City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

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 Hall Plaza, 400 Stewart Avenue, Vending Area
City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue

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).

9. SUP-43278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOOLSVILLE TATTOOS - OWNER: THE JUNIOR CORP. - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 806 South Las Vegas Boulevard (APN 139-34-410-158), C-2 (General Commercial) Zone, Ward 3 (Coffin).

10. 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 SECONDHAND DEALER (JEWELRY) at 410 South Rampart Boulevard, Suite #160 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

11. SUP-43314 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA QUINTA INN & SUITES - 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).

12. 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, in a portion of Suite #130 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

13. 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) USE WITHIN AN EXISTING RETAIL SALES ESTABLISHMENT (JEWELRY STORE) 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).

14. 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).

PUBLIC HEARING ITEMS

15. 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).

16. 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).

17. 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).

18. 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 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 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).

19. 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 162-08-303-015 through 018 and 033; 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).

20. 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 162-08-303-015 through 018 and 033; 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).

21. 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 AND A CORRESPONDING REQUEST FOR ENCROACHMENT INTO THE RANCHO DRIVE PUBLIC RIGHT-OF-WAY on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 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).

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

(Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

23. ABEYANCE - SDR-43004 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43005 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF AN EXISTING 4,970 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,011 SQUARE-FOOT OFFICE WITH A WAIVERS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW NO BUILDING ARTICULATION OR ARCHITECTURAL FEATURES WHERE REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

24. VAR-43315 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUOLIANG PANG - For possible action on a request for a Variance FOR A PROPOSED FRONT YARD PATIO COVER, AN EXISTING REAR YARD PATIO COVER AND FOUR EXISTING ACCESSORY STRUCTURES (CLASS II) WITH A COMBINED FLOOR AREA OF 1,659 SQUARE FEET WHERE 635 SQUARE FEET IS ALLOWED AND THAT ARE NOT AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO); TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED; SEPARATION DISTANCES OF ZERO, 2.5 AND THREE FEET BETWEEN EXISTING ACCESSORY STRUCTURES AND THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE WITH A GREATER HEIGHT (16.5 FEET) THAN THE PRINCIPAL DWELLING UNIT (14 FEET); 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).

25. VAR-43331 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MANUEL HERNANDEZ - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK FOR AN EXISTING 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).

26. 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).

27. 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).

28. 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).

29. 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 Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

30. 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 FOR A PROPOSED 32-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN ON TOP OF AN EXISTING 51-FOOT TALL BUILDING at 4901 North Rancho Drive (APN 125-34-801-003), C-2 (General Commercial) Zone, Ward 6 (Ross).

31. 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).

32. 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 AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE ALONG THE REAR PROPERTY LINE at 2866 South Highland Drive (APN 162-09-202-007), M (Industrial) Zone, Ward 1 (Tarkanian).

33. ROC-43312 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/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 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 - For possible action on a request for a Site Development Plan Review FOR A WAIVER TO ALLOW AN ELECTRONIC READER BOARD ON 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 Commercial - Town Center) Special 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 WITH A WAIVER TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 0.40 acres at 3607 and 3615 West Charleston Boulevard (APN 162-05-110-014 and 015), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

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

38. DIR-43389 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to approve the 2012 Planning Commission Meeting schedule and revise the 2011 Planning Commission schedule.

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

40. TXT-43411 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by adding the term, description, definition and requirements of the "Community Garden" use and by allowing the use as a conditional use in all residential zoning districts and as a permitted use in all commercial zoning districts.

41. TXT-43463 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend Title 19 to establish boundaries and standards for a Supergraphic Signage Overlay District specific to government properties.

CITIZENS PARTICIPATION:

42. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY

BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

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

SUBJECT:

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

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

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

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

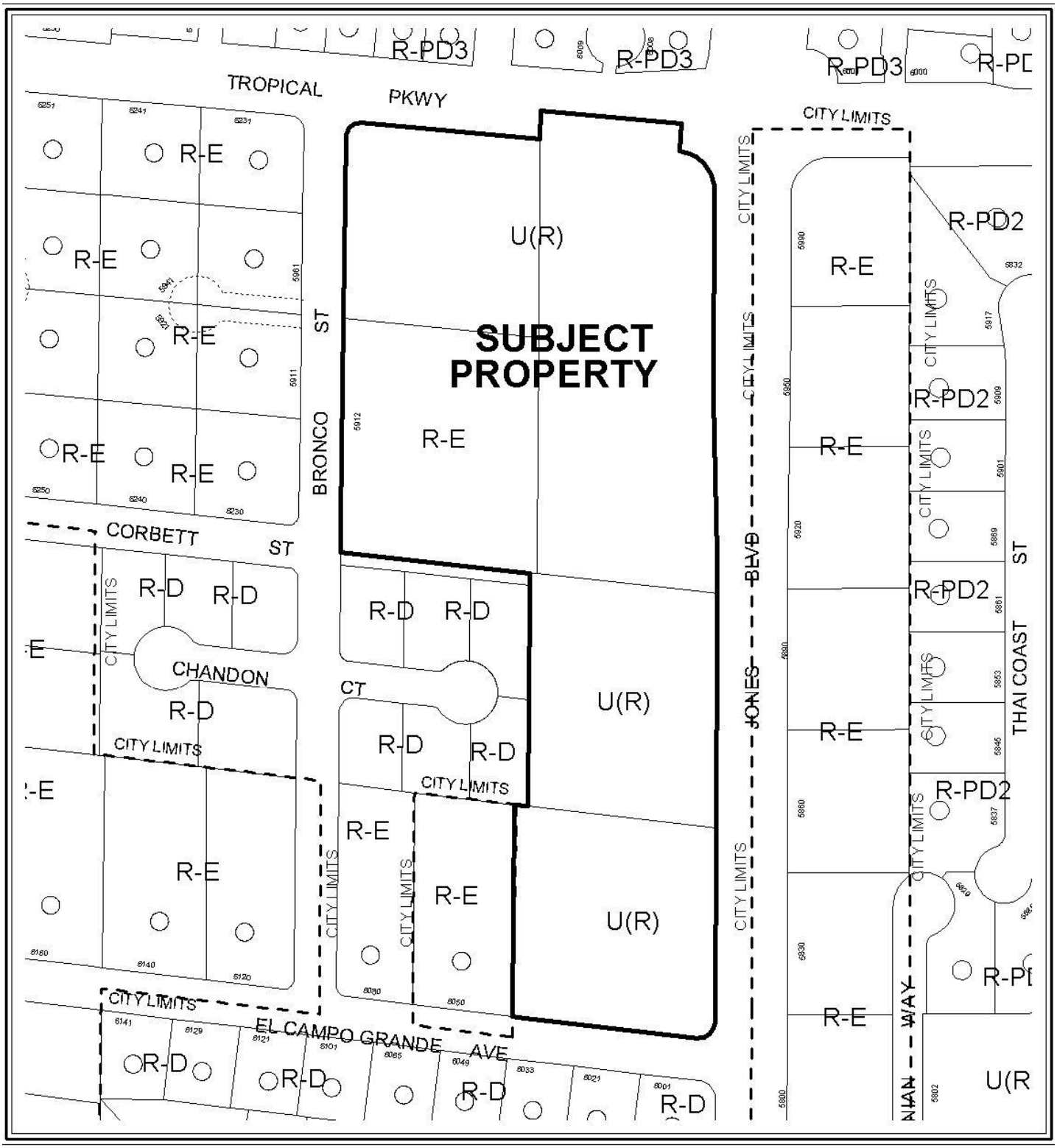
SUBJECT:
TMP-43317 - TENTATIVE MAP - TROPICAL JONES - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - For possible action on a request for a Tentative Map FOR A 49-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and 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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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


TROPICAL PKWY
R-PD3
R-PD3
R-PD3
R-PD2
R-PD2
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R-PD2
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R-D
R-D
R-D
U(R)
U(R)
U(R)
SUBJECT PROPERTY
BRONCO ST
CORBETT ST
CHANDON CT
JONES BLVD
THAI COAST ST
EL CAMPO GRANDE AVE
CITY LIMITS
CITY LIMITS
CITY LIMITS



0 200 400 Feet

CASE: TMP-43317

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - THREE UNITS PER ACRE)

N

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: _____

Print Name: Mark M. Hedstrom Vice President

Subscribed and sworn before me

This _____ day of _____, 20_____

Calif Jurat attached hereto

Notary Public in and for said County and State

RECEIVED
SEP 21 2011
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.



(Seal) Signature

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

Mark M. Hedstrom
Vice President

Property Owner Signature* _____

*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 attached hereto

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-43317
Meeting Date:	11/8/11 PC
Total Fee:	$750
Date Received:*	9/21/11
Received By:	

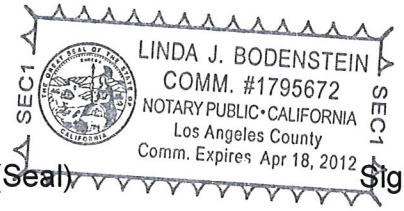
RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

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

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

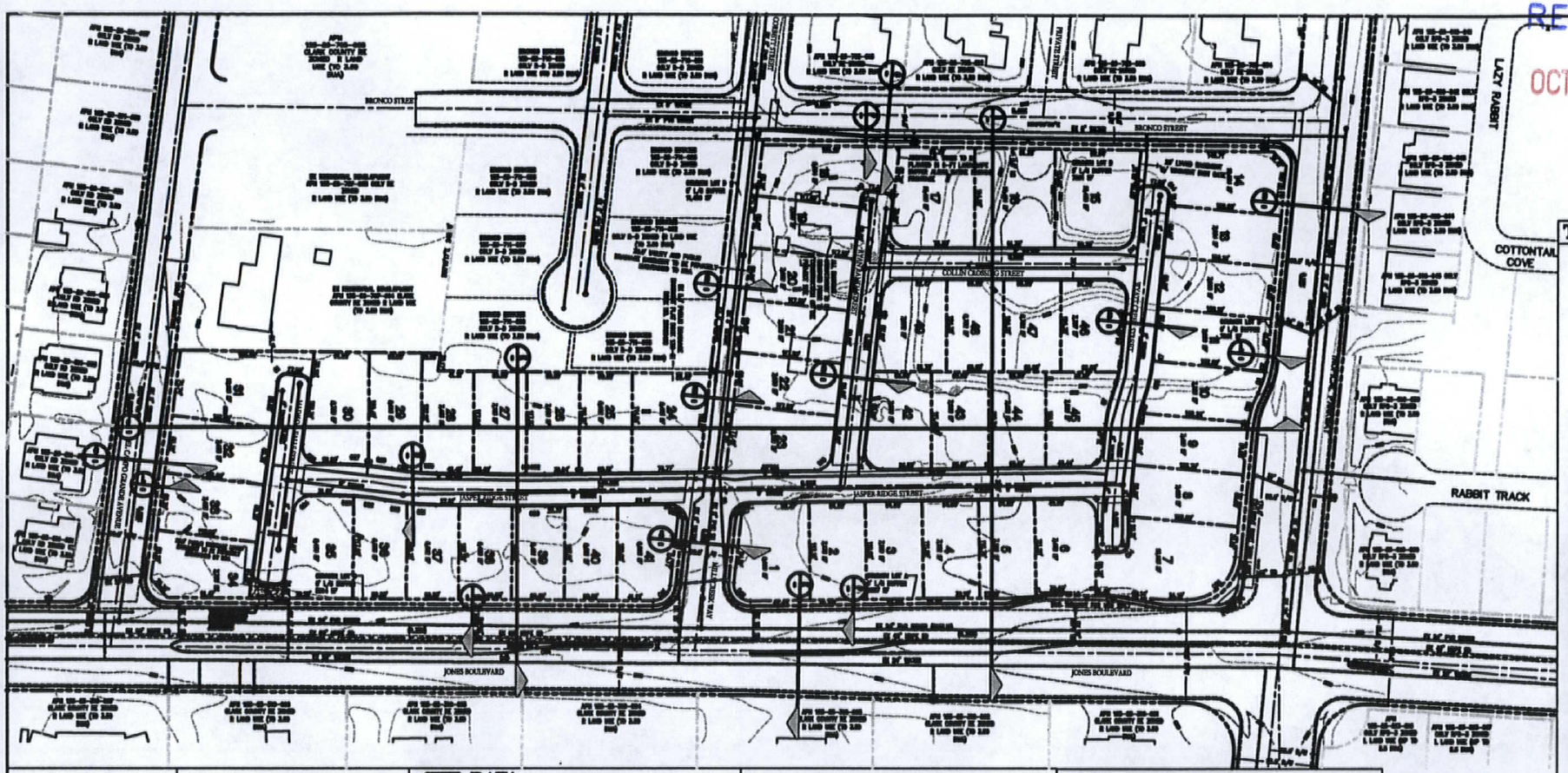
State of California
County of Los Angeles

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

RECEIVED
OCT 16 2011



TABLES

SITE DATA

LEGEND

VICINITY MAP

BASIS OF BEARING

LEGAL DESCRIPTION

NOTES

CONNECTIVITY RATIO

KEY MAP

SCALE

GRAPHIC SCALE

SEWER CONTRIBUTION

ABBREVIATIONS

DEVELOPER/ SUBDIVIDER

ENGINEER

OWNERS

UTILITY COMPANIES

WILLIAM LYON HOMES

TANEY ENGINEERING

TROPICAL & JONES
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

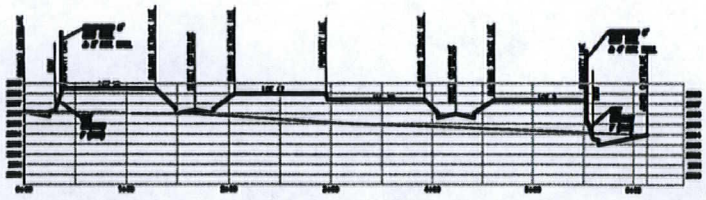
REVISIONS

DATE:	10.17.11
SCALE:	1"=60'
JOB NO:	WLL-05-035
DESIGNED BY:	MC
CHECKED BY:	RLL
SHEET NAME:	TM1
SHEET:	1 OF 2

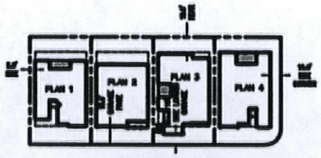
Call Two Working Days Before You Dig!

TMP-43317

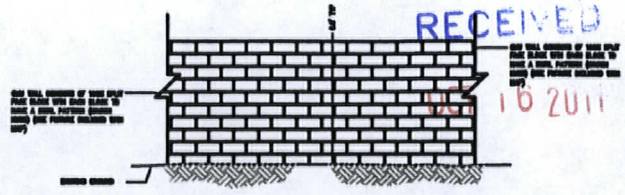
REVISED



SECTION I

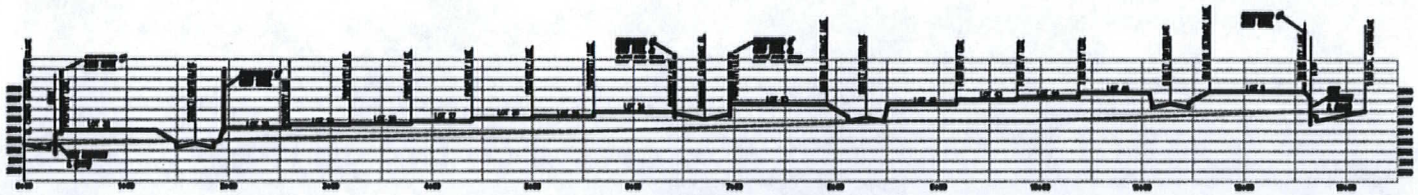


TYPICAL LOT SETBACKS



PERIMETER DECORATIVE BLOCK WALL SECTION

RECEIVED
OCT 16 2011



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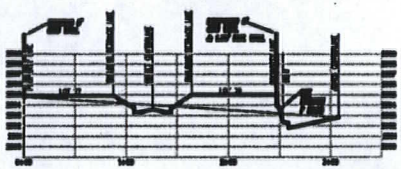


SECTION K



SECTION L



SECTION M

WILLIAM LYON HOMES	TANEY ENGINEERING
TROPICAL & JONES A RESIDENTIAL SUBDIVISION	TENTATIVE MAP
DATE:	10.17.11
SCALE:	1"=60'
JOB NO:	WLL-05-035
DESIGNED BY:	MC
CHECKED BY:	RLL
SHEET NAME:	TM2
SHEET #	2 OF 2

TMP-43317
REVISED



TMP-43317 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
WEST SIDE OF JONES BOULEVARD, BETWEEN TROPICAL PARKWAY AND EL CAMPO GRANDE AVENUE
09/29/11



TMP-43317 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
WEST SIDE OF JONES BOULEVARD, BETWEEN TROPICAL PARKWAY AND EL CAMPO GRANDE AVENUE
09/29/11



TMP-43317 - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC
WEST SIDE OF JONES BOULEVARD, BETWEEN TROPICAL PARKWAY AND EL CAMPO GRANDE AVENUE
09/29/11

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

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

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

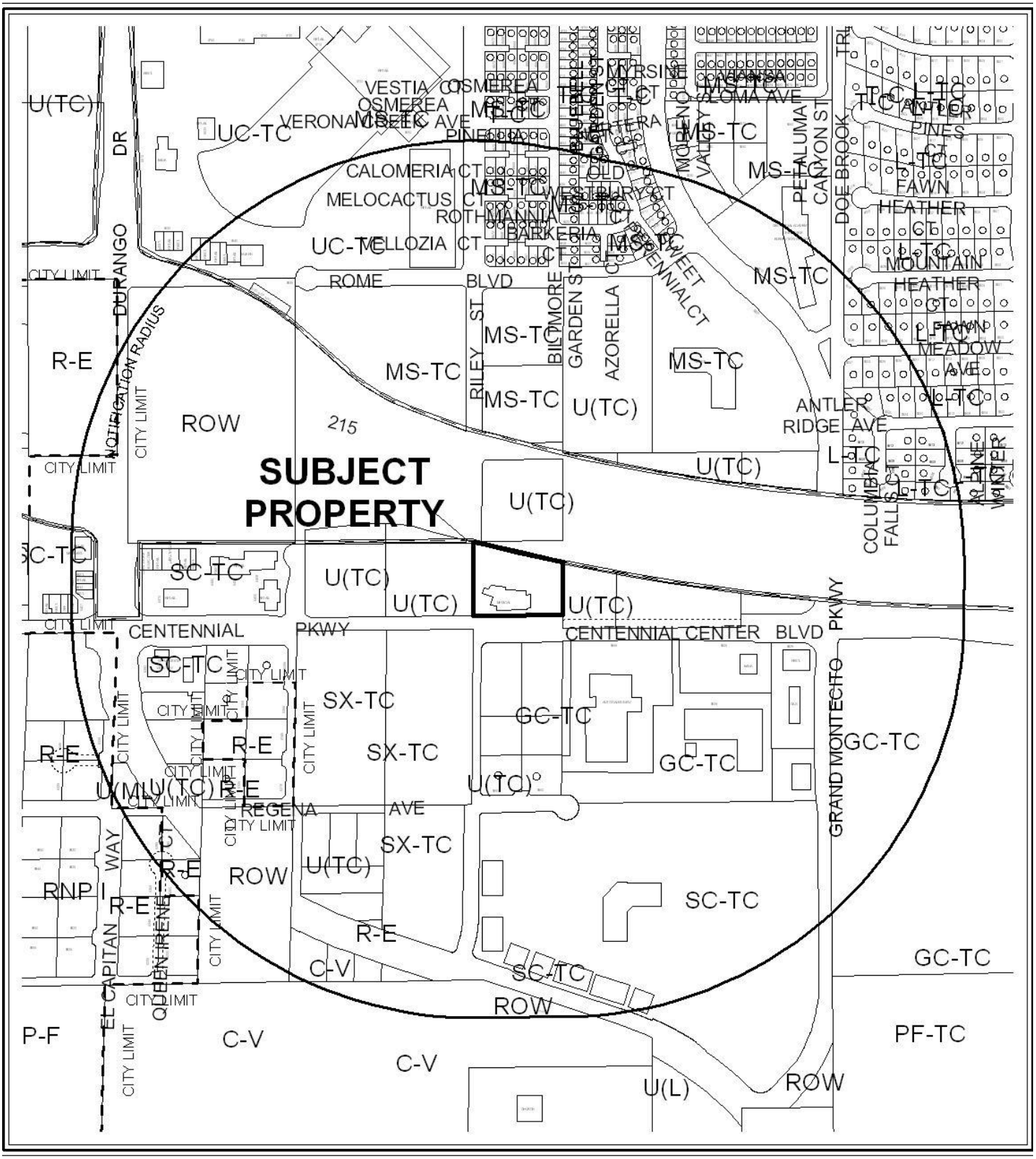
SUBJECT:
MSP-43340 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC - For possible action on a request for a Major Amendment to a previously approved Master Sign Plan (ARC-22117) FOR A COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER SIGN STANDARDS on 1.79 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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



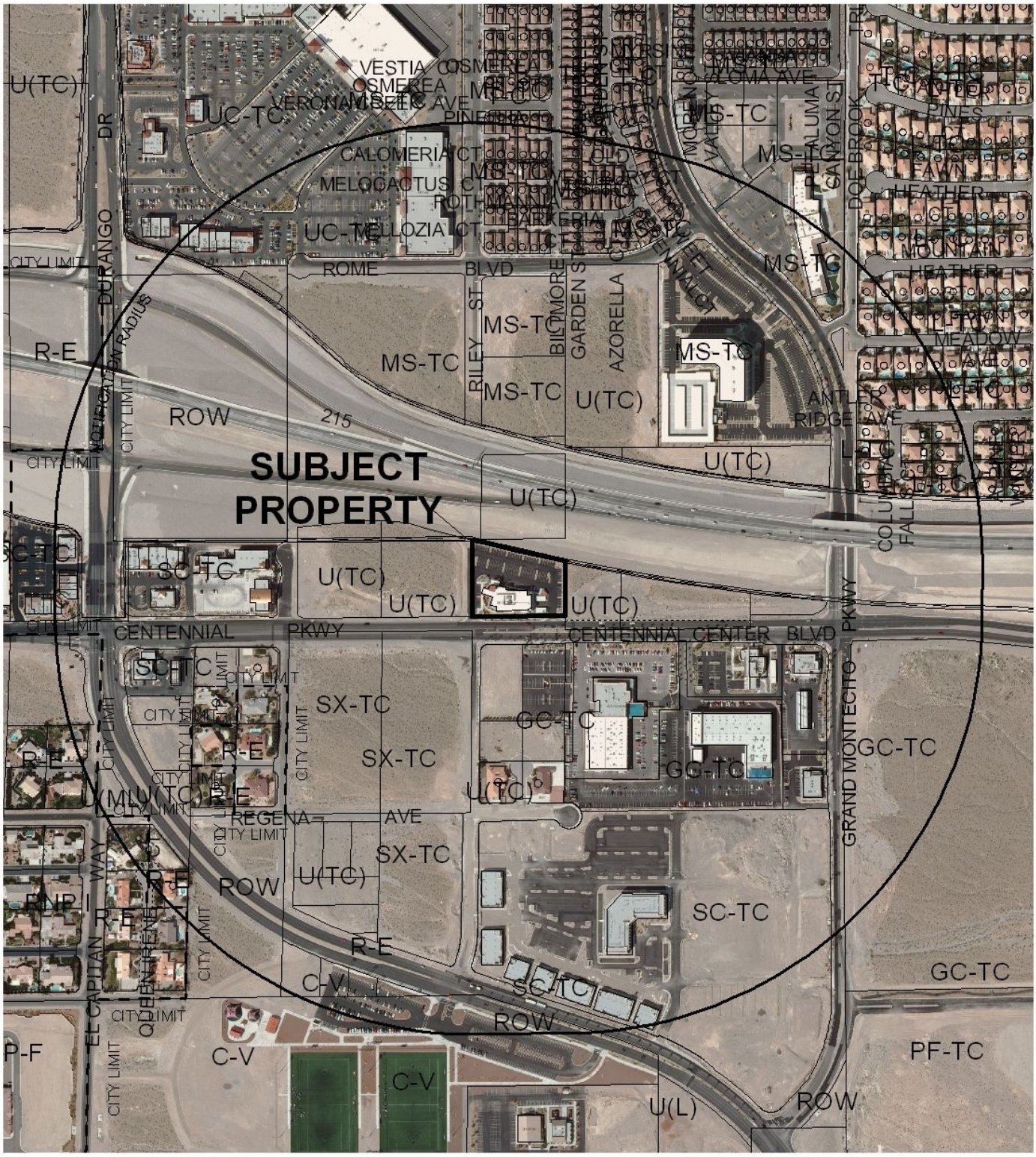
0 300 600 Feet

CASE: **MSP-43340**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



0 300 600 Feet

CASE: **MSP-43340**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

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

BRENDA K. WAGES
Notary Public State of Nevada
No. 07-2105-1
My Appt. Exp. February 9, 2015

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SEP 21 2011
City of Las Vegas
Department of Planning

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

BRENDA K. WAGES
Notary Public State of Nevada
No. 07-2105-1
My Appt. Exp. February 9, 2015

FOR DEPARTMENT USE ONLY

Case #	MSP-43340
Meeting Date:	11/8/11 PC
Total Fee:	$380
Date Received:*	9/21/11
Received By:	

RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

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

Revised 10/27/08

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

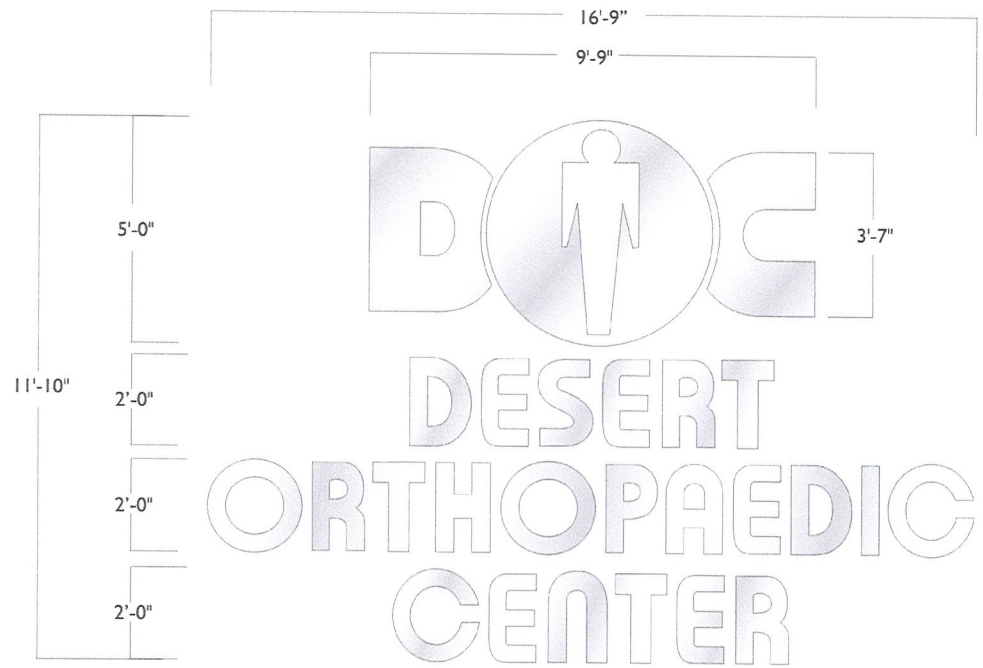
DESERT ORTHOPAEDIC CENTER

MASTER SIGN PACKAGE

8402 CENTENNIAL PARKWAY

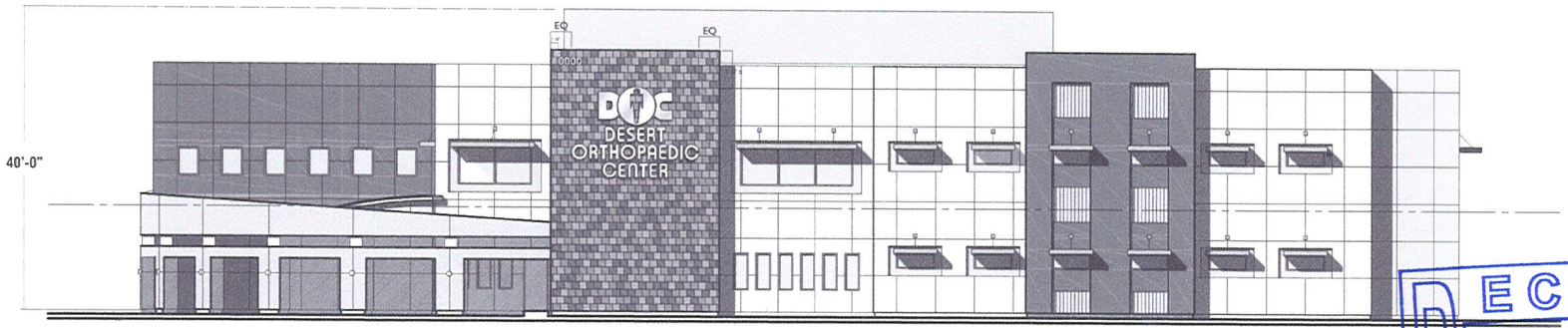
RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

