create a safe environment for the children, proposed is a three (3) foot high retaining wall with a six (6) foot high wrought iron fence along the west

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City of Las Vegas

VAR-42845
SDR-42843

boundary of the play area; and a six (6) foot high wrought iron fence with a gate along the north boundary of the play area. Due to the footings required for the proposed three (3) foot high retaining wall, a portion of the existing five (5) foot sidewalk along Maryland Parkway would be removed then replaced as required per standard drawing #234.

In addition, a Variance is also requested for a zero (0) foot corner yard setback where five (5) feet is the minimum required for the proposed shade structure.

If you have questions or concerns regarding these applications, please feel free to contact our office.

Respectfully Submitted,

Mary Aldava
Project Coordinator
maldava@poggemeyer.com

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AUG 17 2011
City of Las Vegas

VAR-42845
SDR-42843

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

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

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

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

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42843** APN: 139-34-712-121

Name of Property Owner: Church Lutheran Evangelical

Name of Applicant: First Good Shepherd Lutheran Church, Pam Ufer

Name of Representative: Poggemeyer Design Group Inc., Sam Dunnam, P.E.

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: Gary L. Kopps

Print Name: Gary L. Kopps

Subscribed and sworn before me

This 11th day of August, 2011

Notary Public in and for said County and State

NORMA B. BEEVERS
Notary Public, State of Nevada
Appointment No. 05-98063-1
My Appt. Expires May 5, 2013

RECEIVED
AUG 17 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 301 South Maryland Parkway, Las Vegas, NV 89101

Project Name First Good Shepherd Lutheran School **Proposed Use** Church/School

Assessor's Parcel #(s) 139-34-712-121 **Ward #** 3 - Coffin

General Plan: existing MXU proposed MXU **Zoning:** existing R-4 proposed R-4

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

Gross Acres .77 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Church Lutheran Evangelical **Contact** Pam Ufer

Address 301 South Maryland Parkway **Phone:** (702) 382-8610 **Fax:** (702) 384-2080

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

E-mail Address fgspreschool@live.com

APPLICANT First Good Shepherd Lutheran School **Contact** Pam Ufer

Address 301 South Maryland Parkway **Phone:** (702) 382-8610 **Fax:** (702) 384-2080

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

E-mail Address fgspreschool@live.com

REPRESENTATIVE Poggemeyer Design Group, Inc. **Contact** Sam Dunnam, P.E.

Address 6960 Smoke Ranch Road **Phone:** (702) 255-8100 **Fax:** (702) 255-8375

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

E-mail Address sdunnam@poggemeyer.com

Property Owner Signature* Gary L. Kopps

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

Print Name Gary L. Kopps

RECEIVED
AUG 17 2011
City of Las Vegas

Subscribed and sworn before me

This 11th day of August, 20 11.

Yvonne B. Beevers

Notary Public in and for said County and State

NORMA B. BEEVERS
Notary Public, State of Nevada
Appointment No. 05-98063-1
My Appt. Expires May 5, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-42843
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/17/11
Received By:	B.S.

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

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

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

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

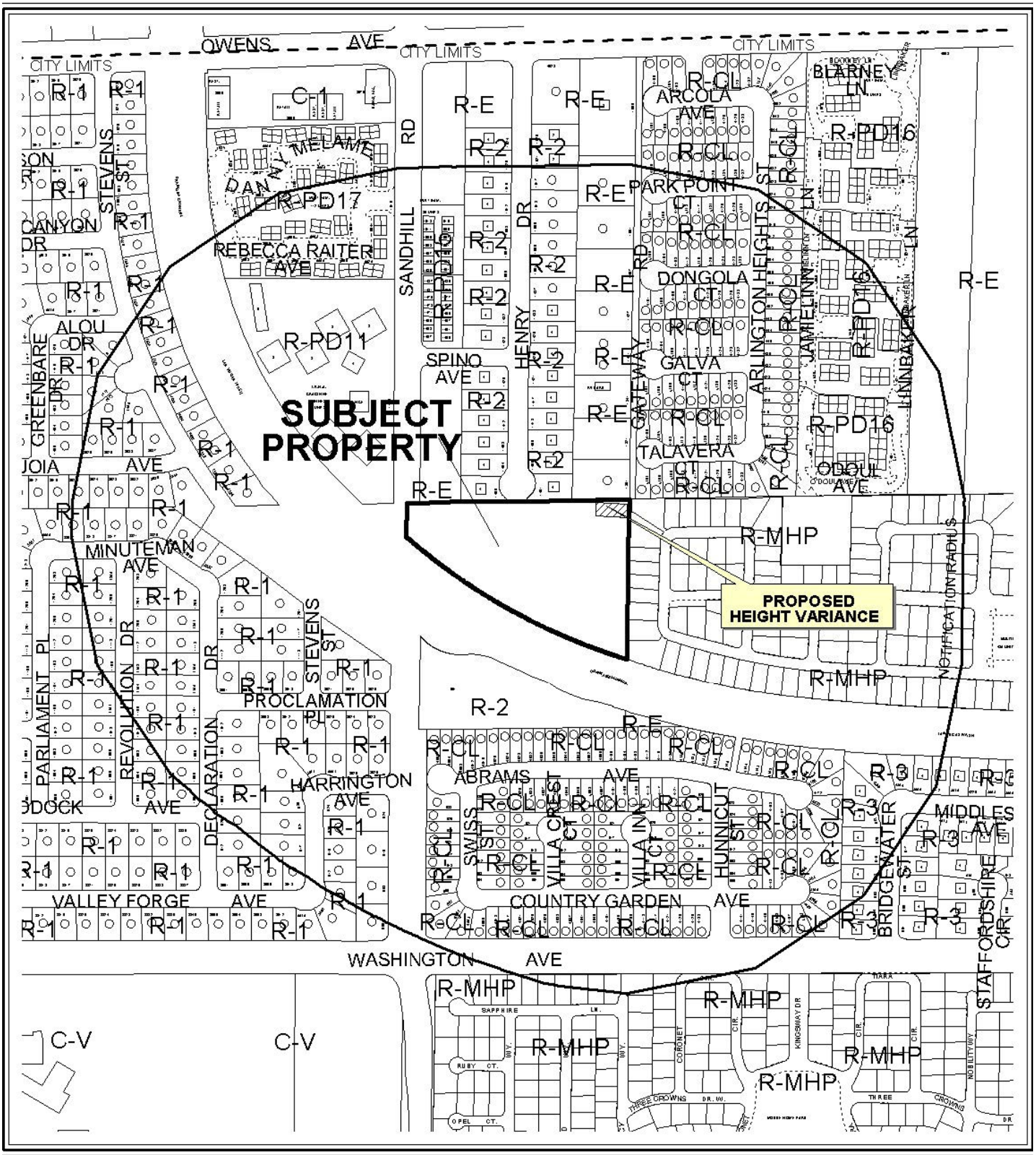
SUBJECT:
VAR-42956 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW A 13-FOOT, EIGHT-INCH TALL BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG A PORTION OF THE NORTH PERIMETER on 4.91 acres at 1293 North Sandhill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

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

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **VAR-42956**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **VAR-42956**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Michael Vlaovich – CITY OF LAS VEGAS

Name of Representative: Michael Vlaovich – CITY OF LAS VEGAS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me

This 17 day of August, 2011

Nancy J. Almanzan

Notary Public in and for said County and State

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

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 17th day of August, 2011.

Nancy J. Almanzan

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

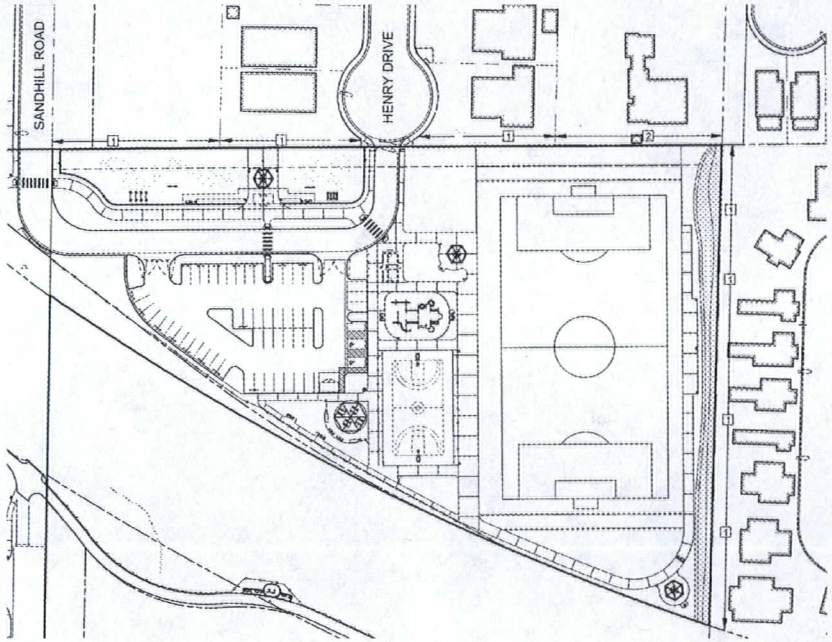
Case #	VAR-42956
Meeting Date:	10m/10/11 PC
Total Fee:	$830.00
Date Received:*	8/23/11
Received By:	

RECEIVED
AUG 23 2011

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

Revised 10/27/08

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



WALL NOTES

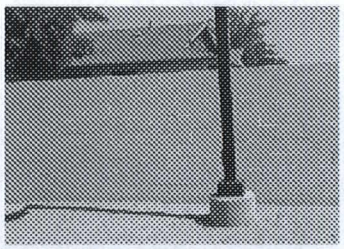
[1] EXISTING WALL TO REMAIN AND PROTECT

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

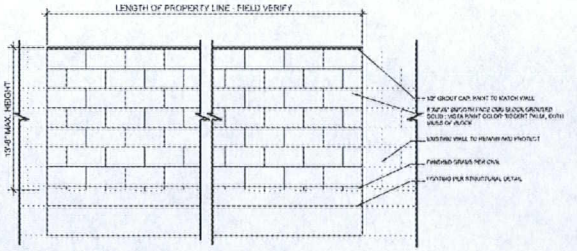
SEE STRUCTURAL DETAIL.

SEE WALL ELEVATION THIS SHEET.

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



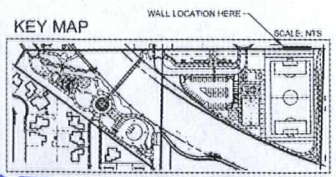
TYPICAL EXISTING WALL



WALL ELEVATION

SCALE: NTS

KEY MAP



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AUG 23 2011

DEPARTMENT OF PUBLIC WORKS

CITY OF LAS VEGAS NEVADA

Cardno WRG

DOUG SELBY PARK
LAS VEGAS, NEVADA

WALL VARIANCE PLAN

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

L1.00

VAR-42956

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

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

OFFICE 702.229.6535

TTY 702.386.9108

www.lasvegasnevada.gov

August 25, 2011

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

Attn: Current Planning

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

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

Dear Planning:

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

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

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

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

VAR-42956

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AUG 29 2011

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

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

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

VAR-42956

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

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

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

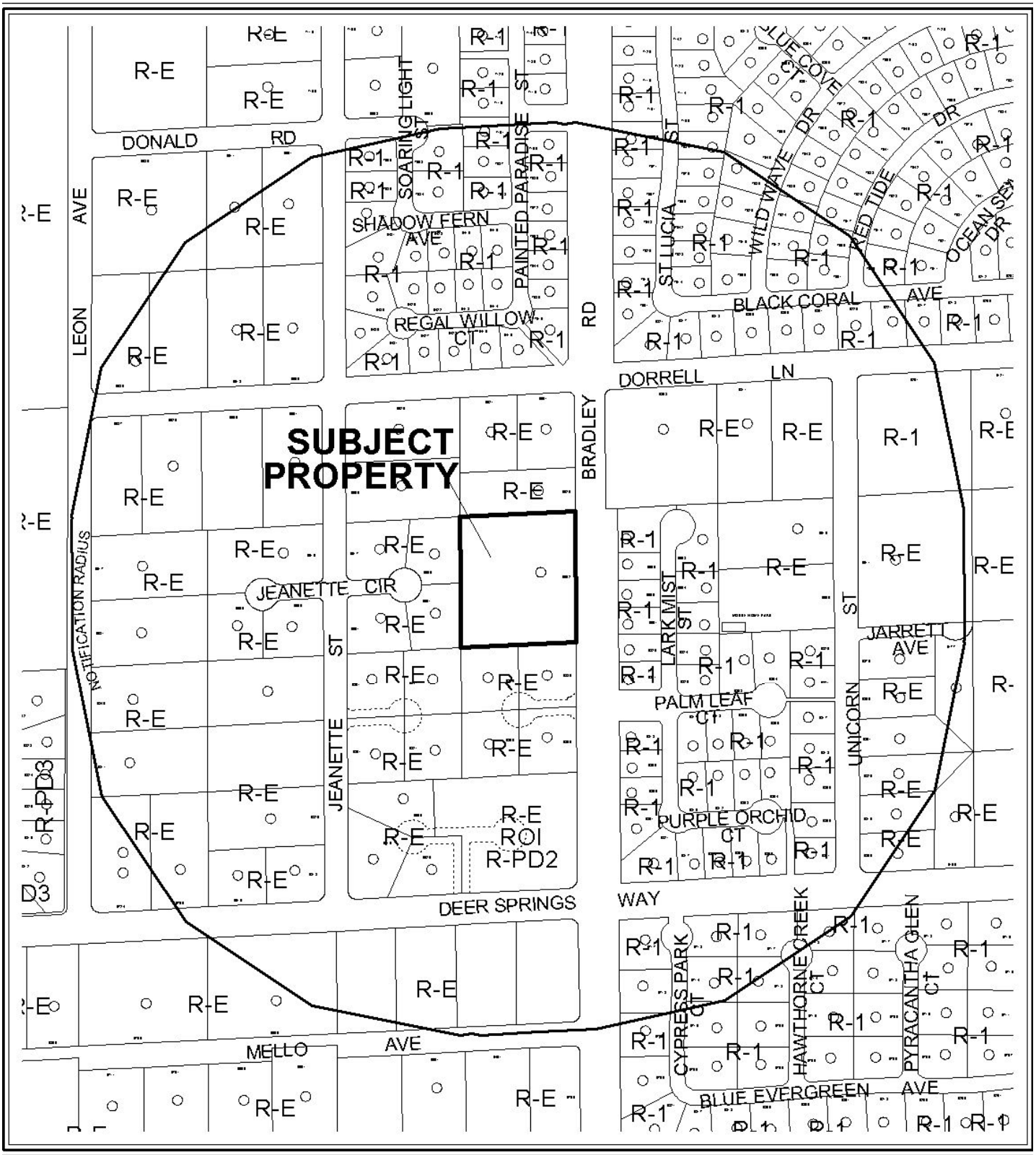
SUBJECT:
VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL FENCE IN THE FRONT YARD WHERE TWO FEET THAT IS SOLID AND THREE FEET THAT IS 50 PERCENT OPEN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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**7**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **VAR-42988**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-42988**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-42988 APN: 125-24-203-010

Name of Property Owner: Jack W Jr and Orpha Zerkle

Name of Applicant: Same as above

Name of Representative: Same as above

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: Orpha Zerkle

Print Name: Orpha Zerkle

Subscribed and sworn before me

This 16th day of August, 2011

Penni Mendez

Notary Public in and for said County and State

PENNI MENDEZ
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-27-2011
Certificate No: 08-5500-1

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AUG 24 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 6902 Bradley Rd, Las Vegas NV 89131 Detached

Project Name Zerkle Residence Proposed Use Single Family ~~Detached~~

Assessor's Parcel #(s) 125-24-203-010 Ward #

General Plan: existing L proposed NA Zoning: existing R-E proposed NA

Commercial Square Footage NA Floor Area Ratio NA

Gross Acres 2.26 Lots/Units NA Density NA

Additional Information ~~Variance~~ See Justification Letter

PROPERTY OWNER Jack W. Jr and Orpha Zerkle Contact Orpha Zerkle

Address 6902 Bradley Rd Phone: 395-9119 Fax:

City Las Vegas State Nevada Zip 89131

E-mail Address

APPLICANT Same as above Contact

Address Phone: Fax:

City State Zip

E-mail Address

REPRESENTATIVE Same as above Contact

Address Phone: Fax:

City State Zip

E-mail Address

Property Owner Signature* Orpha Zerkle

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

Print Name Orpha Zerkle

RECEIVED
AUG 24 2011
City of Las Vegas

Subscribed and sworn before me

This 16 day of August, 20 11

Penni Mendez

Notary Public in and for said County and State

PENNI MENDEZ
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-27-2011
Certificate No: 08-5500-1

FOR DEPARTMENT USE ONLY

Case #	VAR-42988
Meeting Date:	10/11/11 PC
Total Fee:	$830
Date Accepted:	8/24/11
Accepted By:	Bns

*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.

Property Line

SINGLE FAMILY DETACHED

EXISTING CHAIN LINK FENCE 6FT

334'

12'

Shade

34'

36'

21'

100'

118'

11'

Horse Shade

28'

18'

110'

EXISTING CHAIN LINK FENCE 6FT

SINGLE FAMILY DETACHED

Chicken Shade

Hay Barn

32'

98'

290'

SINGLE FAMILY DETACHED

137'

94'

Home
3380 sqft

29ft

2 space car port
754 sqft

Storage

26ft

112'

282'

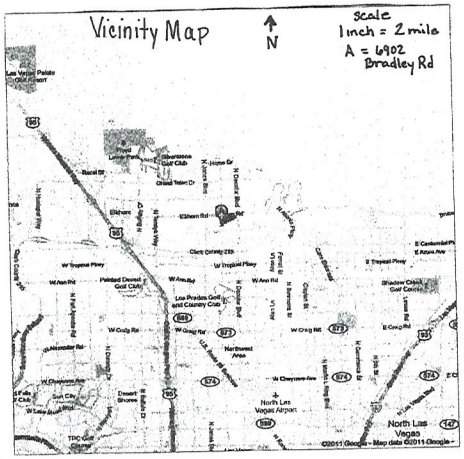
EXISTING CHAIN LINK FENCE 6FT

EXISTING BLOCK WALL

Vicinity Map

N

Scale
1 inch = 2 mile
A = 6902 Bradley Rd



RECEIVED
AUG 24 2011
City of Las Vegas

gate

(this gate hasn't been made yet)

SINGLE FAMILY DETACHED

Fence

4'

29'

100ft

101'

69'

Edge of Proposed Street Pavement

337'

VAR-42988

Bradley Road

Fence

Property Line


3
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AUG 24 2011
City of Las Vegas
VAR-42988


RECEIVED
AUG 24 2011
City of Las Vegas
Back Fence Detail
VAR-42988


1
4ft
6ft
RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988


RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988


3
RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988

4



RECEIVED
AUG 24 2011
City of Las Vegas

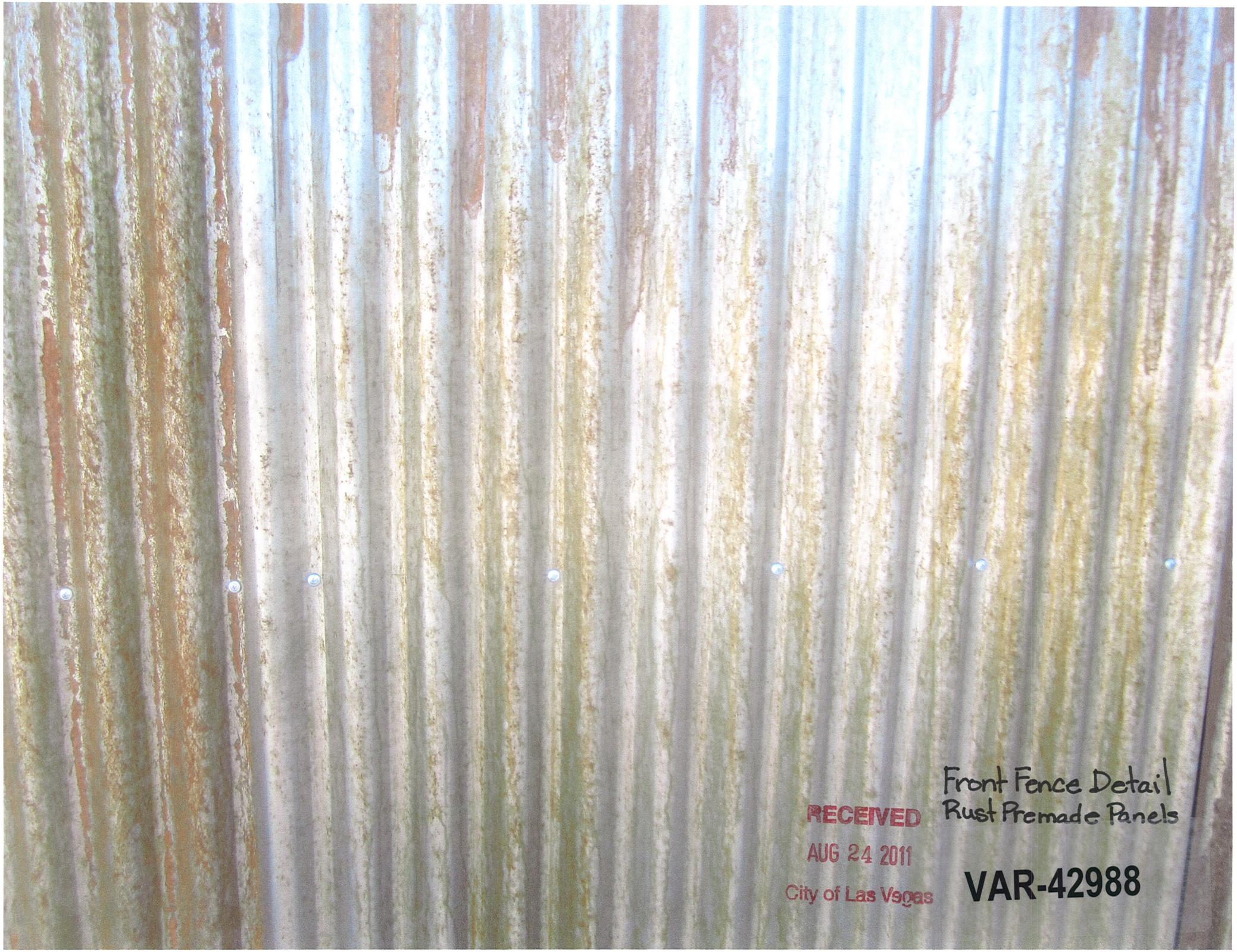
VAR-42988



RECEIVED
AUG 24 2011
City of Las Vegas

Front Fence Detail
Grey Pre made Panels

VAR-42988



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AUG 24 2011
City of Las Vegas

Front Fence Detail
Rust Premade Panels

VAR-42988


1
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AUG 24 2011
City of Las Vegas
VAR-42988

2



RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988

August 3, 2011

To the City of Las Vegas Department of Planning,

We are applying for a variance for a 6 foot solid wall in front yard where five feet is required, to allow no contrasting where 20 percent is required and to allow a screen wall in the front yard where such is not allowed.

The fence is 6 foot high, 337 foot long, corrugated metal fence that runs across the front of our property at 6902 Bradley Road. The fence has two colors of corrugated metal one brick gray and the other will be rust when it gets more rain on it. The rust colored metal is centered between the two gates.

We are a single family home on a 2.26 acre piece of land zoned ranch estate. Our home is set back from the street about 106 feet. There is never a need for us to back out of our property. The return to the gate is slanted at both sides allowing us to see the street very well when driving out.

We enjoy the privacy the solid, 6 foot high fence gives us. Traffic from the street is quieter and the possibility of someone climbing over is less. There has been no more teasing the dog from middle school kids.

The fence looks very nice. It is straight, clean, and goes well with a ranch style property. We have received many complements on our fence. Some have stated they would like to have one like it for their own property.

Orpha Zerkle

RECEIVED
AUG 24 2011
City of Las Vegas

VAR-42988

To: the City of Las Vegas, Department of Planning,

I am in support of the 6 foot high corrugated metal fence that is located on the Zerkle residence of 6902 Bradley Road.

Resident ~~Owner~~ Signature	Contact #	Address	
~~D. Merg~~			
M Meyn Astle	702 6569549	6880 Bradley Rd	1
	702.278.4613	6880 Jeanette St.	2
Shelley Astle	702-494-5516	7900 Maverick	3
Sprigall	702-395-1306	6841 Jeanette St.	4
James Schilling	702.622.1133	6880 Jeanette St.	
Karla Dunsmoor	702.505.0899	6841 Jeanette St.	
Ken & Cathy Lamb	702-645-2057	5501 Dorrell Lane	5
BILL & WANDA JONES	702-523-7243	6920 BRADLEY RD.	6
Carol Smith	702.658.7874	5353 Dorrell Ln 89131	7
Steve BRETH	702-321-8246	5353 DORRELL LANE	

RECEIVED
AUG 24 2011
City of Las Vegas

7A

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

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

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

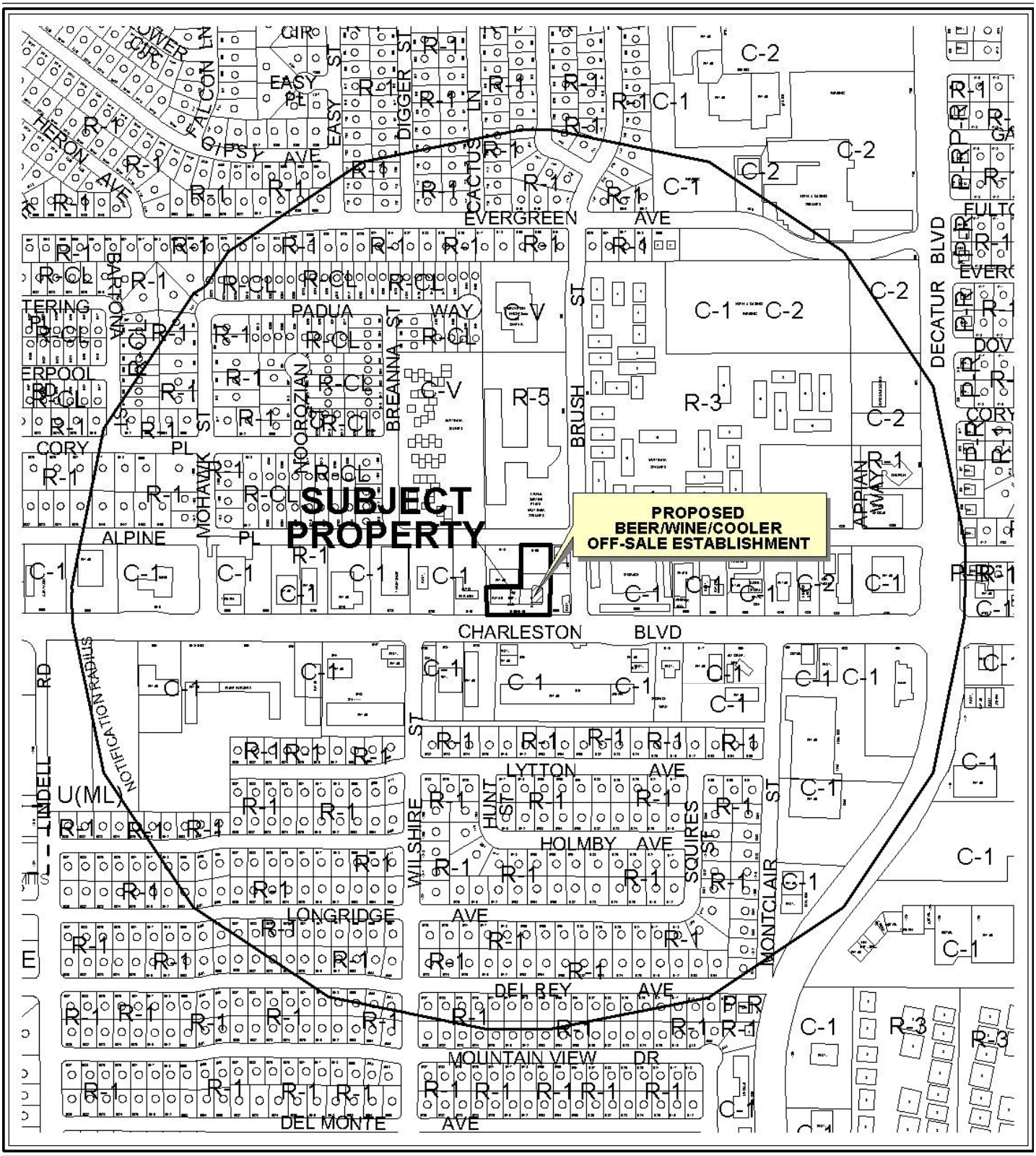
SUBJECT:
SUP-42253 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CEZ MINI MART - OWNER: MY CHARLESTON PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,764 SQUARE-FOOT CONVENIENCE STORE at 5100 West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

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

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

RECOMMENDATION:
Staff recommends

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



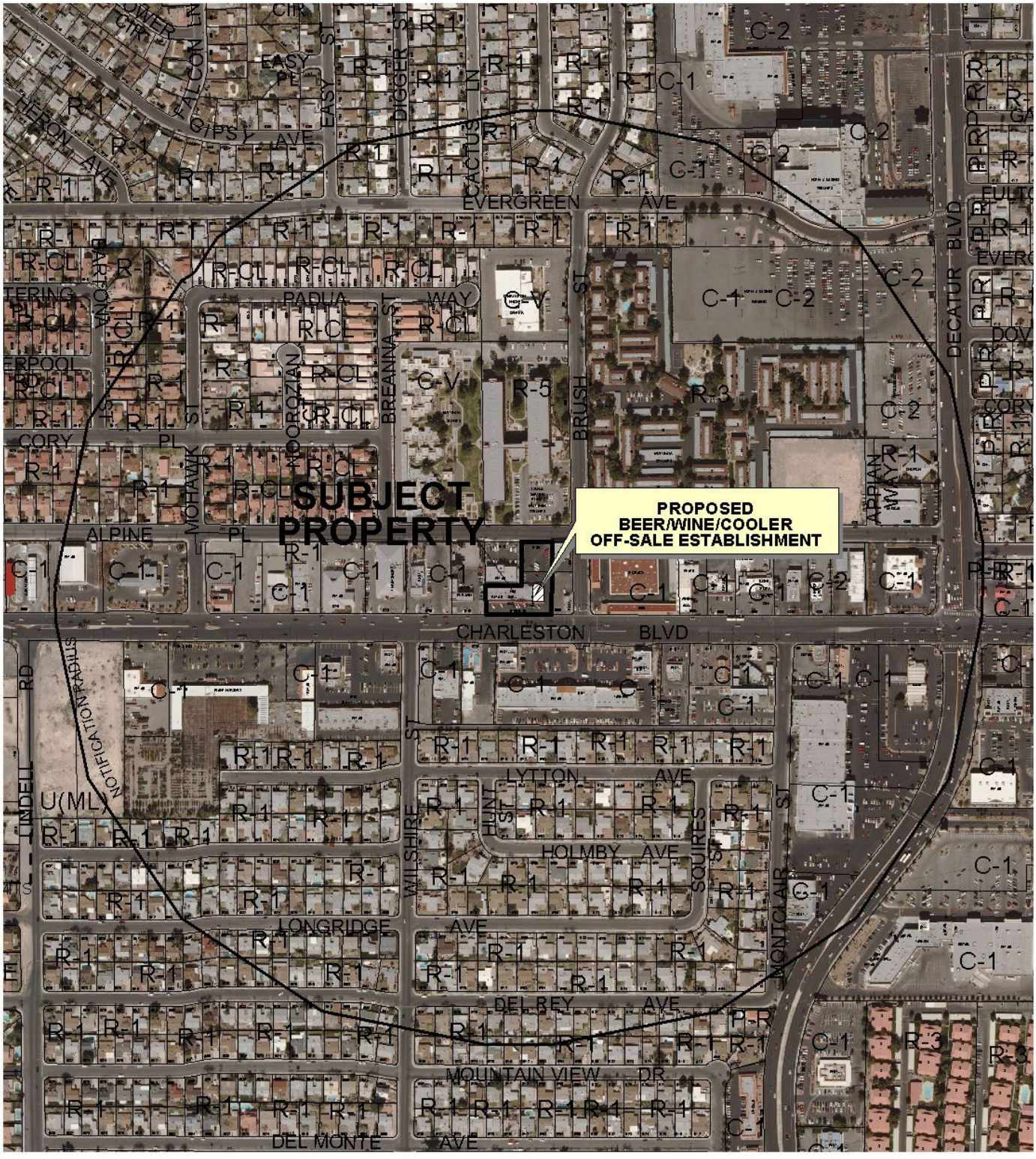
0 300 600 Feet

CASE: **SUP-42253**

RADIUS: 1500 FT

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

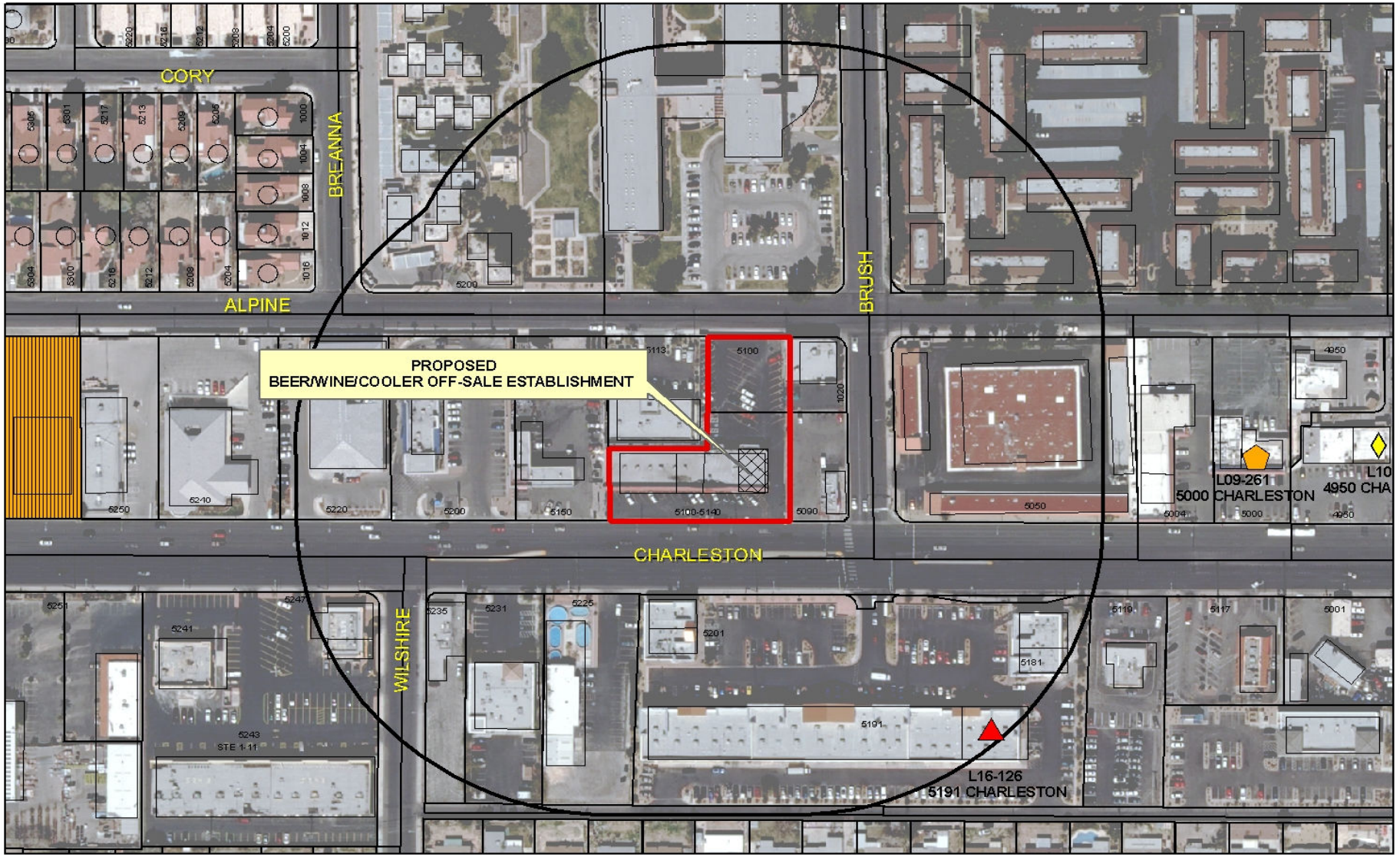
N



CASE: **SUP-42253**

RADIUS: 1500 FT

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



SUP-42253

Business Licenses

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42253** APN: 138-36-803-008

Name of Property Owner: David - My Charleston Plaza LLC.

Name of Applicant: CEZ MINI MART

Name of Representative: CECILIA TAMIO

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: D. Levy (mcp)

Print Name: DAVID. A. LEVY

Subscribed and sworn before me

This 10th day of June, 2011

Notary Public in and for said County and State

STEPHANIE L. SEGUNDO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-07-2014
Certificate No: 06-104299-1

RECEIVED
AUG 23 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 5100 W Charleston Las Vegas NV. 89146

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-36-803-008 **Ward #** 1

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

Commercial Square Footage 2000 SF **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER MY CHARLESTON PLAZA LLC **Contact** DAVID LEVY

Address 5112 W. CHARLESTON BLVD. "C" **Phone:** 369-3659 **Fax:** 448-6977

City LAS-VEGAS **State** NV **Zip** 89146

E-mail Address mycharlestonplaza@yahoo.com

APPLICANT CEZ MINI MART **Contact** CECILIA B. TAMIO

Address 5100 W. CHARLESTON BLVD. **Phone:** (757)506 1414 **Fax:** 899-1788

City LAS-VEGAS **State** NV. **Zip** 89146

E-mail Address CEZ_62@yahoo.com

REPRESENTATIVE None **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* D. Levy

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

Print Name David Levy

Subscribed and sworn before me

This 15th day of June, 20 11.

Notary Public in and for said County and State

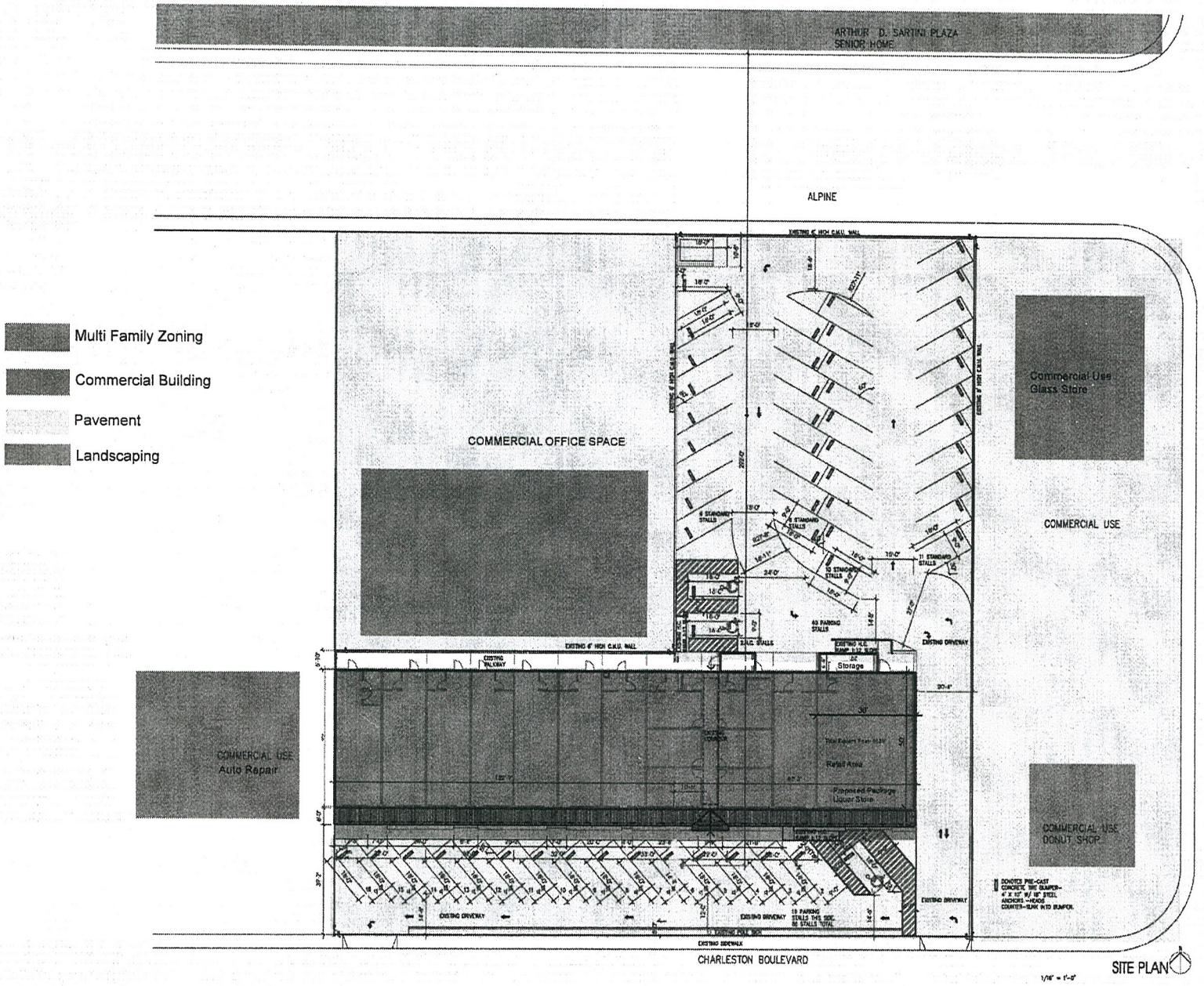
STEPHANIE L. SEGUNDO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-07-2014
Certificate No: 06-104299-1

RECEIVED
AUG 23 2011
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-42253
Meeting Date:	10-11-11
Total Fee:	1290.00
Date Accepted:	8-23-11
Accepted By:	FMcC

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.



MY CHARLESTON PLAZA

5100-5140 CHARLESTON BOULEVARD
LAS VEGAS, NEVADA
APN: 138-36-803-008 & 138-36-803-011

PROJECT DESCRIPTION

Special Use Permit for Package Liquor Off-Sale Establishment

SITE DATA

LOT SIZE 39,660 SF
0.9105 ACRE

EXISTING COMMERCIAL CENTER SQUARE FOOTAGE

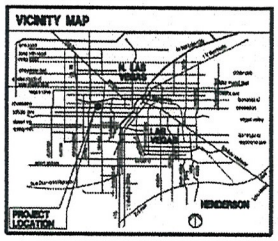
GROSS BUILDING AREA: 10,740 G.S.F.
EXTERIOR COVERED WALKWAY AREA: 1,420 G.S.F.
TOTAL SITE COVERAGE: 30.66 %

PARKING

TOTAL PARKING SPACES REQUIRED: 43 SPACES

STANDARD PARKING SPACES PROVIDED (9' X 18'): 53 SPACES
HANDICAP SPACES PROVIDED (ONE IS VAN SIZE): 3 SPACES
TOTAL PARKING SPACES PROVIDED: 56 SPACES

VICINITY MAP



IGNACIO GONZALEZ
ARCHITECTS, INC.

MY DEVELOPMENT INC.
5100-5140 CHARLESTON BOULEVARD
LAS VEGAS, NEVADA

MY CHARLESTON PLAZA

LAS VEGAS, NEVADA

SITE PLAN
PROJECT INFORMATION & VICINITY MAP

5100-5140 CHARLESTON BOULEVARD

A 1.0

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City of Las Vegas
Department of Planning

SUP-42253

May 26, 2011

To the City of Las Vegas

My Project is a convenience store. the stock a range of everyday items such as groceries, faozen food, soft drinks, snacks, ice cream, cigarettes, and sausages. Tabacco products often Toiletries and other hygiene products, Automobile, related, items such as motor oil.

