



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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

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

**November 8, 2011**

6:00 PM

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

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

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

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

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

**PLANNING COMMISSION MEETING RULES OF CONDUCT:**



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

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

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

### **BUSINESS ITEMS:**

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 11, 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-43317 - TENTATIVE MAP - TROPICAL JONES - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - For possible action on a request for a Tentative Map FOR A 49-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue (APNs 125-26-704-001 through 003, 125-26-707-002 and 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)], and R-E (Residence Estates) Zones under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Ross).
8. MSP-43340 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC - For possible action on a request for a Major Amendment to a previously approved Master Sign Plan (ARC-22117) FOR A COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER SIGN STANDARDS on 1.79 acres at 8402 West Centennial Parkway (APN 125-20-803-006), T-C (Town Center) Zone [SC-TC Service Commercial (Town Center) Special Land Use Designation], Ward 6 (Ross).

### **PUBLIC HEARING ITEMS**

9. ABEYANCE - 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. ABEYANCE - 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. ABEYANCE - 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. VAR-43353 - VARIANCE RELATED TO GPA-42939, ZON-42940 AND ZON-42941 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Variance TO ALLOW 2,125 PARKING SPACES WHERE 2,488 SPACES ARE REQUIRED 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).
13. SUP-43355 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941 AND VAR-43353 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB 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).
14. SUP-43356 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353 AND SUP-43355 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB 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).

15. SDR-43352 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355 AND SUP-43356 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY 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).
16. VAR-43315 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUOLIANG PANG - For possible action on a request for a Variance FOR MULTIPLE EXISTING ACCESSORY STRUCTURES (CLASS II), A PROPOSED FRONT YARD PATIO COVER AND AN EXISTING REAR YARD PATIO COVER; TO ALLOW A ZERO-FOOT FRONT YARD SETBACK FOR AN EXISTING 354 SQUARE-FOOT CARPORT WHERE 20 FEET IS REQUIRED; ZERO-FOOT SIDE AND REAR YARD SETBACKS FOR EXISTING 720, 315 AND 270 SQUARE-FOOT ACCESSORY STRUCTURES WHERE THREE FEET IS REQUIRED; SEPARATION DISTANCES OF ZERO, 2.5 AND THREE FEET BETWEEN AN ACCESSORY STRUCTURE AND THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE WITH A GREATER HEIGHT (16.5 FEET) THAN THE PRINCIPAL DWELLING UNIT (\_\_\_ FEET); ACCESSORY STRUCTURES WITH 1,659 SQUARE FEET OF COMBINED FLOOR AREA WHERE 635 SQUARE FEET IS ALLOWED; ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO); AND 59% LOT COVERAGE WHERE 50% IS ALLOWED on 0.15 acres at 1912 Pink Ice Court (APN 139-21-410-038), R-1 (Single Family Residential) Zone, Ward 5 (Barlow).
17. VAR-43331 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MANUEL HERNANDEZ - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK FOR AN EXISTING 110 SQUARE-FOOT ATTACHED CARPORT WHERE 20 FEET IS REQUIRED on 0.15 acres at 5517 Bromley Avenue (APN 138-25-402-003), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
18. VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard, (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
19. SUP-43358 - SPECIAL USE PERMIT RELATED TO VAR-43359 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 1326 North Martin Luther King Boulevard, (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow).
20. SDR-43360 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43359 AND SUP-43358 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,985 SQUARE FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING on 0.88 acres at 1326 North Martin Luther King Boulevard, (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow).
21. 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).
22. 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).
23. 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).

24. SUP-43278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARI GONZALES - OWNER: JUNIOR CORP - For possible action on a request for a Special Use Permit FOR A 480 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING USE at 804 South Las Vegas Boulevard (APN 139-34-410-158), C-2 (General Commercial) Zone, Ward 3 (Coffin).
25. SUP-43285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 7175 West Lake Mead (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
26. SUP-43288 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: N P SANTA FE, LLC - For possible action on a request for a Special Use Permit TO TO CONVERT AN EXISTING WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN INTO A WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, INCREASE THE HEIGHT FROM 22 FEET TO 32 FEET AND ADD NINE NEW ANTENNAS at 4901 North Rancho Drive (APN 125-34-801-003) C-2 (General Commercial) Zone, Ward 6 (Ross).
27. SUP-43294 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEFF WHITE CUSTOM JEWELRY - OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,036 SQUARE-FOOT SECONDHAND DEALER at 410 South Rampart Boulevard, Suite #160 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson).
28. SUP-43314 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FORT APACHE INN-INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 9570 West Sahara Avenue (APN 163-06-816-021), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
29. SUP-43347 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BJC ENTERPRISES, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-AND OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED 1,255 SQUARE-FOOT RESTAURANT at 450 Fremont Street, Suite #123 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).
30. SUP-43354 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,300 SQUARE FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH NO EVERGREEN TREES FOR SCREENING AND AN EXISTING SIX-FOOT TALL WIRE FENCE WITH BARBED-WIRE ALONG THE FRONT PROPERTY LINE at 2804 South Highland Drive (APN 162-09-202-007), M (Industrial) Zone, Ward 1 (Tarkanian).
31. SUP-43357 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KASTLE MANAGEMENT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 22,160 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A ZERO FOOT DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN), A 1,200-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY, AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #130 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).
32. SUP-43376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MJ GOLD AND DIAMOND EXCHANGE - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY SALES) USE WITHIN AN EXISTING 3,048 SQUARE-FOOT JEWELRY STORE (RETAIL SALES) at 7090 North Durango Drive, Suite #140 (APN 125-20-510-020), T-C (Town Center) Zone [Mixed-Use Commercial Montecito Town Center Special Land Use Designation], Ward 6 (Ross).
33. ROC-43312 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: PLATINUM REALTY & DEVELOPMENT - OWNER: CRAIG MARKETPLACE, LLC, ET AL - For possible action on a request for a Review of Condition to delete Condition #14 of an approved Site Development Plan Review (SDR-25484), WHICH REQUIRED CONSTRUCTION OF A RAISED MEDIAN ISLAND AT THE SHARED ACCESS DRIVEWAY TO THIS SITE

FROM CRAIG ROAD TO RESTRICT LEFT TURNS FROM THE EXISTING NORTHERLY MOST DRIVEWAY ON THE WEST SIDE OF THE SHARED ACCESS DRIVEWAY at 7083 West Craig Road (APNs 138-03-701-003 and 138-03-715-007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

34. 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).
35. SDR-43247 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Site Development Plan Review OF TOWN CENTER DEVELOPMENT STANDARDS WITH A WAIVER TO ADD AN ELECTRONIC READER BOARD TO AN EXISTING 24-FOOT TALL FREESTANDING SIGN on 3.98 acres at 8555 West Centennial Parkway (APN 125-29-510-019), T-C (Town Center) Zone [GC-TC (General Use Commercial) Town Center Land Use Designation], Ward 6 (Ross).
36. SDR-43290 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHELO, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 13-FOOT TALL, 1,007 SQUARE-FOOT SINGLE-STORY RESIDENCE TO AN OFFICE on 0.20 acres at 3615 West Charleston Boulevard (APN 162-05-110-014), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).
37. SDR-43345 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL POLLO LOCO, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,757 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A THREE-FOOT WIDE BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.56 acres at 6131 West Lake Mead Boulevard (APN 138-23-719-011), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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

38. DIR-43389 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to approve the 2012 Planning Commission Meeting Schedule. Staff recommends APPROVAL.
39. TXT-43393 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend the Downtown Centennial Plan to clarify that the Symphony Park District is a part of Parkway Center Districts and to amend Map 14 of the Downtown Centennial Plan to include the Symphony Park District.

#### **CITIZENS PARTICIPATION:**

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

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

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

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

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011**

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

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011**

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

**SUBJECT:**

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011**

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

**SUBJECT:**

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING  
COMMISSION MEETING OF OCTOBER 11, 2011



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

TMP-43317 - TENTATIVE MAP - TROPICAL JONES - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - For possible action on a request for a Tentative Map FOR A 49-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue (APNs 125-26-704-001 through 003, 125-26-707-002 and 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)], and R-E (Residence Estates) Zones under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Ross).

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-43317** APN: 125-26-707-002,005  
Name of Property Owner: Colfin WLH Land Acquisitions, LLC 125-09-704-001, 002,003  
Name of Applicant: Colfin WLH Land Acquisitions, LLC  
Name of Representative: Taney Engineering

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: \_\_\_\_\_

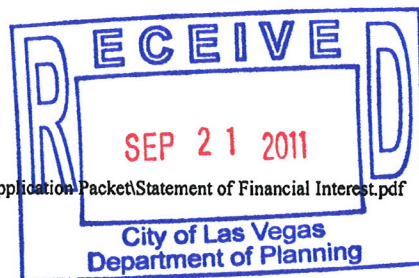
Mark M. Hedstrom  
Print Name: Vice President

Subscribed and sworn before me

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

Calif Jurat attached hereto

Notary Public in and for said County and State

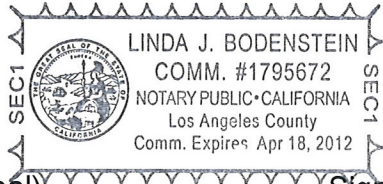




State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17th  
day of August, 2011, by Mark M. Hedstrom

\_\_\_\_\_,  
proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in blue ink, appearing to read "Linda J. Bodenstein", written over a horizontal line.



## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

Application/Petition For: Tentative Map  
Project Address (Location) Tropical & Jones  
Project Name Tropical & Jones 125-26-704-001.002.003 Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 125-26-707-002.005 Ward # \_\_\_\_\_  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 14.3 Lots/Units 49 Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Colfin WLH Land Acquisitions, LLC Contact Scott Swapp  
Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220  
City Las Vegas State NV Zip 89119  
E-mail Address Scott.swapp@lyonhomes.com

APPLICANT Colfin WLH Land Acquisitions, LLC Contact Scott Swapp  
Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220  
City Las Vegas State NV Zip 89119  
E-mail Address Scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering Contact Shaelyn Sandoval  
Address 6030 S. Jones, Suite 100 Phone: 362-8844 Fax: 362-5233  
City Las Vegas State NV Zip 89118  
E-mail Address Shaes@taneycorp.com

Property Owner Signature\*

*Mark M. Hedstrom*  
Vice President

\* 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 *California jurat*  
This \_\_\_\_\_ day of *attached hereto*, 20 \_\_\_\_\_.

Notary Public in and for said County and State

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>TMP-43317</u>   |
| Meeting Date:   | <u>11/8/11 PC</u>  |
| Total Fee:      | <u>\$750</u>       |
| Date Received:* | <u>9/21/11</u>     |
| Received By:    | <i>[Signature]</i> |

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

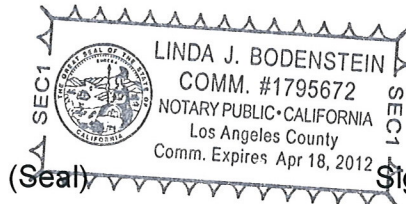
f:\depot\Application Packet\Application Form.pdf

City of Las Vegas  
Department of Planning

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17th  
day of August, 2011, by Mark M. Hedstrom

\_\_\_\_\_,  
proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



Signature



|              |            |
|--------------|------------|
| DATE:        | 09.20.11   |
| SCALE:       | 1"=60'     |
| JOB NO.      | W11-05-035 |
| DESIGNED BY: | MC         |
| CHECKED BY:  | RL         |
| SHEET NAME:  | TM1        |
| SCALE:       | 1 OF 2     |

1

| Year | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | 2101 | 2102 | 2103 | 2104 | 2105 | 2106 | 2107 | 2108 | 2109 | 2110 | 2111 | 2112 | 2113 | 2114 | 2115 | 2116 | 2117 | 2118 | 2119 | 2120 | 2121 | 2122 | 2123 | 2124 | 2125 | 2126 | 2127 | 2128 | 2129 | 2130 | 2131 | 2132 | 2133 | 2134 | 2135 | 2136 | 2137 | 2138 | 2139 | 2140 | 2141 | 2142 | 2143 | 2144 | 2145 | 2146 | 2147 | 2148 | 2149 | 2150 | 2151 | 2152 | 2153 | 2154 | 2155 | 2156 | 2157 | 2158 | 2159 | 2160 | 2161 | 2162 | 2163 | 2164 | 2165 | 2166 | 2167 | 2168 | 2169 | 2170 | 2171 | 2172 | 2173 | 2174 | 2175 | 2176 | 2177 | 2178 | 2179 | 2180 | 2181 | 2182 | 2183 | 2184 | 2185 | 2186 | 2187 | 2188 | 2189 | 2190 | 2191 | 2192 | 2193 | 2194 | 2195 | 2196 | 2197 | 2198 | 2199 | 2200 | 2201 | 2202 | 2203 | 2204 | 2205 | 2206 | 2207 | 2208 | 2209 | 2210 | 2211 | 2212 | 2213 | 2214 | 2215 | 2216 | 2217 | 2218 | 2219 | 2220 | 2221 | 2222 | 2223 | 2224 | 2225 | 2226 | 2227 | 2228 | 2229 | 2230 | 2231 | 2232 | 2233 | 2234 | 2235 | 2236 | 2237 | 2238 | 2239 | 2240 | 2241 | 2242 | 2243 | 2244 | 2245 | 2246 | 2247 | 2248 | 2249 | 2250 | 2251 | 2252 | 2253 | 2254 | 2255 | 2256 | 2257 | 2258 | 2259 | 2260 | 2261 | 2262 | 2263 | 2264 | 2265 | 2266 | 2267 | 2268 | 2269 | 2270 | 2271 | 2272 | 2273 | 2274 | 2275 | 2276 | 2277 | 2278 | 2279 | 2280 | 2281 | 2282 | 2283 | 2284 | 2285 | 2286 | 2287 | 2288 | 2289 | 2290 | 2291 | 2292 | 2293 | 2294 | 2295 | 2296 | 2297 | 2298 | 2299 | 2300 | 2301 | 2302 | 2303 | 2304 | 2305 | 2306 | 2307 | 2308 | 2309 | 2310 | 2311 | 2312 | 2313 | 2314 | 2315 | 2316 | 2317 | 2318 | 2319 | 2320 | 2321 | 2322 | 2323 | 2324 | 2325 | 2326 | 2327 | 2328 | 2329 | 2330 | 2331 | 2332 | 2333 | 2334 | 2335 | 2336 | 2337 | 2338 | 2339 | 2340 | 2341 | 2342 | 2343 | 2344 | 2345 | 2346 | 2347 | 2348 | 2349 | 2350 | 2351 | 2352 | 2353 | 2354 | 2355 | 2356 | 2357 | 2358 | 2359 | 2360 | 2361 | 2362 | 2363 | 2364 | 2365 | 2366 | 2367 | 2368 | 2369 | 2370 | 2371 | 2372 | 2373 | 2374 | 2375 | 2376 | 2377 | 2378 | 2379 | 2380 | 2381 | 2382 | 2383 | 2384 | 2385 | 2386 | 2387 | 2388 | 2389 | 2390 | 2391 | 2392 | 2393 | 2394 | 2395 | 2396 | 2397 | 2398 | 2399 | 2400 | 2401 | 2402 | 2403 | 2404 | 2405 | 2406 | 2407 | 2408 | 2409 | 2410 | 2411 | 2412 | 2413 | 2414 | 2415 | 2416 | 2417 | 2418 | 2419 | 2420 | 2421 | 2422 | 2423 | 2424 | 2425 | 2426 | 2427 | 2428 | 2429 | 2430 | 2431 | 2432 | 2433 | 2434 | 2435 | 2436 | 2437 | 2438 | 2439 | 2440 | 2441 | 2442 | 2443 | 2444 | 2445 | 2446 | 2447 | 2448 |
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**MP-433**  
City of Las Vegas  
Department of Planning

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RECEIVED: 10/10/1979

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

of



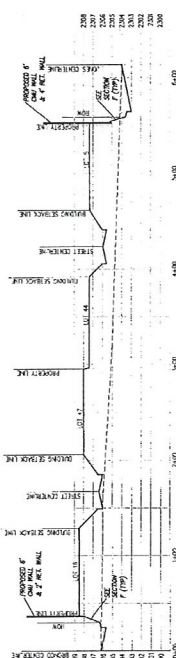
**RECEIVED**  
SEP 21 2011

|             |           |
|-------------|-----------|
| DATE        | 09/20/11  |
| SCALE       | 1"=40'    |
| JOB NO.     | WL-06-003 |
| DESIGNED BY | MC        |
| CHECKED BY  | RL        |
| SHEET NAME  | TM2       |
| SHEETS      | 2 OF 2    |

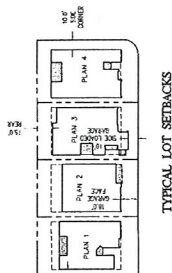
TROPICAL & JONES  
A RESIDENTIAL SUBDIVISION  
TENTATIVE MAP

WILLIAM LYON HOMES  
1985 GARDEN DRIVE  
LAS VEGAS, NV 89135  
(702) 343-8800 FAX: (702) 343-8800  
LANEY ENGINEERING

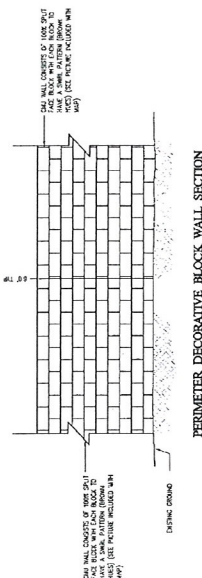
| NO. | REVISIONS   |
|-----|-------------|
| 1   | DESIGNATION |
| 2   | REVISION    |
| 3   | REVISION    |
| 4   | REVISION    |
| 5   | REVISION    |
| 6   | REVISION    |
| 7   | REVISION    |
| 8   | REVISION    |
| 9   | REVISION    |
| 10  | REVISION    |



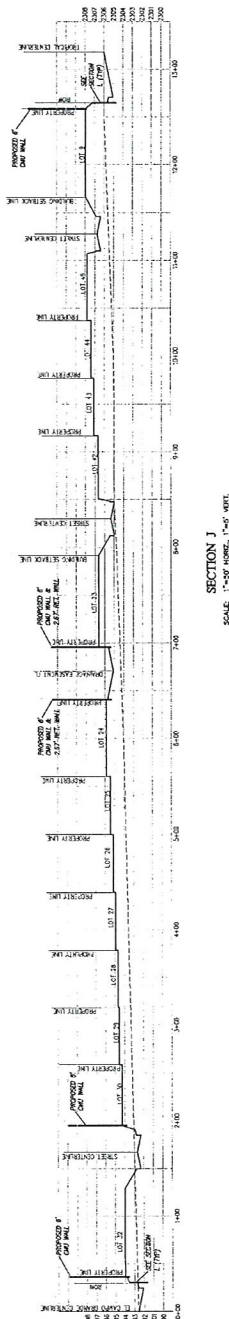
SECTION I  
SCALE: 1'-50' HORIZ. 1'-5' VERT.



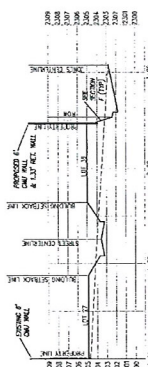
TYPICAL LOT SETBACKS



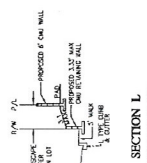
PERIMETER DECORATIVE BLOCK WALL SECTION



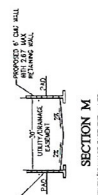
SECTION J  
SCALE: 1'-50' HORIZ. 1'-5' VERT.



SECTION K  
SCALE: 1'-50' HORIZ. 1'-5' VERT.



SECTION L  
LANDSCAPE SETBACK - 175'



SECTION M  
UTILITY/DRIVEWAY CORNER - 475'

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

MSP-43340 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC - For possible action on a request for a Major Amendment to a previously approved Master Sign Plan (ARC-22117) FOR A COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER SIGN STANDARDS on 1.79 acres at 8402 West Centennial Parkway (APN 125-20-803-006), T-C (Town Center) Zone [SC-TC Service Commercial (Town Center) Special Land Use Designation], Ward 6 (Ross).

**MAY GO TO CITY COUNCIL ON 12/07/2011**

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-43340** APN: \_\_\_\_\_

Name of Property Owner: CENTENNIAL RILEY DEVELOPMENT LLC

Name of Applicant: \_\_\_\_\_

Name of Representative: BRANDON SCOTT VISION SIGN INC

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

☐ Yes

☒ No

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

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

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

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

Signature of Property Owner: 

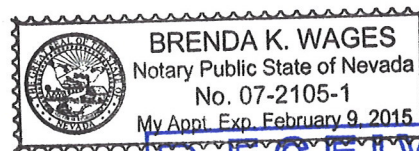
Print Name: Timothy Sutherland, M.D.

Subscribed and sworn before me

This 17 day of June, 20 11

Brenda K. Wages

Notary Public in and for said County and State Clark, Nevada







# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan Amendment with a Waiver  
 Project Address (Location) 8402 W. Centennial Pkwy  
 Project Name Desert Orthopaedic Center Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 125-20-803-006 Ward # 6  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing T-C proposed T-C  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 1.79 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Centennial Riley Development llc Contact Michael Pendleton  
 Address 2800 E. Desert Inn Rd, #100 Phone: (702) 697-7217 Fax: (702) 732-9766  
 City Las Vegas State NV Zip 89121  
 E-mail Address \_\_\_\_\_

APPLICANT Centennial Riley Development LLC Contact Michael Pendleton  
 Address 2800 E. Desert Inn Rd, #100 Phone: (702) 697-7217 Fax: (702) 732-9766  
 City Las Vegas State NV Zip 89121  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE Vision Sign Inc Contact Brandon Scott  
 Address 6630 Arroyo Springs Street #600 Phone: (702) 353-5386 Fax: (702) 895-7474  
 City Las Vegas State NV Zip 89113  
 E-mail Address bscott@visionsigninc.com

Property Owner Signature\* T.S.

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

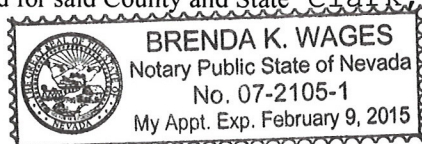
Print Name Timothy Sutherland, M.D.

Subscribed and sworn before me

This 17 day of June, 20 11

Brenda K. Wages

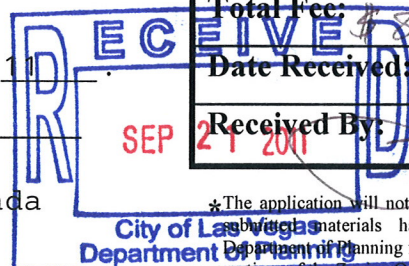
Notary Public in and for said County and State Clark, Nevada



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

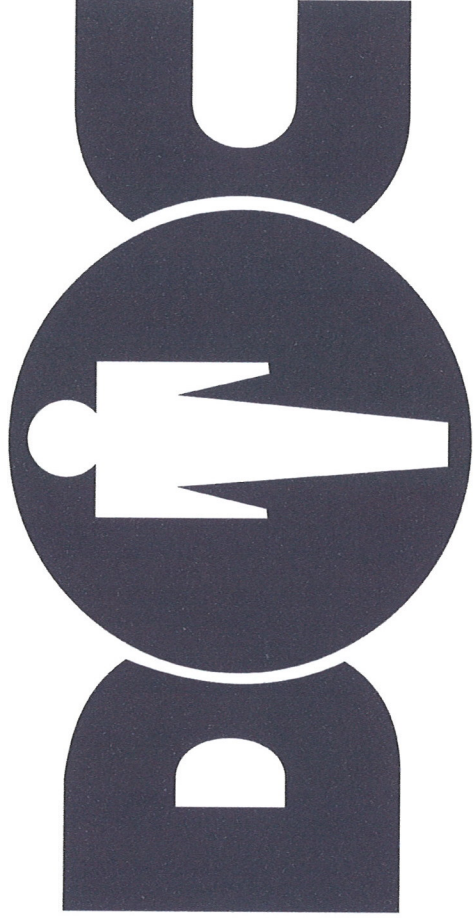
|                |                    |
|----------------|--------------------|
| Case #         | <u>MSP-43340</u>   |
| Meeting Date:  | <u>11/8/11 PC</u>  |
| Total Fee:     | <u>\$830</u>       |
| Date Received: | <u>9/21/11</u>     |
| Received By:   | <u>[Signature]</u> |



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

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





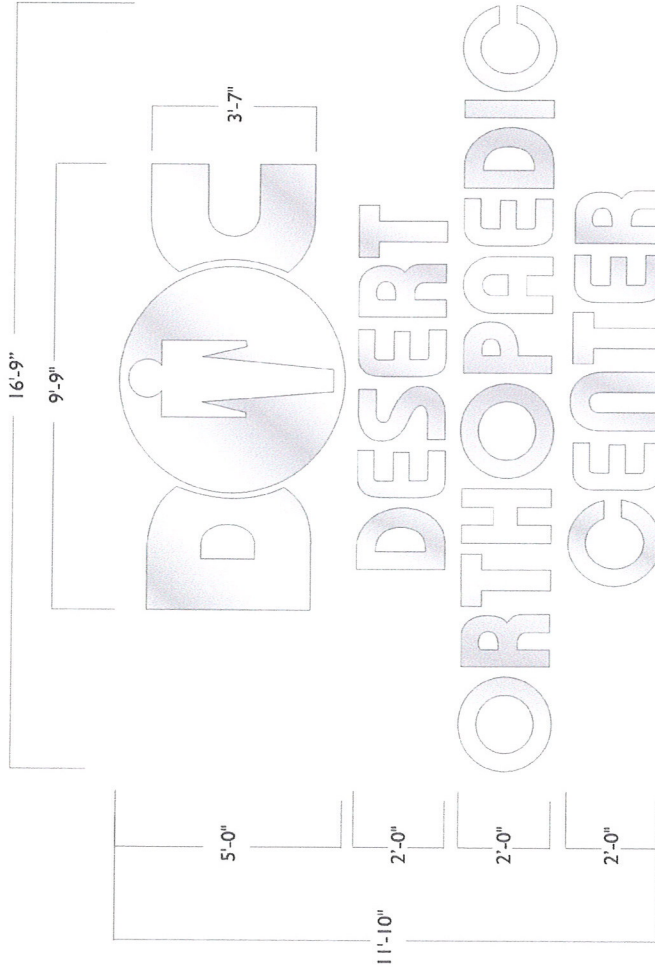
# DESERT ORTHOPAEDIC CENTER

MASTER SIGN PACKAGE

8402 CENTENNIAL PARKWAY

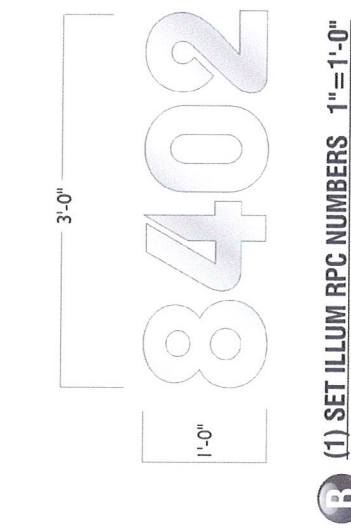


**MSP-43340**



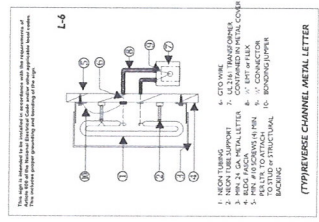
**A** (1) SET ILLUM REVERSE CHANNEL LTRS. & LOGO 3/8" = 1'-0"

MFG & INSTALL (1) SET ILLUM REVERSE CHANNEL LETTERS  
FACES & RETURNS PAINTED NIGRO SILVER  
HALO ILLUMINATION w/ 15MM 4500 VOLTARC WHITE NEON



**B** (1) SET ILLUM RPC NUMBERS 1" = 1'-0"

MFG & INSTALL (1) SET ILLUM REVERSE CHANNEL LETTERS  
FACES & RETURNS PAINTED NIGRO SILVER  
HALO ILLUMINATION w/ 15MM 4500 VOLTARC WHITE NEON



**NOTE:**  
EXISTING SIGNAGE TOTAL  
SQUARE FOOT 121

**DOC**  
DESERT ORTHOPAEDIC CENTER  
8402 CENTENNIAL PARKWAY

EXISTING  
BLDG LETTERS

SOUTH ELEVATION

**VISION SIGN INC.**  
6630 Avenue of the Americas, Suite 600  
New York, NY 10021  
Phone: 702-895-2474  
These plans are prepared and submitted by the  
contractor for the purpose of obtaining a permit  
for work under contract license 40017971  
authorized under NYS 124  
NY CONTRACTOR LICENSE #42776

THIS WORK WAS PREPARED BY AND IS THE PROPERTY  
OF VISION SIGN INC. AND IS NOT TO BE REPRODUCED  
OR COPIED IN ANY MANNER WITHOUT THE WRITTEN  
CONSENT OF VISION SIGN INC.

"The design reflects on the design &  
fabricated to meet the requirements and  
will be installed according to the guidelines"

JOB NO. 139213  
DATE 05/12/2010  
DESIGNER DERRICK  
CHECKER BRANDON S.  
PROJECT 000139213.CDR

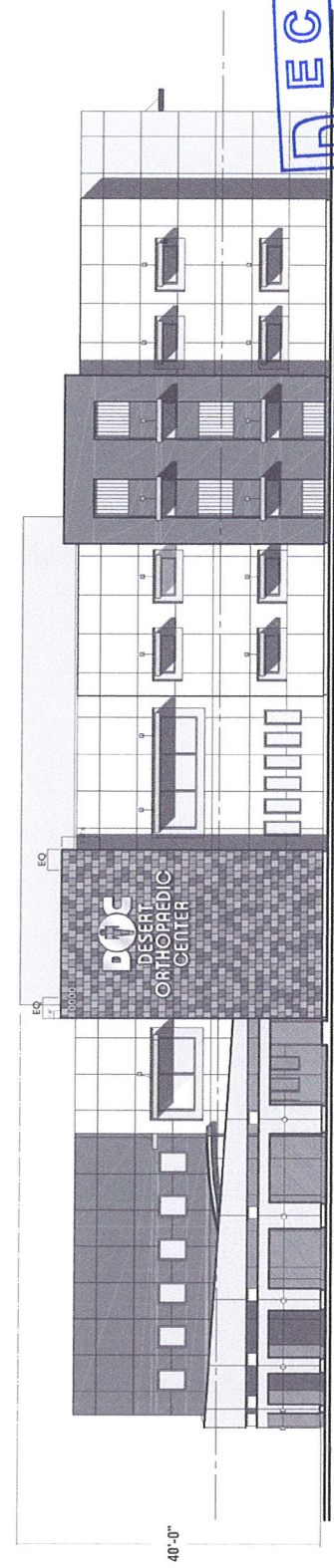
REVISIONS MADE  
9-2-11 ON ENLARGE EAST ELEVATION  
LETTERS

9-16-11 DN MAKE MASTER PACKAGE

**FINAL SIGN-OFF**  
DATE SOLD: \_\_\_\_\_  
SALES PERSON: \_\_\_\_\_  
DESIGNER: \_\_\_\_\_  
CUSTOMER: \_\_\_\_\_

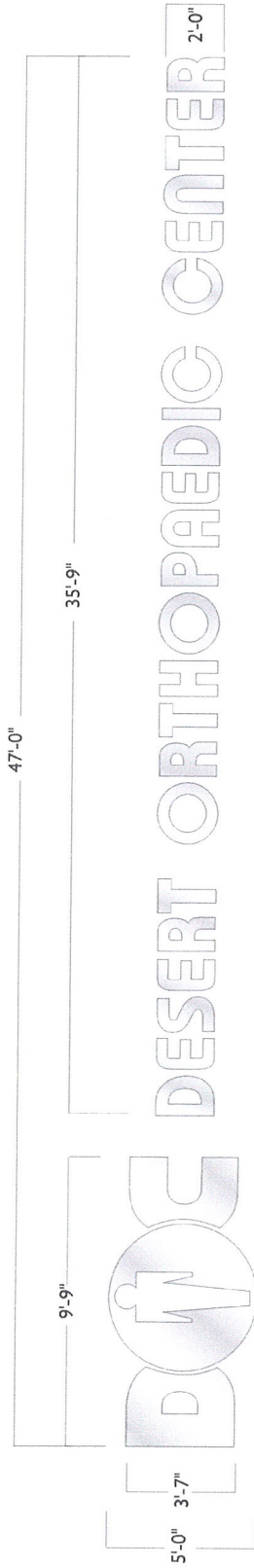
SHEET  
001

**RECEIVE**  
SEP 21 2011  
**MSP-43340**  
City of Las Vegas  
Department of Planning



SOUTH ELEVATION 1/16" = 1'-0"





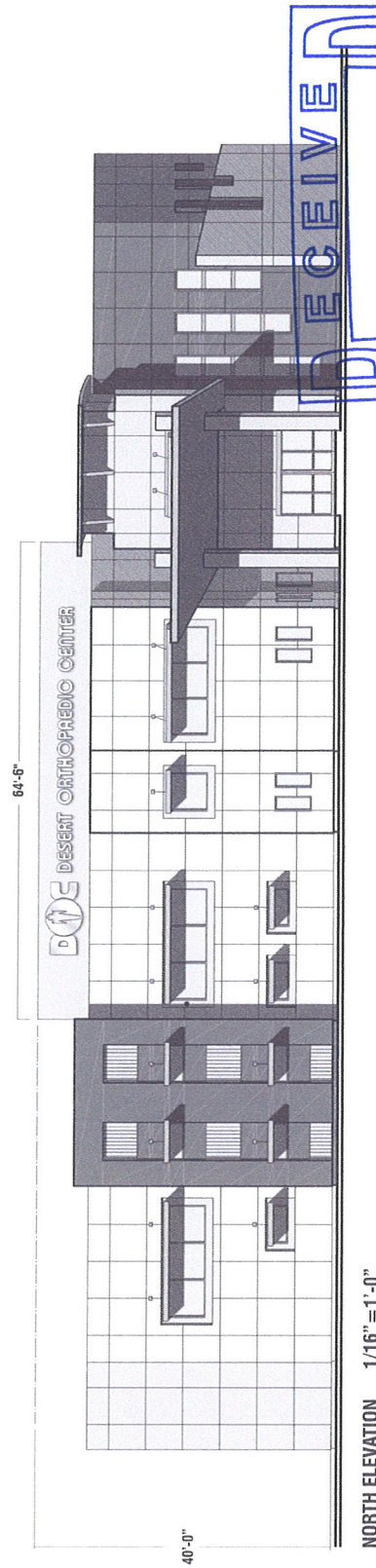
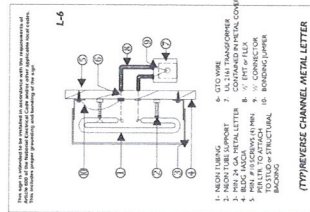
47'-0"

35'-9"

**(1) SET ILLUM REVERSE CHANNEL LTRS. & LOGO 1/4" = 1'-0"**

**MFG & INSTALL (1) SET ILLUM REVERSE CHANNEL LETTERS  
FACES & RETURNS PAINTED NIGRO SILVER  
HALO ILLUMINATION w/ 15MM 4500 VOLTAGE WHITE NEON**

**NOTE:**  
EXISTING SIGNAGE TOTAL  
SQUARE FOOT 121



NORTH ELEVATION 1/16"=1'-0"

SEP 21 2011

SHEET

002

City of Las Vegas  
Department of Planning  
**MSP-43340**

City of Las Vegas  
Department of Planning  
**MSP-43340**



**DESERT ORTHOPAEDIC CENTER**  
8402 CENTENNIAL PARKWAY

**EXISTING  
BLDG LETTERS**

NORTH ELEVATION

**VISION SIGN INC.**  
6630 Arrow Springs Street Suite 600

**Las Vegas, NV 89113**  
**Phone: 702-895-7474**

NV CONTRACTOR LICENSE #42776

**UL**

"The signage indicate on this design is  
Fabricated to meet UL requirements and  
Will be labeled according to UL guidelines"

WHOLE OR PART IS PROHIBITED.