MSP-43340

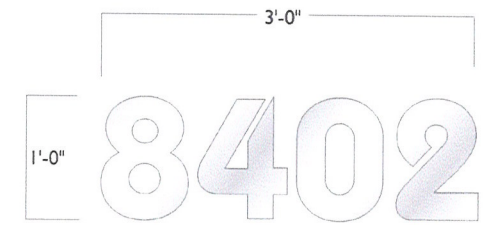


(A) (1) SET ILLUM REVERSE CHANNEL LTRS. & LOGO 3/8"=1'-0"

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

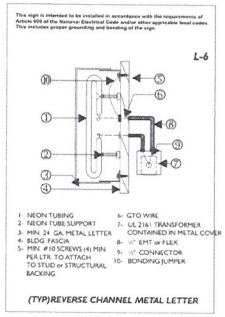


SOUTH ELEVATION 1/16"=1'-0"



(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

DESERT ORTHOPAEDIC CENTER
8402 CENTENNIAL PARKWAY

EXISTING BLDG LETTERS

SOUTH ELEVATION

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624

NV CONTRACTOR LICENSE #42776

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

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

JOB NO.	13921a
DATE	05.12.2010
DRAWN	DERRICK
SALES	BRANDON S.
FILE NAME	DOC13921a.CDR
FOLDER	

REVISIONS MADE

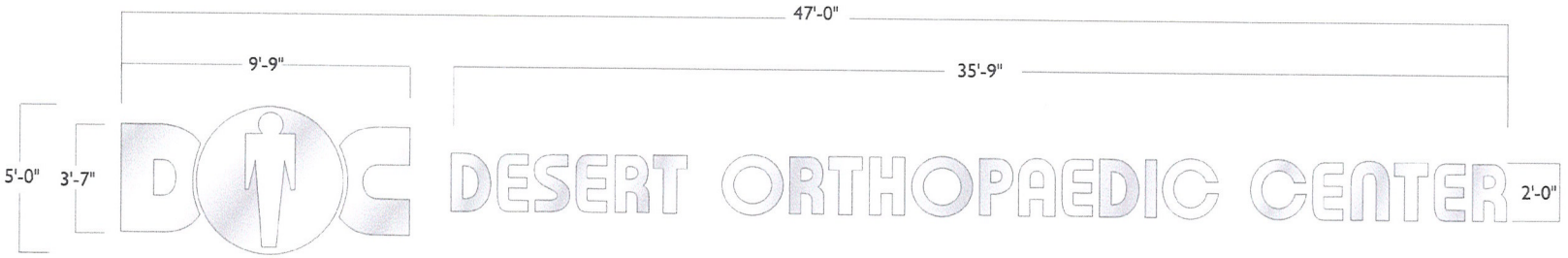
8-2-11 DN	ENLARGE EAST ELEVATION LETTERS
9-16-11 DN	MAKE MASTER PACKAGE

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET 001

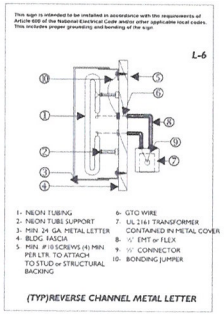
RECEIVED
SEP 21 2011
MSP-43340
City of Las Vegas
Department of Planning

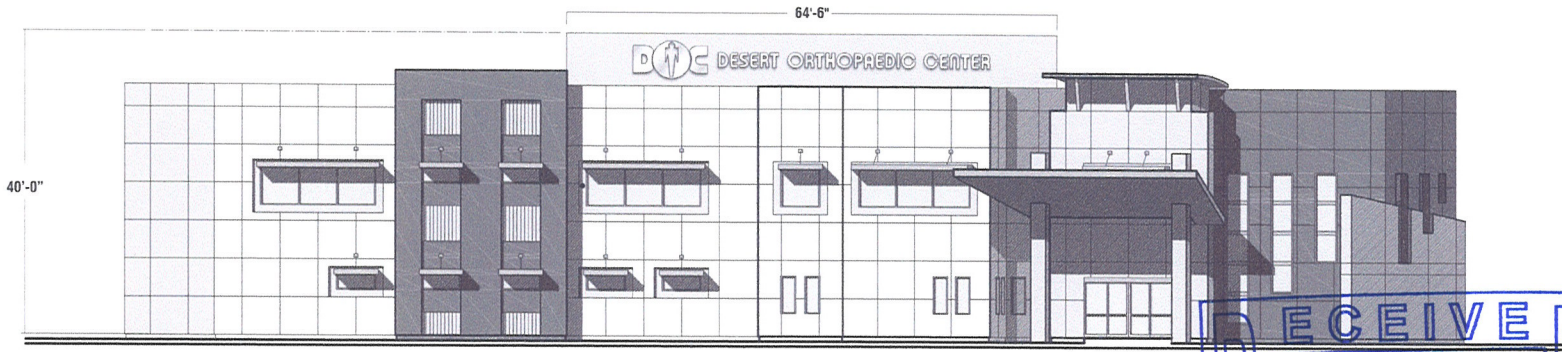


(C) (1) SET ILLUM REVERSE CHANNEL LTRS. & LOGO 1/4"=1'-0"

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

NOTE:
EXISTING SIGNAGE TOTAL
SQUARE FOOT 121





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

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

DESERT ORTHOPAEDIC CENTER
8402 CENTENNIAL PARKWAY

EXISTING BLDG LETTERS

NORTH ELEVATION

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.

NV CONTRACTOR LICENSE #42776

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

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

JOB NO.	13921a
DATE	05.12.2010
DRAWN	DERRICK
SALES	BRANDON S.
FILE NAME FOLDER	DOC13921a.CDR

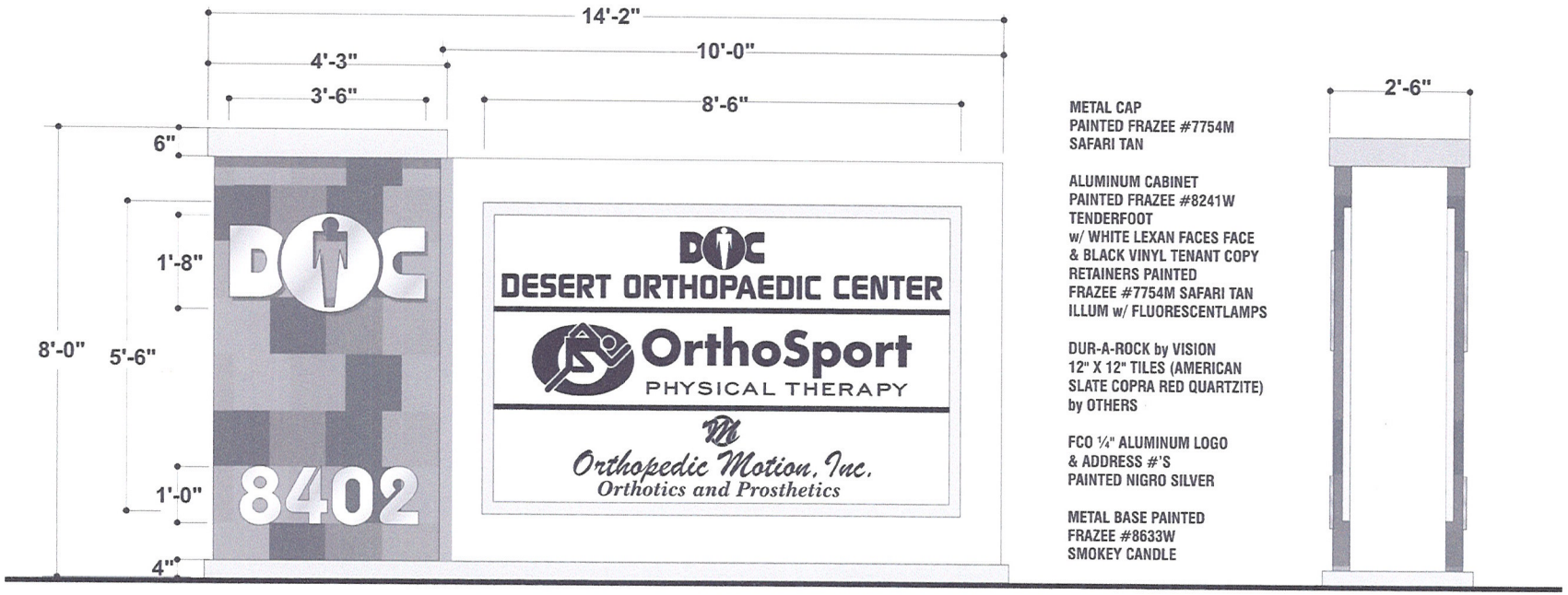
REVISIONS MADE

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
002



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/ FLUORESCENTLAMPS

DUR-A-ROCK by VISION
12" X 12" TILES (AMERICAN
SLATE COPRA RED QUARTZITE)
by OTHERS

FCO ¼" ALUMINUM LOGO
& ADDRESS #'S
PAINTED NIGRO SILVER

METAL BASE PAINTED
FRAZEE #8633W
SMOKEY CANDLE

NOTE:
EXISTING SIGNAGE TOTAL
SQUARE FOOT 57

D D/F ILLUM MONUMENT SIGN ½"=1'-0"

MFG & INSTALL (1) D/F ILLUM MONUMENT

RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

MSP-43340

DESERT ORTHOPAEDIC CENTER
8402 CENTENNIAL PARKWAY

EXISTING
MONUMENT SIGN

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

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NV CONTRACTOR LICENSE #42776

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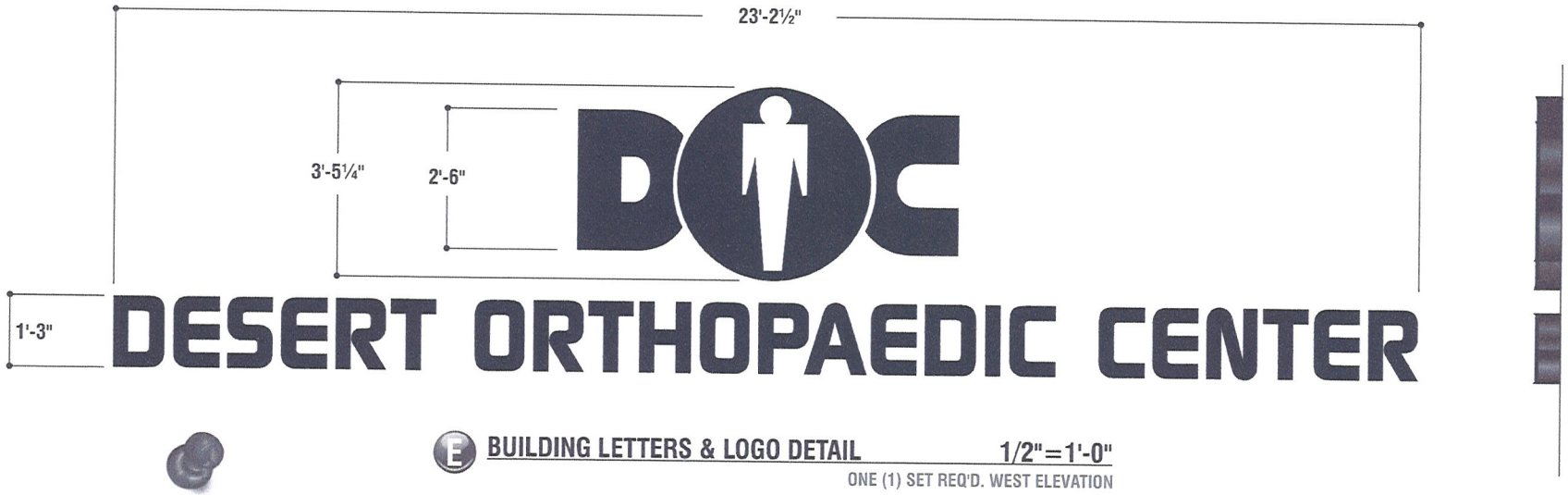
JOB NO. 13921a
DATE 05.12.2010
DRAWN DERRICK
SALES BRANDON S.
FILE NAME DOC13921a.CDR
FOLDER

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
003



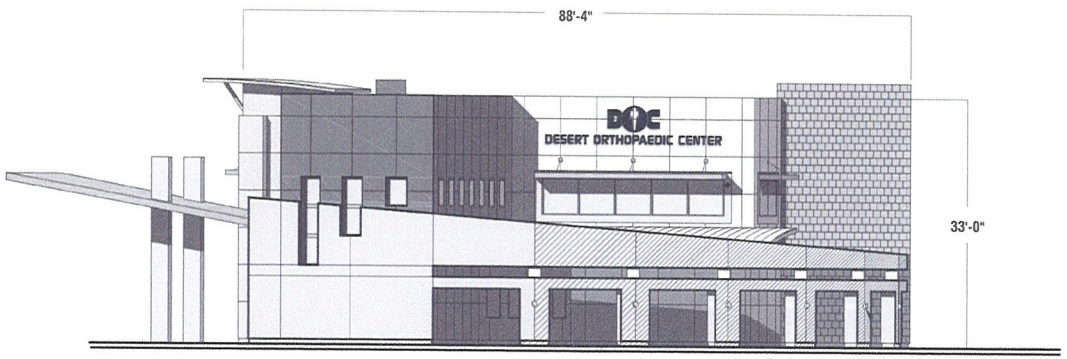
NOTE:
PROPOSED SIGNAGE TOTAL SQUARE FOOT 53

FIELD SURVEY REQ'.D

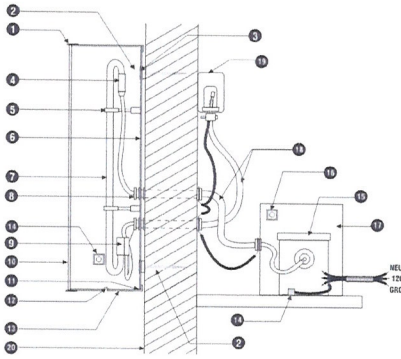
E BUILDING LETTERS & LOGO DETAIL 1/2"=1'-0"

ONE (1) SET REQ'D. WEST ELEVATION

MFG & INSTALL ILLUM PAN CHANNEL LETTERS w/ CLEAR ACRYLIC FACE OVERLAY w/ BLACK DUAL COLOR PERORATED VINYL w/ 2nd SURFACE 3635-30 DIFFUSER ¾" & 1" BLACK TRIM CAP EDGE. ~ RETURNS PAINTED SEMI-GLOSS BLACK. 15MM 4500 VOLTARC WHITE NEON ILLUMINATION.



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



1. TRIM CAP
2. #10 SCREW INTO PLASTIC ANCHOR
3. FENDER WASHER
4. STRAIGHT ELECTRODE INSULATING BOOT
5. GLASS TUBE STAND
6. .040 ALUMINUM BACKS
7. NEON TUBE
8. ELECTRICAL CONNECTOR
9. BEND BACK ELECTRODE INSULATING BOOT
10. ACRYLIC FACE
11. SILICONE SEAL
12. DRAIN HOLE
13. ALUMINUM RETURN
14. GROUND LUG
15. TRANSFORMER (SEE DETAIL BREAK DOWN)
16. TOGGLE SWITCH TRANSCO #1000
17. TRANSFORMER BOX
18. FLEXIBLE CONDUIT w/ GTO WIRE
19. ELECTRICAL JUNCTION BOX w/ HIGH VOLTAGE CONNECTOR
20. MOUNTING SURFACE

PAN CHANNEL LTR ATTACHMENT - NEON ILLUM. N.T.S.

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.

SIGN BODY OF MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR A U.L. LABEL. INSTALLATION IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE

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

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

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624

NV CONTRACTOR LICENSE #42776

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

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

JOB NO.	13921a
DATE	05.12.2010
DRAWN	DERRICK
SALES	BRANDON S.
FILE NAME FOLDER	DOC13921a.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
004

37'-1½"

3'-5¼" 2'-6"

2'-0"

DESERT ORTHOPAEDIC CENTER

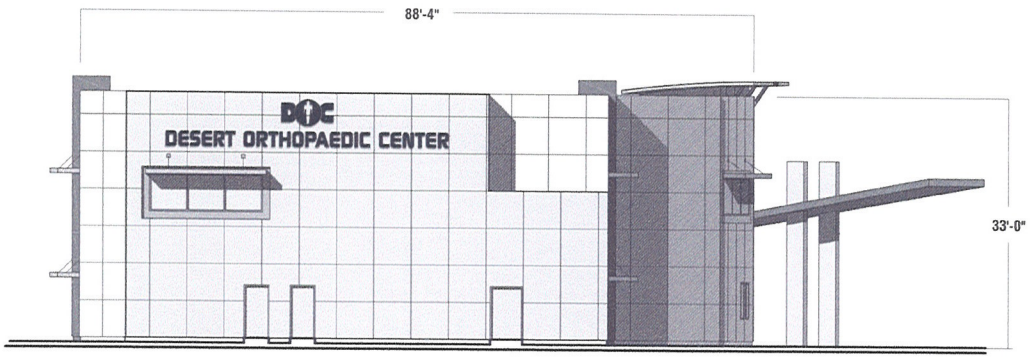
NOTE:
PROPOSED SIGNAGE TOTAL SQUARE FOOT 98

FIELD SURVEY REQ'.D

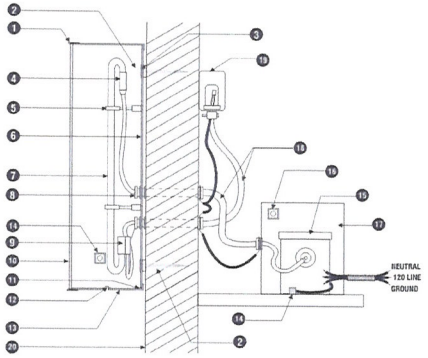
(F) BUILDING LETTERS & LOGO DETAIL 3/8"=1'-0"

ONE (1) SET REQ'D. EAST ELEVATION

MFG & INSTALL ILLUM PAN CHANNEL LETTERS w/ CLEAR ACRYLIC FACE OVERLAY w/ BLACK DUAL COLOR PERORATED VINYL w/ 2nd SURFACE 3635-30 DIFFUSER ¾" & 1" BLACK TRIM CAP EDGE. ~ RETURNS PAINTED SEMI-GLOSS BLACK. 15MM 4500 VOLTARC WHITE NEON ILLUMINATION.



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



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2. #10 SCREW INTO PLASTIC ANCHOR
3. FENDER WASHER
4. STRAIGHT ELECTRODE INSULATING BOOT
5. GLASS TUBE STAND
6. .040 ALUMINUM BACKS
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8. ELECTRICAL CONNECTOR
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13. ALUMINUM RETURN
14. GROUND LUG
15. TRANSFORMER (SEE DETAIL BREAK DOWN)
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20. MOUNTING SURFACE

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RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

MSP-43340

DESERT ORTHOPAEDIC CENTER
8402 CENTENNIAL PARKWAY

PROPOSED PAN CHANNEL LETTERS

EAST ELEVATION

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

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NV CONTRACTOR LICENSE #42776

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JOB NO.	13921a
DATE	05.12.2010
DRAWN	DERRICK
SALES	BRANDON S.
FILE NAME	DOC13921a.CDR
FOLDER	

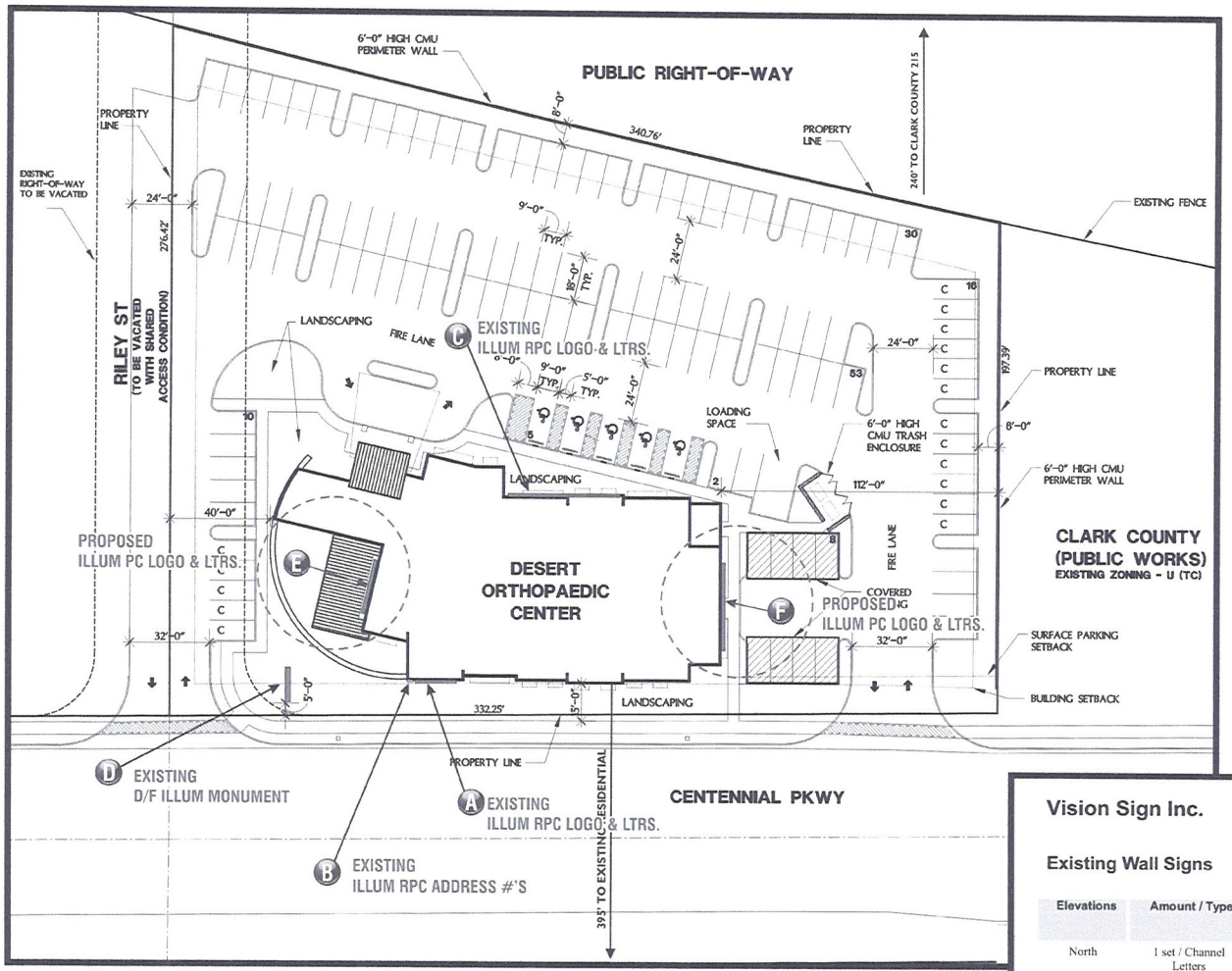
REVISIONS MADE

6-2-11 DN	ENLARGE EAST ELEVATION LETTERS
9-16-11 DN	MAKE MASTER PACKAGE

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

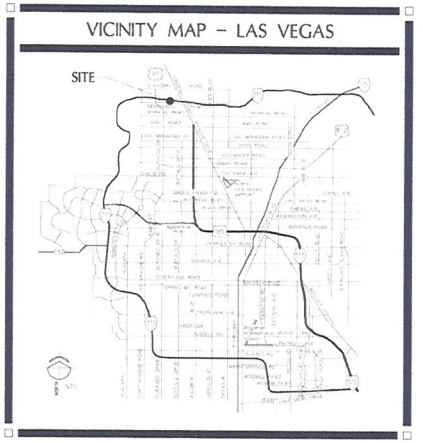
SHEET
005



SITE PLAN 1"=50'

N

VICINITY MAP – LAS VEGAS



Vision Sign Inc.