We also need to get a Beer licensen is absdulely required to run a succesful business, my store hours are - from 9:00 AM to 8:00 P.M. monday to Sat.

thanks

CEZ Mini Mart
Cecilia Tamio
Owner

RECEIVED
AUG 23 2011
City of Las Vegs
Department of Planning

SUP-42253

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

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

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

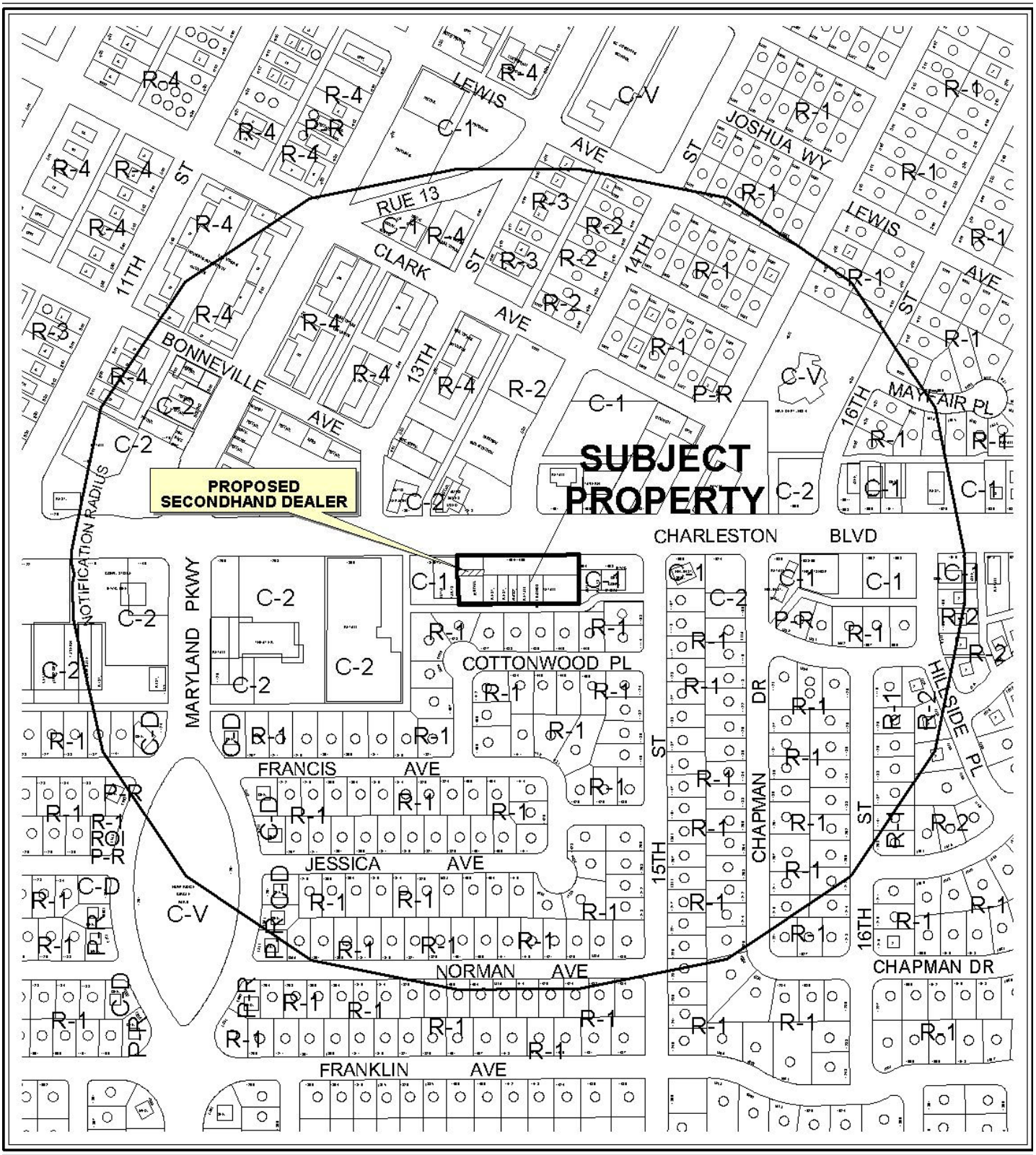
SUBJECT:
SUP-42980 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARTS & MINDS DESIGNS - OWNER: NERCES HIMIDIAN - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,107 SQUARE-FOOT SECONDHAND DEALER at 1420 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial)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

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **SUP-42980**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-42980**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42980** APN: 162-02-110-007

Name of Property Owner: Nerces Himidian

Name of Applicant: Arts & Minds Designs

Name of Representative: Edward Dennis Mallari

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
AUG 24 2011
City of Las Vegas

Signature of Property Owner: _____

Print Name: NERCES HIMIDIAN

Subscribed and sworn before me

This 22nd day of August, 2011

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOMINADOR P. TAGACAY JR.
No: 04-91683-1
My Appointment Expires Sept. 15, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1420 E. Charleston Blvd. Las Vegas, NV 89104

Project Name Arts & Minds Designs **Proposed Use** Second hand store

Assessor's Parcel #(s) 16202110007 **Ward #** 3

General Plan: existing N/A proposed N/A **Zoning:** existing C1 proposed N/A

Commercial Square Footage 1107.04 **Floor Area Ratio** N/A

Gross Acres 0.91 **Lots/Units** N/A **Density** N/A

Additional Information (NICK)

PROPERTY OWNER NERCES HIMIDIAN **Contact** 250-3013 cel.

Address 1426 E. Charleston BL. #110 **Phone:** 388-0000 **Fax:**

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

E-mail Address Lafayette18@yahoo.com

APPLICANT Arts & Minds Designs **Contact** Edward Mallari

Address 1420 E. Charleston Blvd. **Phone:** (702) 898-2787 **Fax:** (702) 898-2787

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

E-mail Address edwarddennismallari@gmail.com

REPRESENTATIVE Same as above **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* [signature]

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

Print Name Nerces Himidian

Subscribed and sworn before me

This 22nd day of August, 2011.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOMINADOR P. TAGACAY JR.
No: 04-91683-1
My Appointment Expires Sept. 15, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-42980
Meeting Date:	~~8-11~~ 10-11-11
Total Fee:	1030.00
Date Received:*	8-23-11
Received By:	FS

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

Revised 10/27/08

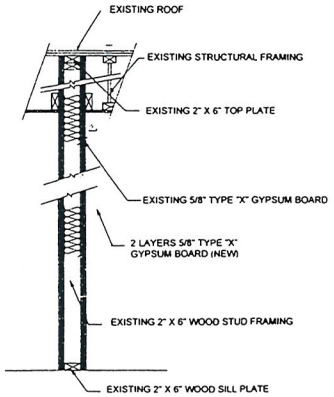
f:\depot\Application Packet\Application Form.pdf

RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[3] (Inches) 4 hour	3 hour	2 hour	1 hour
14. Wood studs—interior partition with gypsum wallboard each side	14-1.1[k,m]	2" × 4" wood studs 16" on center with two layers of 5/8" regular gypsum wallboard[a] each side, 4d cooler[a] or wallboard[a] nails at 8" on center first layer, 5d cooler[a] or wallboard[a] nails at 8" on center second layer with laminating compound between layers, joints staggered. First layer applied full length vertically, second layer applied horizontally or vertically	—	—	—	5
	14-1.2[k,m]	2" × 4" wood studs 16" on center with two layers 1/2" regular gypsum wallboard[a] applied vertically or horizontally each side[b], joints staggered. Nail base layer with 5d cooler[a] or wallboard[a] nails at 8" on center face layer with 8d cooler[a] or wallboard[a] nails at 8" on center.	—	—	—	5 1/2
	14-1.3[k,m]	2" × 4" wood studs 24" on center with 5/8" Type X gypsum wallboard[a] applied vertically or horizontally nailed with 6d cooler[a] or wallboard[a] nails at 7" on center with end joints on nailing members. Stagger joints each side.	—	—	—	4 5/8
	14-1.4[l]	2" × 4" fire-retardant-treated wood studs spaced 24" on center with one layer of 5/8" Type X gypsum wallboard[a] applied with face paper grain (long dimension) parallel to studs. Wallboard attached with 6d cooler[a] or wallboard[a] nails at 7" on center.	—	—	—	4 5/8
	14-1.5[k,m]	2" × 4" wood studs 16" on center with two layers 5/8" Type X gypsum wallboard[a] each side. Base layers applied vertically and nailed with 6d cooler[a] or wallboard[a] nails at 9" on center. Face layer applied vertically or horizontally and nailed with 8d cooler[a] or wallboard[a] nails at 7" on center. For nail-adhesive application, base layers are nailed 6" on center. Face layers applied with coating of approved wallboard adhesive and nailed 12" on center.	—	—	6	—
	14-1.6[l]	2" × 3" fire-retardant-treated wood studs spaced 24" on center with one layer of 5/8" Type X gypsum wallboard[a] applied with face paper grain (long dimension) at right angles to studs. Wallboard attached with 6d cement-coated box nails spaced 7" on center.	—	—	—	3 5/8
15. Exterior or interior walls	15-1.1[k,m]	Exterior surface with 7/8" drop siding over 1/2" gypsum sheathing on 2" × 4" wood studs at 16" on center, interior surface treatment as required for 1-hour-rated exterior or interior 2" × 4" wood stud partitions. Gypsum sheathing nailed with 1 3/4" by No. 11 gage by 7/16" head galvanized nails at 8" on center. Siding nailed with 7d galvanized smooth box nails.	—	—	—	Varies
	15-1.2[k]	2" × 4" wood studs 16" on center with metal lath and 3/4" cement plaster on each side. Lath attached with 6d common nails 7" on center driven to 1" minimum penetration and bent over. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	5 5/8
	15-1.3[k,m]	2" × 4" wood studs 16" on center with 7/8" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	Varies
	15-1.4	3 5/8" No. 16 gage noncombustible studs 16" on center with 7/8" cement plaster (measured from the face of the studs) on the exterior surface with interior surface treatment as required for interior, nonbearing, noncombustible stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.			—	Varies[d]

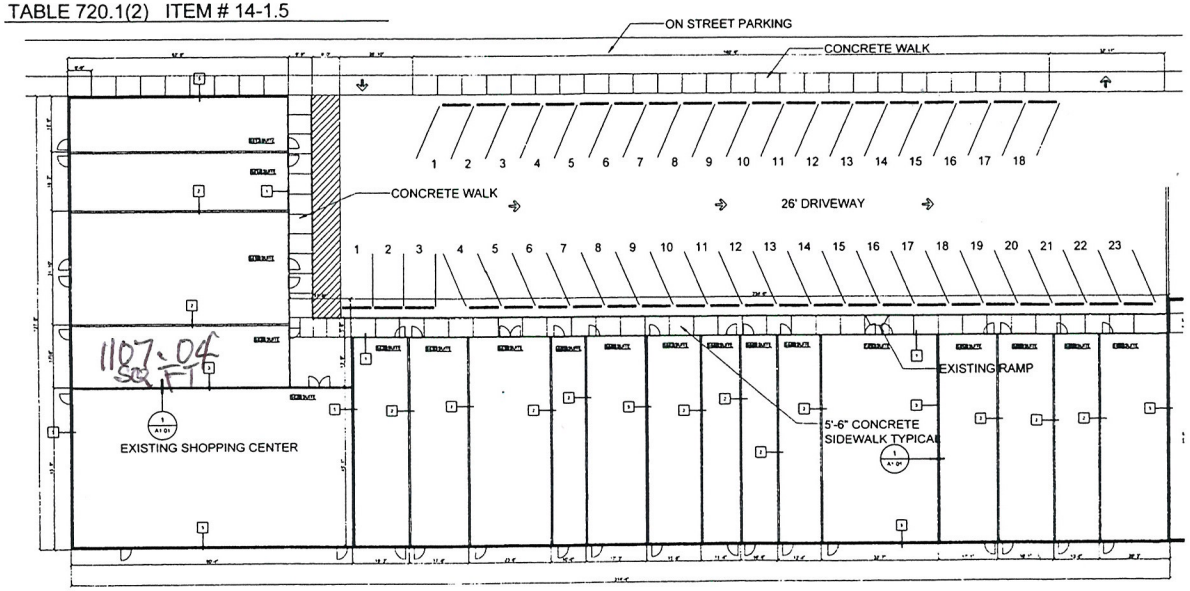
(continued)

TABLE 720.1(2) ITEM # 14-1.5



1 A1.01 WALL PARTITION 1/2" = 1'-0"

CHARLESTON BLVD.



OVERALL FLOOR PLAN
SCALE 1/16" = 1'-0"

- STONE FRONT WINDOW SYSTEM WITH 2"x6" WOOD STUDS WITH 5/8" 3 COAT STUCCO & SOUND INSULATION IN ALL WALL CAVITIES EXTEND TO THE UNDERSIDE OF STRUCTURE
- EXISTING DEMISING WALLS
- AREA SEPARATION WALLS (SHEET A1.01 2003 IBC FIRE RATING TABLE 720.1.2)
- 5/8" GSLD
- EXISTING CMU WALL

NOTE

LEGEND

AREA SEPARATION WALLS
INDICATES EXISTING DMU WALL
EXISTING DEMISING WALLS

GENERAL NOTES

CEILING TYPE SCHEDULE

GYPSUM BOARD CEILING OR SOFFIT
PENDANT DIRECT/INDIRECT EXISTING FLUORESCENT LIGHT FIXTURE
CEILING HEIGHT
NEW RECESSED EXHAUST FAN 180CFM
EXISTING SURFACE MOUNTED FIXTURE

CEILING NOTES

22,549.76 Total SQ.FT.

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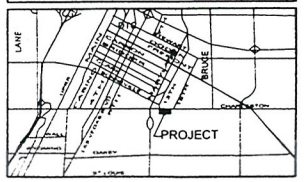
City of Las Vegas

KEY PLAN



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REVISIONS	BY

MELVIN D. GREEN REGISTERED ARCHITECT 2248 STATE OF NEVADA
AUG 30 2004

MGA Melvin Green Architect, Ltd. ARCHITECTURE • CONSULTING • RESEARCH
3300 W. Sahara Ave. Suite 8A • Las Vegas, NV 89102 • (702) 364-0012

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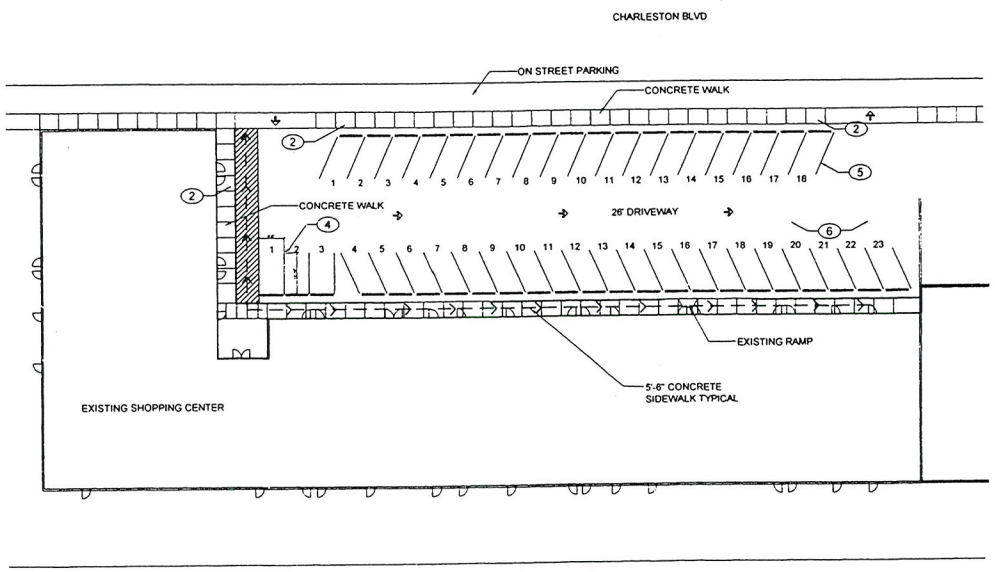
PROJECT LAFAYETTE SQUARE
EXPRESS CASH & LOAN
1426 E. CHARLESTON BLVD. STE. 110
LAS VEGAS, NEVADA

SHEET TITLE OVERALL FLOOR PLAN & DETAIL

DATE	08-30-04
SCALE	AS INDICATED
DRAWN	MGMW
JOB NO	2004-0431

SHEET A1.01
OF SHEETS

SUP-42980



OVERALL SITE PLAN

SCALE:1" = 20'-0"

SITE KEYNOTES

1. NOT USED
2. (E) CONCRETE WALK
3. NOT USED
4. (E) HANDICAPPED VAN PARKING STALL 9'X19'
5. (E) PARKING STALL 9'X18'(TYPICAL) 4" STRIP
6. (E) ASPHALT PAVING

(E) HANDICAPPED ACCESSIBLE PATH

(E) ACCESSIBLE ROUTE FOR BLDG EXITS TO PUBLIC WAY

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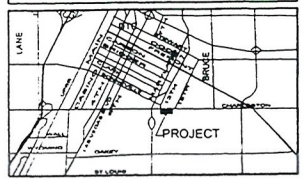
AUG 24 2011
City of Las Vegas

KEY PLAN



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REVISIONS	BY

MELVIN G. GREEN ARCHITECT 2249 STATE OF NEVADA
AUG 30, 2004

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PROJECT: LAFAYETTE SQUARE
EXPRESS CASH & LOAN
1428 E. CHARLESTON BLVD. STE. 110
LAS VEGAS, NEVADA

SHEET TITLE: OVERALL SITE PLAN

DATE	08-30-04
SCALE:	AS INDICATED
DRAWN:	MGRS
JOB NO	2004-0431

SHEET
AS1.01
OF SHEETS

SUP-42980

August 22, 2011

Arts & Minds Designs
1420 East Charleston Boulevard
Las Vegas, NV 89104
(702) 898–2787

Department of Planning
333 Rancho Dr.
Las Vegas, NV 89106

Re: Justification Letter for Special Use Permit

To whom it may concern:

Arts & Minds Designs seeks a special use permit for second hand license to buy and sell used and new furniture, antiques, collectibles, design and decor items. Stated items will be purchased from auctions and liquidations. Personal pickup truck and trailer will transport items for sale to the store location from local liquidations, some items ordered from wholesale outlets will be delivered to our location via USPS, UPS, FedEx, and other shipping couriers. All items sold will be transported at customer's expense, no deliveries are to be made. All sales will be as is, no returns or exchanges. There will be one employee/manager on premises during business hours operating Monday thru Saturday, 9am – 6pm, and Sundays, 10am – 4pm.

The purpose of this business is to provide second hand items at discount prices to customers. No additional development to the facility is required since the business is already functioning as a furniture and décor store and business permits for this have already been acquired. We do wholesale and retail of furniture, designer, and décor items. We also sell architectural details such as mouldings, ceiling medallions, wall and ceiling panels, ceiling and wall art, chandeliers, light fixtures, lamps, cabinet furniture ornaments.

Hopefully, you will grant us the required special use permit soon. Should you require more information, please do not hesitate to contact me at (702) 427-3445 or (702) 569-4740.

Sincerely,

Edward Dennis Mallari
Owner

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AUG 24 2011
City of Las Vegas

SUP-42980

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

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

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

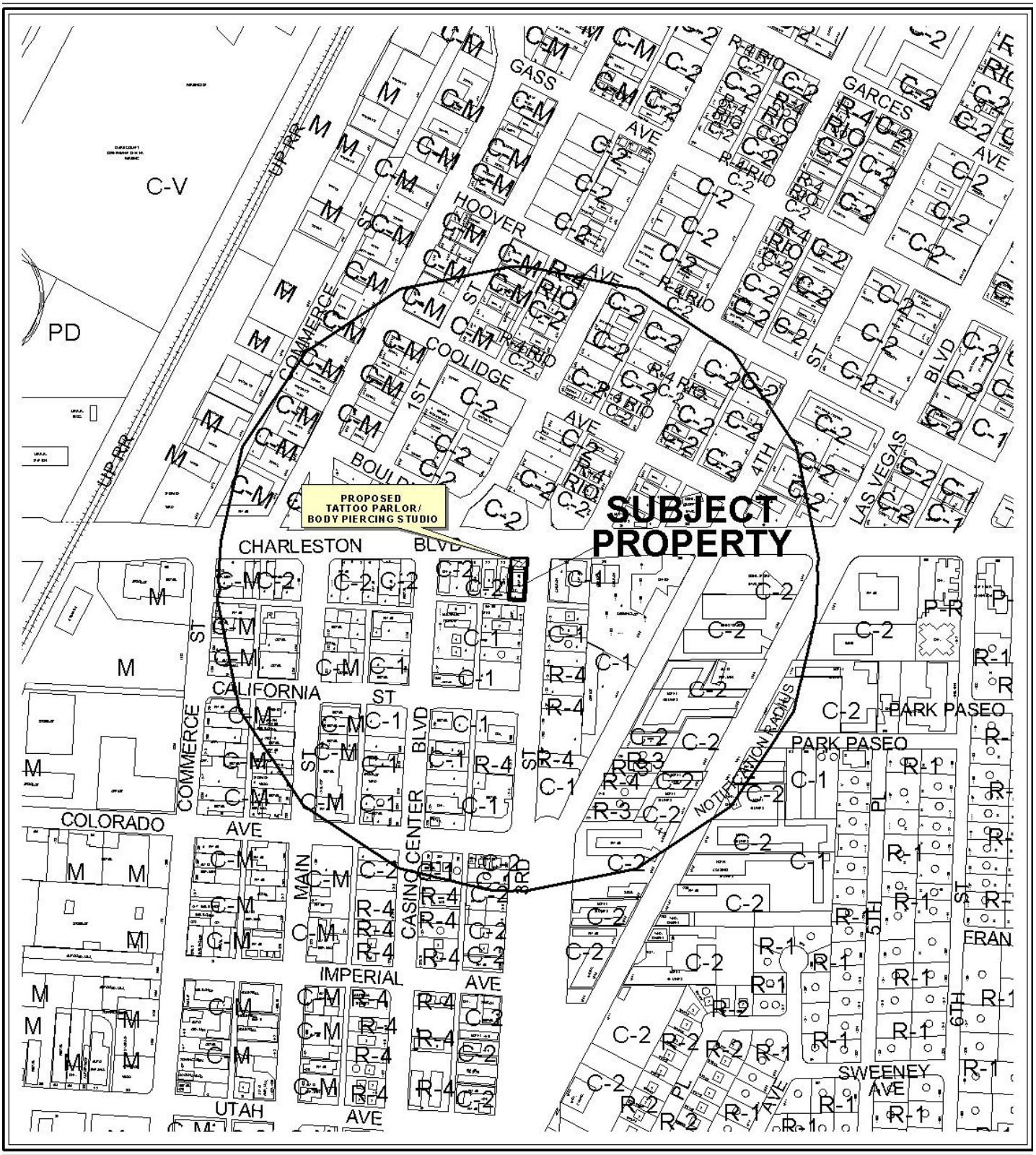
SUBJECT:
SUP-42982 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVID TRAN - OWNER: 3RD & CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 800 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 220 East Charleston Boulevard (APN 162-03-110-036), C-2 (General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

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **SUP-42982**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SUP-42982**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42982** APN: 162-03-110-036

Name of Property Owner: 3rd & CHARLESTON LLC

Name of Applicant: DAVID TRAN

Name of Representative: The Equity Group

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: Steven Fazekas

Print Name: ~~STEPHEN~~ STEVEN FAZEKAS

Subscribed and sworn before me

This 19 day of August, 2011

K. Denning

Notary Public in and for said County and State

K. DENNING
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp. Sept. 20 2012
Certificate No: 04-92073-1

RECEIVED
AUG 24 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DAVID TRAN

Project Address (Location) 220 E CHARLESTON NV.

Project Name UMBRELLA STUDIOS **Proposed Use** TATTOO / ART GALLERY

Assessor's Parcel #(s) 162051100 36 **Ward #** _____

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

Commercial Square Footage 2000 sq/ft **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER 3rd & CHARLESTON LLC **Contact** 702 491-6822

Address 8367 W. FLAMINGO STE 201 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89147

E-mail Address _____

APPLICANT DAVID TRAN **Contact** 702-606-0126

Address 5509 EVERGREEN AVE **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address _____

REPRESENTATIVE The Equity Group **Contact** Cherise Holley

Address 8367 W. Flamingo Rd #201 **Phone:** 796-5500 x516 **Fax:** 796-5525

City Las Vegas **State** NV **Zip** 89147

E-mail Address cholley@teglv.com

Property Owner Signature* _____

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

Print Name STEVEN FAZEKAS

Subscribed and sworn before me

This 19 day of August, 20 11.

_____

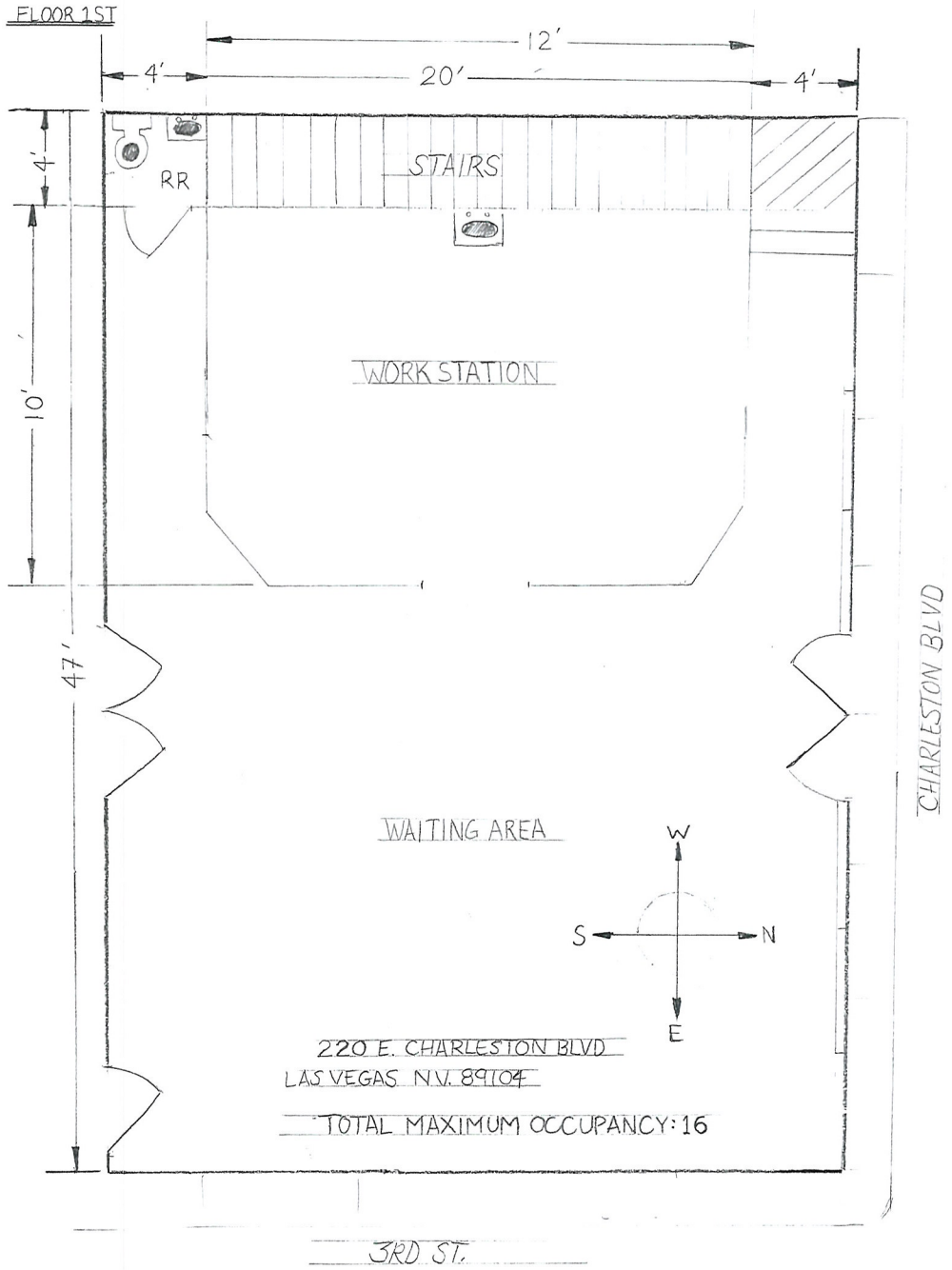
Notary Public in and for said County and State

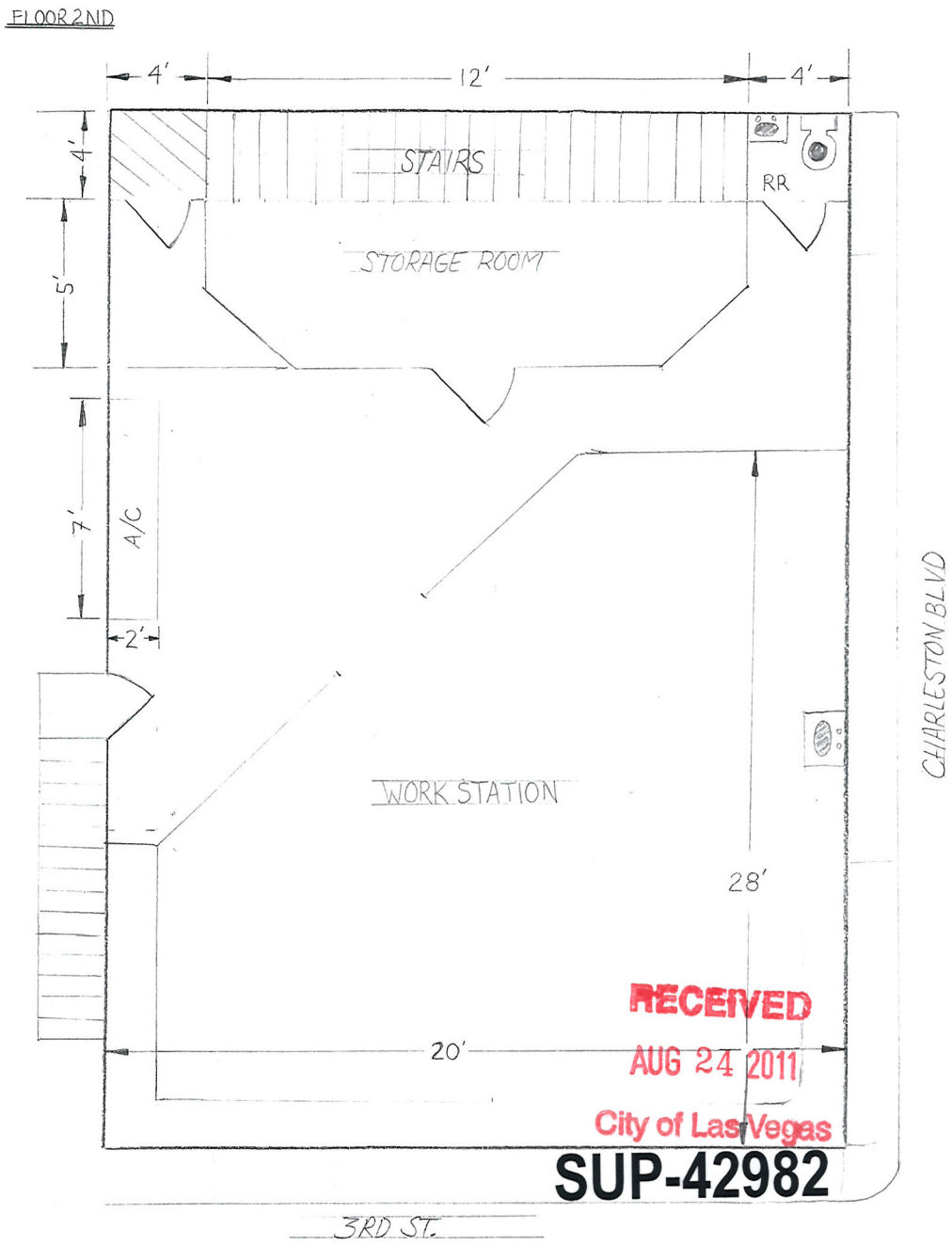
K. DENNING
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp. Sept. 20 2012
Certificate No: 04-92073-1

FOR DEPARTMENT USE ONLY

Case #	SUP-42982
Meeting Date:	10-11-11
Total Fee:	1080
Date Accepted:	8-23-11
Accepted By:	FS

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





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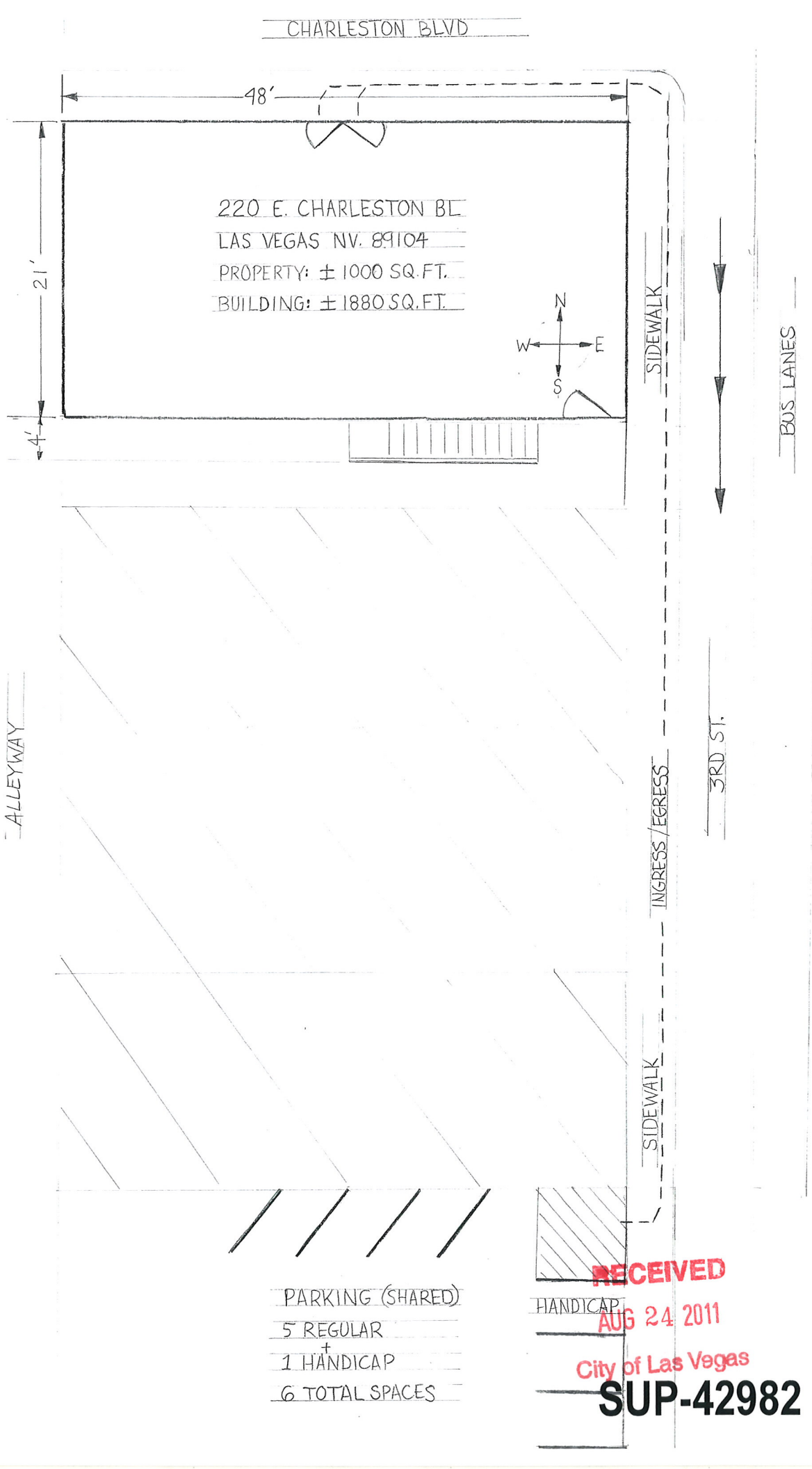
City of Las Vegas
SUP-42982



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AUG 24 2011
City of Las Vegas
SUP-42982

August 22, 2011

Justification Letter

I David Tran is requesting to establish a Tattoo Studio/ Art Gallery at the property located at 220 E. Charleston Blvd. I am currently Licensed as a tattoo operator with the Southern Nevada Health District and is in good standing. Upon opening this studio, I intend on employing four additional artist whom are also residents of Las Vegas and licensed tattoo operators in the state of Nevada. By providing locals and tourist a tattoo studio rather than a tattoo parlor, I'll create an environment suitable for anyone who want custom art. Las Vegas Art District has the sort of excitement and culture that I plan on supporting by bringing new ideas and curbing any stigmas that is attached to tattoo establishments. Hours of operation will be from 10am to 7pm, Monday thru Saturday.

David Tran

220 E. Charleston Bl.

Las Vegas NV, 89014

RECEIVED
AUG 24 2011
City of Las Vegas

8/22/11

SUP-42982

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

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

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

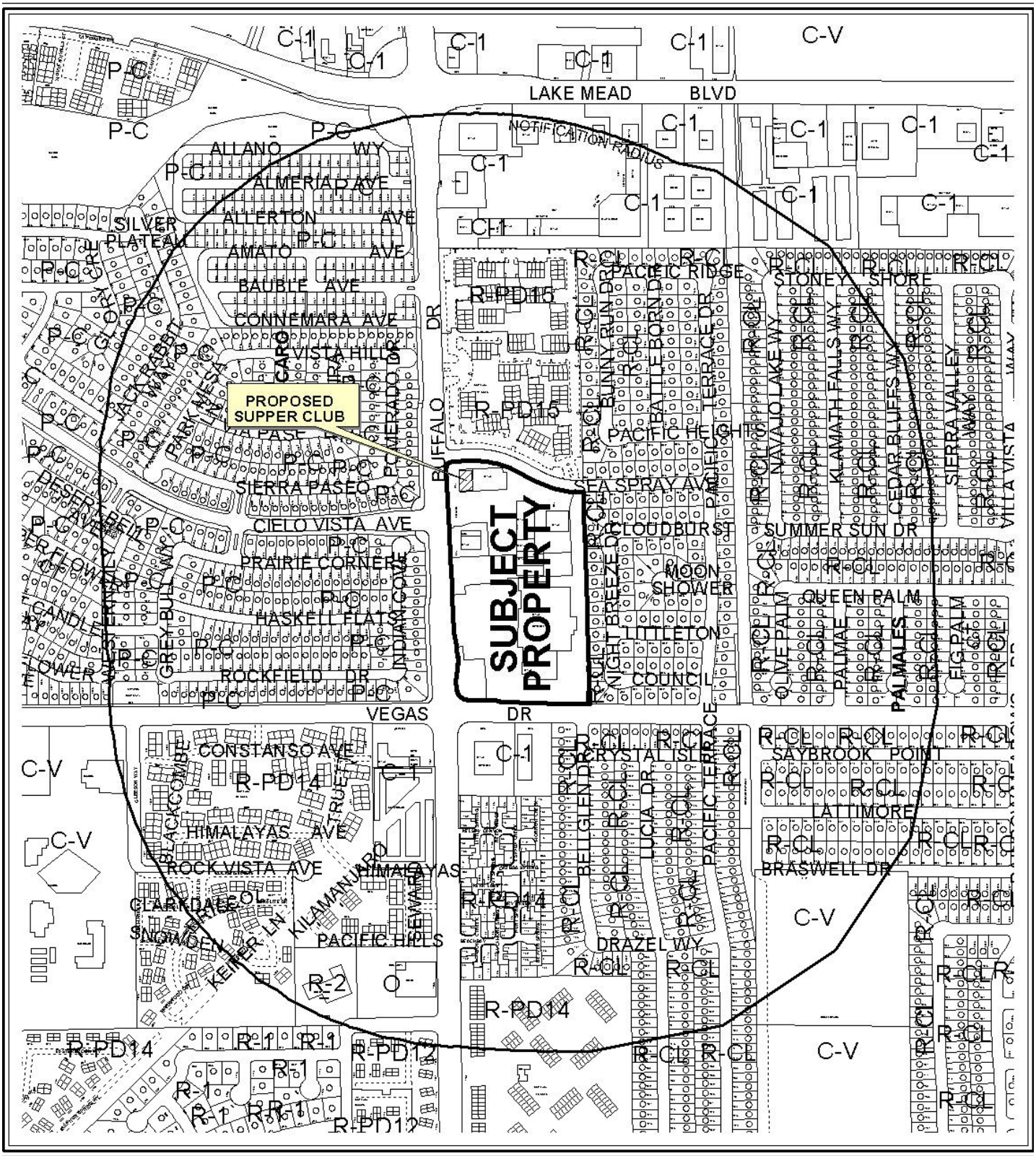
SUBJECT:
SUP-42985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFRAIN MENDOZA - OWNER: SEA BREEZE VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,548 SQUARE-FOOT SUPPER CLUB at 1780 North Buffalo Drive, Suite #101 (APN 138-22-418-008), C-1 (Limited Commercial)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

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **SUP-42985**

RADIUS: 1500 FT

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

0 300 600 Feet

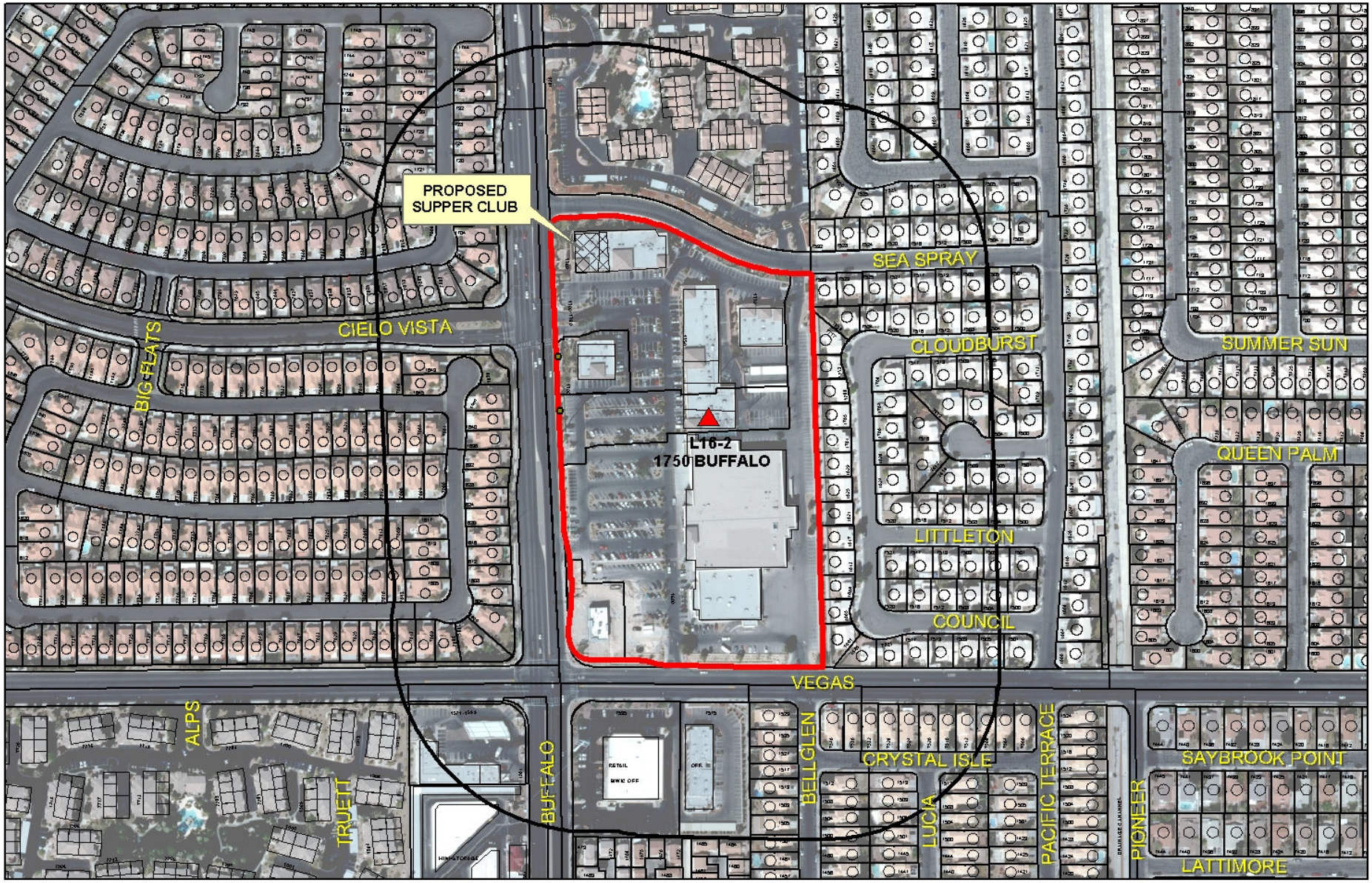
N



CASE: **SUP-42985**

RADIUS: 1500 FT

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



SUP-42985

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42985** APN: 138-22-418-008

Name of Property Owner: Sea Breeze Village, LLC

Name of Applicant: EFRAIN MENDOZA

Name of Representative: EFRAIN MENDOZA

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: _____

Sea Breeze Village, LLC

Signature of Property Owner: Laura Groseth

Print Name: Laura Groseth, Corp. Secretary

Subscribed and sworn before me

This 11 day of Aug, 20 11

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINE REEVES-BARTH
No: 93-4056-1
My Appointment Expires April 22, 2014

RECEIVED
AUG 24 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP FOR LIQUOR LICENSE

Project Address (Location) 1780 N. BUFFALO DR. #101 LAS VEGAS, NV 89128

Project Name MI TIERRA AUTHENTIC MEXICAN RESTAURANT **Proposed Use** SUPPER CLUB

Assessor's Parcel #(s) 138-22-418-008 **Ward #** _____

General Plan: existing SC proposed NO CHANGE **Zoning:** existing C-1 proposed NO CHANGE

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

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

Additional Information _____

PROPERTY OWNER Sea Breeze Village LLC **Contact** _____

Address 1770 N. Buffalo #101 **Phone:** 2204500 **Fax:** 2204900

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

E-mail Address [redacted]@laurichproperties.com

APPLICANT EFRAIN MENDOZA **Contact** EFRAIN MENDOZA

Address 1180 SLEETRIDGE DR. **Phone:** 702-575-8823 **Fax:** 702-664-0554

City LAS VEGAS **State** NV **Zip** 89123

E-mail Address _____

REPRESENTATIVE EFRAIN MENDOZA **Contact** EFRAIN MENDOZA

Address 1180 SLEETRIDGE DR. **Phone:** 702-575-8823 **Fax:** 702-664-0554

City LAS VEGAS **State** NV **Zip** 89123

E-mail Address _____

Sea Breeze Village, LLC

Property Owner Signature* Laura Grosetti

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

Print Name Laura Grosetti Corp. Sec.