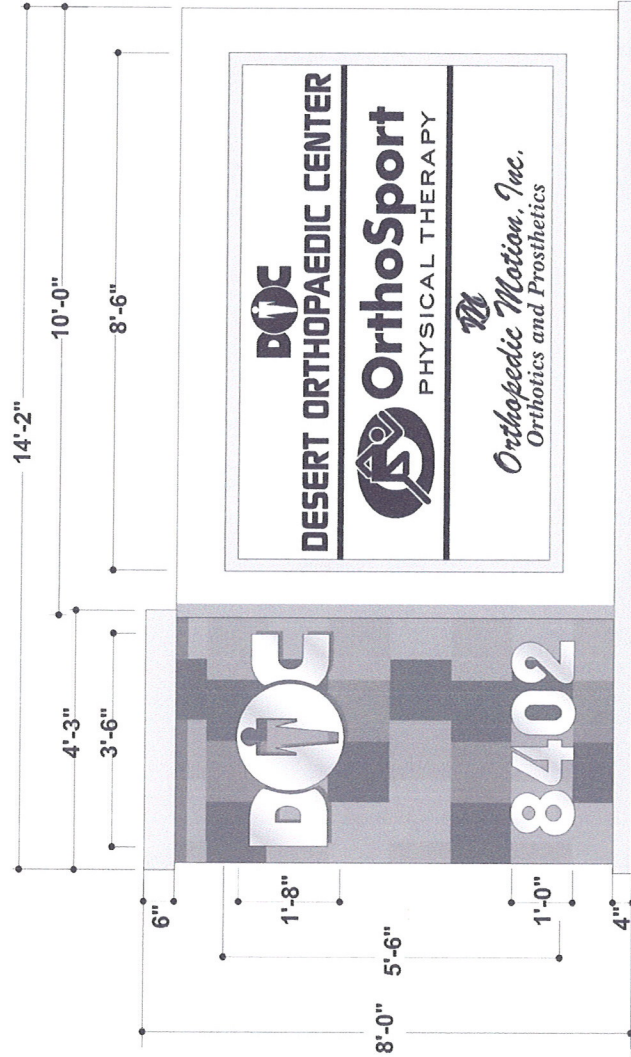
|           |               |
|-----------|---------------|
| JOB NO    | 13921a        |
| DATE      | 05.12.2010    |
| SHOWN     | DERRICK       |
| SALES     | BRANDON S.    |
| FILE NAME | DOC13921a.COR |
| POLYMER   |               |

6-2-11 ON ENLARGE EAST ELEVATION  
1 FEET

9-16-11 DN MAKE MASTER PACKAGE

**FINAL SIGN-OFF**

|               |  |
|---------------|--|
| DATE SOLD:    |  |
| SALES PERSON: |  |
| DESIGNER:     |  |
| CUSTOMER:     |  |



- METAL CAP  
PAINTED FRAZEE #7754M  
SAFARI TAN
- ALUMINUM CABINET  
PAINTED FRAZEE #8241W  
TENDERFOOT  
w/ WHITE LEXAN FACES FACE  
& BLACK VINYL TENANT COPY  
RETAINERS PAINTED  
FRAZEE #7754M SAFARI TAN  
ILLUM w/ FLUORESCENT LAMPS
- DUR-A-ROCK by VISION  
12" X 12" TILES (AMERICAN  
SLATE COPRA RED QUARTZITE)  
by OTHERS
- FCO 1/4" ALUMINUM LOGO  
& ADDRESS #'S  
PAINTED NIGRO SILVER
- METAL BASE PAINTED  
FRAZEE #8633W  
SMOKEY CANDLE

**DOC**  
DESERT ORTHOPAEDIC CENTER  
8402 CENTENNIAL PARKWAY

**EXISTING  
MONUMENT SIGN**

**VISION SIGN INC.**  
6630 Arroyo Springs Street Suite 600  
Arroyo Springs, NM 87003  
Phone: 702-985-2414  
These signs are prepared and submitted by the  
contractor as an example to NCS 823.302  
for approval under NCS 823.302. The contractor  
is authorized under NCS 823.302 to modify  
any CONTRACTOR LICENSE #42716

THIS SIGNAGE WAS PREPARED BY AND IS THE PROPERTY  
OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME,  
WHETHER IN WHOLE OR IN PART, IS PROHIBITED.

Any change of material on this sign is  
the responsibility of the contractor and  
will be limited according to the guidelines

130213  
DATE: 08/12/2010  
DRAWN: DEBERICK  
CHECKED: BRANDON S.  
APPROVED: DOC/39713/CHE

REVISIONS MADE  
6-2-11 DN ENLARGE EAST ELEVATION  
LETTERS

3-16-11 DN MAKE MASTER PACKAGE

**FINAL SIGN-OFF**  
DATE SOLD:  
SALES PERSON:  
DESIGNER:  
CUSTOMER:

SHEET  
003

**D/F ILLUM MONUMENT SIGN** 1/2" = 1'-0"  
MFG & INSTALL (1) D/F ILLUM MONUMENT

NOTE:  
EXISTING SIGNAGE TOTAL  
SQUARE FOOT 57

**RECEIVED**  
SEP 21 2011  
**MSP-43340**  
City of Las Vegas  
Department of Planning



1'-3"

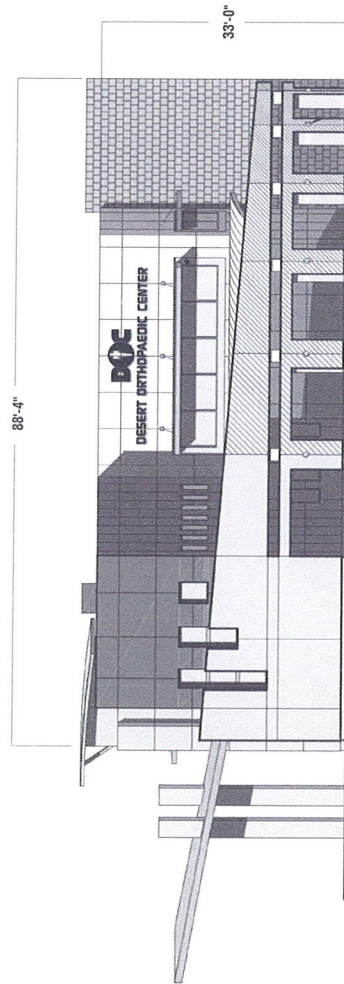
# DESERT ORTHOPAEDIC CENTER

**1/2"=1'-0"**  
**ONE (1) SET REQ'D. WEST ELEVATION**

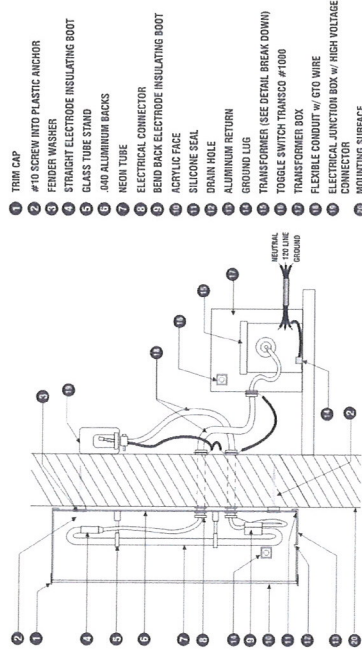
PROPOSED SIGNAGE TOTAL  
SQUARE FOOT 53

MFG & INSTALL ILLUM PAN CHANNEL LETTERS w/ CLEAR ACRYLIC FACE OVERLAY  
 w/ BLACK DUAL COLOR PERFORATED VINYL w/ 2nd SURFACE 3635-30 DIFFUSER  
 3/4" & 1" BLACK TRIM CAP EDGE. ~ RETURNS PAINTED SEMI-GLOSS BLACK.  
 15MM 4500 VOLTARC WHITE NEON ILLUMINATION.

FIELD SURVEY REQ'D



WEST ELEVATION 1/16"=1'-0"



PAN CHANNEL LTR ATTACHMENT - NEON ILLUM.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SEP 21 2011

**MSP-43340**

City of Las Vegas  
Department of Planning

**DESERT ORTHOPAEDIC CENTER**  
8402 CENTENNIAL PARKWAY

**PROPOSED  
PAN CHANNEL LETTERS**

**WEST ELEVATION**

**VISION SIGN INC.**  
6630 Arroyo Springs Street Suite 600

**Las Vegas, NV 89113**  
**Phone: 702-895-7474**

NV CONTRACTOR LICENSE #42776



|           |               |
|-----------|---------------|
| JOB NO.   | 13921a        |
| DATE      | 05.12.2010    |
| ENGINEER  | DERRICK       |
| SAMPLES   | BRANDON S.    |
| FILE NAME | DOC13921a.CDR |
| POLYMER   |               |

REVISIONS MADE

|           |                                   |
|-----------|-----------------------------------|
| 6-2-11 DN | ENLARGE EAST ELEVATION<br>LETTERS |
|-----------|-----------------------------------|

|            |                     |
|------------|---------------------|
| 9-16-11 DN | NAKE MASTER PACKAGE |
|------------|---------------------|

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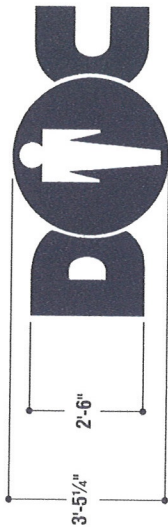
|  |  |
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**FINAL SIGN-OFF**DATE SOLD:  
SALES PERSON:  
DESIGNER:  
CUSTOMER:

SHEET

004

37'-1 1/2"



# DESERT ORTHOPAEDIC CENTER

2'-0"



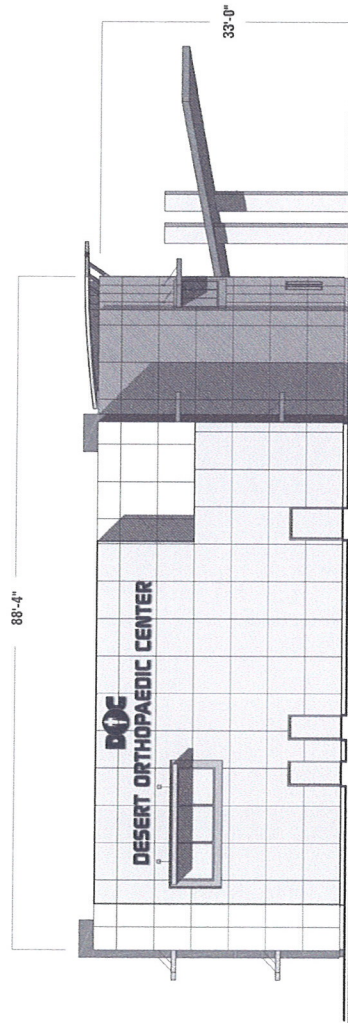
NOTE:  
PROPOSED SIGNAGE TOTAL  
SQUARE FOOT 98

FIELD SURVEY REQ'D

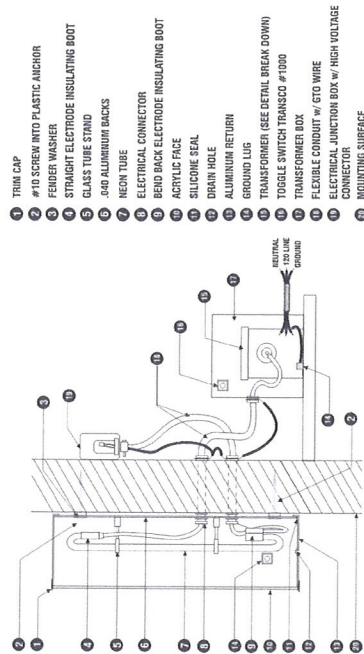
## F BUILDING LETTERS & LOGO DETAIL

ONE (1) SET REQ'D. EAST ELEVATION  
3/8" = 1'-0"

MFG & INSTALL ILLUM PAN CHANNEL LETTERS w/ CLEAR ACRYLIC FACE OVERLAY  
w/ BLACK DUAL COLOR PERFORATED VINYL w/ 2nd SURFACE 3635-30 DIFFUSER  
3/4" & 1" BLACK TRIM CAP EDGE. ~ RETURNS PAINTED SEMI-GLOSS BLACK.  
15MM 4500 VOLTARC WHITE NEON ILLUMINATION.



EAST ELEVATION 1/16" = 1'-0"



PAN CHANNEL LTR ATTACH VENT - NEON ILLUM.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SEP 21 2011

MSP-43340

City of Las Vegas  
Department of Planning



DESERT ORTHOPAEDIC CENTER  
8402 CENTENNIAL PARKWAY

PROPOSED  
PAN CHANNEL LETTERS

EAST ELEVATION

VISION SIGN INC.  
6630 Arroyo Springs Street Suite 600  
Las Vegas, NV 89115  
Phone: 702-255-5271

These letters are prepared and submitted by the  
contractor as an exemption to NRS 623.332  
by and under the authority of the contractor  
authorized under NRS 624.

NY CONTRACTOR LICENSE #42716  
THIS LETTERING WAS PREPARED BY A SIGN MANUFACTURER  
OR VISION SIGN INC. ANY UNAUTHORIZED USE IS PROHIBITED.

The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

13921a  
DATE: 05-12-2010  
DESIGNER: VISION  
DRAWN: BRANDON S.  
NAME: DOC 13921a.CDR

REVISIONS MADE  
6-2-11 DN ENLARGE EAST ELEVATION  
LETTERS

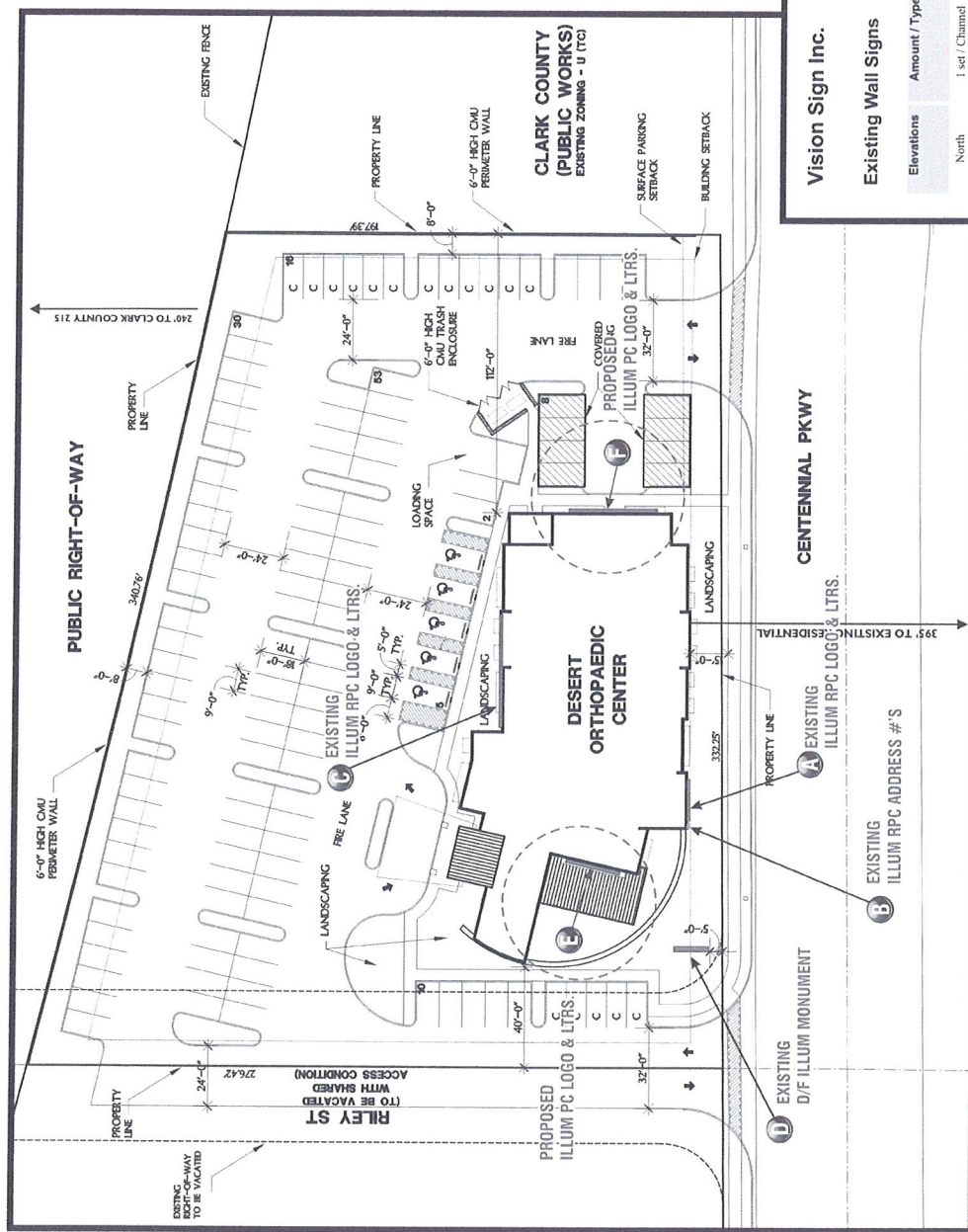
9-16-11 DN MAKE MASTER PACKAGE

FINAL SIGN-OFF  
DATE SOLD:  
SALES PERSON:  
DESIGNER:  
CUSTOMER:

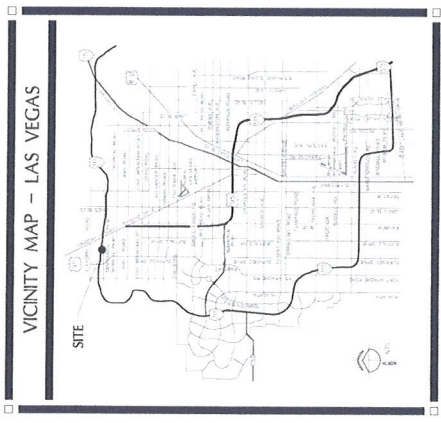
SHEET

005





**SITE PLAN**  
1"=50'



VICINITY MAP - LAS VEGAS

**DOC**  
DESERT ORTHOPAEDIC CENTER  
8402 CENTENNIAL PARKWAY

**SITE PLAN**  
**SIGN LOCATION**

**VISION SIGN INC.**  
6630 Arroyo Springs Street Suite 600  
Las Vegas, NV 89121  
Phone: 702.595.2474  
Fax: 702.595.2475  
These signs are prepared and submitted by the contractor as an exemption to NVC 523.300 for the use of temporary signs.  
NY CONTRACTOR LICENSE 442716

THIS WORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME, WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**VISION SIGN INC.**  
10101  
The sign location on this plan is for informational purposes only. The sign location will be labeled according to the sign type.

13921a  
DATE: 05.12.2010  
DESIGNER: DERRICK  
DRAWN: BRANDON S.  
REVISION: DDC13921a.CDR

REVISIONS MADE  
6-2-11 DN ENLARGE EAST ELEVATION LETTERS

| 9-15-11 DN MAKE MASTER PACKAGE |  |  |  |  |  |  |  |  |  |
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|                                |  |  |  |  |  |  |  |  |  |

**FINAL SIGN-OFF**  
DATE SOLD: \_\_\_\_\_  
SALES PERSON: \_\_\_\_\_  
DESIGNER: \_\_\_\_\_  
CUSTOMER: \_\_\_\_\_

**SHEET**  
**SITE**

**Vision Sign Inc.**

**Sign Analysis Table**

| Elevations | Amount / Type           | Illuminated / Animation | Elevation Sq. Footage | Total Sq. Footage of Signage | Percentage (15% Max.) | Max Allowed (15% Max.) |
|------------|-------------------------|-------------------------|-----------------------|------------------------------|-----------------------|------------------------|
| North      | 1 set / Channel Letters | None / None             | 6264                  | 121                          | 1.93%                 | 939.5 sq. ft.          |
| South      | 1 set / Channel Letters | None / None             | 6264                  | 121                          | 1.93%                 | 939.5 sq. ft.          |

**Proposed Wall Signs**

| Elevations | Amount / Type           | Illuminated / Animation | Elevation Sq. Footage | Total Sq. Footage of Signage | Percentage (15% Max.) | Max Allowed (15% Max.) |
|------------|-------------------------|-------------------------|-----------------------|------------------------------|-----------------------|------------------------|
| East       | 1 set / Channel Letters | LED / None              | 2607                  | 33                           | 1.03%                 | 339.4 sq. ft.          |
| West       | 1 set / Channel Letters | LED / None              | 2607                  | 33                           | 1.03%                 | 339.4 sq. ft.          |

SEP 21 2011  
**MSP-43340**  
City of Las Vegas  
Department of Planning

# **VISION SIGN INC.**

6630 Arroyo Springs Street Suite 600 • Las Vegas, NV 89113

Phone: 702-895-7474 • Fax: 702-895-7444

September 20, 2011

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

To whom it may concern,

This letter is in regards to submitting a request for a Major Amendment to a previously approved Master Sign Plan (ARC-22117) with a waiver to allow a wall sign to be located above the bottom of the second floor window line.

New signage is to be located on the west and east elevations of the building, located at 8402 W. Centennial Pkwy. Please see the attached renderings for the wall signs we are requesting. We are asking the Department of Planning to approve the signs as presented in the design.

Thank you for your consideration in this matter.

Sincerely,

Brandon Scott



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

---

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

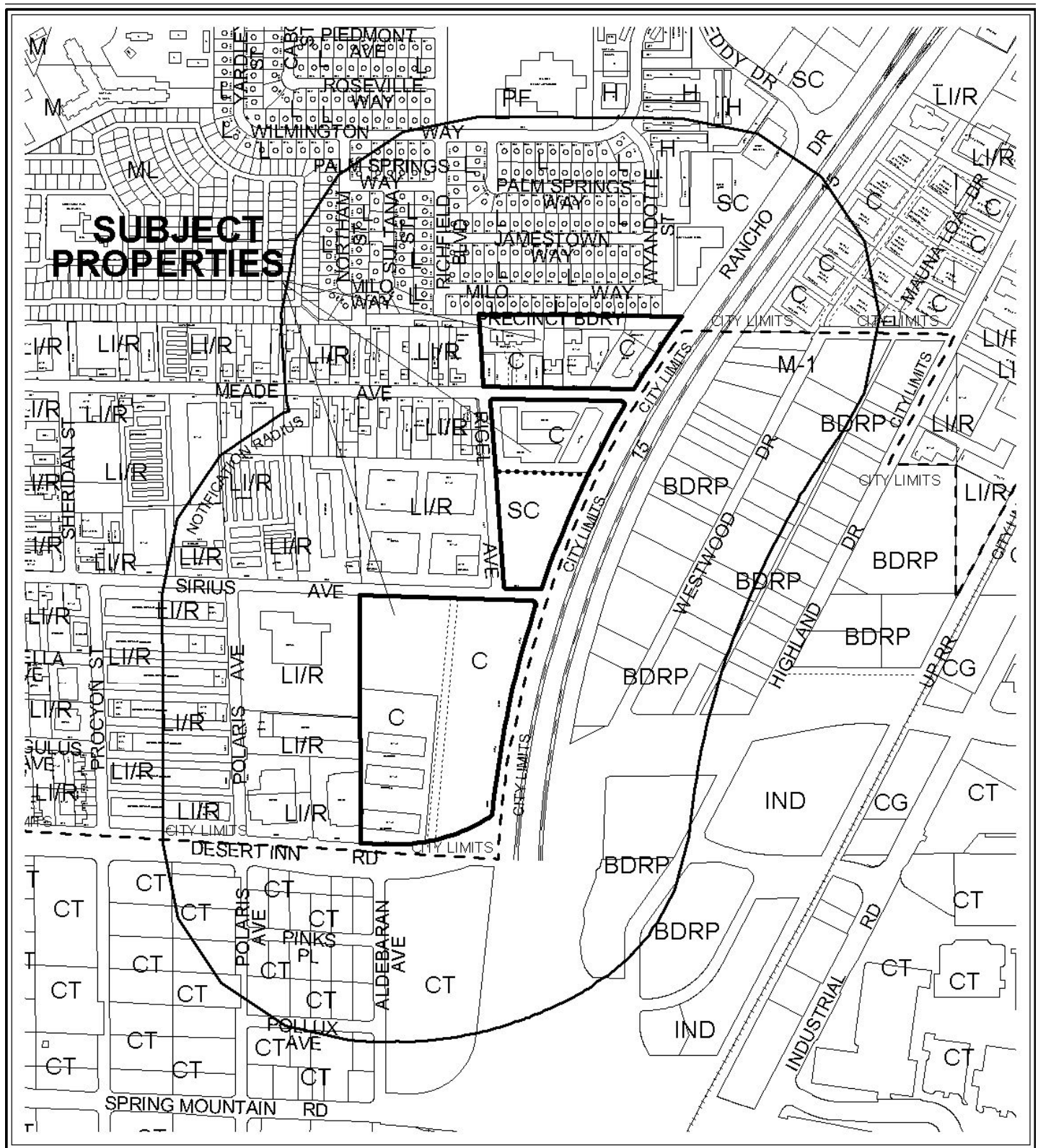
ABEYANCE - GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 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). Staff recommends APPROVAL.

**C.C.: 12/07/2011****PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356 and SDR-43352
3. Supporting Documentation
4. Photos - GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356 and SDR-43352
5. Justification Letter



**CASE: GPA-42939**

**RADIUS:** 1000 FT

**GENERAL LAND USE OF SUBJECT PROPERTY:**

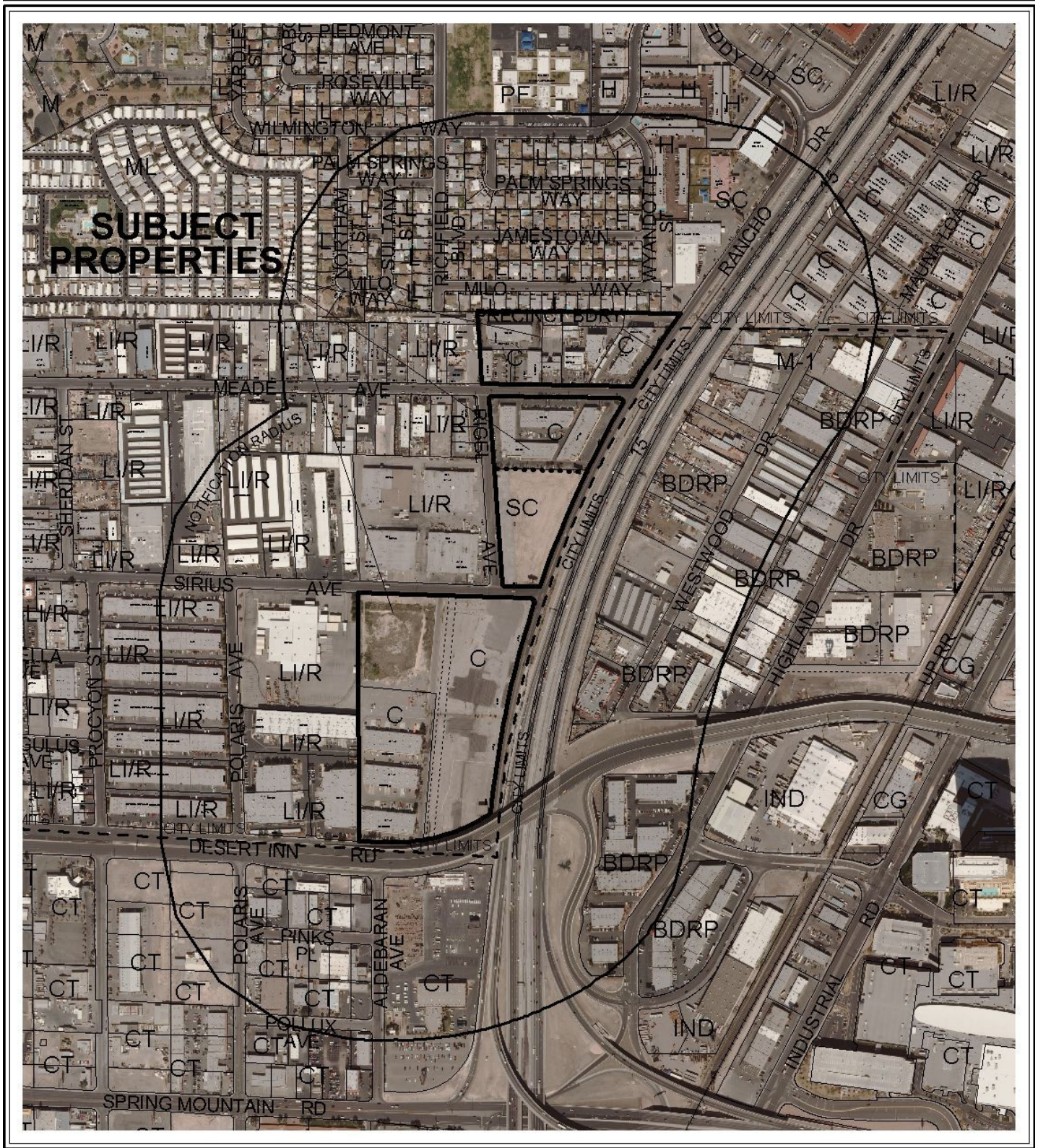
C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

**PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:**

LI/R (LIGHT INDUSTRY/RESEARCH)







**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)

0 400 800 Feet









1028811.1



RECEIVED  
Statement of Financial Interest.doc  
AUG 23 2011 15167





**GPA-42939**



## STATEMENT OF FINANCIAL INTEREST

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

No

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

Print Name: Winston Fisher

15167.1



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment  
 Project Address (Location) Desert Inn and I-15  
 Project Name \_\_\_\_\_ Proposed Use Water Park  
 Assessor's Parcel #(s) Please see attached Ward # 1  
 General Plan: existing C, SC proposed L/R Zoning: existing M, P-R & C-1 proposed n/a  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information n/a

PROPERTY OWNER Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
 Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
 City New York State NY Zip 10171  
 E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
 Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
 City New York State NY Zip 10171  
 E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich  
 Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181  
 City Las Vegas State NV Zip 89113  
 E-mail Address jil@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Winston Fisher

Subscribed and sworn before me

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

[Signature]

Notary Public in and for said County and State

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

Revised 10/27/08

1026912.1

State of New York  
County of New York

### FOR DEPARTMENT USE ONLY

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

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

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AUG 23 2011 15197.1





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
Assessor's Parcel #(s) Please see attached Ward # 1  
General Plan: existing C, SC proposed LI/R Zoning: existing M, P-R & C-1 proposed n/a  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich  
Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address jll@kcnvlaw.com

Property Owner Signature: Martin Edelman

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

Print Name Martin Edelman

Subscribed and sworn before me

This 17th day of August, 2011

Patricia Ris

Notary Public in and for said County and State

Revised 10/27/08

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

AMP

#### FOR DEPARTMENT USE ONLY

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

\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.  
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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 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 jji@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 15<sup>th</sup> day of August, 20 11

Guler Riva

Notary Public in and for said County and State

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

Revised 10/27/08

1028807.1

State of New York  
County of New York

AMP

#### FOR DEPARTMENT USE ONLY

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

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

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AUG 23 2011

15467.1



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name \_\_\_\_\_ Proposed Use Water Park

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

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

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

Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information n/a

PROPERTY OWNER 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 & Florentino Contact Jennifer Lazovich

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

City Las Vegas State NV Zip 89113

E-mail Address jll@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11

[Signature]