Existing Wall Signs **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	Neon / None	6264	121	1.93%	939.5 sq ft
South	1 set / Channel Letters	Neon / 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 sets / Channel Letters	LED/ None	2607	53	2.03%	391 sq ft
West	1 sets / Channel Letters	LED/ None	2607	98	3.75%	391 sq ft

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

DESERT ORTHOPAEDIC CENTER
8402 CENTENNIAL PARKWAY

SITE PLAN
SIGN LOCATION

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624
NV CONTRACTOR LICENSE #42776

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

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

JOB NO. 13921a
DATE 05.12.2010
DRAWN DERRICK
SALES BRANDON S.
FILE NAME DOC13921a.CDR
FOLDER

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
SITE



MSP-43340 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC
8402 WEST CENTENNIAL PARKWAY

09/29/11



MSP-43340 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC
8402 WEST CENTENNIAL PARKWAY

09/29/11



MSP-43340 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC
8402 WEST CENTENNIAL PARKWAY

09/29/11



MSP-43340 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC
8402 WEST CENTENNIAL PARKWAY

09/29/11

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

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

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

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

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

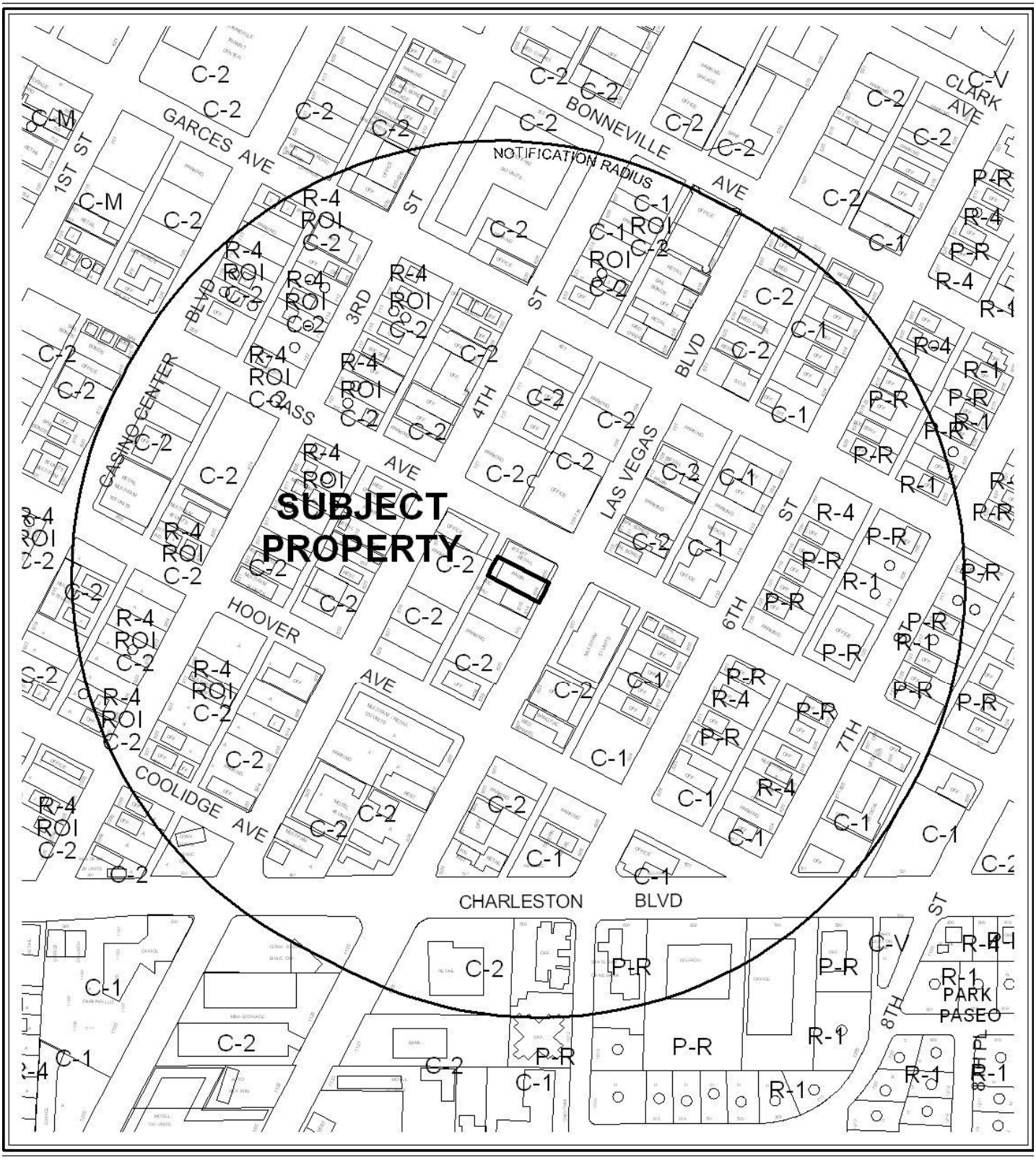
SUBJECT:
SUP-43278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOOLSVILLE TATTOOS - OWNER: THE JUNIOR CORP. - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 806 South Las Vegas Boulevard (APN 139-34-410-158), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-43278**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-43278**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43278** APN: _____

Name of Property Owner: JUNIOR CORP.

Name of Applicant: Mari Gonzales

Name of Representative: Robert Gonzales

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

RECEIVED
SEP 19 2011
City of Las Vegas
Department of Planning

Signature of Property Owner: Leonard H. Kaizin, Pres

Print Name: LEONARD H. KAIZIN, PRES

Subscribed and sworn before me

This 14th day of SEPTEMBER 20 11

Notary Public in and for said County and State

STATE OF UTAH
COUNTY OF SUMMIT

TIFFANY RETTIE
Notary Public
State of Utah
My Commission Expires Mar. 18, 2013
Commission #578221

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAri Gonzales

Project Address (Location) 806 S. LAS Vegas Blvd.

Project Name Koolsville Tattoos **Proposed Use** Tattooing & B/P

Assessor's Parcel #(s) 139-34-410-158 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER JUNIOR CORP **Contact** L. H RAIZIN, PRES

Address 1617 MARBELLA RIDGE CT **Phone:** 367-0777 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address nzx54@msn.com

APPLICANT Mari Gonzales **Contact** 702-782-5823

Address 2908 Gilmary Ave. **Phone:** 384-3136 **Fax:** _____

City Las Vegas **State** N.J. **Zip** 89102

E-mail Address blackwhite60143@yahoo.com

REPRESENTATIVE Robert Gonzales **Contact** 702-782-5147

Address 2908 Gilmary Ave. **Phone:** 750-2884 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89102

E-mail Address blackwhite89110@Yahoo.com

Property Owner Signature* Leonard H. Raizin, Pres

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

Print Name LEONARD H. RAIZIN, PRES

Subscribed and sworn before me

This 14TH day of SEPTEMBER, 20 11.

Tiffany Rettie

Notary Public in and for said County and State

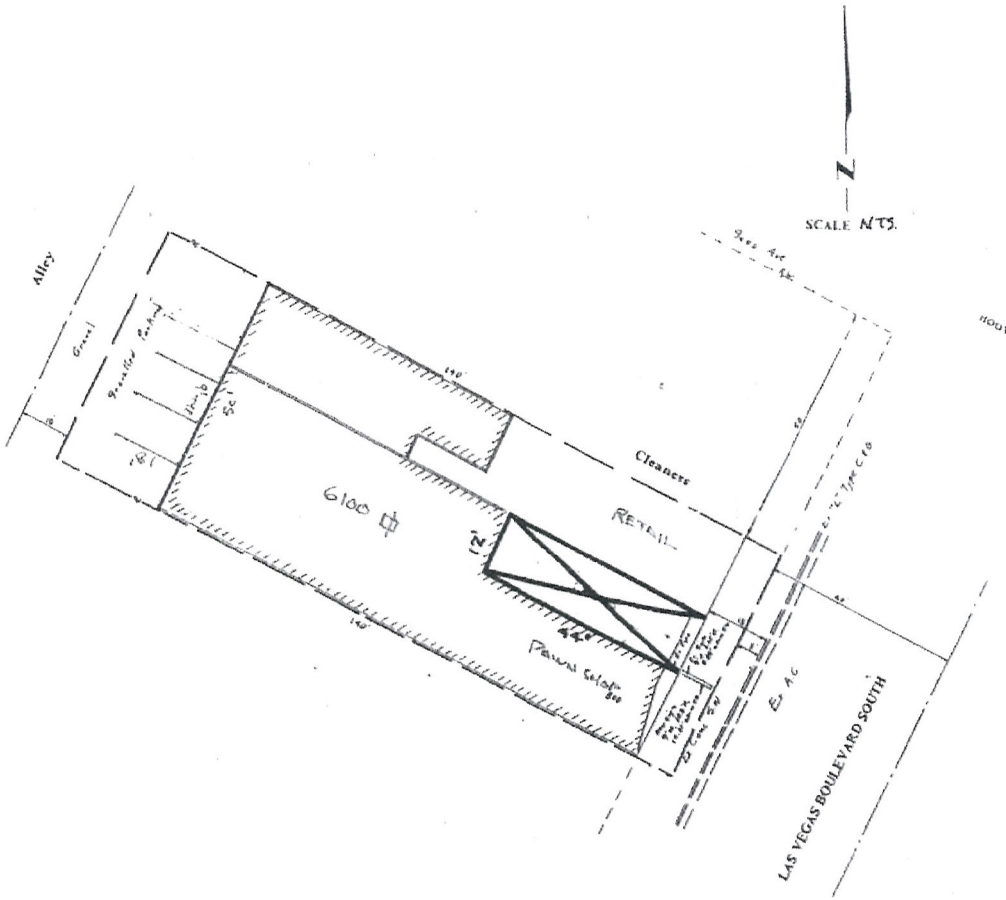
STATE OF UTAH
COUNTY OF SUMMIT

TIFFANY RETTIE
Notary Public
State of Utah
My Commission Expires Mar. 18, 2013
Commission #578221

FOR DEPARTMENT USE ONLY

Case #	SUP-43278
Meeting Date:	11-9-11
Total Fee:	1030.00
Date Accepted:	9-19-11
Accepted By:	JFmill

*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.



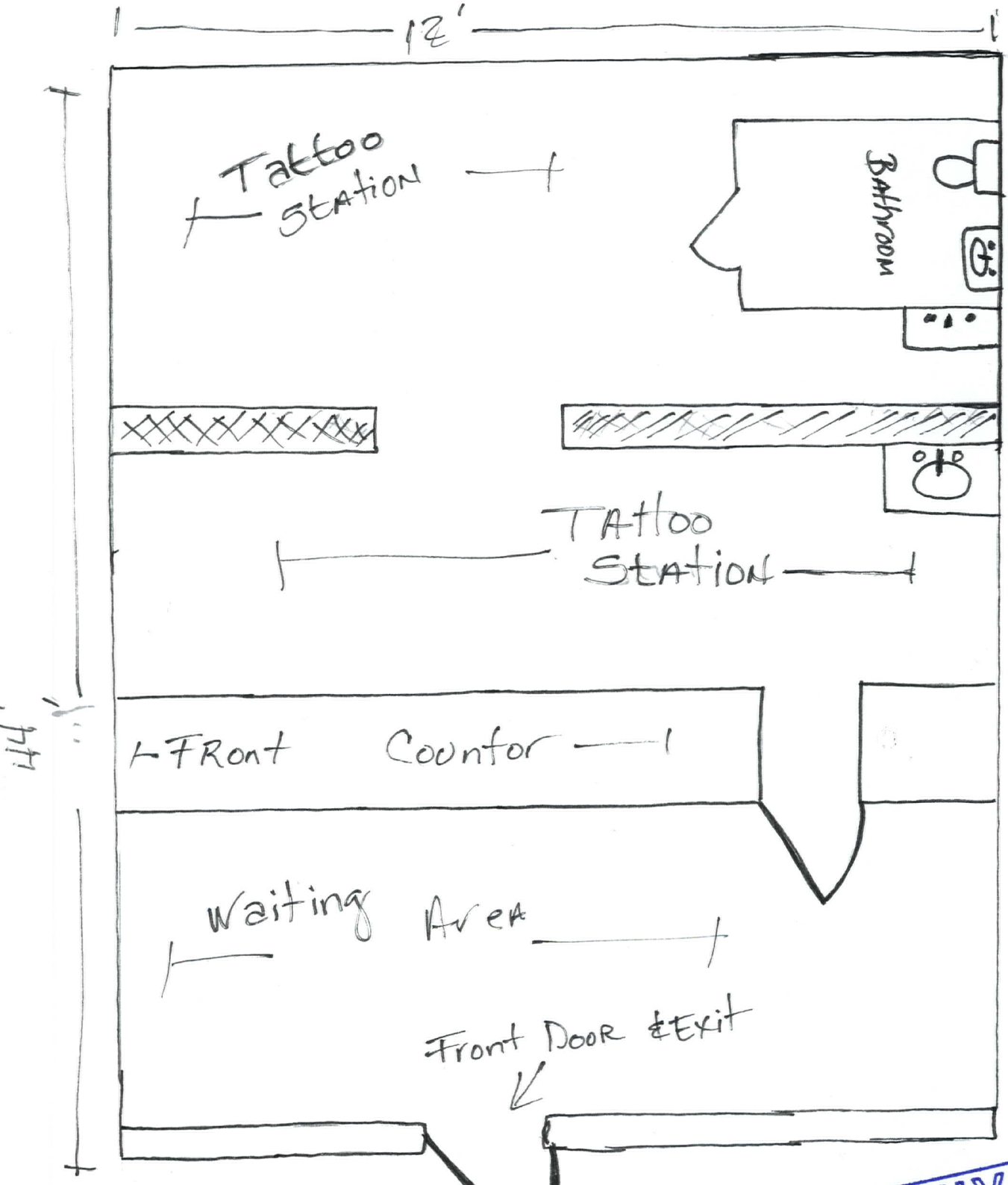


806 S. Las Vegas Blvd S.
Las Vegas, NV 89101

7000 sf

RECEIVED
SEP 19 2011
City of Las Vegas
Department of Planning

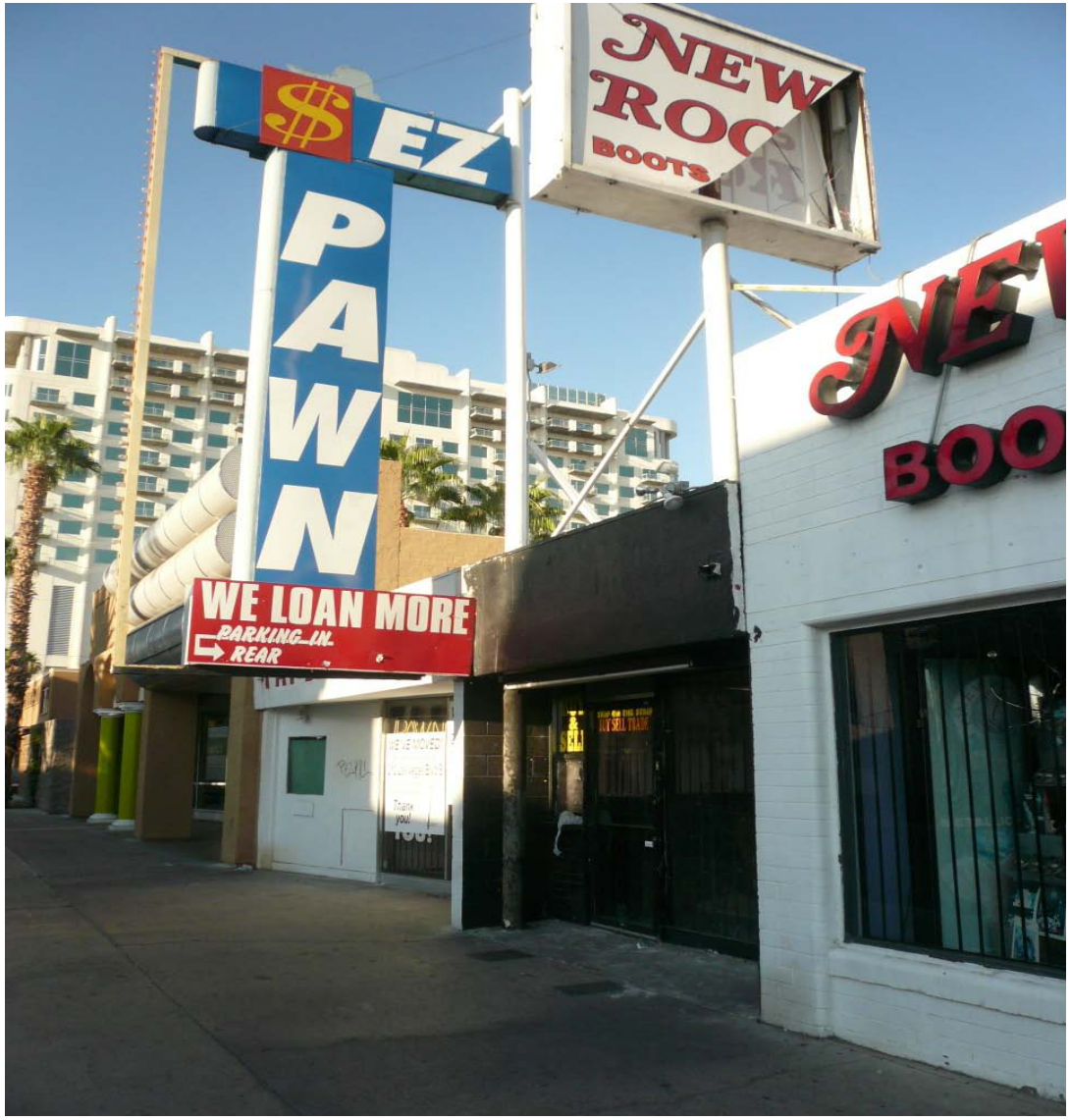
SUP-43278



806 S. Las Vegas Blvd.
Koolsville Tattoos.

RECEIVED
OCT -6 2011
SUP-43278
REVISED


BUY & SELL
24/7 RING THE BELL
TRIP ON THE STRIP
BUY SELL TRADE
ELECTRONICS
JEWELRY
RECEIVED
SEP 19 2011
SUP-43278
City of Las Vegas
Department of Planning



SUP-43278 - APPLICANT: KOOLSVILLE TATTOOS - OWNER: THE JUNIOR CORP.
806 SOUTH LAS VEGAS BOULEVARD

09/29/11



SUP-43278 - APPLICANT: KOOLSVILLE TATTOOS - OWNER: THE JUNIOR CORP.
806 SOUTH LAS VEGAS BOULEVARD

09/29/11

Koolsville Tattoo 9-16-2011

To whom it may concern:

My name is Mari Gonzales I have been in the art industry for over 20 years.
I have a tattoo shop in the art district at 1223 S Main st.

I would like to put a new shop at 806 s las vegas blvd. We are on a major bus route and we also have metered parking in a 2 block area. The majority of the partons will be walk-in and the tourist that come to the area.

I hope that this shop will be a great addition to the ever popular area of the growing downtown Las Vegas.

Mari Gonzales

Thank you
Mari Gonzales
1223 s Main St
Las Vegas Nv 89102
(702)782-5823

RECEIVED
SEP 19 2011
City of Las Vegas
Department of Planning

SUP-43278

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

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

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

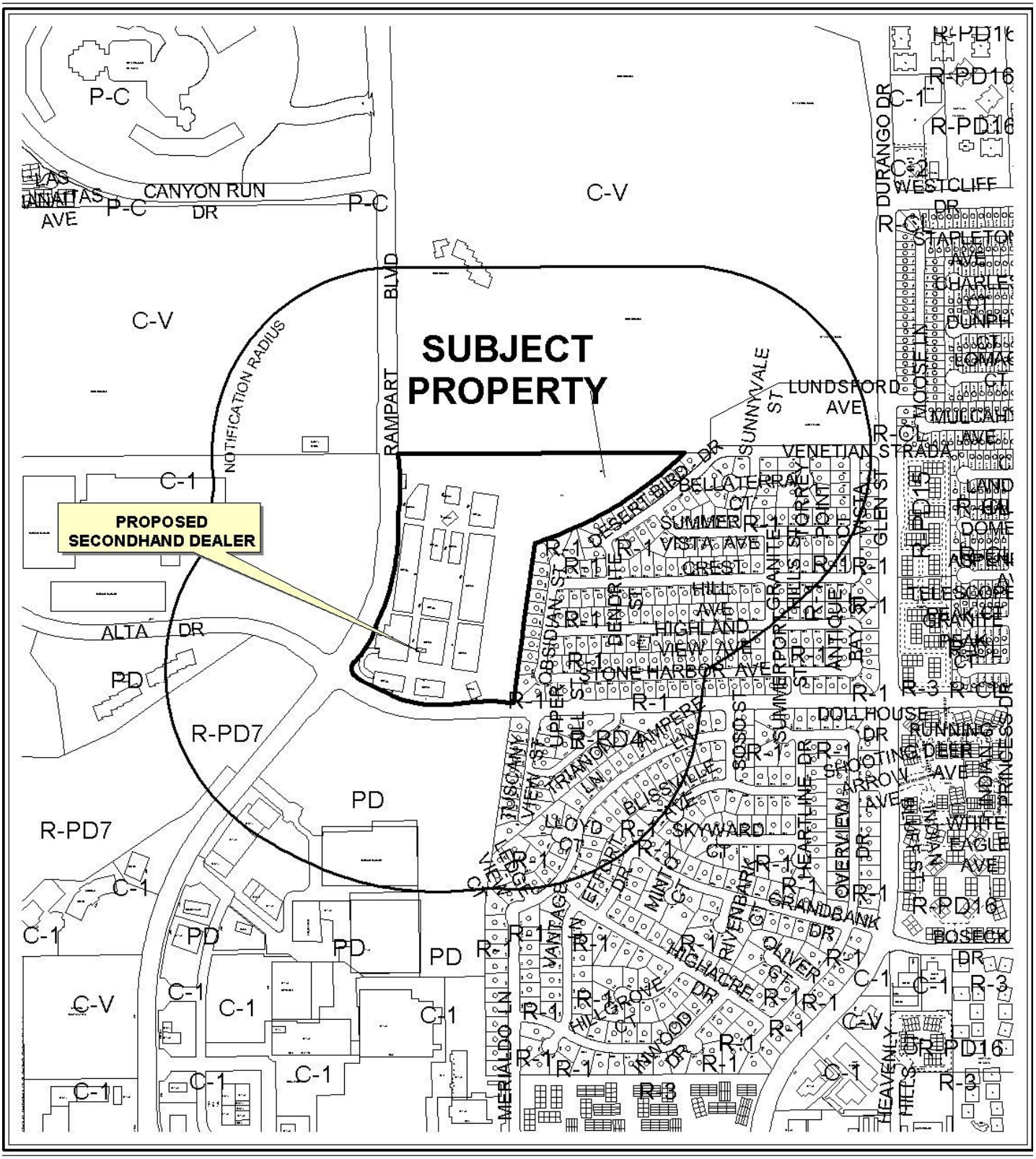
SUBJECT:
SUP-43294 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEFF WHITE CUSTOM JEWELRY - OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) at 410 South Rampart Boulevard, Suite #160 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43294**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-43294**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43294** APN: 138-32-615-001

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Parowan 44, LLC dba Jeff White Custom Jewelry

Name of Representative: Julia Gammon

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: _____

RECEIVED
SEP 20 2011
City of Las Vegas

Print Name: Todd D. Davis

Subscribed and sworn before me

This 14th day of SEPTEMBER, 2011

Cynthia Callegaro
Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Secondhand Dealer

Project Address (Location) within Tivoli Village, 410 South Rampart Boulevard, Suite 160

Project Name Jeff White Custom Jewelry **Proposed Use** Secondhand Dealer

Assessor's Parcel #(s) 138-32-615-001 **Ward #** C - Wolfson

General Plan: existing GC proposed GC **Zoning:** existing C - 2 proposed C - 2

Commercial Square Footage 2,113 sqft **Floor Area Ratio** See SUP - 5853

Gross Acres 29+ **Lots/Units** N/A **Density** N/A

Additional Information Subject Use Permit is on a portion of a 29 acre C-2 zoned parcel that holds a mixed use permit, SUP - 5853. See also ordinance 6013

PROPERTY OWNER Great Wash Park LLC **Contact** Vickie DeHart

Address 9755 West Charleston Boulevard **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address vickie@ehbinc.com

APPLICANT Parowan 44, LLC dba Jeff White Custom **Contact** Julia Gammon

Address 4280 South Hualapai Way **Phone:** (702) 220-9099 **Fax:** (702) 220-9019

City Las Vegas **State** Nevada **Zip** 89147

E-mail Address juliarosegammon@gmail.com

REPRESENTATIVE Jeff White Custom Jewelry **Contact** Julia Gammon

Address 410 South Rampart Boulevard, Suite 160 **Phone:** (702) 220-9099 **Fax:** (702) 220-9019

City Las Vegas **State** Nevada **Zip** 89145

E-mail Address juliarosegammon@gmail.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 Todd D. Davis

Subscribed and sworn before me

This 14th day of SEPTEMBER, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

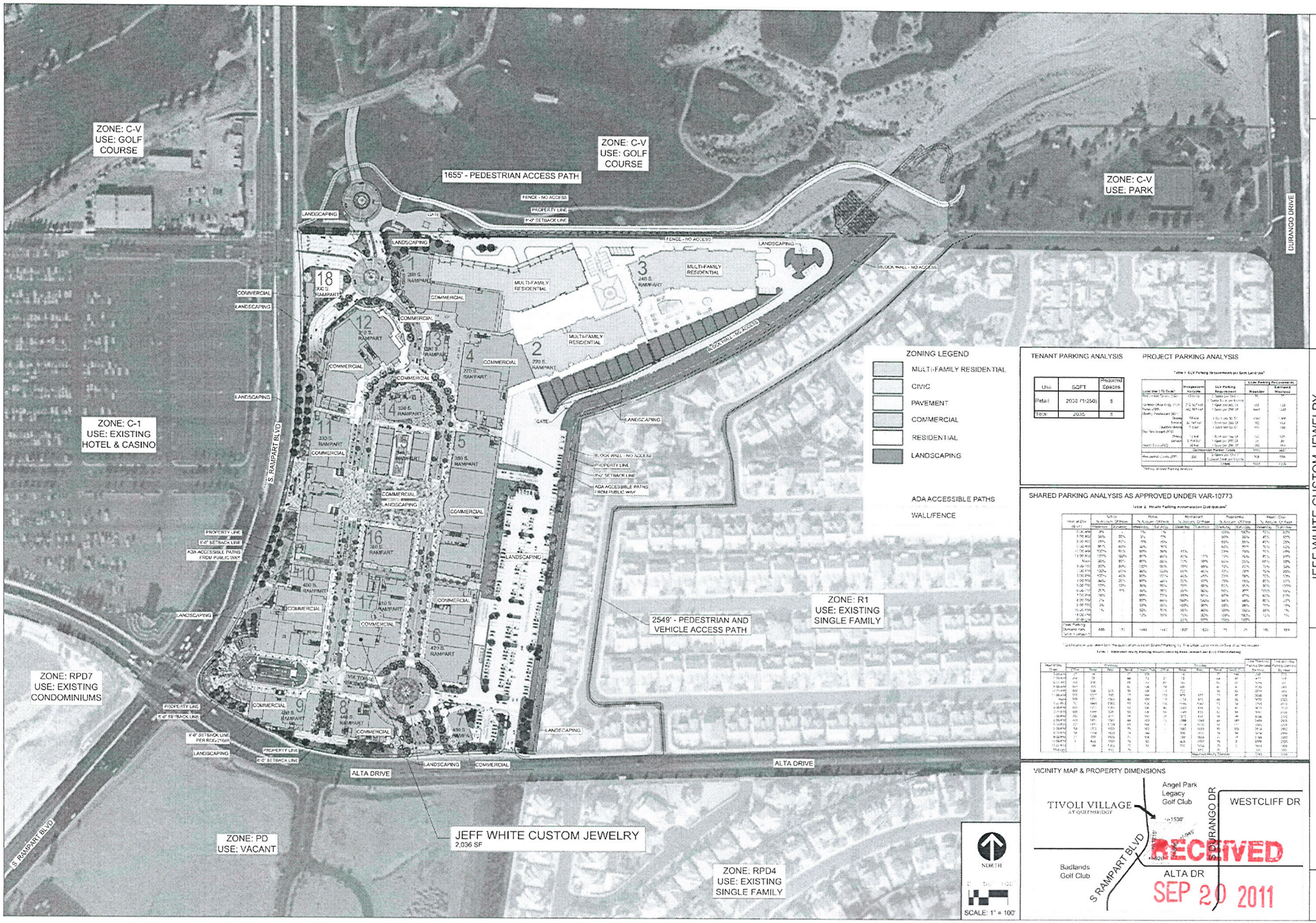
NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

FOR DEPARTMENT USE ONLY

Case #	SUP-43294
Meeting Date:	11-8-11
Total Fee:	1030
Date Received:*	9-20-11
Received By:	FS

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

Revised 10/27/08



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	2000 (1/250)	8
TOTAL	2035	8

PROJECT PARKING ANALYSIS

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

VICINITY MAP & PROPERTY DIMENSIONS

RECEIVED
SEP 20 2011

TIVOLI VILLAGE

JEFF WHITE CUSTOM JEWELRY
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
410 S. Rampart Ste. 160
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-615-001

SITE PLAN

01

SUP-43294 City of Las Vegas

EXITING LEGEND

- X → # OF OCC. EXITING A ROOM
- X → # OF OCC. EXITING STORE
- X # OF OCC. IN A ROOM

OCCUPANCY LOADS

OCCUPANCY LOADS & EXITS REQUIRED:
(Table 1004.1.2)

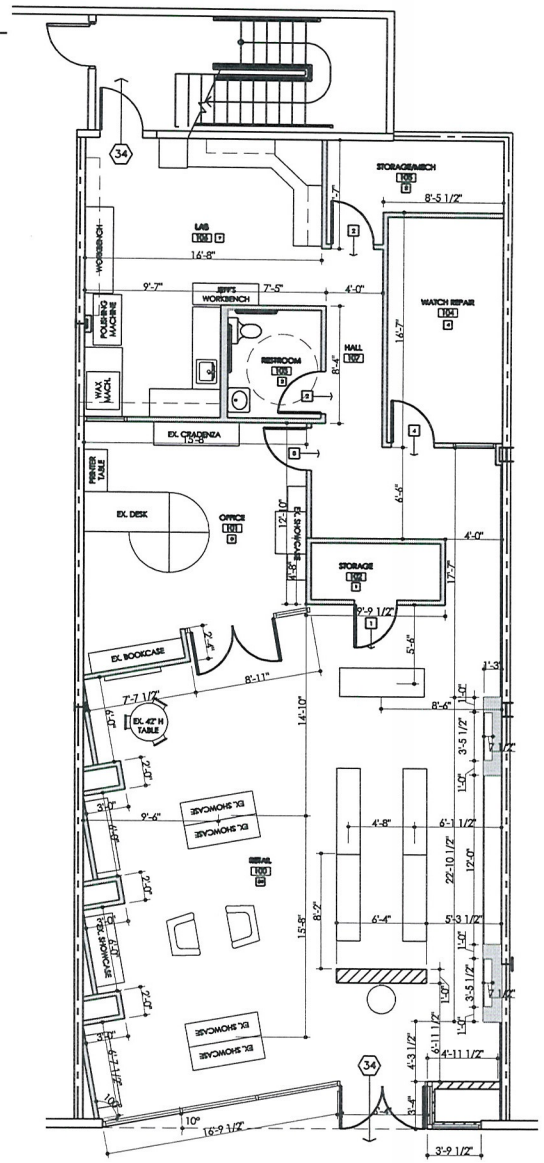
TOTAL OCC. TOTAL AREA = 2,526 S.F. & 49 OCC.