Subscribed and sworn before me

This 11 day of August, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINE REEVES-BARTH
No: 93-4056-1
My Appointment Expires April 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-42985
Meeting Date:	10-11-11
Total Fee:	~~1280~~ 1280
Date Received:*	8-23-11
Received By:	FS

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

Revised 10/27/08

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SITE PLAN KEYNOTES

1. PROPERTY LINE
2. EXISTING LANDSCAPE AREA
3. EXISTING TENANT SPACE



EXISTING SITE PLAN
SCALE: 1"= 40'-0"

RECEIVED
AUG 24 2011
City of Las Vegas

TITLE: EXISTING SITE PLAN
PROJECT: MI TIERRA

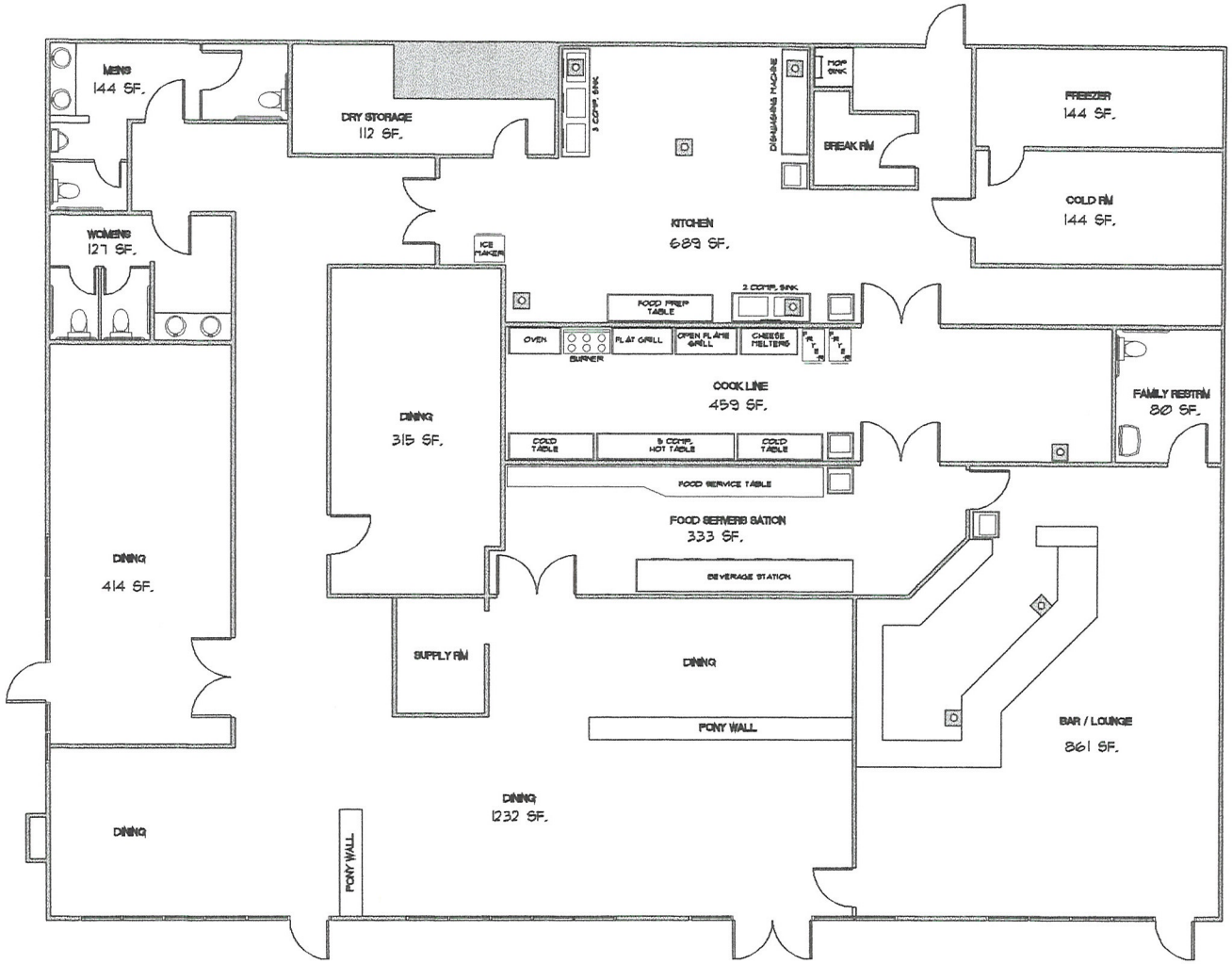
REVISIONS
1
2
3
4
5
6

SEAL

DRAWN BY: XX
DESIGNED BY: XX
STATUS: IN_PROG.
DATE: XX
PROJECT NO.
SCALE: XX

A1.0

SUP-42985



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

GENERAL NOTES

1. EXTERIOR WALLS TO REMAIN
2. KITCHEN EQUIPMENT TO REMAIN

LEGEND

- FLOOR DRAIN
- HANDWASH

TITLE: EXISTING FLOOR PLAN
PROJECT: MI TIERRA

REVISIONS
R1
R2
R3
R4
R5
R6

SEAL

DRAWN BY: XX
DESIGNED BY: XX
STATUS: IN_PROG.
DATE: XX
PROJECT NO.: MI
SCALE: XX

A2.0

RECEIVED
AUG 24 2011
City of Las Vegas

SUP-42985

JUSTIFICATION LETTER.

WE ARE PROPOSING THE OPENING OF A RESTAURANT ESTABLISHMENT WITH A CAPACITY FOR 165 SEATS IN THE DINING AREA AND IS GOING TO HAVE A BAR/LOUNGE WITH CAPACITY FOR 7 BARSTOOL AT THE BAR AND 20 SEATS AT THE LOUNGE.

THE BUSINESS WILL HAVE APROXIMATELY 27 EMPLOYEES.
HOURS OF OPERATIONS WILL BE FROM 10:30 AM TO 11:00 PM
I HAVE EXPERIENCE IN THE FOOD & BEVERAGE DEPARTMENT FOR THE LAST 18 YEARS BEING MY LAST EMPLOYEIL AS A MANAGER LINDO MICHOACAN MEXICAN RESTAURANT LOCATED AT 10082 W. FLAMINGO RD. IN LAS VEGAS, NV. 89147
THE BUSINESS NAME IS: MYTERRA AUTHENTIC MEXICAN RESTAURANT AND IS LOCATED AT 1780 N. BUFFALO DR. #101 IN LAS VEGAS, NV 89128.

OWNER/APPLICANT.

EFRAIN MENDOZA.
1180 SLEETRIDGE DR.
LAS VEGAS, NV 89123
(702) 575-8823

8/24/11
DATE

RECEIVED
AUG 24 2011
City of Las Vegas
SUP-42985

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

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

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

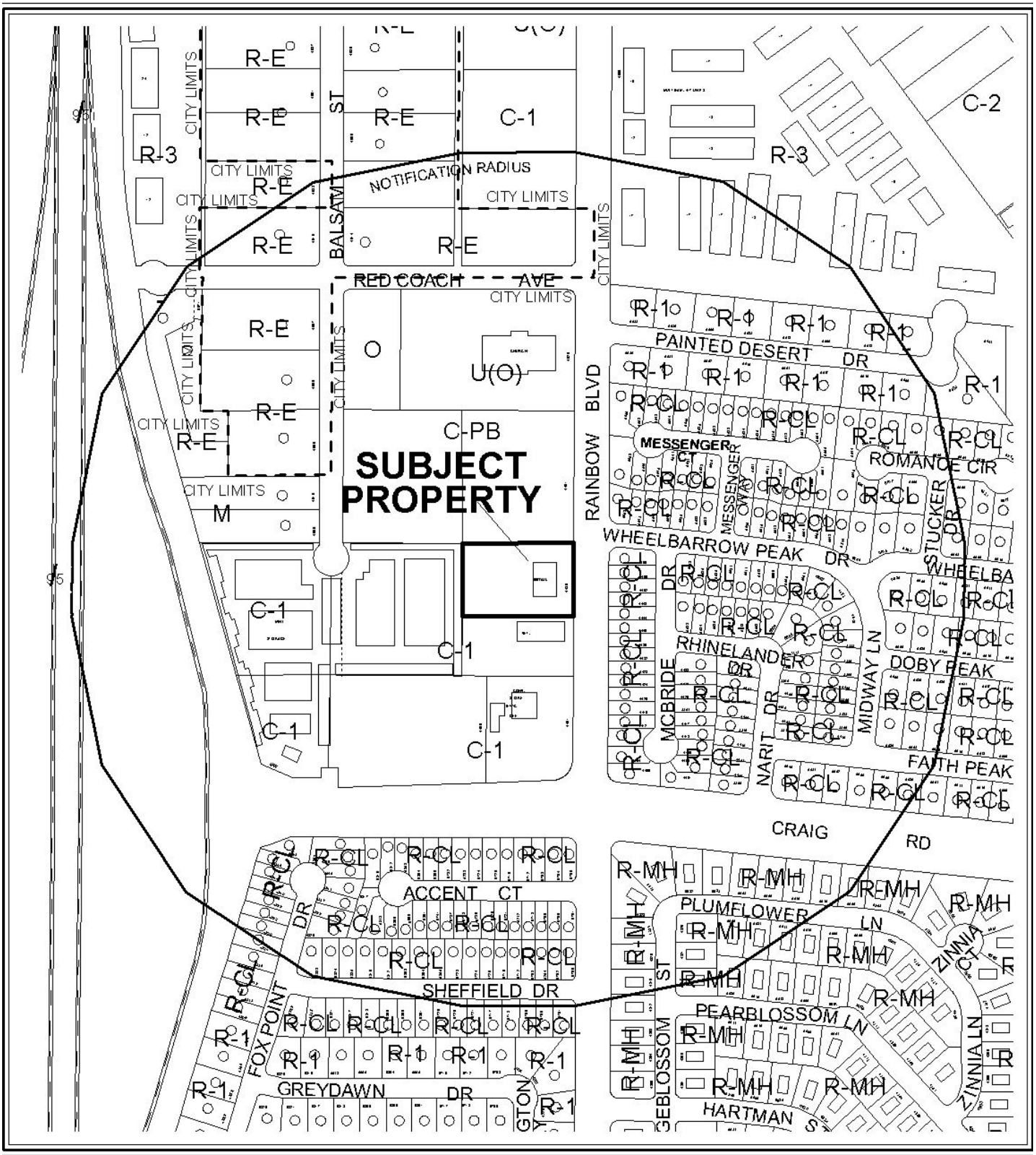
SUBJECT:
SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial)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

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

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

RECOMMENDATION:
Staff recommends

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



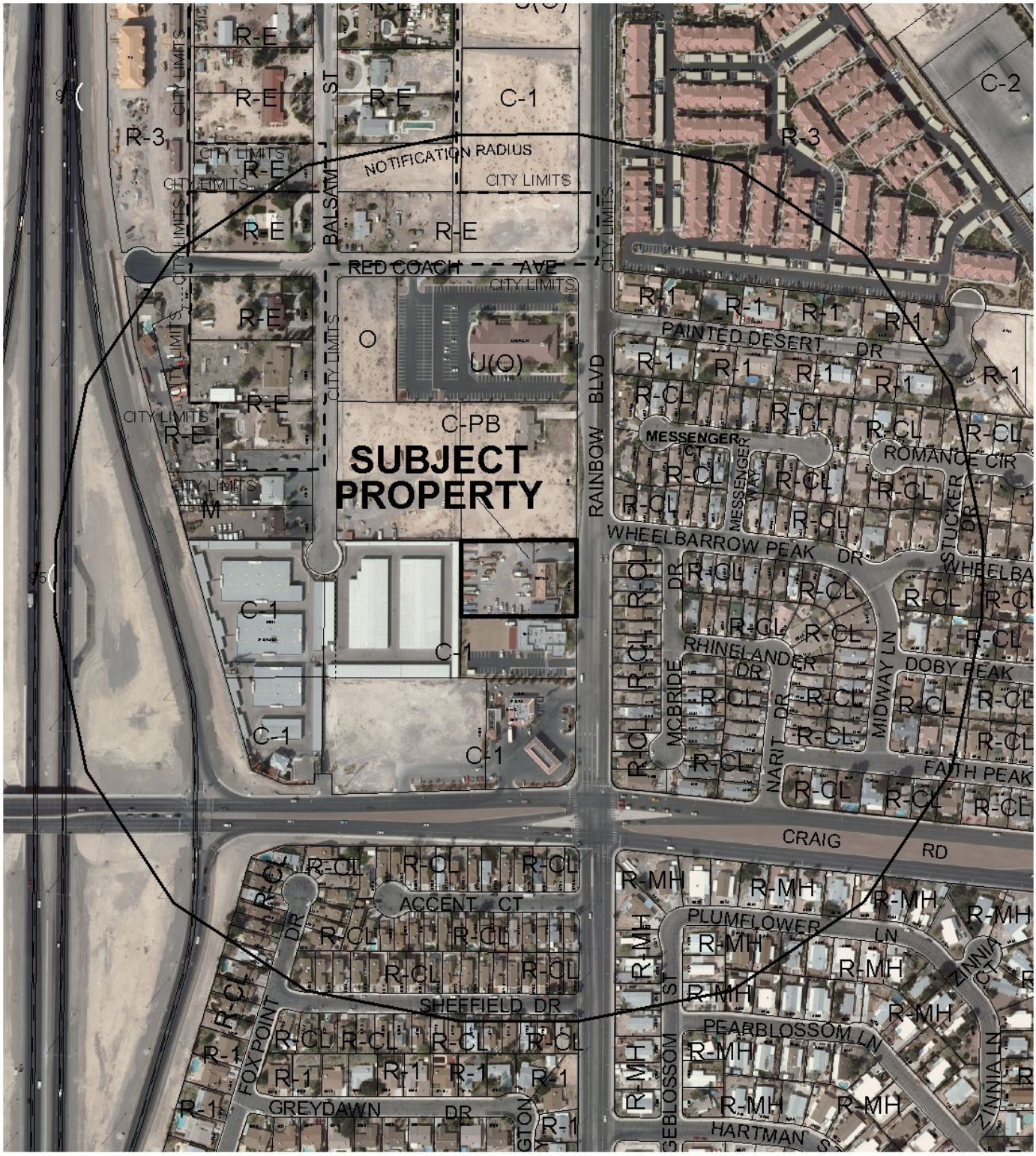
0 300 600 Feet

CASE: **SUP-43005 AND SDR-43004**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-43005 AND SDR-43004**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43005** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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: Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

_____

Notary Public in and for said County and State

STATE OF NEVADA

COUNTY OF CLARK

RECEIVED
AUG 25 2011

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

RECEIVED

Revised 11-14-06

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

AUG 25 2011

City of Las Vegas

SDR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas, NV 89108

Project Name Rainbow & Craig Sequoia Electric Proposed Use Commercial

Assessor's Parcel #(s) 138-03-602-013 Ward # _____

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

Commercial Square Footage 4, 970 sq. ft. Floor Area Ratio N/A

Gross Acres 1.21 Lots/Units N/A Density N/A

Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures Contact Blake Barsy

Address 4485 N. Rainbow Blvd. Phone: 454-5842 Fax: 454-7842

City Las Vegas State NV Zip 89108

APPLICANT Sequoia Electric Contact Blake Barsy

Address 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: _____

City Las Vegas State NV Zip 89108

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy Suite 200 Phone: 454-5842 Fax: 454-7842

City Henderson State NV Zip 89052

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

_____

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

FOR DEPARTMENT USE ONLY

Case #	SVP-43005
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/25/11
Received By:	BS

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

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AUG 25 2011

Revised 04/26/05

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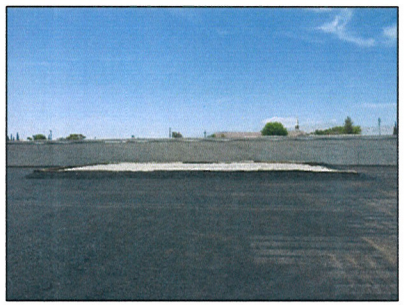
#1 EXISTING WASH PIT (LOOKING WEST)



#2 EXISTING WASH PIT (LOOKING NORTH)



#3 EXISTING WASH PIT (LOOKING EAST)

EXISTING MINI STORAGE BUILDING C-1
GENERAL PLAN SC

EXISTING DEVELOPMENT C-1
GENERAL PLAN SC

UNDEVELOPED C-PB
GENERAL PLAN L1/R

PROPOSED BUILDING
71'-0"
SERVICE MAINTENANCE & SALES

COVERED PATIO

EXISTING CONTRACTORS OFFICE BUILDING

OUTSIDE STORAGE

EXISTING WASH PIT AREA

EXISTING 8'-0" HIGH C.M.U. WALL, SEE 2 A1.01

EXISTING 8'-0" HIGH C.M.U. WALL SEE 1 A1.01

EXISTING 6'-0" HIGH C.M.U. WALL TO BE MODIFIED TO 8'-0" HIGH SEE 3 A1.01

EXISTING 4'-0" HIGH C.M.U. WALL

EXISTING LANDSCAPE AREA

EXISTING PLANTERS

EXISTING GATE SHALL REMAIN OPEN DURING BUSINESS

TRASH ENCLOSURE: PER CITY OF LAS VEGAS MUNICIPAL CODE 19.08.050 ROOF COVERED TRASH ENCLOSURE

PROPERTY LINE

WHEEL STOP

(2) 15' X 25' LOADING ZONE

24'-6" EXISTING DRIVEWAY

50'-0" MIN. THROAT DEPTH TYP.

N. RAINBOW BLVD.

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ARCHITECTURAL SITE PLAN
1" = 20'-0"

EXISTING RESIDENTIAL RC-L
GENERAL PLAN M

LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE 1/2" MAX CHANGE IN ELEVATIONS

L.A. LANDSCAPE AREA

PROJECT DATA:

ASSESSORS PARCEL NUMBER:	138-03-602-013
ACTION REFERENCE NUMBER:	N/A
DEVELOPMENT CODE:	TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S)	N/A
GENERAL PLAN	SC
EXISTING LAND USE ZONE:	C-1
SITE AREA:	1.21 ACRES/ 52, 942.4 SQ. FT.
LOT COVERAGE	16.96 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT:	
ALLOWABLE:	N/A
ACTUAL:	30 FT.
OCCUPANCY GROUP: EXISTING BUILDING	B
OCCUPANCY GROUP: PROPOSED BUILDING	S-1/M
CONSTRUCTION TYPE: EXISTING BUILDING	V-B

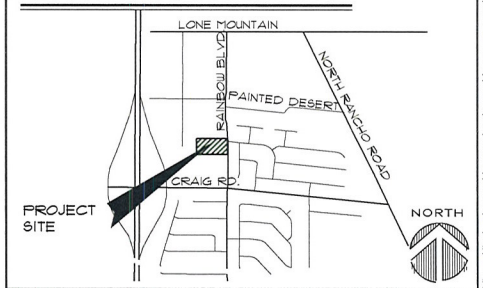
BUILDING AREA TABULATIONS

EXISTING CONTRACTORS OFFICE BUILDING AREA:	4, 011 SQ. FT.
PROPOSED BUILDING MAINTENANCE SERVICE & SALES:	4, 970 SQ. FT.
TOTAL BUILDING AREA	8, 981 SQ. FT.

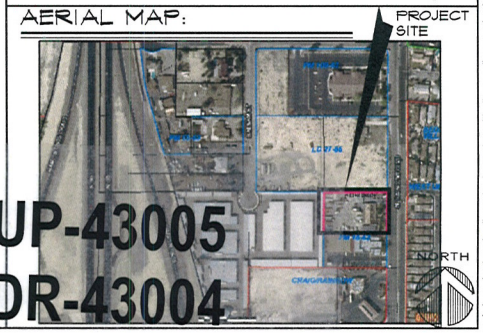
PARKING ANALYSIS

EXISTING CONTRACTORS OFFICE BUILDING AREA 4, 011 SQ FT. / 300 = 13.37=	14 SPACES
PROPOSED BUILDING MAINTENANCE SERVICE & SALES AREA 4, 970 SQ. FT. / 250 =	20 SPACES
NUMBER OF PARKING SPACES REQUIRED:	34 SPACES
NUMBER OF PARKING SPACES PROVIDED: (INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	37 SPACES
OUTSIDE STORAGE AREA	2, 000 SQ. FT.

LOCATION MAP/VICINITY:



AERIAL MAP:



SUP-43005
SDR-43004

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
August 25, 2011
8/24/2011

sheet title:
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

issue dates:

drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

sheet no.
AS1.01
of sheets

all instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.760 pacific design concepts, llc © 2008

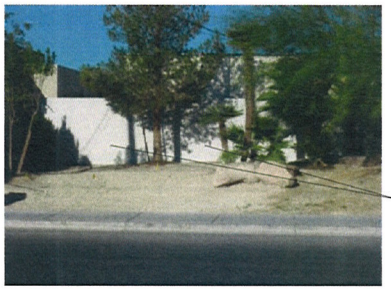
P:\10-129 Rainbow & Craig-Sequoia\LUS\Submitted LUS_05-23-11\ARCH\10-129 AS1.01_B.dwg plotted: 8/24/2011 12:19 PM by: Patricia Terrazas



#1 EXISTING FENCE WALL @ SOUTH SIDE



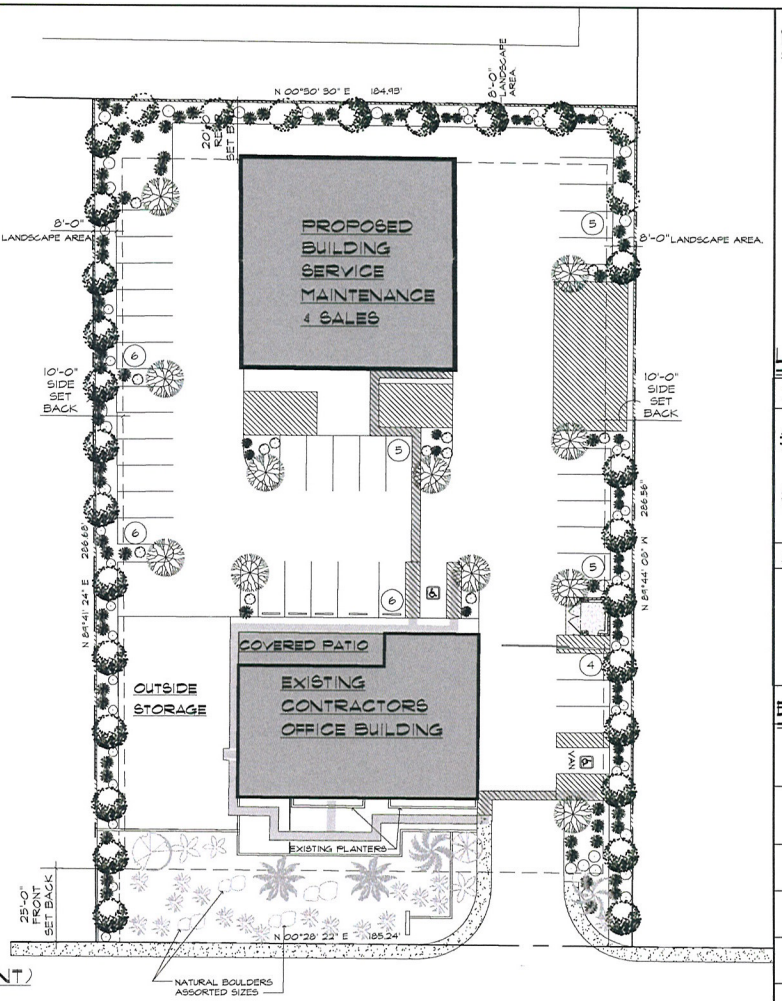
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 14.12.040
3. ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 60% OF LANDSCAPE AREA WITHIN TWO YEAS OF INSTALLATION
4. TREES SHALL NOT BE PLANTED WITHIN 5' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
5. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
6. SWALE DESIGN PER FIGURE 30.64-3.
7. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
8. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	31	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	11	ACACIA SP	ACACIA
SHRUBS	**SIZE**		**BOTANICAL NAME**	**COMMON NAME**
	5 GAL.	52	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	50	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	14	CALOCEDRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

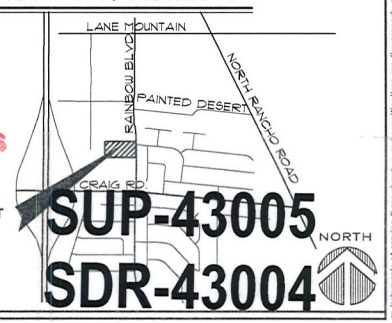
	14'	2	EXISTING DATE PALMS TO REMAIN
	10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
	6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
	48" BOX	1	EXISTING MONDEL PINE TO REMAIN
	48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
	15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN

PERIMETER TREES
REQUIRED 1 PER 30 LINEAR FEET (540 L.F. / 30) = 18 TREES
PROVIDED = 31 TREES

PARKING LOT TREES
REQUIRED 1 PER 6 STALLS = 14 TREES
PROVIDED = 11 TREES

RECEIVED
AUG 25 2011
City of Las Vegas

LOCATION MAP/VICINITY:



SUP-43005
SDR-43004

LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

LANDSAPE PLAN

1" = 20'-0"

NORTH

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title •
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
August 25, 2011
8/24/2011

sheet title •
LANDSCAPE PLAN

LAND USE SUBMITTAL

issue dates •
drawn by • PT
checked by • RCG
project no. • 10-129
revisions •

sheet no.
AL1.01
of sheets

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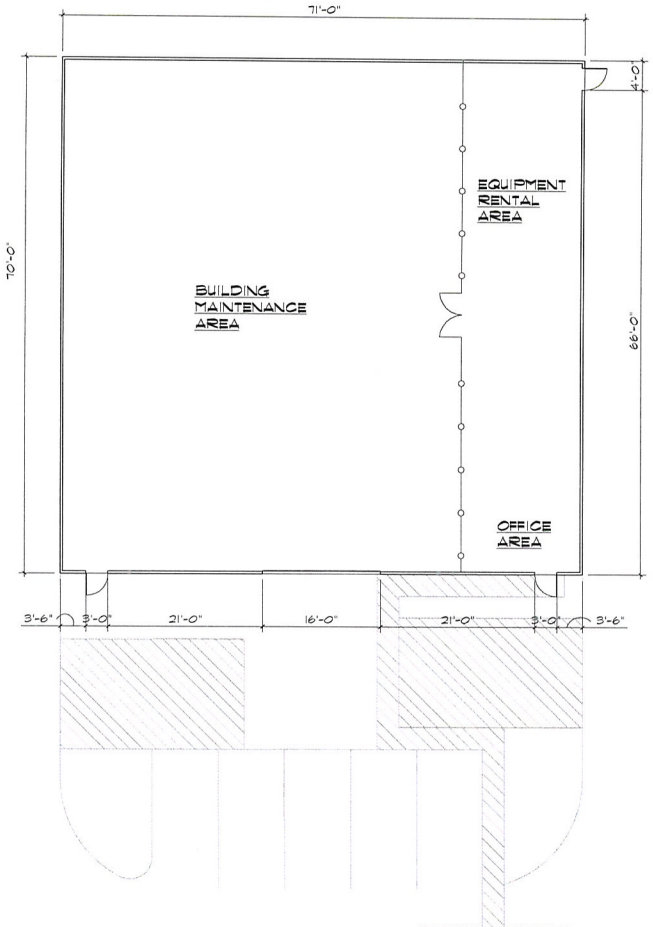
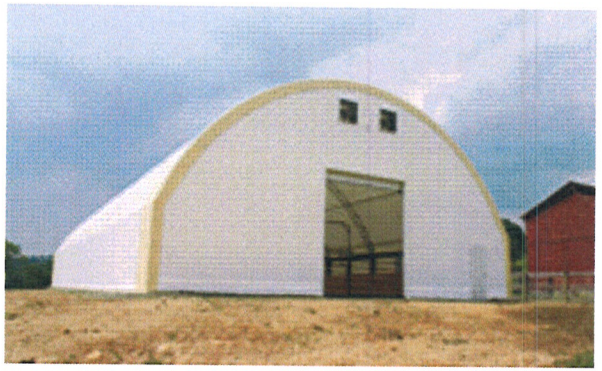
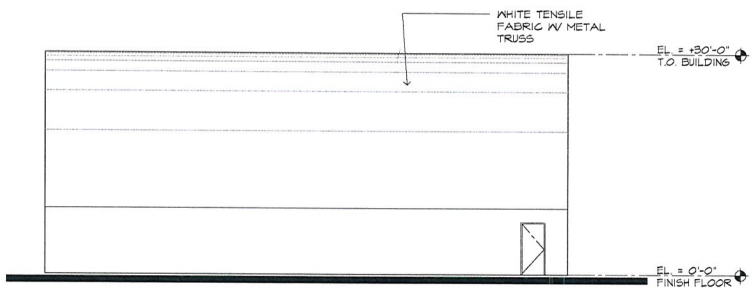
P:\10-129 Rainbow & Craig-Sequoia\LUS\Submitted LUS_06-23-11\ARCH\10-129 AL1.01.dwg plotted: 8/24/2011 12:42 PM by: Patricia Terrazas

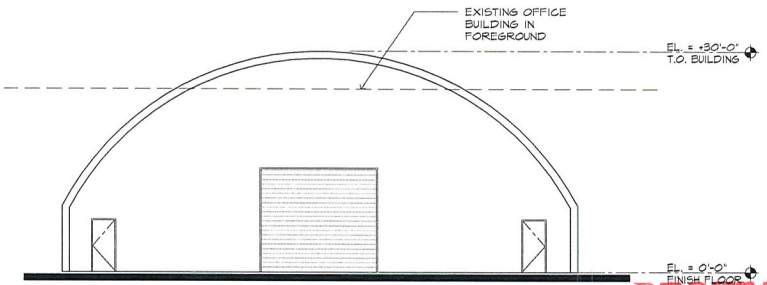


FLOOR PLAN
1/8"= 1'-0"





NORTH ELEVATION (RIGHT SIDE), SOUTH SIMILAR (LEFT SIDE)
1/8"= 1'-0"



EAST ELEVATION (FRONT), WEST SIMILAR (REAR)
1/8"= 1'-0"

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AUG 25 2011
City of Las Vegas

SUP-43005
SDR-43004

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
August 25, 2011

sheet title:
FLOOR PLAN
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:
sheet no.
A1.01
of sheets

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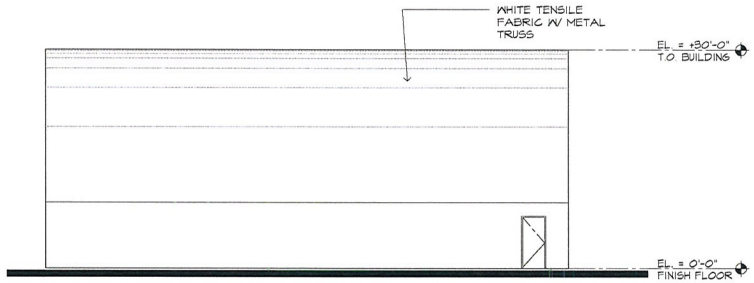
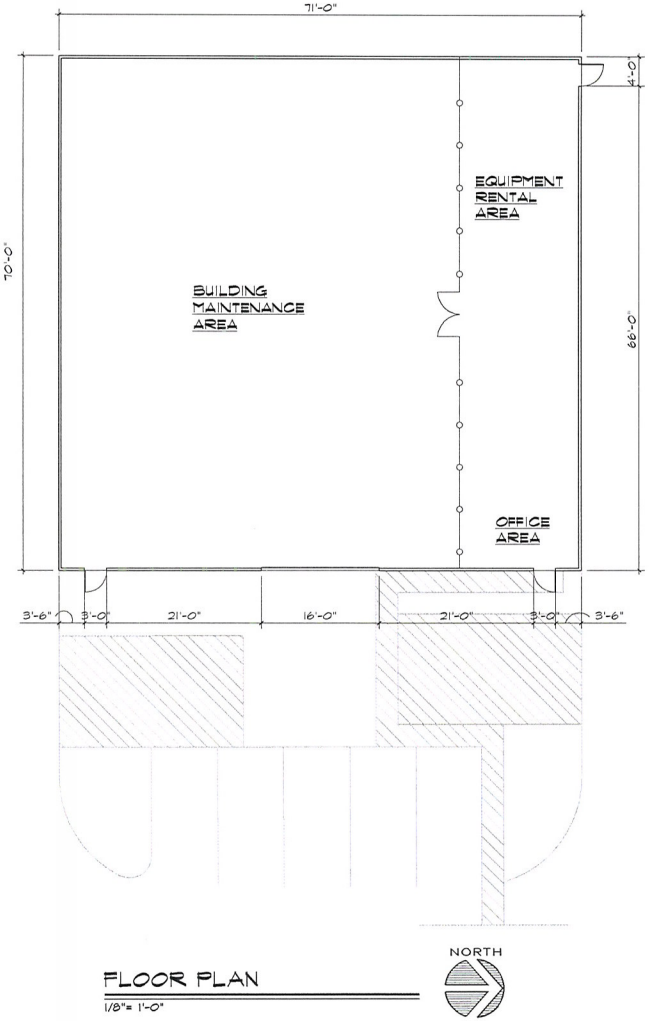


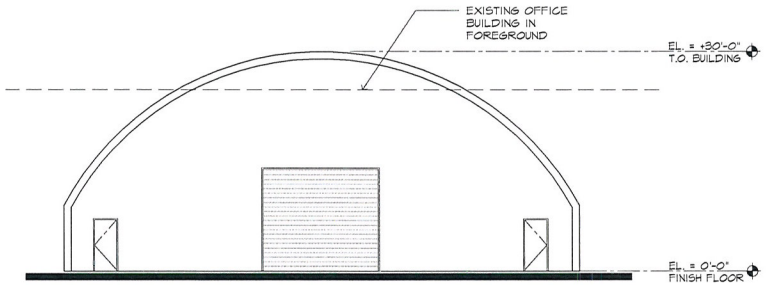
NORTH ELEVATION (RIGHT SIDE), SOUTH SIMILAR (LEFT SIDE)

1/8"= 1'-0"



FLOOR PLAN

1/8"= 1'-0"



EAST ELEVATION (FRONT), WEST SIMILAR (REAR)

1/8"= 1'-0"

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43005
SDR-43004

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
August 25, 2011
8/24/2011

sheet title:
FLOOR PLAN
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

issue dates:

drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

sheet no.
A1.01
of sheets

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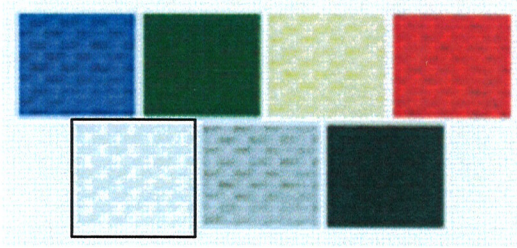
NORSEMAN STRUCTURE



COVER COLOR– WHITE

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City of Las Vegas

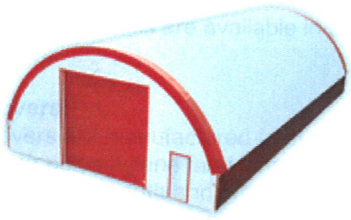
SUP-43005
SDR-43004

RAINBOW AND CRAIG SEQUOIA ELECTRIC

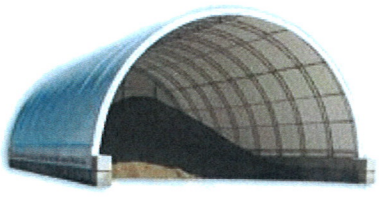
pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200 henderson, nevada 89052 ph. 454-5842

H-Series

Available in clear span widths of 32', 40', 42', 50' , 63' and 72' (9.7m, 12.1m, 12.8m, 15.2m, 19.2m, 21.9m) , to any length. All models are available in ground mount applications with the 40' and 50' width also available in wall mount.







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SUP-43005
SDR-43004

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3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

August 19, 2011

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Gebeke – Principal Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO: 10-129**
APN:138-03-602-013
SPECIAL USE PERMIT JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow 4, 970 sq. ft. Building Maintenance Services and Sales use with 2, 000 sq. ft. outside storage area on 1.21 acres in conjunction with an existing contractor's office building.
The proposed special use permit is appropriate based on the following findings of facts;

A. The proposed use can be conducted in a manner. That is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan;

B. The subject site is physically suitable for the type and intensity of land use being proposed;

C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use;

D Approval of the Special Use Permit at the site in question will be consistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

E The proposed use will accommodate very small tools and equipment that is commonly used for a small electrical subcontractor business. No large equipment or large company vehicles will be stored at this location. The owner has rented a storage yard for the large vehicles and equipment that is used for this underground electrical company. The hours of operation for the business is Monday thru Friday from 6:30 am until 6:30 pm.

Should you have any questions or require additional information please contact our office.
Sincerely,

Richard C. Gallegos
Principal

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City of Las Vegas

SUP-43005

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

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

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

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

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

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

RECOMMENDATION:
Staff recommends

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43004 APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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: Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

_____

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

RECEIVED
AUG 25 2011
City of Las Vegas

SUP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas, NV 89108

Project Name Rainbow & Craig Sequoia Electric **Proposed Use** Commercial

Assessor's Parcel #(s) 138-03-602-013 **Ward #** _____

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

Commercial Square Footage 4, 970 sq. ft. **Floor Area Ratio** N/A

Gross Acres 1.21 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 454-5842 **Fax:** 454-7842

City Las Vegas **State** NV **Zip** 89108

APPLICANT Sequoia Electric **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 839-9047 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy Suite 200 **Phone:** 454-5842 **Fax:** 454-7842

City Henderson **State** NV **Zip** 89052

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

Tammy J Powell

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-43004
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/25/11
Received By:	BCS

*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 25 2011
City of Las Vegas

pacific design concepts, llc PDC
3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

August 19, 2011

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Gebeke – Principal Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO-10-129**
APN: 138-03-602-013
SITE DEVELOPMENT PLAN REVIEW
JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review.

The proposed Site Development Plan is for a single story 4, 970 sq ft. Building Maintenance Services & Sales use in conjunction with an existing 4, 011 sq. ft. Contractors Office Building on 1.21 acres in a C-1 zone.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.
7. The proposed exterior covering of the building is a white tensile fabric that has a clean appearance and very appropriate for the desert environment. The building is 30 feet in overall height, and is located behind the existing contractors office building, which is 26 feet in height and is set back approximately 200 feet from the Rainbow right of way. The very small top portion of the curved structure will not be seen from the Rainbow right of way due to the existing office building.
8. The proposed design meets all set backs, parking and landscape requirements.

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City of Las Vegas

SDR-43004

Should you have any questions or require additional information please contact our office.
Sincerely,



Richard C. Gallegos
Principal
RCG/pt

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AUG 25 2011
City of Las Vegas

SDR-43004

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

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

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

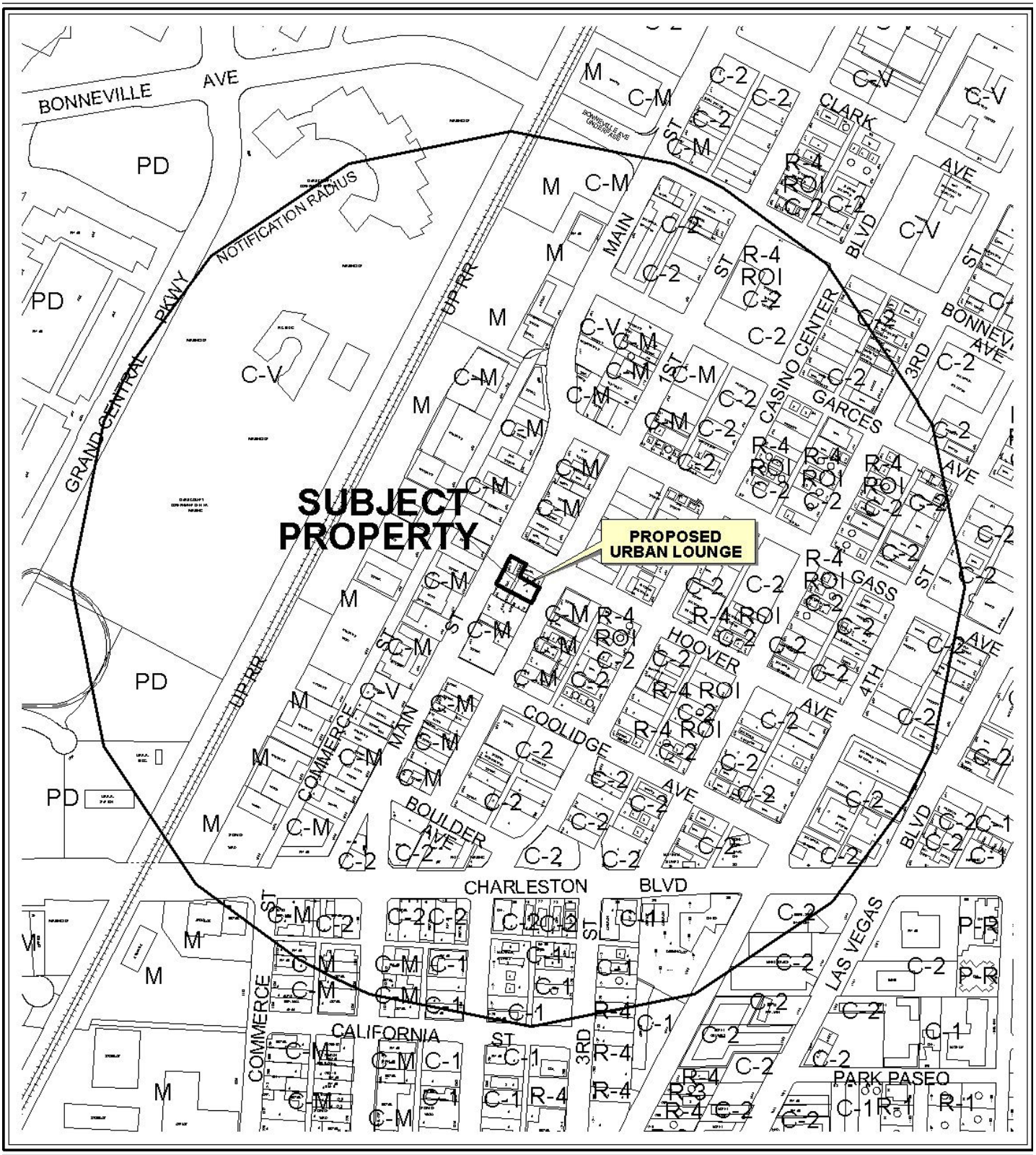
SUBJECT:
SUP-43009 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL DAGLIAN - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,868 SQUARE-FOOT URBAN LOUNGE at 901 Main Street (APNs 139-34-410-005 and 007), C-M (Commercial Industrial) Zone, Ward 3 (Coffin).