Notary Public in and for said County and State

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

Revised 10/27/08

1028798.1

State of New York  
County of New York

AMP

### FOR DEPARTMENT USE ONLY

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

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

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15167.1





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
Assessor's Parcel #(s) Please see attached Ward # 1  
General Plan: existing C, SC proposed L/R Zoning: existing M, P-R & C-1 proposed n/a  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information n/a

PROPERTY OWNER Taos Land Company, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich  
Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address jil@kcnvlaw.com

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

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

Print Name Winston Fisher

Subscribed and sworn before me

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

Julen Riv

Notary Public in and for said County and State

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

Revised 10/27/08

1028801.1

State of New York  
County of New York

AMP

#### FOR DEPARTMENT USE ONLY

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

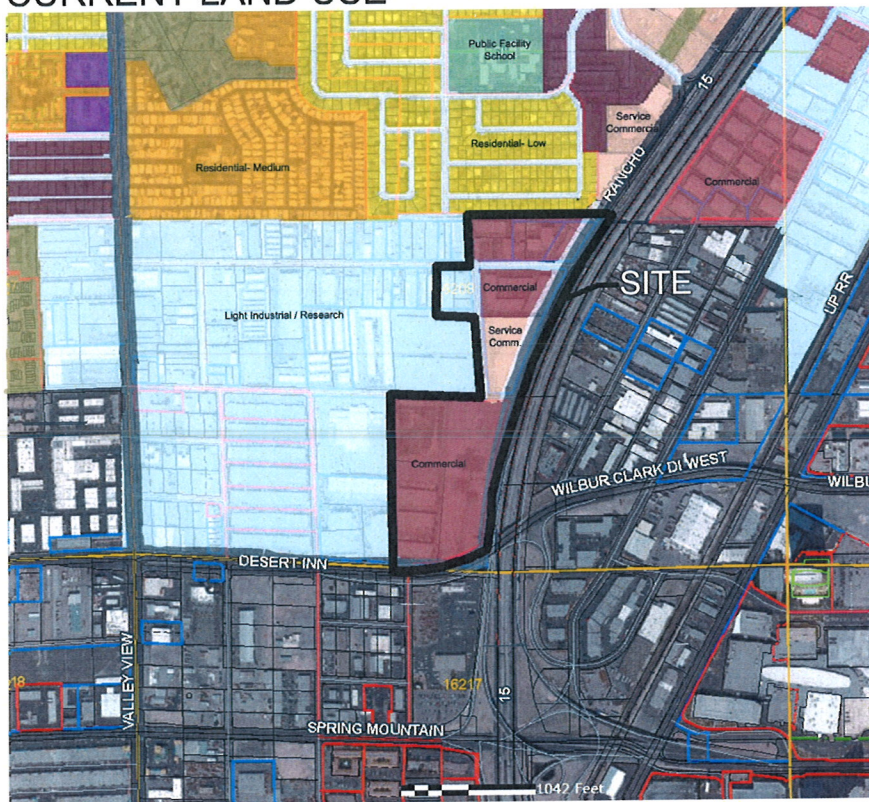
\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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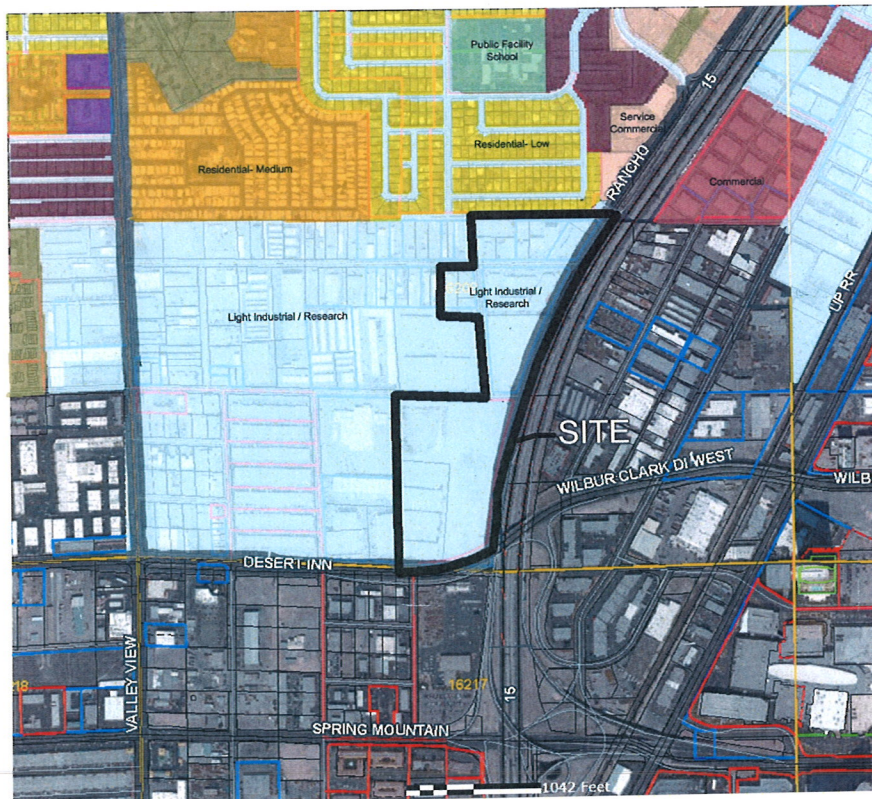
## CURRENT LAND USE



*City of  
Las Vegas*

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

## PROPOSED LAND USE



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

**RECEIVED**  
AUG 23 2011



LAND USE : Sheet Title  
11 087 000 : Project Number  
08/12/11 : Date

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

**MOSER architecture studio**  
**GPA-42939**





**GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL  
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE**

**09/01/11**





**GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL  
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE**

**09/01/11**





**GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
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**09/01/11**





**GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
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**09/01/11**





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**09/01/11**





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**09/01/11**





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**09/01/11**





**GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
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**09/01/11**





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**09/01/11**





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**09/01/11**





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**09/01/11**





**GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL  
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE**

**09/01/11**





**GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL  
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE**

**09/01/11**





**GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL  
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**09/01/11**





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FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL  
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**09/01/11**





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FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL  
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE**

**09/01/11**





GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT:  
FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL  
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/01/11

**KAEMPFER  
CROWELL**

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
702.792.7050

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

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

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

August 22, 2011

**VIA HAND DELIVERY**

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

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

To Whom It May Concern:

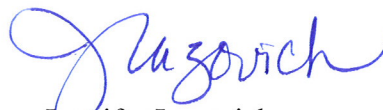
Please be advised, this office represents the property owners (the “Applicant”) of the above referenced parcels (the “Site”). The Site is generally located on the west side of I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a General Plan Amendment from Commercial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

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

  
Jennifer Lazovich

JJL/sfm

Encl.

Cc: Philip Bohn

**RECEIVED**  
AUG 23 2011

**GPA-42939**



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

ABEYANCE - 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). Staff recommends APPROVAL.

**C.C.: 12/07/2011**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

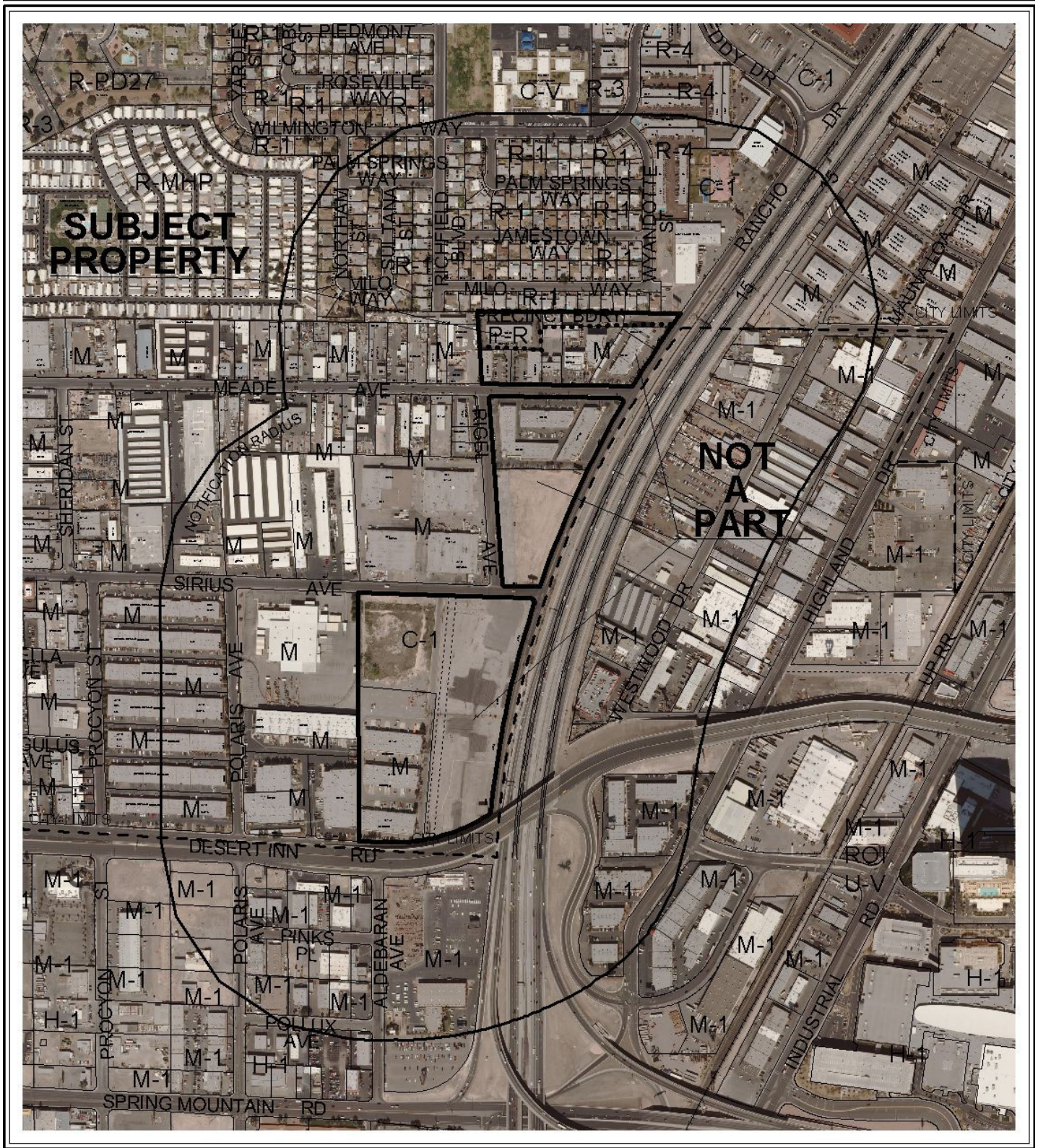
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter

**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.**









CASE: **ZON-42940**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 400 800 Feet















# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name \_\_\_\_\_ Proposed Use Water Park

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

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

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

Gross Acres 2 ± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC Contact Philip Bohn

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

City New York State NY Zip 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Bohn

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

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 jji@kcnvlaw.com

Property Owner Signature\* Martin Edelmann

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

Print Name Martin Edelmann

Subscribed and sworn before me

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

Patricia Risi

Notary Public in and for said County and State

Revised 10/27/08

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

AMP

### FOR DEPARTMENT USE ONLY

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

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

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

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 | <u>Paradise Las Vegas, LLC</u> | Contact | <u>Philip Brohn</u>                              |
| Address        | <u>299 Park Avenue</u>         | Phone:  | <u>(212) 940-6262</u> Fax: <u>(646) 884-5721</u> |
| City           | <u>New York</u>                | State   | <u>NY</u> Zip <u>10171</u>                       |
| E-mail Address | <u>n/a</u>                     |         |                                                  |

|                |                                       |         |                                                  |
|----------------|---------------------------------------|---------|--------------------------------------------------|
| APPLICANT      | <u>Fisher Brothers Las Vegas, LLC</u> | Contact | <u>Philip Brohn</u>                              |
| Address        | <u>299 Park Avenue</u>                | Phone:  | <u>(212) 940-6262</u> Fax: <u>(646) 884-5721</u> |
| City           | <u>New York</u>                       | State   | <u>NY</u> Zip <u>10171</u>                       |
| E-mail Address | <u>n/a</u>                            |         |                                                  |

|                |                                                           |         |                                                  |
|----------------|-----------------------------------------------------------|---------|--------------------------------------------------|
| REPRESENTATIVE | <u>Kaempfer Crowell Renshaw Gronauer &amp; Fiorentino</u> | Contact | <u>Jennifer Lazovich</u>                         |
| Address        | <u>8345 W. Sunset Road, Suite 250</u>                     | Phone:  | <u>(702)-792-7000</u> Fax: <u>(702) 796-7181</u> |
| City           | <u>Las Vegas</u>                                          | State   | <u>NV</u> Zip <u>89113</u>                       |
| E-mail Address | <u>jll@kcnvlaw.com</u>                                    |         |                                                  |

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

Galen Row

Notary Public in and for said County and State

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

Revised 10/27/08

State of New York  
County of New York

AMP

### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>2011-42940</u>  |
| Meeting Date:   | <u>10/11/11 PC</u> |
| Total Fee:      | <u>\$1,200</u>     |
| Date Received:* | <u>8/23/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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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 Fisher Brothers Las Vegas, LLC Contact Philip Bohn  
 Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
 City New York State NY Zip 10171  
 E-mail Address n/a

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 City Las Vegas State NV Zip 89113  
 E-mail Address jji@kcnvlaw.com

Property Owner Signature\* [Signature]  
 \* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name Winston Fisher

Subscribed and sworn before me  
 This 15<sup>th</sup> day of August, 20 11  
[Signature]

Notary Public in and for said County and State

Revised 10/27/08

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

State of New York  
County of New York

### FOR DEPARTMENT USE ONLY

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

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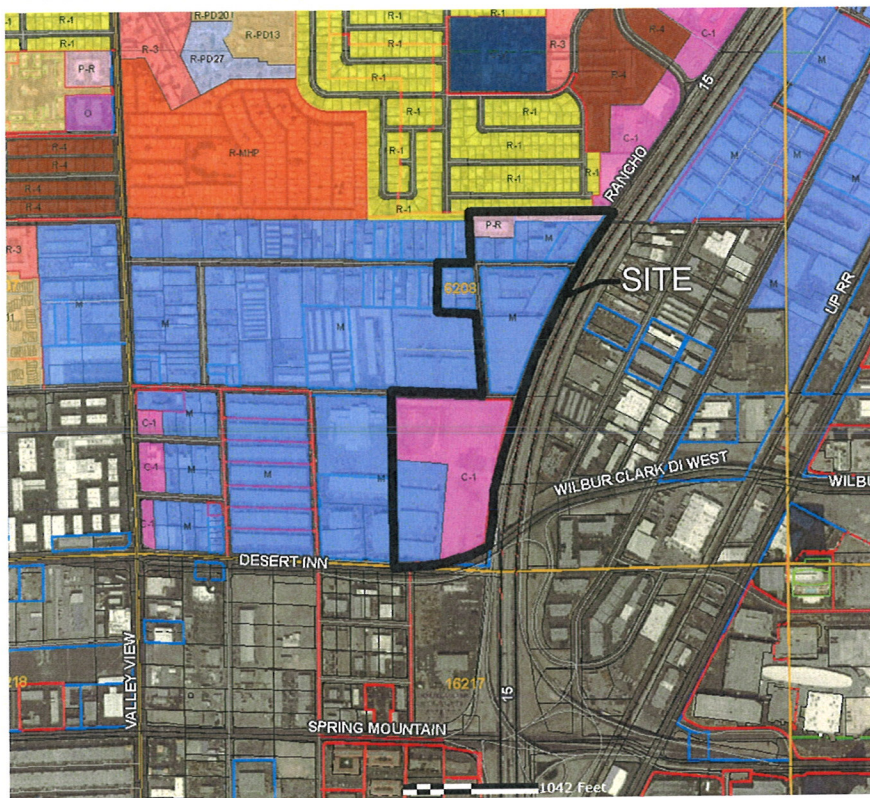
f:\depot\Application Packet\Application Form.pdf

**AUG 23 2011**

15167.1



## CURRENT ZONING

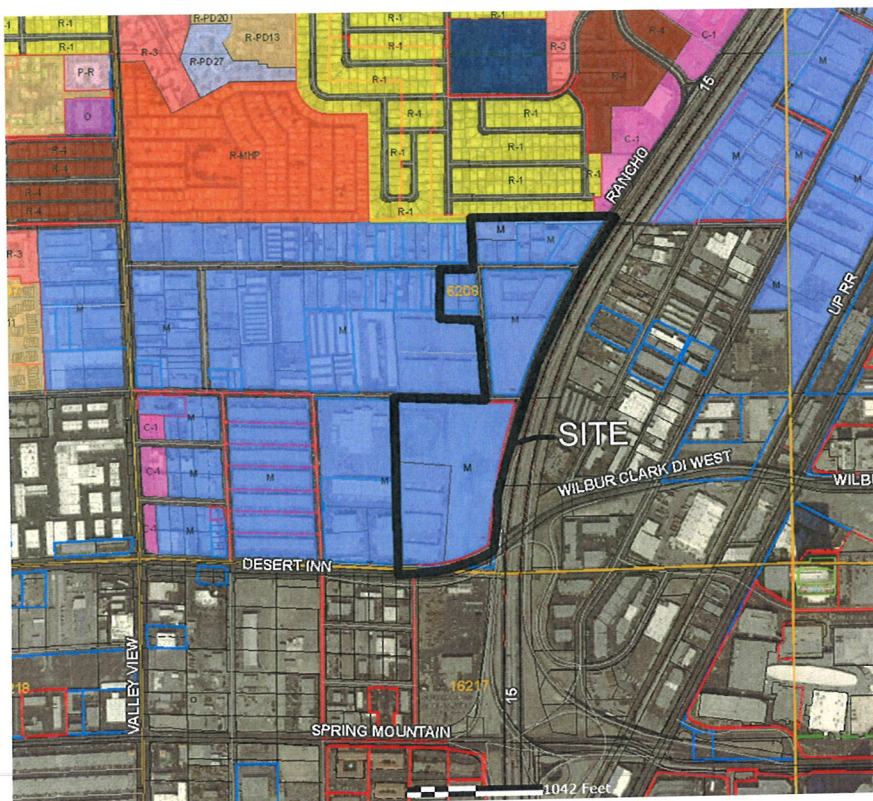


*City of  
Las Vegas*

## ZONING

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

## PROPOSED ZONING



**RECEIVED**  
AUG 23 2011  
NORTH

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

**ZON-42940**  
moser architecture studio

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



**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
702.792.7050

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

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

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

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

August 22, 2011

**VIA HAND DELIVERY**

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

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

To Whom It May Concern:

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

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/sfm

Encl.

Cc: Philip Brohn

**RECEIVED**  
AUG 23 2011

**ZON-42940**



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

ABEYANCE - 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). Staff recommends APPROVAL.

**C.C.: 12/07/2011**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

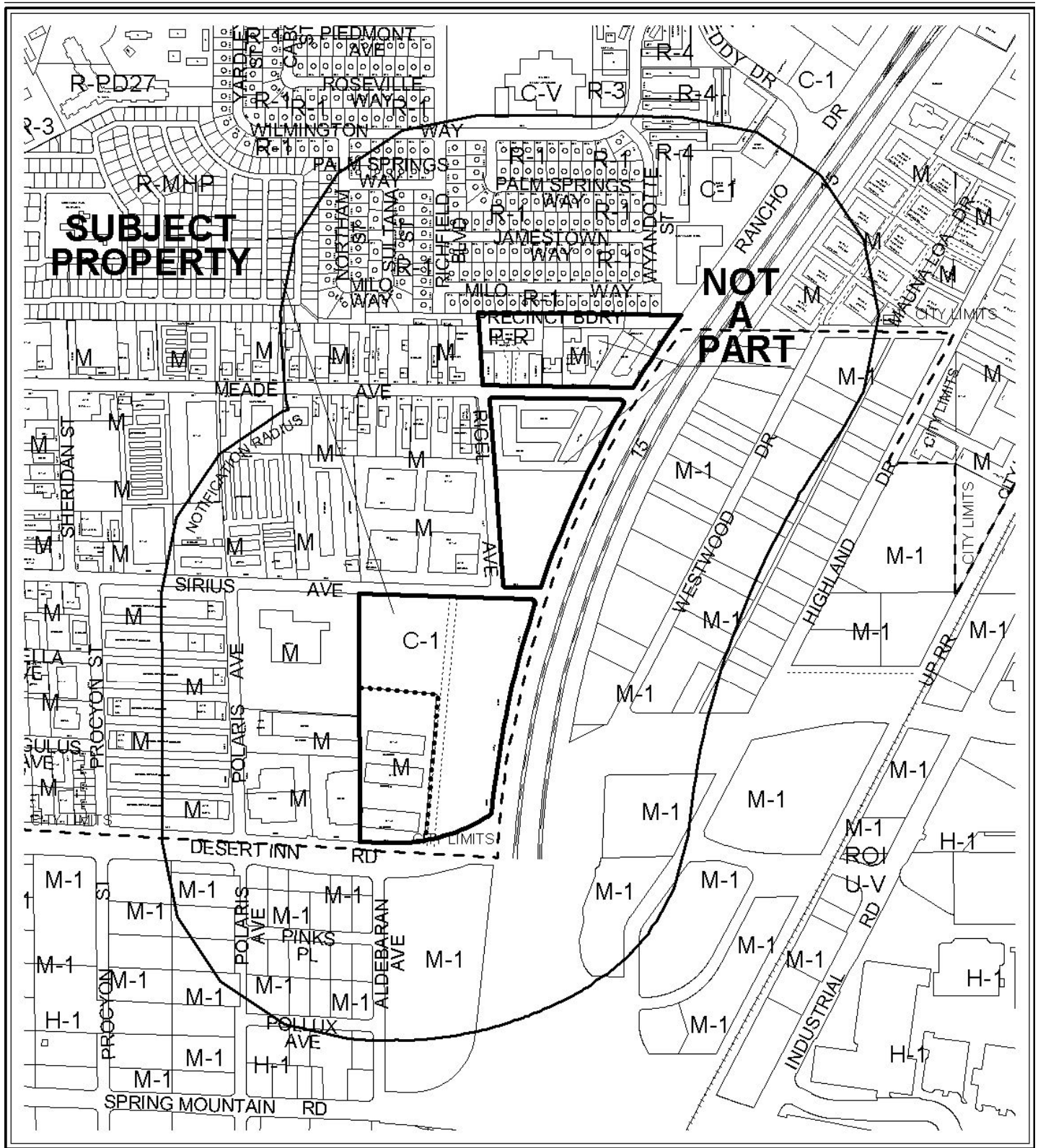
Staff recommends APPROVAL.

**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.**





CASE: **ZON-42941**

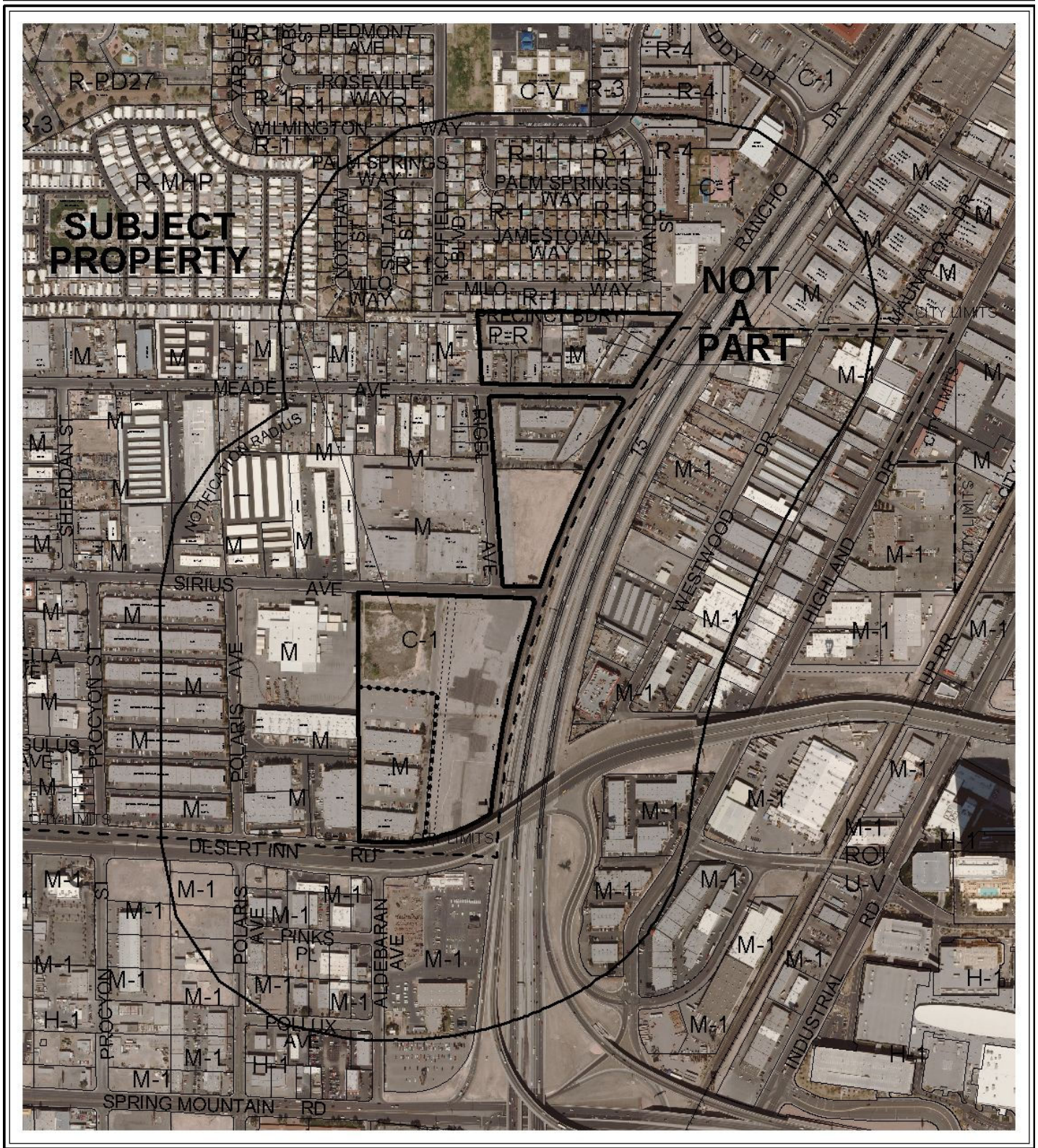
RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)







**CASE: ZON-42941**

**RADIUS: 1000 FT**

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

**PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)**

0 400 800 Feet







## PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

Yes

✓ No

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

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

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

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

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

Print Name: Winston Fisher

Subscribed and sworn before me

This 15<sup>th</sup> day of August, 2011

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

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

Revised 11-14-06

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State of New York  
County of New York

AMF

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Department of Financial Interest.doc  
AUG 23 2011

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Zone Change from C-1 to M  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
Assessor's Parcel #(s) 162-08-418-002 Ward # 1  
General Plan: existing C proposed n/a Zoning: existing M, P-R & C-1 proposed n/a  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 15 ± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information n/a

PROPERTY OWNER Integral Partners Park Place Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich  
Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address jll@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 15<sup>th</sup> day of August, 20 11

Julia R.

Notary Public in and for said County and State

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

Revised 10/27/08

State of New York  
County of New York AMP

#### FOR DEPARTMENT USE ONLY

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

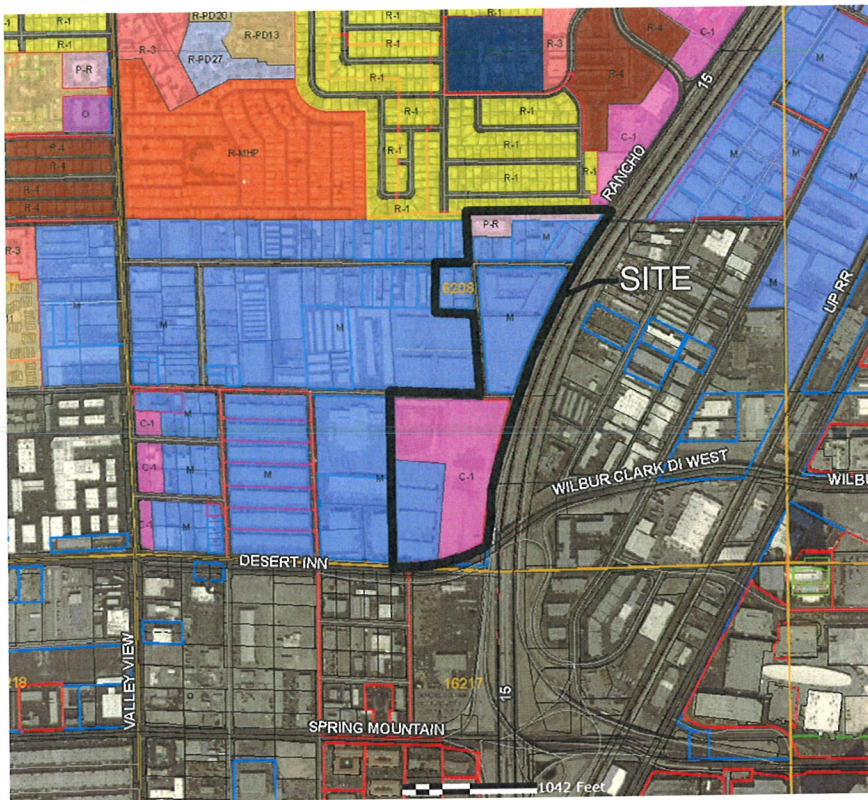
\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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15167.1



## CURRENT ZONING

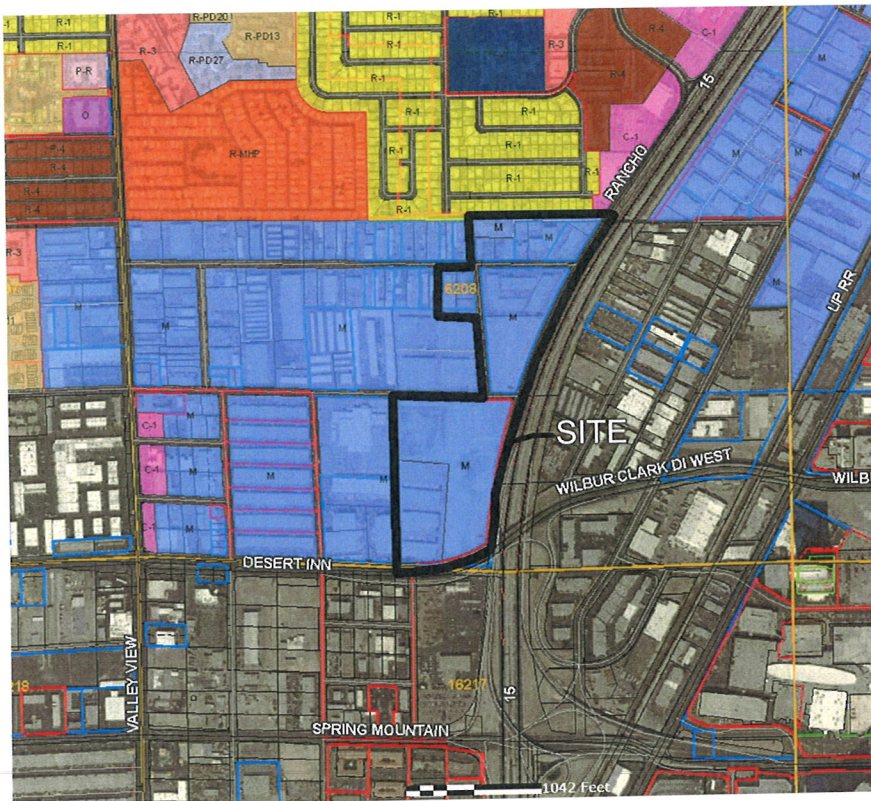


*City of  
Las Vegas*

## ZONING

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

## PROPOSED ZONING



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

Las Vegas Outdoor Waterpark  
LAS VEGAS, NEVADA

**ZON-42941**

**RECEIVED**

**MOSER architecture studio**



**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH  
jlazovich@kcrlaw.com  
702.792.7050

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

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

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

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

August 22, 2011

**VIA HAND DELIVERY**

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

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

To Whom It May Concern:

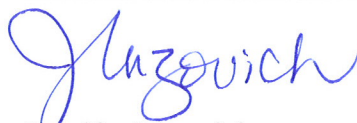
Please be advised, this office represents the property owner (the “Applicant”) of the above referenced parcel (the “Site”). The Site is generally located west of the I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a zone change from C-1 to M.

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/sfm

Encl.