EXITS REQUIRED: 2 EXIT

EXITS PROVIDED: 2 EXIT

RESTROOM REQUIREMENTS
(Table 2902.1)

GROUP "M" RETAIL EMPLOYEE RESTROOM PROVIDED. PUBLIC RESTROOMS PROVIDED BY MALL AND WITHIN 300' OF STORE ENTRANCE.



1 floor plan

Designs By
Jeff White
@ Tivoli Village

410 S. Rampart, Suite 160
Las Vegas, Nevada 89145

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SEP 20 2011
City of Las Vegas

01.03.11

SUP-43294



SUP-43294 - APPLICANT: JEFF WHITE CUSTOM JEWELRY - OWNER: GREAT WASH PARK, LLC
410 SOUTH RAMPART BOULEVARD, SUITE #160

09/29/11



SUP-43294 - APPLICANT: JEFF WHITE CUSTOM JEWELRY - OWNER: GREAT WASH PARK, LLC
410 SOUTH RAMPART BOULEVARD, SUITE #160

09/29/11

Jeff White

CUSTOM JEWELRY

September 10, 2011

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Re: Special Use Permit for Jeff White Custom Jewelry an establishment within Tivoli Village at Queensridge Parcel 138-32-615-001. (Previous APN #138-32-601-003)

Dear Sir/Madam;

Please consider this request to allow our jewelry store to hold a special use permit with the ability to obtain a secondhand dealers license to begin the operation of buying and selling gold within a previously approved mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

Jeff White Custom Jewelry meets Title 19 requirements for a secondhand dealer's license with the operation of buying and selling gold. The parking allocation for this jewelry store is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

Our store will comply with the hours that Great Wash Park, LLC has set out for us. Monday – Saturday 10:00am-9:00pm and Sundays 11:00am-6:00pm. Jeff White Custom Jewelry currently employees three individuals.

We are requesting an approval of our application to further our business and to begin the operation of buying and selling gold. Thank you for your time in reviewing this letter and application.

Regards,

Jeff White/Owner
Jeff White Custom Jewelry

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SEP 20 2011
City of Las Vegas

SUP-43294

410 s. rampart suite 160 • las vegas, nv • 89145
(702) 220-9099 • jeffreywhite.com

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

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

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

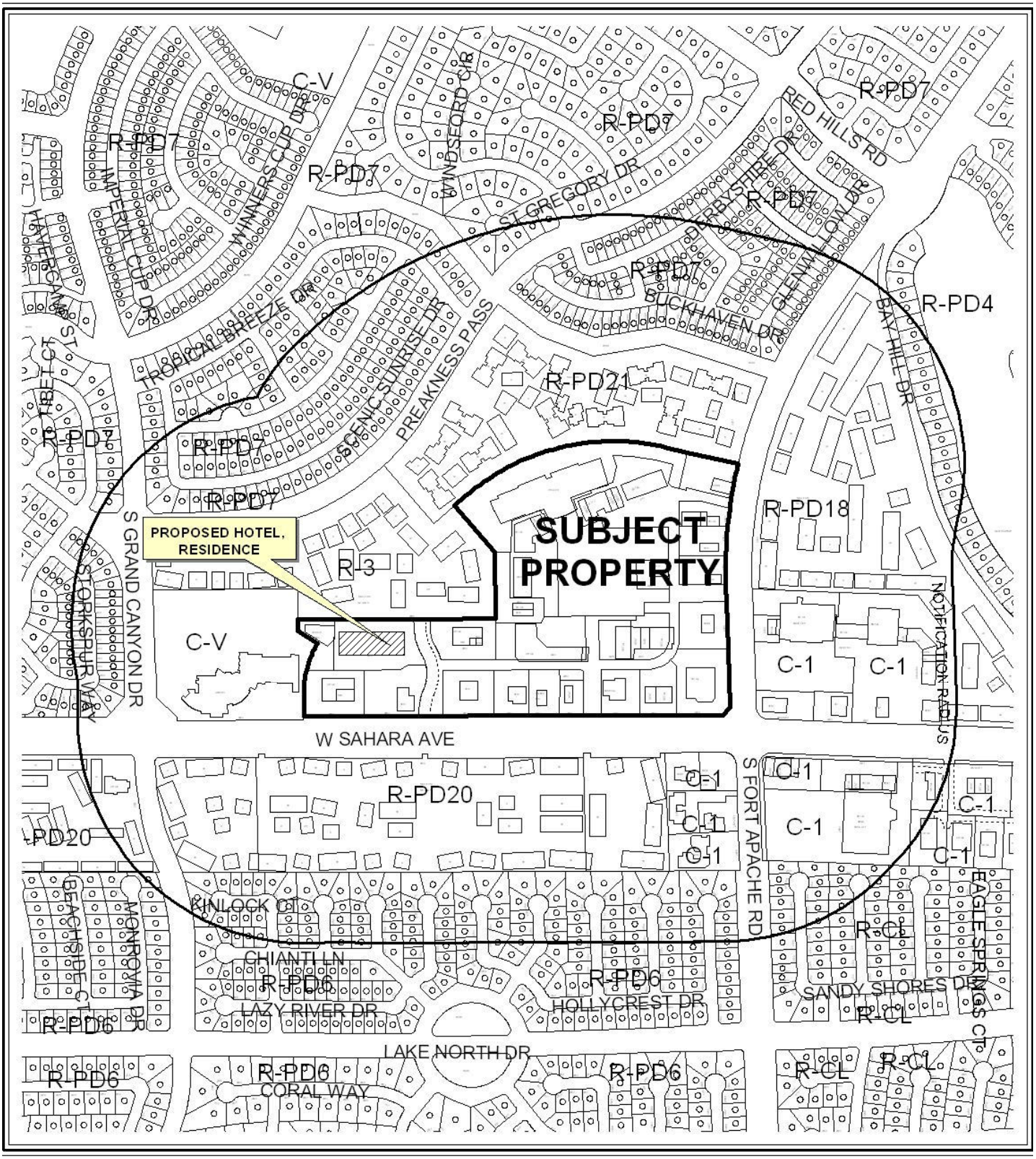
SUBJECT:
SUP-43314 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA QUINTA INN & SUITES - OWNER: FORT APACHE INN-INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 9570 West Sahara Avenue (APN 163-06-816-021), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-43314**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-43314**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43314** APN: 163-06-816-021

Name of Property Owner: Fort Apache Inn. Vestments, LLC

Name of Applicant: _____

Name of Representative: DESIGNCELL, SCOTT BROWN

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature], Member

Print Name: Terry P. Ayria, Member

Subscribed and sworn before me

This 15th day of September, 2011

Marie Lynn Duckett

Notary Public in and for said County and State

Marie Lynn Duckett

MARIE LYNN DUCKETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 11, 2012

RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

dba La Quinta

Application/Petition For: Fort Apache Inn-Ulstments LLC Suites

Project Address (Location) 9570 W Sahara Las Vegas NV 89117

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 163-06-816-021 **Ward #** 2 WOLFSON

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 45,065 **Floor Area Ratio** _____

Gross Acres 1.87 **Lots/Units** 75 **Density** _____

Additional Information _____

PROPERTY OWNER Fort Apache Inn-Ulstments, LLC **Contact** James Mulloy TERRY P. WYNIA

Address 16114 E Indiana #200 Spokane Valley WA 99216 **Phone:** 509-928-3736 **Fax:** 509-928-6183

City Spokane Valley **State** WA **Zip** 99216

E-mail Address malbco@msn.com, terrywynia@msn.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DESIGNCELL **Contact** SCOTT BROWN

Address 10777 W. TWAIN AVE STE 125 **Phone:** 403-1575 **Fax:** 877 403 1575

City LAS VEGAS **State** NV **Zip** 89135

E-mail Address SCOTT@DESIGNCELL.CC

Property Owner Signature* Terry P. Wynia, Member

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

Print Name Terry P. Wynia, Member

Subscribed and sworn before me

This 15th day of September, 20 11.

Marie Lynn Duckett

Notary Public in and for said County and State

MARIE LYNN DUCKETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 11, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-43314
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Received:*	9-21-11
Received By:	

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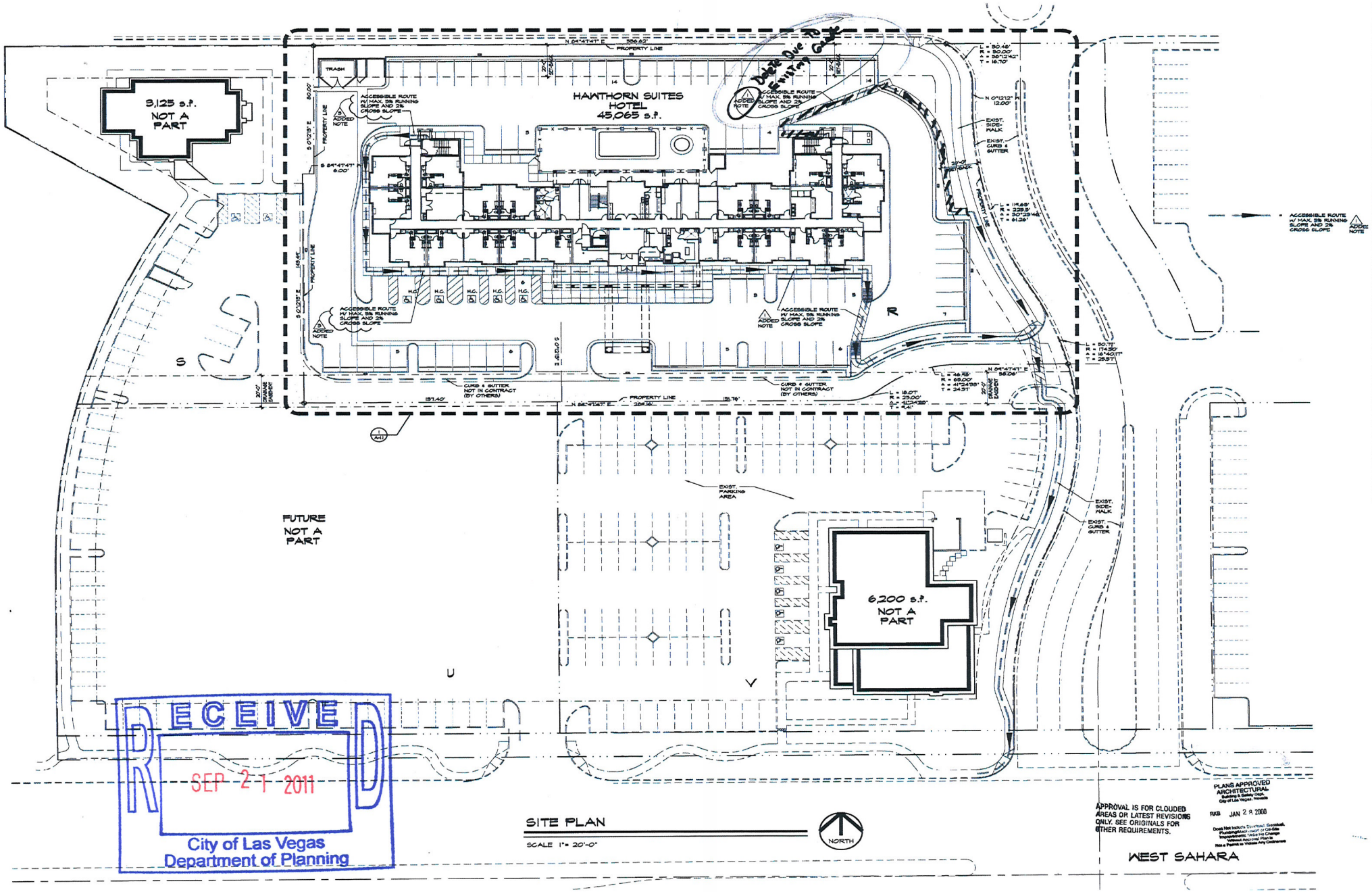
SEP 21 2011
City of Las Vegas
Department of Planning

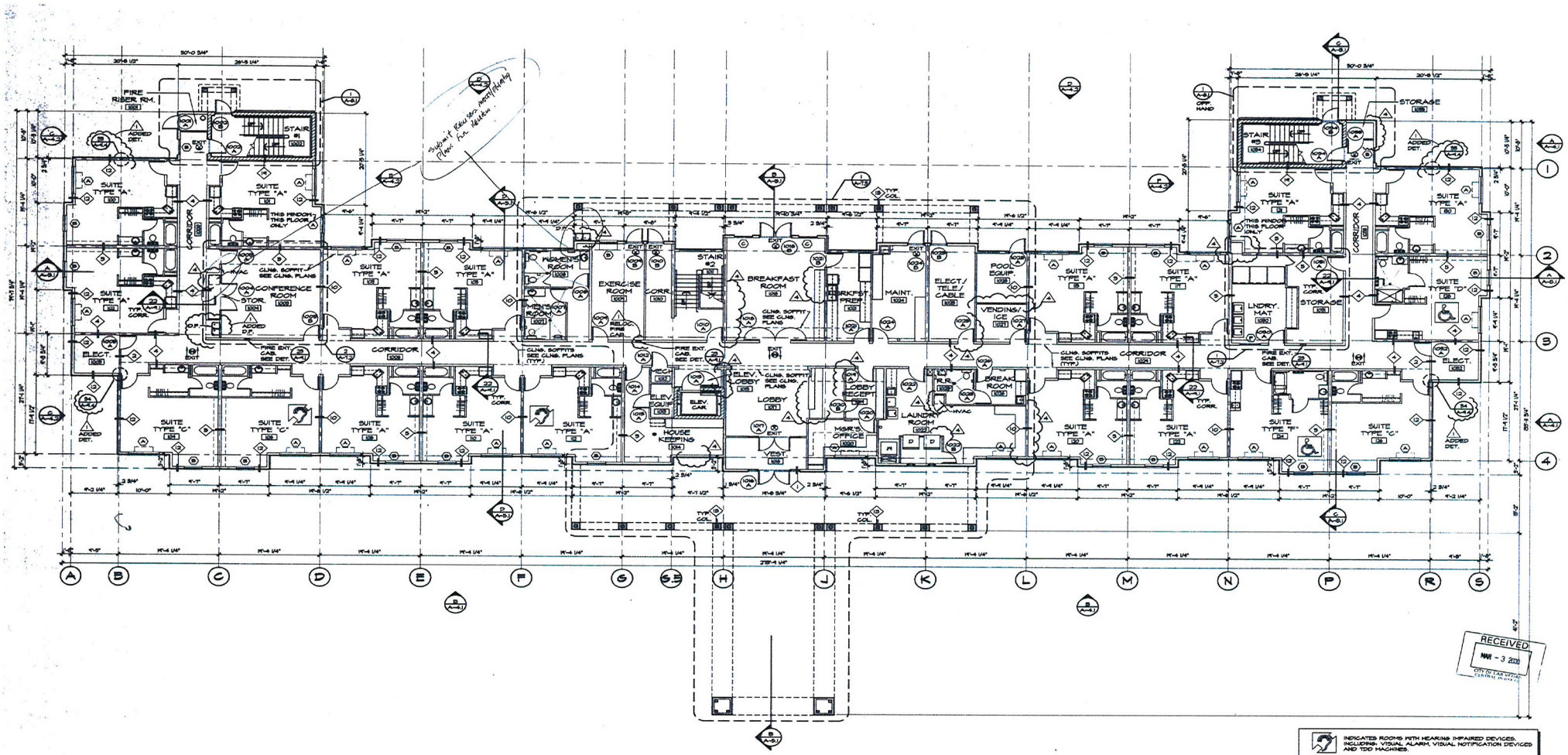
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



SITE PLAN

SCALE 1" = 20'-0"

SUP-43314



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

15,257 #

NORTH

INDICATES ROOMS WITH HEARING IMPAIRED DEVICES, INCLUDING: VISUAL ALARM, VISUAL NOTIFICATION DEVICES AND TDD MACHINES.

INDICATES ACCESSIBLE ROOMS. (HEARING IMPAIRED DEVICES INCLUDED.)

GENERAL NOTES:

1. FOR ALL ENLARGED UNIT PLANS SEE SHT. A-7.1 & A-7.2.
2. FOR WALL TYPE AND CONSTRUCTION SEE DETAILS ON SHEET A-4.1.
3. FOR SHEAR WALL LOCATIONS SEE STRUCTURAL DWG'S.
4. FOR DOOR AND WINDOW TYPES AND CONSTRUCTION SEE DETAILS AND SCHEDULES ON SHEET A-10.1 THRU 10.7
5. ALL EXTERIOR WALLS TO BE 2x6 D.F. @ 16" O.C. U.N.O.
6. ALL INTERIOR WALLS TO BE 2x4 OR 2x6 D.F. @ 16" O.C. (WHERE NOTED)
7. ALL DIMENSIONS ARE TO FACE OF STUD. U.N.O.
8. WHEN EVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THEY ARE CLEARLY VISIBLE.
9. EXIT SIGNS AND DIRECTIONAL SIGNS w/ MIN. 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING COLORS.
10. FOR CORRIDOR HORN / SMOKE DETECTOR LAYOUT SEE ELECT. DWG'S.
11. FOR SMOKE DETECTORS IN UNITS SEE SHEET A-7.1 & A-7.2 AND FOR BALANCE OF INFORMATION SEE ELECT. DWG'S.
12. ALL INTERIOR WALL FINISHES IN RESTROOM SHALL BE 5/8" MOISTURE RESISTANCE GYP. BD., TAPED & PRIMED w/ ORANGE PEEL TEXTURE. PROVIDE 4" CERAMIC TILE WALL BASE AT ALL INTERIOR WALLS OF RESTROOM.
13. ACCESSIBLE ENTRANCES TO TOILET FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER SECTION 1108.2.4.1 '97 U.B.C.
14. FOR EXITING PLAN SEE SHT. MEX-1 THRU MEX-5.

UNIT COUNT:	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNITS
TYPICAL UNITS	15	26	27	68
HEARING IMPAIRED UNITS	2	1	1	4
ACCESSIBLE UNITS	2	2	1	5
TOTAL UNITS	19	29	29	77

APPROVAL IS FOR CLO
AREAS OR LATEST RE
ONLY. SEE ORIGINALS
OTHER REQUIREMEN

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada

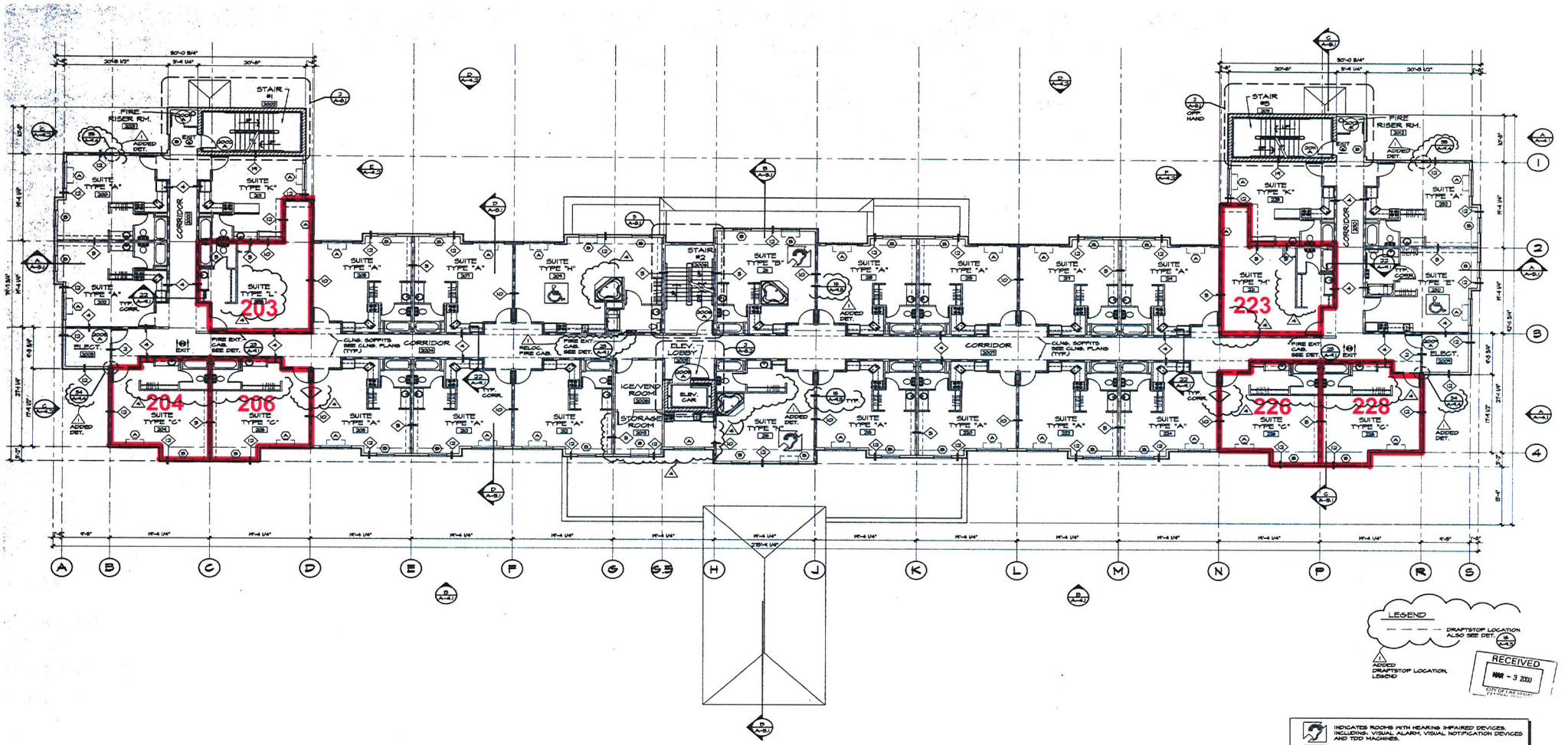
RKB MAR 07 2000

Date Issued: Indicate Structural
Plan Approved: Indicate Mech
Mechanical Approval Plan
Not a Permit to Work on Ar

RECEIVED
MAR - 3 2020
CITY OF LAS VEGAS
CENTRAL PERMIT

RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

SUP-43314



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0" 15,257 #

NORTH

INDICATES ROOMS WITH HEARING IMPAIRED DEVICES, INCLUDING: VISUAL ALARM, VISUAL NOTIFICATION DEVICES AND TDD MACHINES.

INDICATES ACCESSIBLE ROOMS. (HEARING IMPAIRED DEVICES INCLUDED.)

GENERAL NOTES:

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14. FOR EXITING PLAN SEE SHT. MEX-1 THRU MEX-8.

UNIT COUNT:	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNITS
TYPICAL UNITS	13	26	27	68
HEARING IMPAIRED UNITS	2	1	1	4
ACCESSIBLE UNITS	2	2	1	5
TOTAL UNITS	14	24	24	77

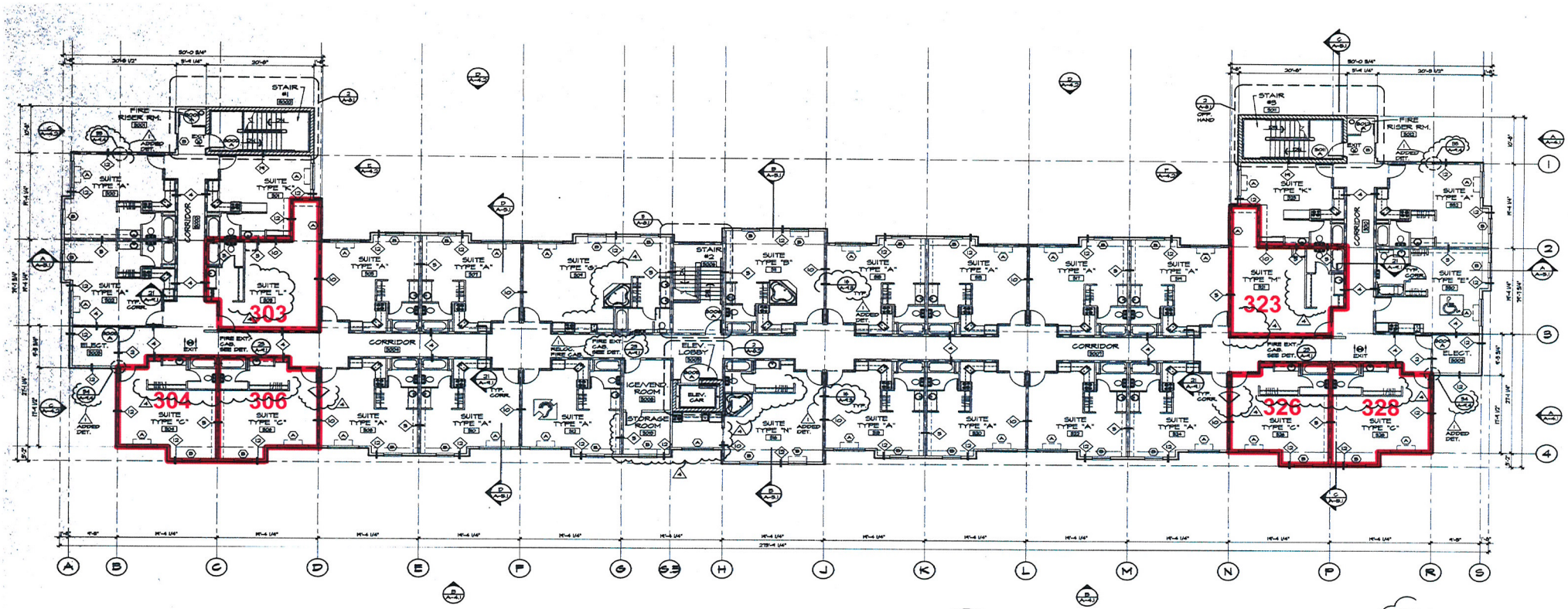
RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

RECEIVED
MAR - 3 2000
CITY OF LAS VEGAS
FEDERAL SECTION

APPROVED ... AREAS ... ONLY. SEE ... OTHER REQUIREMENT

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada
MAR 07 2000
Plans Not Include Structural, Electrical, Plumbing, Mechanical or Oil Site Improvements Made Pre Or Post Approval Plan Is Not a Permit to Violate Any Codes

SUP-43314



THIRD FLOOR PLAN

SCALE 1/8"= 1'-0"

15,257 ±

NORTH

WALL LEGEND

DRAFTSTOP LOCATION ALSO SEE DET.