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

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-43009**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-43009**

RADIUS: 1500 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43009 APN: 139-34-410-005-007

Name of Property Owner: MICHAEL DAGLIAN

Name of Applicant: IGNACIO GONZALEZ/ARCHITECTS

Name of Representative: IGNACIO GONZALEZ

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Michael Daglian

Print Name: MICHAEL DAGLIAN

Subscribed and sworn before me

This 26 day of JULY, 2011

Notary Public in and for said County and State

GREG SMITH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-22-13
Certificate No: 05-99087-1

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City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 901 S. MAIN STREET

Project Name MAIN STREET URBAN LOUNGE **Proposed Use** URBAN LOUNGE

Assessor's Parcel #(s) 139-34-410-005.007 **Ward #** 3-COFFIN

General Plan: existing C.I.D. proposed C.I.D **Zoning:** existing C-M proposed C-M

Commercial Square Footage 4,868 **Floor Area Ratio** .427

Gross Acres .262 **Lots/Units** _____ **Density** _____

Additional Information URBAN LOUNGE WITH RESTAURANT KITCHEN IN EXISTING VACANT BUILDING WITH & OUTDOOR PUBLIC PATIO & OUTDOOR HOOKAH GARDEN

PROPERTY OWNER MICHAEL DAGLIAN **Contact** IGNACIO GONZALEZ

Address 1207 EAST ELMWOOD AVE. **Phone:** (702) 491-1397 **Fax:** (702) 920-8137

City BURBANK **State** CA **Zip** 91501

E-mail Address igonzalez@igarchitects.com

APPLICANT IGNACIO GONZALEZ/ARCHITECTS **Contact** IGNACIO GONZALEZ

Address 2516 OCEAN FRONT DRIVE **Phone:** (702) 491-1397 **Fax:** (702) 920-8137

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address igonzalez@igarchitects.com

REPRESENTATIVE IGNACIO GONZALEZ/ARCHITECTS **Contact** IGNACIO GONZALEZ

Address 2516 OCEAN FRONT DRIVE **Phone:** (702) 491-1397 **Fax:** (702) 920-8137

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address igonzalez@igarchitects.com

Property Owner Signature* _____

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

Print Name MICHAEL DAGLIAN

Subscribed and sworn before me

This 3 day of ~~JULY~~ AUG, 2011

_____

Notary Public in and for said County and State

RECEIVED
AUG 25 2011
City of Las Vegas

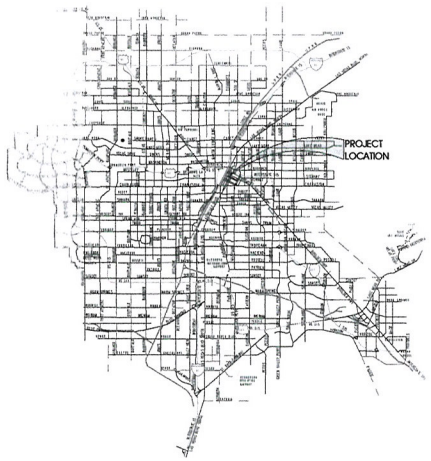
GREG SMITH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-22-13
Certificate No: 05-99087-1

FOR DEPARTMENT USE ONLY

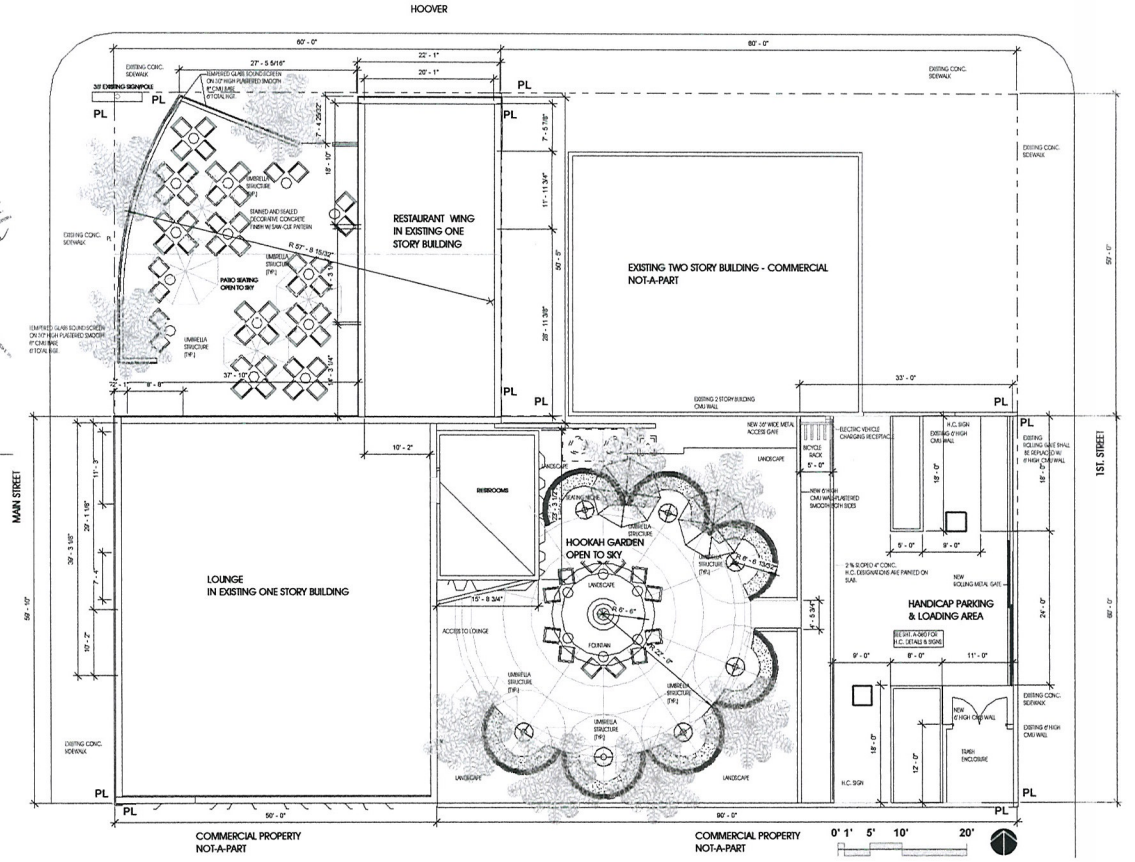
Case #	SUP-43099
Meeting Date:	10/11/11
Total Fee:	$1,280
Date Received:*	8/25/11
Received By:	Bus

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

Revised 10/27/08



VICINITY MAP



1 A105-SITE PLAN-NEW
1/8" = 1'-0"

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43009

IGNACIO GONZALEZ / ARCHITECTS INC.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN

MAIN STREET URBAN LOUNGE
MR. MICHAEL DAOUAH
SITE PLAN & VICINITY MAP

A105

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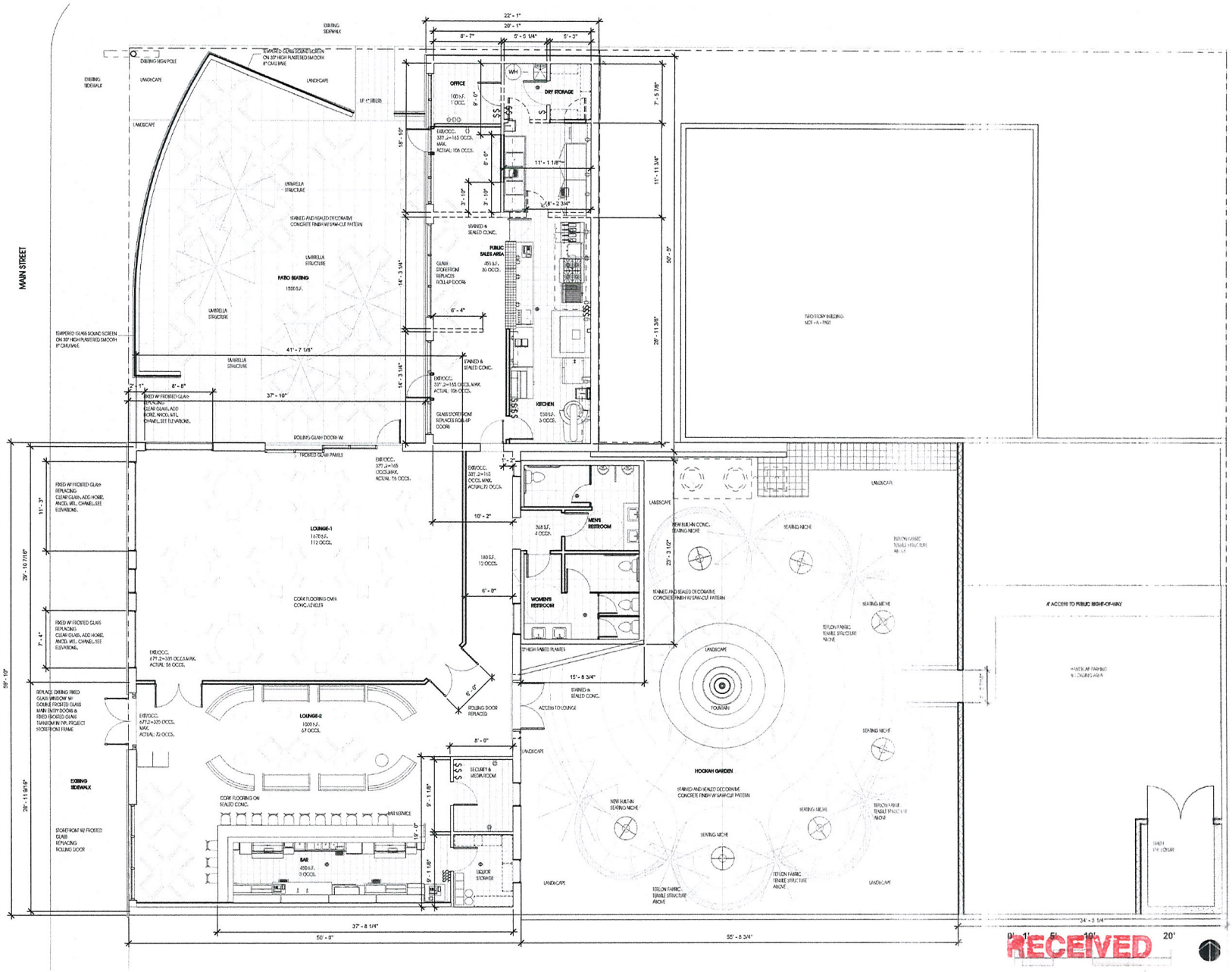

1 A130-FLOOR PLAN-p
3/16" = 1'-0"

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43009

IGNACIO GONZALEZ / ARCHITECTS INC.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN
2414 OCEAN FRONT DR LAS VEGAS, NV 89128
(702) 491-1297 FAX (702) 920-0137
E-MAIL IGONZALEZ@IGNACIOARCHITECTS.COM

MAIN STREET URBAN LOUNGE
NEW URBAN LOUNGE & MEDITERRANEAN RESTAURANT WITH HOOKAH GARDEN
901 SOUTH MAIN STREET LAS VEGAS, NV 89101
T.L.

FLOOR PLAN

MR. MICHAEL DAGUAN
901 S. MAIN STREET
LAS VEGAS, NV. 89101

NO.	REVISION DESCRIPTION	DATE
1		

A106

8-17-2011 MAIN STREET URBAN LOUNGE 901 S. MAIN STREET LAS VEGAS, NV 89101

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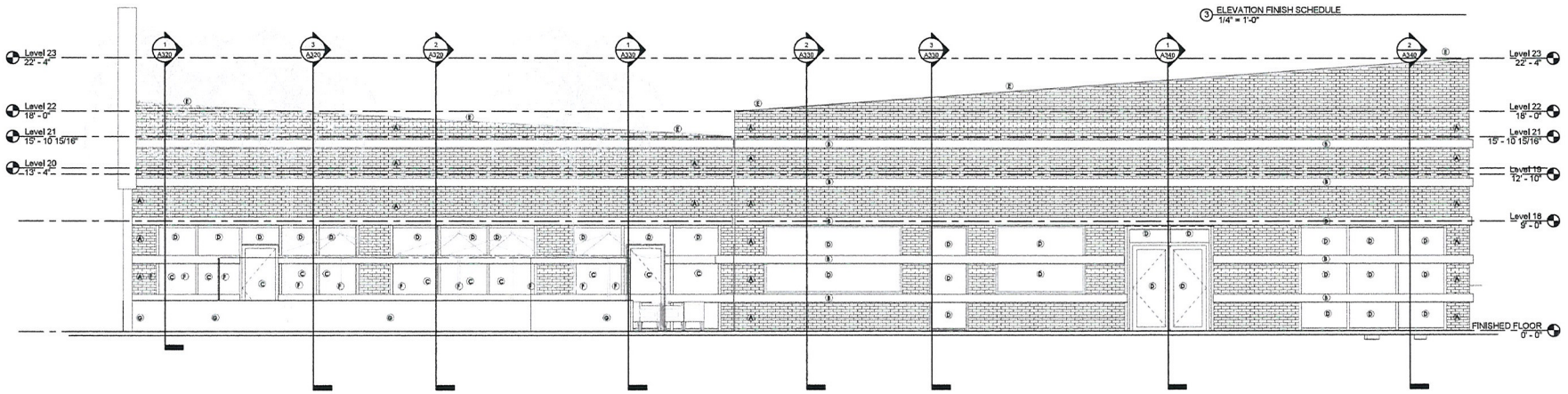
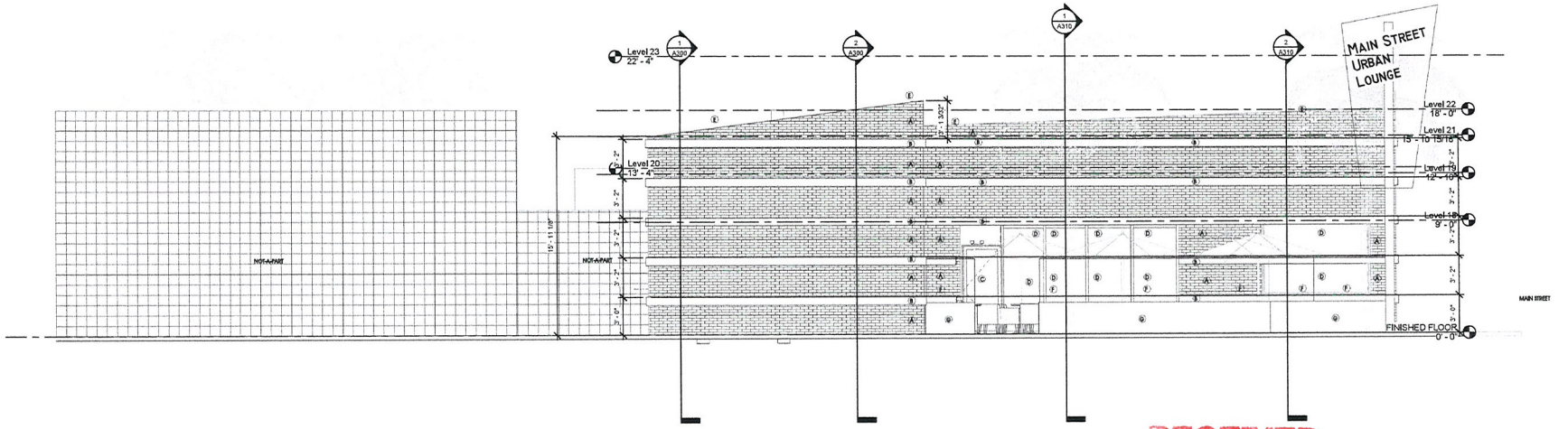
ELEVATION FINISH SCHEDULE

- (A) EXISTING CONCRETE BRICK WYTHE WALL - SAND-BLAST , PRIME , MID PAINT , FINISH - 66439W " RUGGED TAN "
- (B) 8" HIGH CLEAR ANODIZED FINISHED DECORATIVE HORIZONTAL METAL REVEAL (20 GA. MIN.)
- (C) DUAL PANE -GLASS - AZURAMAY XERO AMERICA - IN CLEAR ANODIZED ALUM. FRAME SYSTEM.
- (D) FROSTED GLASS - DUAL PANE FIXED GLASS IN CLEAR ANODIZED ALUM. FRAME SYSTEM.
- (E) 6" HIGH CLEAR ANODIZED FINISHED DECORATIVE HORIZONTAL METAL PARAPET CAP (20 GA. MIN.)
- (F) 1/2" THICK TEMPERED GLASS WIND SCREEN (6' HIGH) IN CLEAR ANODIZED ALUM. FRAME SYSTEM. STRAIGHT FACETS ROUND CURVED PLASTERED CMU WALL.
- (G) 24" HIGH (NO.) PLASTERED SMOOTH C.M.U. STEM WALL WITH GLASS SCREEN (F) ON TOP - WHITE PAINT
- (H) PLASTERED SMOOTH C.M.U. OR STUCCO WALL - PRIME & PAINT - FINISH -7779XM - SUMMER MELON
- (J) PLASTERED SMOOTH STUCCO WALL - PRIME & PAINT - FINISH - ACT 1 LIN-FIREBRUSH

③ ELEVATION FINISH SCHEDULE
1/4" = 1'-0"



① WEST-MAIN STREET
1/4" = 1'-0"



② NORTH-HOOVER
1/4" = 1'-0"

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43009

IGNACIO GONZALEZ / ARCHITECTS INC.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN

MAIN STREET URBAN LOUNGE
311 SOUTH MAIN STREET LAS VEGAS, NV 89101

MR. MICHAEL DASILVA
311 SOUTH MAIN STREET
LAS VEGAS, NV 89101

EXTERIOR ELEVATIONS - WEST & NORTH ELEVATIONS

NO. DESCRIPTION DATE

A200

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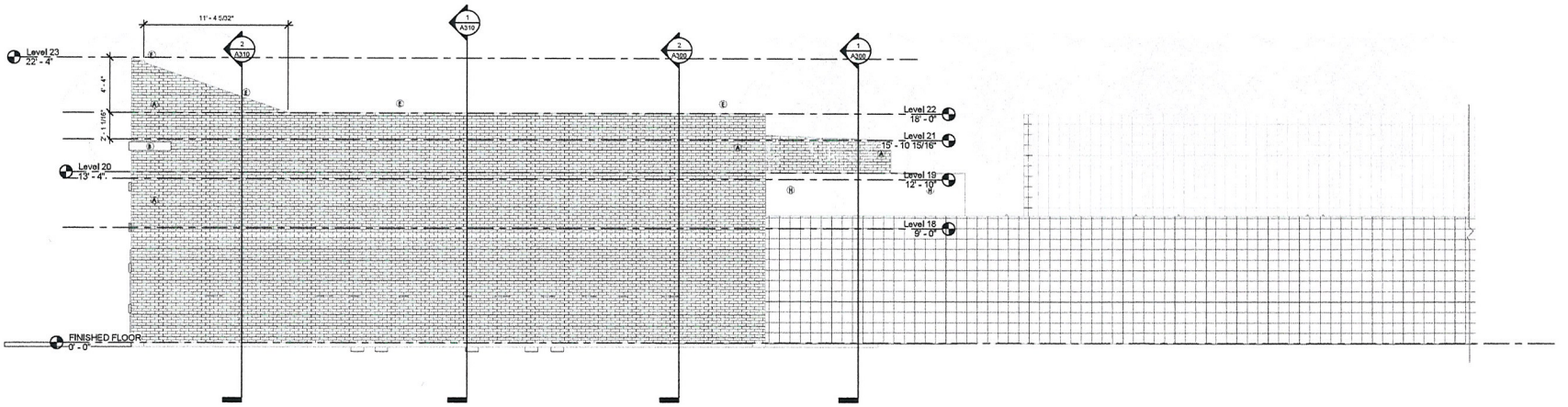
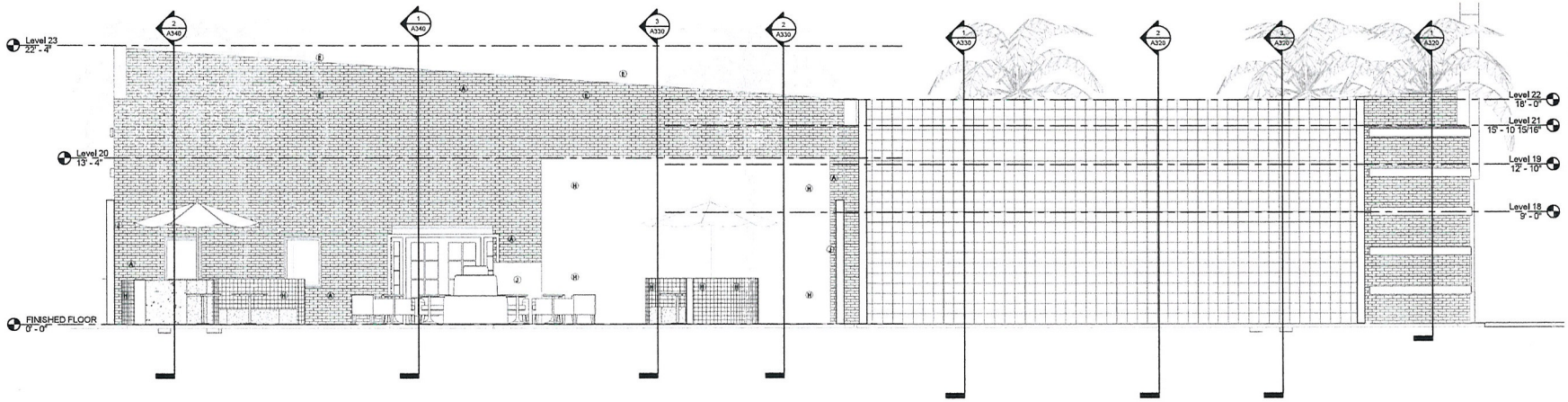
ELEVATION FINISH SCHEDULE

- (A) EXISTING CONCRETE BRICK WYTHE WALL - SAND-BLAST, PRIME, AND PAINT, FRAZEE-666/NW- RUGGED TRAIL*
- (B) 8" HIGH CLEAR ANODIZED FINISHED DECORATIVE HORIZONTAL METAL REVEAL (20 GA. MIN.)
- (C) DUAL PANE -GLASS - AQUAPANY VERO AMERICA - IN CLEAR ANODIZED ALUM. FRAME SYSTEM.
- (D) FROSTED GLASS - DUAL PANE FIXED GLASS IN CLEAR ANODIZED ALUM. FRAME SYSTEM.
- (E) 6" HIGH CLEAR ANODIZED FINISHED DECORATIVE HORIZONTAL METAL PARAPET CAP (20 GA. MIN.)
- (F) 1/2" THICK TEMPERED GLASS WIND SCREEN (6" HIGH) IN CLEAR ANODIZED ALUM. FRAME SYSTEM. STRAIGHT FACETS AROUND CURVED PLASTERED CMU WALL.
- (G) 24" HIGH (AFF.) PLASTERED SMOOTH CMU SLOPE WALL WITH GLASS SCREEN(F) ON TOP - WHITE PAINT
- (H) PLASTERED SMOOTH CMU, OR STUCCO WALL - PRIME & PAINT - FRAZEE -772/KSM - SUMMER MELON
- (J) PLASTERED SMOOTH STUCCO WALL - PRIME & PAINT - FRAZEE -AC117/SAFRIEHUSH

(3) ELEVATION FINISH SCHEDULE-2
1/4" = 1'-0"



(2) SOUTH-MAIN STREET
1/4" = 1'-0"



(1) EAST-REAR ELEVATION
1/4" = 1'-0"

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43009

IGNACIO GONZALEZ / ARCHITECTS INC.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN
2614 DEGAN PARKWAY DR LAS VEGAS, NV 89128
(702) 499 1267 FAX (702) 933 8137
E-MAIL IGONZALEZ@IGNACIOARCH.COM

MAIN STREET URBAN LOUNGE
NEW URBAN LOUNGE & MEDITERRANEAN RESTAURANT WITH HOOKAH GARDEN
301 SOUTH MAIN STREET
LAS VEGAS, NV 89101
T.L.

EXTERIOR ELEVATIONS- SOUTH & EAST ELEVATIONS

MR. MICHAEL DAGLIAN
301 S. MAIN STREET
LAS VEGAS, NV. 89101

NO.	REVISION DESCRIPTION	DATE
1.		

A210

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IGNACIO GONZALEZ
• ARCHITECTS. INC. •

August 17, 2011

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 N. Rancho Drive
LAS VEGAS, NEVADA

PROJECT JUSTIFICATION LETTER

RE: MAIN STREET URBAN LOUNGE

To whom it may concern;

We are forwarding to you this justification letter for the new urban lounge and restaurant located within the existing building at 901 S Main Street. This is the southeast corner of Main Street and Hoover. It is within the Downtown Arts District in Redevelopment area.

The existing one story building is currently vacant. It was previously used as an automobile service building. The northwest corner of the property is an open area with concrete floor. The actual building is a semi-ell shape. The rest of the property found on the southeast side reaching First Street is a vacant paved lot.
The majority of the work proposed is an internal tenant improvement. The existing elevations will be renovated as indicated on accompanying drawings. The corner open space will be converted into an open-to-sky patio for public seating. The north side of the building will be the kitchen portion of the lounge/restaurant. The southern part of the building which is the majority of enclosed area, will house lounge areas, bar and restrooms. The southeastern open lot will be converted into a landscaped hookah garden open to sky with service and handicap parking area adjacent to First Street. Parking will be provided by valet service in addition to adjacent street parking.

The project will provide ten employees at most intense operational schedule.
Anticipated hours of operation are 16 hrs/day.
The owner does not own or operate establishments with similar uses at this time.
The state license that may be required is a limited gaming license.

The project will participate in the City of Las Vegas Green Building Program.
The project will meet LEED standards but is not necessarily pursuing certification.
Xeriscape will be incorporated in the site design.
There is not connectivity to adjacent parcels except for street and sidewalk access.
The project does not qualify by use for Walkable Community designation.
The project is using sustainable construction where it is possible.
The project will add tree canopy to non-existent condition but does not qualify for Urban Forestry Initiative.
The project will provide bicycle parking as well as electric vehicle recharging station and immediate access to public transportation stops.

This project will greatly enhance this blighted corner and will continue the conversion of the Arts District into an attractive and revenue producing destination for the City of Las Vegas.

We are respectfully requesting that you permit this project to be developed as presented.

Thank you.
Ignacio Gonzalez
Principal architect

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43009

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

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

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

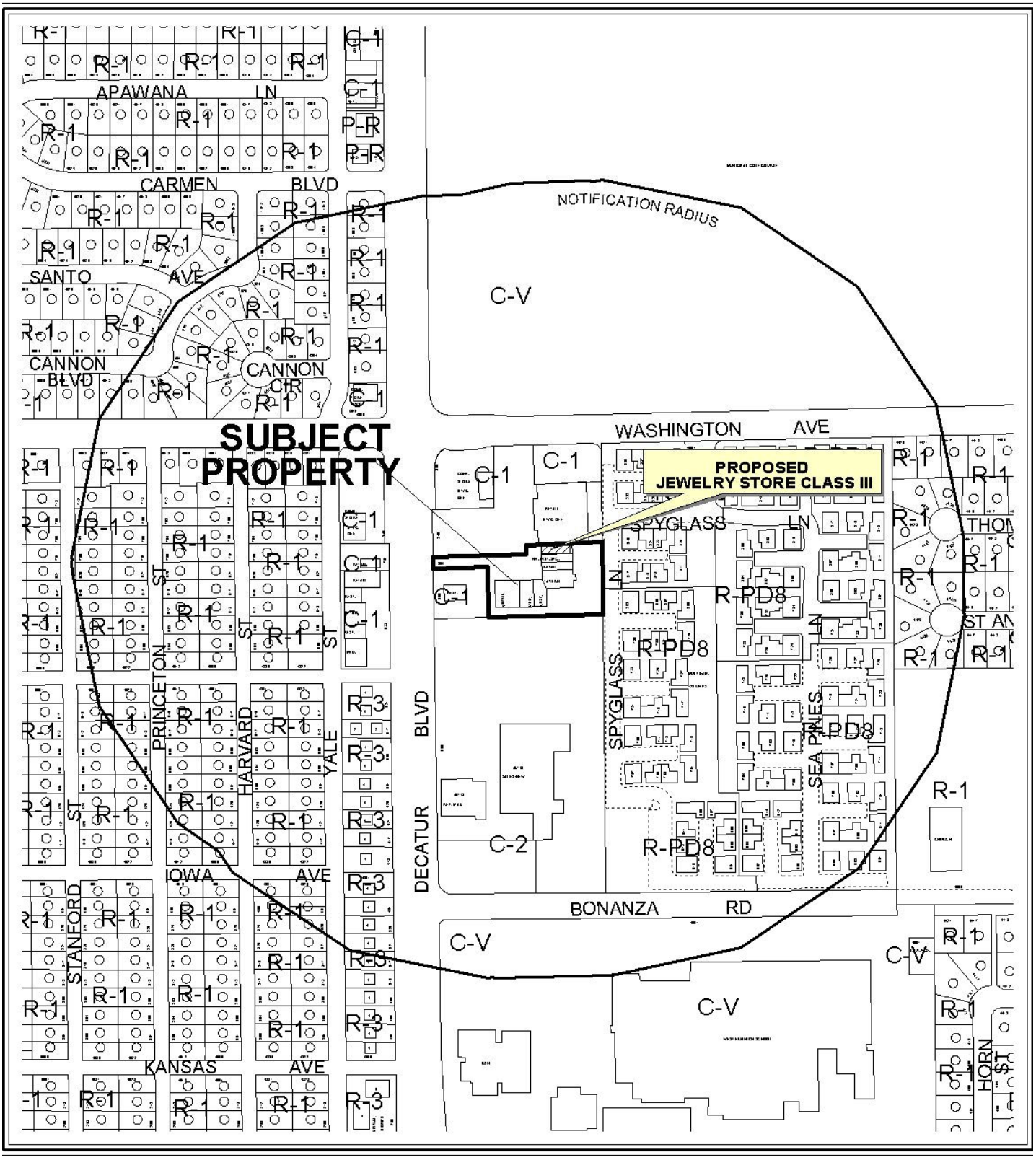
SUBJECT:
SUP-43011 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONIA CORREDOR - OWNER: DECATUR WASHINGTON SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A JEWELRY STORE, CLASS III USE WITHIN AN EXISTING JEWELRY STORE, NEW at 840 North Decatur Boulevard, Suite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

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

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-43011**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-43011**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43011** APN: 139-30-301-005

Name of Property Owner: DECATUR WASHINGTON SHOPPING CENTER LLC

Name of Applicant: SONIA CORRIDOR

Name of Representative: MARK HOLTEN

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mark Holten - Mark Holten

Print Name: MARK HOLTEN

Subscribed and sworn before me

This 24 day of AUGUST, 2011

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107101-1
My Appointment Expires March 1 2014

RECEIVED
AUG 25 2011

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 540 N. DECATUR BLVD # A, LV, NV 89107

Project Name DECATUR WASHINGTON CENTER Proposed Use _____

Assessor's Parcel #(s) 139-30-301-005 Ward # _____

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

Commercial Square Footage 38,600 Floor Area Ratio _____

Gross Acres 3.46 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER DECATUR WASHINGTON SHOPPING CENTER LLC Contact _____

Address 4205 BALDWIN AVE Phone: (818) 626-1060 Fax: (818-626-1061

City EL MONTE State CA Zip _____

E-mail Address WMIGUEL@MARKETON.COM

APPLICANT SONIA CORREDOR Contact 702-771-8518

Address 324 PRINCETON ST. Phone: _____ Fax: _____

City LAS VEGAS, NV State NEVADA Zip 89107

E-mail Address SoniaCorredor@yahoo.com

REPRESENTATIVE SIGNA REALTY GROUP Contact MARK HOLTEN

Address 601 S. RANCHO DRIVE, Ste A-5 Phone: 315-6300 Fax: 315-6302

City LAS VEGAS State NV Zip 89106

E-mail Address MHOLTEN@SIGNAREALTY.COM

Property Owner Signature* _____

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

Print Name MARK HOLTEN

Subscribed and sworn before me

This 24 day of AUGUST, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107101-1
My Appointment Expires March 1, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43011
Meeting Date:	11/8/11 PC
Total Fee:	$1,030
Date Accepted:	8/25/11
Accepted By:	

RECEIVED
AUG 25 2011
PLANNING & DEVELOPMENT

*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.

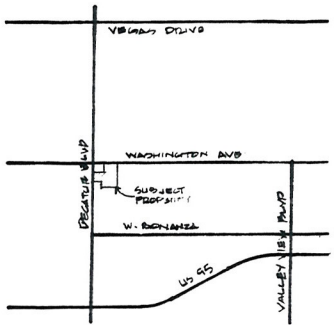
PROJECT DATA

PROPOSAL: TO ALLOW BAKERY/DONUT STORE IN ABANDONED SUPERMARKET BUILDING.

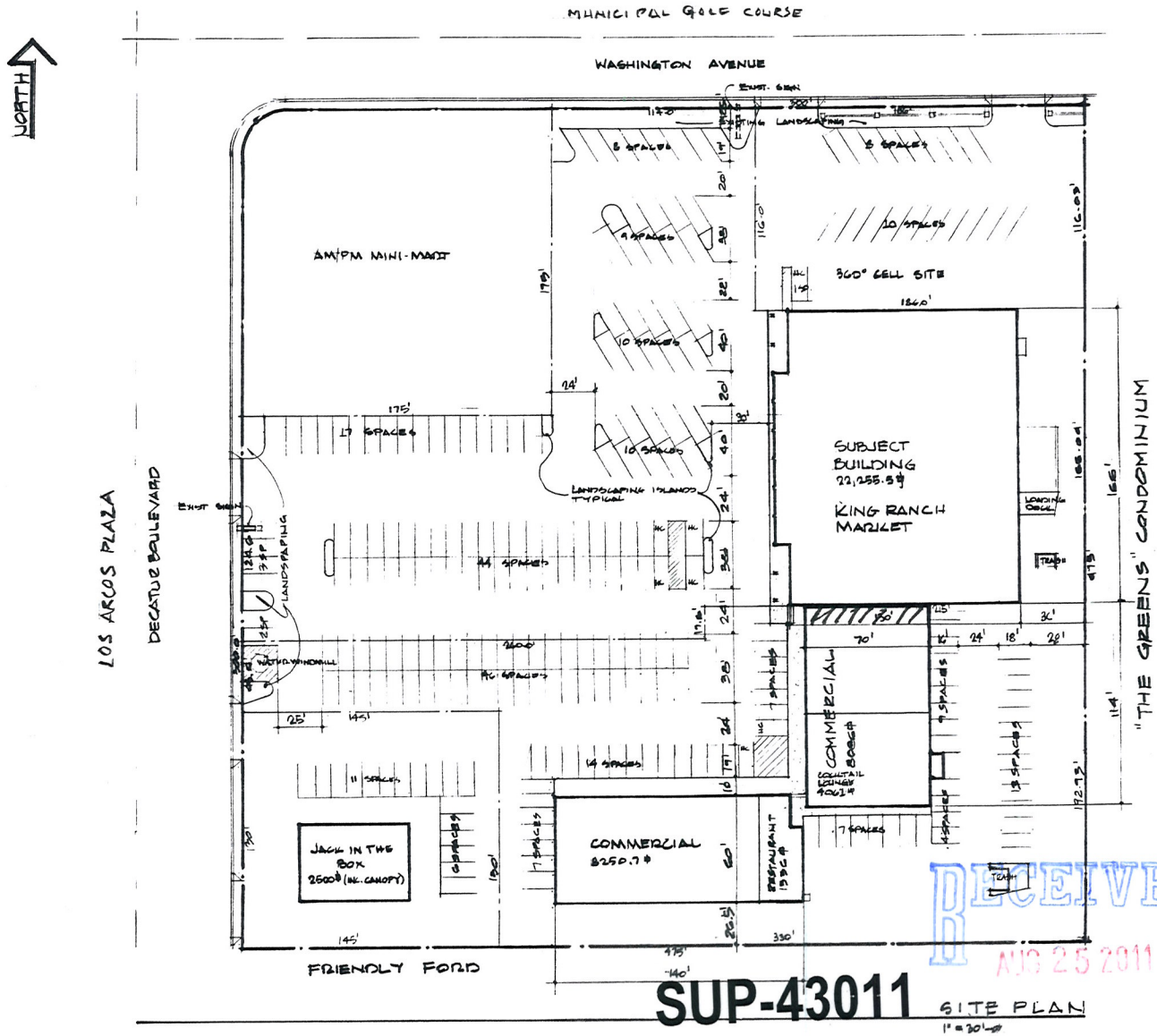
LOT AREAS: EX SUPERMARKET		86,325 ⌀
COMMERCIAL		68,216 ⌀
CELL SITE		21,576 ⌀
		176,117 ⌀
PARKING REQUIRED		
BUILDING CONVERSION		36
DONUT STORE	1500/100 ⌀ . 15	
BAKERY	28,756/1000 . 21	
COMMERCIAL		
COCKTAIL LOUNGE	4061/100 41	99
RESTAURANT	1336/100 14	
RETAIL	10,940/250 44	
JACK IN THE BOX	2500/100	25
TOTAL PARKING REQUIRED		160
EXISTING SPACES PROVIDED		246

A.P.N. 139-30-301-002
1.98 ACRES (SUBJECT PARCEL ONLY)

VICINITY MAP



PROJECT BOUNDARY



SITE PLAN
1" = 30'-⌀

RECEIVED
AUG 25 2011

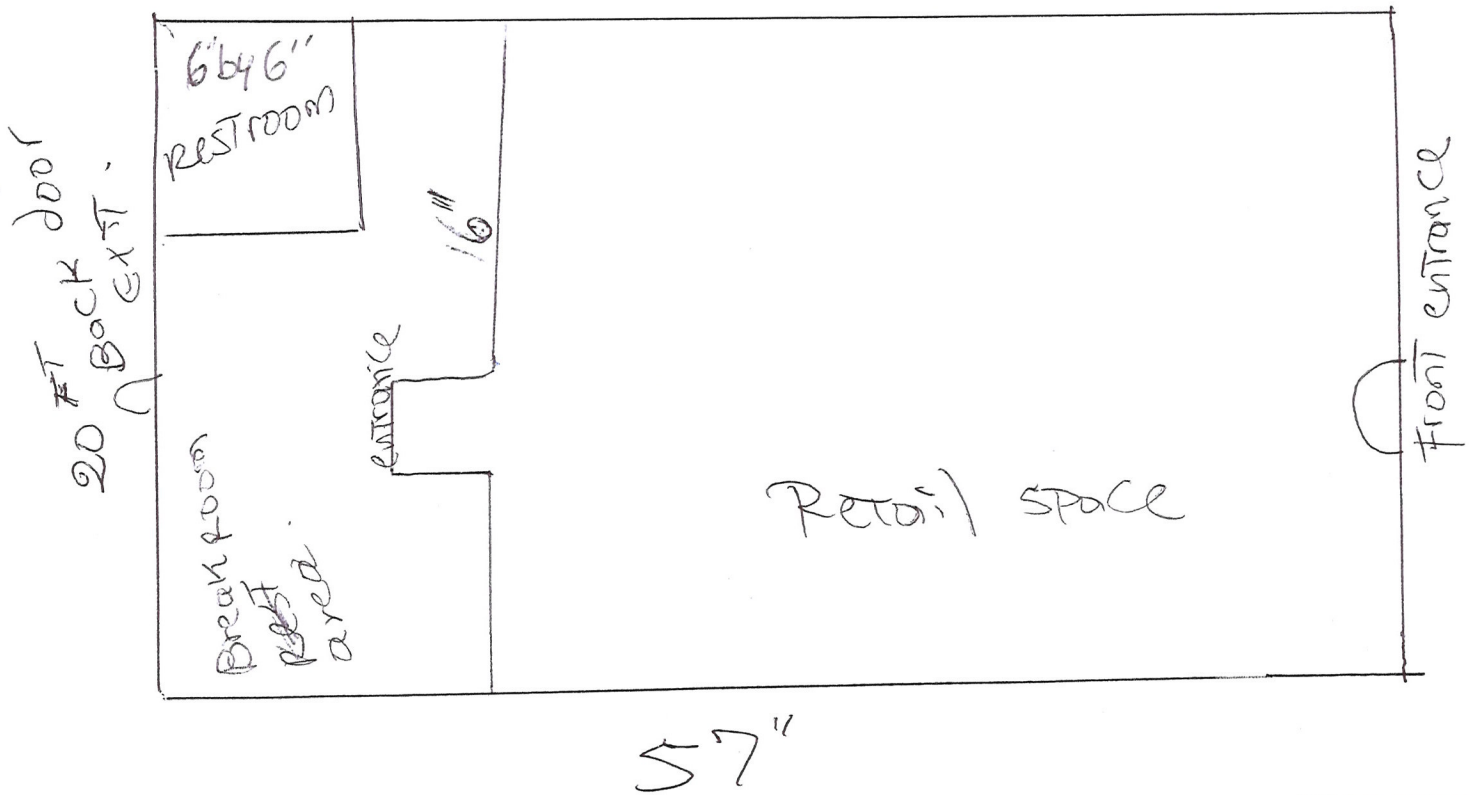
SUP-43011

KEN PETTITT · ARCHITECT 3355 SPRING MTN. ROAD LAS VEGAS, NEVADA 89102 (702)876-3055

12 MAY 97

Floor Plan

57' 6" x 20"



RECEIVED
AUG 25 2011
SUP-43011

08-02-2011

TO;Planing &Development Dept
FROM;Sonia Corredor
840 N.Decatur suit A
Las Vegas,NV 89107

I'm requestion for a Special Use Permit (Jewelry Class lll) because I would like to be able to buy and sell gold in my place,my schechuled hours will be 8am to 8 pm 7 days a week,I will cooperate with you rules and I will acomplish any requerement that you ask from my for the good of the bussiness.
I'm just starting my own bussiness I'm a single mom looking to stablish my family in the bussines and I Really apreciate the oportunity to work with kind of license knowing that the economic situation in our Country is not easy to take I really apreciate you cooperation in this matter to me.
I'm attaching the Site Plan and any other document or any questions please feel free to call me at 702-7718518 from 10am to 7pm.
Thanks again,
Sincerely

Sonia Corredor

RECEIVED
AUG 25 2011
SUP-43011

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

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

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

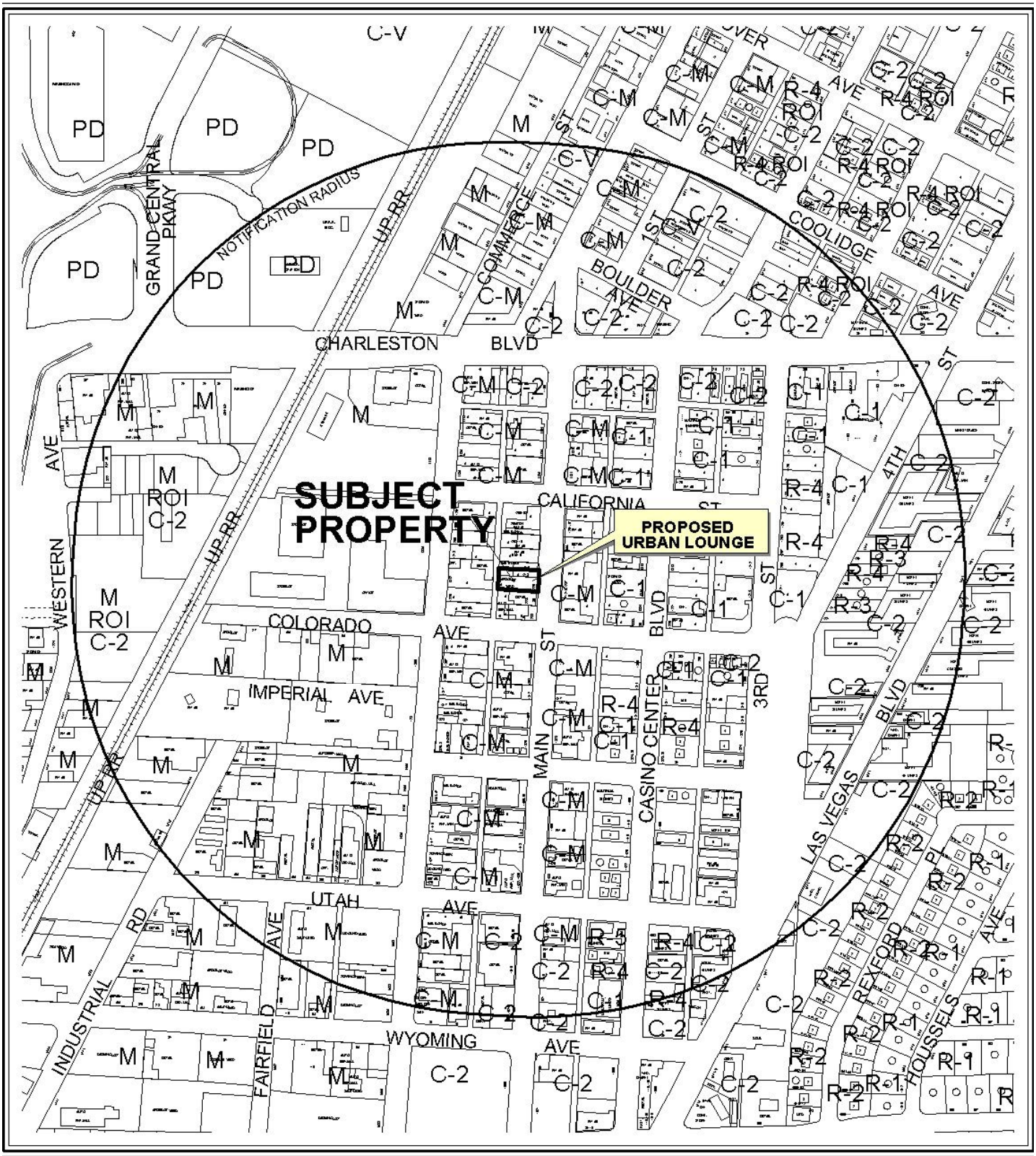
SUBJECT:
SUP-43017 - - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MESQUITE WOOD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,375 SQUARE-FOOT URBAN LOUNGE at 1218 & 1226 South Main Street (APNs 162-03-110-098 and 099), C-M (Commercial Industrial) Zone,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

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

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SUP-43017**

RADIUS: 1500 FT

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

N



0 300 600 Feet

CASE: **SUP-43017**

RADIUS: 1500 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43017** APN: 162-03-110-098 & 099

Name of Property Owner: ~~THE ARTS FACTORY~~ (wdb) MESQUITE WOOD 2 LLC

Name of Applicant: WESTLEY ISBUTT

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: WESTLEY ISBUTT

STATE OF NEVADA
COUNTY OF CLARK
Subscribed and sworn before me

This 25th day of August, 2011

_____
Notary Public in and for said County and State

JOSEPH SUAREZ
Notary Public, State of Nevada
Appointment No. 10-1562-1
My Appt. Expires Jan 1, 2014

RECEIVED
AUG 25 2011
City of Las Vegs
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1215 S. MAIN ST. & 1226 S. MAIN ST.