Cc: Philip Brohn

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



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

VAR-43353 - VARIANCE RELATED TO GPA-42939, ZON-42940 AND ZON-42941 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Variance TO ALLOW 2,125 PARKING SPACES WHERE 2,488 SPACES ARE REQUIRED 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.: 12/07/2011**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - VAR-43353, SUP-43355, SUP-43356 and SDR-43352
2. Supporting Documentation
3. Parking Analysis
4. Justification Letter - VAR-43353, SUP-43355, SUP-43356 and SDR-43352



Case Number: **VAR-43353** 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

\_\_\_\_\_ Yes \_\_\_\_\_ No

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

Print Name: Winston Fisher

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### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| 6  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| 7  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| 8  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| 9  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| 10 | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| 11 | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| 12 | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| 13 | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| 14 | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| 15 | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| 16 | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

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SEP 22 2011

City of Las Vegas



Case Number: **VAR-43353** 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

\_\_\_\_\_ Yes \_\_\_\_\_ No

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

Print Name: Winston Fisher

City of Las Vegas



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City of Las Vegas

**VAR-43353**

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

No

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

Print Name: Martin Edelman

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City of Las Vegas





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| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

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SEP 22 2011

City of Las Vegas



Case Number: **VAR-43353** 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

\_\_\_\_\_ Yes \_\_\_\_\_ No

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

Print Name: Martin Edelman

City of Las Vegas



### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
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| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

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SEP 22 2011

City of Las Vegas



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking  
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 jji@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

[Signature]  
Nancy J. DeBrito

Notary Public State of New York

No. 01DE5056017

Qualified in New York County

Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAR-43353</u> |
| Meeting Date:   | <u>11/8/11</u>   |
| Total Fee:      | <u>\$830-</u>    |
| Date Received:* | <u>9/22/11</u>   |
| Received By:    | <u>Bias</u>      |

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SEP 22 2011

City of Las Vegas

\*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: Variance to reduce parking  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
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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 jji@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 14th day of September, 20 11

Nancy J. DeBrito  
Notary Public State of New York  
No. 01DE5056317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>VAR 43353</u> |
| Meeting Date:  | <u>11/8/11</u>   |
| Total Fee:     | <u>\$ 830</u>    |
| Date Received: | <u>9/22/11</u>   |
| Received By:   | <u>Ben S.</u>    |

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SEP 22 2011

City of Las Vegas

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking  
Project Address (Location): Desert Inn and I-15  
Project Name: \_\_\_\_\_ Proposed Use: Water Park  
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Commercial Square Footage: \_\_\_\_\_ Floor Area Ratio: \_\_\_\_\_  
Gross Acres: 31± Lots/Units: \_\_\_\_\_ Density: \_\_\_\_\_  
Additional Information: n/a

PROPERTY OWNER Eden Las Vegas, LLC Contact: Philip Brohn  
Address: 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City: New York State: NY Zip: 10171  
E-mail Address: n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact: Philip Brohn  
Address: 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City: New York State: NY Zip: 10171  
E-mail Address: n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact: Jennifer Lazovich  
Address: 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181  
City: Las Vegas State: NV Zip: 89113  
E-mail Address: jil@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8<sup>th</sup> day of September, 2011

[Signature]  
Nancy J. DeBrito

Notary Public in and for the State of New York  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>VAR-43353</u>   |
| Meeting Date:   | <u>11/8/11</u>     |
| Total Fee:      | <u>830</u>         |
| Date Received:* | <u>9/22/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

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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

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

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Nancy J. DeBrito  
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|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAR-43353</u> |
| Meeting Date:   | <u>11/8/11</u>   |
| Total Fee:      | <u>\$ 830</u>    |
| Date Received:* | <u>9/22/11</u>   |
| Received By:    | <u>Ben S</u>     |

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

City of Las Vegas Application Packet\Application Form.pdf



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking

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 jll@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011

Nancy J. Debrito  
Notary Public in and for the State of New York  
No. 01DE5056317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

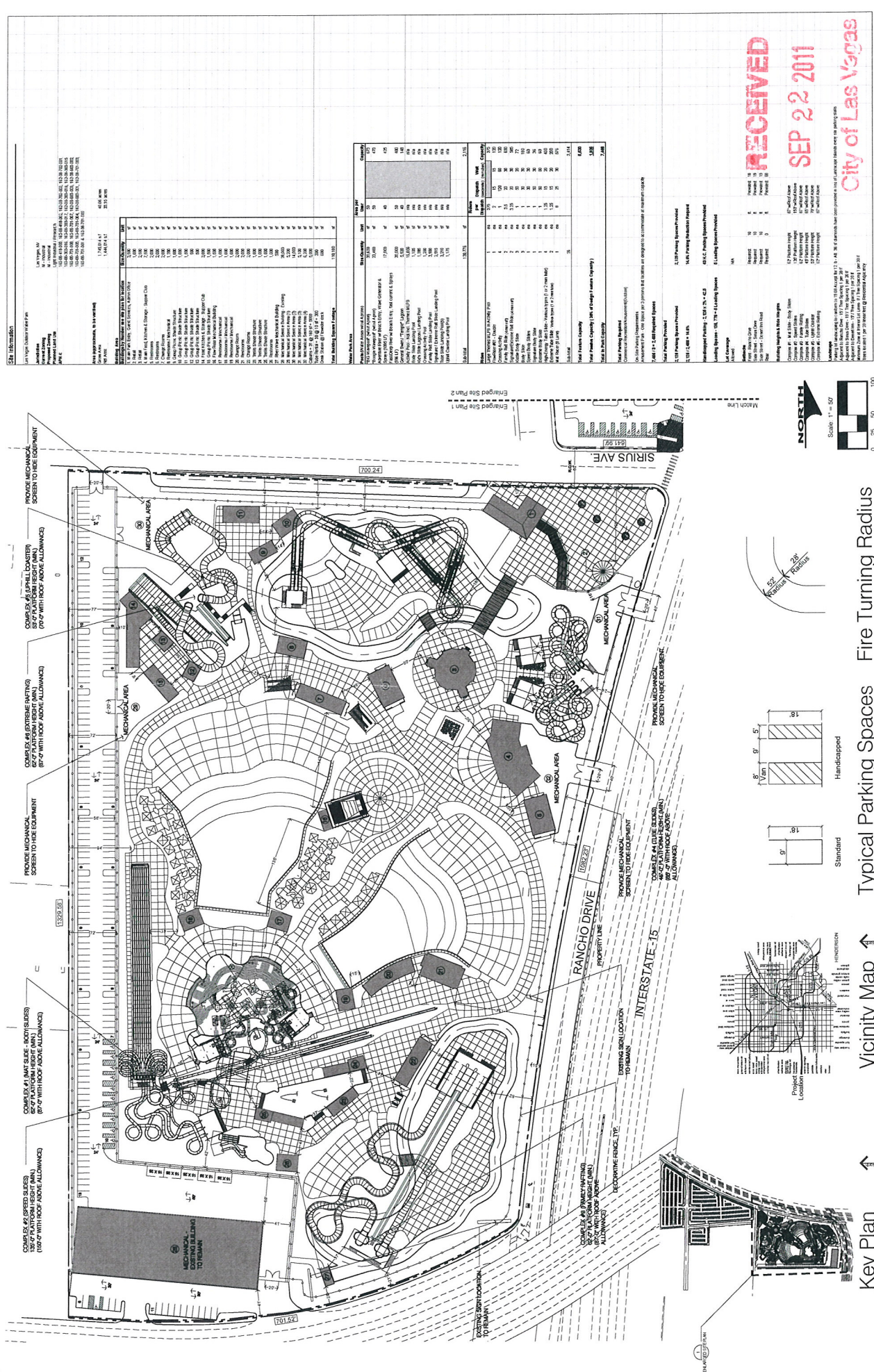
### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>VAR-43353</u>   |
| Meeting Date:   | <u>11/8/11</u>     |
| Total Fee:      | <u>\$ 830-</u>     |
| Date Received:* | <u>9/23/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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# Enlarged Site Plan 1 - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



AQUATIC DEVELOPMENT GROUP, INC.



Kimley-Horn and Associates, Inc.



MOSER architecture studio

VAR-43353 SUP-43355  
SUP-43356 SDR-43352

Enlarged Site Plan 1 Sheet Title  
11-087 Project Number  
9-22-2011 Date

City of Las Vegas

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| Item | Description | Quantity | Unit  | Material | Notes            |
|------|-------------|----------|-------|----------|------------------|
| 1    | Gravel      | 100      | cu yd | Gravel   | For parking area |
| 2    | Gravel      | 100      | cu yd | Gravel   | For parking area |
| 3    | Gravel      | 100      | cu yd | Gravel   | For parking area |
| 4    | Gravel      | 100      | cu yd | Gravel   | For parking area |
| 5    | Gravel      | 100      | cu yd | Gravel   | For parking area |
| 6    | Gravel      | 100      | cu yd | Gravel   | For parking area |
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| 100  | Gravel      | 100      | cu yd | Gravel   | For parking area |

Enlarged Site Plan 1 Sheet Title  
11-087 Project Number  
9-22-2011 Date

City of Las Vegas

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Enlarged Site Plan 2 : Sheet Title  
11-087 : Project Number  
9-22-2011 : Date

**MOSER** architecture studio

**Kimley-Horn  
and Associates, Inc.**



AQUATIC  
DEVELOPMENT  
GROUP, INC.

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Water Park  
0102

Las Vegas W

## Plan 2 - La

erged Site A

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|------|-------|

SEP 26 2011  
City of Las Vegas  
VAR-43353 SUP-43355  
SUP-43356 SDR-43352

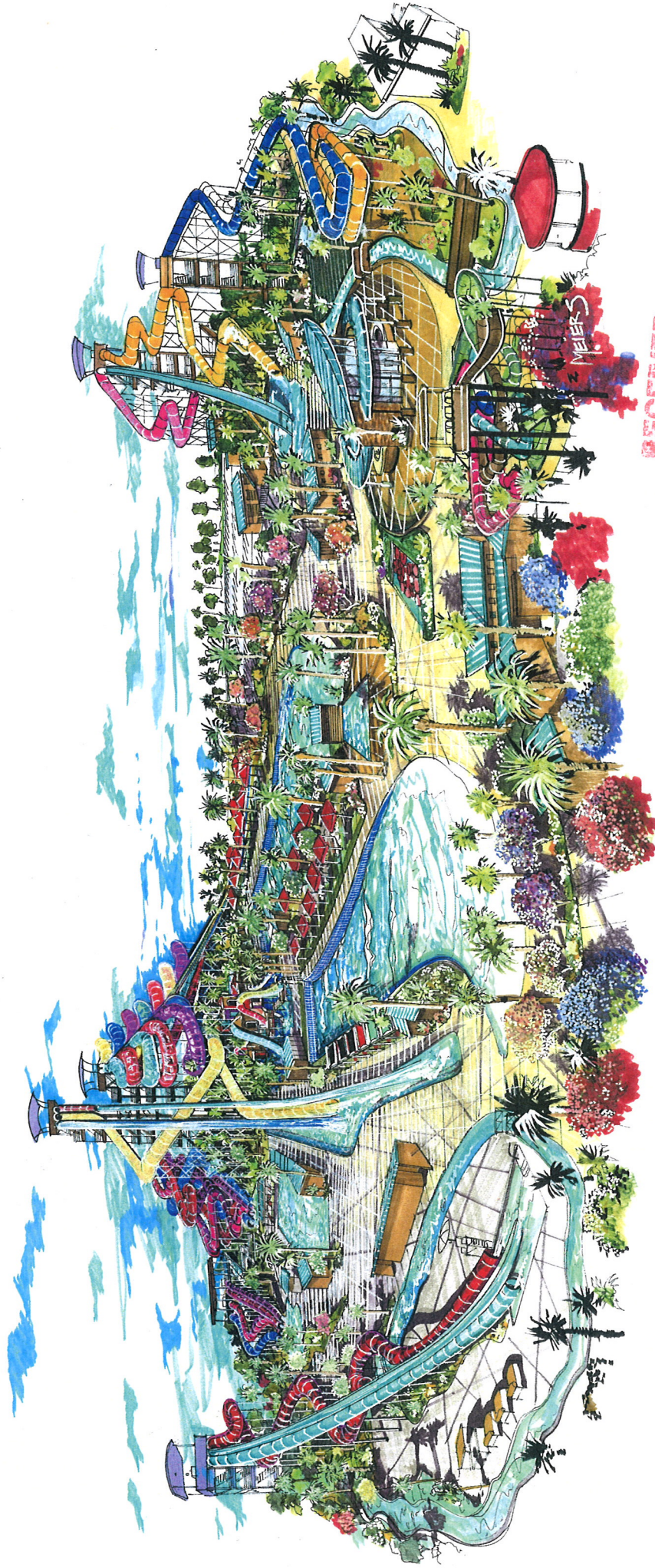












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Perspective - Las Vegas Water Park  
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



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DEVELOPMENT  
GROUP, INC.



Kimley-Horn  
and Associates, Inc.

Enlarged Site Plan 1 - Sheet Title  
Project Number  
8-31-2011 Date

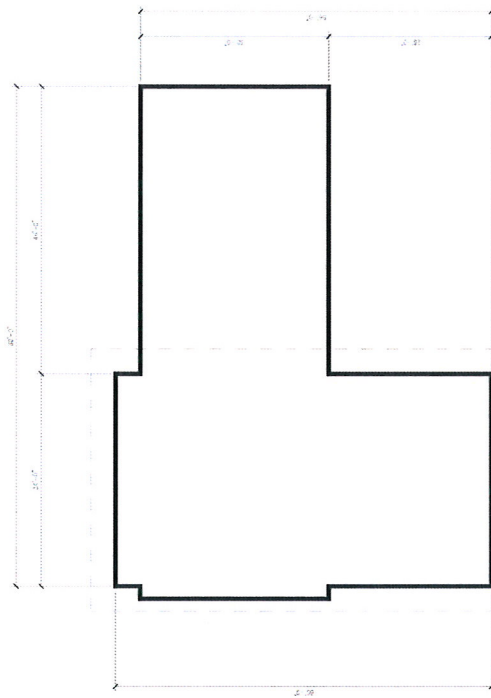


moser architecture studio

VAR-43353 SUP-43355

SUP-43356 SDR-43352

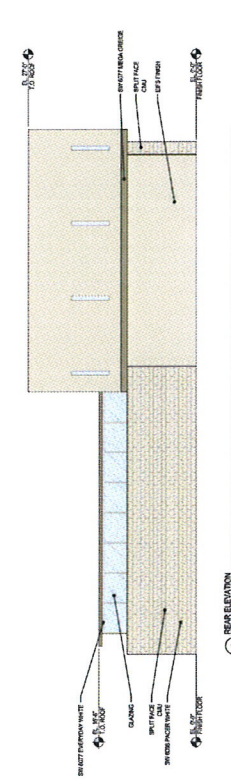
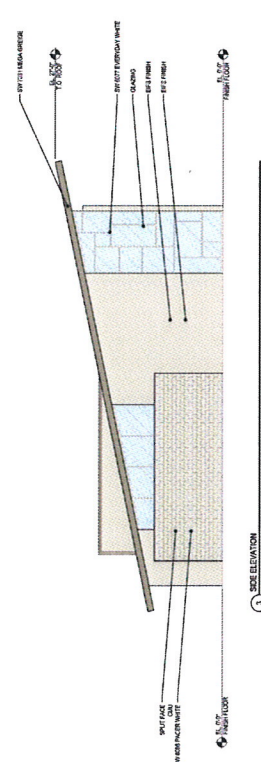
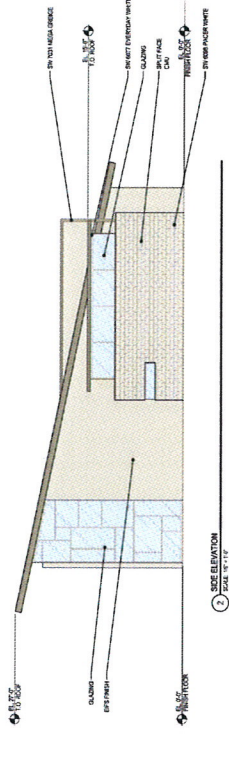
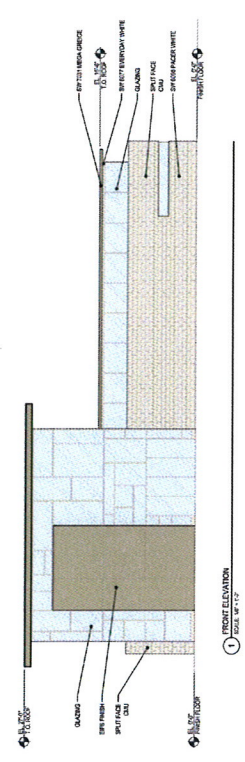




FLOOR PLAN  
DATE: 9/17/11

GUEST SERVICES / ADMINISTRATION OFFICES

①



REAR ELEVATION  
DATE: 9/17/11

①

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Building Plans and Elevations - Las Vegas Water Park  
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



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GROUP, INC.



City of Las Vegas  
Kimley-Horn  
and Associates, Inc.

Building Plans and Elevations : Sheet Title  
City of Las Vegas : Project Number  
9-22-2011 : Date



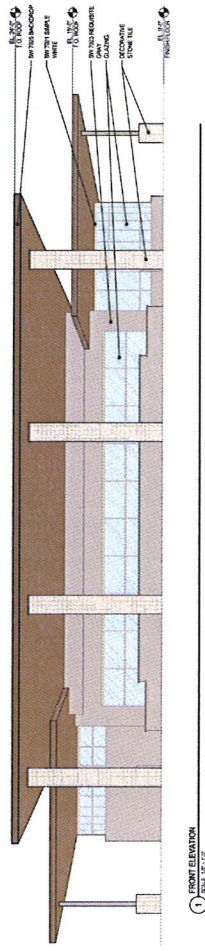
VAR-43353 SUP-43355  
SUP-43356 SDR-43352



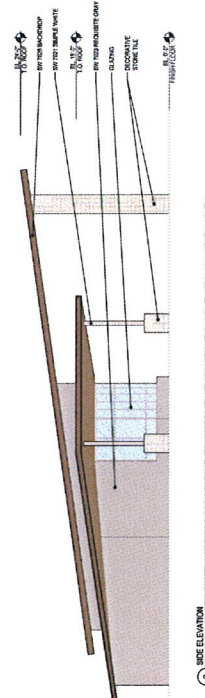


SEP 22 2011

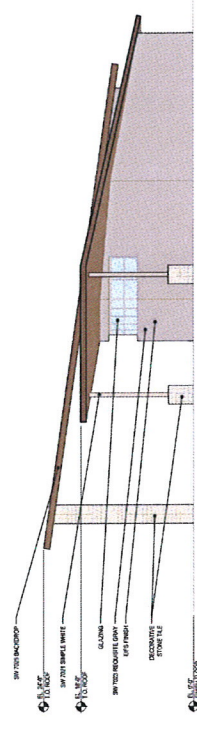
**VAR-43353 SUP-43355**  
**SUP-43356 SDR-43352**



1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



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



3 REAR ELEVATION  
SCALE 1/8" = 1'-0"

SUPPER CLUB

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# Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



AQUATIC  
DEVELOPMENT  
GROUP, INC.



Kimley-Horn  
and Associates, Inc.

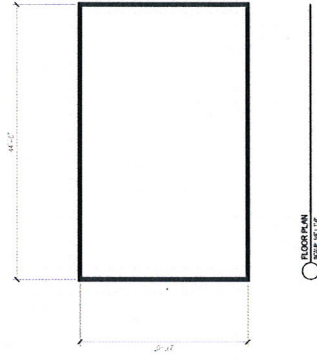
Building Plans and Elevations 4 : Sheet Title  
11-087 : Project Number  
9-22-2011 : Date



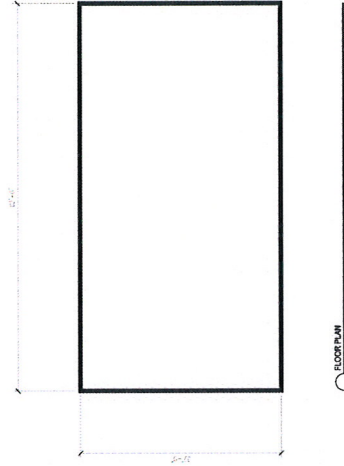
MOSER architecture studio

VAR-43353 SUP-43355  
SUP-43356 SDR-43352





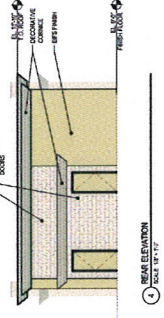
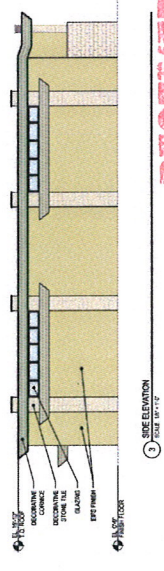
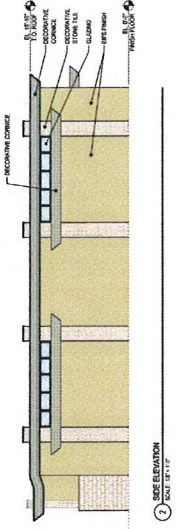
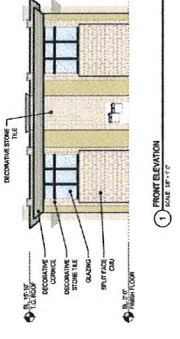
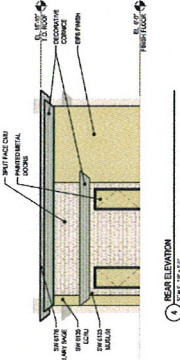
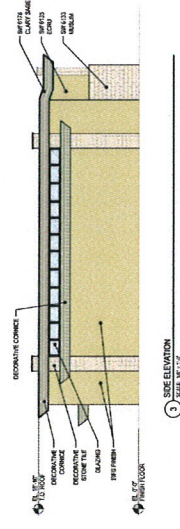
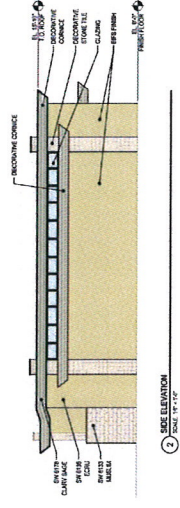
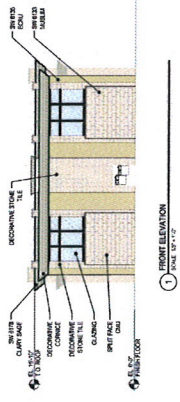
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

RESTROOMS  
(1,200 S.F.)

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

RESTROOMS (2,000 S.F.)

⑤ ⑥ ⑦



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**Building Plans and Elevations - Las Vegas Water Park**  
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



AQUATIC  
DEVELOPMENT  
GROUP, INC.



City of Las Vegas

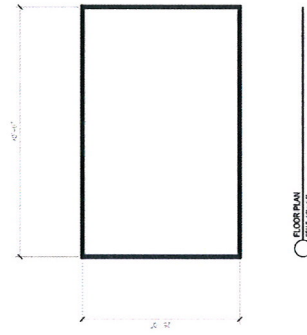
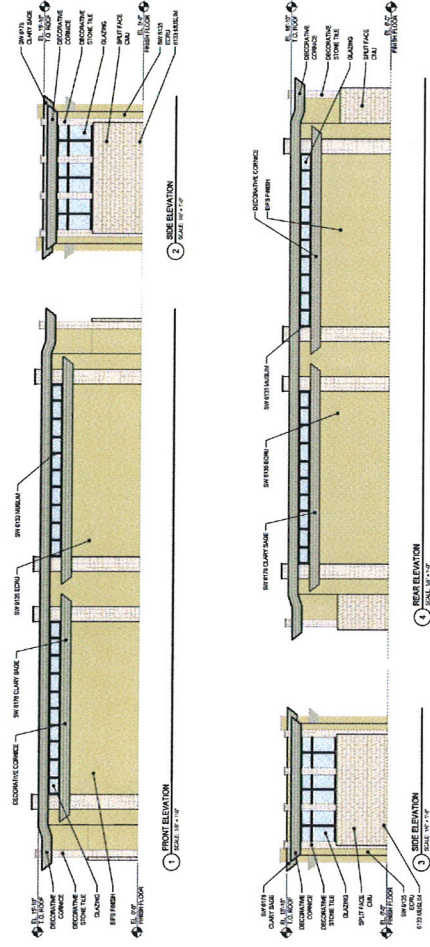
**Kimley-Horn  
and Associates, Inc.**



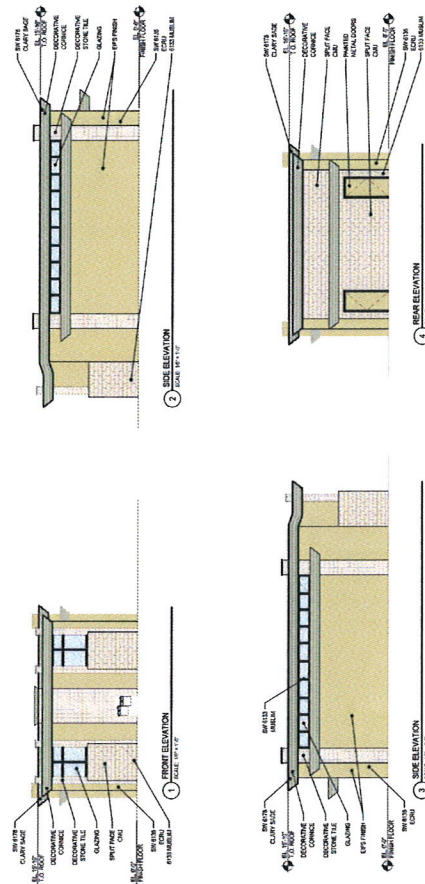
Building Plans and Elevations 5, 6, 8 & 21 : Sheet Title  
11-087 : Project Number  
9-22-2011 : Date

**VAR-43353 SUP-43355**  
**SUP-43356 SDR-43352**

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RESTROOMS (1,000 S.F.)



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## Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas. NV 89102



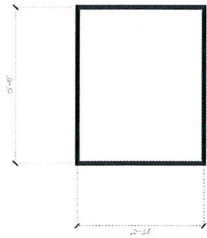
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**VAR-43353 SUP-43355**  
**SUP-43356 SDR-43352**

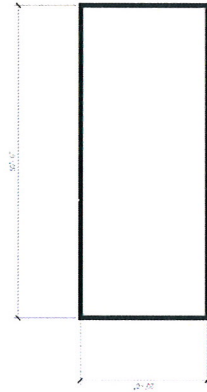
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11-087 : Project Number  
9-22-2011 : Date





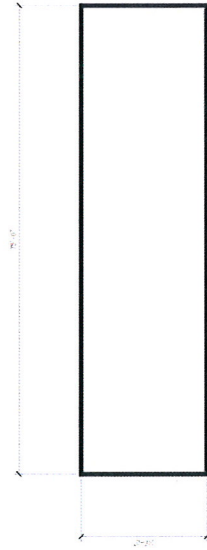
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12 13



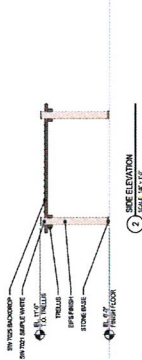
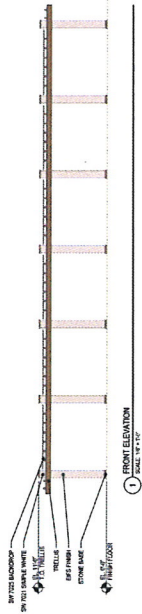
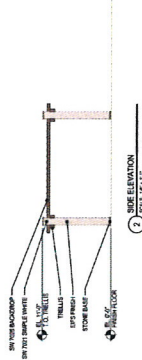
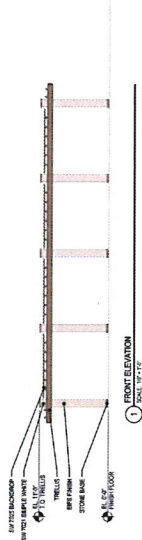
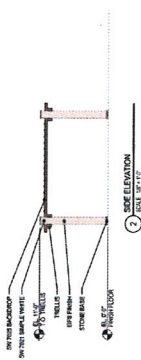
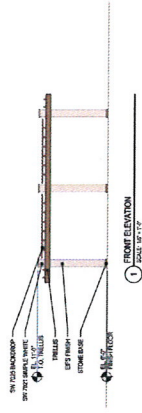
PICNIC SHADE STRUCTURE (1,000 S.F.)

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PICNIC SHADE STRUCTURE (1,500 S.F.)

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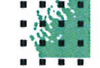


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Building Plans and Elevations 9, 10, 11, 12, 13, 14, 15 - Sheet Title  
11-087 - Project Number  
9-22-2011 - Date

**AQUATIC DEVELOPMENT GROUP, INC.**  
Kimley-Horn and Associates, Inc.  
**VAR-43353 SUP-43355**  
**SUP-43356 SDR-43352**

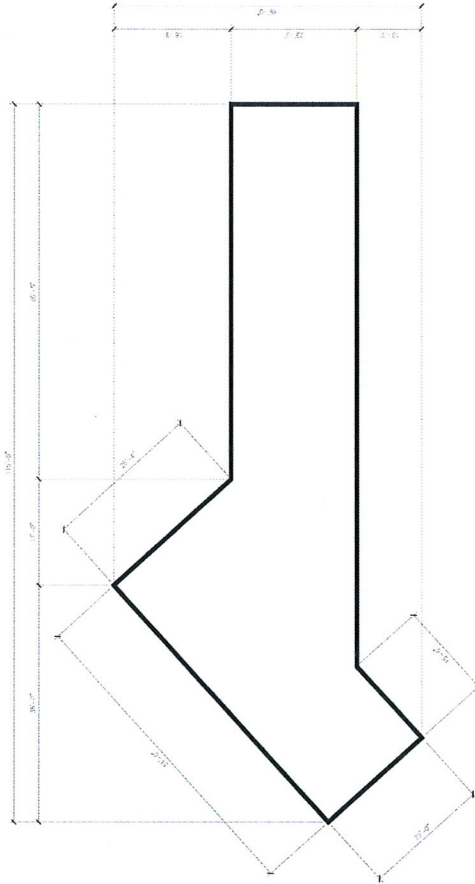


**Building Plans and Elevations - Las Vegas Water Park**  
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



SUPPER CLUB will comply with the following:

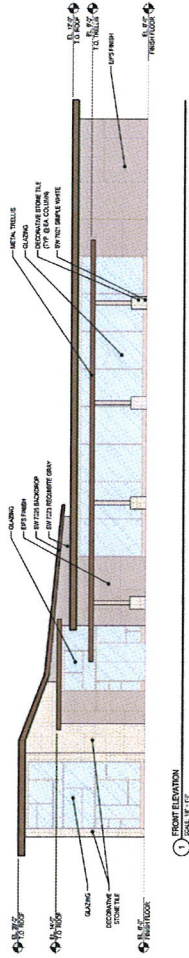
1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the dining area does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within patio area;
3. Alcoholic beverages are served in the restaurant area only in conjunction with the food service of food;
4. Full-course meals are available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar is open to the public; and
6. The restaurant operation is the principal portion of the business.