ADDED DRAFTSTOP LOCATIONS. DRAFTSTOP LEGEND

RECEIVED

MAR - 3 2000

CITY OF LAS VEGAS GENERAL PERMITS

RECEIVED

SEP 21 2011

City of Las Vegas
Department of Planning

INDICATES ROOMS WITH HEARING IMPAIRED DEVICES INCLUDING: VISUAL ALARM, VISUAL NOTIFICATION DEVICES AND TDD MACHINES.

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14. FOR EXITING PLAN SEE SHT. HEX-1 THRU HEX-3.

APPROVAL IS FOR AREAS OR LAYOUT ONLY. SEE URGENT OTHER REQUIREMENTS

PLANS APPROVED ARCHITECTURAL

Building & Safety Dept. City of Las Vegas, Nevada

DATE MAR 07 2000

UNIT COUNT:	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNITS
TYPICAL UNITS	15	26	27	68
HEARING IMPAIRED UNITS	2	1	1	4
ACCESSIBLE UNITS	2	2	1	5
TOTAL UNITS	19	29	29	77

SUP-43314



SUP-43314 - APPLICANT: LA QUINTA INN & SUITES - OWNER: FORT APACHE INN-INVESTMENTS, LLC

9570 WEST SAHARA AVENUE

09/29/11



SUP-43314 - APPLICANT: LA QUINTA INN & SUITES - OWNER: FORT APACHE INN-INVESTMENTS, LLC
9570 WEST SAHARA AVENUE

09/29/11



SUP-43314 - APPLICANT: LA QUINTA INN & SUITES - OWNER: FORT APACHE INN-INVESTMENTS, LLC
9570 WEST SAHARA AVENUE

09/29/11

September 20, 2011

CLV Planning & Development

Attn: Yorgo Kagafas, Planner II
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6196
Fax: (702) 474-7463

Re: Special Use Permit for a Residence Hotel
APN 163-06-816-021 9570 W. Sahara Ave. LV, NV 89117

Dear Mr. Kagafas:

The purpose of this letter is to request a special use permit for a residence hotel. A recent business license audit/inquiry identified the existing La Quinta Inn to have an H05 license which allows a stay of up to a week. The property owner desires to have extended stay license H11 for a residence hotel specifically for occupants to stay longer than one week.

The original entitlement for this hotel (U-0146-97) was for a "THREE-STORY, NON-GAMING RESIDENCE HOTEL, and CONSISITING OF SEVENTY-THREE (73) 1-BEDROOM UNITS". This was put out on the public notification and was approved by Council on 4/27/98. Hawthorne Suites (the original license holder) had licensed it as a Hotel (H05) in 2000, when they had the entitlement for a Residence Hotel (H11). There appears to be a clerical error in that they should have applied for an (H11) license.

The property is zoned C-1 which requires a Special Use Permit (SUP) for a residence hotel. We are requesting to re-instate the previously approved entitlements.

A survey of the hotel finds 75 existing 1-bedroom units, 63 of which contain kitchens. The 12 rooms that do not have full kitchens do have refrigerators and microwaves effectively creating mini-kitchens. Title 19 states that all rooms in a residence hotel must have kitchens. Therefore, we are requesting a waiver for the 12 rooms that do not have 'full' kitchens. These rooms are labeled and identified in the attached floor plans: 203, 204, 206, 223, 226, 228, 303, 304, 306, 323, 326, and 328.

Given the surrounding land uses are apartments/commercial, and the entitlements were previously approved, we feel there is substantial justification for this request. This project is consistent with the surrounding area, the City of Las Vegas Development Code, and does not have any adverse impacts on the area. There are adequate utilities, public transportation, and services to the development. This hotel has been thriving for +/- 10 years, and the owner's goal is to remain in good standings with the City of Las Vegas.

We appreciate your assistance in moving forward with these modifications to the previously approved project.

Sincerely,

Scott L. Brown, NCARB
Principal
DesignCell Architecture

RECEIVED
SEP 21 2011
SUP-43314

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

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

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

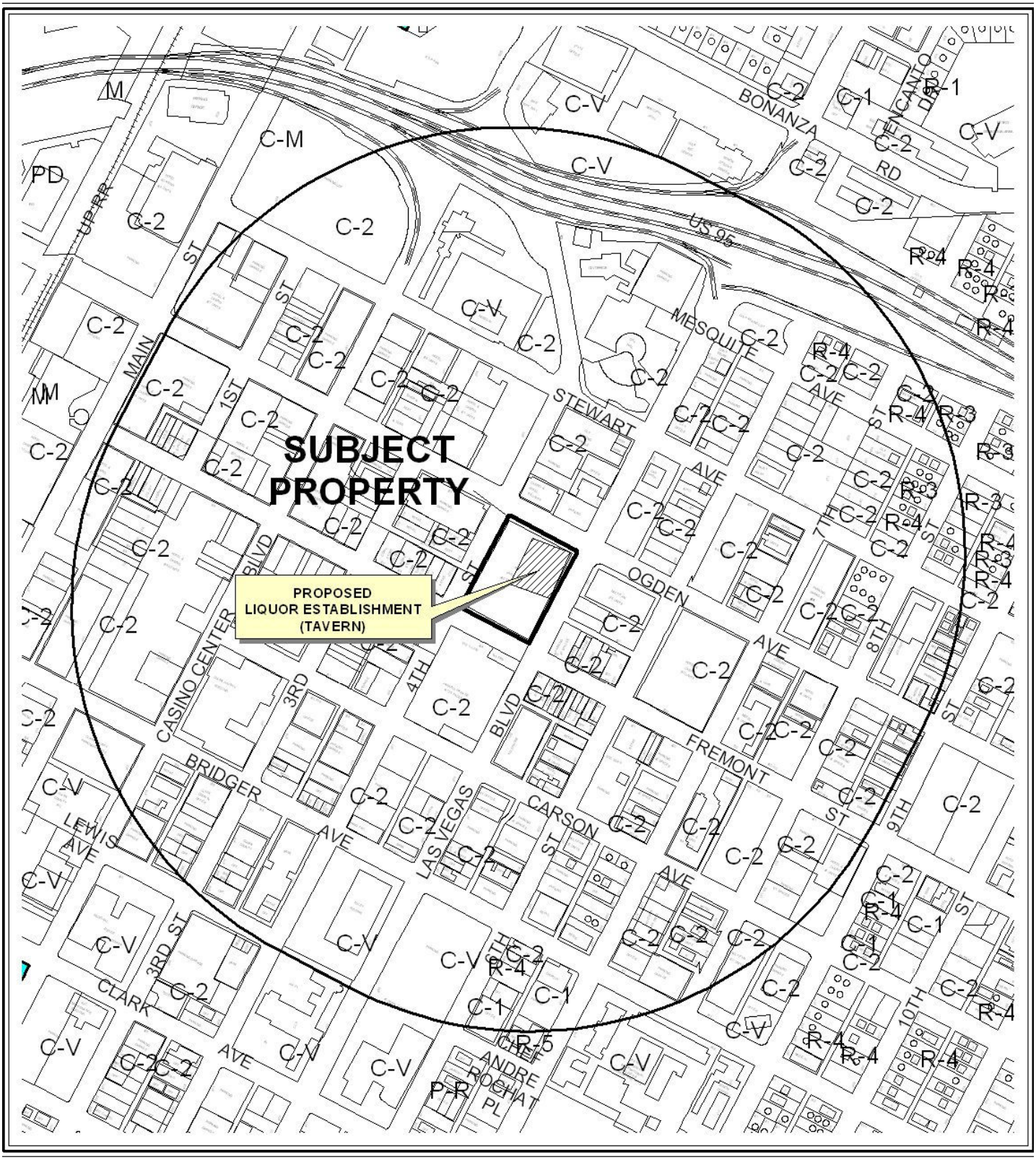
SUBJECT:
SUP-43357 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KASTLE MANAGEMENT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 22,160 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION 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, in a portion of Suite #130 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43357**

RADIUS: 1500 FEET

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

N



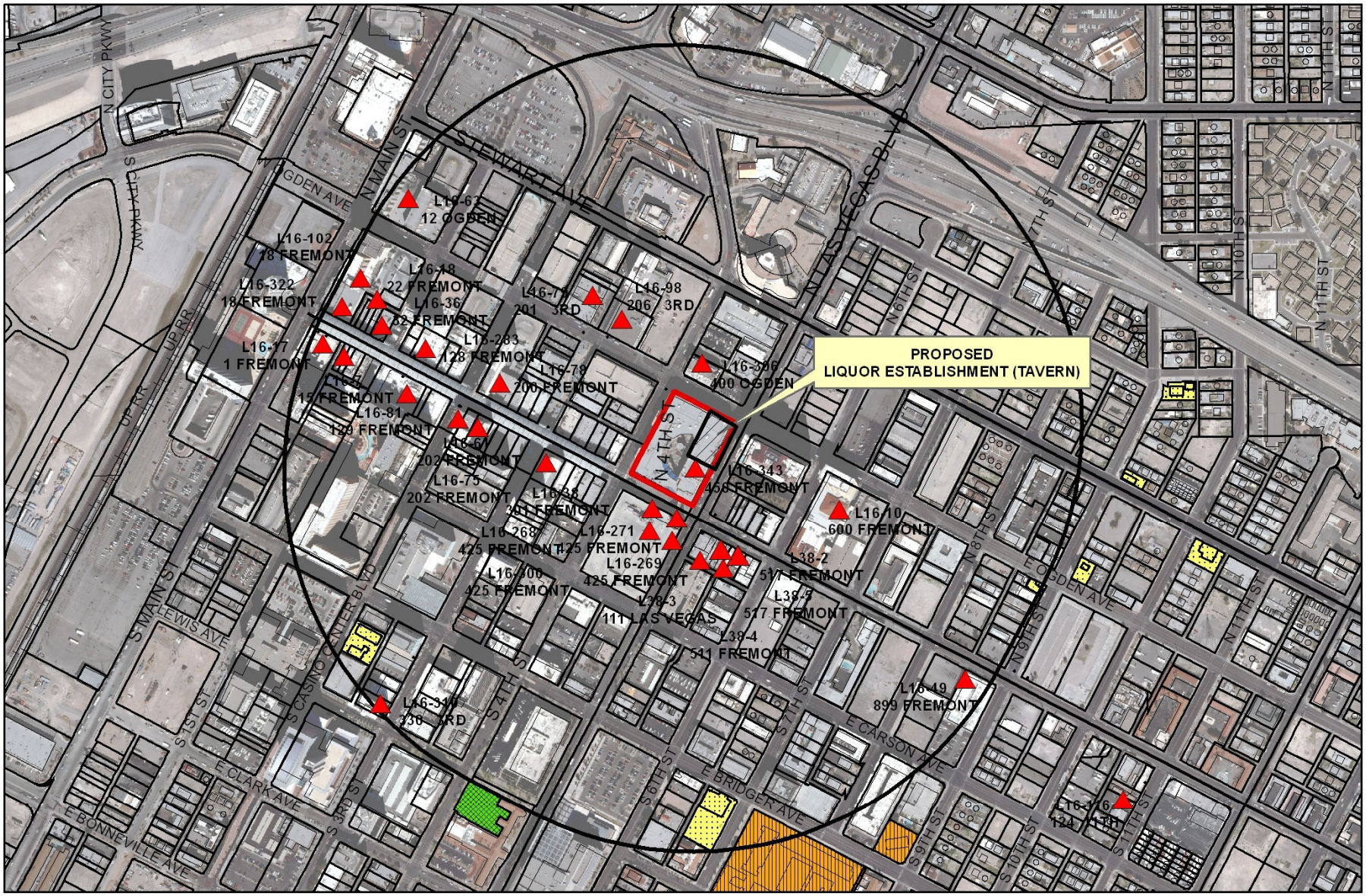
0 300 600 Feet

CASE: **SUP-43357**

RADIUS: 1500 FEET

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

N



SUP-43357

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 285 570 1,140 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43357 APN: 139-34-513-002

Name of Property Owner: FAEC Holdings Wirralla, LLC

Name of Applicant: Kactle Mgmt, LLC

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Dharmesh Bhanabhai

Subscribed and sworn before me

This 9th day of Sept, 20 11

Notary Public in and for said County and State

BETH A. GARDNER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08/12/12
Certificate No: 93-2564-1

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Kastle Mgmt, LLC

Project Address (Location) 450 Fremont Street, 2nd Floor, Las Vegas, NV 89101

Project Name Drink and Drag **Proposed Use** nightclub

Assessor's Parcel #(s) 139-34-513-002 **Ward #** _____

General Plan: existing ✓ proposed _____ **Zoning:** existing ✓ proposed _____

Commercial Square Footage ± 22,000 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER FAEC HOLDINGS/WIRRULLA, LLC **Contact** Dan Bhanabhai

Address 450 Fremont Street, #370 **Phone:** 243-0654 **Fax:** 671-0092

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

E-mail Address danewirrulla.com

APPLICANT Kastle Mgmt, LLC **Contact** Sia Amini

Address 1050 Flamingo Road, #251 **Phone:** 310-849-9823 **Fax:** _____

City Las Vegas **State** NV **Zip** 89119

E-mail Address siaaminiehotmail.com

REPRESENTATIVE Project Designer **Contact** Jim Raven

Address 450 Fremont Suite 233 **Phone:** 979 9900 **Fax:** 971-9326

City LV NV **State** NV **Zip** 89101

E-mail Address Jim@edg-nv.com 971 9326 FAX

Property Owner Signature* _____

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

Print Name Dharmesh Bhanabhai

Subscribed and sworn before me

This 9th day of Sept, 20 11.

_____

Notary Public in and for said County and State

BETH A. GARDNER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08/12/12
Certificate No: 93-2564-1

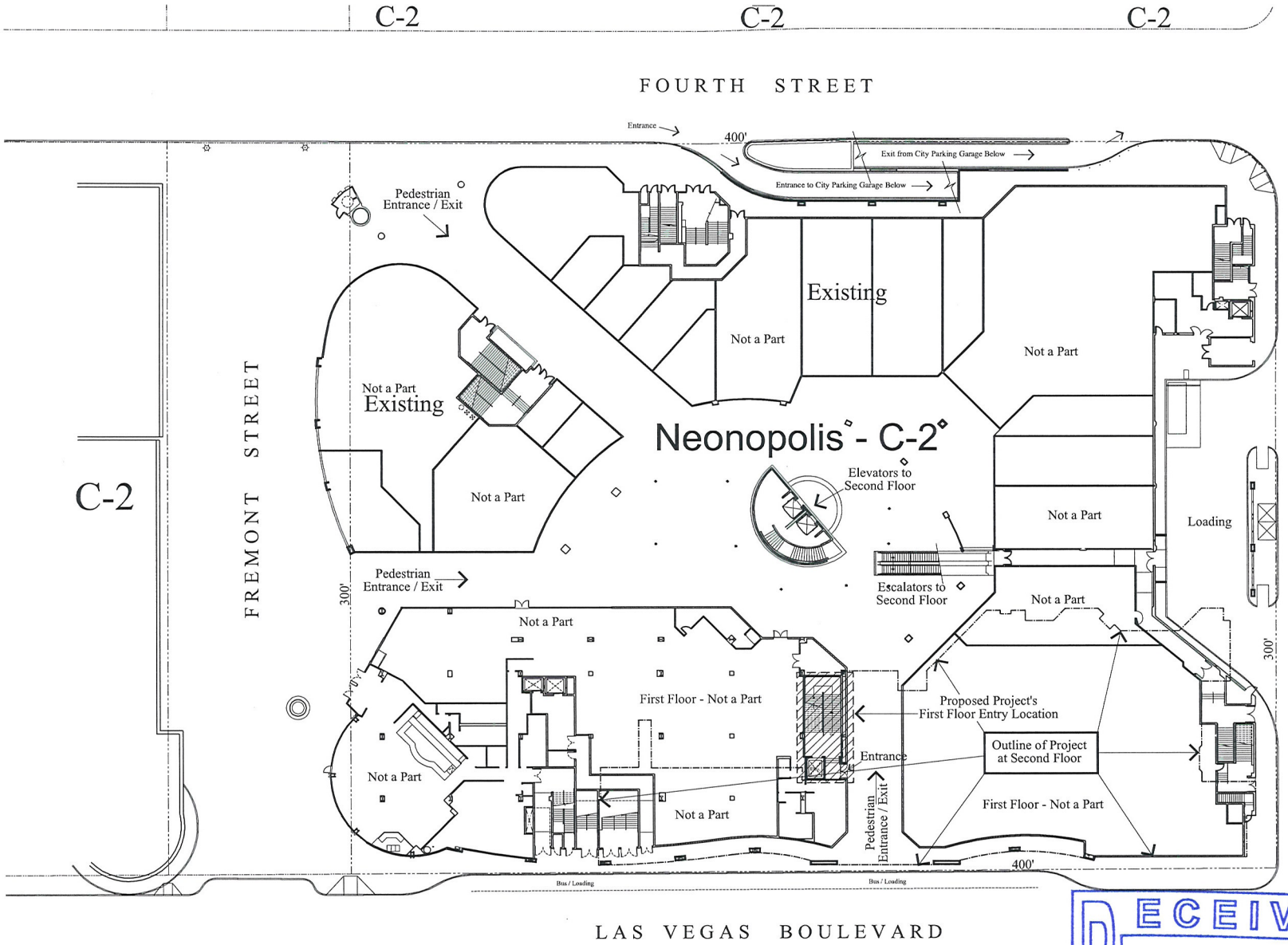
FOR DEPARTMENT USE ONLY

Case #	SUP-43357
Meeting Date:	11-8-11
Total Fee:	1280.00
Date Received:*	9-22-11
Received By:	JFM

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

Revised 10/27/08

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



SITE INFORMATION

ZONING:
C-2 - General Commercial District

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Gross Area	119,790 sf	2.75 acres

Building:

Overall Area	320,000 sf

Suite 130-2nd Floor:

Total Area:	20,185 gsf

PARKING REQUIREMENTS

Parking Required:

Shopping Center	1 per 250 sf	
Total Required:	20.2 * 4 =	81

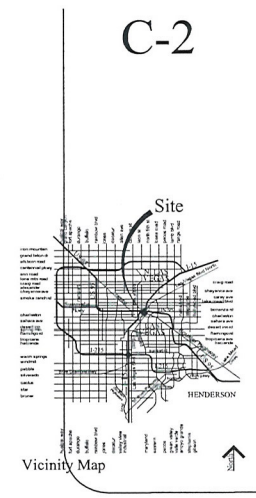
Provided:
*** per City Public Parking Garage Below**

Total Provided:		81
Parking Ratio:	4.0 per 1000	1 per 250

H/C Required:

Total Spaces per chart	4
Total Provided:	4

* per City Public Parking Garage Below



Scale: 1" = 20'

0 20 40 80

Project No. 111030 September 22, 2011

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Site Plan

Nightclub at Neonopolis

Las Vegas, Nevada

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City of Las Vegas
Department of Planning

SUP-43357

Environmental
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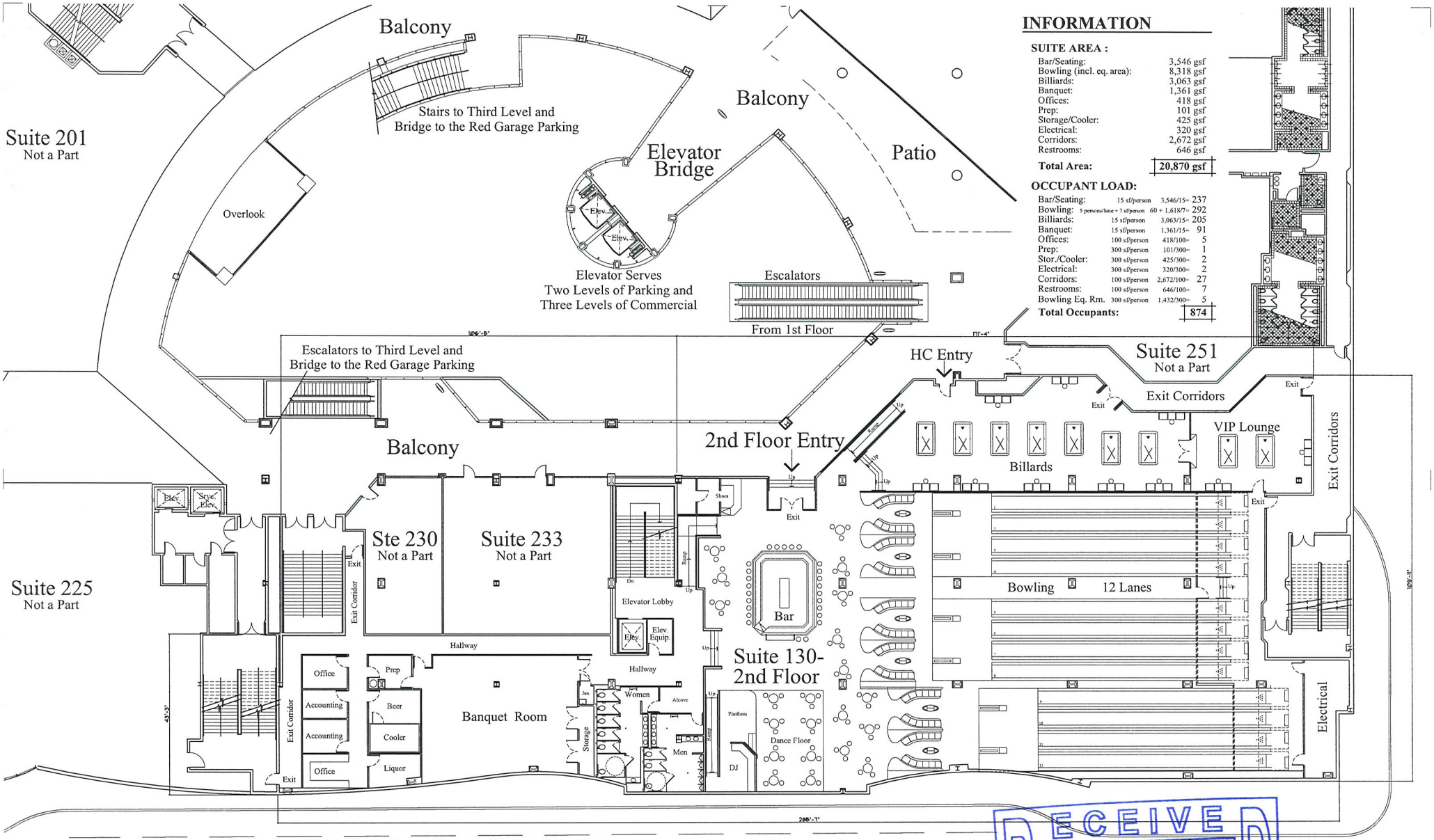
LAS VEGAS • SCOTTSDALE



INFORMATION

SUITE AREA :

Bar/Seating:	3,546 gsf
Bowling (incl. eq. area):	8,318 gsf
Billiards:	3,063 gsf
Banquet:	1,361 gsf
Offices:	418 gsf
Prep:	101 gsf
Storage/Cooler:	425 gsf
Electrical:	320 gsf
Corridors:	2,672 gsf
Restrooms:	646 gsf
Total Area:	**20,870 gsf**

OCCUPANT LOAD:

Bar/Seating:	15 sf/person	3,546/15=	237
Bowling:	5 persons/lane + 7 sf/person	60 + 1,618/7=	292
Billiards:	15 sf/person	3,063/15=	205
Banquet:	15 sf/person	1,361/15=	91
Offices:	100 sf/person	418/100=	5
Prep:	300 sf/person	101/300=	1
Stor./Cooler:	300 sf/person	425/300=	2
Electrical:	300 sf/person	320/300=	2
Corridors:	100 sf/person	2,672/100=	27
Restrooms:	100 sf/person	646/100=	7
Bowling Eq. Rm.	300 sf/person	1,432/300=	5
Total Occupants:			**874**

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Floor Plan

Nightclub at Neonopolis

Las Vegas, Nevada

North

Scale: 3/32" = 1'-0"

Project No. 111030 September 22, 2011

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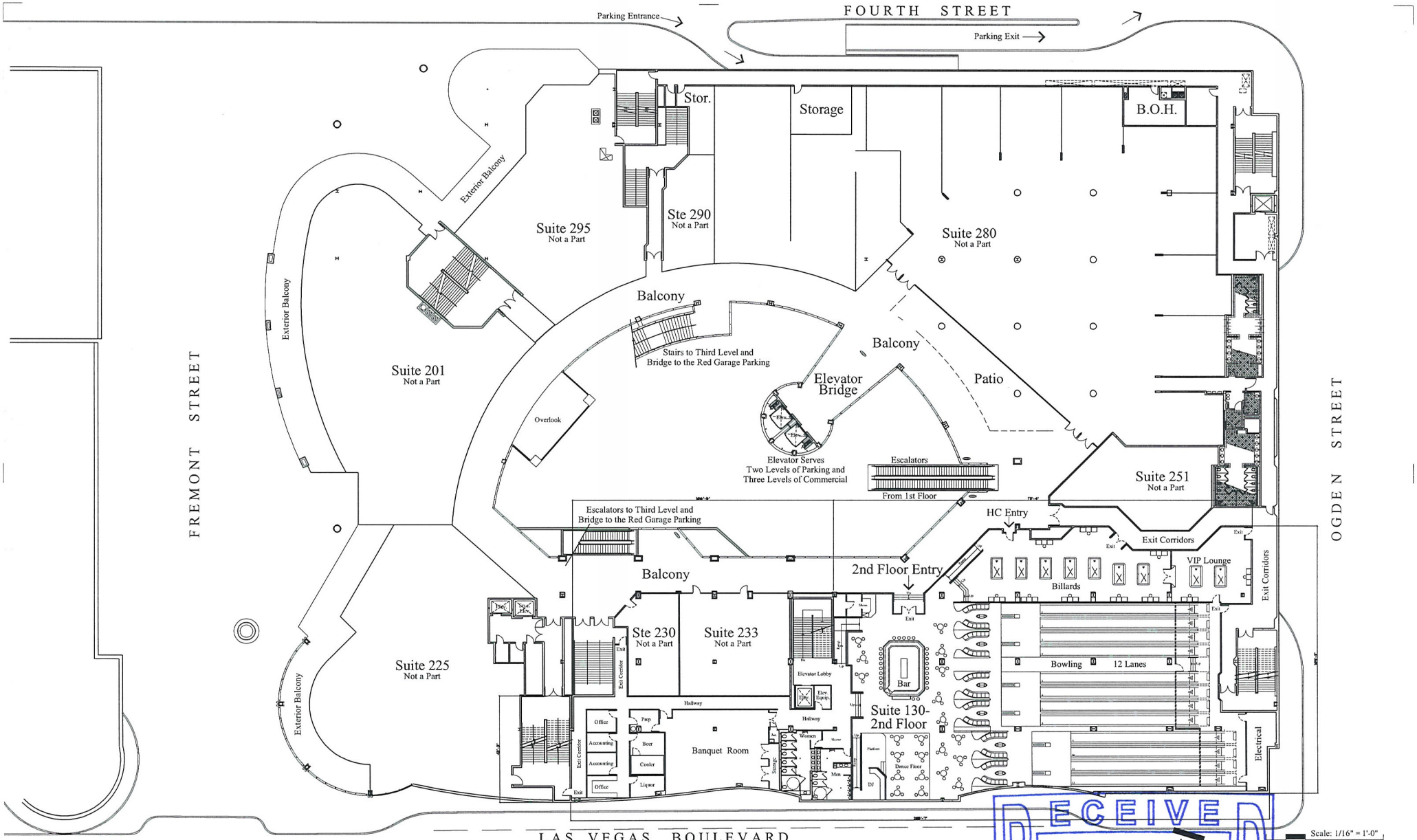
SUP-43357



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Scale: 1/16" = 1'-0"

Project No: 111030 September 22, 2011

Overall Second Floor Plan

Nightclub at Neonopolis

Las Vegas, Nevada

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City of Las Vegas
Department of Planning

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SUP-43357 - APPLICANT: KASTLE MANAGEMENT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, IN A PORTION OF SUITE #130

09/29/11

NEONOPOLIS
at Fremont Street Experience

450 Fremont Street, Suite # 370, Las Vegas, NV 89101
Phone : 702.243.0654 Fax : 702.671.0092

September 22, 2011

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

RE: Special Use Permit with Respect to Neonopolis Suite 130-2nd Floor – Drink & Drag

To Whom It May Concern:

Please accept this Letter of Justification, requesting the following Waivers:

1. Waiver of the restricted distance of 1,500 feet from other taverns.
2. Waiver of the restricted distance of 1,500 ft from religious (one at 1,345 ft) or school facilities (one at 1,394 ft).