Project Name VELVETEEN RABBIT **Proposed Use** _____

Assessor's Parcel #(s) 162-03-110-098 & 099 **Ward #** _____

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

Commercial Square Footage 2,270 **Floor Area Ratio** _____

Gross Acres 0.0 **Lots/Units** _____ **Density** _____

Additional Information _____

MESQUITE WOOD 2 LLC (WJ)

PROPERTY OWNER ~~THE ARTS FACTORY~~ **Contact** WES ISBOTT

Address 107 E. CHARLESTON BL. **Phone:** 383-3133 **Fax:** 38

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address STUDIOWEST@LVCOXMAIL.COM

APPLICANT SAME AS ABOVE. **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DAVID ELLERTSEN **Contact** _____

Address 107 E. CHARLESTON BLVD #150 **Phone:** 598-1723 **Fax:** 598-1724

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address DAVID@CINNASTUDIO.COM

Property Owner Signature* _____

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

Print Name WESTLEY ISBOTT

STATE OF NEVADA
COUNTY OF CLARK

Subscribed and sworn before me

This 25th day of August, 20 11.

_____

Notary Public in and for said County and State

JOSEPH SUAREZ
Notary Public, State of Nevada
Appointment No. 10-1562-1
My Appt. Expires Jan 1, 2014

FOR DEPARTMENT USE ONLY

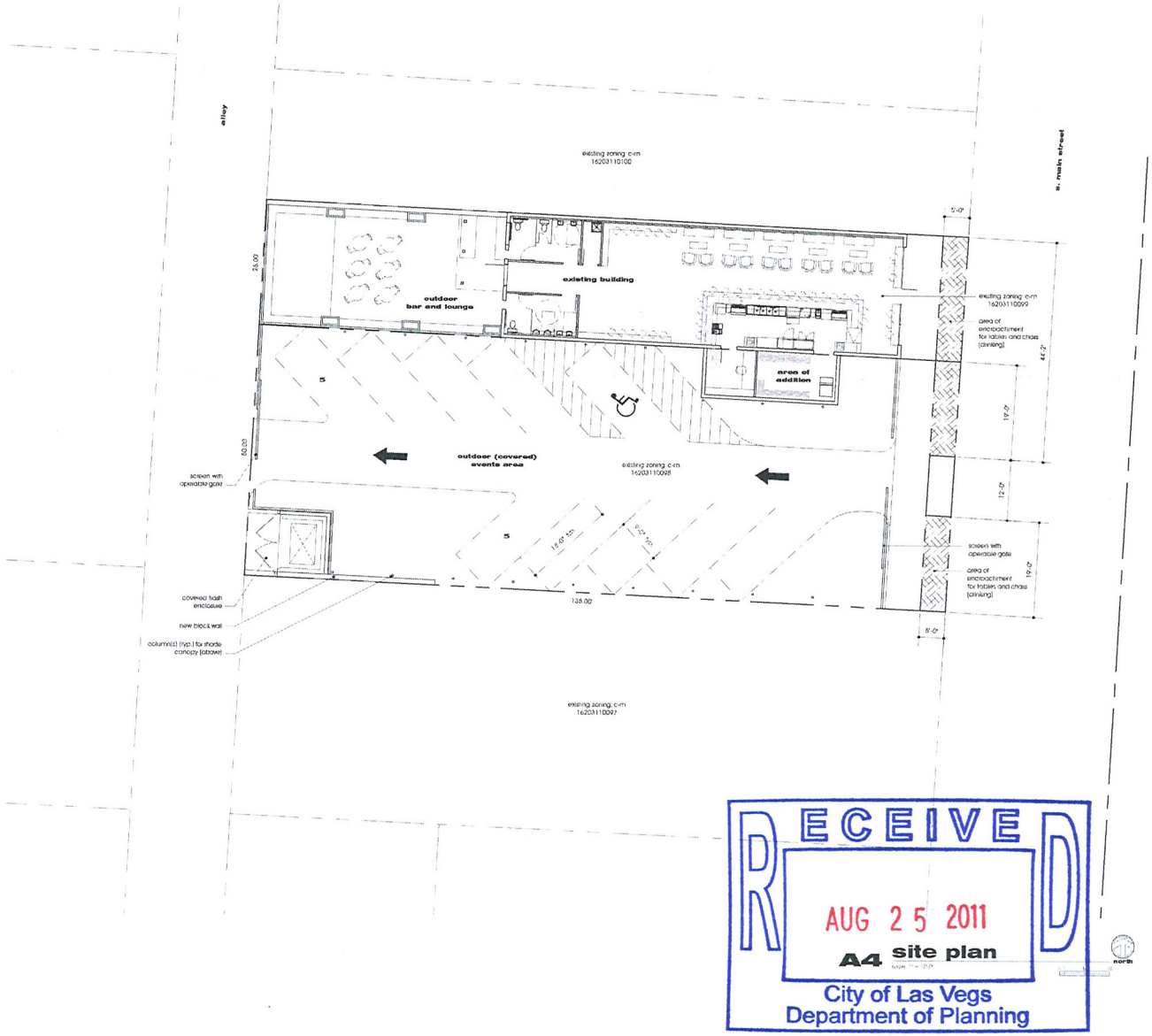
Case #	SUP-43017
Meeting Date:	10-11-11
Total Fee:	1290.00
Date Received:*	8-25-11
Received By:	JFM

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

Revised 10/27/08

velveteen rabbit

1218 s. main street



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A4 site plan
City of Las Vegs
Department of Planning

site information

area

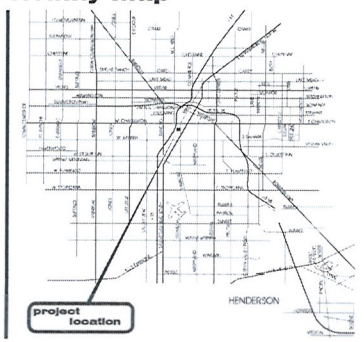
lot	3,375 s.f. (0.08 acre)
building area	2,070 s.f.
coverage	61.4%

parking required

per 19.12.070 - urban lounge - t.b.d. on a case by case basis

parking provided 0

vicinity map



SUP-43017

jawa
studio
architecture
interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil

structural

mechanical

electrical

other

planning

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rev	date	description

project / address: velveteen rabbit, 1218 s. main street, las vegas, nevada 89102

owner

sheet title: site plan

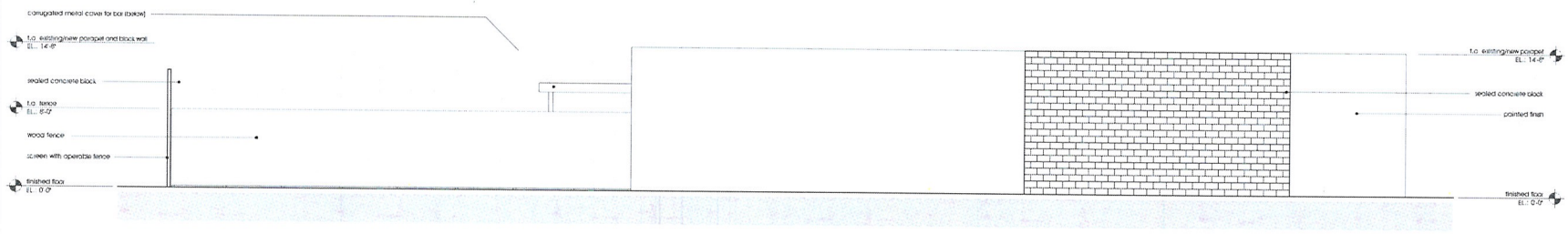
drawn/checked by: de/jw

date: 06.25.11

job no.: 11008

sheet no.: A0.00

cad dwg. file: 11008-A0.00.dwg



south elevation
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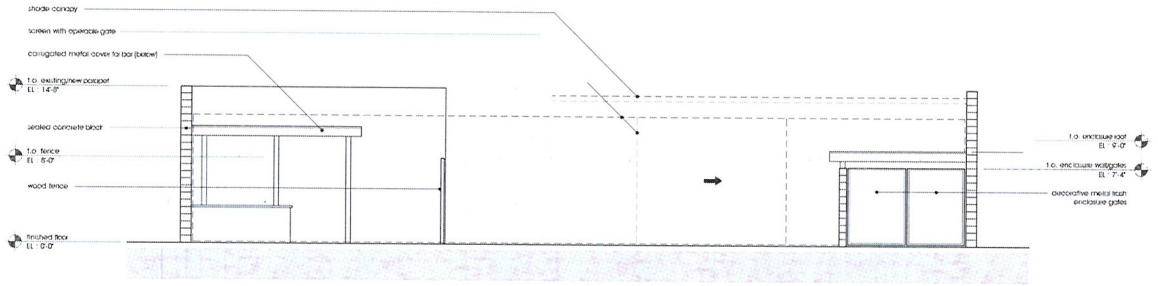

west elevation
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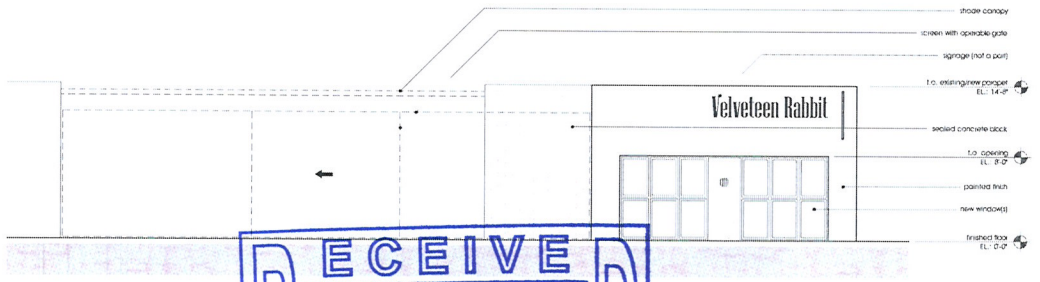

east elevation
scale: 3/16"=1'-0"

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Las Vegas NV 89104
tel. 702.598.1723
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civil:
structural:
mechanical:
electrical:
seal:

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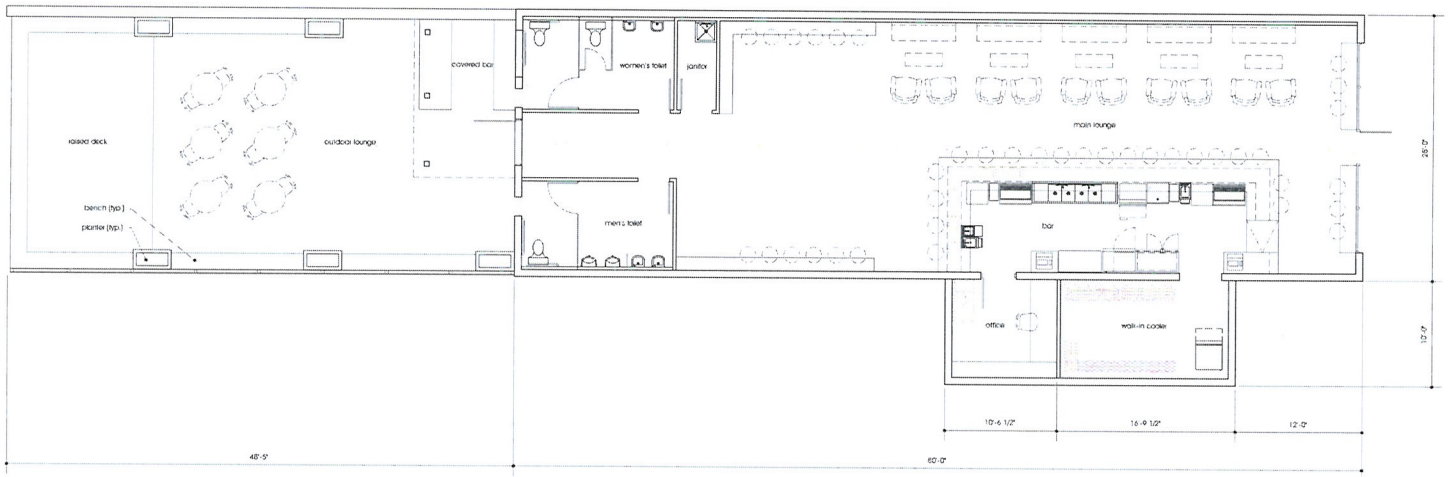
no.	date	description

project / address:
velveteen rabbit
1218 s. main street
las vegas, nevada 89102
center

sheet title:
exterior elevations

drawn/checked by:
de/jw
date:
08.25.11
job no.
11008
sheet no.
A2.01
cad dwg. file: 11008x02.01.dwg



floor plan

scale: 3/16"=1'-0"

north

areas

IBC 2009 table 1004.1.1 occupancy load		
main lounge	1,217 sf @ 1/15 sf	81
back bar	373 sf @ 1/200 sf	2
office	83 sf @ 1/100 sf	1
walk in cooler	125 sf @ 1/300 sf	1
janitor	34 sf @ 1/300 sf	1
men's toilet	121 sf @ 1/100 sf	2
women's toilet	117 sf @ 1/100 sf	2
outdoor bar & lounge	1,200 sf @ 1/15 sf	80
total number of occupants		**170**
bar seats		**20**
lounge seats		**43**

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las vegas, nevada 89102
owner

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floor plan

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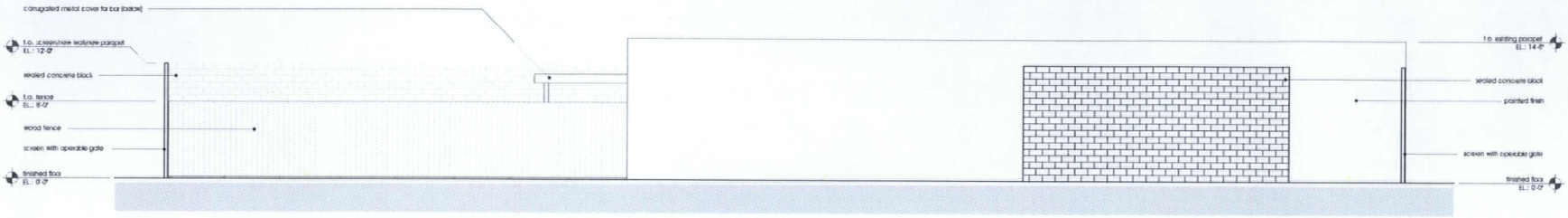
job no.
11008

sheet no.
A1.01

cad dwg. file 11008-A1.01.dwg



D5 south elevation
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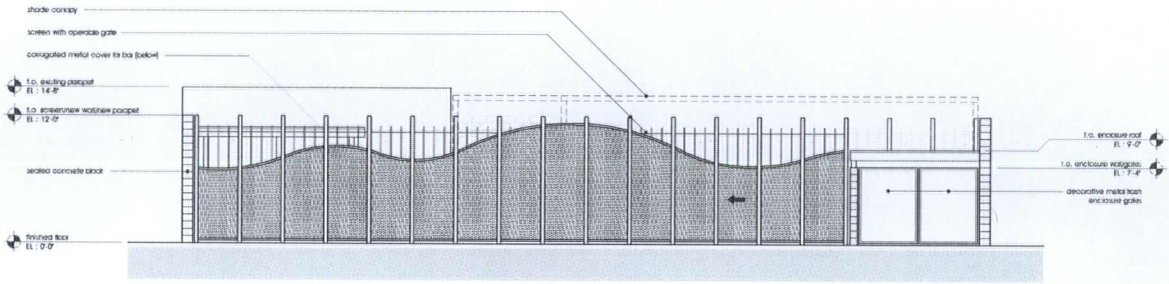
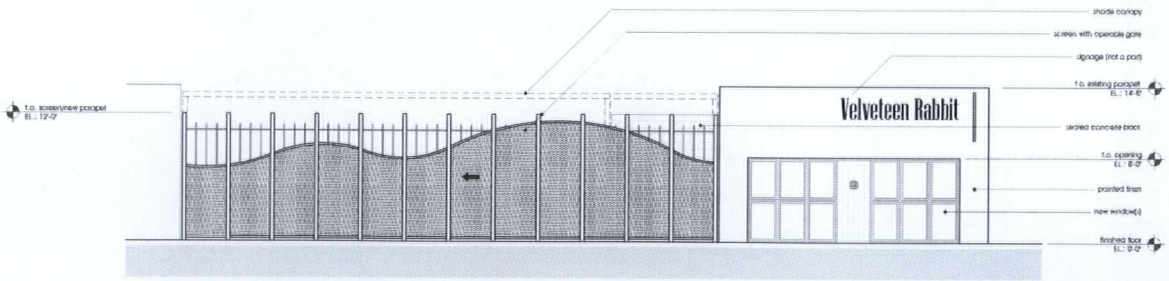


B5 west elevation
scale: 3/16"=1'-0"



east elevation
scale: 3/16"=1'-0"

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project / address:
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1218 s. main street
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owner:

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exterior elevations

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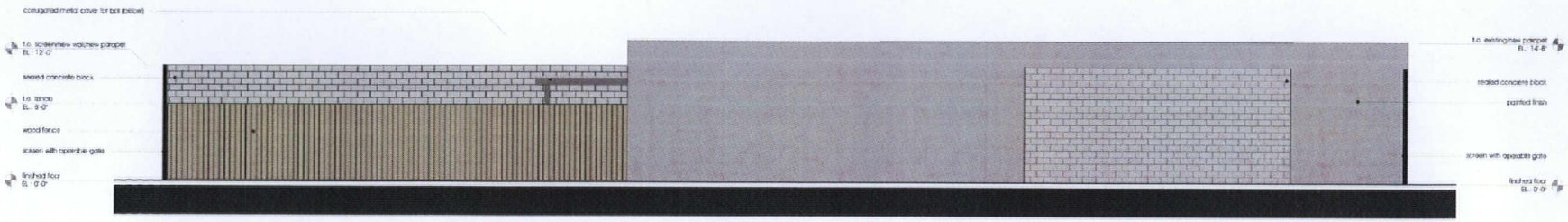
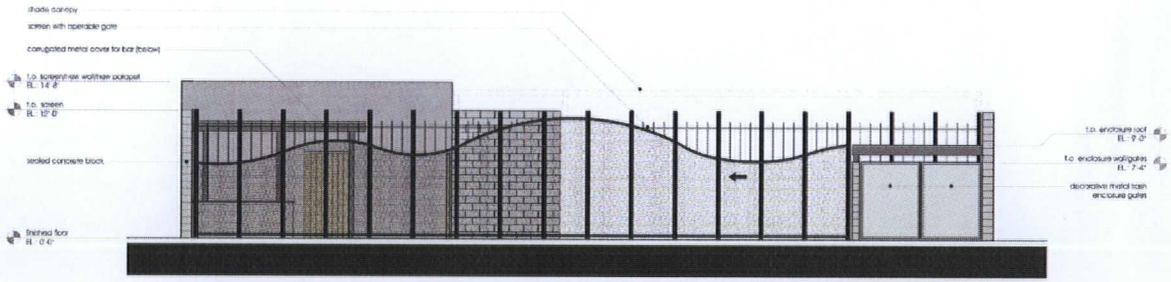
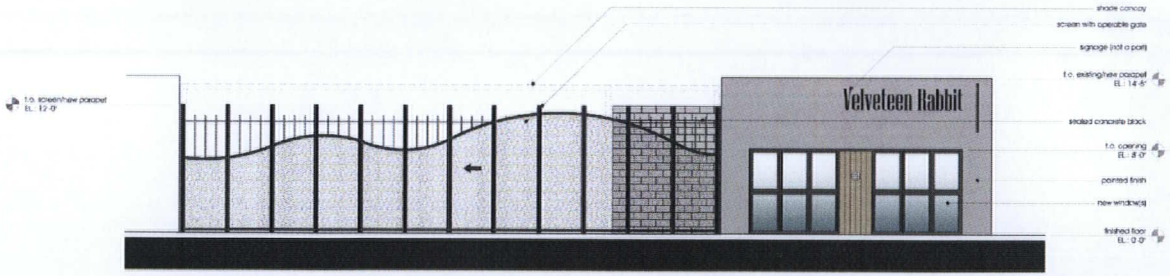


C5 south elevation
scale: 3/16"=1'-0"



B3 west elevation
scale: 3/16"=1'-0"



B5 east elevation
scale: 3/16"=1'-0"

jawa studio
architecture interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

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job no: **11008**
sheet no: **A2.01**
cad dwg. file: 11008-A2.01.dwg

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JAWA studio
architecture • interior design
107 e. charleston ste 150 las vegas nv 89104
702 598 1723 fax 702 598 1724

08.25.11
planning & development
development services center
city of las vegas

re: sup
velveteen rabbit
las vegas, nv
apn: 162.03.110.098 & 099

this submittal is to request a special use permit to allow an urban lounge in an existing building at 1218 s. main street (162.03.110.098). the proposed project will also include fencing in the west end of the lot to create an outdoor drinking area with a covered bar, a covered outdoor events area on the adjacent lot (162.03.110.099), a screen with operable gate at the east and west ends of the adjacent lot (162.03.110.099), use of portions of the existing sidewalk along main street that occurs in the dedicated right-of-way for tables and chairs for the lounge's patrons to sit at and drink and a trash enclosure.

the proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

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City of Las Vegs
Department of Planning
SUP-43017

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

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

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

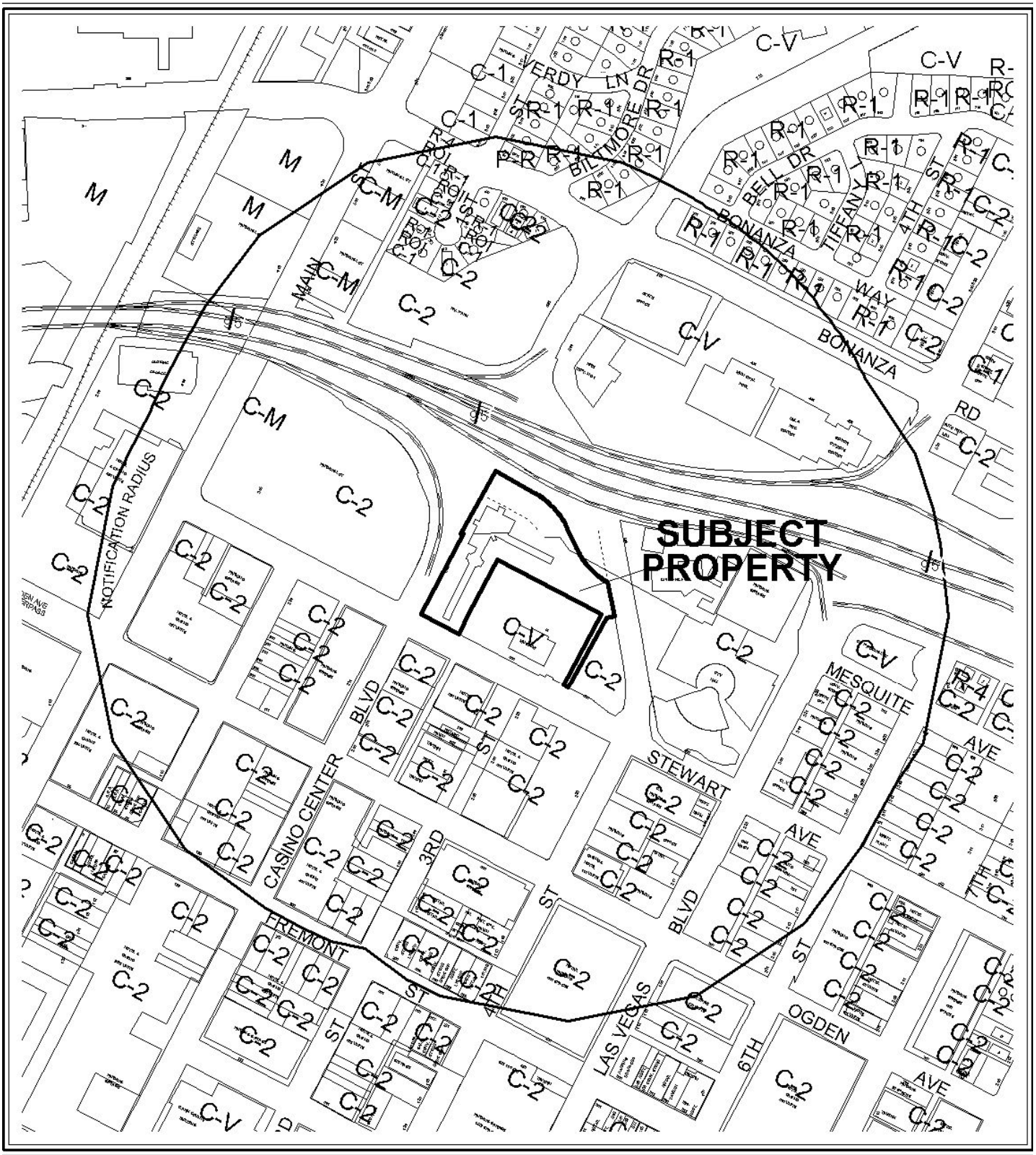
SUBJECT:
SDR-42987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED AND PLAZA on 2.83 acres at 300 North Casino Center Boulevard (APN 139-34-501-008), C-2 (General Commercial) Zone, Ward 5 (Barlow).

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **SDR-42987**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SDR-42987**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42987** APN: 139-34-501-008

Name of Property Owner: City of Las Vegas

Name of Applicant: CIM/POB Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for proposed general retail within a plaza area

Project Address (Location) 300 N. Casino Center Blvd.

Project Name Downtown Transit Center Reuse **Proposed Use** Retail

Assessor's Parcel #(s) 139-34-501-008 **Ward #** 5

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

Commercial Square Footage 13,361 **Floor Area Ratio** 0.11

Gross Acres 2.83 **Lots/Units** n/a **Density** n/a

Additional Information

ELIZABETH N. FRETWELL

PROPERTY OWNER City of Las Vegas **Contact** ~~David Bratcher~~

Address 400 E. Stewart Ave. **Phone:** 229-2201 **Fax:**

City Las Vegas **State** NV **Zip** 90801

E-mail Address dbratcher@lasvegasnevada.gov

APPLICANT CIM/POB Las Vegas, LLC **Contact** Bradley Aaronson

Address 6922 Hollywood Blvd. #900 **Phone:** (323) 860-4988 **Fax:** (323) 446-7172

City Los Angeles **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** n/a

Address 206 N. 3rd St. **Phone:** (702) 296-2600 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 90801

E-mail Address Todd@rggLv.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11.

Kim A. Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-42997
Meeting Date:	10-11-11
Total Fee:	1030.00
Date Received:	8-24-11
Received By:	JFMuela

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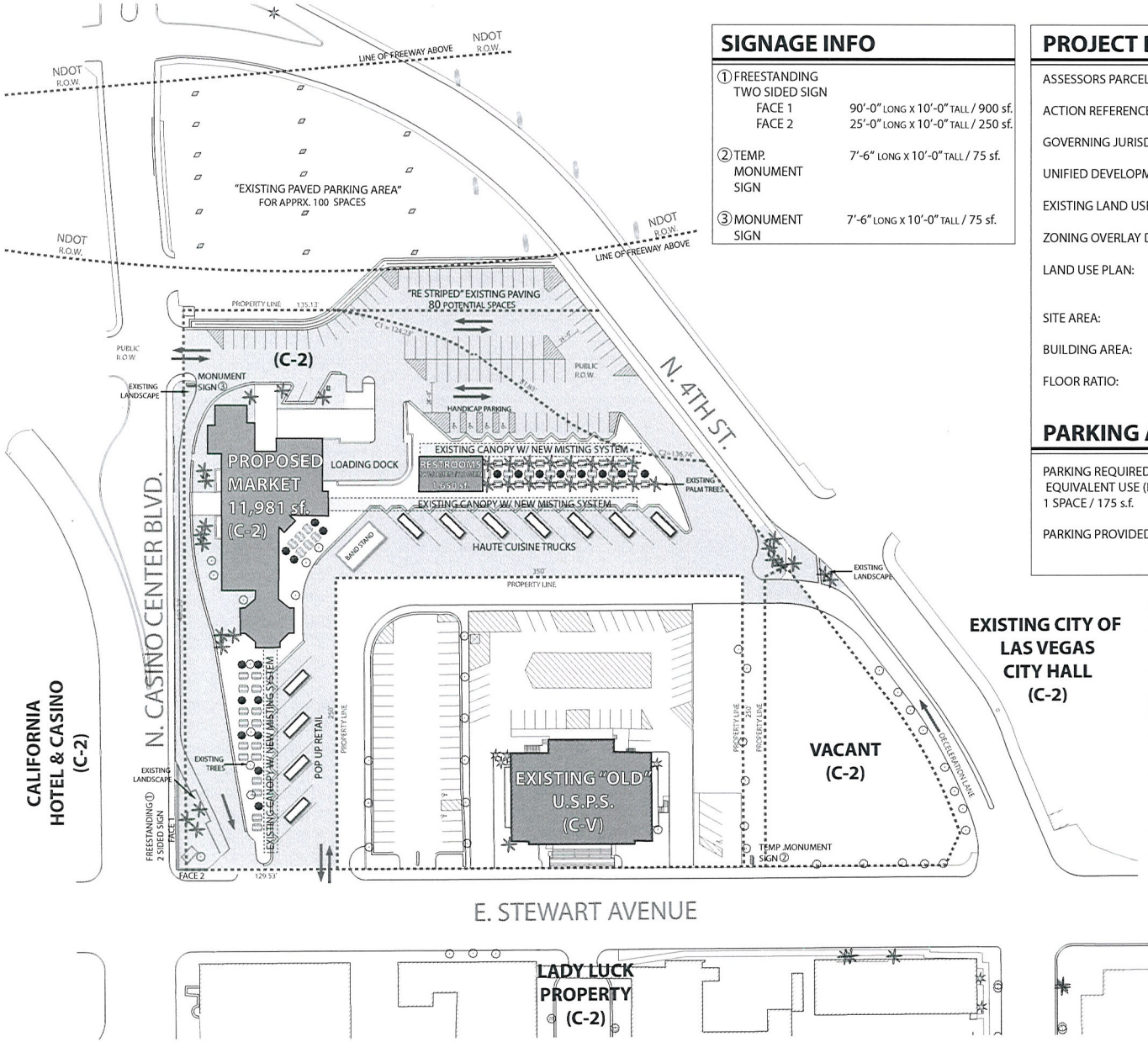
* The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of Title 19 (Zoning Ordinance).



SIGNAGE INFO

① FREESTANDING TWO SIDED SIGN		
	FACE 1	90'-0" LONG x 10'-0" TALL / 900 sf.
	FACE 2	25'-0" LONG x 10'-0" TALL / 250 sf.
② TEMP. MONUMENT SIGN		7'-6" LONG x 10'-0" TALL / 75 sf.
③ MONUMENT SIGN		7'-6" LONG x 10'-0" TALL / 75 sf.

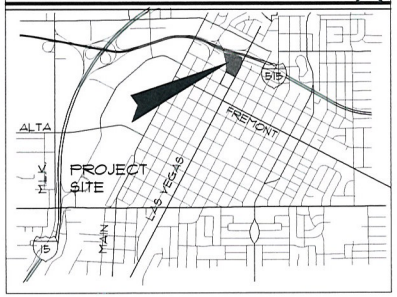
PROJECT DATA

ASSESSORS PARCEL NUMBER (S):	139-34-501-008
ACTION REFERENCE NUMBER (S):	-
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
UNIFIED DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT (S):	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	2.83 ACRES / 123,275 sq. ft.
BUILDING AREA:	13,631 sq. ft.
FLOOR RATIO:	.11

PARKING ANAYLSIS

PARKING REQUIRED PER EQUIVALENT USE (RETAIL) 1 SPACE / 175 s.f.	76 SPACES
PARKING PROVIDED:	76 SPACES + 4 H.C. SPACES = 80 TOTAL SPACES

VICINITY MAP (N.T.S.)



CONCEPTUAL SITE PLAN

1" = 40'-0"

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

CONSULTANTS
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com

ARCHITECT
PGAL
3379 W. QQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER
R1000615.31

DATE OF ISSUE
ISSUED FOR PERMIT
AUGUST 10, 2011

REVISIONS

SUBMITTED
LAND USE SUBMITTAL

APPROVED

REGISTRATION

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SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
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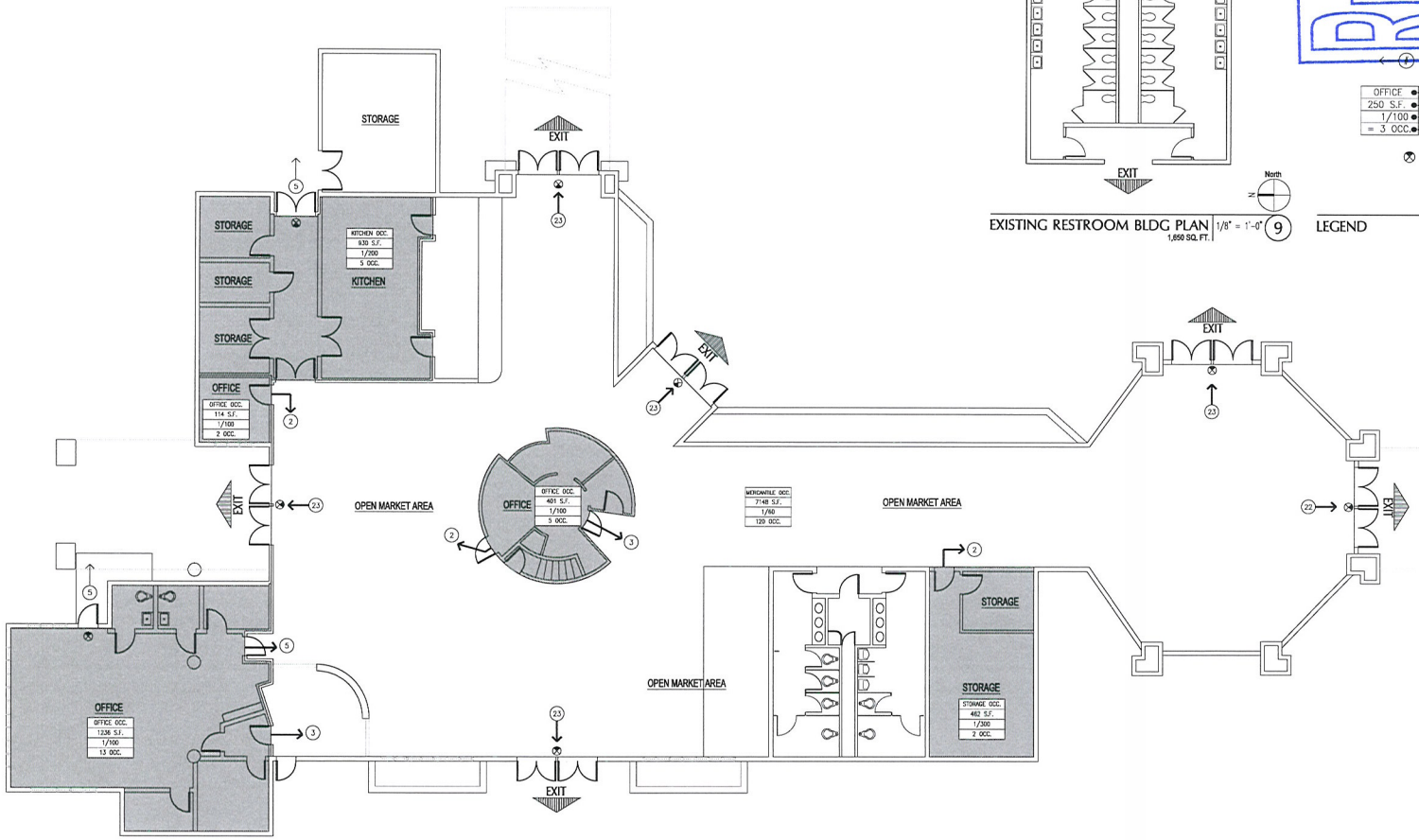
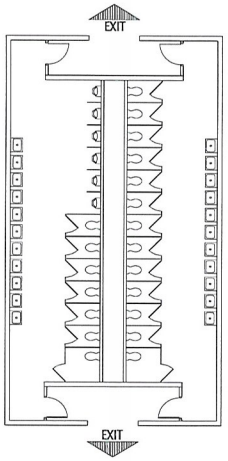
SDR-42987



EXISTING FIRST FLOOR PLAN
11,881 SQ. FT.

1/8" = 1'-0" (1)



EXISTING RESTROOM BLDG PLAN
1,650 SQ. FT.

1/8" = 1'-0" (9)

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LEGEND (4)

(#) — TOTAL OCCUPANTS EXITING THE SPACE

OFFICE	AREA USE
250 S.F.	AREA (SQ. FT.)
1/100	LOAD FACTOR
= 3 OCC.	OCCUPANT LOAD

TYPICAL ILLUMINATED EXIT SIGNAGE- RE. ELECTRICAL DRAWINGS

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

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300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

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PGAL LLC

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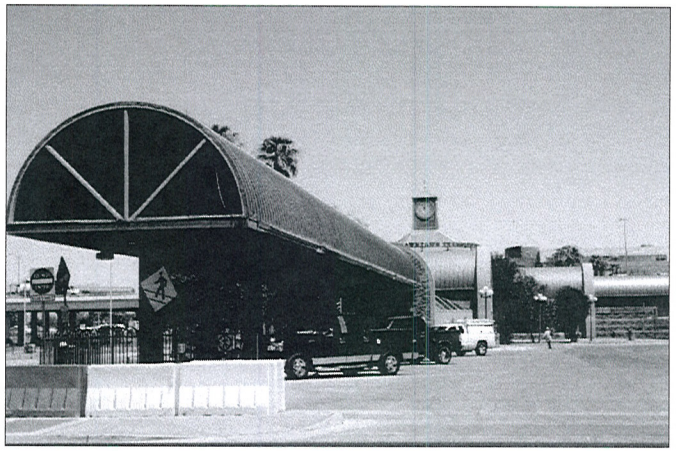
EXITING PLANS

SHEET NUMBER
A0.01

SDR-42987



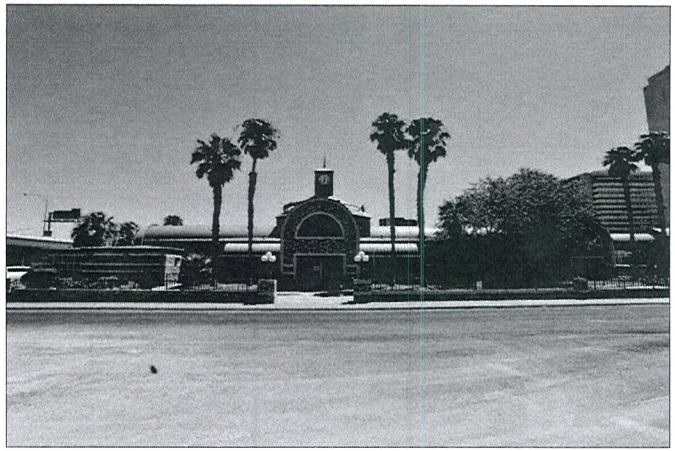
NORTH ELEVATION NO SCALE (13)



SOUTH ELEVATION NO SCALE (3)



EAST ELEVATION NO SCALE (11)



WEST ELEVATION NO SCALE (1)

OWNER/ DEVELOPER

CIM

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LOS ANGELES, CA. 90028
T. 323-860-4900

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HFAI

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ARCHITECT

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EXISTING ELEVATIONS

SHEET NUMBER

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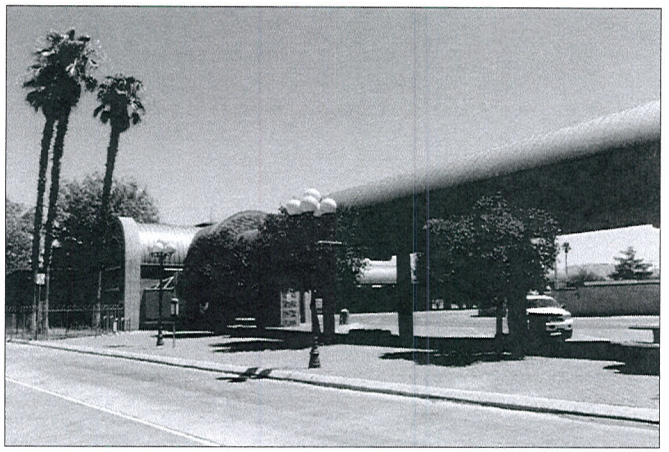
Department of Planning



EXISTING LANDSCAPE NO SCALE (13)



EXISTING LANDSCAPE NO SCALE (3)



EXISTING LANDSCAPE NO SCALE (11)



EXISTING LANDSCAPE NO SCALE (1)

RECEIVED
AUG 24 2011
SDR-42987
City of Las Vegs
Department of Planning

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

CONSULTANTS
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com

ARCHITECT
PGAL
3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL

SUBMITTED

APPROVED

REGISTRATION

COPYRIGHT © 2005

SHEET TITLE
EXISTING LANDSCAPE

SHEET NUMBER
L1.01

Abu Dhabi | Beijing | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix | PGAL LLC

Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
(702) 296-2600

August 24, 2011

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

Re: **JUSTIFICATION LETTER FOR THE RESUE OF THE DOWNTOWN TRANSPORTATION CENTER**

SDR Application - APN 139-34-501-008

Dear Mr. Fagg:

Please accept this as an official justification letter for a Site Development Review for general retail within a plaza area encompassing the reuse of the Downtown Transportation Center located on 2.83 acres at 300 N. Casino Center Drive, Las Vegas, NV 89101 zoned C-2 (General Commercial). The Application is FOR AN SDR FOR GENERAL RETAIL WITHIN A PLAZA AREA.

The proposed reuse design for the Downtown Transit Center includes the creation of a Farmers/Retail Market to energize the area north of Stewart Avenue. The site plan and programming has outdoor activities of both Retail Pop-Up Kiosks and Haute Cuisine Food Trucks. Additional retail and a Farmers Market will be located within the existing 11,361 SF building.

A Pop-Up Retail Kiosk, while small and temporary, can build up consumer interest by exposure. Pop-up retail allows a company to create a unique environment that engages their customers, as well as generates a feeling of relevance and adds an element of surprise, urgency, and must-have/must-see to shopping, dining, entertaining, lodging, exhibiting and so on. Pop-up stores are cheaper solutions than year-round rentals, and they can generate a lot of buzz for companies during essential months. Their often strategically placed during the holiday season for shoppers, or put up in time for events like Fashion Week, the launch of a new line or fragrance or just in time for the launch of a major motion picture. Various retailers will be targeted including artists who sell handmade one-of-a kind crafts and more traditional, mainstream retailers.