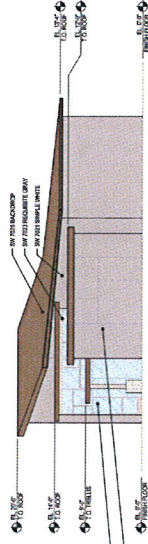
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SUPPER CLUB

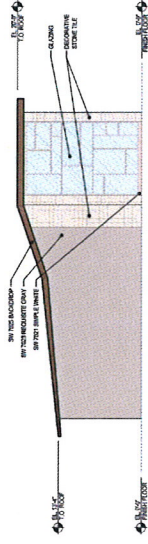
(14)



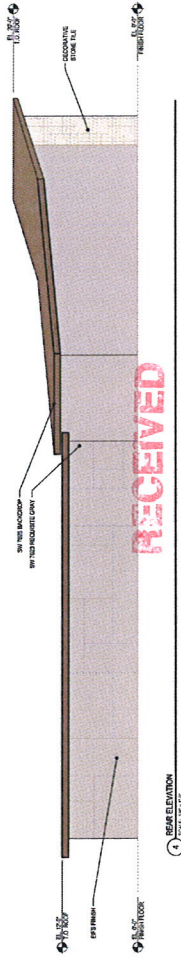
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



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

Building Plans & Elevations - 14 - Sheet Title  
11-097 - Project Number  
9-22-2011 - Date

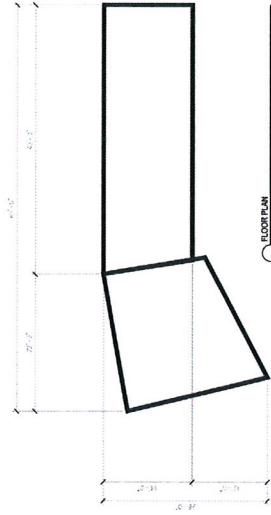


AQUATIC DEVELOPMENT GROUP INC.  
Kimley-Horn and Associates, Inc.  
VAR-43353 SUP-43355  
SUP-43356 SDR-43352

City of Las Vegas

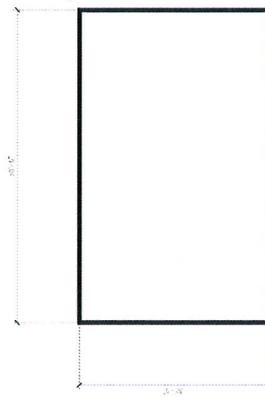
Building Plans and Elevations - Las Vegas Water Park  
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102





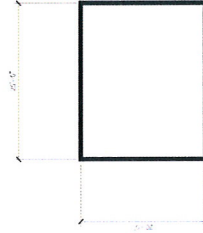
TRELLIS SHADE STRUCTURE

(23) (24) (25)



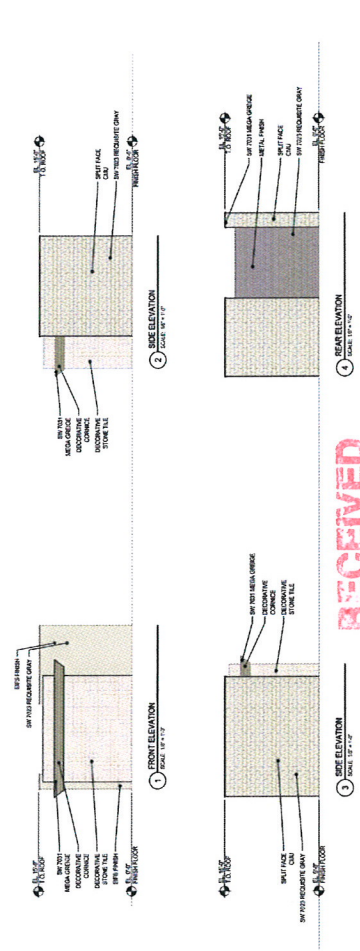
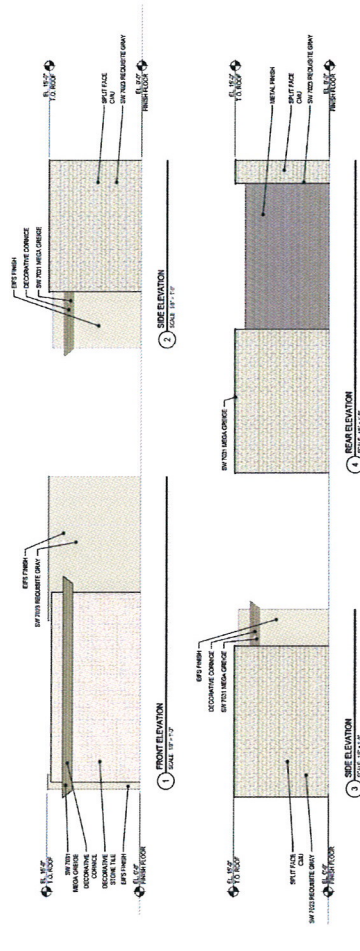
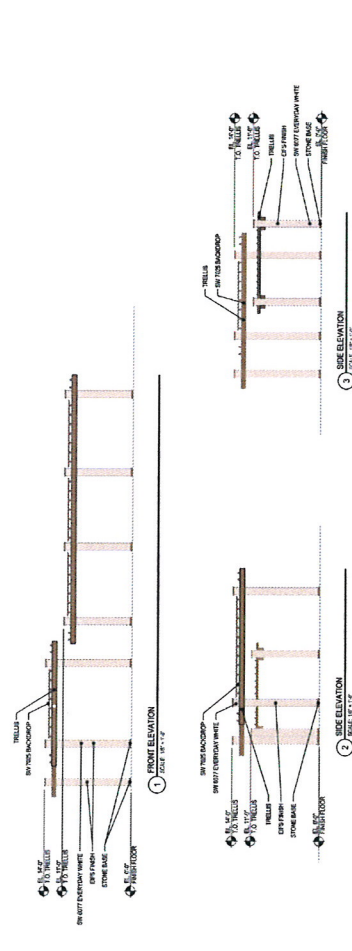
MECHANICAL BUILDING ("FLOW RIDER")

(16)



MECHANICAL BUILDING ("RIVER WAVE")

(27)



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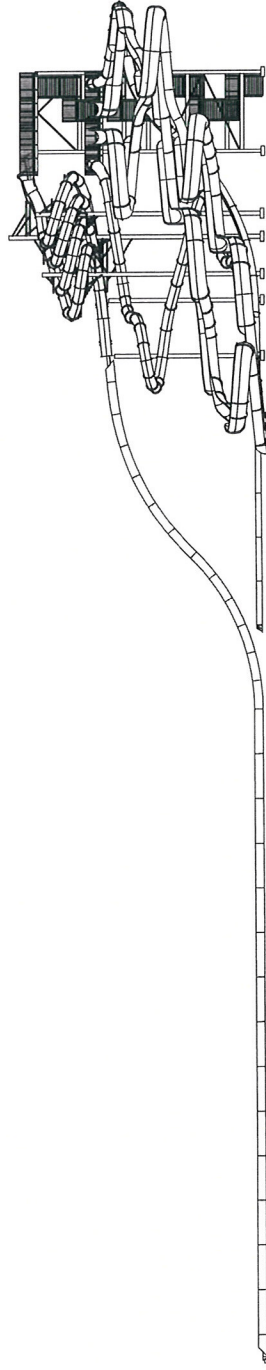
# Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

**AQUATIC DEVELOPMENT GROUP**  
City of Las Vegas  
Kimley-Horn and Associates, Inc.  
**VAR-43353 SUP-43355**  
**SUP-43356 SDR-43352**

Building Plans and Elevations 16, 23, 24, 25 & 27 - Sheet Title  
11-087 - Project Number  
9-22-2011 - Date

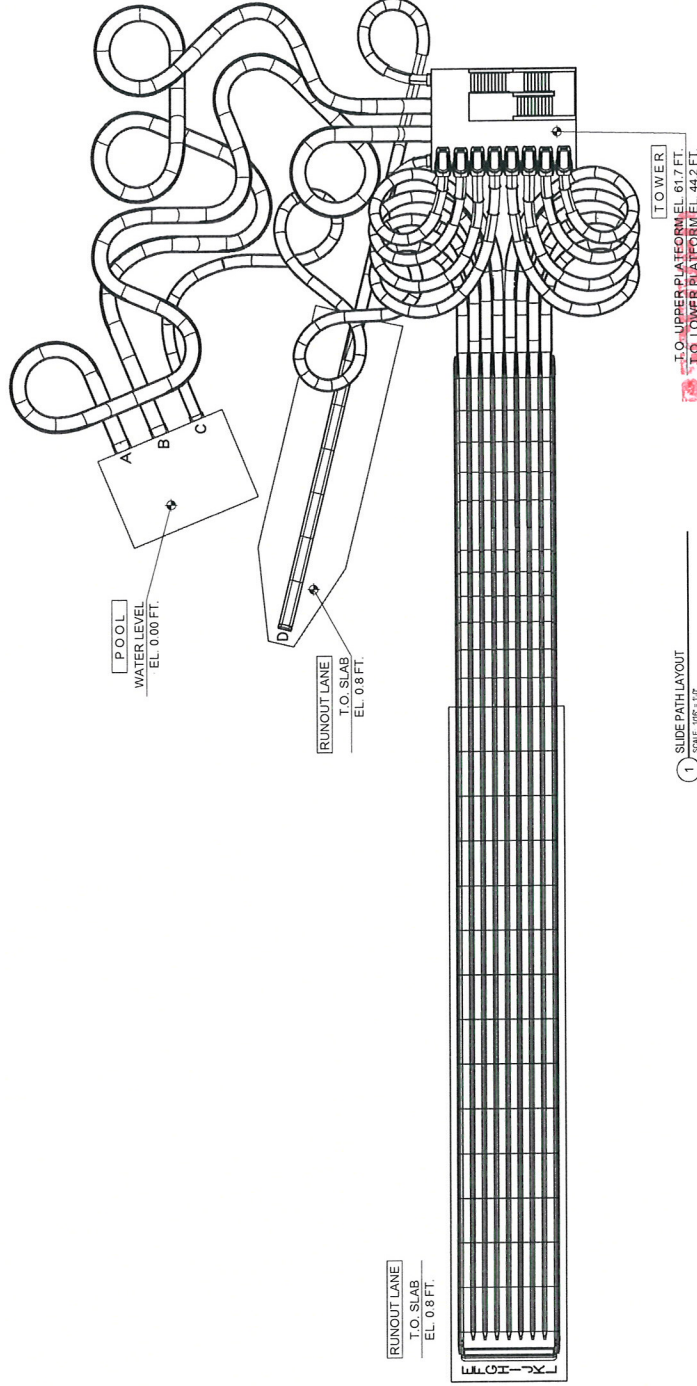




2 ELEVATION VIEW  
SCALE: 1/8" = 1'-0"

COMPLEX #1 - MAT SLIDE & BODY SLIDE

| SLIDE NAME | LENGTH (FT.) | HEIGHT (FT.) | FLUME TYPE |
|------------|--------------|--------------|------------|
| A          | 359.7        | 44.2         | GS         |
| B          | 366.3        | 44.2         | GS         |
| C          | 269.4        | 44.2         | AT         |
| D          | 228.0        | 43.4         | AT/RS      |
| E          | 396.6        | 60.9         | AT/M       |
| F          | 396.1        | 20.2         | AT/M       |
| G          | 393.4        | 60.9         | AT/M       |
| H          | 392.0        | 60.9         | AT/M       |
| I          | 392.0        | 60.9         | AT/M       |
| J          | 393.4        | 60.9         | AT/M       |
| K          | 396.1        | 60.9         | AT/M       |
| L          | 396.6        | 60.9         | AT/M       |



1 SLIDE PATH LAYOUT  
SCALE: 1/8" = 1'-0"

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Complex #1 - Slide Title  
11-037 - Project Number  
9-22-2011 - Date



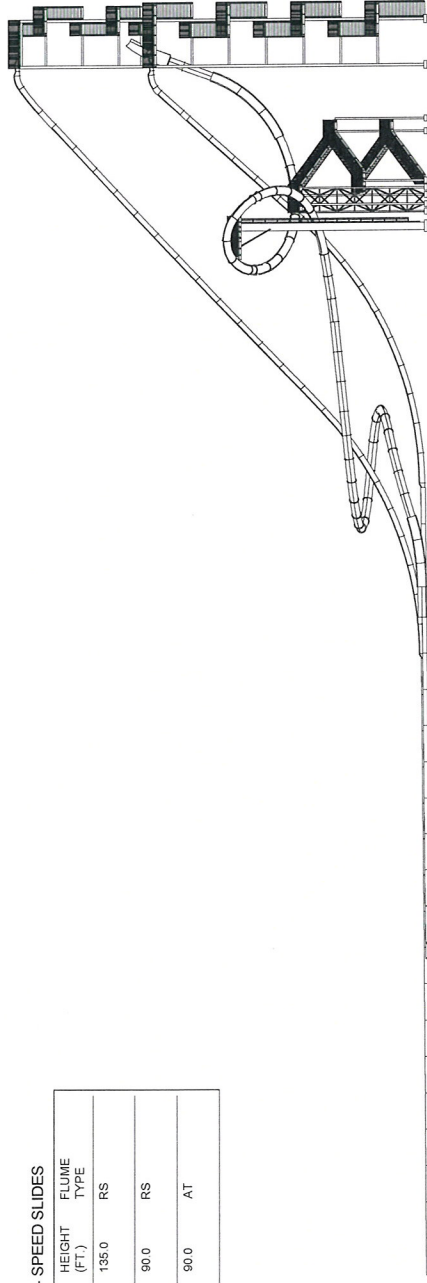
Water Slide Plans and Elevations - LV Water Park  
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

VAR-43353 SUP-43355  
SUP-43356 SDR-43352

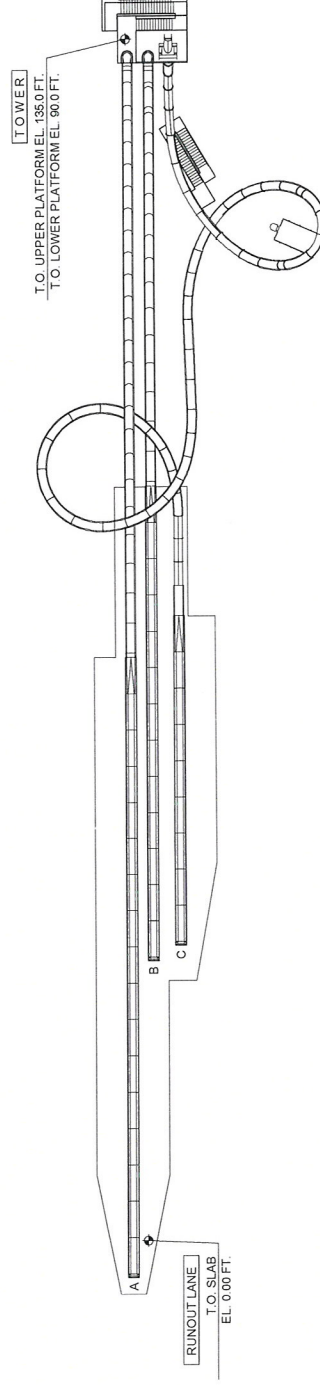


# COMPLEX #2 - SPEED SLIDES

| SLIDE NAME | LENGTH (FT.) | HEIGHT (FT.) | FLUME TYPE |
|------------|--------------|--------------|------------|
| A          | 454.0        | 135.0        | RS         |
| FREEFALL   |              |              |            |
| B          | 334.4        | 90.0         | RS         |
| FREEFALL   |              |              |            |
| C          | 565.2        | 90.0         | AT         |
| AQUALOOP   |              |              |            |



2 ELEVATION VIEW  
SCALE: 1/8" = 1'-0"



1 SLIDE PATH LAYOUT  
SCALE: 1/8" = 1'-0"

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DEVELOPMENT  
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City of Las Vegas



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and Associates, Inc.

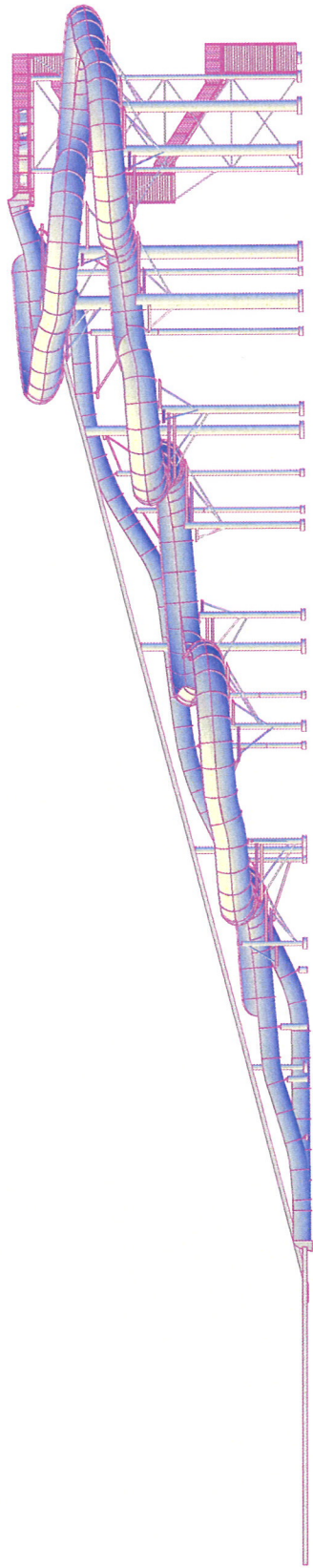
Complex #2 Sheet Title  
Project Number  
9-22-2011 Date



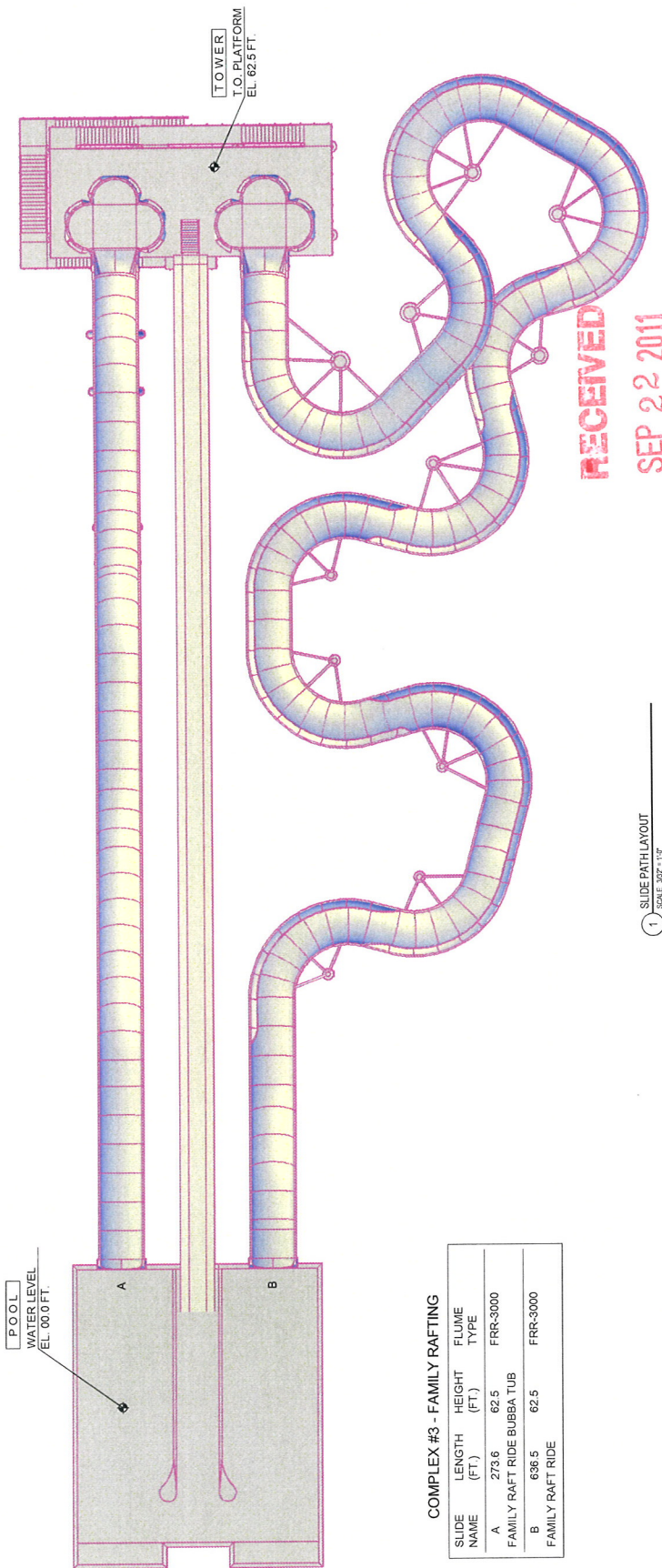
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

## Water Slide Plans and Elevations - LV Water Park

VAR-43353 SUP-43355  
SUP-43356 SDR-43352



2 ELEVATION VIEW  
SCALE 3/32" = 1'-0"



1 SLIDE PATH LAYOUT  
SCALE 3/32" = 1'-0"

COMPLEX #3 - FAMILY RAFTING

| SLIDE NAME                 | LENGTH (FT.) | HEIGHT (FT.) | FLUME TYPE |
|----------------------------|--------------|--------------|------------|
| A                          | 273.6        | 62.5         | FRR-3000   |
| B                          | 636.5        | 62.5         | FRR-3000   |
| FAMILY RAFT RIDE BUBBA TUB |              |              |            |
| FAMILY RAFT RIDE           |              |              |            |

# Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



City of Las Vegas



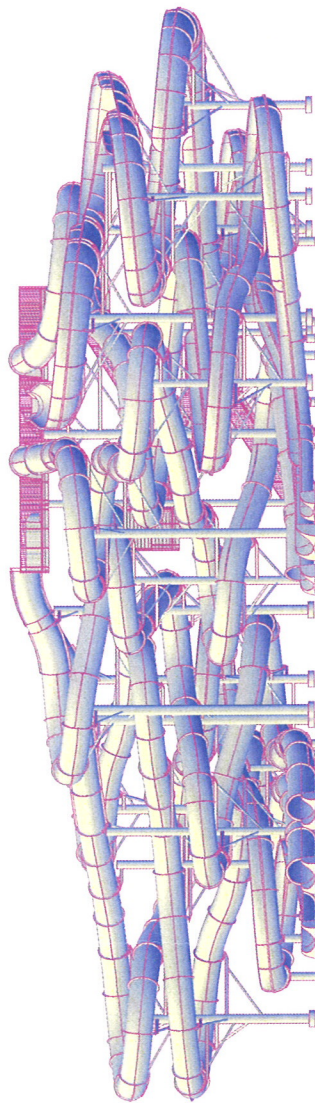
Complex #3, Steel Title  
11-087 Project Number  
8-24-2011 Date



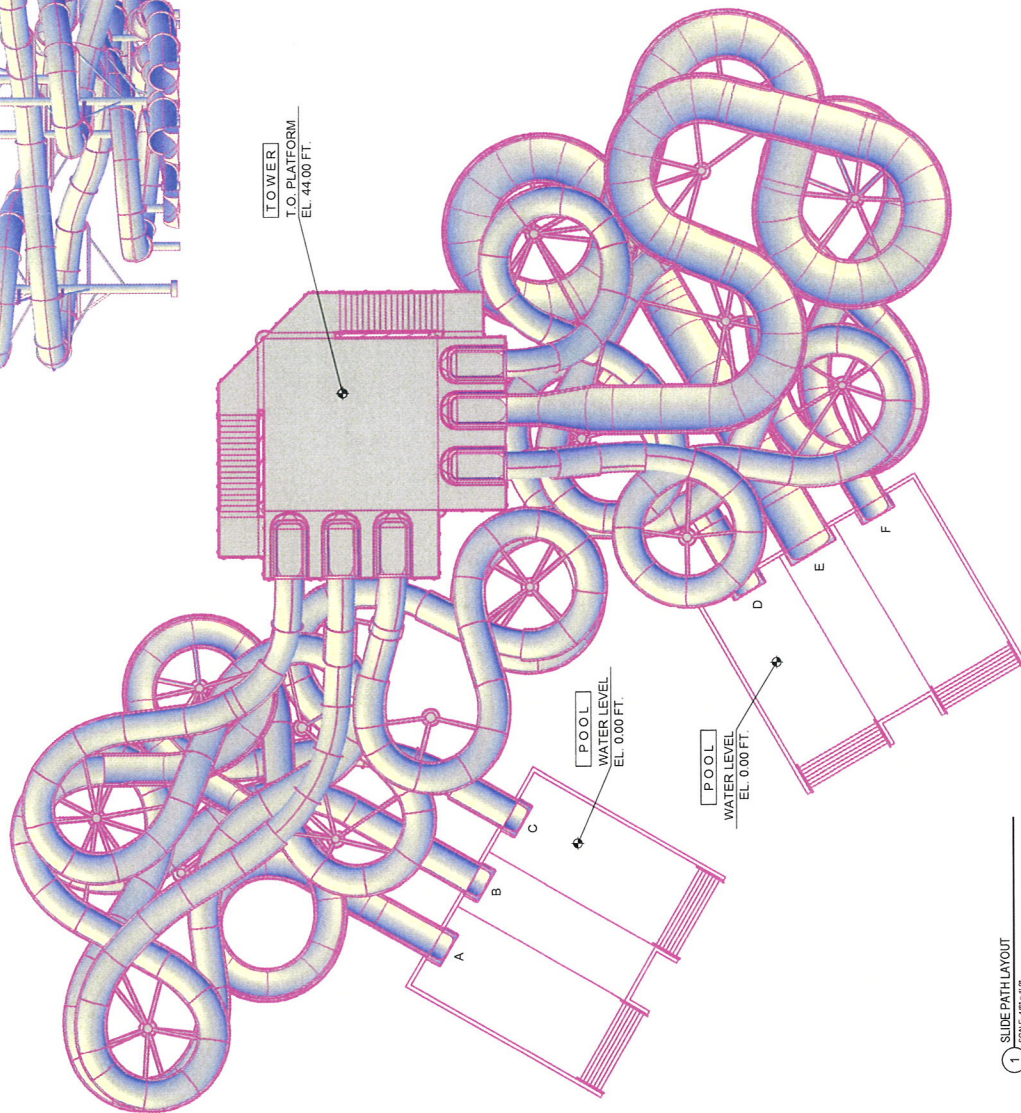
**VAR-43353 SUP-43355**  
**SUP-43356 SDR-43352**

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2 ELEVATION VIEW  
SCALE: 1/8" = 1'-0"



1 SLIDE PATH LAYOUT  
SCALE: 1/8" = 1'-0"

COMPLEX #4 - TUBE SLIDES

| SLIDE NAME                               | LENGTH (FT.) | HEIGHT (FT.) | FLUME TYPE  |
|------------------------------------------|--------------|--------------|-------------|
| A                                        | 396.5        | 44.0         | GAT/CTR-140 |
| ENCLOSED/OPEN 1-2 PERSON INNER TUBE RIDE |              |              |             |
| B                                        | 410.6        | 44.0         | GAT/CTR-140 |
| ENCLOSED/OPEN 1-2 PERSON INNER TUBE RIDE |              |              |             |
| C                                        | 373.0        | 44.0         | GAT         |
| ENCLOSED 1-2 PERSON INNER TUBE RIDE      |              |              |             |
| D                                        | 370.3        | 44.0         | GAT/CTR-140 |
| ENCLOSED/OPEN 1-2 PERSON INNER TUBE RIDE |              |              |             |
| E                                        | 417.4        | 44.0         | CTR-120     |
| OPEN 1-2 PERSON INNER TUBE RIDE          |              |              |             |
| F                                        | 394.2        | 44.0         | GAT/CTR-140 |
| ENCLOSED/OPEN 1-2 PERSON INNER TUBE RIDE |              |              |             |

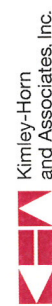
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and Associates, Inc.

Complex #4 - Sheet Title  
11-087 Project Number  
9-22-2011 Date



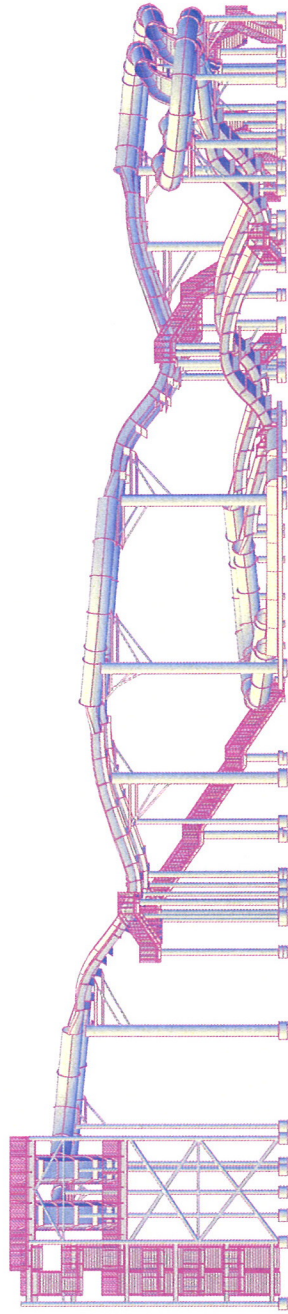
moser architecture studio

# Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

VAR-43353 SUP-43355

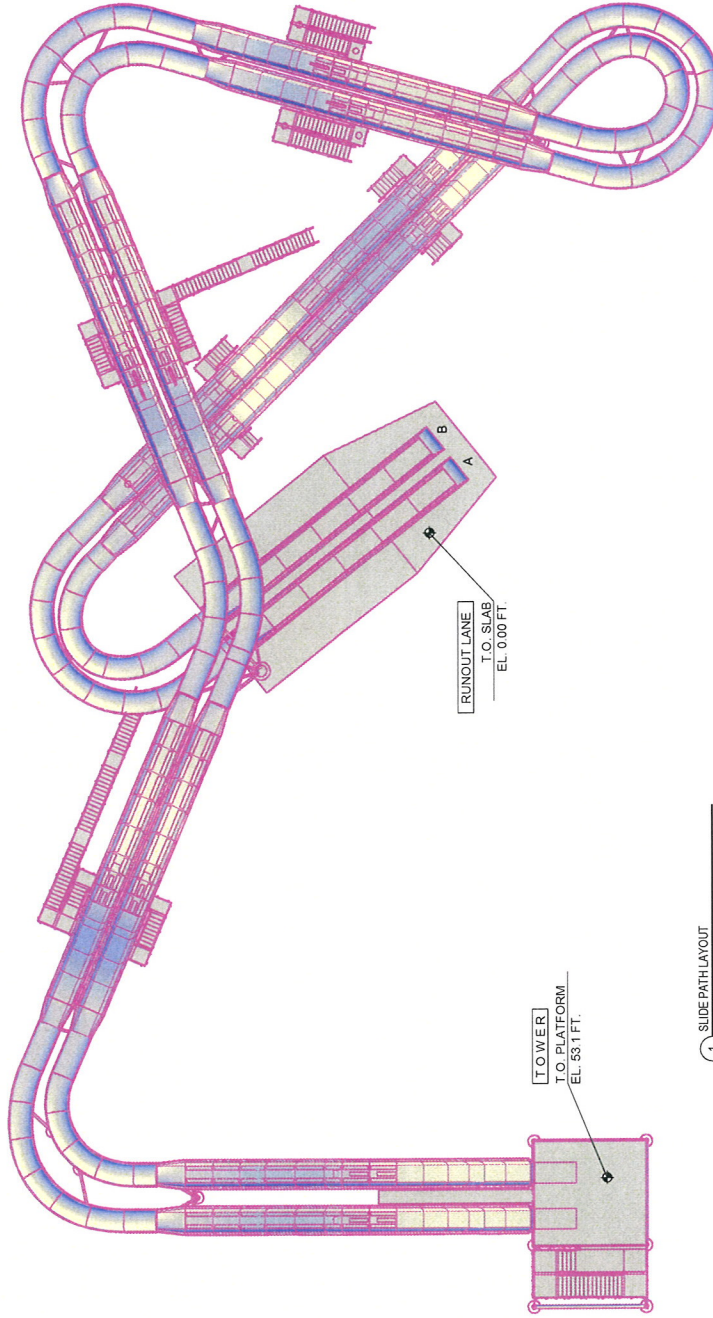
SUP-43356 SDR-43352



2 ELEVATION VIEW  
SCALE 3/32" = 1'-0"

COMPLEX #5 - UPHILL COASTER

| SLIDE NAME     | LENGTH (FT.) | HEIGHT (FT.) | FLUME TYPE |
|----------------|--------------|--------------|------------|
| A              | 857.1        | 53.1         | MB/GAT     |
| MASTER BLASTER |              |              |            |
| B              | 839.8        | 53.1         | MB/GAT     |
| MASTER BLASTER |              |              |            |



1 SLIDE PATH LAYOUT  
SCALE 3/32" = 1'-0"

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Complex #5 Sheet Title  
11-087 Project Number  
9-22-2011 Date



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and Associates, Inc.



# Water Slide Plans and Elevations - LV Water Park

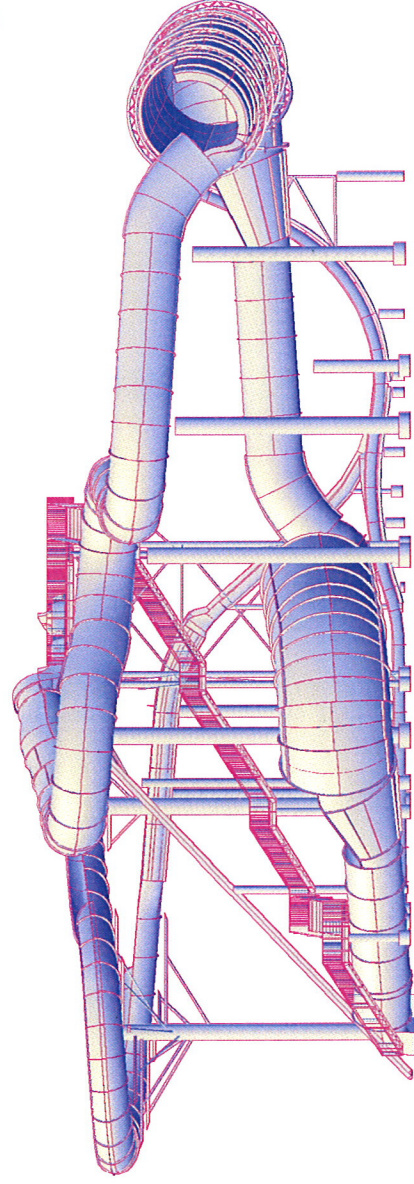
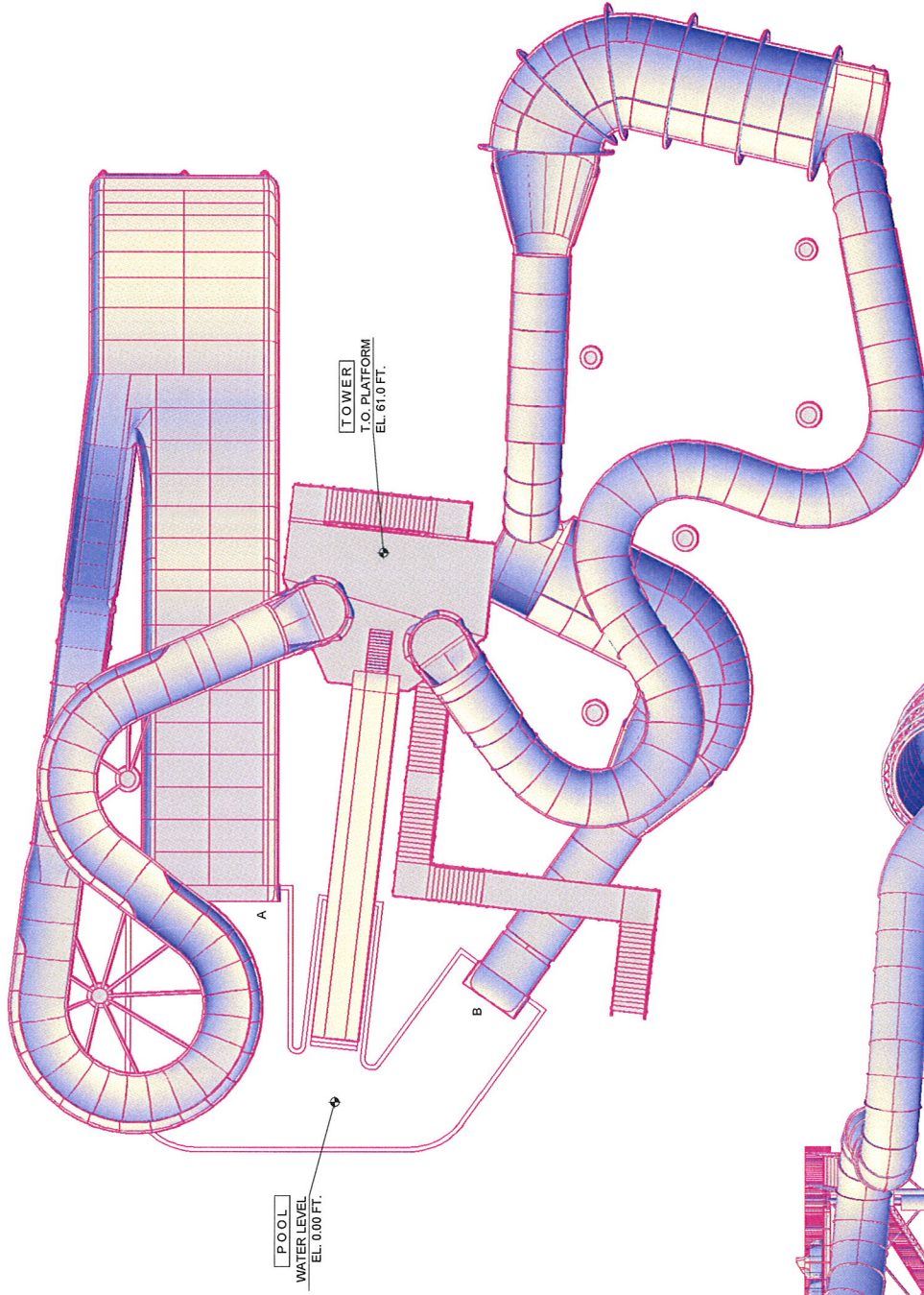
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

VAR-43353 SUP-43355  
SUP-43356 SDR-43352



COMPLEX #6 - EXTREME RAFTING

| SLIDE NAME                                  | LENGTH (FT.) | HEIGHT (FT.) | FLUME TYPE  |
|---------------------------------------------|--------------|--------------|-------------|
| A                                           | 307.1        | 61.0         | HP/FRR-3000 |
| FAMILY RAFT RIDE                            |              |              |             |
| B                                           | 497.0        | 61.0         | AT-120      |
| FAMILY PYTHON C/W ENCLOSED FAMILY RAFT RIDE |              |              |             |



1 SLIDE PATH LAYOUT  
SCALE 3/8" = 1'-0"

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2 ELEVATION VIEW  
SCALE 3/8" = 1'-0"

# Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



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DEVELOPMENT  
GROUP, INC.