The intended use of Suite 130-2nd Floor is a Nightclub/Tavern; the new tenant will occupy approximately 22,160 sq. ft. with the business name of "Drink & Drag". Initially the business will have 25 employees and operate from 4:00 pm to 4:00 am each day. There are no specific State licenses required for this Use/Business.

The proposed Use/Business is compatible with the General Plan and suitable for the type and intensity being proposed. Streets and access should have no detrimental impacts from this Use/Business and the approval of the Special Use Permit will not be inconsistent with the public health, safety, welfare or objectives of the General Plan.

This suite was issued a CofO in 2002 as Jillian's a Multi-Entertainment Center with a Sports Bar, Restaurant, Arcade, Dancing, Bowling and Billiards. This Use/Business will only occupy the 2nd Floor space of the former Jillian's two-level space and utilize the existing Bar, DJ/Dance Floor, Bowling, Billiards and Banquet Room. This Use/Business is within the existing Casino overlay and is conducive to the City's policy of adding more entertainment/taverns on Fremont Street which is adjacent to the Fremont East Entertainment District.

Neonopolis and this Suite are also a part of the following overlays:
Downtown Centennial Plan, Las Vegas Redevelopment Plan, Live Work Overlay, Las Vegas Scenic Byway Overlay and Airport Overlay (200 feet). To the best of our knowledge this Use/Business are in compliance with all the above overlay's requirements.

Public and employee parking is provided on-site within the City of Las Vegas Neonopolis Parking Garage (two levels below grade), additional Public parking can be found at the CLV's Red Garage (across Fremont St.) and two major RTC bus stops exist on both the east (LVB) and west (4th St.) side of Neonopolis adjacent to Fremont street.

Thank you for your consideration for approval of the Special Use Permit requested for Suite 130-2nd Floor – Drink & Drag.

Respectfully,

Loraine Kusuhara

Loraine Kusuhara
Neonopolis Management

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

SUP-43357

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

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

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

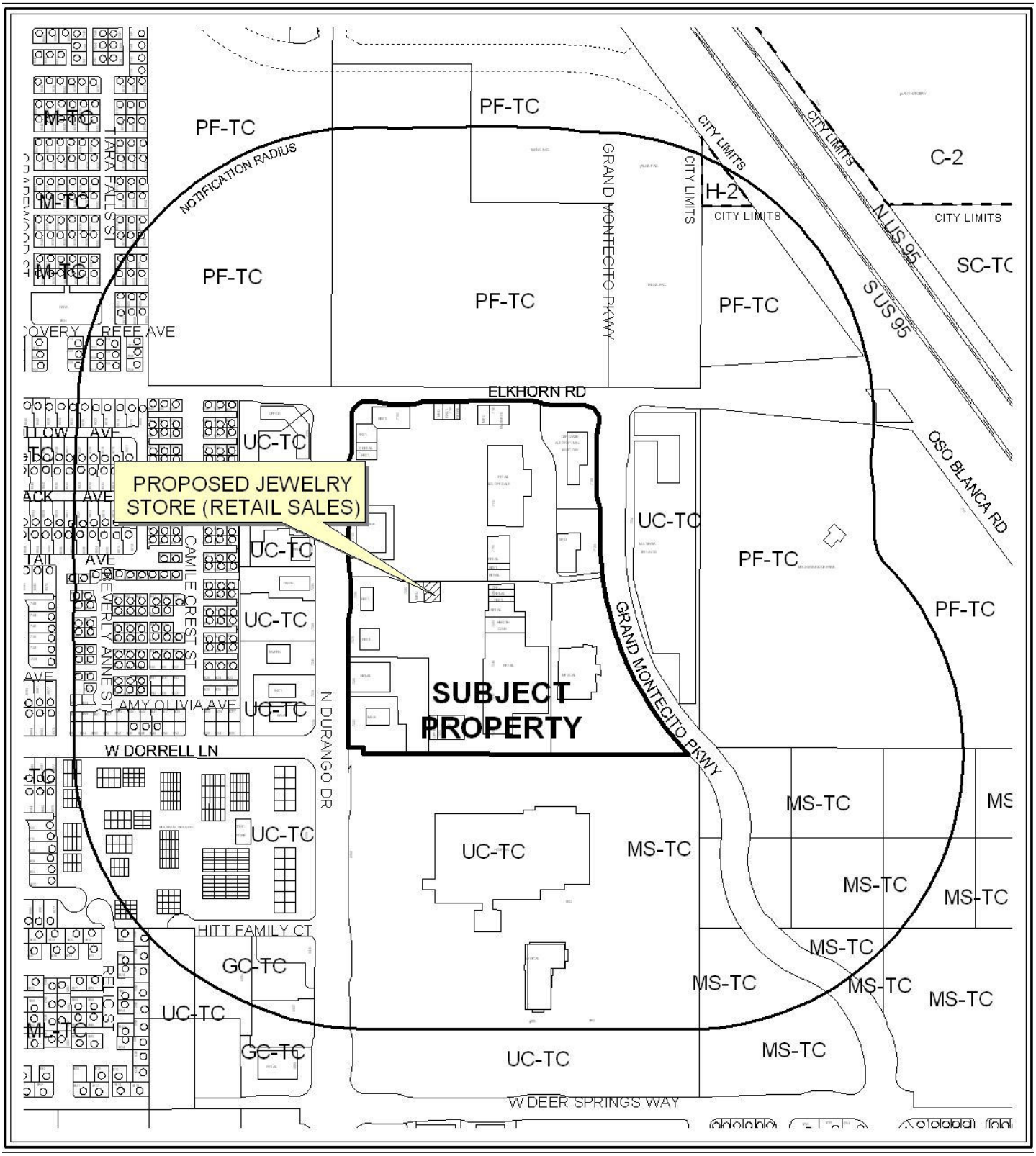
SUBJECT:
SUP-43376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MJ GOLD AND DIAMOND EXCHANGE - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING RETAIL SALES ESTABLISHMENT (JEWELRY STORE) 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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-43376**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)



0 300 600 Feet

CASE: **SUP-43376**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43376** APN: 125-20-510-020

Name of Property Owner: NPI I & G Montecito Marketplace Phase II, LLC

Name of Applicant: MJ Gold & Diamond Exchange

Name of Representative: George M Rogers, Architect

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 T. Finnegan

SVP - West Region

Subscribed and sworn before me

This _____day of _____, 20__

See attached

_____

Notary Public in and for said County and State

RECEIVED

SEP 27 2011

City of Las Vegas

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego

On August 4, 2011 (Date) before me, Suzanne Marie Girard, Notary Public (Here Insert Name and Title of the Officer),
personally appeared Brian T. Finnegan (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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: Suzanne Marie Girard (Signature of Notary Public)

SUZANNE MARIE GIRARD
Commission # 1893695
Notary Public - California
San Diego County
My Comm. Expires Jun 25, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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SEP 27 2011
City of Las Vegas

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Item #5907

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use

Project Address (Location) 7090 North Durango Drive, Suite #140

Project Name Nevada Gold & Diamond Co., LLC **Proposed Use** Secondhand Sales

Assessor's Parcel #(s) 125-20-510-020 **Ward #** 6-Steven Ross

General Plan: existing UC-TC proposed _____ **Zoning:** existing T-C proposed _____

Commercial Square Footage ~~3,033~~ 2845 **Floor Area Ratio** _____

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

Additional Information Lease under MJ Christensen Jewelers, LLC

PROPERTY OWNER NP/1&G Montecito Marketplace Phase II, LLC **Contact** Shelley Kimball

Address 420 Lexington Avenue **Phone:** (858) 202-1110 **Fax:** (858) 457-1848

City New York, New York 10170 **State** AZ **Zip** 85261

E-mail Address Shelley.Kimball@centroprop.com

APPLICANT MJ Gold & Diamond Exchange **Contact** Micah Eldredge

Address 7090 North Durango Drive, Suite 140 **Phone:** (702) 515-7550 **Fax:** (702) 515-7551

City Las Vegas **State** NV **Zip** 89149

E-mail Address mjgde1@yahoo.com

REPRESENTATIVE George M. Rogers, Architect **Contact** George M. Rogers

Address 6325 South Jones Boulevard, Suite 100 **Phone:** (702) 894-5027 **Fax:** (702) 894-5028

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

E-mail Address george@gmrarchitect.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 Brian T. Finnegan, SVP-West Region

Subscribed and sworn before me

This _____ day of _____ 20 _____.

See attached

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SVP-43376
Meeting Date:	11/8/11 P.C.
Total Fee:	$1,030
Date Received:*	9/27/11
Received By:	BCS

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SEP 27 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego }

On August 4, 2011 (Date) before me, Suzanne Marie Girard, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Brian T. Finnegan (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) 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.

SUZANNE MARIE GIRARD
Commission # 1893695
Notary Public - California
San Diego County
My Comm. Expires Jun 25, 2014

Signature: Suzanne Marie Girard
(Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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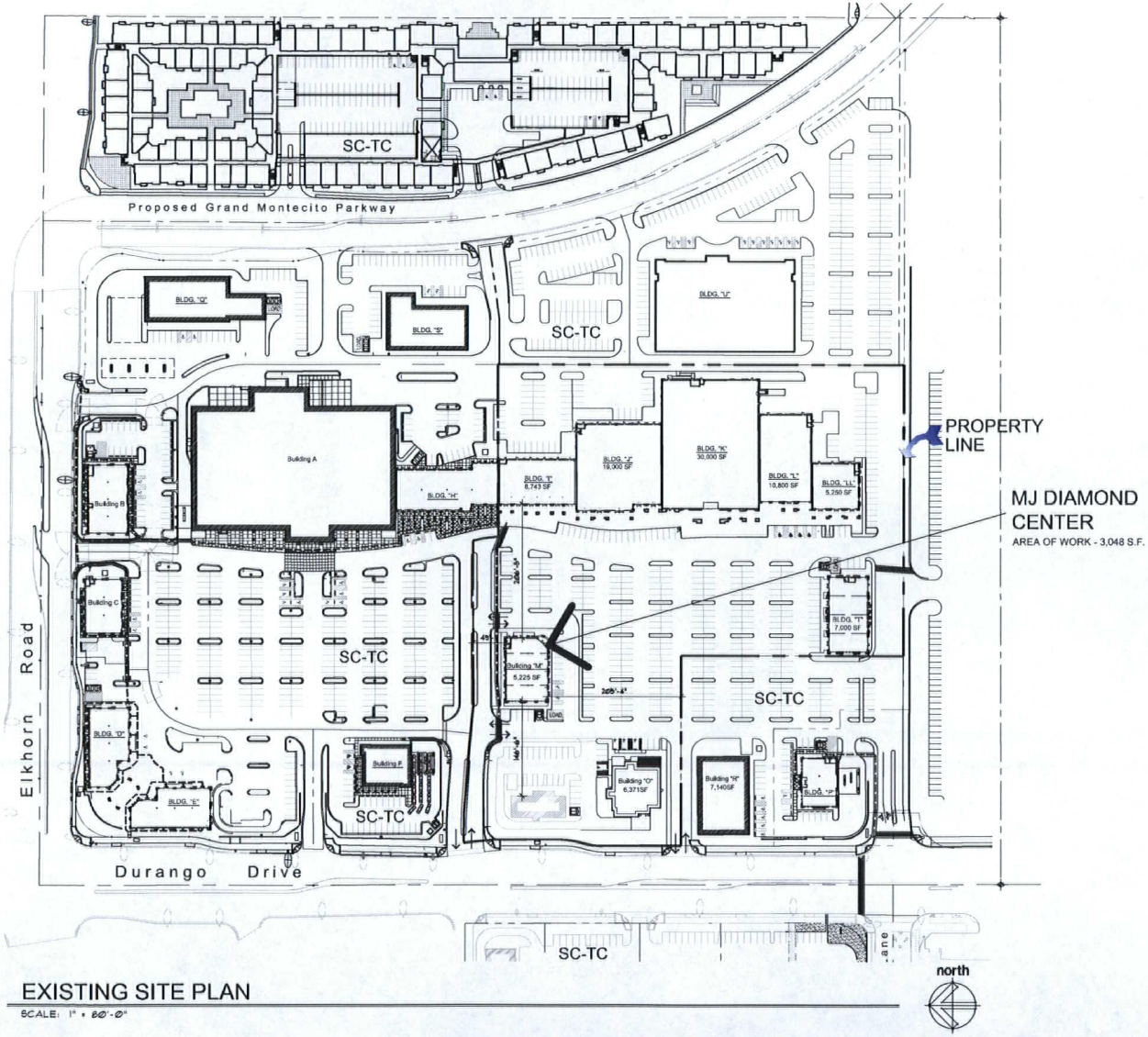
City of Las Vegas



EXISTING SITE PLAN

SCALE: 1" = 80'-0"

11-580 PROJECT DATA (CITY OF LAS VEGAS)			
CURRENT ZONING		SC-TC (SERVICE COMMERCIAL - TOWN CENTER)	
DESIRED ZONING		SC-TC (SPECIAL USE PERMIT)	
	FRONT	15'-0"	EXISTING
	CORNER	15'-0"	EXISTING
	SIDE	10'-0"	EXISTING
	REAR	20'-0"	EXISTING
ACCESSOR'S PARCEL		125-20-510-020	
NET SITE AREA	=	366,335.6 S.F. 8.41 ACRES	
COVERAGE	=	MAX. N/A	ACTUAL EXISTING
BUILDING HEIGHT	=	ALLOWABLE 5 STORIES	PROVIDED EXISTING

BUILDING NAMES			BUILDING AREAS		REQUIRED PARKING
A	RETAIL	=	65,788	S.F.	1 SPACE/ 250 S.F.
B	RETAIL	=	6,360	S.F.	
C	RETAIL	=	4,871	S.F.	
D	RETAIL	=	8,860	S.F.	
E	RETAIL	=	8,860	S.F.	
F	OFFICE	=	4,565	S.F.	
H	RETAIL	=	10,201	S.F.	
I	RETAIL	=	8,743	S.F.	
J	RETAIL	=	18,000	S.F.	
K	RETAIL	=	30,000	S.F.	
L	RETAIL	=	10,800	S.F.	
LL	RETAIL	=	5,250	S.F.	
M	RETAIL	=	5,225 S.F.		
N	RESTAURANT	=	3,677	S.F.	
O	RESTAURANT	=	6,371	S.F.	
P	OFFICE	=	4,000	S.F.	
Q	RETAIL	=	1,182	S.F.	
R	RETAIL	=	7,140	S.F.	
S	RETAIL	=	9,133	S.F.	
T	RETAIL	=	7,000	S.F.	
U	OFFICE	=	60,760 (2 STORIES)	S.F.	
TOTAL		=	281,741	S.F.	

ON SITE PARKING				
REQUIRED 24 HANDICAP SPACES	=	1,126	SPACES	(TOTAL SITE)
PROVIDED 52 HANDICAP SPACES	=	1,364	SPACES	
LOADING ZONES REQUIRED:	=	6	SPACES	(TOTAL SITE)
LOADING ZONES PROVIDED:	=	10	SPACES	

PROJECT DATA

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

north

GMRA
George M. Rogers, Architect
Architecture ▪ Interiors
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

MJ Diamond Center - Bldg. 'M'
Las Vegas, Nevada

DATE: 17 August 2011
JOB NO.: 11-580

Site Plan
SHEET A1.0
OWNER/DEVELOPER:
MJ Diamond Center

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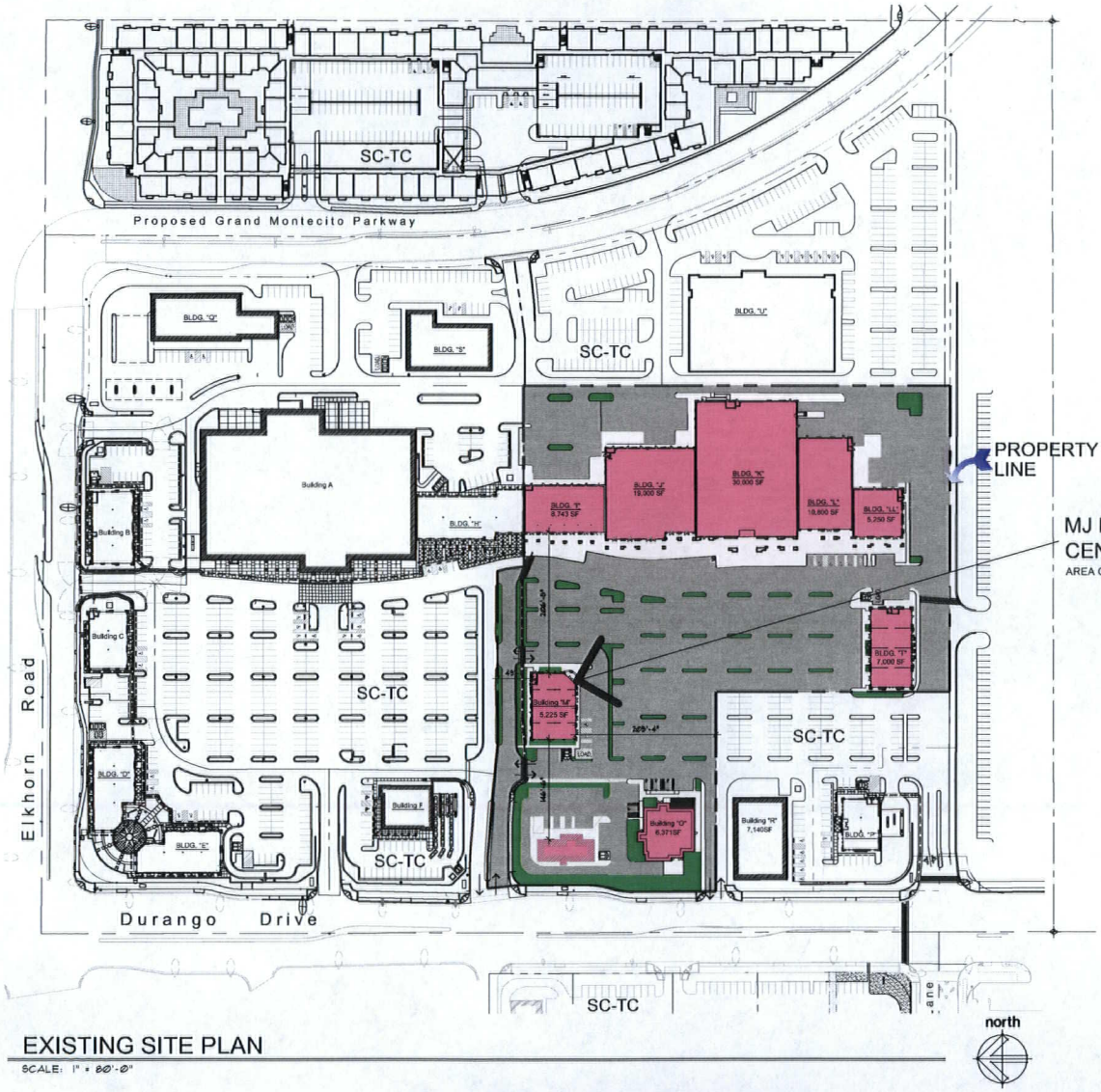
SEP 27 2011
SUP-43376
City of Las Vegas



EXISTING SITE PLAN

SCALE: 1" = 80'-0"

PROJECT DATA (CITY OF LAS VEGAS)

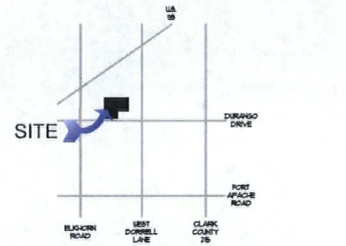
CURRENT ZONING		SC-TC (SERVICE COMMERCIAL -TOWN CENTER)		
DESIRED ZONING		SC-TC (SPECIAL USE PERMIT)		
	FRONT	5'-0"		EXISTING
	CORNER	5'-0"		EXISTING
	SIDE	10'-0"		EXISTING
	REAR	20'-0"		EXISTING
ACCESSOR'S PARCEL		125-20-510-020		
NET SITE AREA	=	366,338.6 S.F. 8.41 ACRES		
COVERAGE	=	MAX. N/A	ACTUAL EXISTING	
BUILDING HEIGHT	=	ALLOWABLE 5 STORIES	PROVIDED EXISTING	

BUILDING NAMES			BUILDING AREAS		REQUIRED PARKING
A	RETAIL	=	65,758	S.F.	1 SPACE/ 250 S.F.
B	RETAIL	=	6,360	S.F.	
C	RETAIL	=	4,671	S.F.	
D	RETAIL	=	6,660	S.F.	
E	RETAIL	=	6,660	S.F.	
F	OFFICE	=	4,545	S.F.	
H	RETAIL	=	10,261	S.F.	
I	RETAIL	=	8,743	S.F.	
J	RETAIL	=	19,000	S.F.	
K	RETAIL	=	30,000	S.F.	
L	RETAIL	=	18,800	S.F.	
LL	RETAIL	=	5,250	S.F.	
M	RETAIL	=	5,225 S.F.		
N	RESTAURANT	=	3,871	S.F.	
O	RESTAURANT	=	6,371	S.F.	
P	OFFICE	=	4,000	S.F.	
Q	RETAIL	=	1,182	S.F.	
R	RETAIL	=	7,140	S.F.	
S	RETAIL	=	5,733	S.F.	
T	RETAIL	=	7,000	S.F.	
U	OFFICE	=	60,718 (2 STORIES)	S.F.	
TOTAL		=	287,741	S.F.	

ON SITE PARKING				
REQUIRED 24 HANDICAP SPACES	=	1,114	SPACES	(TOTAL SITE)
PROVIDED 52 HANDICAP SPACES	=	1,364	SPACES	
LOADING ZONES REQUIRED:	=	6	SPACES	(TOTAL SITE)
LOADING ZONES PROVIDED:	=	10	SPACES	

PROJECT DATA

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

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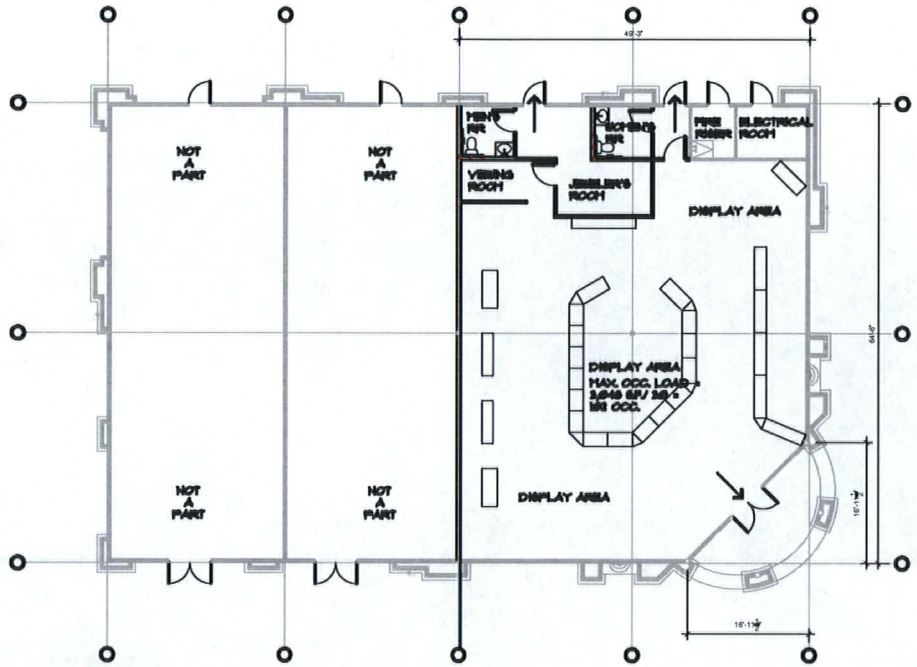
www.gmrarchitect.com

MJ Diamond Center - Bldg. 'M'
Las Vegas, Nevada

DATE: 17 August 2011
JOB NO.: 11-580

Site Plan
SHEET A1.0
OWNER/DEVELOPER:
MJ Diamond Center

RECEIVED
SEP 27 2011
SUP-43376
City of Las Vegas



EXISTING FLOOR PLAN - BLDG. M

SCALE: 1/8" = 1'-0"



NORTH VIEW

SCALE: N.T.S.



EAST VIEW

SCALE: N.T.S.



SOUTH VIEW

SCALE: N.T.S.

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City of Las Vegas

SUP-43376

GMRA
George M. Rogers, Architect
Architecture ▪ Interiors
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

MJ Diamond Center - Bldg. 'M'
Las Vegas, Nevada

DATE: 17 August 2011
JOB NO.: 11-580

Floor Plan & Elevations
SHEET A2.0
OWNER/DEVELOPER:
MJ Diamond Center



SUP-43376 - APPLICANT: MJ GOLD AND DIAMOND EXCHANGE - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC
7090 NORTH DURANGO DRIVE, SUITE #140

09/29/11



SUP-43376 - APPLICANT: MJ GOLD AND DIAMOND EXCHANGE - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC
7090 NORTH DURANGO DRIVE, SUITE #140

09/29/11

GMRA

George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

September 23, 2011

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

re: MJ Gold & Diamond Exchange, 7090 North Durango Drive, Suite 140

To Whom It May Concern,

Please accept this Justification Letter for Special Use Permit (SUP) application at the above mentioned address. The requested SUP is for "secondhand sales" to allow incidental buying and selling of jewelry in accordance with Chapter 6.74 of the LVMC and the subsequent Class III-A business license. There will be no outside display of merchandise.

The use will not adversely affect the quality of the Montecito shopping center and the parking requirements for the center are significantly exceeded.

We respectfully request approval for this SUP in accordance with all City requirements.