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Department of Planning

The operation of the Food Trucks and Pop-Up Retail is planned for Monday – Sunday, 9am - 6pm. The Farmers/Retail Market is initially scheduled for Thursdays at 11am – 3pm. The plan for the interior of the Downtown Transportation center will include both culinary and non-culinary products. It is anticipated that with growing popularity the Market will be extended to the weekend to include Friday, Saturday and Sunday schedules.

Signage plans include two monument signs and a two sided freestanding sign. The materials will be exterior quality and standard in the signage industry. The signs will be metal framed, vinyl covered and not be illuminated.

The proposed reuse will enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. The reuse will create more energy, help enhance the attractiveness of Downtown and will be a crucial part of the beautification and revitalization of Downtown. We believe the SDR application is 'in-line' with the vision of the Centennial Plan and will help change the face of Downtown and spark the Renaissance that is currently stalled.

We believe the proposed reuse; can be conducted in a manner that is harmonious and compatible with the existing and future land uses due to the fact that all the adjacent properties are zoned C-2; is consistent with the General Plan and other duly-adopted city plans, policies and standards; has existing site access and circulation that do not negatively impact adjacent roadways or neighborhood traffic; has building and landscape materials that are appropriate for the area and for the City; contains building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious; and the applicant will take appropriate measures will be taken to secure and protect the public health, safety and general welfare.

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

Sincerely,

Todd Kessler
Representative for the Applicant

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Department of Planning

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

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

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

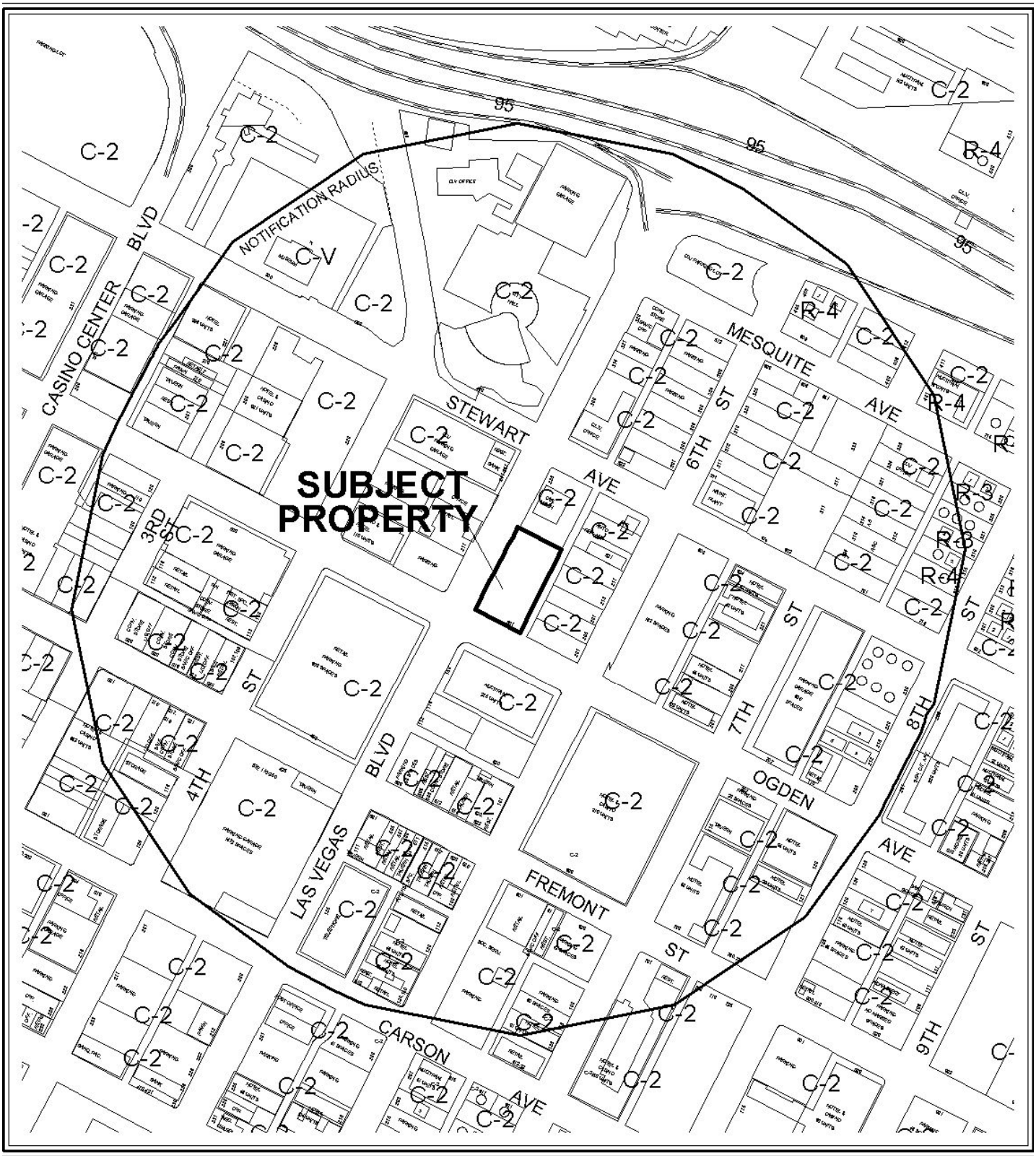
SUBJECT:
SDR-43012 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY 36-MONTH PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on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

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **SDR-43012**

RADIUS: 1000 FT

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

0 400 800 Feet

N



CASE: **SDR-43012**

RADIUS: 1000 FT

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

0 400 800 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43012** APN: 139-34-511-004

Name of Property Owner: FREMONT PLACE LLC

Name of Applicant: NEISSAN KOROGHLE

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

State of: Nevada
County of: Clark

Print Name: NEISSAN KOROGHLE

Subscribed and sworn before me

This 22 day of August, 2011

_____
Notary Public in and for said County and State

JANAY L. HENDERSON
Notary Public, State of Nevada
Appointment No. 11-3961-1
My Appt. Expires Dec 20, 2014

RECEIVED
AUG 25 2011
City of Las Vegs
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: FREMONT PLACE LLC

Project Address (Location) 2

Project Name PARKING **Proposed Use** Paid PARKING

Assessor's Parcel #(s) 139-34-511-004 **Ward #** _____

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

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

Gross Acres .62 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER FREMONT PLACE LLC **Contact** NISSAN 290-6479

Address 208 LAS VEGAS BL **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address NISSAN KLO GMAIL.COM

APPLICANT NEISSAN KOROGHLE **Contact** 702) 290-6479

Address 11007 FISHERS ISLAND ST **Phone:** NISSAN **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89141

E-mail Address koroghli@msn.com

REPRESENTATIVE owners **Contact** 290 6479

Address same **Phone:** NISSAN **Fax:** 260 2091

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

E-mail Address koroghli@msn.com

State of: Nevada
County of: Clark

Property Owner Signature* _____

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

Print Name NEISSAN KOROGHLE

Subscribed and sworn before me

This 22 day of August, 20 11.

_____

Notary Public in and for said County and State

JANAY L. HENDERSON
Notary Public, State of Nevada
Appointment No. 11-3961-1
My Appt. Expires Dec 20, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-43012
Meeting Date:	10-11-11
Total Fee:	1030.00
Date Accepted:	8-25-11
Accepted By:	JFried

*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.

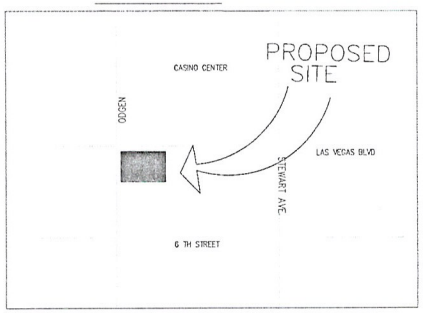
PARKING AREAS
PARKING SPACE FOR EMPLOYEE 1 SPACES
PARKING SPACE FOR CUSTOMERS 74 SPACES

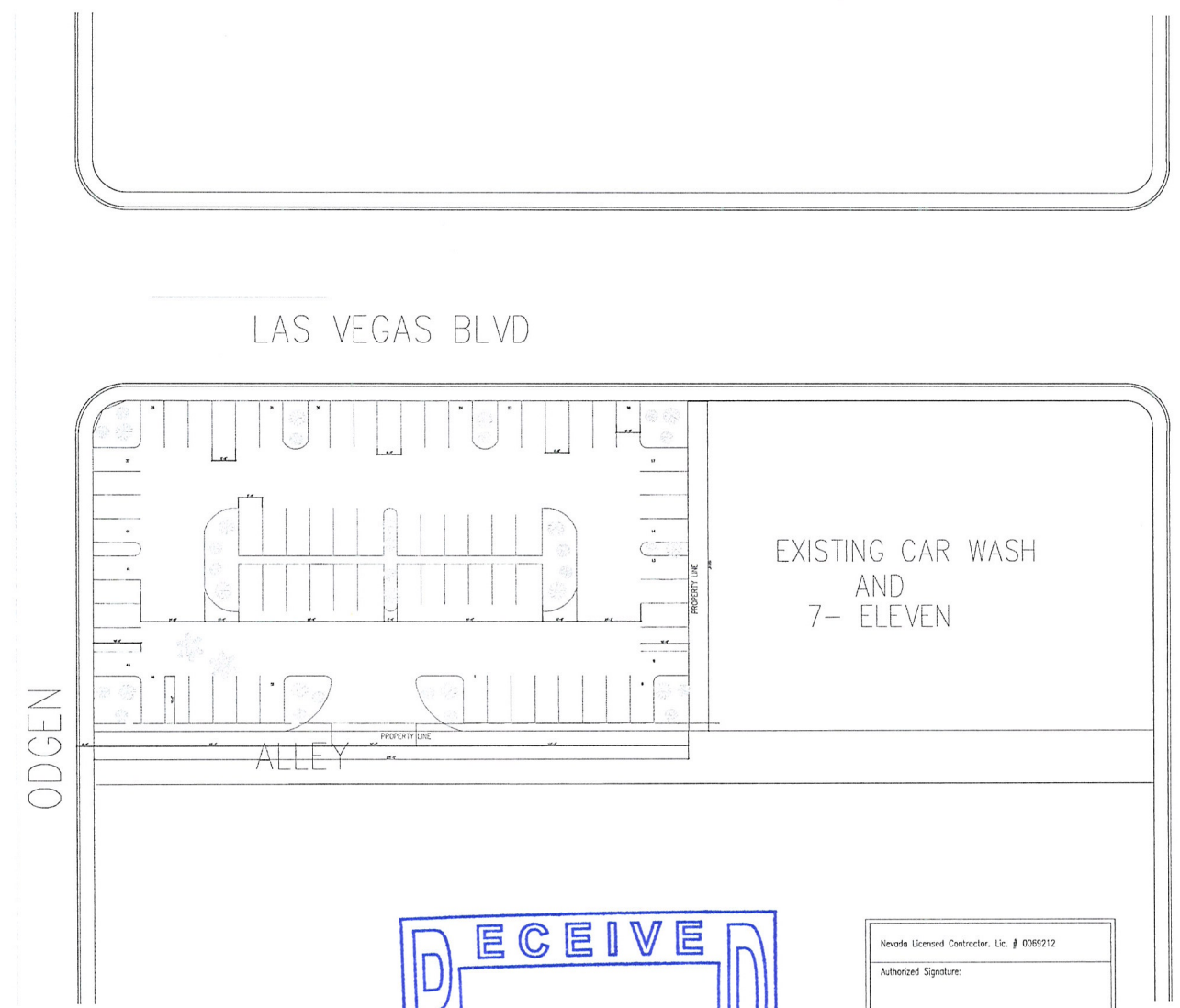
TOTAL SPACES 75 SPACES

SITE PLAN
SCALE: 1" = 20'-0"



VICINITY MAP





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AUG 25 2011
City of Las Vegs
Department of Planning

Nevada Licensed Contractor. Lic. # 0069212

Authorized Signature:

Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 3623.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

SHEET TITLE: SITE PLAN
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET: SITE

SDR-43012

Valley Blueprint 08/25/2011

FREMONT PLACE LLC

3055 Via Sarafina Drive
Henderson, NV 89052
Tel: (702) 260-2013 Fax: (702) 260-2091

August 25, 2011

Department of Planning
CITY OF LAS VEGAS
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: APN 139-34-511-004; CORNER OF OGDEN AND LAS VEGAS BLVD.

To Whom It May Concern:

As you may know this property has been vacant for many years. Since the City is in need of more public parking our intent is to make this into a paid parking, exiting and entering from the alley way. This site is very convenient and is within a ½ block from Fremont East Experience. We will pave, install parking lot lights and on-site landscaping. The hours of operation will be from 8:00 a.m. until midnight, employing three (3) people. It will look by far better than a vacant land when it's completed with the lights and landscape. Plus, it will generate tax revenue for the City.

However, since this is not our long term intent, we are requesting for a special use permit for thirty-six (36) months and respectfully request for a waiver on the off-site improvements on Las Vegas Blvd. to make this financially feasible.

Sincerely,

Neissan Koroghli
Manager

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AUG 25 2011
SDR-43012
City of Las Vegs
Department of Planning

Fremont Place LLC\City of Las Vegas 08-25-11 Ltr

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

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

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

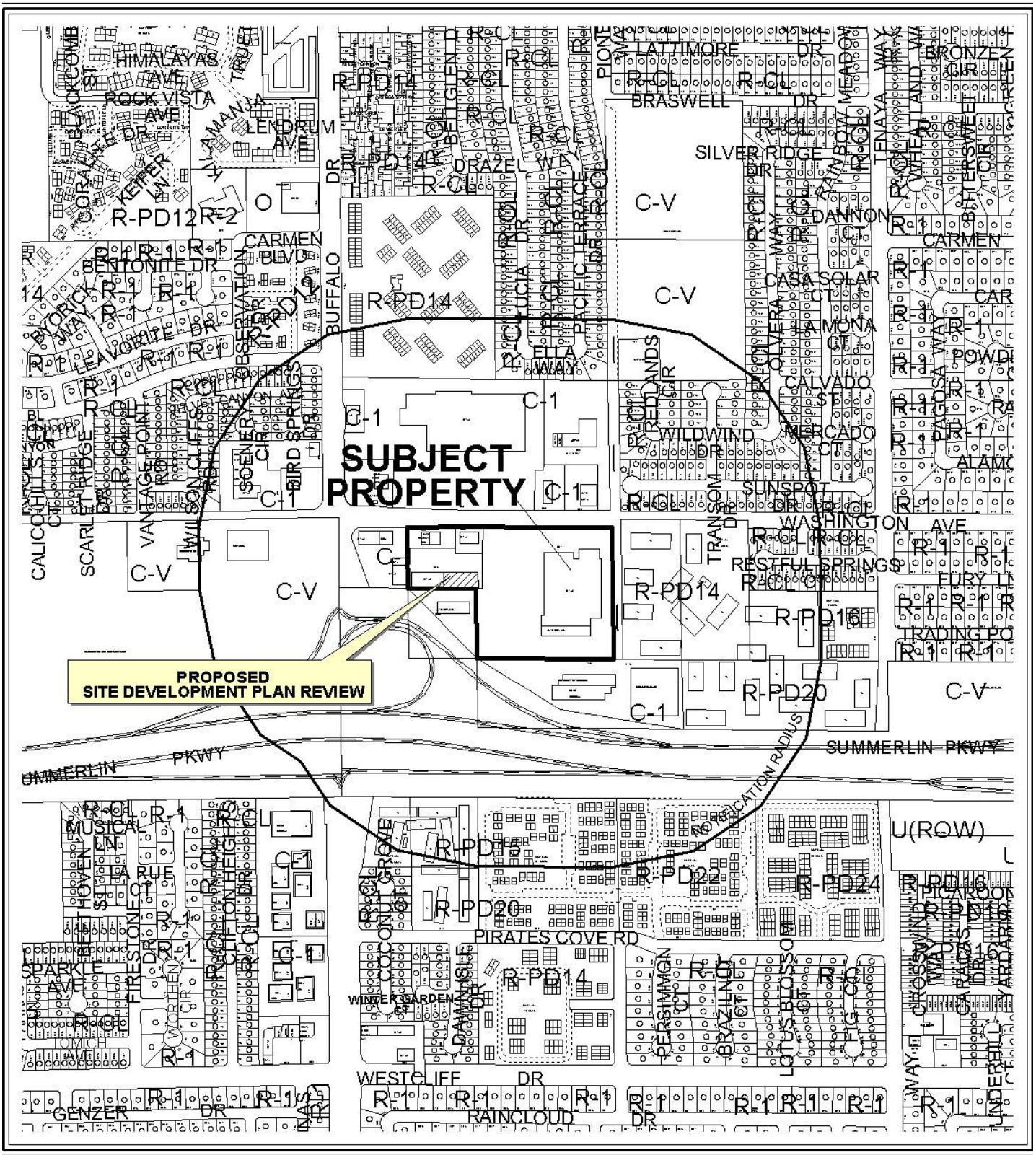
SUBJECT:
SDR-43016 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRADER JOE'S - OWNER: PARKWAY RETAIL CENTER, LLC - For possible action on a request for a Site Development Plan Review FOR A 703 SQUARE-FOOT SERVICE AND LOADING AREA ADDITION TO AN EXISTING RETAIL ESTABLISHMENT on 11.74 acres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

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

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

RECOMMENDATION:
Staff recommends

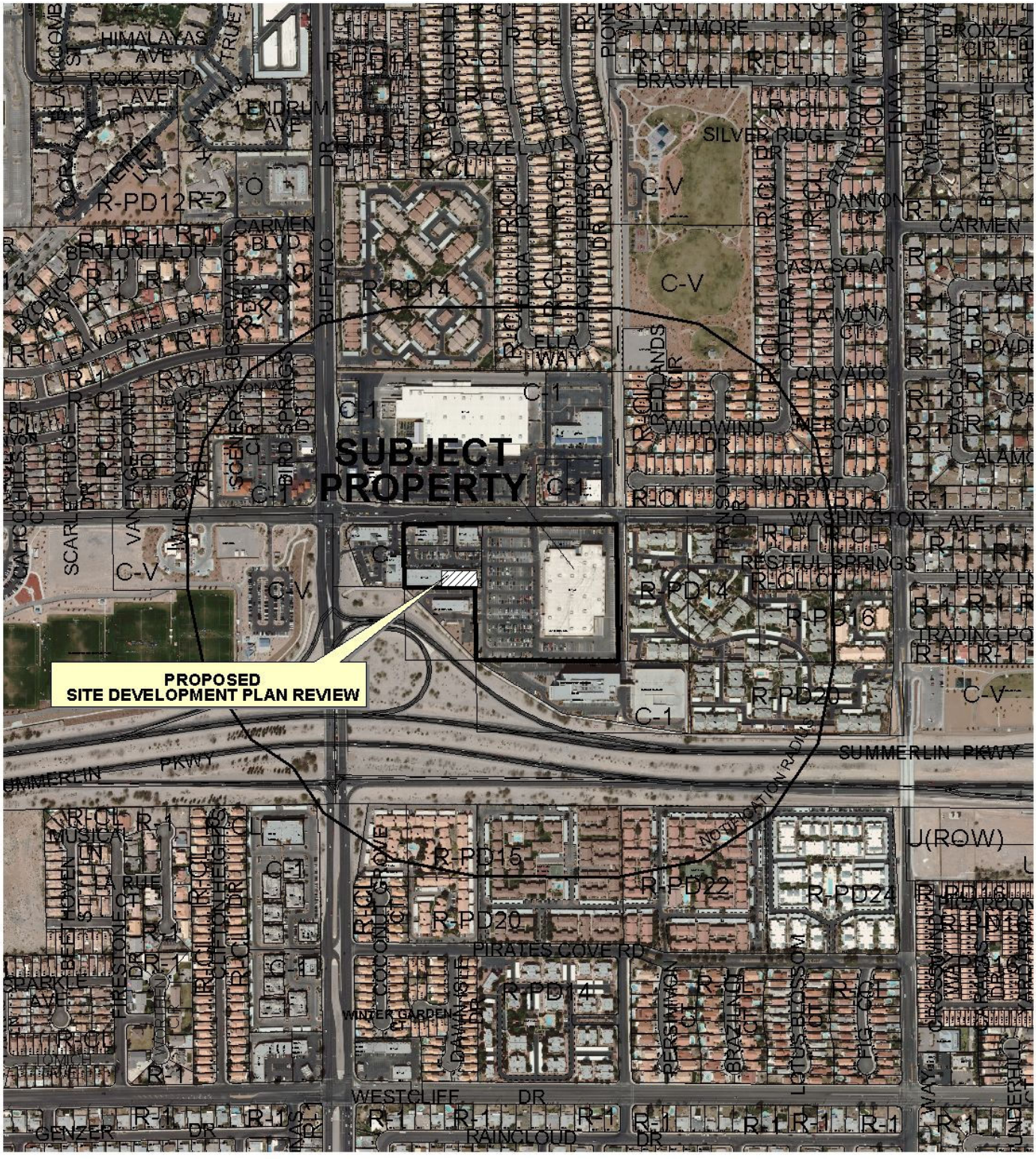
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-43016**

RADIUS: 1000 FT

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



CASE: **SDR-43016**

RADIUS: 1000 FT

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43016** APN: 138-273-12-006

Name of Property Owner: Parkway Retail Centre, LLC

Name of Applicant: TRADER JOE'S

Name of Representative: KEN MCCRAKEN, ARCHITECTS.

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Parkway Retail Centre, LLC

Signature of Property Owner: Laura Groseth

Print Name: Laura Groseth, CorpSec

Subscribed and sworn before me

This 17 day of Aug., 2011

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINE REEVES BARTH
No: 93-4056-1
My Appointment Expires April 22, 2014

RECEIVED
AUG 25 2011
City of Las Vegs
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TRADER JOE'S - STORE 86 (SERVICE & LOADING AREA ENCLOSURE)

Project Address (Location) 7575 W. WASHINGTON AVE, SUITE 117

Project Name TRADER JOE'S **Proposed Use** SERVICE AND LOADING AREA ENCLOSURE.

Assessor's Parcel #(s) 138-27-312-006 **Ward #** _____

General Plan: existing _____ proposed N/A **Zoning:** existing C-1 proposed N/A.

Commercial Square Footage 135,729 S.F. **Floor Area Ratio** 265/1 (OVERALL SITE)

Gross Acres 11.74 **Lots/Units** _____ **Density** _____

Additional Information EXISTING STORE THAT IS REQUESTING TO ENCLOSURE SERVICE & LOADING AREA.

PROPERTY OWNER Parkway Retail Centre, LLC **Contact** Richard Gordon

Address 1770 N. Buffalo #101 **Phone:** 220450 **Fax:** 2204900

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

E-mail Address Rgordon@laurichproperties.com

APPLICANT TRADER JOE'S **Contact** DAVE HETZEL JR.

Address 1640 S. 39TH AVE **Phone:** 602-427-1998 **Fax:** 781-455-7350

City PHOENIX **State** AZ. **Zip** 85009

E-mail Address dhetzeljr@traderjoes.com

REPRESENTATIVE KEN MCCRACKEN, ARCHITECTS. **Contact** KEITH D. GREEN

Address 1425 N. 1ST ST. SUITE 100 **Phone:** 602-457-5761 **Fax:** 602-457-5755

City PHOENIX **State** AZ **Zip** 85004

E-mail Address kgreen@pmdginc.com

Property Owner Signature* Parkway Retail Centre, LLC Laura Gilbreth

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

Print Name Laura Gilbreth, Corp. Sec.

Subscribed and sworn before me

This 17 day of Aug., 20 11

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINE REEVES-BARTH
No: 93-4056-1
My Appointment Expires April 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-43016
Meeting Date:	10/11/11 PC
Total Fee:	$ 1,080
Date Accepted:	8/25/11
Accepted By:	

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AUG 25 2011
City of Las Vegas
Department of Planning

*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.

TRADER JOE'S

TRADER JOE'S - STORE #86
7575 W. WASHINGTON AVE., SUITE 117
LAS VEGAS, NEVADA 89128

Ken McCracken, Architect
Architecture • Programs Management • Permitting
16821 SE McGILLIVRAY BLVD. SUITE 108
VANCOUVER, WA 98683
Ph. (360) 834-6536
e-mail: kmccracken@pmaginc.com
Contact: Keith Green
Ph. (602) 457-5757
e-mail: kgreen@pmaginc.com

KENNETH J. MCCRACKEN REGISTERED NO. 6401 ARCHITECT STATE OF NEVADA

8-24-11

ABBREVIATIONS

AB.	ANCHOR BOLT	OFD.	OVERFLOW DRAIN
AC	AIR CONDITIONING	OPNG.	OPENING
AD	ASPHALT CONCRETE PAVING	OPP.	OPPOSITE
AD	AREA DRAIN	O.S	OVERFLOW SCUPPER
AFF.	ABOVE FINISH FLOOR	P.A.	PLAYING AREA
ALUM	ALUMINUM	P.C.	PRE-CAST CONCRETE
ANOD	ANODIZE	P.D.	PLANTER DRAIN
AP	ACCESS PANEL	P.P.	POWER POLE
ARCH	ARCHITECT/ ARCHITECTURAL	PLATE	PLATE
AT	ASPHALT TILE	P.L.	PROPERTY LINE
BB.	BOARD	PLYWD.	PLYWOOD
BL.	BUILDING LINE	PLMB.	PLUMBING
BLDG	BUILDING	PR.	PAIR
BLKG	BLOCKING	PT.	PAINT
BOT	BOTTOM	PT.	PRESSURE TREATED
BUR.	BUILT UP ROOFING	R.	RISER
CB.	CATCH BASIN	R.A.	RETURN AIR
CD	CONSTRUCTION DOCUMENTS	RAD.	RADIUS
CI	CAST IRON	RD.	ROOF DRAIN
CJ	CONTROL JOINT	RECP.	RECEPTACLE
CL	CENTER LINE	REF.	REFRIGERATOR
CLG	CEILING	REINF.	REINFORCED
CLR	CLEAR	REQ'D	REQUIRED
CMU	CONCRETE MASONRY UNIT	REV.	REVISION
COL	COLUMN	ROOF	ROOF
CONC	CONCRETE	R.H.	RIGHT HAND
CONC BLK	CONCRETE BLOCK	RM.	ROOM
CONSTR	CONSTRUCTION	R.O.	ROUGH OPENING
CONT	CONTINUOUS	R.B.	ROUGH BAUN
CW	COLD WATER	S.A.	SUPPLY AIR
D.D.	DECK DRAIN	S.C.	SOLID CORE
DIA	DIAMETER	S.D.	STORM DRAIN
DIM	DIMENSION	S.F.	SQUARE FEET
DN.	DOWN	SHT.	SHEET
D.S	DOWN SPOUT	SHTG.	SHEATHING
DTL	DETAIL	SIM.	SIMILAR
DWG	DRAWING	S.S.	SELECT STRUCTURAL
EA	EACH	SS.	STAINLESS STEEL
EF	EXHAUST FAN	STL.	STEEL
EJ	EXPANSION JOINT	STR.	STRUCTURAL
ELEC	ELECTRIC	SUBFLR.	SUB-FLOOR
ELEV	ELEVATION	SUSP.	SUSPENDED
EQ.	EQUAL	TREAD	TREAD
EQUIP	EQUIPMENT	T.&B.	TOP AND BOTTOM
EW	EACH WAY	T.C.B.	TOP OF CATCH BASIN
EXIST	EXISTING	T.&G	TONGUE AND GROOVE
EXP	EXPOSED	THK.	THICK
EXT	EXTERIOR	T.G.C.	TENANT GENERAL CONTRACTOR
FD	FLOOR DRAIN	T.J.S.	TRADER JOE'S
FF	FINISH FLOOR	T.O.	TOP OF
FG	FINISH GRADE	T.O.C.	TOP OF CURB
FIN	FINISH	T.O.S.	TOP OF SLAB
FIXT	FIXTURE	T.O.P.	TOP OF PAVING
FL.	FLOW LINE	T.O.W.	TOP OF WALL
FLR	FLOOR	TYP.	TYPICAL
FOC.	FACE OF CONCRETE	U.G.	UNDERGROUND
FOM	FACE OF MASONRY	U.N.O.	UNLESS NOTED OTHERWISE
FOS.	FACE OF STUD	UNF.	UNFINISHED
FP.	FIREPLACE	W.	WATER
FPNT.	FINISH PAVING	W	WITH
FRT.	FIRE RETARDANT TREATMENT	W.C.	WATER CLOSET
FT.	FEET	WD.	WOOD
FTG.	FOOTING	W.H.	WATER HEATER
GAB	GAB	W.I.	WROUGHT IRON
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.O.	WHERE OCCURS
G.C.	GENERAL CONTRACTOR	WP.	WATER PROOF
GD	GARBAGE DISPOSAL	WWM.	WELDED WIRE MESH
GI.	GALVANIZED IRON	YD.	YARD
GR.	GLASS		
GM	GAS METER		
GYP. BD.	GYPSUM BOARD		
HB.	HOUSE BIB		
H.C.	HOLLOW CORE		
HD.	HEAD		
H.M.	HOLLOW METAL		
HT.	HEIGHT		
HP.	HANDICAPPED		
H.V.A.C.	HEATING, VENTILATING, AND AIR CONDITIONING		
HW.	HOT WATER		
INS.	INSURANCE		
INT.	INTERIOR		
J	JUNCTION BOX		
LAV	LAVATORY		
LB.	POUND		
LH	LEFT HAND		
L.L.	LANDLORD		
LT.	LIGHT		
MATL.	MATERIAL		
MAX	MAXIMUM		
MB	MACHINE BOLT		
MC.	MEDICINE CABINET		
MC.	MINERAL CORE		
MECH	MECHANICAL		
MFGR	MANUFACTURER		
MH	MAN HOLD		
MIN.	MINIMUM		
MO	MASONRY OPENING		
MR	MOISTURE RESISTANT		
MT.	METAL		
N.	NORTH		
N.	NAIL		
NG.	NATURAL GRADE		
N.I.C.	NOT IN CONTRACT		
NO.	NUMBER		
NOM	NOMINAL		
N.T.S.	NOT TO SCALE		
O/	OVER		
O.A.	OVERALL		
O.C.	ON CENTER		
O.H.	OVERHEAD		

SYMBOLS

- BUILDING SECTION — A / A4 — REFERENCE DRAWING
- WALL SECTION — A — REFERENCE DRAWING
- DETAIL No. — A / A4 — REFERENCE DRAWING
- RETAIL AREA 100 — ROOM NAME — ROOM No.
- DOOR No.
- REVISION No.
- COL. GRID No. — A
- INTERIOR ELEVATION — A / A1 — REFERENCE DRAWING

PROJECT DESCRIPTION:

EXTERIOR STORAGE ENCLOSURE TO AN EXISTING TRADER JOE'S - STORE #86 IN AN EXISTING RETAIL CENTER AT 7575 W. WASHINGTON AVE, SUITE 117, LAS VEGAS, NV 89128.

GENERAL CONSTRUCTION MODIFICATIONS OR UPGRADES:

1. INSTALL NEW SPLIT FACE CMU ENCLOSURE

-

ACCESSIBILITY NOTES

1. PROJECT SHALL COMPLY WITH LATEST EDITION OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND ALL LOCAL BUILDING CODES AND ORDINANCES.

2. HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 36" TO 44" ABOVE THE FLOOR AND TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE OR EQUIVALENT HARDWARE.

3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.

4. MAXIMUM HEIGHT OF ALL DOOR THRESHOLDS TO BE 1/2".

5. ACCESSIBLE COUNTERS TO BE 34" MAX HEIGHT.

GENERAL CONDITIONS

SEE SHEET T-2.0

PROJECT TEAM

PROJECT LOCATION
TRADER JOE'S - STORE #86
7575 W. WASHINGTON AVE.
SUITE 117
LAS VEGAS, NV 89128

LANDLORD REPRESENTATIVE:
LAURICH PROPERTIES
17720 N. BUFFALO DRIVE #101
LAS VEGAS, NV 89128
CONTACT: RICHARD GORDON
PHONE: 702.210.4500

TENANT'S REPRESENTATIVE:
TRADER JOE'S COMPANY, INC.
1640 S. 35TH AVE.
PHOENIX, AZ 85009
CONTACT: DAVID HETTZEL, JR.
DIRECTOR OF CONSTRUCTION
PHONE: 602.427.1998

ARCHITECT:
KEN McCRACKEN, ARCHITECT
1425 N. 1ST STREET, SUITE 101
PHOENIX, AZ 85004
JESSE MACIAS - VICE PRESIDENT
KEITH D. GREEN - REGL MANAGER
PHONE: 602.457.5757

BUILDING DEPARTMENT:
CITY OF LAS VEGAS
BUILDING DEVELOPMENT
731 S. FOURTH ST.
LAS VEGAS, NV 89101
PHONE: 702.229.3951

HEALTH DEPARTMENT:
SOUTHERN NEVADA HEALTH DISTRICT
P.O. BOX 3902
LAS VEGAS, NV 89127
PHONE: 702.759.0588

VENDOR'S & CONTACT LIST

DOORS
STOREFRONT DOOR REPAIR - PETE TRAVATO P:(714) 842-1337 F:(714) 842-8817
DYNAMIC DOCK & DOOR - BRET LEVEILEE P:(413) 731-1114 F:(713) 736-8855

SIGNS
ACCESS SIGNS - TAFFE DIERSON P:(866) 655-6866 X 205
ONE SIGNS & GRAPHICS - GARY WILCOX 619-283-2151

HVAC
CARRIER NATIONAL ACCOUNTS - VINCE BRACKIN P:(318) 432-7892 F:(864) 938-7892

REFRIGERATION
HILL PHOENIX - GILBERTO DIAZ P:(770) 289-3422
HILL PHOENIX - DENNIS GARRITY P:(678) 8783
KYSOR - DOUG RUFF P:(540) 556-6656 F:(540) 556-6676

VACUUM CONDENSATE SYSTEM
ACORNVAC, INC. - LAURA MARSHALL P:(505) 802-6530 F:(505) 802-5241

SPEAKER SYSTEM
BOS - REBA BULLARD P:(516) 371-1112 F:(516) 632-8643

LIGHTING
SPECTRUM LIGHTING - JOEL RUSNIELD P:(800) 872-8921

NOTE: QUESTIONS REGARDING VENDORS OR TRADER JOE'S SUPPLIED ITEMS SHALL BE DIRECTED TO TRADER JOE'S COMPANY EQUIPMENT MANAGER - ROB NEIMAN (718) 439-7781

CODE DATA

	PROPOSED TENANT
USE GROUP	M
TYPE OF CONSTRUCTION	V-B
NO. OF STORIES	1 STORY
COVERED MALL (Y/N)	N
FULLY SUPRESSIBED (Y/N)	EXISTING
FLOOR AREA	10,650 sq. ft.

THESE PLANS ARE IN CONFORMANCE WITH THE FOLLOWING CODES:

2003 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2003 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
2003 UNIFORM FIRE CODE WITH LOCAL AMENDMENTS
2006 UNIFORM MECHANICAL CODE WITH LOCAL AMENDMENTS
2006 UNIFORM PLUMBING CODE WITH LOCAL AMENDMENTS
2008 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
CITY OF LAS VEGAS MUNICIPLE CODE (TITLE 15, 16, & 17)
2003 ICC / ANSI A117.1 AMERICANS WITH DISABILITIES ACT AND IMPLEMENTING RULES

THESE PLANS COMPLY WITH THE PROVISION OF TITLE III OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) PUBLIC LAW 101-336, FOR HANDICAPPED ACCESSIBILITY FOR CUSTOMER AND EMPLOYEES

ADDRESS: 7575 W. WASHINGTON AVE, SUITE 117, LAS VEGAS, NV 89128

APN: 138-21-312-006

ZONING: C-1

PARKING: EXISTING RETAIL CENTER PARKING TO REMAIN

DRAWING LIST

SHEET #	DESCRIPTION	REV. DATE
T-1.0	TITLE SHEET	
T-2.0	GENERAL NOTES & OUTLINE SPECIFICATIONS	
A-0	SITE PLAN & BUILDING ELEVATION	
A-1	ENCLOSURE PLAN, ELEVATIONS & DETAILS	
A-2	STRUCTURAL CALCULATIONS	
	LANDLORD SITE PLAN (FOR REFERENCE ONLY)	
	LANDLORD ELEVATIONS (FOR REFERENCE ONLY)	

KEY PLAN:



VICINITY MAP



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City of Las Vegas
Department of Planning

SDR-43016

REVISIONS: NO. | DATE
CONTENTS: PERMIT SUBMITTAL 8-25-11

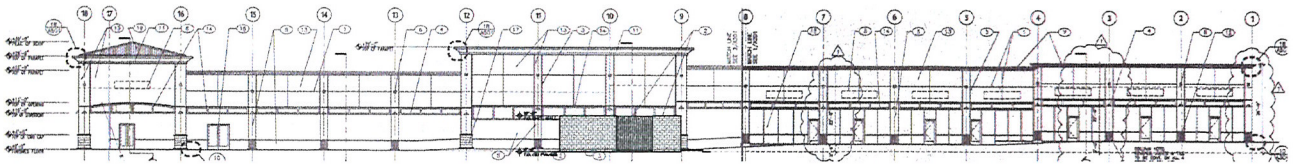
DATE: 8-24-2011
JOB No.: TRJ1#013
DRAWN BY: KEN MCCRACKEN, ARCHITECT
TENANT STORE No.: #86
SPACE No.: SUITE 117

SALES AREA: 8,670 S.F.
STOCK: 2,580 S.F.
MISC.: -
PARKING: -
TOTAL: 10,650 S.F.

PROJECT: TRADER JOE'S STORE #86
7575 W. WASHINGTON, SUITE 117
LAS VEGAS, NV 89128

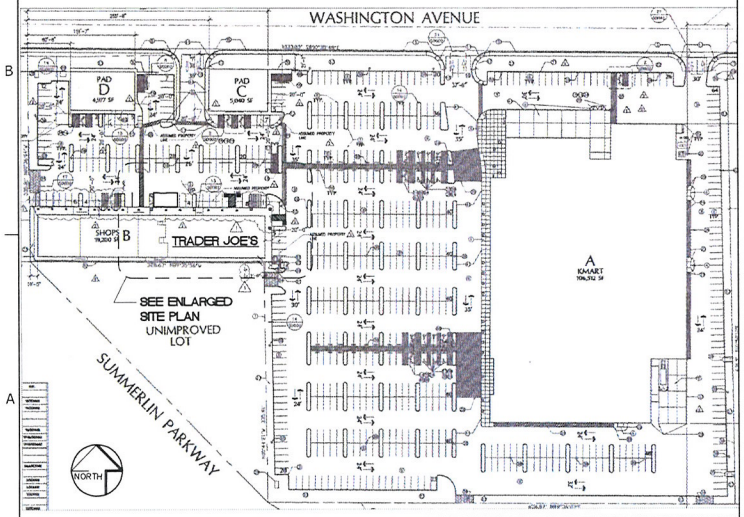
SHEET NAME: TITLE SHEET

T-1.0



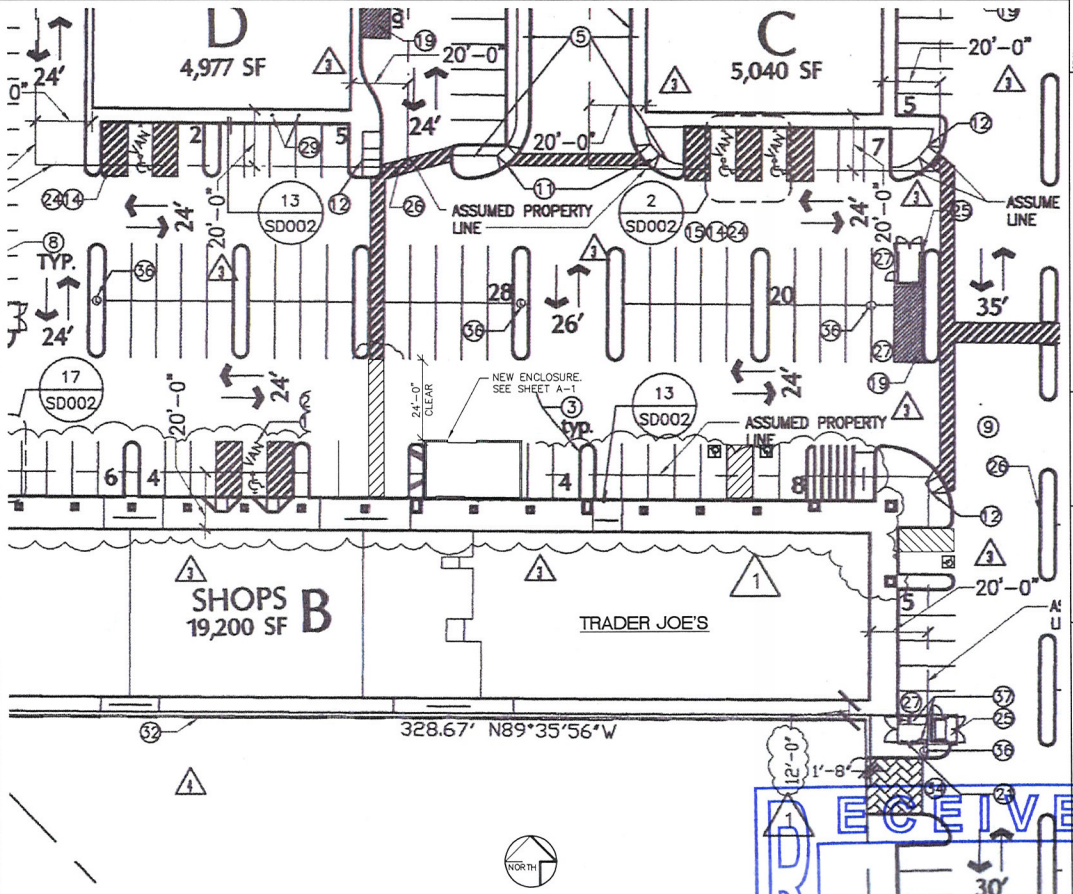
D1 NORTH BUILDING ELEVATION

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



A1 OVERALL SITE PLAN

SCALE: 1"=80'-0"



A3 ENLARGED SITE PLAN

SCALE: 1"=20'-0"

Ken McCracken, Architect
Architecture • Program Management • Planning
16821 SE McGILLIVRAY BLVD.
SUITE 108
VANCOUVER, WA 98683
Ph. (360) 834-6536
e-mail:
kmccracken@pmdgnc.com
Contact: Keith Green
Ph. (602) 457-5757
e-mail:
kgreen@pmdgnc.com

KENNETH J. MCCRACKEN REGISTERED NO. 6401 ARCHITECT STATE OF NEVADA

8-24-11

SEAL

REVISIONS		
NO.	DATE	COMMENTS
	8-25-11	PERMIT SUBMITTAL

DATE: 8-24-2011
JOB No. TRJ11013
DRAWN BY: KEN McCRACKEN, ARCHITECT
TENANT STORE No. 86
SPACE No. SUITE 117
SALES AREA: 8,070 S.F.
STOCK: 2,580 S.F.
MISC.
PARKING
TOTAL: 10,650 S.F.