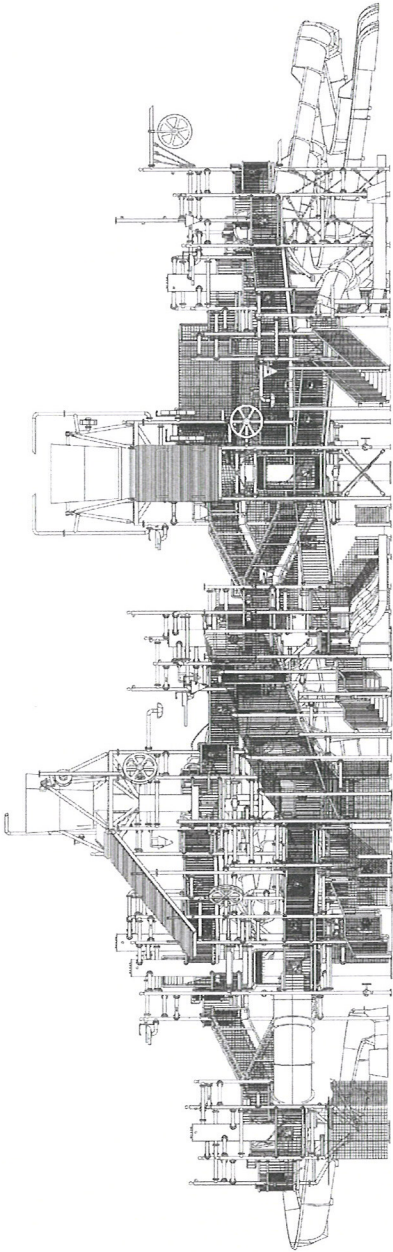
Kimley-Horn  
and Associates, Inc.



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Complex #6 - Sheet Title  
11-087 - Project Number  
9-25-2011 - Date

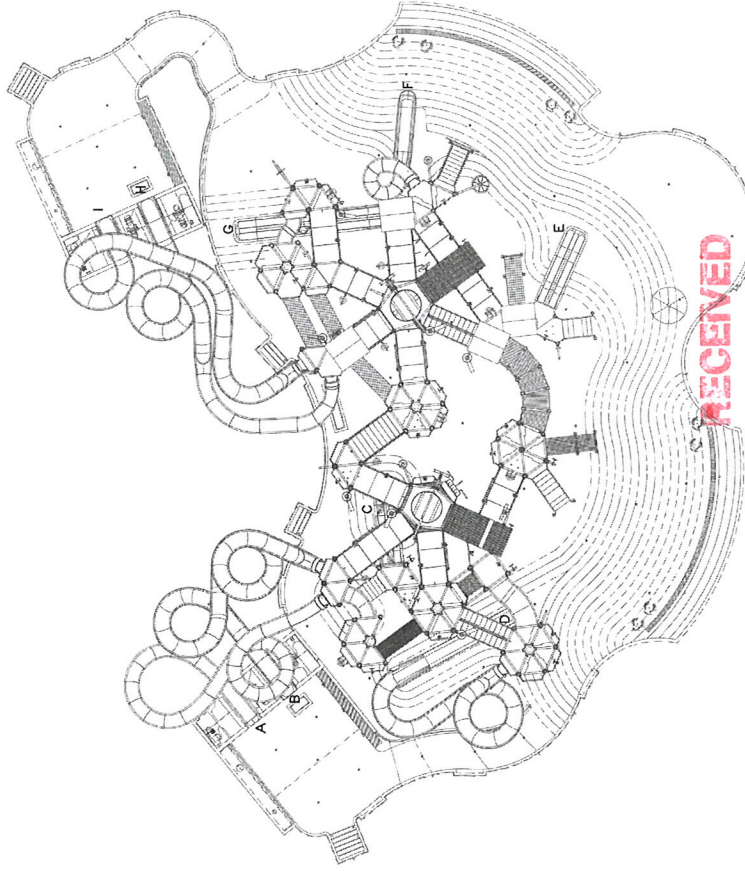
VAR-43353 SUP-43355  
SUP-43356 SDR-43352



2 ELEVATION VIEW  
SCALE 3/32" = 1'-0"

COMPLEX #7 - BODY SLIDE

| SLIDE NAME               | LENGTH (FT.) | HEIGHT (FT.) | FLUME TYPE |
|--------------------------|--------------|--------------|------------|
| A                        | 134.3        | 20.0         | AT         |
| ENCLOSED BODY SLIDE      |              |              |            |
| B                        | 139.1        | 20.0         | PS         |
| OPEN BODY SLIDE          |              |              |            |
| C                        | 19.7x2       | 4.0          | MM         |
| 2 LANE MINI MULTI SLIDE  |              |              |            |
| D                        | 113.9        | 13.0         | PS         |
| OPEN BODY SLIDE          |              |              |            |
| E                        | 19.2         | 4.0          | MM         |
| 2 LANE MINI MULTI SLIDE  |              |              |            |
| F                        | 41.5         | 6.0          | AT         |
| ENCLOSED BODY SLIDE      |              |              |            |
| G                        | 35.3         | 8.0          | MM         |
| 2 LANE MINI MULTI SLIDE  |              |              |            |
| H                        | 122.5        | 17.0         | AT/PS      |
| OPEN/ENCLOSED BODY SLIDE |              |              |            |
| I                        | 113.9        | 17.0         | PS         |
| OPEN BODY SLIDE          |              |              |            |



1 SLIDE PATH LAYOUT  
SCALE 3/32" = 1'-0"

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Complex #7 - Sheet Title  
Product Number  
9-22-2011 Date



# Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

VAR-43353 SUP-43355  
SUP-43356 SDR-43352

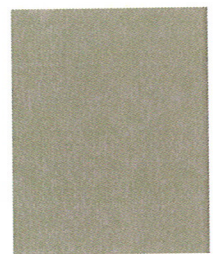




# COLOR BOARD

PALETTE 1

PRIMARY



SW 7031  
MEGA GREIGE

SECONDARY



SW 6098  
PACER WHITE

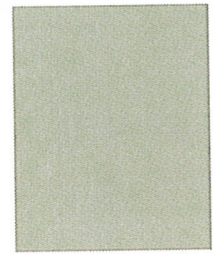
ACCENT - 1



SW 6077  
EVERYDAY WHITE

PALETTE 2

PRIMARY



SW 6178  
CLARY SAGE

SECONDARY



SW 6135  
ECRU

ACCENT - 1



SW 6133  
MUSLIM

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City of Las Vegas

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

VAR-43353 SUP-43355

SUP-43356 SDR-43352

PALETTE 3

PRIMARY



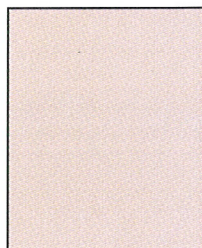
SW 7025  
BACKDROP

SECONDARY



SW 7023  
REQUISITE GRAY

ACCENT - 1



SW 7021  
SIMPLE WHITE

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City of Las Vegas





Kimley-Horn  
and Associates, Inc.

September 21, 2011

■  
Suite 210  
2080 East Flamingo Road  
Las Vegas, Nevada  
89119

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

Re: Waiver of Standard – Parking  
Las Vegas Water Park  
Justification Letter

To Whom It May Concern:

The Las Vegas Water Park is submitting a use application for a water park complex located west of South Rancho Drive, north of Desert Inn Road, and generally south of Mead Avenue and east of Rigel Avenue within the City of Las Vegas.

The water park is proposing to redevelop 33.15 acres of existing M-Industrial zoned land. The redevelopment will consist of the demolition of existing commercial and industrial buildings that currently occupy the site. At full build out the proposed water park is to include approximately 17 acres of water park and about 16 acres of surface parking.

Based on Title 19 the water park land use has a parking requirement of one space per 3 persons for which the facility is designed to accommodate at maximum capacity. The proposed water park is being designed to accommodate a total of 7,466 patrons on 17.4 acres south of Sirius Avenue. With a maximum capacity of 7,466 patron the parking requirement is 2,448 spaces.

$$7466 / 3 = 2,488 \text{ parking spaces}$$

The Institute of Transportation Engineers (ITE) *Parking Generation*, 4<sup>th</sup> Edition, provides parking demand information under Land Use Code 414 - Water Slide Park for water slide parks containing water slides, wading pools, refreshment stands and picnic areas. This use is consistent with the proposed development. Excerpts from ITE's *Parking Generation*, 4<sup>th</sup> Edition, are attached.

The provided ITE parking information is based on from two reported studies. The two studies are from Garland and North Richland Hills, Texas. The ITE

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TEL 702 734 5666  
FAX 702 735 4949

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City of Las Vegas

VAR-43353



information provides a weekday demand of approximately 50 vehicles per acre and a Saturday demand of about 75 vehicles per acre. With a water park area of 17.4 acres south of Sirius this would calculate a parking demand of:

$$75 \text{ veh/ac} * 17.4 \text{ ac} = 1,305 \text{ parking spaces}$$

This parking demand is some 1,183 spaces less than the city code calculation.

The developer has been working with the water park industry in the designing of the proposed facilities. According to the attached letter from CBK, the observed vehicle occupancy at their existing water parks has been found to be between 3.5 to 4.0 persons per vehicle. Using a vehicle occupancy of 3.5 people per vehicle and a maximum water park capacity of 7,466 patrons, the number of required parking spaces would be 2,128.

$$7,466 \text{ max patrons} / 3.5 \text{ people per vehicle} = 2,128 \text{ parking spaces}$$

For a vehicle occupancy of 4.0 people per vehicle and a maximum water park capacity of 7,466 patrons the number of required parking spaces would be 1,866.

$$7,466 \text{ max patrons} / 4.0 \text{ people per vehicle} = 1,866 \text{ parking spaces}$$

The proposed project is providing a total of 2,125 surface parking spaces on 16 acres of land north of the water park facilities.

Recognizing the parking demands for water park facilities as reported by ITE and the vehicle occupancy data from the water park industry, it is our opinion that a parking waiver of 14.6% from the development standard to provide a total of 2,125 parking spaces where 2,488 would be required is justified and would not impact the adjacent land uses and public roadways.

Sincerely,

Kenneth W. Ackeret, P.E., PTOE, Ph.D.



Attachments: ITE Parking Generation 4<sup>th</sup> Edition, Land Use Code 414  
CBK letter received 9/21/2011

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# Land Use: 414 Water Slide Park

## Description

Water slide parks contain water slides, wading pools, refreshment stands and picnic areas.

## Database Description

The database consisted of three suburban sites. Two sites provided weekday and Saturday parking demand. The third site provided Sunday parking demand.

- Average size: 32.5 acres.
- Average parking supply ratio: 84.5 spaces per acre (two study sites).

Weekday parking demand was observed at two study sites. One site was observed for the hours between 10:00 a.m. and 8:00 p.m. The other site was observed for the hours between 2:00 and 7:00 p.m. Average weekday parking demand ratio was 49.70 vehicles per acre. The weekday peak parking demand period occurred between the hours of 12:00 and 4:00 p.m.

Saturday parking demand was observed at two study sites. One site was observed for the hours between 10:00 a.m. and 9:00 p.m. The other site was observed for three nonconsecutive hours between 2:00 and 7:00 p.m. The average Saturday parking demand ratio was 72.90 vehicles per acre. The Saturday peak parking demand period occurred between the hours of 2:00 and 4:00 p.m.

Sunday parking demand was observed at one study site. The count was submitted for a single hour of observation between 3:00 and 4:00 p.m. The Sunday parking demand ratio was 12.00 vehicles per acre.

The following table presents the time-of-day distribution of parking demand, based on data from two sites.

| Based on Vehicles<br>per 1,000 sq. ft. GFA | Weekday                   |                          | Saturday                  |                          |
|--------------------------------------------|---------------------------|--------------------------|---------------------------|--------------------------|
|                                            | Percent of<br>Peak Period | Number of<br>Data Points | Percent of<br>Peak Period | Number of<br>Data Points |
| 12:00–4:00 a.m.                            | —                         | 0                        | —                         | 0                        |
| 5:00 a.m.                                  | —                         | 0                        | —                         | 0                        |
| 6:00 a.m.                                  | —                         | 0                        | —                         | 0                        |
| 7:00 a.m.                                  | —                         | 0                        | —                         | 0                        |
| 8:00 a.m.                                  | —                         | 0                        | —                         | 0                        |
| 9:00 a.m.                                  | —                         | 0                        | —                         | 0                        |
| 10:00 a.m.                                 | 21                        | 1                        | 10                        | 1                        |
| 11:00 a.m.                                 | 72                        | 1                        | 36                        | 1                        |
| 12:00 p.m.                                 | 91                        | 1                        | 60                        | 1                        |
| 1:00 p.m.                                  | 100                       | 1                        | 76                        | 1                        |
| 2:00 p.m.                                  | 97                        | 2                        | 93                        | 1                        |
| 3:00 p.m.                                  | 94                        | 2                        | 100                       | 1                        |
| 4:00 p.m.                                  | 84                        | 2                        | 91                        | 1                        |
| 5:00 p.m.                                  | 71                        | 2                        | 78                        | 1                        |
| 6:00 p.m.                                  | 54                        | 2                        | 66                        | 1                        |
| 7:00 p.m.                                  | 26                        | 1                        | 51                        | 1                        |
| 8:00 p.m.                                  | —                         | 0                        | 32                        | 1                        |
| 9:00 p.m.                                  | —                         | 0                        | —                         | 0                        |
| 10:00 p.m.                                 | —                         | 0                        | —                         | 0                        |
| 11:00 p.m.                                 | —                         | 0                        | —                         | 0                        |

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# Land Use: 414 Water Slide Park

## Study Sites/Years

Garland, TX (1983); Arlington, TX (2008); North Richland Hills, TX (2008)

## 4<sup>th</sup> Edition Source Number

1147



**KAEMPFER****CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com  
702.792.7050**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**LAS VEGAS OFFICE  
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Tel: 702.792.7000  
Fax: 702.796.7181RENO OFFICE  
50 West Liberty Street  
Suite 900  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

September 22, 2011

***VIA HAND DELIVERY***CITY OF LAS VEGAS  
Planning & Development  
333 Rancho Drive  
Las Vegas, NV 89106***Re: Justification Letter for Water Park at Desert Inn Road and Rancho Drive  
Site Plan Review; Special Use Permits & Variance***

To Whom It May Concern:

Please be advised, this office represents the owner and developer of the proposed project referenced above (the "Applicant"). The proposed water park will be on approximately 33 net acres on the following assessor parcel numbers: 162-08-701-007 & 008; 162-08-701-001, 002, 003, 004 & 005; 162-08-603-001, 002, 003; 162-08-418-002 & 003; 162-08-303-015, 016, 017 & 018; and 162-08-702-001 & 002 (the "Site").

**Site Plan Review**

The Applicant is proposing to develop a water park on the Site. Corresponding applications have also been filed seeking a General Plan Amendment to Light Industrial/Research and M zoning for the Site. A water park is a permitted use in the M zoning category. The Site is appropriate for a water park due to the close proximity to I-15 and Sahara Avenue. The water park will consist of several attractions that will make it desirable to visit by both locals and tourists. Additionally, the water park will have certain features and rides that will make it unique to Las Vegas. As currently contemplated, there will be a wave pool, adventure river, body slide landing pool, kid's lagoon, speed slides, uphill coaster, raft slide landing pool and a tube slide landing pool - to name a few features. The parking will be provided on a paved surface lot north of Sirius Avenue with the main entrance to the water park being located on the corner of Sirius Avenue and Rancho Drive. The parking area will have landscape diamonds throughout to visually enhance this area. Vehicular access to the Site will be primarily from Rancho Drive although adjacent streets may handle some traffic flow coming from the west. Once visitors have parked, there will be visual indicators directing them towards Rancho Drive. The Applicant will be providing a detached sidewalk with 15 feet of landscaping and will encourage the use of the sidewalk along

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**VAR-43353  
SUP-43356****SUP-43355  
SDR-43352**

Rancho Drive to access the main entrance into the park in order to minimize pedestrian and vehicle contact within the parking lot.

Along with the Site Plan Review, the Applicant is seeking the following waivers:

(1) A waiver to provide landscaping surrounding an existing mechanical building. The mechanical building currently exists and to install landscaping would require asphalt and concrete to be removed which is not feasible;

(2) A waiver for landscaping in the plaza area. The main entry into the water park will be on the corner of Sirius Avenue and Rancho Drive and will include a plaza area. The plaza area will be used for a convenient drop off area as well as the main pedestrian entrance into the park. In lieu of traditional landscaping, the Applicant is proposing to disperse planters with trees and shrubs throughout the plaza area; and

(3) A waiver to provide landscaping along Sirius Avenue adjacent to the location of the bus turnout. The Applicant will provide 15 feet of landscaping but the landscaping will be located behind the bus shelter.

The Applicant will provide a 15 foot wide landscape buffer along Desert Inn Road, Rancho Drive and Sirius Avenue with trees planted 20 feet apart. Finally, the Applicant is exceeding all setback requirements.

### **Special Use Permits**

The Applicant is seeking the following special use permits in conjunction with the water park:

(1) A special use permit to increase the maximum height of rides to 150 feet. Previous approvals in the area have allowed for high rise towers with a similar height. Additionally, the Site is located adjacent to I-15. Therefore, we believe this height is appropriate and will not negatively impact the surrounding neighborhood.

(2) A special use permit to allow two supper clubs to be located within the park. The supper clubs will serve food and on sale alcohol (beer, wine and liquor) with a walk up/sit down bar component. There will be an outdoor patio area also incorporated with the supper clubs. The supper clubs are a necessary component to the water park and will be a welcome amenity.

### **Variance**

The Applicant is seeking a variance to reduce the amount of parking provided on the Site. Based upon our internal calculations related to maximum occupancy, Title 19 would require 2,488 parking spaces. We will be providing 2,125 parking spaces which is approximately a 15% reduction. We believe this variance is justified because a certain percentage of our visitors will be tourists who will use a taxi or other means to get to the water park and will not utilize existing parking spaces. Additionally, the industry standard from other water parks seems to be a



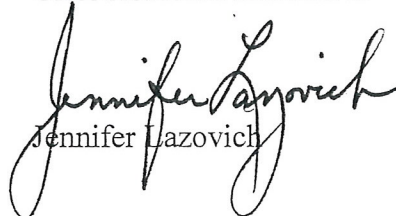
calculation of about 3.5 persons per vehicle. Therefore, we believe the parking spaces we are providing will accommodate all visitors who will drive and park at the Site. We have included a letter from Kenneth Ellis, a partner with CAMELBEACH Mountain Waterpark. In their experience, the visitor per car ranged from 3.5 to 4.0 persons per vehicle on average. Finally, the area where the parking will be provided is an odd shaped lot that meets the criteria set forth in Title 19. Due to the unique shape of the Site where the parking will be located, the strict application of any zoning regulation would result in practical difficulties such that a variance from that strict application may be granted so as to relieve the practical difficulties. Additionally, granting of the parking variance would not be substantial detriment to the public good. Therefore, given the unique shape of the lot, the fact that a certain percentage of our visitors will travel by taxi or other means and based upon parking information from other water parks, we believe our parking calculations will accommodate the needs of our water park and that the variance is appropriate.

We are very excited about the development of this project. We believe this water park will be an exciting amenity for the City and Southern Nevada. We look forward to working with the City to complete this project.

Thank you for your consideration of this request. Please contact me if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/sfm

cc: Philip Bohn  
Terry Murphy  
Frank Beck

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VAR-43353

SUP-43356

SUP-43355

SDR-43352



CAMELBACK Mountain Resort

Philip Brohn  
Fisher Brothers  
299 Park Avenue  
New York, NY 10171

Dear Philip:

This letter will recap a conversation we had regarding guests per car at our Camelbeach Mountain Waterpark at the Camelback Mountain Resort. I'm glad you had the opportunity to come out this summer and spend some time seeing the operation firsthand, getting the behind the scenes tour, and also experiencing the park with your family.

As you know, Camelback Mountain Resort is a ski area in the winter and a large outdoor waterpark in the summer. Our summer waterpark visits over the past several years have ranged from 320,000 – 380,000 guests in a Memorial Day to Labor Day season. Our guest per car number has ranged from 3.5 – 4.0 guests per vehicle on average, which does fall in line with the industry average that waterpark/amusement parks see across the country. Each year our marketing department, along with our parking attendants, do informal tests of this guest per car number by picking random days and doing visuals in the parking lots when guests arrive at the facility. This 3.5 – 4.0 average has been consistent over the last several years.

If I can be of further assistance, please feel free to reach out to me.

Sincerely,

Kenneth L. Ellis  
Partner

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CAMELBACK  
REAL ESTATE



City of Las Vegas

One Camelback Road · P.O. Box 168 · Tannersville, PA 18372-9710 · 570.629.1661

VAR-43353  
SUP-43356

SUP-43355  
SDR-43352



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-43355 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941 AND VAR-43353 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB 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.: 12/07/2011**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

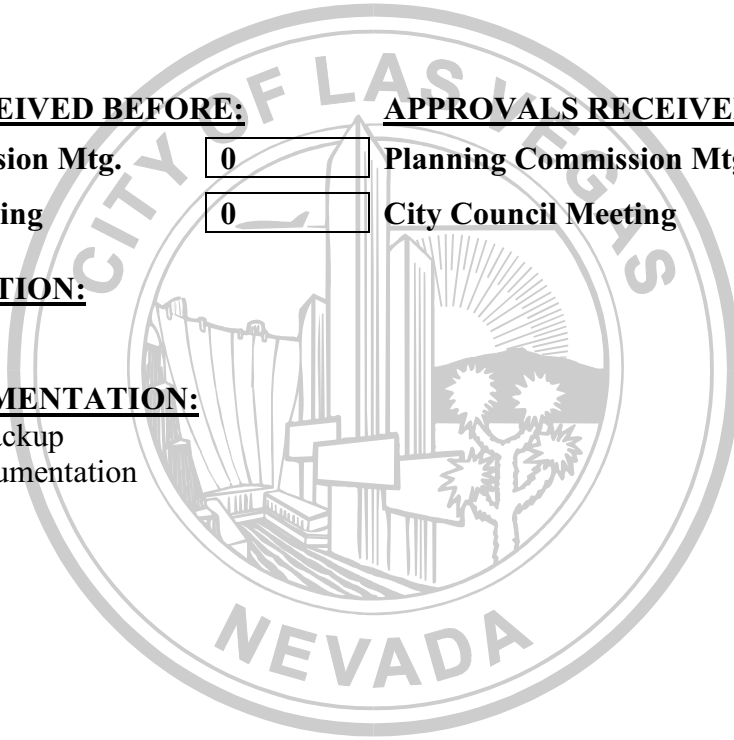
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**RECOMMENDATION:**

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.**





Case Number: **SUP-43355** 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

\_\_\_\_\_ Yes \_\_\_\_\_ No

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

Print Name: Winston Fisher

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

### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| 6  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| 7  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| 8  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| 9  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| 10 | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| 11 | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| 12 | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| 13 | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| 14 | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| 15 | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| 16 | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

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**SUP-43355**

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

Yes No

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

Print Name: Winston Fisher

City of Las Vegas

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**City of Las Vegas**





**SUP-43355**

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

Yes \_\_\_\_\_ No \_\_\_\_\_

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

Print Name: Winston Fisher

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City of Las Vegas

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club  
 Project Address (Location) Desert Inn and I-15  
 Project Name \_\_\_\_\_ Proposed Use Water Park  
 Assessor's Parcel #(s) Please see attached Ward # 1  
 General Plan: existing C, SC proposed L/R Zoning: existing M, P-R & C-1 proposed n/a  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information n/a

PROPERTY OWNER Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
 Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
 City New York State NY Zip 10171  
 E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
 Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
 City New York State NY Zip 10171  
 E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich  
 Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181  
 City Las Vegas State NV Zip 89113  
 E-mail Address 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 7<sup>th</sup> day of September, 20 11

Nancy J. Debrito  
 Notary Public, State of New York  
 No. 01DE5056317  
 Qualified in New York County  
 Commission Expires March 4, 2014

Revised 10/27/08

FOR DEPARTMENT USE ON

|                |                  |
|----------------|------------------|
| Case #         | <u>5VP-43355</u> |
| Meeting Date:  | <u>11/8/11</u>   |
| Total Fee:     | <u>\$1,280-</u>  |
| Date Received: | <u>9/22/11</u>   |
| Received By:   | <u>BLS</u>       |

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City of Las Vegas

\*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: Special Use Permit for a Supper club  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
Assessor's Parcel #(s) Please see attached Ward # 1  
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Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich  
Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address jjl@kcnvlaw.com

Property Owner Signature\* [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 9th day of September, 2011

[Signature]  
Nancy J. DeBrito  
Notary Public State of New York  
No. 01DE5056317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                  |
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| Date Received: | <u>9/22/11</u>   |
| Received By:   | <u>Bu S.</u>     |

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City of Las Vegas

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Snapper Club  
 Project Address (Location) Desert Inn and I-15  
 Project Name \_\_\_\_\_ Proposed Use Water Park  
 Assessor's Parcel #(s) Please see attached Ward # 1  
 General Plan: existing C, SC proposed L/R Zoning: existing M, P-R & C-1 proposed n/a  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information n/a

PROPERTY OWNER Paradise Las Vegas, LLC Contact Philip Brohn  
 Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
 City New York State NY Zip 10171  
 E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
 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 jji@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 14<sup>th</sup> day of September, 2011

Nancy J. DeBrito

Nancy J. DeBrito  
 Notary Public State of New York

Notary Public in and for the State of New York  
 No. 01555056317  
 Qualified in New York County  
 Commission Expires March 4, 2014

Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                  |                  |
|------------------|------------------|
| Case #           | <u>SUP-43355</u> |
| Meeting Date:    | <u>11/8/11</u>   |
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| Date Received: * | <u>9/22/11</u>   |
| Received By:     | <u>Ben S</u>     |

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SEP 22 2011

AMP  
 City of Las Vegas

\* 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: Special Use Permit for a Super Club  
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  
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City Las Vegas State NV Zip 89113  
E-mail Address jll@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7<sup>th</sup> day of September, 2011

[Signature]

Notary Public Nancy J. Debrito  
Notary Public State of New York  
No. 01DE5056317

Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/09

#### FOR DEPARTMENT USE ONLY

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City of Las Vegas

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Supper Club  
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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  
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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 jji@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 14<sup>th</sup> day of September, 2011

Nancy J. DeBrito  
Notary Public in and for the State of New York  
No. 010E5056317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>SUP-43355</u> |
| Meeting Date:  | <u>11/8/11</u>   |
| Total Fee:     | <u>\$1,280</u>   |
| Date Received: | <u>9/22/11</u>   |
| Received By:   | <u>Ben S</u>     |

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

Exempt Application Packet Application Form.pdf

SEP 22 2011

City of Las Vegas

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-43356 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353 AND SUP-43355 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB 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.: 12/07/2011**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation



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



Case Number: **SUP-43356** 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

\_\_\_\_\_ Yes \_\_\_\_\_ No

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

Print Name: Martin Edelman

**City of Las Vegas**



### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| 6  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| 7  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| 8  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| 9  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| 10 | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| 11 | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| 12 | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| 13 | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| 14 | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| 15 | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| 16 | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

**RECEIVED**

**SEP 22 2011**

**City of Las Vegas**



**SUP-43356**

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

Yes No

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

Print Name: Winston Fisher

RECEIVED  
SEP 22 2011

15167.1



### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| 6  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| 7  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| 8  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| 9  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| 10 | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| 11 | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| 12 | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| 13 | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| 14 | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| 15 | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| 16 | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

**RECEIVED**  
SEP 22 2011  
City of Las Vegas



**SUP-43356**

15167.1



### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| 6  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| 7  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| 8  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| 9  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| 10 | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| 11 | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| 12 | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| 13 | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| 14 | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| 15 | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| 16 | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

**RECEIVED**

**SEP 22 2011**

**City of Las Vegas**



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
Assessor's Parcel #(s) Please see attached Ward # 1  
General Plan: existing C, SC proposed L/R Zoning: existing M, P-R & C-1 proposed n/a  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information n/a

PROPERTY OWNER 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 jji@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 Martin Edelman

Subscribed and sworn before me

This 8<sup>th</sup> day of September, 2011

[Signature]  
Notary Public State of New York

No. 01DE5036317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SVP-43356</u>   |
| Meeting Date:   | <u>11/8/11</u>     |
| Total Fee:      | <u>\$1,280-</u>    |
| Date Received:* | <u>9/22/11</u>     |
| Received By:    | <u>[Signature]</u> |

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

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

City of Las Vegas

15167.1





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club  
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 jil@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 17th day of September, 2011

Nancy J. DeBrito

Notary Public in State of New York  
No. 01DE5056317  
Qualified in New York County  
Commission Expires March 4, 2014  
Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                   |
|-----------------|-------------------|
| Case #          | <u>511P-43356</u> |
| Meeting Date:   | <u>11/8/11</u>    |
| Total Fee:      | <u>\$1,280</u>    |
| Date Received:* | <u>9/22/11</u>    |
| Received By:    | <u>Ben S</u>      |

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

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club  
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 Bohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Bohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
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 jji@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Winston Fisher

Subscribed and sworn before me

This 1st day of September, 2011

Nancy J. DeBrito  
Notary Public State of New York  
No. 010E5056317

Notary Public in and for said County and State  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>SVR-43356</u> |
| Meeting Date:  | <u>11/8/11</u>   |
| Total Fee:     | <u>\$1,289</u>   |
| Date Received: | <u>9/22/11</u>   |
| Received By:   | <u>BLS</u>       |

RECEIVED

SEP 22 2011

City of Las Vegas

\*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:\dept\Application Packet\Application Form.pdf





**SUP-43356**

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

Yes No

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

Print Name: Winston Fisher

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

### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| 6  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| 7  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| 8  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| 9  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| 10 | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| 11 | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| 12 | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| 13 | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| 14 | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| 15 | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| 16 | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

**RECEIVED**

**SEP 22 2011**

**City of Las Vegas**





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

# SUP-43356

Case Number: \_\_\_\_\_ 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 14 day of September, 2011

Nancy J. de Brito  
Notary Public in and for the County and State  
Notary Public State of New York  
No. 01DE5056317

Revised 11-1-10 **Qualified in New York County**  
**Commission Expires March 4, 2014**

**RECEIVED**

SEP 22 2011  
E:\depo\1\Application Packet\Statement of Financial Interest.doc

City of Las Vegas

**Fisher Brothers Assessor's Parcels Numbers**

|           | <b>APN</b>     | <b>Ownership</b>                                   |
|-----------|----------------|----------------------------------------------------|
| <b>1</b>  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| <b>2</b>  | 162-08-701-008 | Taos Land Company, LLC                             |
| <b>3</b>  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| <b>4</b>  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| <b>5</b>  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| <b>6</b>  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| <b>7</b>  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| <b>8</b>  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| <b>9</b>  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| <b>10</b> | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| <b>11</b> | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| <b>12</b> | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| <b>13</b> | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| <b>14</b> | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| <b>15</b> | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| <b>16</b> | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| <b>17</b> | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| <b>18</b> | 162-08-418-003 | Paradise Las Vegas, LLC                            |

**RECEIVED**

**SEP 22 2011**

**City of Las Vegas**





## PLANNING & DEVELOPMENT DEPARTMENT

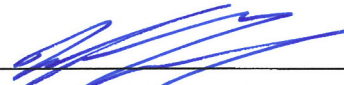
### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club  
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 jll@kcnvlaw.com

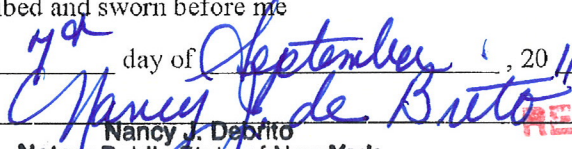
Property Owner Signature\* 

\* 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 7th day of September, 2011

  
Nancy J. DeBrito  
Notary Public State of New York  
No. 010556317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>SVR-43356</u> |
| Meeting Date:  | <u>11/8/11</u>   |
| Total Fee:     | <u>\$1,280</u>   |
| Date Received: | <u>9/24/11</u>   |
| Received By:   | <u>BJS</u>       |

RECEIVED  
SEP 22 2011  
City of Las Vegas

\*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: Special Use Permit for a Supper Club  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
Assessor's Parcel #(s) Please see attached Ward # 1  
General Plan: existing C, SC proposed L/R Zoning: existing M, P-R & C-1 proposed n/a  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information n/a

PROPERTY OWNER 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 jji@kcnvlaw.com

Property Owner Signature\* [Signature]

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

Print Name Winston Fisher

Subscribed and sworn before me

This 14<sup>th</sup> day of September, 2011

[Signature]  
Nancy J. DeBrito

Notary Public State of New York

No. 01DE5056317

Notary Public in and for said County and State  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>SUP-43356</u>   |
| Meeting Date:  | <u>11/8/11</u>     |
| Total Fee:     | <u>\$1280-</u>     |
| Date Received: | <u>9/22/11</u>     |
| Received By:   | <u>[Signature]</u> |

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

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

RECEIVED

SEP 22 2011

City of Las Vegas



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SDR-43352 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355 AND SUP-43356 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY 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.: 12/07/2011**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. 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.**





# SDR-43352

15167.1

### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| 6  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| 7  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| 8  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| 9  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| 10 | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| 11 | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| 12 | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| 13 | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| 14 | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| 15 | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| 16 | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

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**SEP 22 2011**

**City of Las Vegas**



**SDR-43352**

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### Fisher Brothers Assessor's Parcels Numbers

|    | APN            | Ownership                                          |
|----|----------------|----------------------------------------------------|
| 1  | 162-08-701-007 | Paradise Las Vegas, LLC                            |
| 2  | 162-08-701-008 | Taos Land Company, LLC                             |
| 3  | 162-08-701-005 | Eden Las Vegas, LLC                                |
| 4  | 162-08-701-004 | Paradise Las Vegas, LLC                            |
| 5  | 162-08-701-003 | Fisher Brothers Las Vegas, LLC                     |
| 6  | 162-08-701-001 | Fisher Brothers Las Vegas, LLC                     |
| 7  | 162-08-701-002 | Fisher Brothers Las Vegas, LLC                     |
| 8  | 162-08-603-001 | Eden Las Vegas, LLC                                |
| 9  | 162-08-603-002 | Eden Las Vegas, LLC                                |
| 10 | 162-08-603-003 | Paradise Las Vegas, LLC                            |
| 11 | 162-08-303-015 | Fisher Brothers Las Vegas, LLC                     |
| 12 | 162-08-303-016 | Fisher Brothers Las Vegas, LLC                     |
| 13 | 162-08-303-017 | Fisher Brothers Las Vegas, LLC                     |
| 14 | 162-08-303-018 | Fisher Brothers Las Vegas, LLC                     |
| 15 | 162-08-702-001 | Fisher Brothers Las Vegas, LLC                     |
| 16 | 162-08-702-002 | Fisher Brothers Las Vegas, LLC                     |
| 17 | 162-08-418-002 | Integral Partners Park Place Centre-Las Vegas, LLC |
| 18 | 162-08-418-003 | Paradise Las Vegas, LLC                            |

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City of Las Vegas



# SDR-43352

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

15167.1



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

# SDR-43352

Case Number: \_\_\_\_\_ 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 7th day of September 2011

Notary Public in and for the County and State

Nancy J. de Buto  
Notary Public State of New York

No. 01DE5056317

Revised 11-14-06 Qualified in New York County  
Commission Expires March 4, 2014

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

SEP 22 2011

City of Las Vegas





**SDR-43352**

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

\_\_\_\_\_ Yes \_\_\_\_\_ No

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

Print Name: Winston Fisher

This 9<sup>th</sup> day of September, 2011

**Commission Expires March 4, 2014**

SEP 22 2011

15167.1



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
Assessor's Parcel #(s) Please see attached Ward # 1  
General Plan: existing C, SC proposed L/R Zoning: existing M, P-R & C-1 proposed n/a  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich  
Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181  
City Las Vegas State NV Zip 89113  
E-mail Address jll@kcnvlaw.com

Property Owner Signature\* [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 8<sup>th</sup> day of September, 2011

[Signature]  
Nancy J. Debrito  
Notary Public State of New York  
No. 01DE5056317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

Case #

SDR - 43352

Meeting Date:

11/8/11

Total Fee:

\$1,030

Date Received:\*

9/22/11

Received By:

Bca S.