Very truly yours,

George Rogers, AIA, LEED Green Associate

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City of Las Vegas
SUP-43376

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

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

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

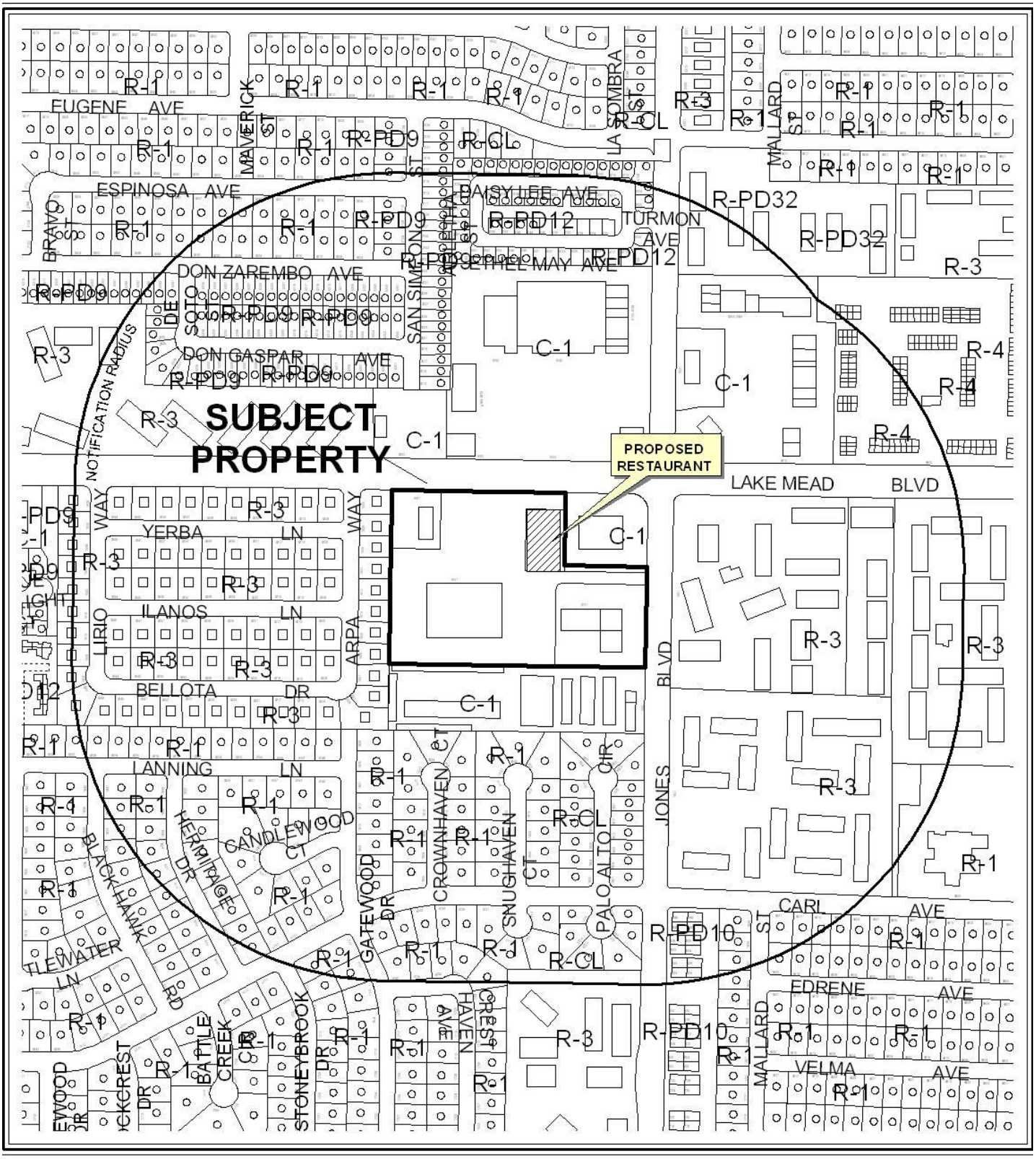
SUBJECT:
SDR-43345 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL POLLO LOCO, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,757 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO 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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

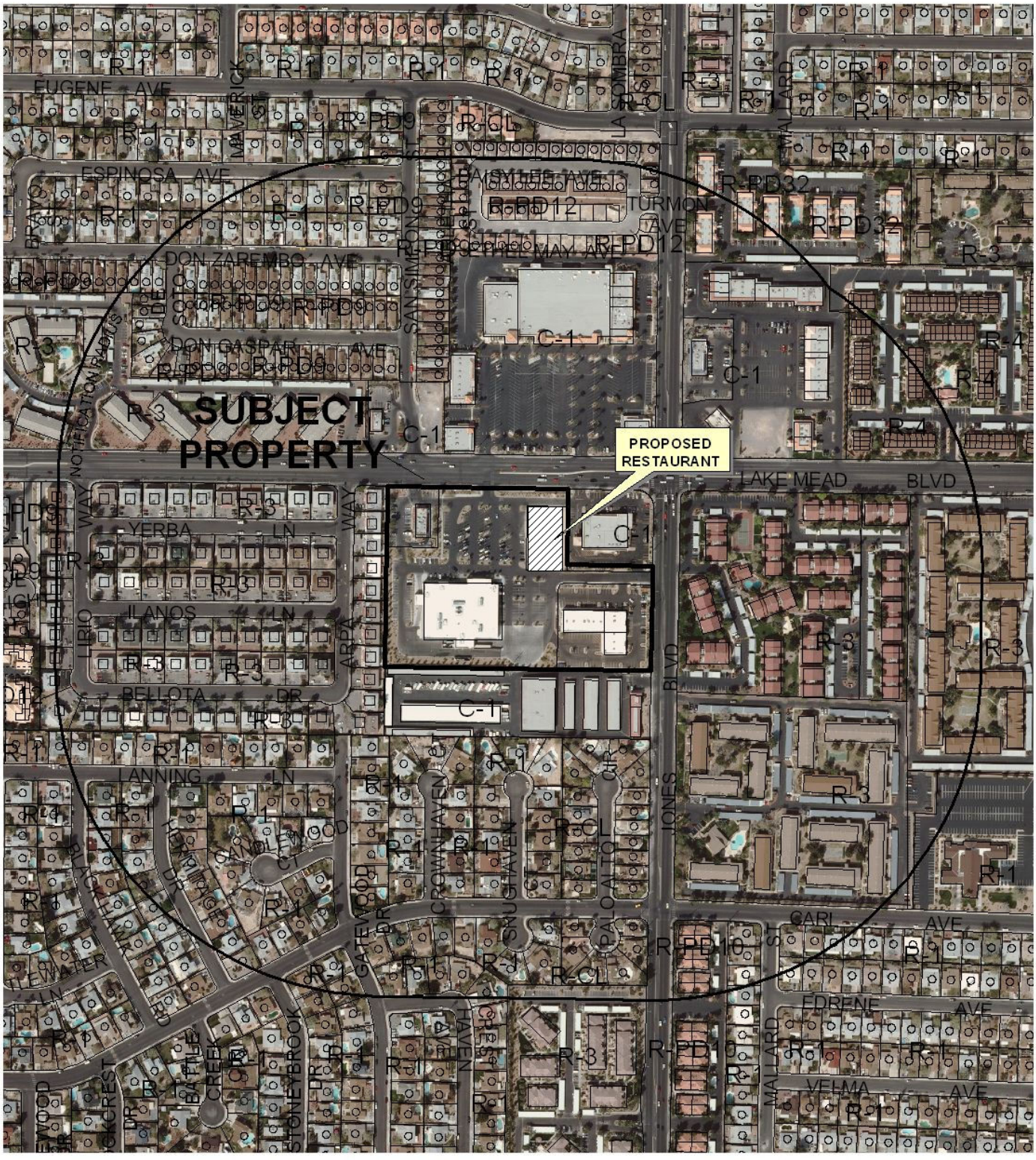
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-43345**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SDR-43345**

RADIUS: 1000 FEET

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

N

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 Carmichall, VP of Development

Subscribed and sworn before me

This ____ day of _____, 20____

See attached

Notary Public in and for said County and State

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

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)**

ANNE O'BRIEN
Commission # 1848267
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

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City of Las Vegas
Department of Planning

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 SC proposed No Change **Zoning:** existing C-1 proposed No change

Commercial Square Footage 2,751 **Floor Area Ratio** 8.7%

Gross Acres .56 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER El Pollo Loco, Inc. **Contact** Brian Carmichall

Address 3535 Harbor Blvd., Suite 100 **Phone:** (714) 599-5033 **Fax:** (714) 599-5533

City Costa Mesa, CA 92626 **State** **Zip**

E-mail Address Kroak@elpolloloco.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 **Phone:** (949) 375-0136 **Fax:** (949) 200-5444

City Newport Beach **State** CA **Zip** 92660

E-mail Address bpodosin@alianzadevelopment.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 Brian Carmichall, VP of Development

Subscribed and sworn before me

This See attached day of , 20 .

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-43345
Meeting Date:	10/8/11 PC
Total Fee:	$1,030
Date Accepted:	9/27/11
Accepted By:	

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

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SEP 27 2011
City of Las Vegas
Department of Planning

State of California
County of Orange

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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)**

ANNE O'BRIEN
Commission # 1848267
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

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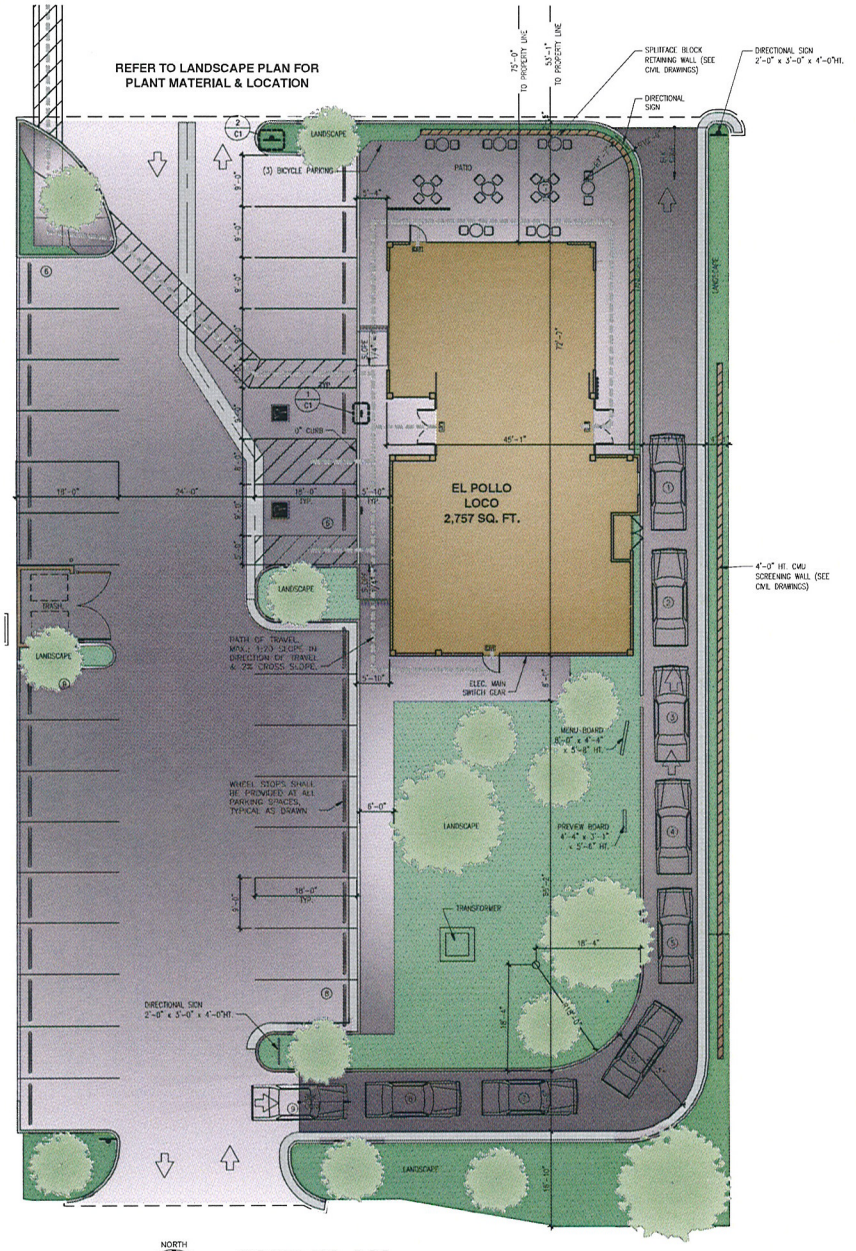
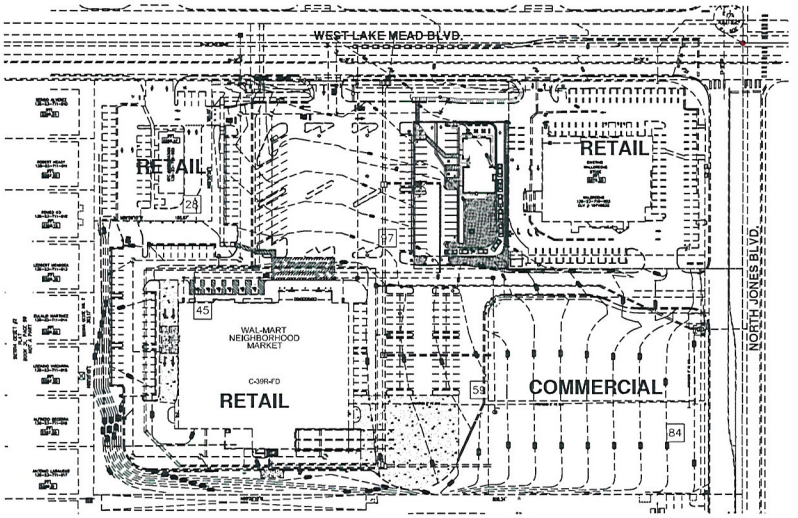
Department of Planning



SITE PLAN

SCALE: 1" = 10'



OVERALL SITE PLAN

SCALE: 1" = 75'

PROJECT DESCRIPTION

EXISTING LAND USE:	VACANT
PROJECT DESCRIPTION:	NEW 2,757 SQ.FT. FAST RESTAURANT
NUMBER OF STORIES:	1
OCCUPANCY:	A2
CONSTRUCTION TYPE:	VB

LOT AREA ANALYSIS

BUILDING COVERAGE AREA	2,757 SQ.FT.	(8.7% LOT COVERAGE)
TOTAL LOT AREA	24,250 SQ.FT.	

PARKING ANALYSIS:

EL POLLO LOCO PARKING PROVIDED

BICYCLE PARKING	3 SPACES
STANDARD PARKING STALLS	27 STALLS
HANDICAP PARKING STALLS	2 STALLS
TOTAL	29 STALLS (IN EXCESS OF 1 STALL/250 SQ.FT.)

OTHER PARKING PROVIDED

STANDARD PARKING STALLS	300 STALLS
HANDICAP PARKING STALLS	13 STALLS
TOTAL	313 STALLS (IN EXCESS OF 1 STALL/250 SQ.FT.)
TOTAL PARKING PROVIDED	342 STALLS

PARKING REQUIRED

EL POLLO LOCO = 2,757 SQ. FT. x 1 STALL/250 SQ.FT.	= 11 STALLS
KENTUCKY FRIED CHICKEN = 2720 SQ. FT. x 1 STALL/250 SQ.FT.	= 11 STALLS
RETAIL BUILDING = 15,000 SQ.FT. x 1 STALL/250 SQ.FT.	= 60 STALLS
WALMART = 39,689 SQ. FT. x 1 STALL/250 SQ.FT.	= 158 STALLS
TOTAL REQUIRED	240 STALLS

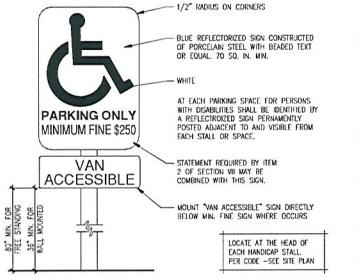
NOTES

1. A SITE DEVELOPMENT PLAN REVIEW APPLICATION IS REQUIRED.
2. A WAIVER OF THE EAST PERIMETER LANDSCAPE BUFFER TO ALLOW A 3'-6" BUFFER WHERE 8'-0" IS REQUIRED IS NEEDED.
3. PARKING IS ONE (1) SPACE PER 250 S.F. AS PART OF A SHOPPING CENTER.
4. PROVIDE CROSS ACCESS/PARKING AGREEMENT WITH WAL-MART.
5. AN UPDATED DRAINAGE STUDY IS REQUIRED.



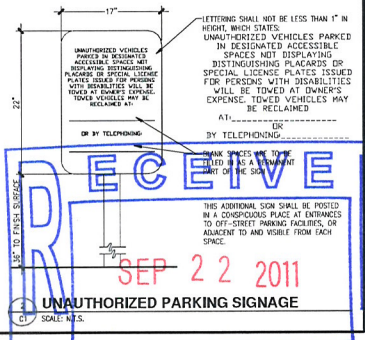
VICINITY MAP

SCALE: N.T.S.



1 C1 **HANDICAP SIGN**

SCALE: N.T.S.



C1 **UNAUTHORIZED PARKING SIGNAGE**

SCALE: N.T.S.

VICTOR M. NEWLOVE, AIA
1530 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

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 SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND COMMON LAW COPYRIGHT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

VICTOR M NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

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

DATE	09/20/11
JOB NO.	11-XX-XXX
DRAWN BY	CHECKED BY
CW	PD
FILE NAME	C1 SITE.DWG

SITE PLAN

C1

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Department of Planning

SDR-43345



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ACA STE	Acacia stenophylla / Shoestring Acacia	24"box	6
	CER PAL	Cercidium x "AZT" 'Desert Museum' / Thornless Blue Palo Verde	24" Box Multi Trunk	6
	FRA RIO	Fraxinus velutina 'Rio Grande' / Velvet Ash	24"box	2
	PIN ELD	Pinus eldarica / Afghan Pine	24"box	1

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal	60
	LAN SP3	Lantana montevidensis 'Spreading Radiation' / Trailing Lantana	1 gal	91
	LEU TEX	Leucophyllum frutescens / Texas Ranger	5 gal	65
	MAC UNG	Macfadyena unguis-cati / Yellow Trumpet Vine	5 gal	1
	NAS TEN	Nassella tenuissima / Texas Needle Grass	1 gal	46
	SEN ART	Senna artemisioides / Silver Senna	5 gal	79
	TEU CHA	Teucrium chamaedrys / Germander	1 gal	139

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ANN COL	Annual Color	flat @ 9" oc	169

REFERENCE NOTES SCHEDULE

SYMBOL	REFERENCE NOTES	QTY
	Southwest Boulder & Stone - Cresta Landscape Boulder, 3'-6' Sizes, 760-328-5877	24
	Southwest Boulder & Stone Crushed Stone - Palm Springs Gold, 2"-6" Sizes. 760-328-5877	
	Southwest Boulder & Stone Decomposed Granite - Southwest Brown Fines, 3/8" minus fines, 760-328-5877	

DECOMPOSED GRANITE NOTES:
DECOMPOSED GRANITE (D.G.) - INSTALL A 2" (MIN.) LAYER OF DECOMPOSED GRANITE W/ STABILIZER CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS AS INDICATED. AVAILABLE THROUGH SOUTHWEST BOULDER & STONE (760)751-3333. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL. MAKING NOTE OF PLANT HEIGHT SO THEY ARE NOT BURIED BY D.G..

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City of Las Vegas
Department of Planning

REGISTERED LANDSCAPE ARCHITECT
ROBERT LAWRENCE CURLEY
LICENSE NUMBER 578
STATE OF NEVADA
Exp. 06/30/09 Date: 11/13/08

NORTH
0 10 20 30 feet
SCALE: 1" = 10'

CCA
CUMMINGS CURLEY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
3633 Long Beach Boulevard, Third Floor
Long Beach, California 90807
Tel. 562.424.8182
CA 3983 AZ 30100 NV 578 CLARS 319

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 SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

REVISION	DATE	DESCRIPTION

VICTOR M. NEWLOVE, AIA
1330 OLYMPIC BOULEVARD SANTA MONICA CALIFORNIA 90404
PH: 310 452-5533 FAX 310 450-4742

DATE 07.30.08
FILE NAME
DRAWN BY MSH
CHECKED BY
JOB NO.

LANDSCAPE PLANTING PLAN

EL POLLO LOCO
L28G PROTOTYPE - STORE #6075
W OF SWC OF LAKE MEAD BLVD. & JONES BLVD.
LAS VEGAS, NV

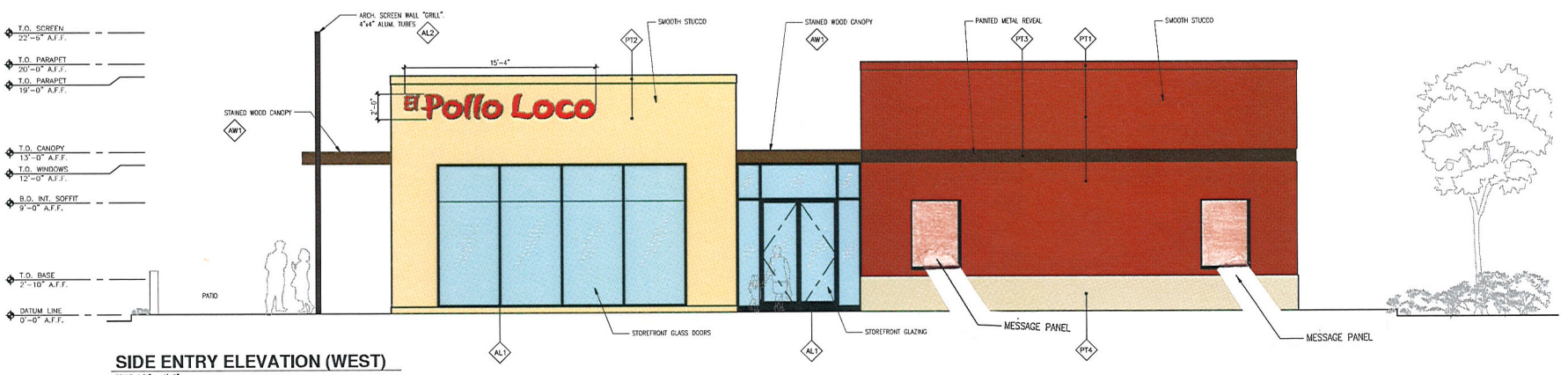
L1.0

SDR-43345



FRONT ENTRY ELEVATION (NORTH)

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



SIDE ENTRY ELEVATION (WEST)

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

LEGEND

- PT1 BENJAMIN MOORE – 077 LEGNI FIERY OPAL
- PT2 BENJAMIN MOORE – 165 LEGNI GLOWING APRICOT
- PT3 BENJAMIN MOORE – HC-72 BRANCHPORT BROWN
- PT4 BENJAMIN MOORE – HC-81 MANCHESTER TAN
- RT NOT USED
- AW1 WOOD CANOPY – MINI WAX, STAIN 236 LIGHT WALNUT
- AL1 DRK. BRONZE ALUMINUM STOREFRONT
- AL2 DRK. BRONZE ALUMINUM ARCH. SCREEN WALL ALUM. TUBES

FOR ADDITIONAL EXTERIOR COLORS SEE "EXTERIOR PERSPECTIVES 1 & 2" COLOR RENDERINGS.

FOR ADDITIONAL SIGN INFORMATION SEE ATTACHED EXHIBITS BY SIGN VENDOR

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SEP 22 2011
City of Las Vegas
Department of Planning

SDR-43345

VICTOR M. NEWLOVE, AIA
1339 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310-452-5533 FAX 310-450-4742

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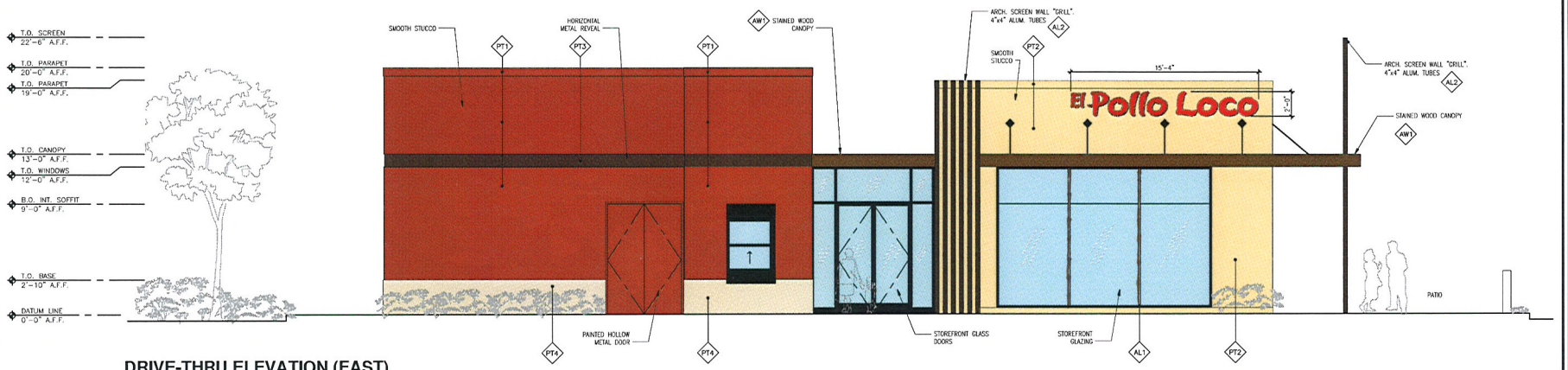
VICTOR M. NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

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

DATE: 09/20/11
JOB NO.: 11-XX-XXX
DRAWN BY: CW
CHECKED BY:
FILE NAME: A4 & A5 ELEV.DWG

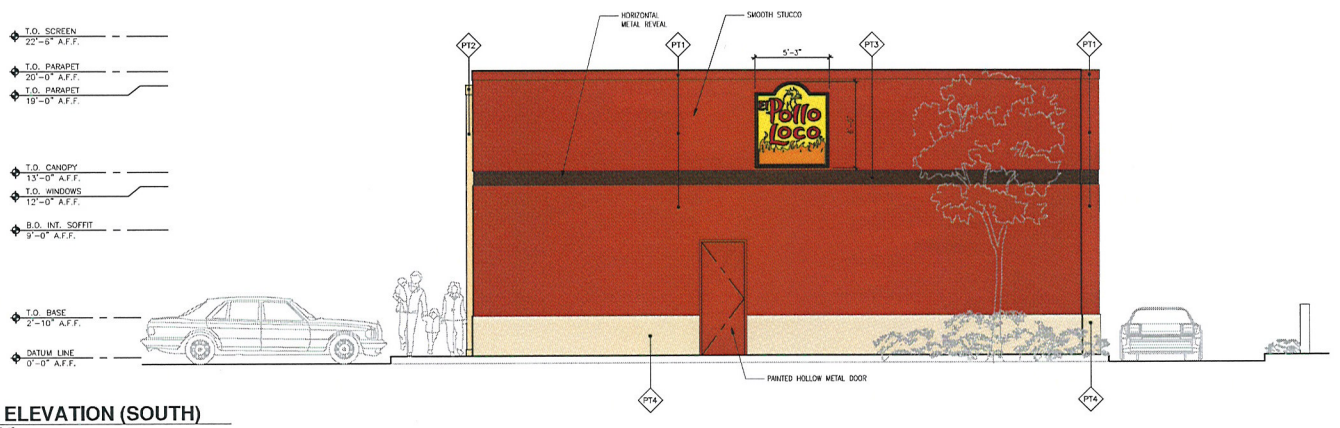
EXTERIOR ELEVATIONS

A2



DRIVE-THRU ELEVATION (EAST)

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



BACK ELEVATION (SOUTH)

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

LEGEND

- PT1 BENJAMIN MOORE – 077 LEGNI FIERY OPAL
- PT2 BENJAMIN MOORE – 165 LEGNI GLOWING APRICOT
- PT3 BENJAMIN MOORE – HC-72 BRANCHPORT BROWN
- PT4 BENJAMIN MOORE – HC-81 MANCHESTER TAN
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- AW1 WOOD CANOPY – MINI WAX, STAIN 236 LIGHT WALNUT
- AL1 DRK. BRONZE ALUMINUM STOREFRONT
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FOR ADDITIONAL SIGN INFORMATION SEE ATTACHED EXHIBITS BY SIGN VENDOR

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1336 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310-452-5533 FAX 310-450-4742

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VICTOR M. NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