PROJECT: TRADER JOE'S STORE #86
5715 W. WASHINGTON, SUITE 117
LAS VEGAS, NV 89128

SHEET NAME: SITE PLAN & BUILDING ELEVATION

A-0

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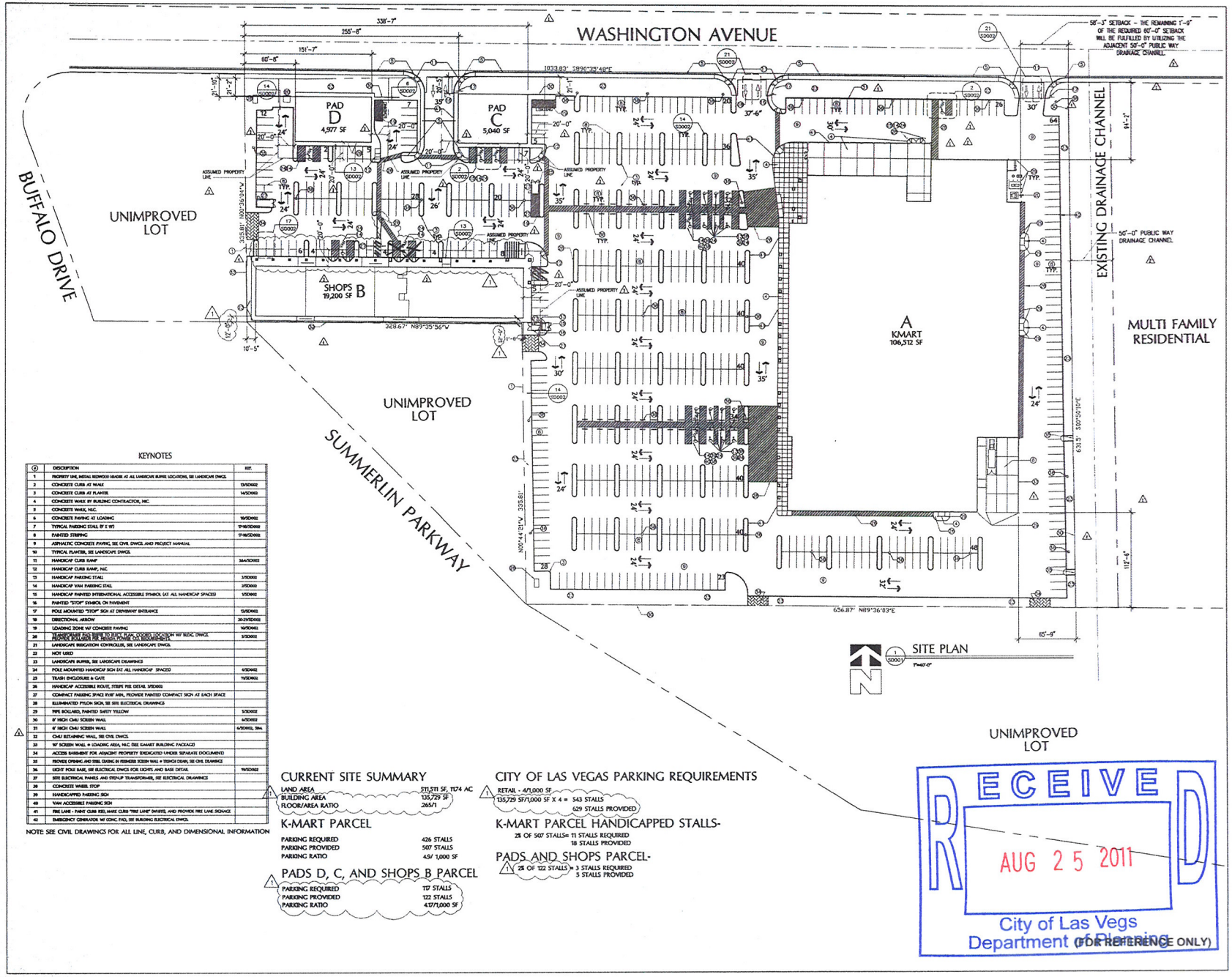
City of Las Vegs
Department of Planning



KEYNOTES

#	DESCRIPTION	REF.
1	PROPERTY LINE, INSTALL REDWOOD HEADER AT ALL LANDSCAPE BUFFER LOCATIONS, SEE LANDSCAPE DWGS.	
2	CONCRETE CURB AT WALK	13/SD002
3	CONCRETE CURB AT PLANTER	14/SD002
4	CONCRETE WALK BY BUILDING CONTRACTOR, NIC	
5	CONCRETE WALK, NIC	
6	CONCRETE PAVING AT LOADING	18/SD002
7	TYPICAL PARKING STALL (9' X 18')	17+18/SD002
8	PAINTED STRIPING	17+18/SD002
9	ASPHALTIC CONCRETE PAVING, SEE CIVIL DWGS. AND PROJECT MANUAL	
10	TYPICAL PLANTER, SEE LANDSCAPE DWGS.	
11	HANDICAP CURB RAMP	16+17/SD002
12	HANDICAP CURB RAMP, NIC	
13	HANDICAP PARKING STALL	3/SD002
14	HANDICAP VAN PARKING STALL	3/SD002
15	HANDICAP PAINTED INTERNATIONAL ACCESSIBLE SYMBOL (AT ALL HANDICAP SPACES)	3/SD002
16	PAINTED "STOP" SYMBOL ON PAVEMENT	
17	POLE MOUNTED "STOP" SIGN AT DRIVEWAY ENTRANCE	12/SD002
18	DIRECTIONAL ARROW	20-21/SD002
19	LOADING ZONE W/ CONCRETE PAVING	18/SD002
20	TRANSFORMER PAD (REFER TO SITE PLAN, CONSULT LOCATION W/ ELEC. DWGS. PROTECT BOLLARDS PER DETAILS, PHONE, GAS REQUIREMENTS	5/SD002
21	LANDSCAPE IRRIGATION CONTROLLER, SEE LANDSCAPE DWGS.	
22	NOT USED	
23	LANDSCAPE BUFFER, SEE LANDSCAPE DRAWINGS	
24	POLE MOUNTED HANDICAP SIGN (AT ALL HANDICAP SPACES)	4/SD002
25	TRASH ENCLOSURE & GATE	19/SD002
26	HANDICAP ACCESSIBLE ROUTE, STRIPE PER DETAIL SHEET	
27	COMPACT PARKING SPACE (9'X18' MIN., PROVIDE PAINTED COMPACT SIGN AT EACH SPACE	
28	ILLUMINATED PYLON SIGN, SEE ELEC. DRAWINGS	
29	PIPE BOLLARD, PAINTED SAFETY YELLOW	5/SD002
30	8' HIGH CMU SCREEN WALL	6/SD002
31	6' HIGH CMU SCREEN WALL	6/SD002, 7&8
32	CMU RETAINING WALL, SEE CIVIL DWGS.	
33	16' SCREEN WALL W LOADING AREA, NIC (SEE K-MART BUILDING PACKAGE)	
34	ACCESS EASEMENT FOR ASSIGNED PROPERTY (DEDICATED UNDER SEPARATE DOCUMENT)	
35	PROVIDE OPENING AND STEEL CASING IN REINFORCED SCREEN WALL @ TRENCH DRAIN, SEE CIVIL DRAWINGS	
36	LIGHT POLE BASE, SEE ELECTRICAL DWGS FOR LIGHTS AND BASE DETAIL	19/SD002
37	SITE ELECTRICAL PANELS AND STEP-UP TRANSFORMER, SEE ELECTRICAL DRAWINGS	
38	CONCRETE WHEEL STOP	
39	HANDICAPPED PARKING SIGN	
40	VAN ACCESSIBLE PARKING SIGN	
41	FIRE LANE - PAINT CURB RED, MARK CURB "FIRE LANE" (WHITE), AND PROVIDE FIRE LANE SIGNAGE	
42	EMERGENCY GENERATOR W/ CONC. PAD, SEE BUILDING ELECTRICAL DWGS.	

NOTE: SEE CIVIL DRAWINGS FOR ALL LINE, CURB, AND DIMENSIONAL INFORMATION

CURRENT SITE SUMMARY

LAND AREA	571,511 SF, 11.74 AC
BUILDING AREA	135,729 SF
FLOOR/AREA RATIO	24/51

K-MART PARCEL

PARKING REQUIRED	426 STALLS
PARKING PROVIDED	507 STALLS
PARKING RATIO	4.5/ 1,000 SF

PADS D, C, AND SHOPS B PARCEL

PARKING REQUIRED	117 STALLS
PARKING PROVIDED	122 STALLS
PARKING RATIO	4.17/1,000 SF

CITY OF LAS VEGAS PARKING REQUIREMENTS

RETAIL - 4/1,000 SF
135,729 SF/1,000 SF X 4 = 543 STALLS
629 STALLS PROVIDED

K-MART PARCEL HANDICAPPED STALLS-

2% OF 507 STALLS= 11 STALLS REQUIRED
18 STALLS PROVIDED

PADS AND SHOPS PARCEL-

2% OF 122 STALLS = 3 STALLS REQUIRED
5 STALLS PROVIDED

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MCG ARCHITECTS
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335 East Warm Springs Road Suite 100
Las Vegas, Nevada 89119
TEL 702 . 733 . 8662 FAX 702 . 733 . 8996

Architect's Stamp

Consultant

A Project for:
CLIENT:
LAURICH PROPERTIES
2500 WEST SAHARA AVENUE, SUITE #211
LAS VEGAS, NEVADA 89102
TEL (702) 220 - 4500
FAX (702) 220 - 4900

PARKWAY RETAIL CENTER
SHOPS B, PADS C & D
SEC BUFFALO DRIVE AND WASHINGTON AVE
LAS VEGAS, NEVADA

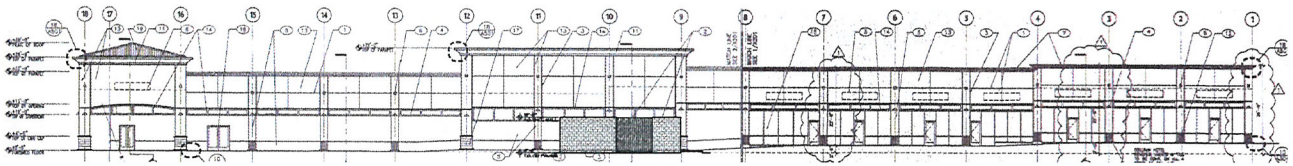
10.13.99	BULLETIN 'A'
8.25.99	ADDENDUM 'D'
9.1.99	ADDENDUM 'C'
	BUILDING DEPARTMENT COMMENTS
8.11.99	ADDENDUM 'B'
5.26.99	ADDENDUM 'A'
	BUILDING DEPARTMENT COMMENTS
5.18.99	BID SET
5.14.99	ISSUED FOR PERMIT

Sheet Title
ARCHITECTURAL
SITE PLAN
(FOR REFERENCE ONLY)

Project No:	9537.50, .60, .70
Drawn By:	DGR
Checked By:	NE JC
Scale:	AS NOTED
Date:	7.15.99

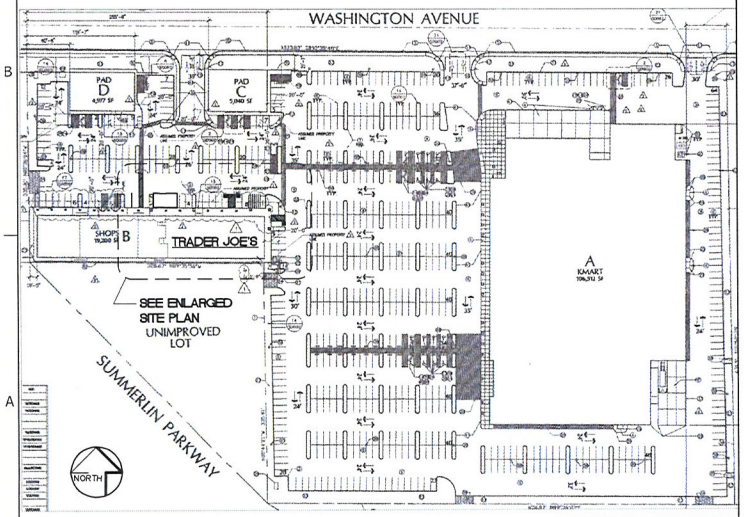
SD001

SDR-43016



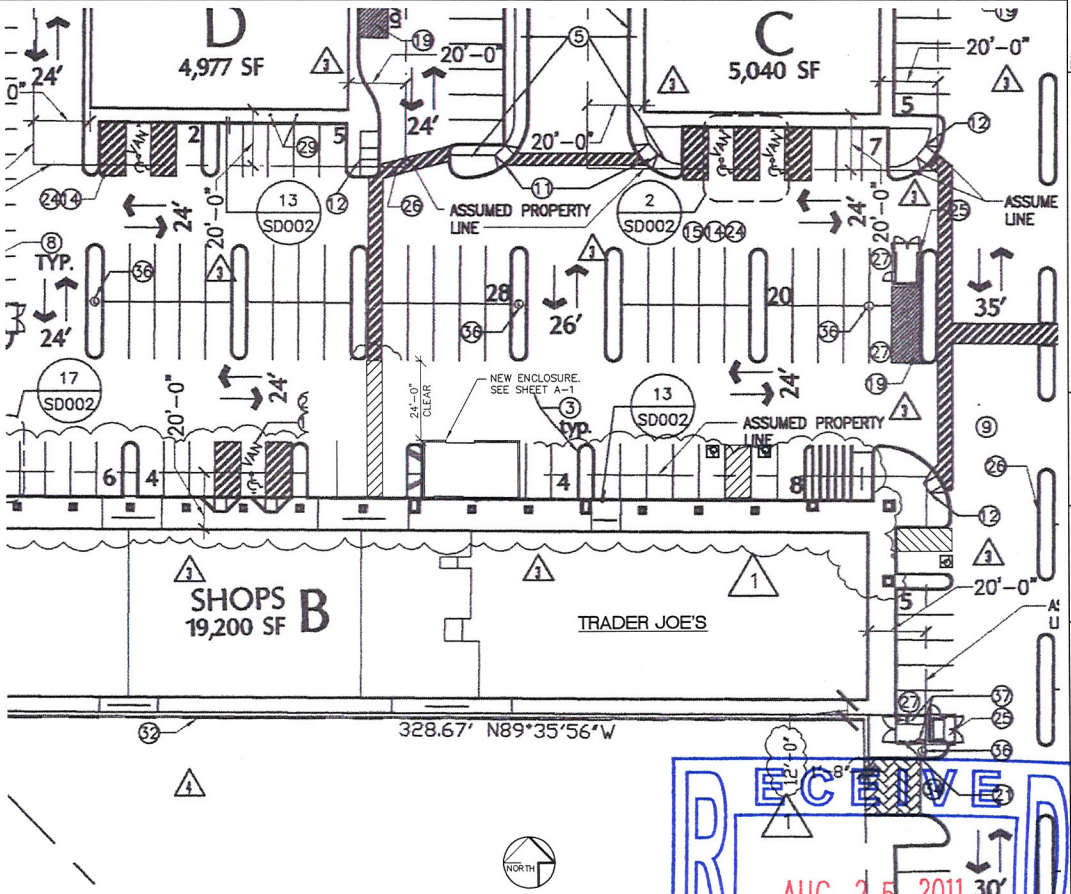
D1 NORTH BUILDING ELEVATION

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



A1 OVERALL SITE PLAN

SCALE: 1"=80'-0"



A3 ENLARGED SITE PLAN

SCALE: 1"=20'-0"

Ken McCracken, Architect
Architecture • Program Management • Permit Info
16821 SE McGILLIVRAY BLVD.
SUITE 108
VANCOUVER, WA 98683
Ph. (360) 834-6536
e-mail:
kmccracken@pmdginc.com
Contact: Keith Green
Ph. (602) 457-5757
e-mail:
kgreen@pmdginc.com

KENNETH J. MCCRACKEN REGISTERED NO. 6401 ARCHITECT STATE OF NEVADA

8-24-11

SEAL

REVISIONS		
NO.	DATE	COMMENTS
	8-25-11	PERMIT SUBMITTAL

DATE:	8-24-2011
JOB No.	TRJ1013
DRAWN BY:	KEN McCRACKEN, ARCHITECT
TENANT STORE No.	86
SPACE No.	SUITE 117
SALES AREA:	8,070 S.F.
STOCK	2,580 S.F.
MISC.	-
PARKING	-
TOTAL:	10,650 S.F.

PROJECT: TRADER JOE'S STORE #86 7575 W. WASHINGTON, SUITE 117 LAS VEGAS, NV 89128

SHEET NAME: SITE PLAN & BUILDING ELEVATION

A-0

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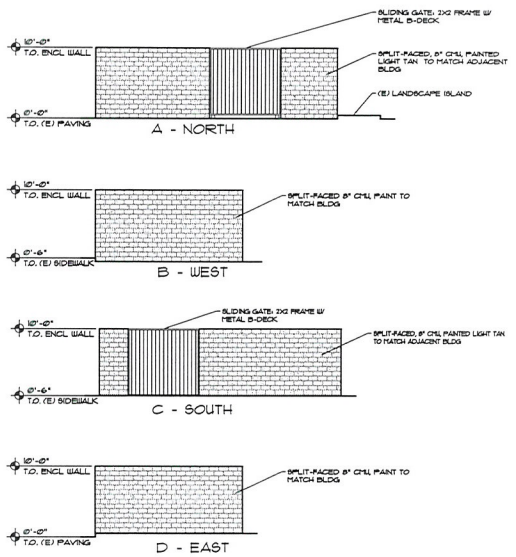
City of Las Vegs
Department of Planning

SDR-43016



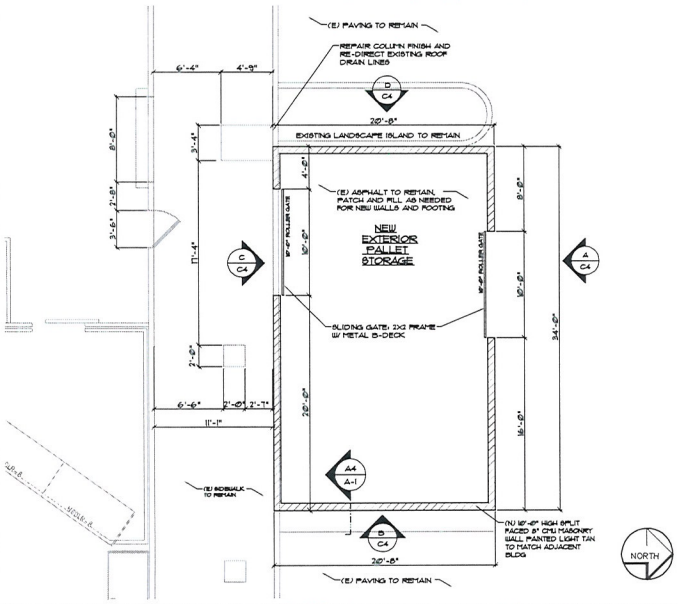
C2 PROPOSED SPLIT-FACE CMU BLOCK FOR ENCLOSURE

SCALE: NONE -



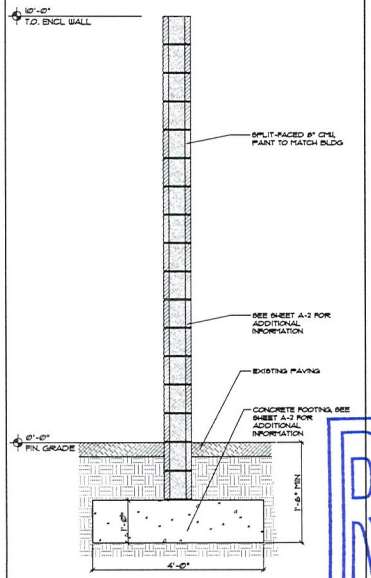
C4 ENCLOSURE ELEVATIONS

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



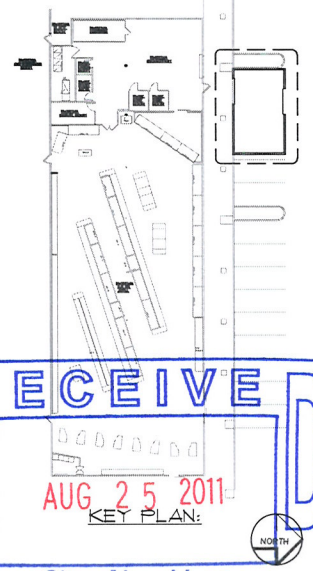
A2 NEW SERVICE & LOADING ENCLOSURE

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



A4 ENCLOSURE SECTION

SCALE: 3/4"=1'-0" -



KEY PLAN:

Ken McCracken, Architect
16821 SE McGILLIVRAY BLVD. SUITE 108
VANCOUVER, WA 98683
Ph. (360) 834-6536
e-mail: kmccracken@pmginc.com
Contact: Keith Green
Ph. (602) 457-5757
e-mail: kgreen@pmginc.com

KENNETH J. McCRACKEN REGISTERED NO. 6401 ARCHITECT STATE OF NEVADA

SEAL 8-24-11

REVISIONS		
NO.	DATE	COMMENTS
	8-25-11	PERMIT SUBMITTAL

DATE: 8-24-2011
JOB NO.: TRJ1613
DRAWN BY: KEN MCCRACKEN, ARCHITECT
TENANT STORE NO.: 86
SPACE NO.: SUITE 117

SALES AREA: 8,210 S.F.
STOCK: 2,860 S.F.
MISC.: -
PARKING: -
TOTAL: 10,880 S.F.

PROJECT: TRADER JOE'S STORE #86 1575 W. WASHINGTON, SUITE 117 LAS VEGAS, NV. 89126

SHEET NAME: ENCLOSURE PLAN, ELEVATIONS & DETAILS

A-1

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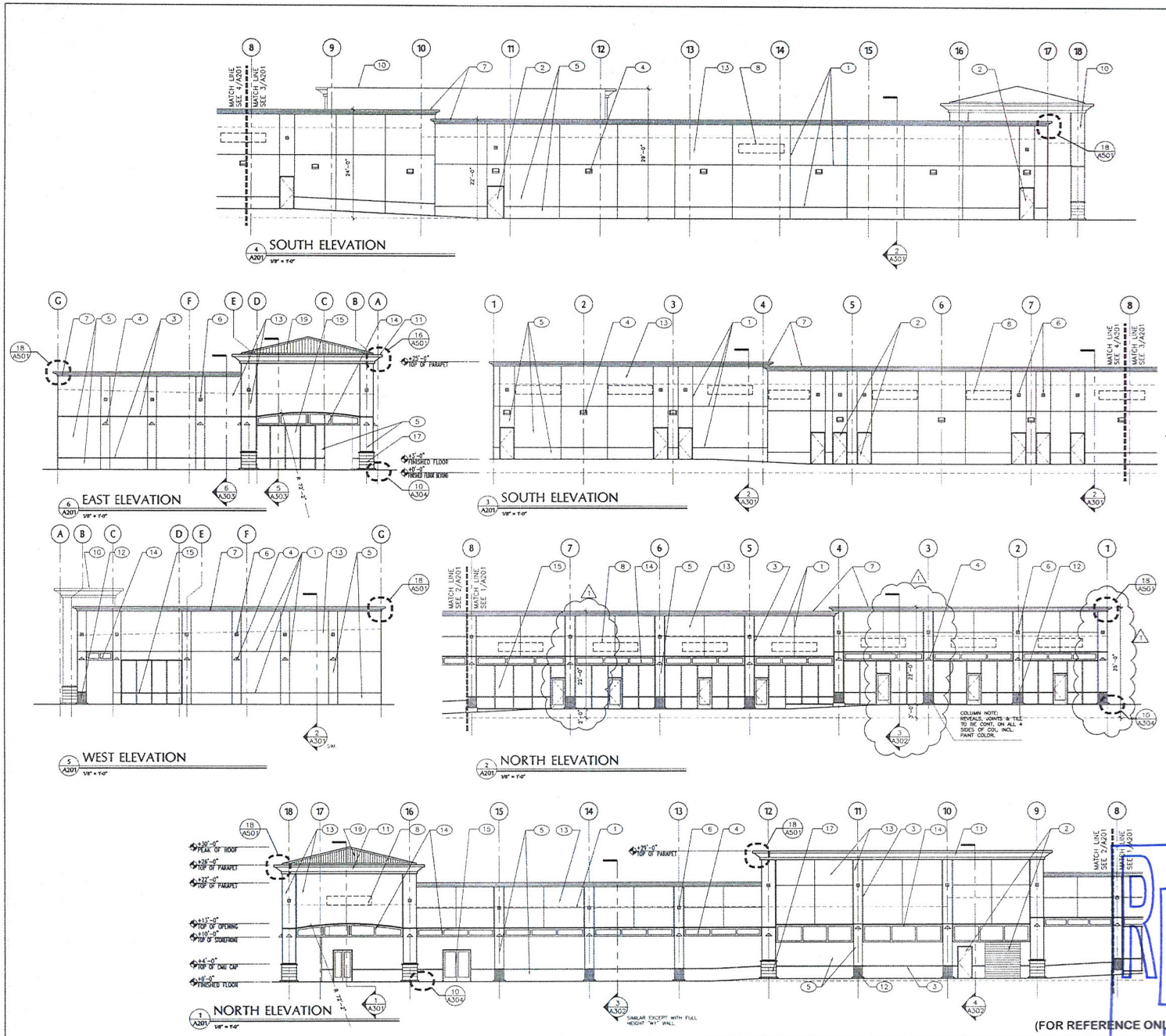
Department of Planning

SDR-43016



(FOR REFERENCE ONLY)

GENERAL NOTES

1. ALL HEIGHTS AS SHOWN ARE ABOVE FINISHED FLOOR. SEE FLOOR PLANS FOR ACTUAL ELEVATIONS
2. ALIGN ALL JOINTS, REVEALS, AND VENTS WITH FINISHED PLASTER SURFACE

KEYNOTES

1 CONTROL JOINT, SEE 13/A501
2 STEEL DOOR AND FRAME, PAINT FRAZEE #8230W - SUNBAKED SAND
3 REVEAL JOINT, SEE 14/A501, PAINT TO MATCH SURROUNDING STUCCO
4 LIGHT FIXTURE, MOUNT @ 10' A.F.F., U.N.O. SEE ELECTRICAL DRAWINGS
5 7/8" (3-COAT) CEMENT PLASTER SYSTEM PAINT TO MATCH FRAZEE #8230W - SUNBAKED SAND
6 TILE ACCENT, TILE COLOR TO MATCH DAL-TILE D-192 "AEGEAN"
7 CORNICE AND COPING, SEE 18/A501, PAINT TO MATCH FRAZEE #8235D - BRUSH BOX
8 INTERNALLY ILLUMINATED SIGNAGE, NIC
9 NOT USED
10 BUILDING BEYOND
11 CORNICE AND COPING, SEE 16/A501, PAINT TO MATCH FRAZEE #8235D - BRUSH BOX
12 TILE COLUMN BASE, TILE COLOR TO MATCH DAL-TILE D-192 "AEGEAN"
13 7/8" (3-COAT) CEMENT PLASTER SYSTEM, PAINT TO MATCH FRAZEE #8230W - LULLED BEIGE
14 STEEL GRILLE, PAINT TO MATCH FRAZEE #7615 - SEA QUEEN, SEE ELEVATION AS SHOWN
15 GLAZED ALUMINUM STOREFRONT SYSTEM
16 TILE ACCENT, TILE COLOR TO MATCH DAL-TILE D-192 "AEGEAN"
17 CULTURED STONE VENEER, SEE COLUMN PLANS/DETAILS (SHEET A110)
18 NOT USED
19 CLAY TILE ROOFING SYSTEM, TILE TO MATCH DELEO CLAY TILE - "SAND"

MCG ARCHITECTS

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205 East Warm Springs Road Suite 100
Las Vegas, Nevada 89139
TEL 702.733.8662 FAX 702.733.8998

Architect's Stamp

Consultant:

A Project for:

CLIENT:

LAURICH PROPERTIES
2500 WEST SAHARA AVENUE, SUITE #211
LAS VEGAS, NEVADA 89102
TEL (702) 220-4500
FAX (702) 220-4900

PARKWAY RETAIL CENTER
SHOPS B, PADS C & D
SEC BUFFALO DRIVE AND WASHINGTON AVE
LAS VEGAS, NEVADA

10.13.99	BULLETIN "1"
9.1.99	ADDENDUM "C" BUILDING DEPARTMENT COMMENTS
6.16.99	ADDENDUM "A" BUILDING DEPARTMENT COMMENTS
5.26.99	BID SET
5.17.99	ISSUED FOR PERMIT

Sheet Title
SHOPS BUILDING B EXTERIOR ELEVATIONS

Project No:	95373.50, 60, 70
Drawn By:	JB,NE
Checked By:	JB/MM
Scale:	1/8" = 1' = 0"
Date:	5.17.99

A201

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SDR-43016

201.dwd 101499 111028

Ken McCracken, Architect

16821 SE McGillivray Blvd.
Suite 108
Vancouver, WA. 98683

P. 360.901.3438
F. 360.719.1955

1425 N. 1st Street
Suite 100
Phoenix, AZ 85004

P. 602.457.5757
F. 602.457.5755

August 24, 2011

City of Las Vegas – Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Attn: Mr. Steve Gebeke, AICP – Planning Supervisor
Phone: 702.229.5410
Email: sgebeke@LasVegasNevada.GOV

RE: Planning Major Site Amendment Submittal
Justification Letter
Trader Joe's
7575 W. Washington Ave, Suite 117
Las Vegas, NV 89128
Review of Proposed Exterior Service/Loading Area Structure
Job #: TRJ11013

Dear Mr. Gebeke:

Please accept our submittal for the existing Trader Joe's at 7575 W. Washington Ave, Suite 117 in Las Vegas for the addition of an exterior Service / Loading Area enclosed structure on the north side of tenant space outside the existing Loading Door adjacent to the parking lot. This split-faced CMU structure (that will match the existing trash enclosures within the retail center) will consist of approximately 703 square feet and will be 10'-0" in height.

Description of the current Trader Joe's building and location on site:

The existing Trader Joe's store is located on the south-west portion of this existing retail center in the eastern portion of Shops B building that is owned by Parkway Retail Center, LLC and is managed by Laurich Properties at 2500 West Sahara Ave., Suite 211 in Las Vegas, NV. The Shops B building has a retail center property boundary line on the south side of the building, while on the north and east, the tenant space faces the adjacent parking (on the east side the building also faces the existing Kmart building) and on the west portion of the Shop B building there are other existing tenants.

Due to this tight configuration at this location, the main Trader Joe's delivery overhead door is on the north side of the building (on the western end of the tenant space) facing the adjacent parking lot. This is where all deliveries are brought to site and moved into the facility daily.

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With that said, this site is a little different than most grocery store sites, with our building being in an internal, centralized building, we do not have the ability to place the delivery area to the rear of the building out of public view, due to the property line location. Our delivery door is on the same side of the building as our main entry. Like most grocery store facilities that have delivery areas behind the building out of public view, we need to store milk crates, wood pallets, cardboard, all of which is considered trash and cannot be stored within the building, and need to be stored at the exterior area until sanitation company removes this debris from the site.

We have looked at a few locations around our building to place this exterior structure and the proposed location outside our overhead delivery door provides the best location for access and also eliminates the conflict with deliveries and customer access to our facility. One of the locations that has been looked at is to provide the new enclosure on the east side of the building (facing the Kmart building), since there is currently a trash enclosure at this area. This is not a feasible location, since the main entry and exit are both at the northeast corner of our tenant space and this would entail moving heavy pallet jacks and pallets directly in the path of customers as they entry and exit the building and we feel that this is not a safe method of business, for our customers.

Since we don't have the ability to hide these above-mentioned items from public view, therefore, we are requesting this site amendment for the addition of this exterior Split-faced CMU Service and Loading Area structure.

Description of the Exterior Service / loading area enclosure:

We have been coordinating with the landlord (Laurich Properties, Inc.) to provide a permanent structure at the exterior parking lot that would adhere to and compliment the existing retail center architecture. Per our discussions with the landlord, we are proposing to provide a 10'-0" high, Split-faced CMU structure that will have two metal framed rolling gates (one facing the parking area and one facing the overhead delivery door) so that this area can be closed off from public view when deliveries are not being made. We have provided this proposed design to the landlord and have received their support in our efforts to get this approved through the City of Las Vegas process.

Conclusion:

Based on our conversation at the Pre-Application meeting on 8-17-11, we understand that we need to submit this for a Major Site Amendment review process to get this type of structure amended to the overall previous Site Plan approval.

We understand that this type of structure was not previously approved for this retail center; however, we request that this structure be permitted to allow our facility to screen these undesirable items from public view as well as have an area to store these typical items that are a normal function of this type of grocery facility.

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AUG 25 2011
SDR-43016
City of Las Vegas
Department of Planning

We appreciate your assistance as well as this opportunity to be making this submittal and we look forward to your feedback as well as approval to proceed with this site modification to enhance the look of the existing site.

Please do not hesitate to contact us if you should have any questions and / or need any additional clarifications and or supplemental information.

Respectfully,

Keith D. Green

Keith D. Green – LEED GA
Regional Manager
Phoenix Office
1425 N. 1st Street, Suite 100
Phoenix, AZ 85004
Direct Line: 602-457-5761
Fax: 602-457-5755
Email: kgreen@pmdginc.com

RECEIVED
AUG 25 2011
SDR-43016
City of Las Vegs
Department of Planning

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

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

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

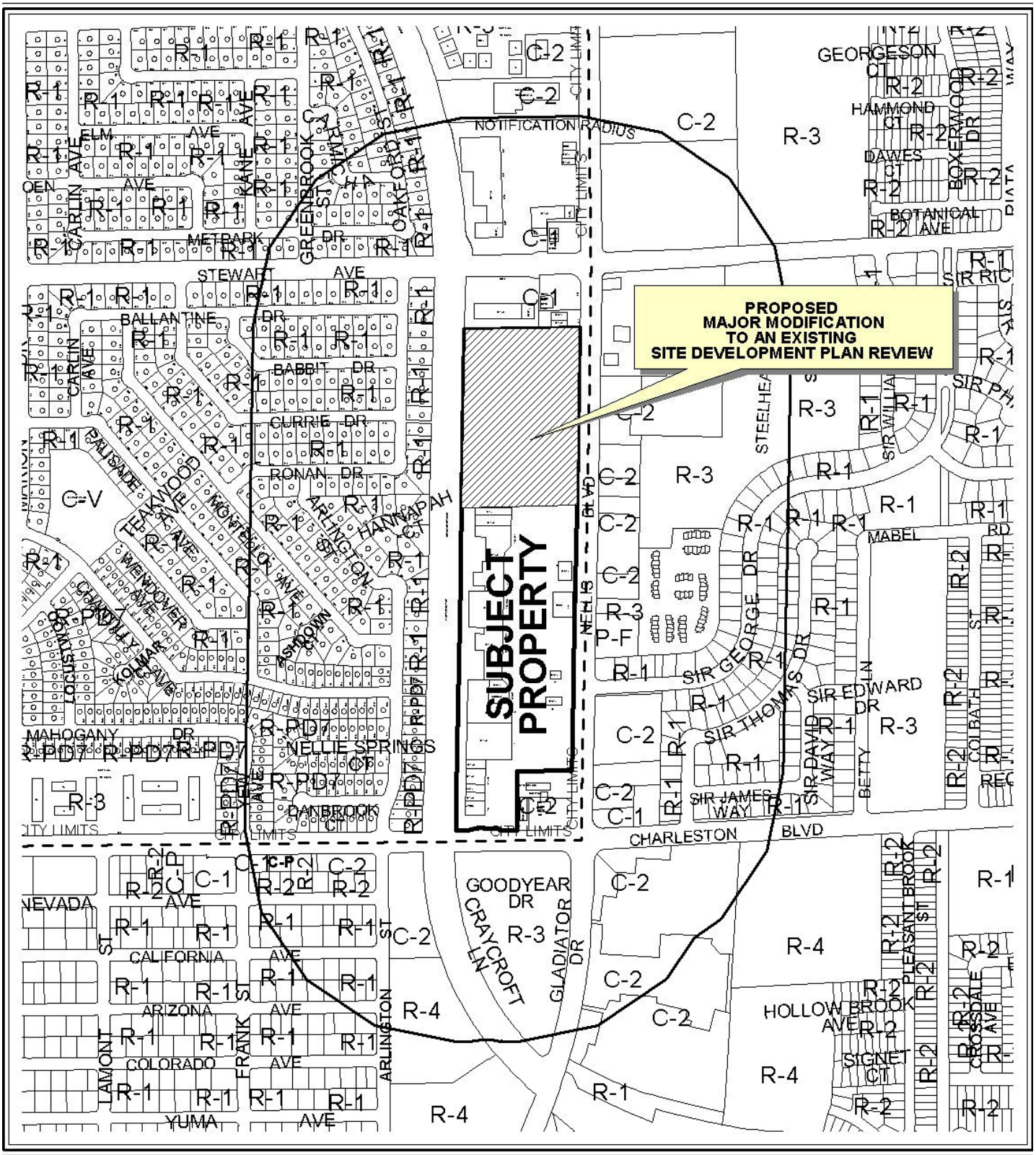
SUBJECT:
SDR-43021 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WAL-MART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Major Amendment to an approved Plot Plan Review (Z-0061-88) FOR A PROPOSED 14,000 SQUARE-FOOT EXPANSION TO AN EXISTING 118,000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

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

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

RECOMMENDATION:
Staff recommends

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



0 300 600 Feet

CASE: **SDR-43021**

RADIUS: 1000 FT

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

N



CASE: **SDR-43021**

RADIUS: 1000 FT

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43021** APN: 140-32-701-003

Name of Property Owner: WRI Charleston Commons, LLC / Wal-Mart Stores, Inc (Lease)

Name of Applicant: Wal-Mart Stores, Inc

Name of Representative: Kimley-Horn and Associates, Inc

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

WRI CHARLESTON COMMONS, LLC

Signature of Property Owner: _____

Print Name: Mark D. Stout
Vice President /
~~Associate General Counsel~~

Subscribed and sworn before me

This 24 day of August, 2011

Barbara McKinney

Notary Public in and for said County and State

RECEIVED
AUG 29 2011

Revised 11-14-06

BARBARA McKINNEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-28-2013

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification - Site Development Plan Review

Project Address (Location) 201. N Nellis Blvd

Project Name Walmart Store #1559 **Proposed Use** Commercial

Assessor's Parcel #(s) 140-32-701-003 **Ward #** 3-Reese

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

Commercial Square Footage 132, 964 **Floor Area Ratio** 29.04%

Gross Acres 10.51 **Lots/Units** _____ **Density** _____

Additional Information Existing SF is 118,321 SF

PROPERTY OWNER WRI Charleston Commons, LLC **Contact** Mark D. Stout

Address 2600 Citadel Plaza Drive, Suite 125 **Phone:** 713-866-696 **Fax:** 713-866-6050

City Houston **State** TX **Zip** 77008

E-mail Address mstout@weingarten.com

APPLICANT Wal-Mart Stores, Inc **Contact** Dani Ziem

Address 2001 SE 10th Street AR **Phone:** (479) 204-0425 **Fax:** (479) 273-8380

City Bentonville **State** AR **Zip** 72716-0550

E-mail Address Amber.Ziem@wal-mart.com

REPRESENTATIVE Kimley-Horn and Assoc, Inc **Contact** Heather Hirschberg

Address 7878 N 16th Street, Suite 300 **Phone:** (602) 906-1181 **Fax:** (602) 944-7423

City Phoenix **State** AZ **Zip** 85020

E-mail Address Heather.Hirschberg@kimley-horn.com

WRI CHARLESTON COMMONS, LLC

Property Owner Signature* _____

Mark D. Stout
Vice President /
Associate General Counsel

*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 24 day of August, 20 11.

_____

Notary Public in and for said County and State

BARBARA McKINNEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-26-2013

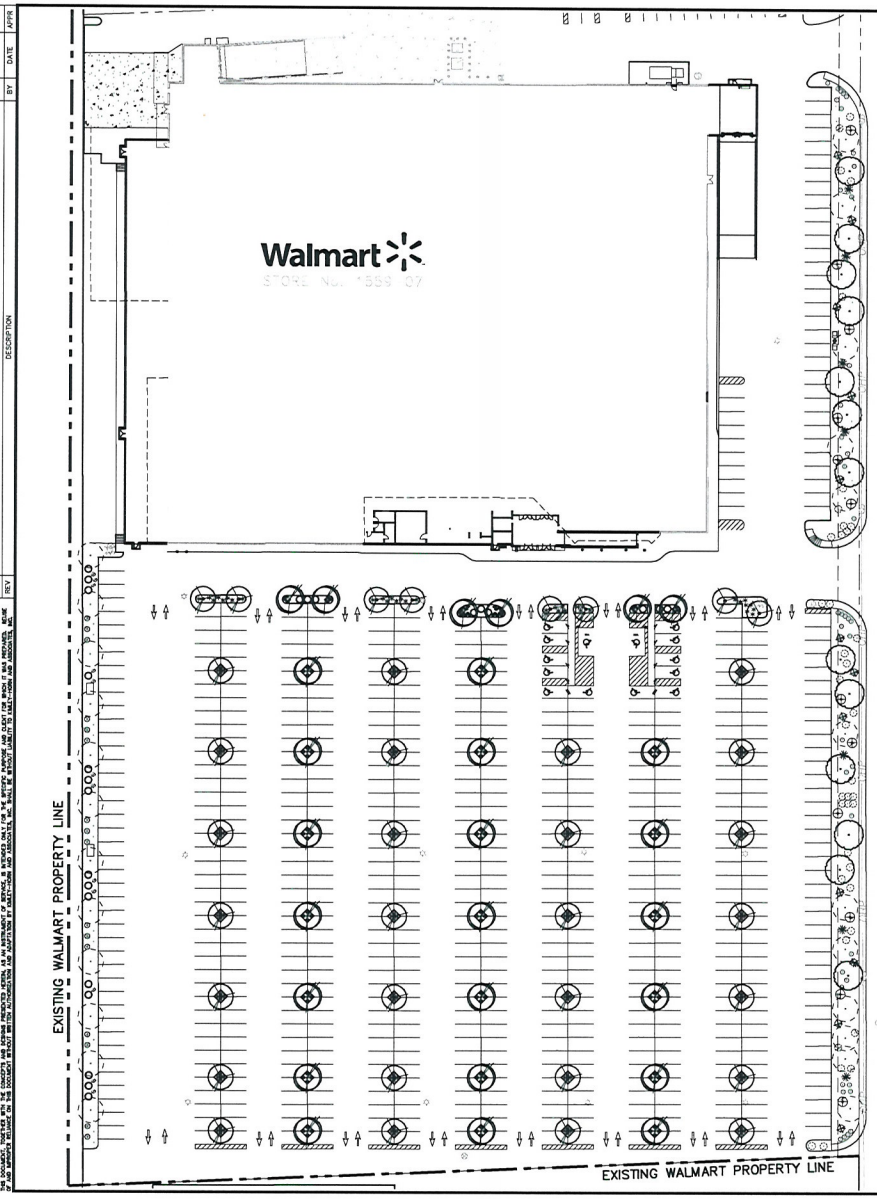
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-43021
Meeting Date:	10-11-11
Total Fee:	1080
Date Received:*	9-29-11
Received By:	FS

*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



PLANT SCHEDULE

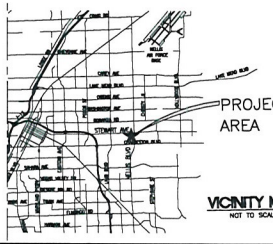
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	35	24" BOX	
	CHILOPSIS LINEARIS 'WARREN JONES'	DESERT WILLOW	26	24" BOX	
	RHUS LANCEA	AFRICAN SUMAC	13	24" BOX	
	EXISTING TREE				
	SHRUBS				
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	24	5 GAL	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	16	5 GAL	
	EXISTING SHRUB				
	GROUNDCOVERS				
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	12	5 GAL	
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	12	5 GAL	
	TEUCRIUM CHAMAEDRYS	GERMANDER	110	5 GAL	
	ACCENTS				
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	12	5 GAL	
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	161	5 GAL	
	DASYLIRION WHEELERI	DESERT SPOON	7	5 GAL	

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. DECOMPOSED GRANITE, 1/2" MINUS, COLOR: "PALOMINO CORAL", 2" DEPTH TYPICAL IN ALL NEW PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   6475 NORTH ORACLE ROAD
   TUCSON, AZ 85704
   TELEPHONE: (702) 296-9135
   CONTACT: CARRISA D'ALESSIO
7. CONTRACTOR TO INSTALL ROOT GUARD AT THE PERIMETER/EDGE OF PAVEMENT OF ALL PARKING ISLANDS AND ANY OTHER PLANTING AREAS NOTED ON THE PLANTING PLAN. CONTRACTOR TO INSTALL ROOT GUARD PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

   MODEL: UB 24-2
   MANUFACTURER: DEEP ROOT PARTNERS, L.P.
   345 LORTON AVENUE
   BURLINGAME, CA 94010
   TELEPHONE: (800) 458-7668
8. CONTRACTOR TO COORDINATE AESTHETIC GRADING WITH ENGINEERING GRADING TO PROVIDE SITE DRAINAGE AS DESIGNED BY THE ENGINEER.
9. ALL AFRICAN SUMAC TREES SHALL BE MULTI-TRUNK WITH THE LOWEST BREAKING BRANCH AT 30" TO 36" FROM FINISH GRADE. WEAK TRUNKS WILL BE REJECTED.
10. CONTRACTOR TO PROTECT AND PRESERVE EXISTING LANDSCAPE. ANY PLANT MATERIAL, ROCK MULCH, BOULDERS, AND OTHER LANDSCAPE MATERIALS DAMAGED BY DEMOLITION OR CONSTRUCTION IS TO BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH LIKE MATERIALS. CONTRACTOR IS TO REPLACE DAMAGED PLANT MATERIAL WITH MATERIAL OF THE SAME SIZE, GENUS, SPECIES, FORM, ETC.