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SEP 22 2011

City of Las Vegas

\* 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: Site Development Plan  
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 & Florentino 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 jji@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 7<sup>th</sup> day of September, 2011

Nancy J. DeBrito  
Notary Public State of New York  
No. 01856056317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-43352</u> |
| Meeting Date:   | <u>11/8/11</u>   |
| Total Fee:      | <u>\$1,030</u>   |
| Date Received:* | <u>9/12/11</u>   |
| Received By:    | <u>Bens</u>      |

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

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SEP 22 2011

City of Las Vegas





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan  
 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 LIR 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 4th day of September, 20 11

Nancy J. DeBrito  
 Notary Public State of New York  
 No. 01DE5056317

Notary Public in and for said County and State  
 Commission Expires March 4, 2014

Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-43352</u> |
| Meeting Date:   | <u>11/8/11</u>   |
| Total Fee:      | <u>\$1,030</u>   |
| Date Received:* | <u>9/22/11</u>   |
| Received By:    | <u>BLOZ</u>      |

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 City of Las Vegas

\*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: Site Development Plan  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
Assessor's Parcel #(s) Please see attached Ward # 1  
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Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 31± Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information n/a

PROPERTY OWNER Taos Land Company, LLC Contact Philip Bohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
City New York State NY Zip 10171  
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Bohn  
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721  
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 11 day of September, 20 11

Nancy J. DeBrito  
Notary Public State of New York  
No. 01DE5056317  
Qualified in New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-43352</u> |
| Meeting Date:   | <u>11/8/11</u>   |
| Total Fee:      | <u>\$1,030-</u>  |
| Date Received:* | <u>9/22/11</u>   |
| Received By:    | <u>Bio S</u>     |

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

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City of Las Vegas





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan  
Project Address (Location) Desert Inn and I-15  
Project Name \_\_\_\_\_ Proposed Use Water Park  
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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 jil@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 14<sup>th</sup> day of September, 2011

Nancy J. DeBrito  
Notary Public State of New York  
No. 01DE5056317  
Notary Public in Qualified New York County  
Commission Expires March 4, 2014

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SPR-43352</u> |
| Meeting Date:   | <u>9/18/11</u>   |
| Total Fee:      | <u>\$1,030</u>   |
| Date Received:* | <u>9/22/11</u>   |
| Received By:    | <u>Bra</u>       |

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SEP 22 2011

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City of Las Vegas

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

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**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

---

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

VAR-43315 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUOLIANG PANG - For possible action on a request for a Variance FOR MULTIPLE EXISTING ACCESSORY STRUCTURES (CLASS II), A PROPOSED FRONT YARD PATIO COVER AND AN EXISTING REAR YARD PATIO COVER; TO ALLOW A ZERO-FOOT FRONT YARD SETBACK FOR AN EXISTING 354 SQUARE-FOOT CARPORT WHERE 20 FEET IS REQUIRED; ZERO-FOOT SIDE AND REAR YARD SETBACKS FOR EXISTING 720, 315 AND 270 SQUARE-FOOT ACCESSORY STRUCTURES WHERE THREE FEET IS REQUIRED; SEPARATION DISTANCES OF ZERO, 2.5 AND THREE FEET BETWEEN AN ACCESSORY STRUCTURE AND THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE WITH A GREATER HEIGHT (16.5 FEET) THAN THE PRINCIPAL DWELLING UNIT (\_\_\_ FEET); ACCESSORY STRUCTURES WITH 1,659 SQUARE FEET OF COMBINED FLOOR AREA WHERE 635 SQUARE FEET IS ALLOWED; ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO); AND 59% LOT COVERAGE WHERE 50% IS ALLOWED on 0.15 acres at 1912 Pink Ice Court (APN 139-21-410-038), R-1 (Single Family Residential) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 12/07/2011****OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

**VAR-43315**

Case Number: VAR-43315 APN: 139-21-410-038

Name of Property Owner: GUOLIANG PANG

Name of Applicant: GUOLIANG PANG

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: \_\_\_\_\_

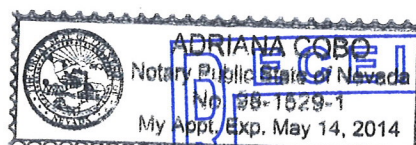
Signature of Property Owner: *Guoliang PANG*

Print Name: GUOLIANG PANG

Subscribed and sworn before me

This 20 day of Sept, 2011

*Adriana Cobo*  
Notary Public in and for said County and State



SEP 21 2011



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Variance  
 Project Address (Location) 1912 PINK ICE COURT, LV. NV. 89106  
 Project Name Carport Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 139-21-410-038 Ward # 5-Barlow  
 General Plan: existing ML proposed \_\_\_\_\_ Zoning: existing R-1 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.15 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER GUOLIANG PANG Contact \_\_\_\_\_  
 Address 1912 PINK ICE COURT, LV. NV. 89106 Phone (702) 647-3862 Fax: \_\_\_\_\_  
 City LAS VEGAS State NEVADA Zip 89106  
 E-mail Address GUOLIANGPANG@YAHOO.COM

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

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

Property Owner Signature\* [Signature]

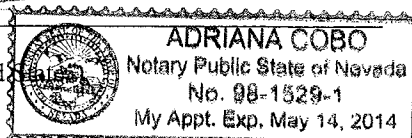
\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name GUOLIANG PANG

Subscribed and sworn before me

This 20 day of Sept, 20 11.

Notary Public in and for said County and

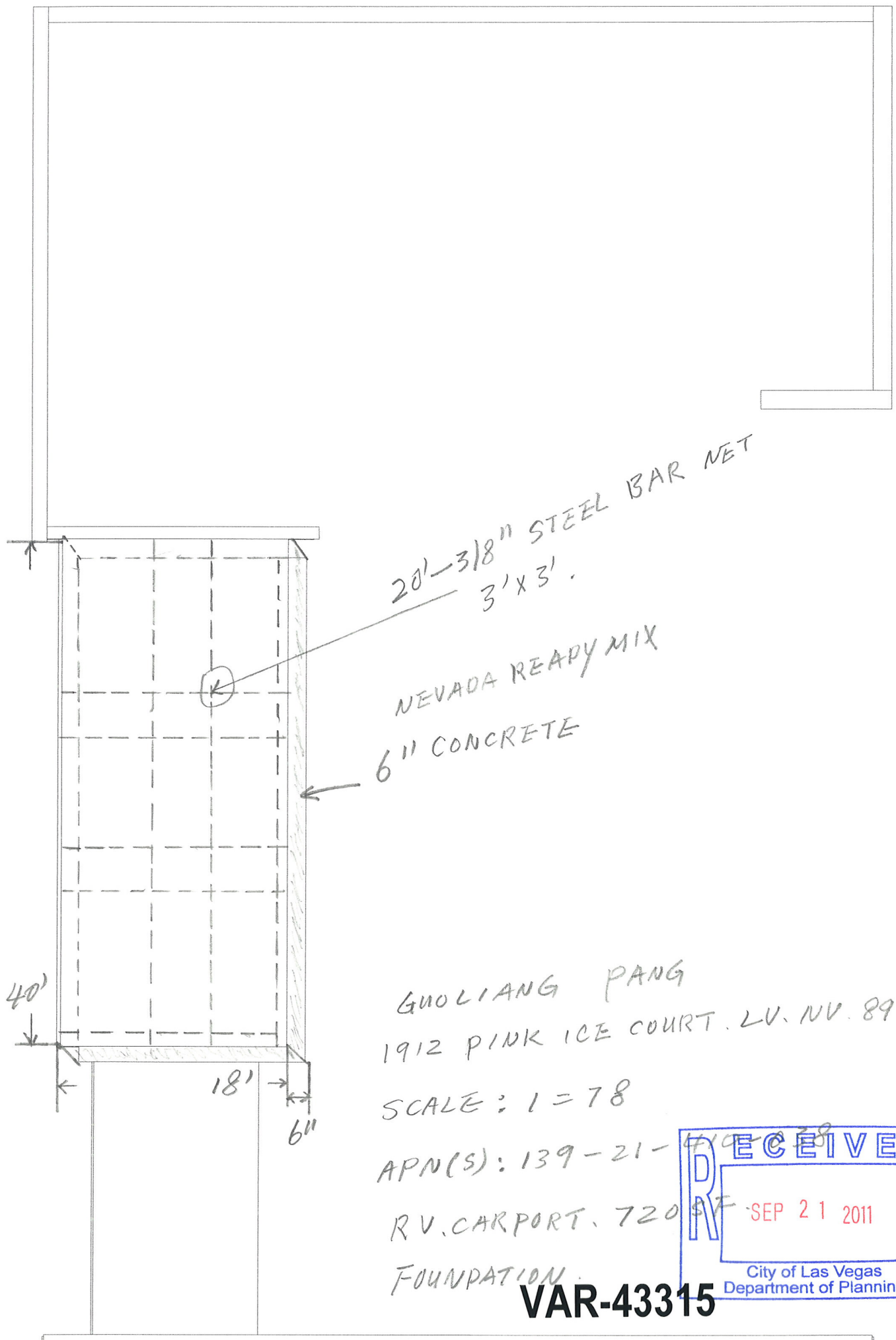


### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>VAR-43315</u>   |
| Meeting Date:  | <u>11/8/11 PC</u>  |
| Total Fee:     | <u>\$830</u>       |
| Date Accepted: | <u>9/21/11</u>     |
| Accepted By:   | <u>[Signature]</u> |

\*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.





20'-3/8" STEEL BAR NET  
3'x3'.

NEVADA READY MIX  
6" CONCRETE

GUOLIANG PANG  
1912 PINK ICE COURT, LV. NV. 89106

SCALE: 1 = 78

APN(S): 139-21-410-038

RV. CARPORT. 720 SF

FOUNDATION.



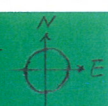
VAR-43315



BACKYARD  
CARPORT

270 SF

LOT AREA = 6760 SF  
LOT COVERAGE: 54 %  
REAR YARD COVERAGE 50 %



PATIO

450 SF

PATIO

242 SF

SIDE  
WALK  
CAR  
PORT

315 SF

1 CAR

RV  
CARPORT

720 SF

1 CAR

HOUSE

HOUSE

1270 SF

WINDOW

DOOR

FRONT  
PORCH  
110 SF

GARAGE

SIDE  
WALK

DRIVE  
WAY

DRIVEWAY  
CARPORT

354 SF 2 CAR



VAR-43315

1912 PINKICE COURT LV NV 89106. GUOLIANG PANG. SCALE 1 = 78  
APN(S): 139-21-410-038 SIDEWALK





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City of Las Vegas  
Department of Planning  
**VAR-43315**



12 GAUGE 2.5X2.5 INCH SQUARE POST  
STEEL FRAME CONSTRUCTION

STEEL TRIM  
COLOR

EARTH BROWN

STEEL PANELS  
COLOR

CLAY

3'6"

15'6" 17'6"

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SEP 21 2011

City of Las Vegas  
Department of Planning

VAR-43315





1912

RECEIVED  
DEC 21 2011  
City of Las Vegas  
Department of Planning  
VAR-433315





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SEP 21 2011  
City of Las Vegas  
Department of Planning  
VAR-433315





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SEP 21 2011

City of Las Vegas  
Department of Public Works

VAR-43315





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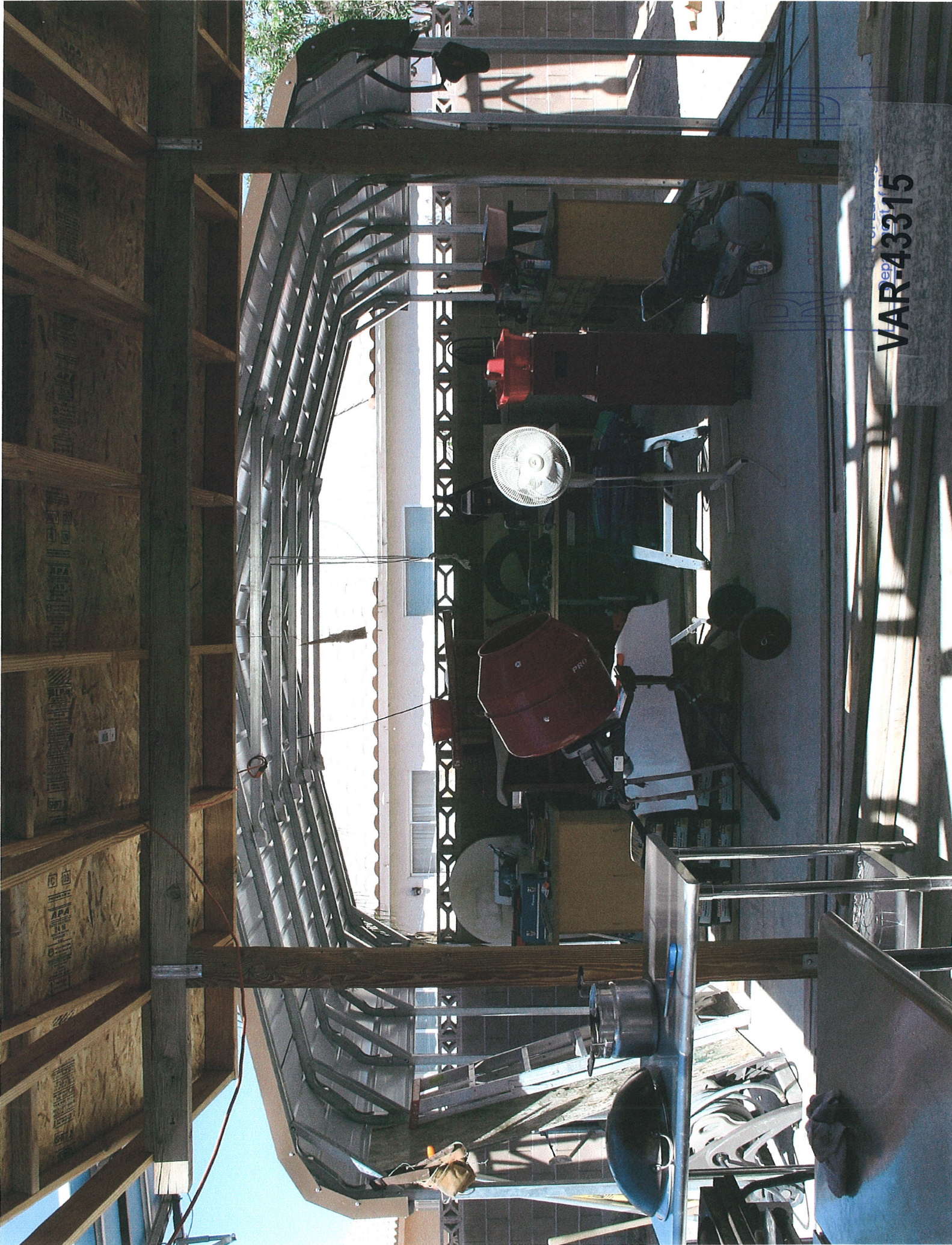
SEP 21 2011

City of Las Vegas  
Department of Public Works

VAR-43315

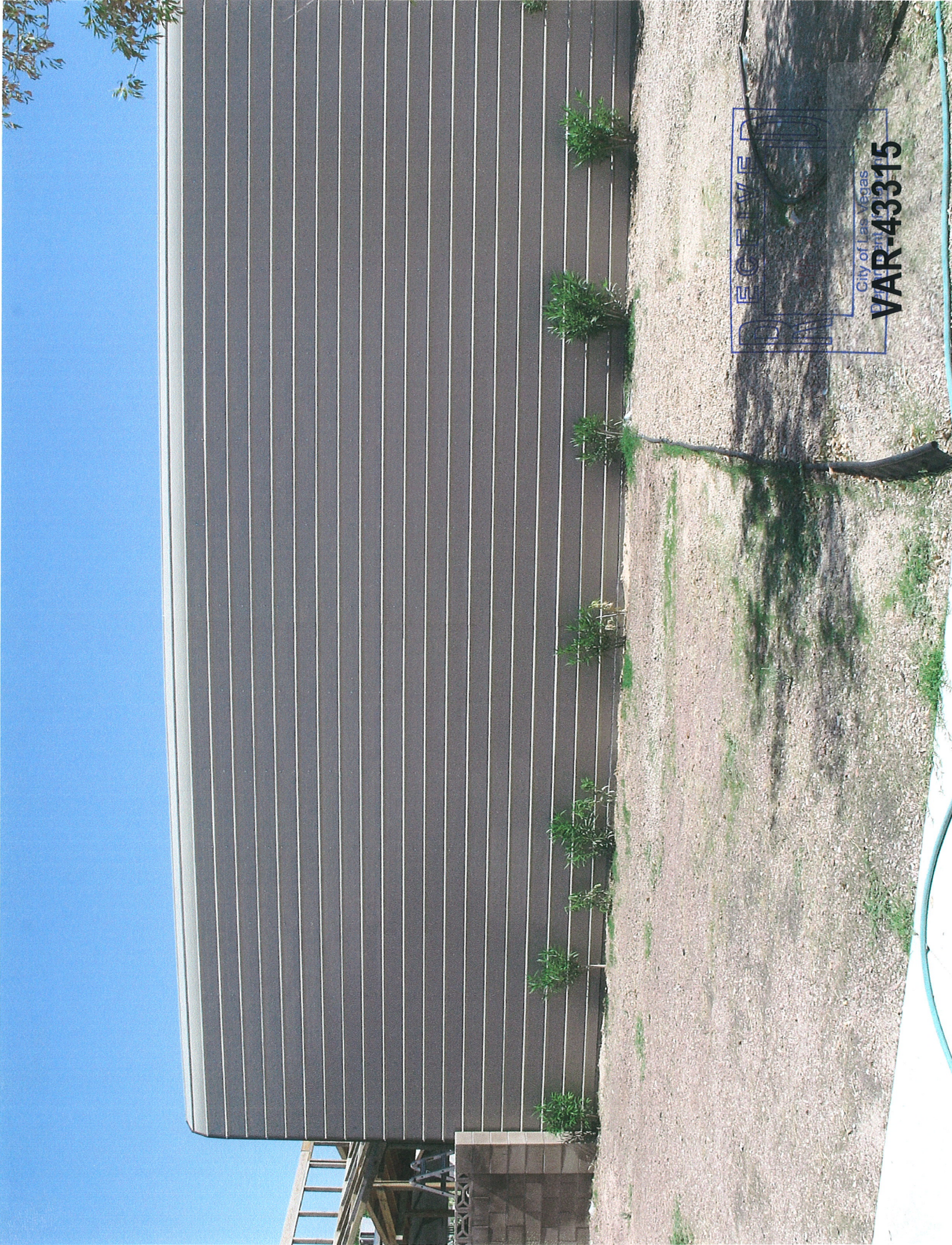
 **REPUBLIC  
SERVICES**  
[www.republicservicesvegas.com](http://www.republicservicesvegas.com)





VAR-43315





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CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
VAR-433315





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SEP 21 2011  
City of Las Vegas  
Department of Planning

VAR-43315





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DEPT. OF  
SERV.

VAR-43315





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City of Las Vegas  
Department of Planning

VAR-43315





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SEP 27 2011  
City of Las Vegas  
Department of Planning  
VAR-43315



RECEIVED  
JUL 12 1988

**VAR-43315**







## GUOLIANG PANG

1912 PINK ICE COURT  
LAS VEGAS NEVADA 89106  
(702)647-3862

2011年9月20日

DEPARTMENT OF PLANNING  
CITY OF LAS VEGAS DEPARTMENT OF BUILDING AND SAFETY  
333 N. RANCHO DR  
LAS VEGAS, NEVADA 89106

Dear COUNCILMEN

A Variance to allow an existing 354 SF carport zero feet from (south) property line where a 20-foot setback is required.

A Variance to allow an existing 720 SF Accessory Structure(Class II)(detached RV carport) zero feet from the west side property line where three feet is required. Variance are also required to allow a tow-foot six-inch separation between the existing RV carport and the main building, to allow the height of the RV carport to exceed the height of the principal dwelling unit and to allow an Accessory Structure(Class II)(metal) to not be aesthetically compatible with the principal dwelling unit (stucco).

A Variance to allow a existing 315 SF patio cover (carport) zero feet from the east side property line where five feet to the post and three feet from the overhang is required.

A Variance to allow lot coverage exceeding the 50% maximum allowed in the R-1 District.

The carports are high quality, being made of 12 gauge steel with well supported structure to withstand difficult situations with the environmental problems. The carports also help save power, which making living more easier. For example, keeping the house cool in the summer and warm in the winter, which means that the air conditioning bill goes down, and you can live in a more relaxed type of area. Instead of worrying about the temperature, you can also sit back and relax while doing what you need to do. Besides that, it looks very nice, having a good color. To match that, it is environmentally safe and you can stay green.

Sincerely,

GUOLIANG PANG



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

VAR-43331 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MANUEL HERNANDEZ - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK FOR AN EXISTING 110 SQUARE-FOOT ATTACHED CARPORT WHERE 20 FEET IS REQUIRED on 0.15 acres at 5517 Bromley Avenue (APN 138-25-402-003), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 12/07/2011**

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43331** APN: 138-25-402-003

Name of Property Owner: Manuel S. Hernandez

Name of Applicant: Manuel S. Hernandez

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: Manuel S. Hernandez

Print Name: MANUEL S. HERNANDEZ

Subscribed and sworn before me

This 19 day of September, 2011

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



**RECEIVED**

**SEP 21 2011**

**City of Las Vegas**



## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

Application/Petition For: Car Port  
Project Address (Location) 5517 Bromley Ave. Las Vegas, NV 89107  
Project Name MANUEL S. HERNANDEZ Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 138-25-402-003 Ward # \_\_\_\_\_  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres \_\_\_\_\_ Lots/Units 3 Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER MANUEL S. HERNANDEZ Contact \_\_\_\_\_  
Address 5517 Bromley Ave Phone: <sup>(702)</sup> 870-5828 Fax: \_\_\_\_\_  
City Las Vegas, State N.V. Zip 89107  
E-mail Address \_\_\_\_\_

APPLICANT SAME AS ABOVE Contact \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_

Property Owner Signature\* Manuel S. Hernandez

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

Print Name MANUEL S. HERNANDEZ

Subscribed and sworn before me

This 19 day of September, 2011

Notary Public in and for said County and State

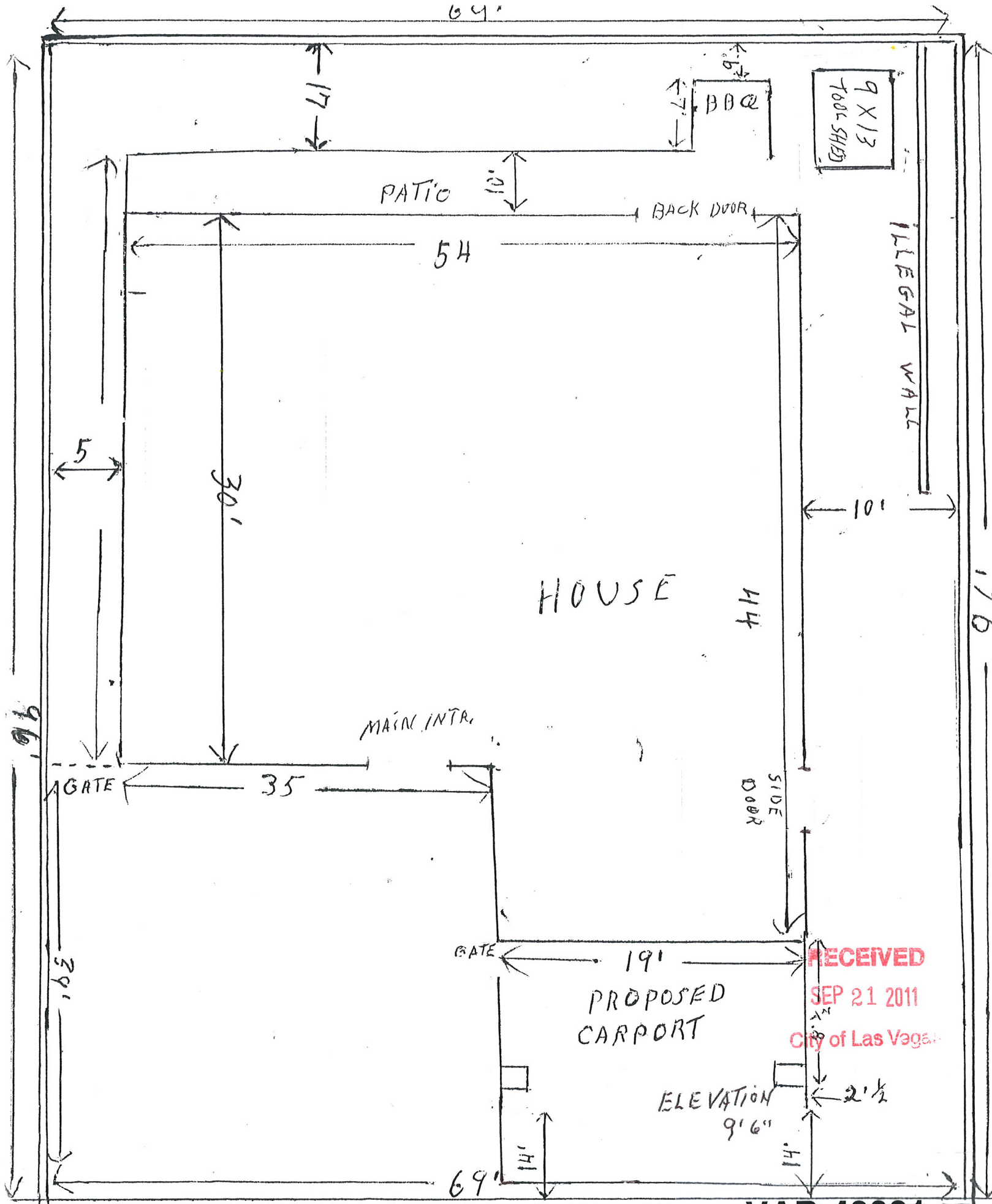


#### FOR DEPARTMENT USE ONLY

|                |                  |
|----------------|------------------|
| Case #         | <u>VAR 43331</u> |
| Meeting Date:  | <u>11-8-11</u>   |
| Total Fee:     | <u>1000</u>      |
| Date Received: | <u>9-21-11</u>   |
| Received By:   | <u>FS</u>        |

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





VAR-43331

September 13, 2011

To Whom It May Concern:

Back in April 2006, I requested for a variance to allow a proposed carport at my home 5517 Bromley Ave. Las Vegas, NV 89107.

The Planning Commission voted to approve my request. I went to the Planning and Development Service Center where I made a payment of \$600.00 mistakenly thinking that this payment was all I needed to start.

Being my first time taking on such a project I wasn't aware that I also needed a building permit, so I went on to finish my carport.

My second mistake was my measurements. I was allowed a carport to be 14 ft. six inches from back of the property line. I mistakenly measured from the curb instead of the property line.

My request is if I may salvage part of what I've done by eliminating 5 ft. to comply with the ordinance that I was first given?

Thank you,



Manuel Hernandez

**RECEIVED**  
SEP 21 2011  
City of Las Vegas

**VAR-43331**



Chelo LLC  
2700 Ashby Ave.  
Las Vegas, NV 89102  
NV20111261794  
revcaleb@hotmail.com  
(702) 769-4865  
#NV20111261794

City of Las Vegas  
Department of Planning  
September 20, 2011

On July 15<sup>th</sup> of this year we (Chelo LLC, an LLC formed in Nevada for purchasing and renting property; specifically this particular property) closed on the parcel number 162-05-110-014 with the street address of 3615 West Charleston Blvd. Our purpose in purchasing the building and for our planned renovations is to provide a location for my wife's psychiatric practice. As she works for both the State of Nevada at the Rawson Neil psychiatric facility and at UMC where she trains psychiatric interns, this location is a perfectly located place for her to see her private practice clients, which she does on Fridays from 8AM to 6PM and occasionally on other weekdays in the late afternoon for an hour or two. She is currently subletting space at 8929 West Sahara Ave. but that location will no longer be available at the end of December so we are hoping to obtain approvals, permits, and get all done to move her by then. Her current business license numbers are: City of Las Vegas #Q07-01761-5-148143 and Nevada #NV20101184463.

While the interior of the building (originally a private home in the 50s and 60s) was renovated at some time in the past as a business location, the exterior of the building needs some repair and the grounds currently consist of nothing but empty dirt surrounded partially by a chain-link fence. Our plan for the building is to install new, energy-efficient windows and to repaint the exterior. As you will see from our documents, our plan for the grounds are comprehensive, include plenty of parking (with a handicap van-accessible location), and are designed so as to be water conservative. We are confident that our planned changes will make this property, which has remained vacant and run-down for years now, a welcome improvement to Charleston Blvd.

After our pre-application meeting we met with Flood Control as instructed (with Mr. Oh-San Kwon) and took action to address the parking. As planned, the parking spaces to the east of the building slightly overhang the property line with the adjacent lot (3607 West Charleston) which is also owned by Chelo LLC. As per discussion at the pre-application meeting, we've addressed this by filing a reversionary final map combining the plots into one. This was prepared by Great West Surveying and filed on the 15<sup>th</sup> of September.

We look forward to the November 8<sup>th</sup> Planning Commission Meeting and hopefully to approval. If there is anything we can or need to do in the meantime, please let us know and we will comply immediately. We thank you in advance for your consideration and help.

 , MANAGER  
Caleb Brooks, Chelo LLC Manager

**RECEIVED**  
SEP 20 2011 **SDR-43290**  
City of Las Vegas

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SDR-43345 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT/OWNER: EL POLLO LOCO, INC. - For possible action on a request for a Site  
Development Plan Review FOR A PROPOSED 2,757 SQUARE-FOOT RESTAURANT WITH  
DRIVE-THROUGH AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER  
REQUIREMENTS TO ALLOW A THREE-FOOT WIDE BUFFER ALONG THE EAST  
PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.56 acres at 6131 West Lake  
Mead Boulevard (APN 138-23-719-011), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 12/07/2011**

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

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

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





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43345** APN: 138-23-719011  
Name of Property Owner: El Pollo Loco, Inc.  
Name of Applicant: El Pollo Loco, Inc.  
Name of Representative: Alianza Development - Brad Podosin

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: Brian Carmichael, VP of Development

Subscribed and sworn before me

This See attached day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for said County and State



State of California  
County of Orange

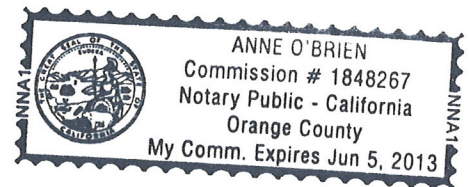
On *September 19, 2011*, before me, *Anne O'Brien, Notary Public*, personally appeared *Brian Carmichall*, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

 (Seal)







# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: SDR - Site Development Review  
Project Address (Location) 6131 W. Lake Mead Blvd.  
Project Name El Pollo Loco # 6075 Proposed Use Restaurant  
Assessor's Parcel #(s) 138-23-719011 Ward # 5-Barlow  
General Plan: existing SR proposed No Change Zoning: existing C-1 proposed No Change  
Commercial Square Footage 2,751 Floor Area Ratio 8.79  
Gross Acres .56 Lots/Units N/A Density N/A  
Additional Information \_\_\_\_\_

PROPERTY OWNER El Pollo Loco, Inc. Contact Brian Carmichael  
Address 3535 Harbor Blvd., Suite 100 Phone: (714) 599-5033 Fax: 599-5533  
City Costa Mesa, CA 92626 State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address Kroak@elpollo.com

APPLICANT Same As Above Contact \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_

REPRESENTATIVE Alianza Development Contact Brad Podosin  
Address 901 Dover Dr. Cell (949) 375-0136 Fax: 200-5644  
City Newport Beach State CA Zip 92660  
E-mail Address bpodosin@alianza.com

### FOR DEPARTMENT USE ONLY

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

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

Print Name Brian Carmichael, VP of Development

Subscribed and sworn before me

This see attached day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for said County and State

|                |                    |
|----------------|--------------------|
| Case #         | <u>SDR-43345</u>   |
| Meeting Date:  | <u>10/8/11 PC</u>  |
| Total Fee:     | <u>\$1,030</u>     |
| Date Accepted: | <u>9/22/11</u>     |
| Accepted By:   | <u>[Signature]</u> |

\*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.

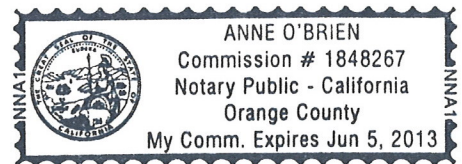
State of California  
County of Orange

On *September 19, 2011*, before me, *Anne O'Brien, Notary Public*, personally appeared *Brian Carmichall*, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

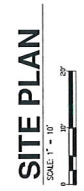
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

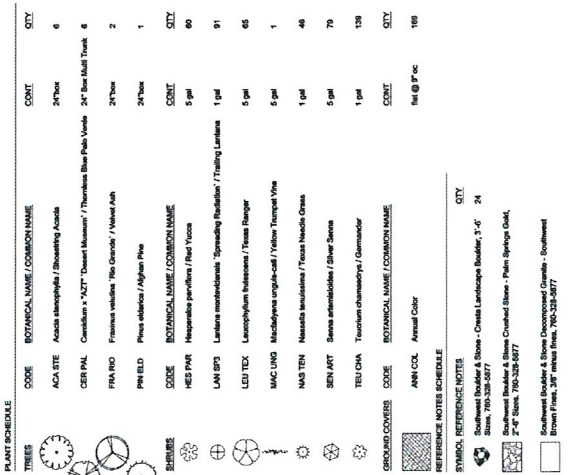






**SDR-43345**





**DECOMPOSED GRANITE (D.G.) - INITIAL AT:** BRILLIANTLY DECOMPOSED GRANITE WE STABILIZER CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS AS INDICATED. AVAILABLE THROUGH SOUTHWEST BOLLER & STONE GRANITE. A PRE-ENGINEERED ALLOWANCE TO ROCK AFTER PLACING GRANITE. MAKE SMOOTH, WE TO ENQUIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCANDY SURFACE WITH A LEAF. MAKE A SECONDARY APPLICATION OF GRANITE TO THE SURFACE OF THE PLANTER. GRANITE TO TOUCH THE BELLOW JOINTMENT WALLS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INITIAL AFTER INSTALLATION OF PLANT MATERIAL. MAKING NOTE OF PLANT HEIGHT SO THEY ARE NOT BURIED BY D.G.

RECEIVED  
SEP 22 2011  
City of Las Vegas  
Department of Planning

**CCAC**  
**CHURCHES CULLET ASSOCIATION**  
 30323 Line Road, Room 100, West Haven  
 CT 06457  
 Tel. 862.424.8182  
 CA 08856 AT 201000 HW 8796 A998 310

SDR-43345





VICTOR M. NEWLOVE, AIA  
1000 UNIVERSITY AVE  
SANTA MONICA, CALIFORNIA 90401  
PH 310 455 0533 FAX 310 455 1142

REV. DATE DESCRIPTION

THE CITY OF LAS VEGAS HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF LAS VEGAS SIGNAGE ORDINANCES. THE CITY OF LAS VEGAS HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF LAS VEGAS SIGNAGE ORDINANCES. THE CITY OF LAS VEGAS HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE CITY OF LAS VEGAS SIGNAGE ORDINANCES.

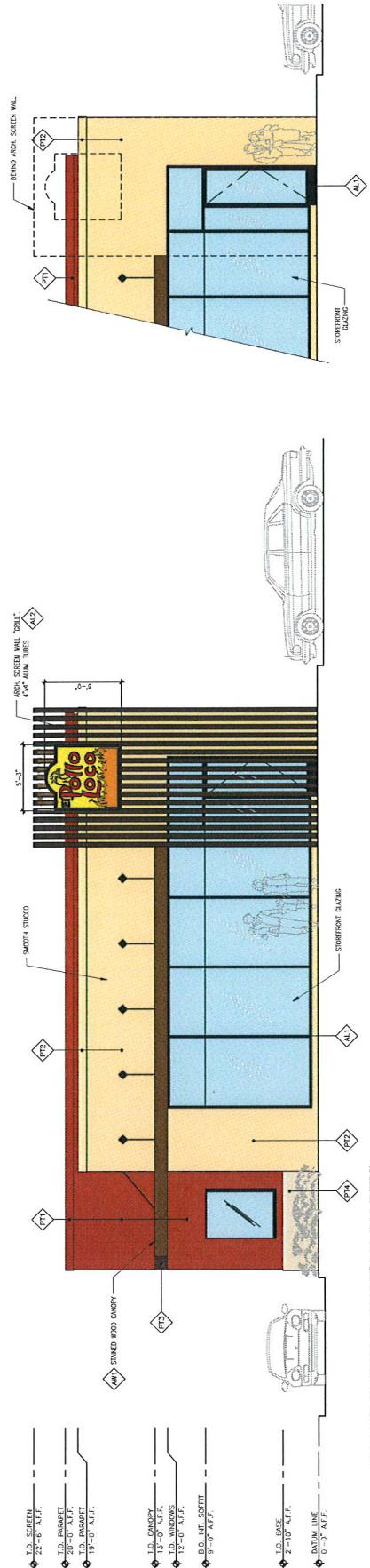


TOURNA  
PROTOTYPE  
STORE #6075  
6131 WEST LAKE MEAD BLVD.  
LAS VEGAS, NV

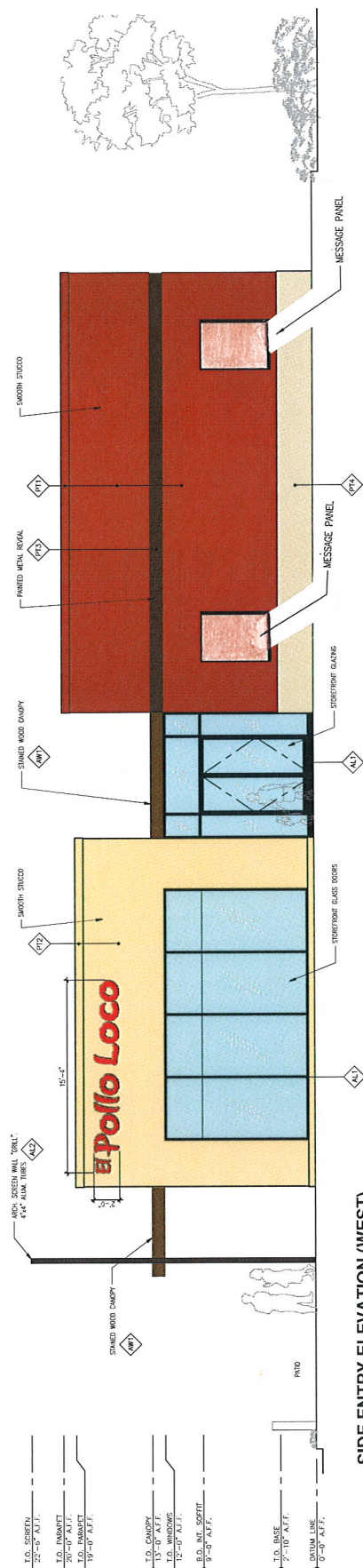
DATE 09/20/11  
BY [signature]  
CHECKED BY [signature]  
CITY OF LAS VEGAS  
PLANNING DEPARTMENT

EXTERIOR ELEVATIONS

A2



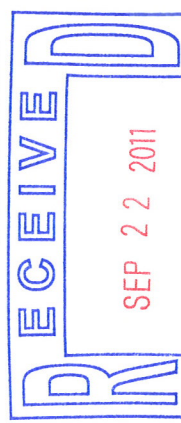
FRONT ENTRY ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"



SIDE ENTRY ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"

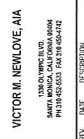
LEGEND

- 41 BENJAMIN MOORE - 077 LEGNI FIERI OPAL
  - 42 BENJAMIN MOORE - 165 LEGNI GLOWING APRICOT
  - 43 BENJAMIN MOORE - HC-72 BRANCHPORT BROWN
  - 44 BENJAMIN MOORE - HC-81 MANCHESTER TAN
  - 45 NOT USED
  - 46 WOOD CANOPY - MINI WAX STAIN 236 LIGHT WALNUT
  - 47 DRK. BRONZE ALUMINUM STOREFRONT
  - 48 DRK. BRONZE ALUMINUM ARCH, SCREEN WALL ALUM. TUBES
- FOR ADDITIONAL SIGN INFORMATION SEE ATTACHED EXHIBITS BY SIGN VENDOR
- FOR ADDITIONAL EXTERIOR COLORS SEE "EXTERIOR PERSPECTIVES 1 & 2" COLOR RENDERINGS.



City of Las Vegas  
Department of Planning

SDR-43345



THE SIZE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SIZE FOR WHICH THEY WERE DESIGNED. ANY CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT AND SHALL BE IN CONFORMANCE WITH THE ORIGINAL PLANS AND SPECIFICATIONS. ANY CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT AND SHALL BE IN CONFORMANCE WITH THE ORIGINAL PLANS AND SPECIFICATIONS.

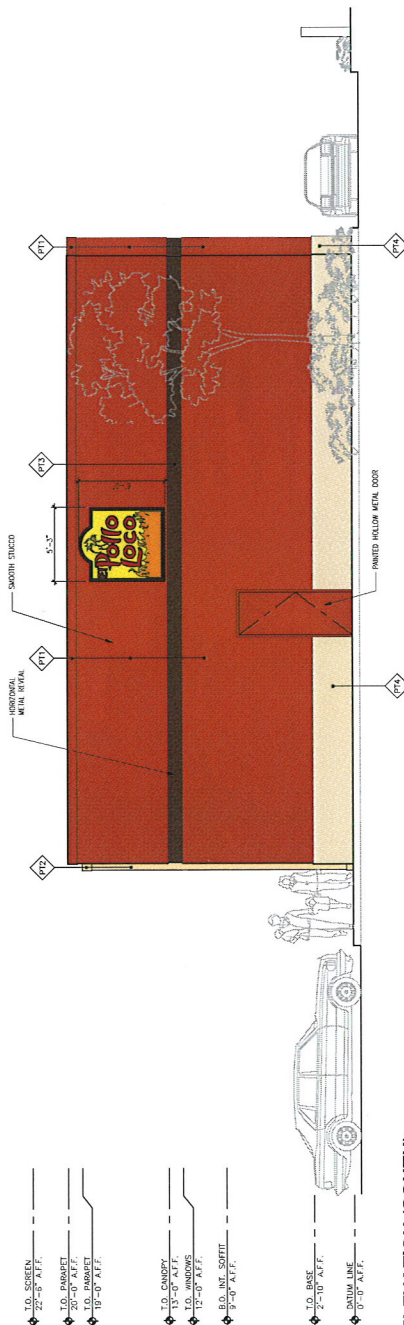
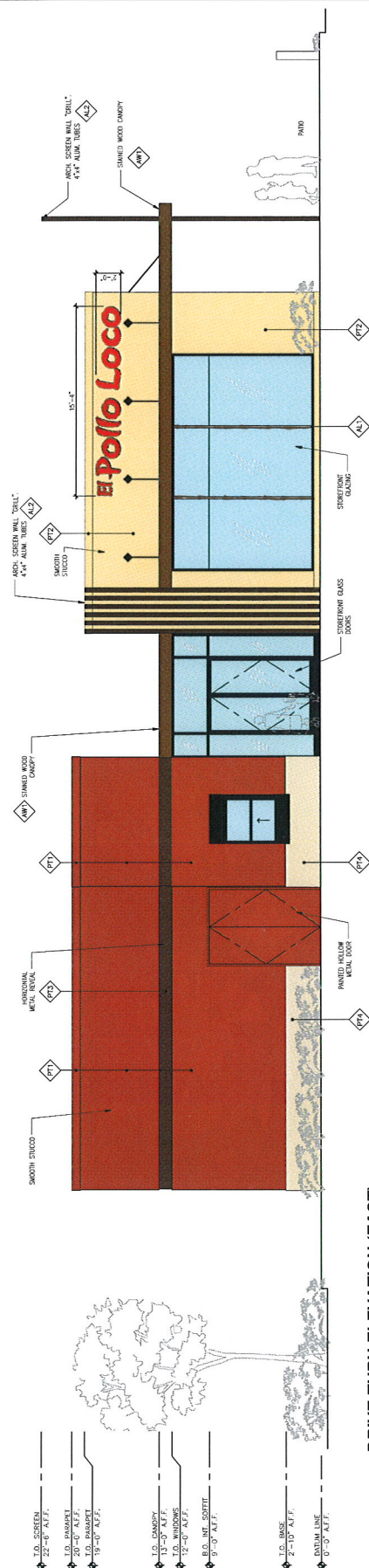


LOCATION  
 PROTOTYPE  
 STORE #6075  
 6131 WEST LAKE MEAD BLVD.  
 LAS VEGAS, NV

|            |           |
|------------|-----------|
| DATE       | 08/02/11  |
| DOI NO     | 11-XX-XXX |
| ISSUED BY  | CW        |
| CHECKED BY |           |

FILE NAME:  
A4 & A5 ELEV.DWG

A3



## LEGEND

FOR ADDITIONAL SIGN  
INFORMATION SEE ATTACHED  
EXHIBITS BY SIGN VENDOR

- 401** BENJAMIN MOORE – 077 LEGN FIERY OPAL  
**402** BENJAMIN MOORE – 185 LEGN GLOWING APRICOT  
**403** BENJAMIN MOORE – HC-72 BRANCHPORT BROWN  
**404** BENJAMIN MOORE – HC-81 MANCHESTER TAN  
**405** NOT USED  
**406** WOOD CANOPY – MINI WAX, STAIN 236 LIGHT WALNUT  
**407** DRK. BRONZE ALUMINUM STOREFRONT  
**408** DRK. BRONZE ALUMINUM ARCH, SCREEN WALL ALUM. TUBES  
 FOR ADDITIONAL EXTERIOR COLORS SEE "EXTERIOR PERSPECTIVES, 1 & 2," COLOR RENDERINGS.

RECEIVED  
SEP 22 2011

SDR-43345

City of Las Vegas  
Department of Planning



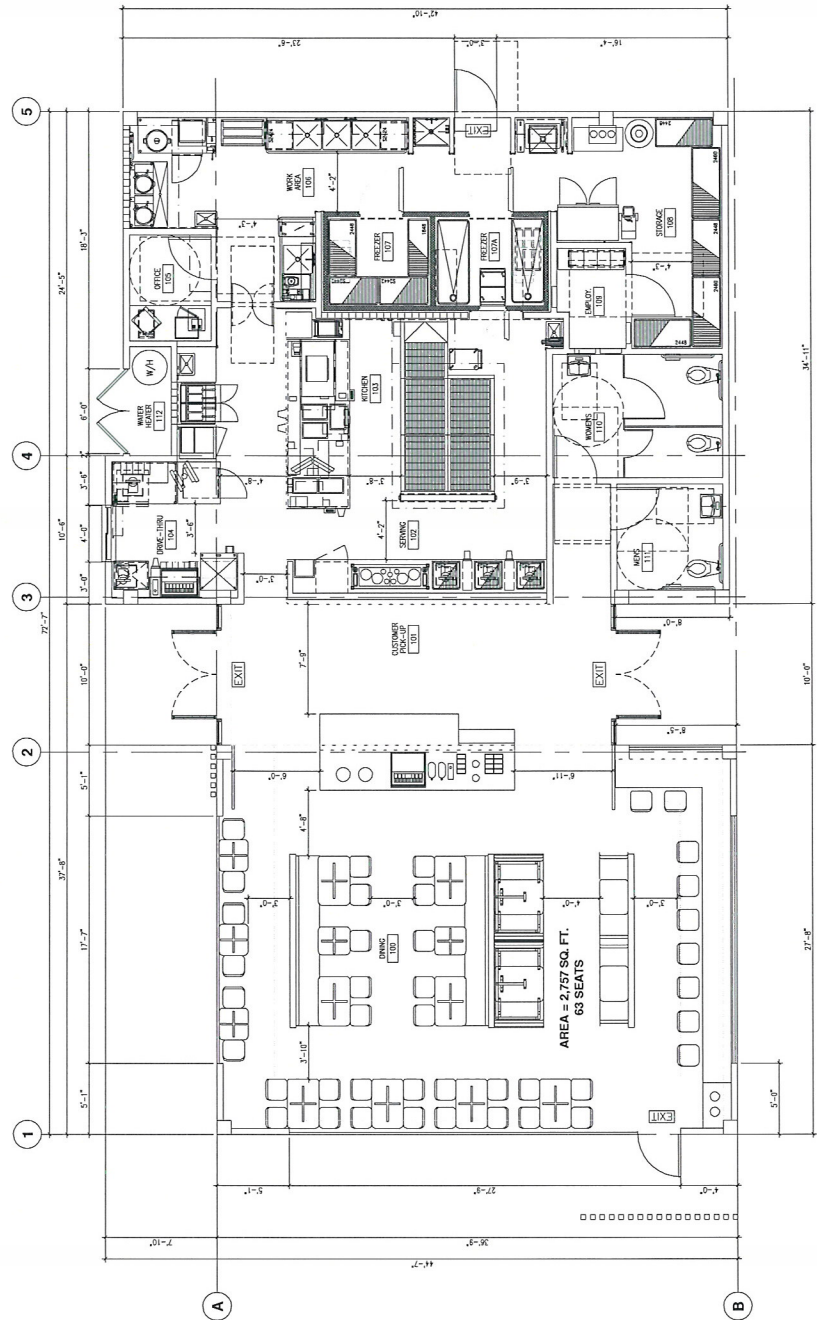


THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO THE ORIGINAL SIZE, SCALE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. THIS TO THE PLANS AND SPECIFICATIONS FURNISHED WITH THESE ARCHITECTS' WITHOUT PRELIMINARY, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUD AND EVIDENCE OF THE VIOLATION OF THE PROHIBITION.



|                   |                           |            |
|-------------------|---------------------------|------------|
| DATE              | PROTOTYPE                 | CHECKED BY |
| 30/03/11          | STORE #6075               |            |
| BY NO.            | 6131 WEST LAKE MEAD BLVD. |            |
| 11--XX-XXX        | LAS VEGAS, NV             |            |
| NAME IT           |                           |            |
| USE NAME          |                           |            |
| A1 - FLOOR PLD'WG |                           |            |
|                   |                           | FLOOR PLAN |

A1



**FLOOR PLAN**



| OCCUPANT LOAD                                      |                            | LEGEND                                                                           |  |
|----------------------------------------------------|----------------------------|----------------------------------------------------------------------------------|--|
| BUNK AREA - 63 FIXED STOPS                         | = 63 OCC.                  | NEW 1/2 COOLER WALL (PRE-TAB BY FSC)                                             |  |
| KITCHEN AREA                                       | 807/790 = 4 OCC.           | NEW 3/4 STUDS AT 16" O.C. WHERE INDICATED                                        |  |
| STORAGE AREA                                       | 171/190 = 1 OCC.           | NEW 3/4 STUDS AT 16" O.C. WHERE INDICATED                                        |  |
| OFFICE                                             | 44/109 = 1 OCC.            | NEW LOW WALL COVER WITH 3/4" TAB TYPE "X" C/P.                                   |  |
| EMPLOYEE LOUNGE                                    | 32/109 = 1 OCC.            | NEW LOCH SCL.                                                                    |  |
| ACCESSORIES (SEE RESTROOMS, ETC.)                  | = 0 OCC.                   | NEW 1/2 STUDS AT 16" O.C. WHERE INDICATED COVER WITH 3/4" TAB TYPE "X" WALL C/P. |  |
| TOTAL OCCUPANTS                                    | 70 OCC.                    | NEW 1/2 STUDS AT 16" O.C. WHERE INDICATED COVER WITH 3/4" TAB TYPE "X" WALL C/P. |  |
| 70 > 56 OCCUPANTS                                  | 2 EXITS REQ'D / 4 PROVIDED | NEW 1/2 STUDS AT 16" O.C. WHERE INDICATED COVER WITH 3/4" TAB TYPE "X" WALL C/P. |  |
| (PER 2009 IBC)                                     |                            | NEW 1/2 STUDS AT 16" O.C. WHERE INDICATED COVER WITH 3/4" TAB TYPE "X" WALL C/P. |  |
| OCCUPANT LOAD SHALL BE POSTED IN THE ASSEMBLY ROOM |                            | NEW 1/2 STUDS AT 16" O.C. WHERE INDICATED COVER WITH 3/4" TAB TYPE "X" WALL C/P. |  |

RECEIVED  
SEP 22 2011

City of Las Vegas  
Department of Planning

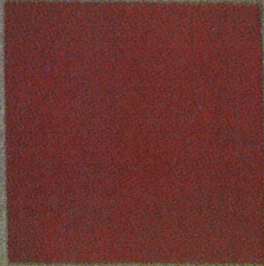
**SDR-43345**



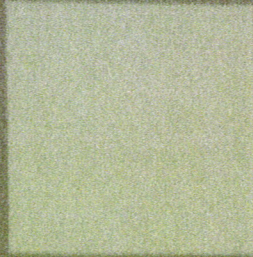
WOOD AWNING & TRELLIS  
LIGHT WALNUT STAIN



PT1 - FIERY OPAL



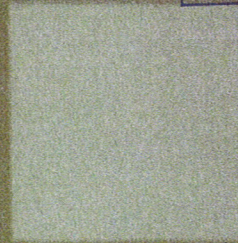
PT2 - GLOWING APRICOT



PT3 - BRANCHPORT BROWN



PT4 - MANCHESTER TAN



ALUMINUM STOREFRONT  
MEDIUM BRONZE



ARCHITECTURAL GRILL  
POWDER COAT MED BRONZE



SDR-43345

City of Las Vegas  
Department of Planning





ALIANZA DEVELOPMENT INTERNATIONAL, LLC

---

901 Dover Street, Suite 235, Newport Beach, CA 92660  
949-548-0398 telephone  
949-548-0602 fax

September 20, 2011

City of Las Vegas  
Department of Planning  
333 N. Rancho Road  
Las Vegas, NV 89101

RE: El Pollo Site Development Review Waiver/ Justification letter

Dear Development Services Center:

El Pollo Loco is hereby requesting a Site Development Review for its proposed new restaurant with a drive through at Lake Mead Boulevard and Jones Boulevard. We plan on building said restaurant next to the existing Wal Mart located at 6151 W Lake Mead Boulevard. El Pollo Loco restaurants offer a quality and healthy fresh product with fresh side dishes. Our stores provide an alternative to the typical quick serve restaurant and create a positive impact for the community.

The hours of operation should be 9:00 am to 12:00 midnight daily and the restaurant will have approximately 40 full time employees. El Pollo Loco has many other locations in the Las Vegas area, and approximately 450 stores nationwide. All stores are required to have a state health license

The total acreage of this project is 0.5 of an acre. Our restaurant will be approximately 2,757 square feet, with approximately 29 parking spaces, and 3 bicycle parking spaces, no electrical vehicle recharging stations are planned.

We are not planning to participate in the City Green building program nor will the building be constructed to LEED standards. However, the project will use water saving measures such as waterless urinals. All of the landscape materials depicted on the landscape concept plan are very well suited for the Las Vegas environment and are consistent with plant materials used for low water use landscapes. The plant material was selected not only for its low water use but for their aesthetic appearance, naturalizing look and low maintenance characteristics. The building's northerly oriented and double paned glazing will minimize the sun's impact on the building's cooling systems. The site



is also oriented to take advantage of the connectivity to the adjacent parcels for both pedestrians and autos. The project supports the City regulations by:

- Complying with the provisions of the development code.
- The New El Pollo Loco will be very compatible in both design and functionality with other stores and quick serve restaurants within the development as well as provide a fresh alternative food for the guests of the shopping center.
- All public safety, utility, and transportation facilities have been put in place at the time of the original development and are at an adequate level to support our store
- Maintenance will be provided by El Pollo Loco and by a common area agreement with the other stores in this development.
- The proposed El Pollo Loco Restaurant will not create any additional significant adverse impacts to the natural environment that have not been previously mitigated by the original development.
- No, the proposed El Pollo Loco Restaurant will not exceed the capacity of the public services that can not be mitigated.

The proposed site is within the "Lake Mead/ Jones Commercial Center" subdivision adjacent to the existing Wal Mart located at 6151 W Lake Mead Boulevard. El Pollo Loco is a permitted use within the C-1 zoning district.

However, El Pollo Loco is requesting a Waiver of Development Standards to allow a 3'6" sideyard setback where 8' is required. The subject area is adjacent to the existing Walgreen's parcel line. The Walgreen's parcel was created prior to the recording of the "Lake Mead/ Jones Commercial Center" and therefore is not considered part of the commercial subdivision. However, due to the nature of the site and cross access agreements it functions as if it was a part of the subdivision. Since a sideyard setback is not required within the limits of a commercial subdivision, the waiver is justified. Included in this waiver we are requesting an exception to buffer area plant standards as they require 24" box trees in this area and overall planter width is too small to fit 24" box trees. We do however intend to plant 5 gallon shrubs in this planter area.

The application presented will provide an environment of stable and desirable character, while maintaining adherence to Title 19 and the General Plan. We respectfully ask for approval as presented.

Should you have any questions regarding this application please feel free to contact me at 949 375 0136.

Brad Podosin





**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

DIR-43389 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER:  
CITY OF LAS VEGAS - For possible action to approve the 2012 Planning Commission Meeting  
Schedule. Staff recommends APPROVAL.

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

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City Council Meeting

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**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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City Council Meeting

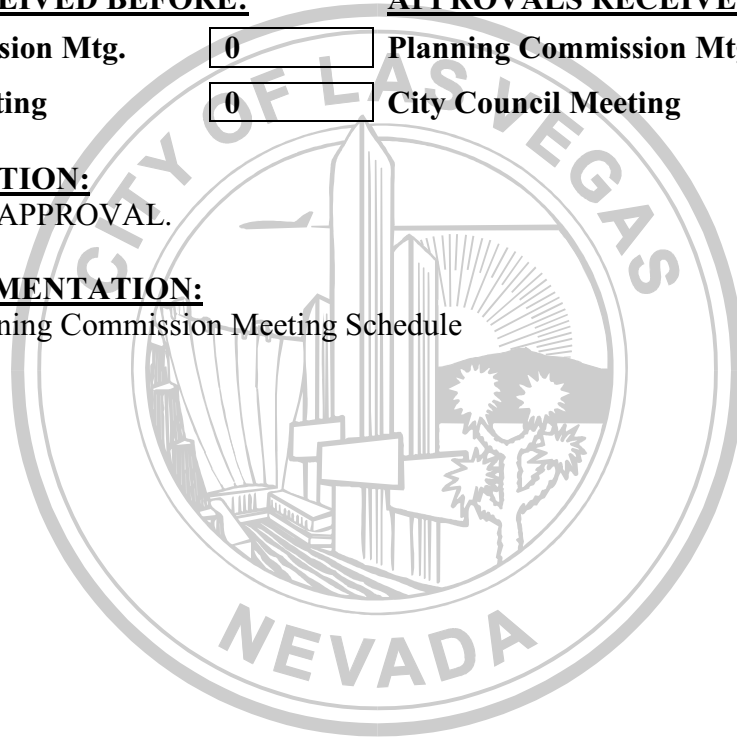
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**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

DRAFT 2012 Planning Commission Meeting Schedule





## DEPARTMENT OF PLANNING

### 2012 PLANNING COMMISSION MEETING SCHEDULE

| Pre-Application<br>Conference Request<br>Deadline | Application<br>Closing<br>Day | Planning Commission<br>Meeting Date |
|---------------------------------------------------|-------------------------------|-------------------------------------|
| November 3, 2012                                  | November 23, 2011             | January 10, 2012*                   |
| December 8, 2012                                  | December 29, 2011             | February 14, 2012                   |
| January 5, 2012                                   | January 26, 2012              | March 13, 2012                      |
| February 2, 2012                                  | February 23, 2012             | April 10, 2012*                     |
| March 1, 2012                                     | March 22, 2012                | May 8, 2012                         |
| April 5, 2012                                     | April 26, 2012                | June 12, 2012                       |
| May 3, 2012                                       | May 24, 2012                  | July 10, 2012*                      |
| June 7, 2012                                      | June 28, 2012                 | August 14, 2012                     |
| July 5, 2012                                      | July 26, 2012                 | September 11, 2012                  |
| August 2, 2012                                    | August 23, 2012               | October 9, 2012*                    |
| September 6, 2012                                 | September 27, 2012            | November 13, 2012                   |
| October 4, 2012                                   | October 25, 2012              | December 11, 2012                   |
| November 1, 2012                                  | November 21, 2012             | January 8, 2013*                    |
| December 6, 2012                                  | December 27, 2012             | February 12, 2013                   |

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS**  
**Applications WILL BE accepted until 4:00 P.M. on NON-CLOSING DAYS**  
**Call (702) 229-6301 for additional information**



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

TXT-43393 - TEXT AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend the Downtown Centennial Plan to clarify that the Symphony Park District is a part of Parkway Center Districts and to amend Map 14 of the Downtown Centennial Plan to include the Symphony Park District.

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

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City Council Meeting

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**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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City Council Meeting

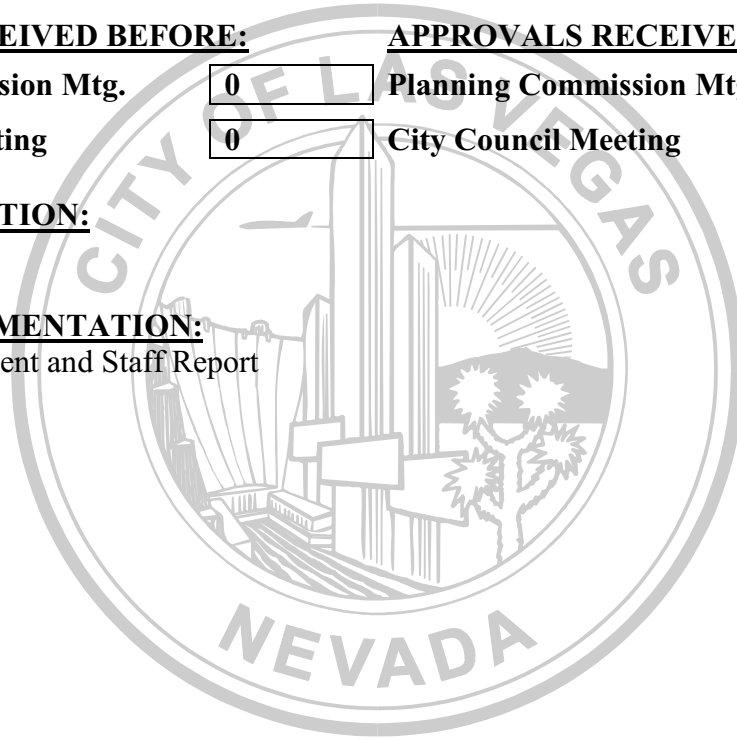
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**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

Proposed Amendment and Staff Report



**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

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

**SUBJECT:**

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