VICINITY MAP
NOT TO SCALE

J W ZUNINO
LANDSCAPE ARCHITECTURE
LAS VEGAS NV
2191 S. JONES BLVD. LAS VEGAS, NV 89146
T 702.253.9300 F 702.253.3010
CARLSBAD CA
2740 FARADAY AVE. CARLSBAD, CA 92008

Call before you OVERHEAD 1-702-402-2929

Call before you Dig. 811

NORTH

0 40' 80' 120'
SCALE: 1" = 40'-0"

Kimley-Horn and Associates, Inc. © 2011
7878 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

Walmart
STORE No. 1559-07

LAS VEGAS (NE) – NELLIS & STEWART
PRELIMINARY LANDSCAPE PLAN
CITY OF LAS VEGAS, NV

PROJECT No.	091502117
SCALE (H):	1"=40'
SCALE (V):	NONE
DRAWN BY:	BET
DESIGN BY:	BET
CHECK BY:	CML
DATE:	12/22/2010

233-pln-A.dwg

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- OF 4 SHEETS

REV	DESCRIPTION	DATE	APPR

L:\2010\10233.00 Wal-Mart LV NE Renovation\1559-07\AutoCAD\233-pln-A.dwg, Layout1.01 Aug 24, 2011 - 10:21am jwhh
XREFs: 233-lp-1502717rd (1502717rd.233-lp-A
THE PLANS, DESIGNS, DRAWINGS AND SPECIFICATIONS AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REUSE OF ANY OF THESE PLANS, DESIGNS, DRAWINGS AND SPECIFICATIONS BY THE OWNER OR BY ANYONE ACTING FOR THE OWNER OR OBTAINING IT FROM THE OWNER, WITHOUT THE WRITTEN PERMISSION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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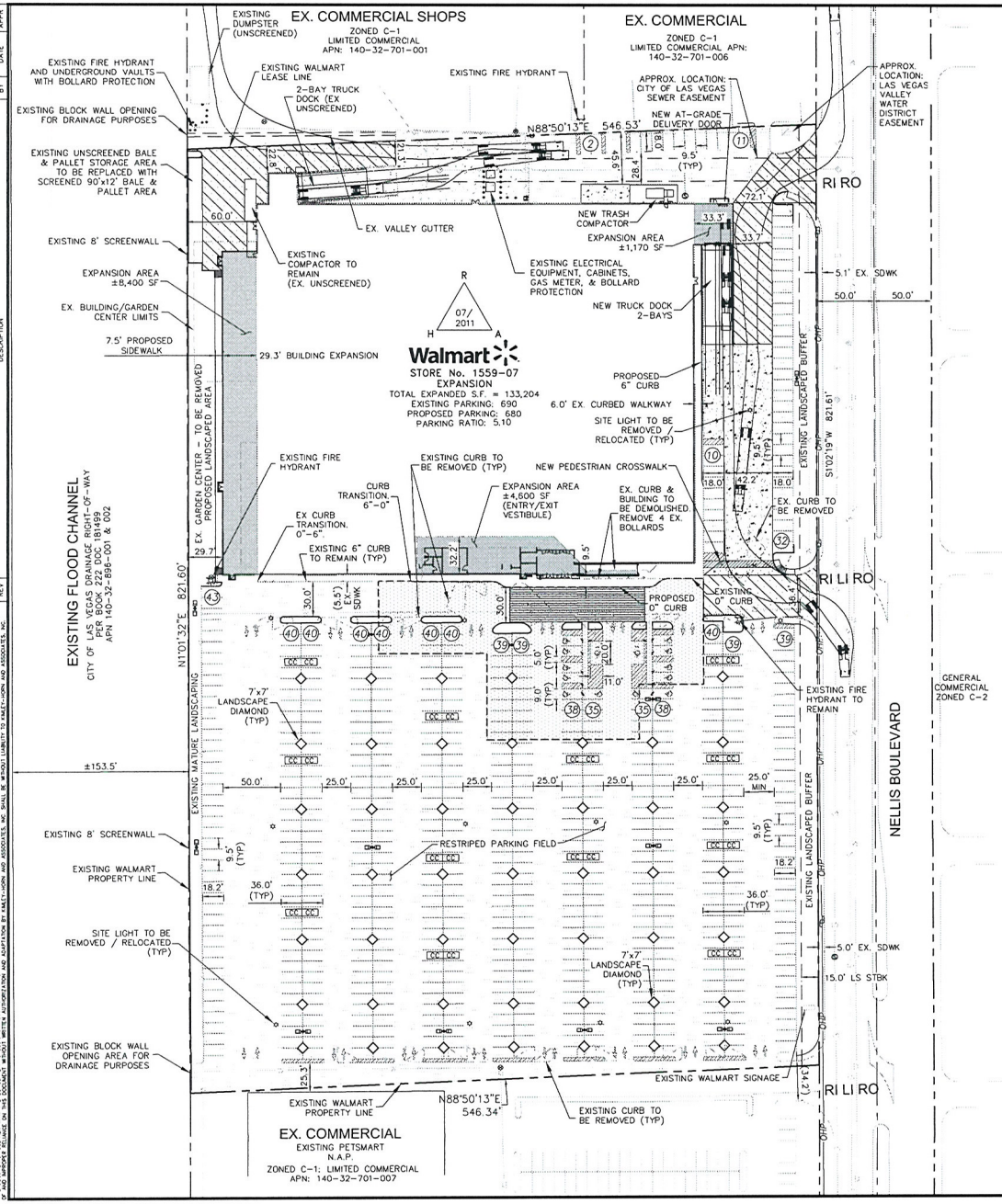
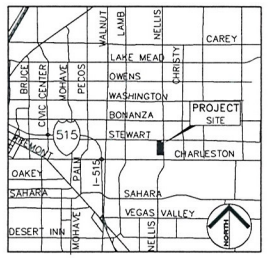


LEGEND

- PARKING COUNT
- (XXX LF) PROPERTY LINE DIMENSION
- TRAFFIC FLOW ARROWS
- BUILDING EXPANSION
- RI RO RIGHT IN, RIGHT OUT
- RI LI RO RIGHT IN, LEFT IN, RIGHT OUT
- PROPOSED CART CORRAL
- EXISTING SITE LIGHT
- EXISTING FIRE HYDRANT
- PROPERTY LINE
- EASEMENT/ SETBACK LINE
- RELOCATED / NEW SITE LIGHT
- NEW HD ASPHALT
- NEW HD CONCRETE
- NEW STANDARD DUTY ASPHALT PAVEMENT
- NON-STRUCTURAL DISTRESSED AREA OBSERVED. 1 ½" OVERLAY TREATMENT
- EXISTING CONCRETE PAVEMENT TO REMAIN.



VICINITY MAP
NTS

PARKING DATA

(ALL CALCULATIONS BASED ON GROSS SQUARE FOOTAGE OF BUILDING)

WALMART PREFERRED PARKING (5 STALLS/1000 gsf)
666 SPACES

CODE REQUIRED PARKING SPACES (1 STALL/250 gsf)
533 SPACES

PARKING PROVIDED

PARKING STALLS	666 SPACES
ACCESSIBLE STALLS	14 SPACES
TOTAL (5.10 STALLS/1000 gsf)	680 SPACES

PARKING NOTES
1. EXISTING PARKING DOES NOT CONFORM TO UPDATED WALMART LANDSCAPE STANDARDS.
2. 90° PARKING, 9.5' WIDTH, 18' LENGTH
3. TWO-WAY AISLE = 25' MIN
4. STORE FRONTAGE AISLE WIDTH = 30' MIN
5. THIS LAYOUT INCLUDES NEW PARKING LOT ISLAND CONFIGURATION, WITH NEW STRIPING.

SITE DATA

SITE LOCATION	SOUTHWEST CORNER OF NELLIS BLVD. AND STEWART AVE.
SITE ADDRESS	201 N. NELLIS BLVD
EXISTING SITE AREA	10.51 ACRES ± (453,839 SF)
ZONING CLASSIFICATION	C-1
LAND USE CLASSIFICATION	LIMITED COMMERCIAL
LOCAL JURISDICTION	CITY OF LAS VEGAS, LAS VEGAS, NV

BUILDING DATA

GROSS BUILDING AREA (PRE EXPANSION)	118,321 SF
NET CHANGE BUILDING AREA	14,883 SF
GROSS BUILDING AREA (POST EXPANSION)	133,204 SF
BUILDING HEIGHT	
MAXIMUM BY CODE	N/A
RETAIL CENTER	30'
BUILDING COVERAGE	
MAXIMUM BY CODE	50%
WITH EXPANSION	29.3%
SETBACKS REQUIRED	
BUILDING	10' SIDE 20' FRONT & REAR
LANDSCAPE (SUBJECT TO REVIEW)	15' FROM ROW

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AUG 29 2011

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GRAPHIC SCALE
50 0 25 50 100
(IN FEET)

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Phoenix, Arizona 85020 (602) 944-5500

Walmart
EXPANSION
STORE No. 1559-07

LAS VEGAS (NE) - NELLIS & STEWART

SITE PLAN

CITY OF LAS VEGAS, NV

PROJECT No.	091502117
SCALE (H):	1"=50'
SCALE (V):	NONE
DRAWN BY:	EAW
DESIGN BY:	EAW
CHECK BY:	HDH
DATE:	AUG 2011

PROFESSIONAL ENGINEER STATE OF NEVADA
HEATHER HIRSCHBERG
Exp. 06/30/13
CIVIL
No. 020275

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SP
01 OF 01 SHEETS

REV	DESCRIPTION	DATE	BY	APPR

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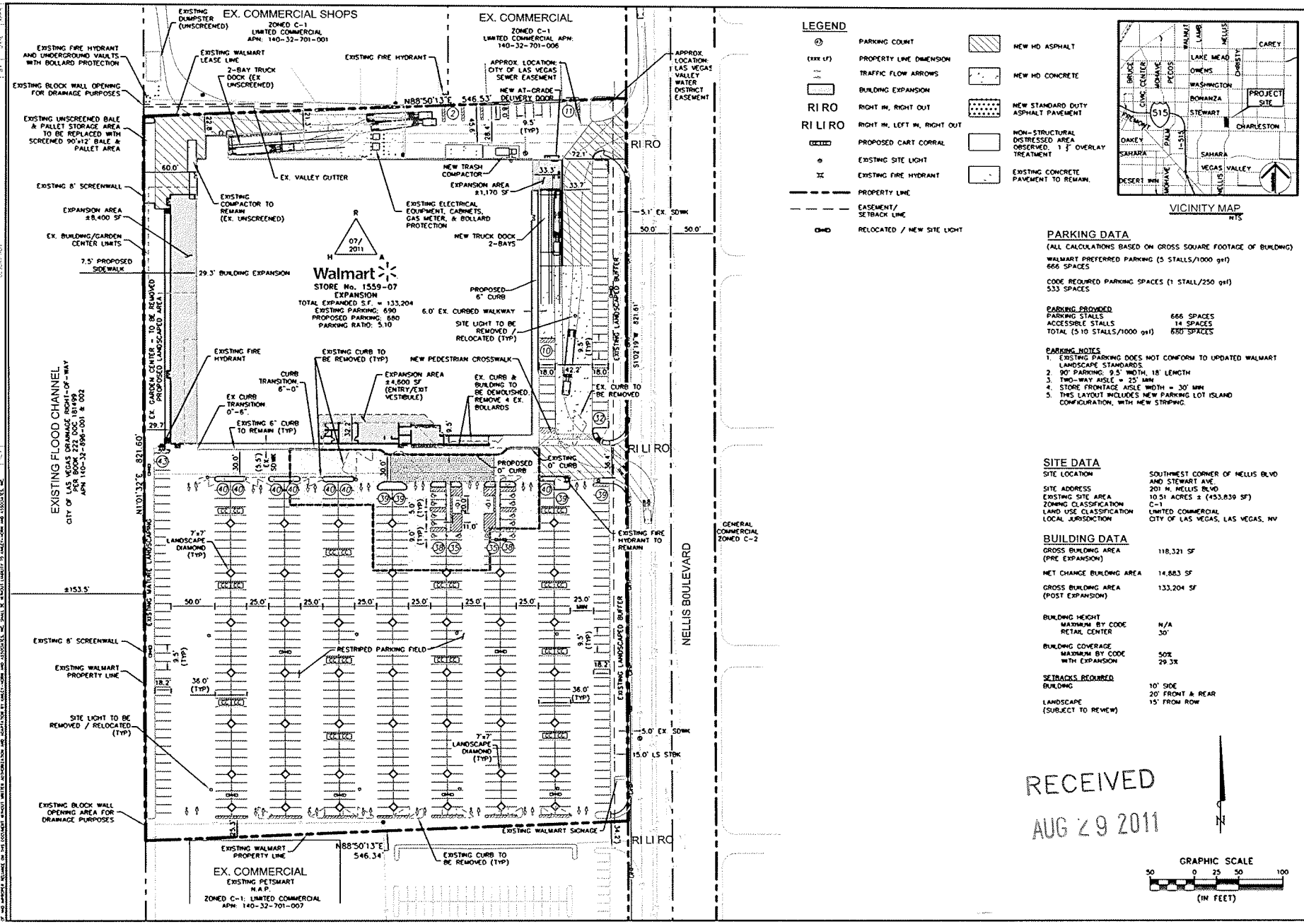

LEGEND

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RECEIVED
AUG 29 2011

N

GRAPHIC SCALE
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(IN FEET)

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Phoenix, Arizona 85020 (602) 944-5500

Walmart
EXPANSION
STORE No. 1559-07

LAS VEGAS (NE) - NELLIS & STEWART

SITE PLAN

CITY OF LAS VEGAS, NV

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HEATHER HIRSCHBERG
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No. 020275

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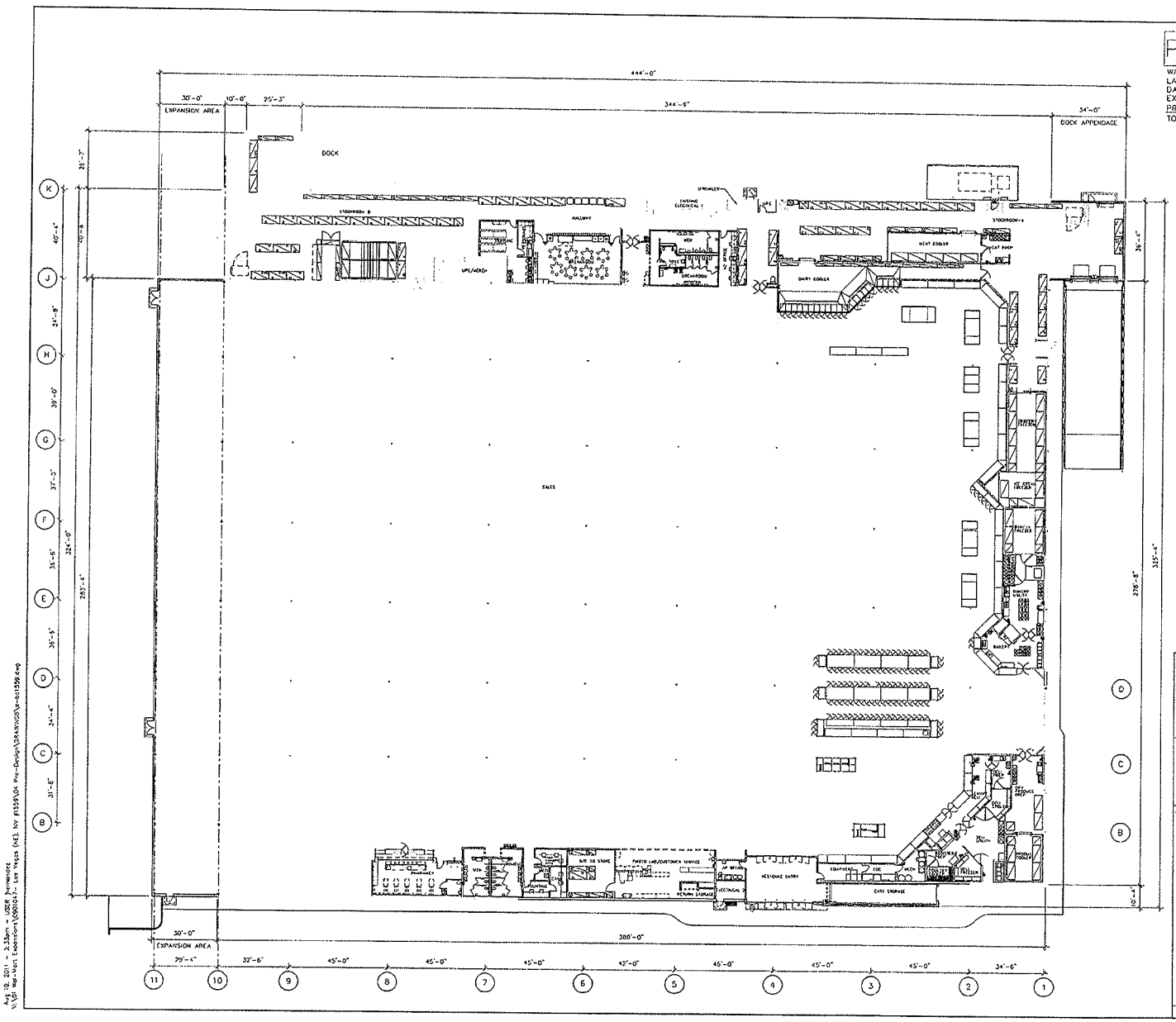
01 OF 01 SHEETS

SDR-43021



PRELIMINARY PLAN

WAL-MART STORE #1559
LAS VEGAS, NEVADA
DATE: 07-22-11

EXISTING AREA:	118,348 SQ. FT.
PROPOSED ADDITION:	14,856 SQ. FT.
TOTAL:	133,204 SQ. FT.

OCCUPANCY LOAD CALCULATIONS

OCCUPANCY LOAD = (SQUARE FOOTAGE) / (OCCUPANCY LOAD FACTOR)
OCCUPANCY LOAD FACTOR = REFER TO OCCUPANCY LOAD FACTOR TABLE

AREA	AREA (S.F.)	OCCUPANCY LOAD
MERCANTILE SALES:	103,186 S.F.	
MAIN SALES AREA:	103,186 S.F.	SF/30 = 3,440 OCCUPANTS
STORAGE/MECHANICAL		
STOCK ROOM-A:	6,606 S.F.	SF/300 = 20 OCCUPANTS
STOCK ROOM-B:	5,769 S.F.	SF/300 = 18 OCCUPANTS
COMPACTOR:	181 S.F.	SF/300 = 1 OCCUPANTS
CART STORAGE:	656 S.F.	SF/300 = 2 OCCUPANTS
MECHANICAL 1:	194 S.F.	SF/300 = 1 OCCUPANTS
EXISTING ELECTRICAL/SPRINKLER:	270 S.F.	SF/300 = 1 OCCUPANTS
IDC:	137 S.F.	SF/300 = 1 OCCUPANTS
ELECTRICAL 2:	156 S.F.	SF/300 = 1 OCCUPANTS
ANCILLARY		
OFFICE:	58 S.F.	SF/300 = 1 OCCUPANTS
UPC/MERCH:	404 S.F.	SF/100 = 4 OCCUPANTS
AD/PERSONNEL:	338 S.F.	SF/100 = 4 OCCUPANTS
DRAWING ROOM/CDL:	420 S.F.	SF/30 = 22 OCCUPANTS
HALLWAY:	1,302 S.F.	SF/10 = 130 OCCUPANTS
BREAKROOM/ PHARMACY:	861 S.F.	SF/100 = 9 OCCUPANTS
COOLERS/FREEZERS:	4,378 S.F.	SF/300 = 15 OCCUPANTS
MEAT UTILITY/ KITCHEN:	180 S.F.	SF/300 = 1 OCCUPANTS
BAKERY KITCHEN:	1,233 S.F.	SF/200 = 7 OCCUPANTS
PRODUCE KITCHEN:	615 S.F.	SF/300 = 4 OCCUPANTS
DELI KITCHEN:	1,386 S.F.	SF/200 = 7 OCCUPANTS
STORE MANAGERS OFFICE:	159 S.F.	SF/100 = 2 OCCUPANTS
CASH/COUNTING:	324 S.F.	SF/100 = 3 OCCUPANTS
AP OFFICE:	155 S.F.	SF/100 = 2 OCCUPANTS
SITE TO STORE STORAGE	348 S.F.	SF/300 = 2 OCCUPANTS
RETURN STORAGE:	140 S.F.	SF/300 = 1 OCCUPANTS
CUSTOMER SERVICE/PHOTO LAB:	969 S.F.	SF/100 = 10 OCCUPANTS
TOTAL =	129,186 S.F.	4,250 OCCUPANTS

Shaw Lawrence O'Dell Architect
211 N. Record St., Suite 222
Dallas, Texas 75202
Telephone 214/954-9696

STIPULATION FOR REUSE

CONSULTANTS

Walmart
LAS VEGAS, NV
STORE NO. 1559
JOB NUMBER: 0881047 | P8010 | 120

ISSUE BLOCK

CHECKED BY:	
DRAWN BY:	
FILE NAME:	
PHOTO CYCLE	xx/xx/xx
DOCUMENT DATE:	xx/xx/xx

NOT FOR CONSTRUCTION

PRELIMINARY FLOOR PLAN

SHEET: PA1

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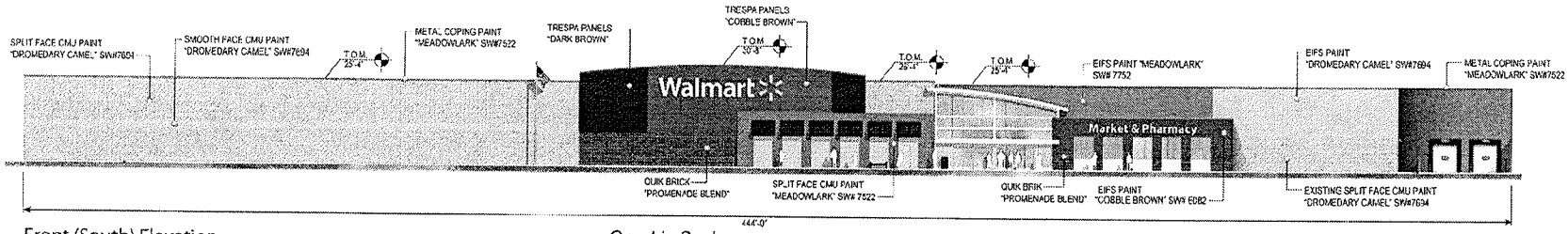
SDR-43021

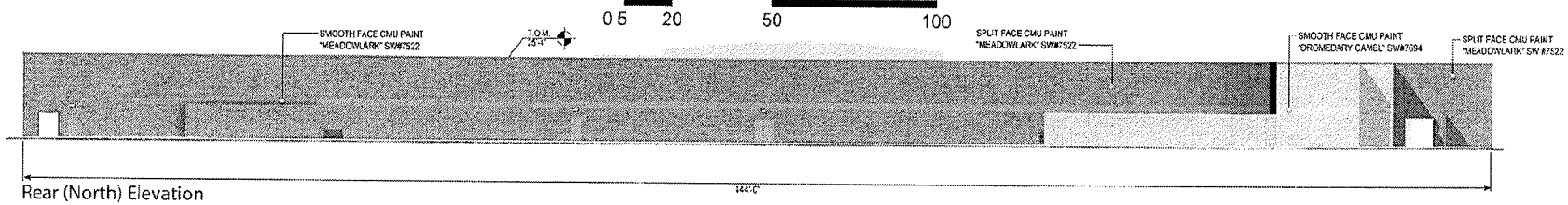
Aug 12, 2011 - 3:33pm - USER Permanent
N:\Wal-Mart Stores\Store\0881047 Las Vegas (NV) #1559\04 Pre-Design\DRAWINGS\W-#01559.dwg



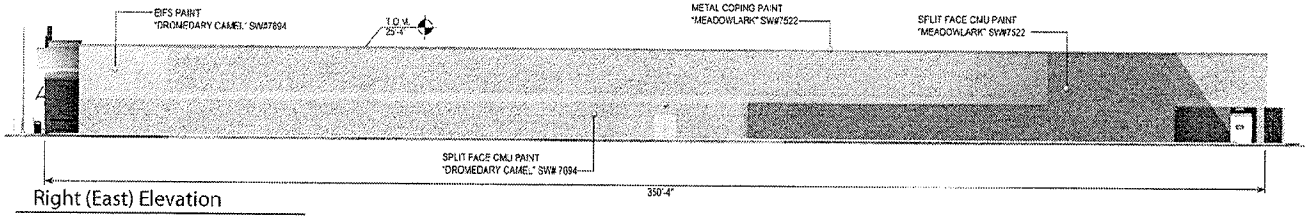
Front (South) Elevation

Graphic Scale

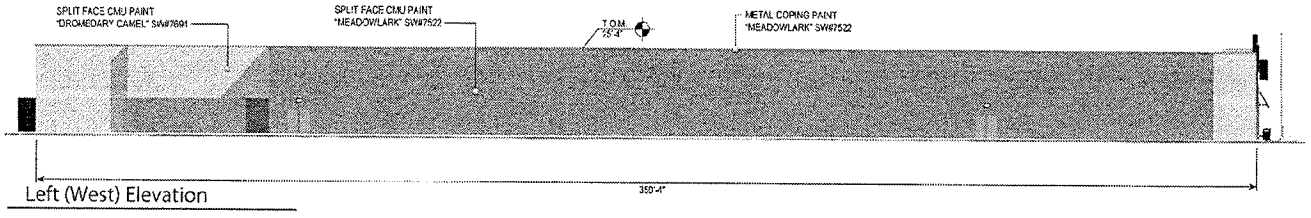
0 5 20 50 100



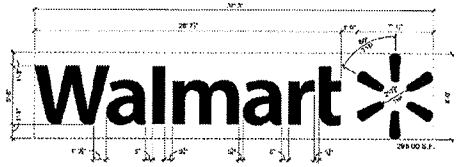
Rear (North) Elevation



Right (East) Elevation



Left (West) Elevation





Sign	#	Type	Color	Height	Illumination	Sq. Ft.	Total Sq. Ft.
Walmart			White	5'-6"	Channel lit		
Spark	1	Identity	Yellow	8'-9"	Channel lit	298.00	298.00
Market & Pharmacy	1	Directional	White	2'-6"	None	102.74	102.74
Total							400.74

	Walmart	July 24, 2011	#1559 Las Vegas, NV	Elevations 1

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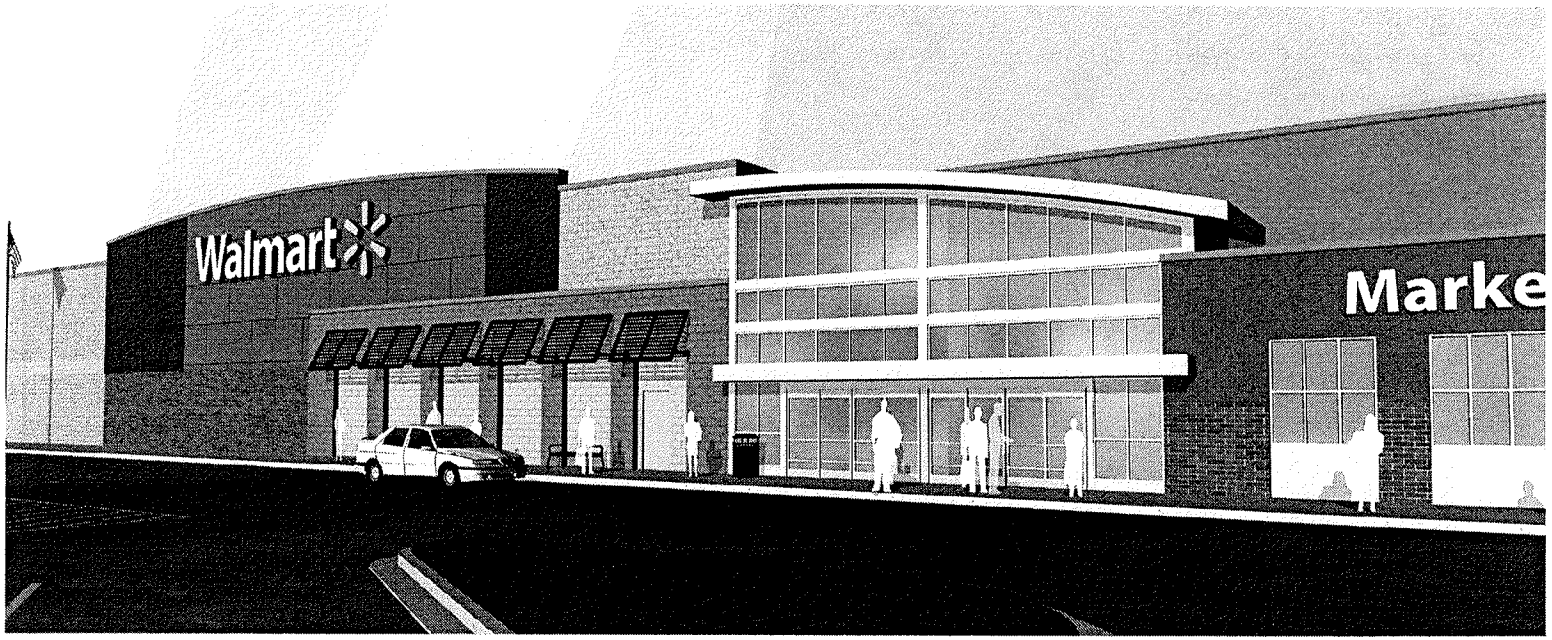



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Wal-Mart Stores, Inc.
Project Justification Letter
Southwest Corner of Nellis Boulevard & Stewart Avenue
201 N Nellis Boulevard, Las Vegas, Nevada
August 2011

A. Requests

Applicant, Kimley-Horn and Associates, Inc, on behalf of Wal-Mart Stores, Inc., respectfully requests a site plan review to allow the expansion of the existing Walmart store #1559 located at the southwest corner of Nellis Boulevard and Stewart Avenue in the City of Las Vegas, Nevada.

The purpose of this letter is to give City staff a review of the projects intent during the pre-application submittal review.

B. Existing Site Use

The subject property is located on Parcel Number 14032701003. The property is currently zoned Limited Commercial (C-1), and is currently occupied by an approximate 118,000 SF Walmart store.

C. Project Description

The existing Walmart Division I store will be expanded by approximately 14,000 S.F. and converted into a Supercenter, totaling approximately 132,000 SF. The store expansion will also include an additional two-bay truck dock, located on the east side of the store. The majority of the expanded area will replace the existing garden center, which will be fully demolished prior to expansion. Additional expansion will be added to the northeast corner of the building to accommodate the new truck dock as a receiving area. As part of the store expansion, the front drive aisle and the adjacent parking area will be reconfigured to accommodate the new building footprint with an expanded vestibule. Landscape islands and existing utilities in the front drive aisle will be relocated. In addition, parking lot landscape islands will be added throughout the parking lot to provide enhanced landscaping. The existing parking lot pavement is anticipated to receive a 1.5" mill and overlay (as needed), with full depth replacement limited to the reconfigured front drive aisle. Full depth heavy duty asphalt and concrete is anticipated for the pavement near the new truck dock. The need for additional sewer connections / grease interceptors, upsizing of the existing electrical service, upsizing of the existing transformer, or installation of additional storm drainage structures will be evaluated and collaborated with City reviewers prior to issuance of construction permits. The existing parking lot will be restriped and missing or damaged site signage will be replaced. The acquisition of additional property is not anticipated for this project.

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D. Architectural Description

Introduction: This proposed Walmart expansion represents a new design for Walmart. The clean lines of the building silhouette demonstrate an engaged, human, smart, and simple architecture. The project sets forth a program of caring, realism, innovation, and straightforwardness, which will be described in greater detail throughout this narrative. Our goal for this building and its design is to define a building architecture that not only is functionally appealing but architecturally iconic and memorable for the customers of the Walmart.

Caring Page (Page three of the elevation package): This perspective speaks to the view of the customer experience at day. This image defines iconic architecture; the Walmart Brand Wall and sign, the customer canopy and the curved articulated entry portal (customer entrance). In this view detail, scale and the pedestrian experience here gives way to the iconic.

Real Page (Page four of the elevation package): The page shows the transition to human scale as the customer approaches the vestibule. The iconic architecture described above is foreshadowed by detail. As the customer approaches the building, specific features emerge at this entrance, revealing a protective overhead canopy projecting outward from the building in a welcoming gesture to pedestrians. The pedestrian experience is enhanced by a rich look down the front of the store to the entry portal and beyond.

The concrete masonry (CMU) used on the exterior of our building is produced locally. Furthermore, the CMU and concrete floors found in our building will use recycled material. Fly ash from coal-fired electrical generation and steel manufacturing will be one of the aggregates in these CMUs and concrete floors. Wall sconces, storefront windows with clearstories, benches, and planters speak to an interactive design which engages and offers comfort to the customer.

Architectural Theme and Image: The design theme for the proposed Walmart has its roots in Modernist Architecture. The clean lines of the building silhouette demonstrate an engaged, human, smart, and simple architecture. The proposed Walmart emphasizes its function with clean wall surfaces and simple embellishments. The project sets forth a program of caring, realism, innovation, and straightforwardness.

The building creates an overall cohesive architectural character, integrating color, building materials, building massing and articulation, signage, and landscaping, etc. for a unified visual quality.

Innovation: Picking up again on the subject of iconic architecture, the Walmart Brand Wall and sign frames the front elevation. This, along with the flag and pole in front of the Trespa Brand Wall. The Walmart Brand Wall is made of the innovative Trespa® exterior panel system. This one material seen in two shades of brown and two patterns, (running bond and standing bond) backdrop the Walmart sign. This Trespa "Meteon"

cladding product is not only attractive, it is durable. Plus, to continue Walmart's commitment to sustainability, this material is made of 100% recycled wood.

Building Massing: The building mass is modulated through the use of varied roof heights and forms. Architectural details such as recessed windows, awnings, a glazed entry portal canopy, and recessed wall elements help to articulate the building's volume and scale. Furthermore, the building is modulated visually by the use of CMU with accenting integrally colored CMU and other wall materials, colors and wall plane offsets and projections.

The specific building elements utilized are: arched entry portal roof; varied roof parapet heights to break up the building's roofline; the iconic arched brand wall off center of the building in a modern style; entry portal shade canopy to give added detail to the building.

Pedestrian Focus: The building has a wide sidewalk along the front of the building that leads up to the glazed entrance vestibule. At night, the glazed entrance will be lit up and become the beacon directing the customers to the entrance to the store. As the pedestrians get closer to the entrance, the building wall steps down and awnings are introduced, the masonry wall is accented with windows and recessed areas to create a rhythm. All of these elements add a human scale to the building. In addition, the building's architectural elements are approachable and emphasize a straightforward approach to enhancing the pedestrian experience.

Exterior Building Materials: The materials used are a combination of painted split face concrete masonry (8" tall), 8" tall integrally colored textured and smooth face CMUs; a stucco-like exterior insulation finish system (EIFS); standing seam metal on entry portal arched roofs; an innovative architectural panel system called Trespa Meteon which is a solid phenolic exterior wall panel with a decorative surface that is composed of pigments in a polyurethane acrylic binder, storefront glass entry doors and paint finished canopy structure. The design has no faux windows or artificial edifices which help us to create our clean, real and straightforward architecture

Exterior Building Finish Colors: The main colors of the painted CMUs of the building are soft harmonious earth tones, which integrate with the overall site from a distance and up close. Integral colored CMU in both smooth face and split face in to simulate brick and stone add a pedestrian scale to the front of the building. Other architectural details such as the canopy are accented in metallic grays to match the gentle curved metal standing seam roof and clear aluminum storefront door and windows.

Elevations: As previously mentioned, this Walmart design is straightforward, human in scale and honest. The gentle curved roof of the front entry portal direct a customer's eyes inward and upward back to the Walmart sign and the signature curved

brand wall. The glazed entry portal also greets the public with its canopy, enhances the building's main entry and provides desired cover in inclement weather.

Front elevation: The progression of massing from the pedestrian elements at each side of the building's glazed entrance vestibule reinforce this way-finding by framing each side of the glazed vestibule to direct the pedestrian focus to the entry portal. These elements, along with the rusticated, CMU and integrally colored CMU accents, establish approachability and break the building down to a human scale.

Left Elevation: Which starts at the front left of the building, provide continuity of design; use of materials and their articulation found elsewhere.

Rear Elevation: The rear of the building is existing wall to remain with a fresh paint to match the new architectural style of the Walmart store.

Right Elevation: The right side elevation transitions from front to side elevation by using the same architectural vocabulary of massing, architectural elements, materials and detailing found elsewhere. Over 90% of the right side elevation is existing wall to remain.

Truck, Shopping Cart and Equipment Screening: The receiving truck dock has a 4.5' deep recessed truck well. This is complimented by a truck dock solid CMU screen wall, 10'-0" high. Unlike many other retailers who receive goods "at grade", Walmart believes in being a good neighbor by shielding delivery trucks and the receiving functions from the surrounding properties. This screen corporate value coupled with a strict "no idle" policy helps Walmart to control noise at the rear of the building. This "no-idle" policy is yet another demonstration of Walmart's commitment to sustainability and saves hundreds of thousands of gallons of diesel fuel each year.

The Walmart provides screened/enclosed shopping cart storage internal to the building at the entry portal and shopping cart corals distributed throughout the parking area. These carts are regularly collected by Store Associates (hourly during daylight hours) and taken to the entry portal side with glass storefront windows (found on outward side of the building's entrance) where they are cued for customer use when entering this vestibule.

The Walmart will include an "internally fed, roll on-roll off" trash compactor to prevent windswept trash. This compactor, which is also found on the rear elevation, is screened by an 8'-0" high solid CMU wall.

Finally, the store will continue to further Walmart's sustainability by providing a dedicated recyclable enclosure. This three sided enclosure will have its open face toward the rear elevation and this enclosure is screened with a 12'-0" high solid CMU walls from the surrounding neighborhood. Recyclables such as cardboard, paper and plastics plus material pallets, which can be reused, are all staged here. The recycled materials are baled inside the buildings receiving area and taken to this enclosure for regular pick-up.

Most building mechanical equipment and communications equipment is rooftop mounted. This rooftop equipment is screened from the pedestrian's line of sight by the building parapet. Roof access is by an internal ladder and roof hatch.

Roofs: Variations in the roofline heights help to articulate the scale and theme of the building.

Landscaping:.

Summary: Our proposed Walmart is working diligently towards our goal of becoming a welcomed neighbor in The City of Las Vegas. We are striving to build a more pedestrian friendly, articulated building. The architectural character of the building represents Walmart's values to the community; has pedestrian scale; demonstrates attention to detail; uses quality materials such as integrally colored concrete masonry (produced locally when available), and preserves views to the surrounding area through the reduced scale of the building, which also helps better integrate it into the surrounding neighborhood.

This unique design is to reflect our renewed commitment to customer service and is the expression of Walmart's transformation both inside and out. The store expresses our emphasis on our customers to remind them that Walmart is a warm, friendly, fresh and clean place to shop. Our goal is to improve the quality of life for our customers by helping them to save money and live better.

E. Sustainability Features

- The Walmart will use integrated lighting management system and internal fluorescent T8 bulbs for interior light control and dimming to help save on electricity consumption. This system will help reduce the amount of energy required to light the store by up to 75% from Walmart Stores built before 2006.

- The Walmart will incorporate energy efficient refrigeration equipment. The freezer cases and non-sales areas of the store will have energy saving LED lighting. LED lighting throughout the store operates 70% more efficiently than traditional fluorescent lighting. Special Mylar film-coated glass doors to control condensation within the freezer cases enhance the freezer's operating efficiencies and help save energy. Additionally, LED lighting contains no mercury; performs well in the cold; and produce less heat than fluorescent lights – Heat, which must be compensated for by this same refrigeration equipment.

- The Walmart will use energy efficient mechanical HVAC for heating and cooling to help save on its electrical consumption. A centralized Energy Management System (EMS) will monitor and control the heating; air conditioning, refrigeration and lighting systems. This system enables Walmart to constantly monitor energy usage; analyze refrigeration temperatures; observe HAVC and lighting performance; and adjust these various systems levels from a central location at its corporate headquarters in

Bentonville, Arkansas. This monitoring for optimal efficiency is twenty-four hours a day/seven days a week.

- The Walmart will incorporate the use of concrete mix which will be made with recycled materials. Fly ash from coal-fired electrical generation and steel manufacturing will be one of the aggregates in the concrete. This reduces the amount of limestone needed, a natural resource, and also reduces the need for chemical cleaners, thus helping the environment.

- The Walmart landscape sprinkler system will incorporate drop system technology on timers to help regulate the over consumption of water, a valuable natural resource, by metering the amount of time and appropriately directing plant irrigation water more efficiently.

- The Walmart will use low- and zero- Volatile Organic Compounds (VOCs) in building materials such as paint, adhesives and flooring. Walmart has eliminated PVC roofing membranes from their building specifications.

- The Walmart will have a sandwich bailing program for recyclable store packing and waste. This program has helped Walmart nationally to recycle millions of pounds of plastic, cardboard, and wood pallets and eliminate these materials from their waste stream.

- The Walmart is working diligently towards our goal of becoming a welcomed neighbor in the City of Las Vegas. We are striving to build more energy efficient buildings, which reduces our environmental footprint. Our goal is to improve the quality of life and the environment for our customers by helping them to save money and live better.

F. Site Development Plan Review Criteria

1) The proposed development is compatible with adjacent development and development in the area.

The existing commercial use of the Walmart clearly meets the intents of the Limited Commercial zoning district and is compatible with adjacent development, otherwise known as the Charleston Commons Shopping Center. There proposed use will remain the same as the existing use.

2) The proposed development is consistent with the General Plan, this Title (Title 19.18), the Design Standards Manual, the Landscape, Wall, and Buffer Standards, and other duly-adopted City plans, policies, and standards.

The proposed Walmart expansion clearly meets the intents of the General Plan for the area and meets or exceeds the requirements set forth by the Design Standards Manual. The development plans to bring the parking lot up to current City code by way of adding parking

islands and enhancing landscape throughout the site. Truck docks and compactors will receive the appropriate screening measures.

3) **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.**

Exiting site access and circulation patterns will remain. The additional truck dock will be accessed via Nellis Boulevard. A truck route has been provided on the site plan for both the existing and proposed docks, demonstrating the paths are easily navigated by the trucks.

4) **Building and Landscape materials are appropriate for the area and for the City.**

The building materials used are appropriate for the area. Most of the materials are produced locally (CMU) and are commonly found on other buildings in the area. Materials used are a combination of painted split face concrete masonry (8" tall), 8" tall integrally colored textured and smooth face CMUs; a stucco-like exterior insulation finish system (EIFS); standing seam metal on entry portal arched roofs; an innovative architectural panel system called Trespa Meteon which is a solid phenolic exterior wall panel with a decorative surface that is composed of pigments in a polyurethane acrylic binder, storefront glass entry doors and paint finished canopy structure. The design has no faux windows or artificial edifices which help us to create our clean, real and straightforward architecture

5) **Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment, and are harmonious and compatible with development in the area.**

Our proposed Walmart is a pedestrian friendly building that creates an orderly, aesthetically pleasing environment for our customers and our neighbors. The architectural character of the building represents Walmart's values to the community; has pedestrian scale; demonstrates attention to detail; uses quality materials such as integrally colored concrete masonry (produced locally when available), and preserves views to the surrounding area through the reduced scale of the building, which also helps better integrate it into the surrounding neighborhood.

This unique design is to reflect our renewed commitment to customer service and is the expression of Walmart's transformation both inside and out. The store expresses our emphasis on our customers to remind them that Walmart is a warm, friendly, fresh and clean place to shop. Our goal is to improve the quality of life for our customers by helping them to save money and live better.

6) **Appropriate measures are taken to secure and protect the public health, safety, and general welfare.**

The expanded building will enhance the pedestrian entry and exit vestibule. The site will have improved pedestrian accessibility from Nellis Boulevard and ADA parking spaces will be restriped and redesigned in the spaces located nearest the enhanced entry.

G. Conclusion

The proposed Walmart expansion is appropriate for the subject site because it allows for a development that is consistent with the General Plan land use designation, surrounding zoning context, and existing character of uses in the area. Additionally, the location of the proposed expanded store will not result in any negative impacts to any nearby residents, businesses or property owners or create any land use conditions prohibited by the City of Las Vegas Zoning Ordinance, General Plan, Design Standards Manual or applicable regulations.

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

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

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

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **35.**

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

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

SUBJECT:
TXT-43042 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend the Downtown Centennial Plan to revised the hours of a temporary outdoor commercial event on Fridays and Saturdays to 10 am to 2 am within the 18b Arts District.

This Item Will be Forwarded to City Council In Ordinance Form

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **36.**

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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