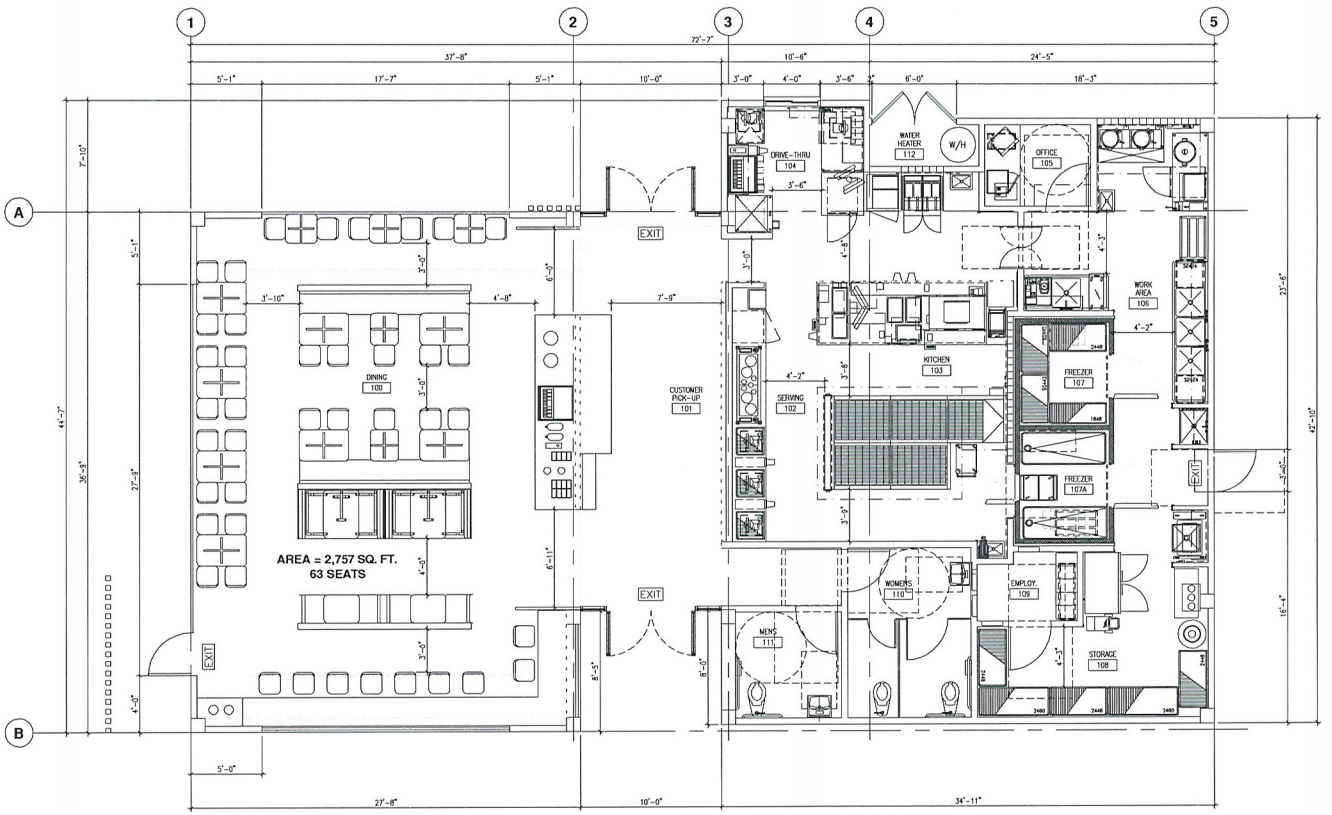
El Pollo Loco

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

DATE 08/02/11
JOB NO. 11-XX-XXX
DRAWN BY CW
CHECKED BY
FILE NAME A4 & A5 ELEV.DWG

EXTERIOR ELEVATIONS

A3



NORTH
W E
S

FLOOR PLAN

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

OCCUPANT LOAD

DINING AREA - 63 FIXED SEATS		=	63 OCC.
KITCHEN AREA	827/200	=	4 OCC.
STORAGE AREA	171/300	=	1 OCC.
OFFICE	43/100	=	1 OCC.
EMPLOYEE LOUNGE	32/100	=	1 OCC.
ACCESSORY USE (RESTROOMS, ETC.)		=	0 OCC.
TOTAL OCCUPANTS			70 OCC.

70 > 50 OCCUPANTS — 2 EXITS REQ'D / 4 PROVIDED
(PER 2009 IBC)

OCCUPANT LOAD SHALL BE POSTED IN THE ASSEMBLY ROOM

LEGEND

- WALK-IN COOLER WALL (PRE-FAB. BY FSEC)
- NEW 2x4 STUDS AT 16" O/C WHERE INDICATED
- NEW 2x6 STUDS AT 16" O/C WHERE INDICATED
- NEW LOW WALL COVER WITH 5/8" TYPE "X" GYP. BD. EACH SIDE.
- NEW 16 GA. MTL STUDS AT 16" O.C. WHERE INDICATED COVER WITH 5/8" TYPE "X" M.R. GYP. BD. EACH SIDE.
- EXIT SIGN

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City of Las Vegas
Department of Planning

SDR-43345

VICTOR M. NEWLOVE, AIA
[redacted]

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VICTOR M. NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

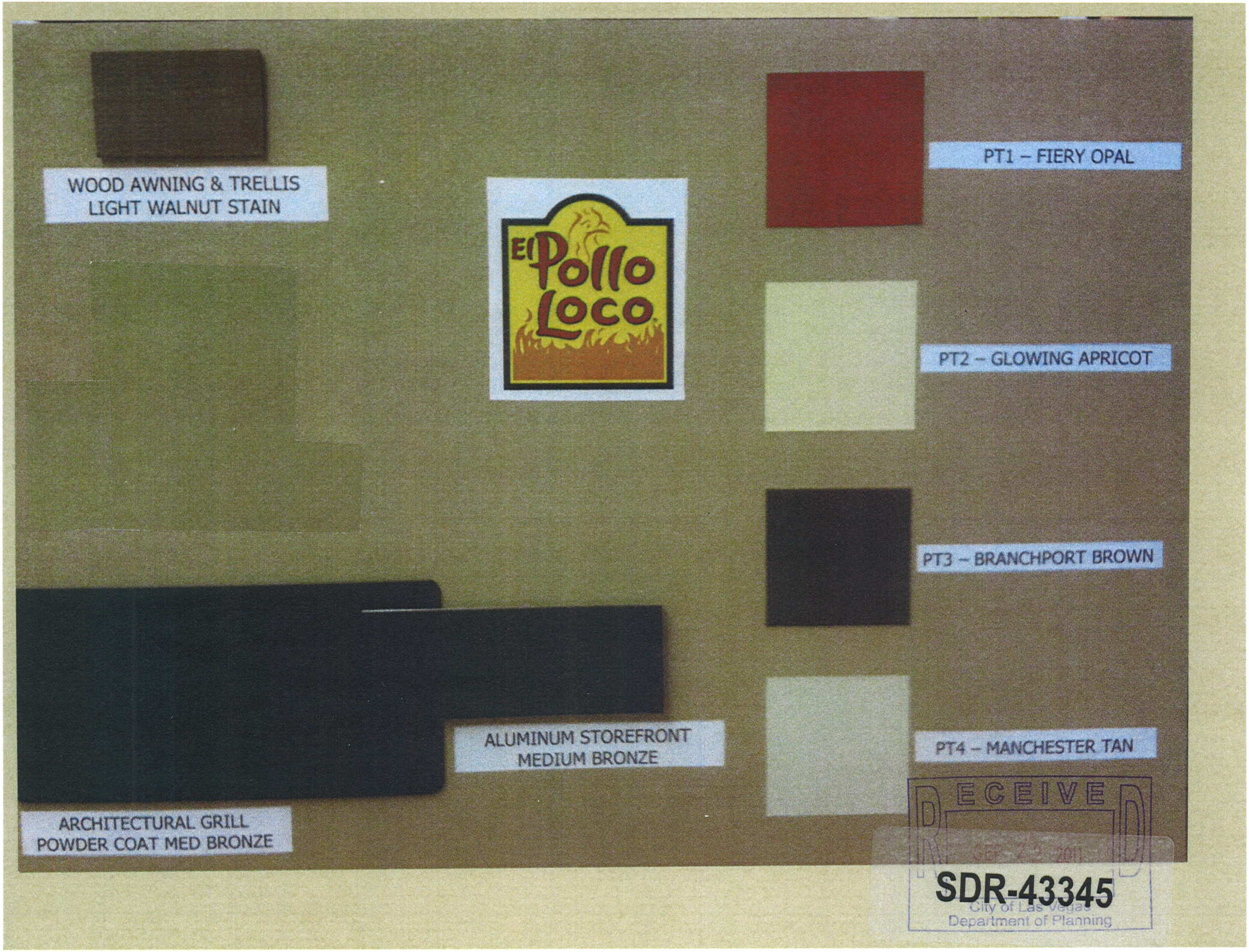
El Pollo Loco

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

DATE 08/03/11
JOB NO. 11-XX-XXX
DRAWN BY CHECKED BY
FILE NAME A1 - FLOOR PL.DWG

FLOOR PLAN

A1



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SDR-43345
City of Las Vegas
Department of Planning

SDR 43345
El Pollo Loco, Inc.

6131 W. Lake Mead Boulevard

Proposed 2.757 thousand square foot fast food restaurant.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.757	496.12	1,368
AM Peak Hour			53.11	146
PM Peak Hour			34.64	96

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Lake Mead Blvd.

Average Daily Traffic (ADT)	22,913
PM Peak Hour	1,833

(heaviest 60 minutes)

Jones Blvd.

Average Daily Traffic (ADT)	21,638
PM Peak Hour	1,731

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Lake Mead Blvd.	51,800
Jones Blvd.	34,500

This project will add approximately 1,368 trips per day on Lake Mead Boulevard and Jones Boulevard. Lake Mead is currently at about 44 percent of capacity and Jones is at about 63 percent of capacity. After this project is added, Lake Mead is expected to be at about 47 percent of capacity and Jones to be at about 67 percent of capacity.

Based on Peak Hour use, this development will add roughly 146 additional cars into the area, which works out to about five every two minutes.

Note that this report assumes all traffic from this development uses all named streets.



SDR-43345 - APPLICANT/OWNER: EL POLLO LOCO, INC.
6131 WEST LAKE MEAD BOULEVARD

09/29/11



SDR-43345 - APPLICANT/OWNER: EL POLLO LOCO, INC.
6131 WEST LAKE MEAD BOULEVARD

09/29/11

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 requried 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 planed.

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 suns impact on the buildings cooling systems. The site

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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



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

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

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

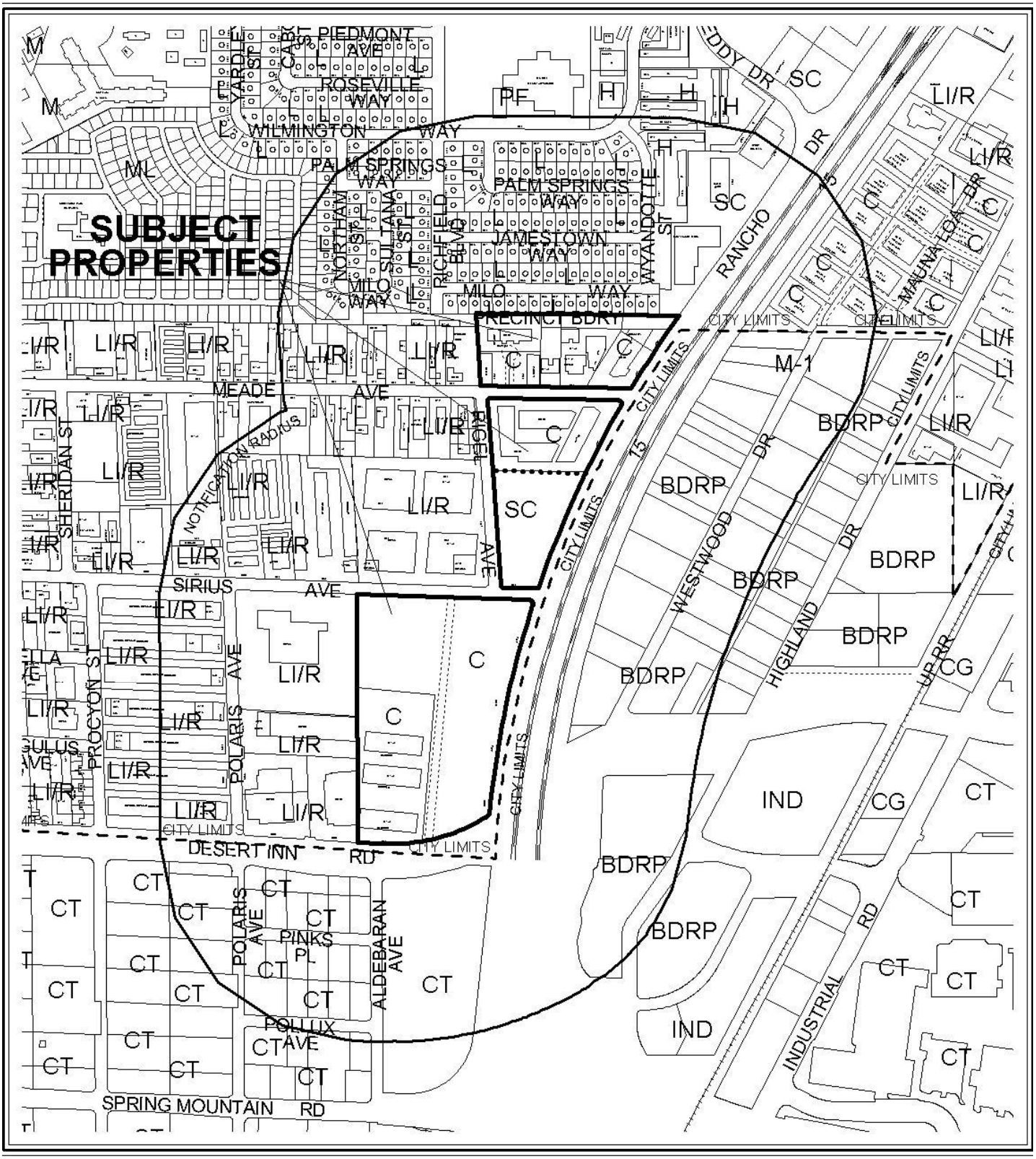
SUBJECT:
ABEYANCE - GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

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
6. Protest/Support Postcards – GPA-42939 and ZON-42940



0 400 800 Feet

CASE: **GPA-42939**

RADIUS: 1000 FT

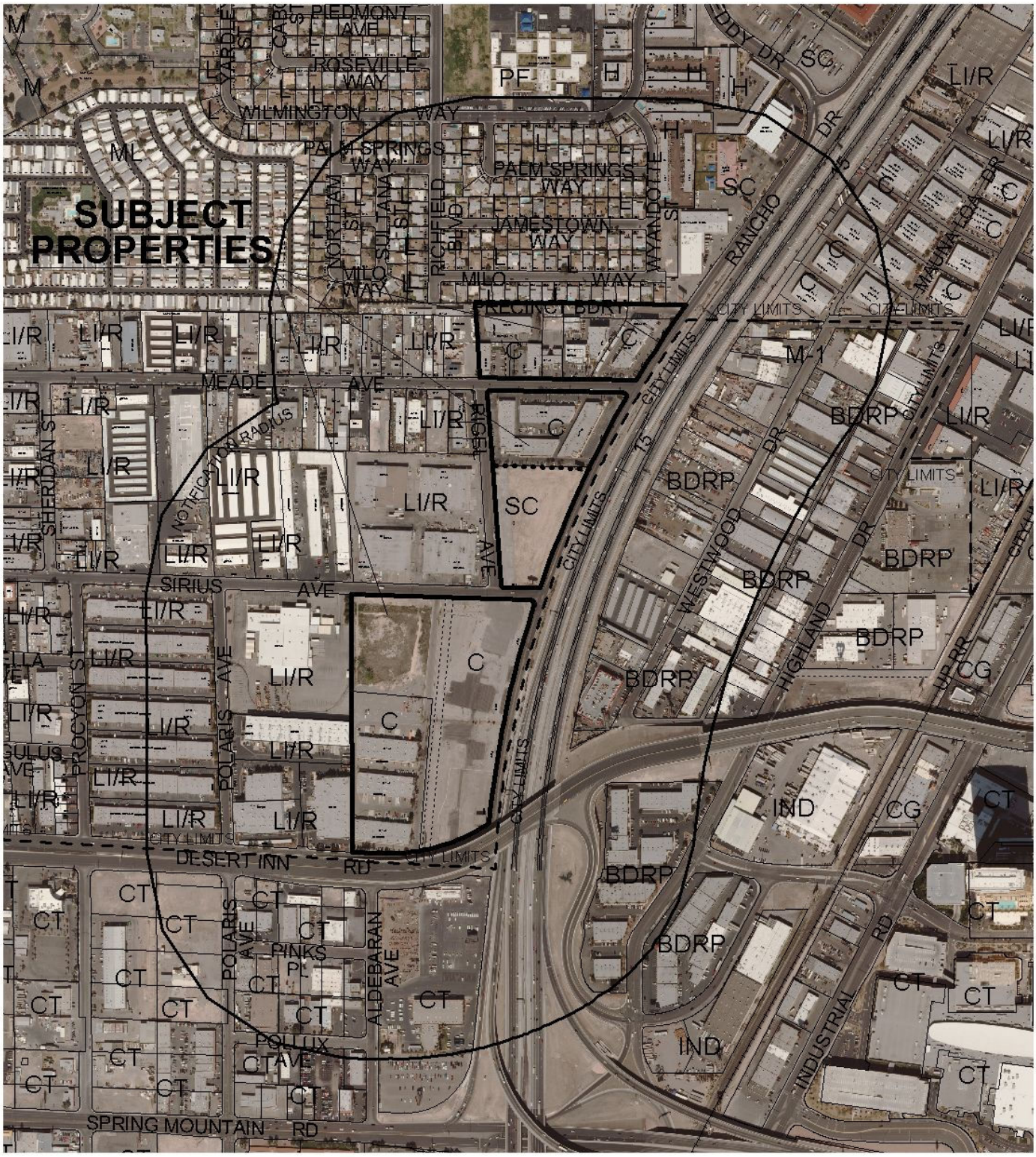
GENERAL LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

LI/R (LIGHT INDUSTRY/RESEARCH)

N



0 400 800 Feet

CASE: **GPA-42939**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

LI/R (LIGHT INDUSTRY/RESEARCH)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Taos Land Company, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ____✓____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

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State of New York
County of New York

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

Revised 11-14-06

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County of New York

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

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

_____
Notary Public in and for said County and State

Revised 11-14-06

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State of New York
County of New York

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-42939 APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mark Edelman

Print Name: Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

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

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-42939 APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

Revised 11-14-06

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State of New York
County of New York

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

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State of New York
County of New York

FOR DEPARTMENT USE ONLY

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

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

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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

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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

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E-mail Address n/a

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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Print Name Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

1028807.1

State of New York
County of New York

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FOR DEPARTMENT USE ONLY

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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E-mail Address n/a

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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* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

Arleen Rivera

Notary Public in and for said County and State

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

AMP

FOR DEPARTMENT USE ONLY

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

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

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State of New York
County of New York

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

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Project Name _____ **Proposed Use** Water Park

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 Brohn

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

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

E-mail Address n/a

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

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

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E-mail Address n/a

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

AMP

Revised 10/27/08

1028801.1

State of New York
County of New York

FOR DEPARTMENT USE ONLY

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

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

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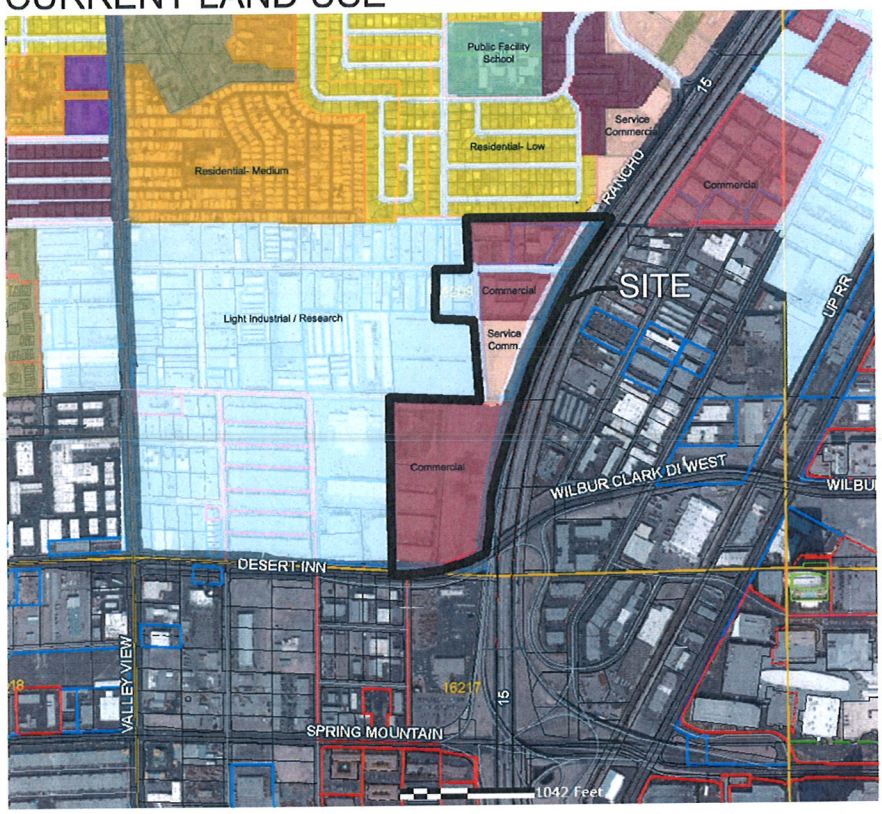
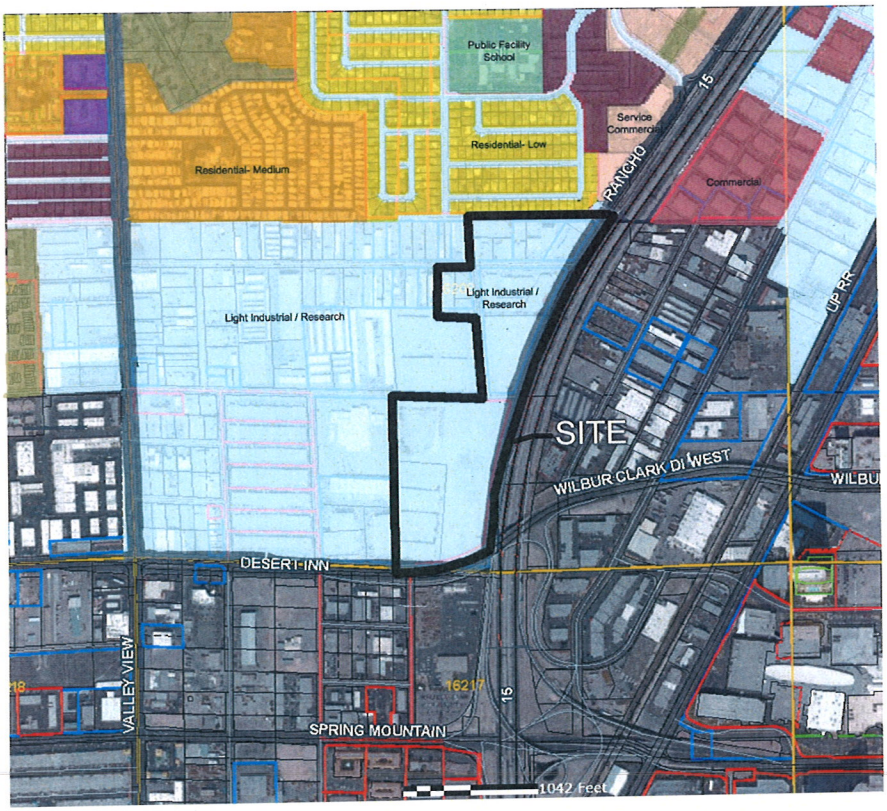
CURRENT LAND USE



PROPOSED LAND USE



City of Las Vegas

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

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

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AUG 23 2011

NORTH

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

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

MOSER architecture studio

GPA-42939



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

09/29/11



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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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

09/29/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

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AUG 23 2011

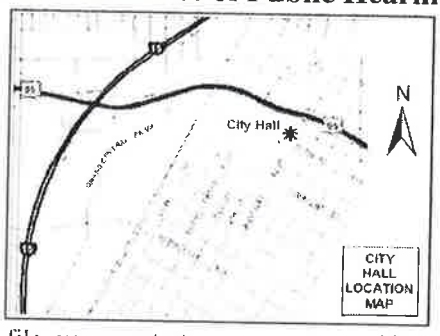
GPA-42939

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.4
0004279218 SEP 28 2
MAILED FROM ZIP CODE 89

Return Service Requested
Official Notice of Public Hearing



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OCT - 5 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

He wants Rezoning To Put Bill Board Signs up.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16208703001
MARTIN ROBERT E & KAYE
7045 LAREDO ST
LAS VEGAS NV 89117-3021 89117-3021

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GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16208301017
MARTIN ROBERT E & KAYE
7045 LAREDO
LAS VEGAS NV 89117-3021 89117-3021

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Please use available blank space on card for your comments.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16208303008
MARTIN ROBERT E & KAYE B
7045 LAREDO
LAS VEGAS NV 89117-3021 89117-3021

18-19 3P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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PITNEY BOWES
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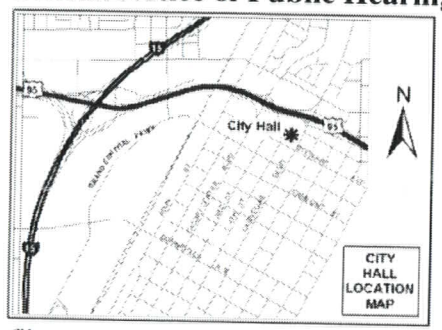
SEP 29 2011
MAILED FROM ZIP CODE 89101

3-11 LV NV 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

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OCT 12 2011

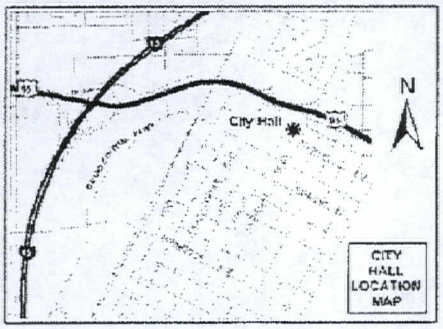
Case: GPA-42939

16208211022
RATZENBERGER WAYNE JR & NANCY
W8150 SUNFISH LAKE RD
SPOONER WI 54801-7824 54801-7824

2 HRDFM11 54801

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16217110029
S & S PHILPOTT L L C
4385 E CARTEGENA WY
LAS VEGAS NV 89121-6503 89121-6503

14 HRDFN11 89121

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OCT - 3 2011

18-19
A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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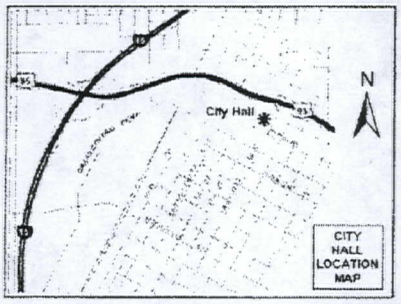
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-42939 & ZON-42940
Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16208803001
STATEWOOD L L C
%S MILLER
3163 S HIGHLAND
LAS VEGAS NV 89109-1010 89109-1010

23 HRDFN11 89109

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OCT - 3 2011

18-19
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City of Las Vegas Agenda Item No.: **16.**

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.

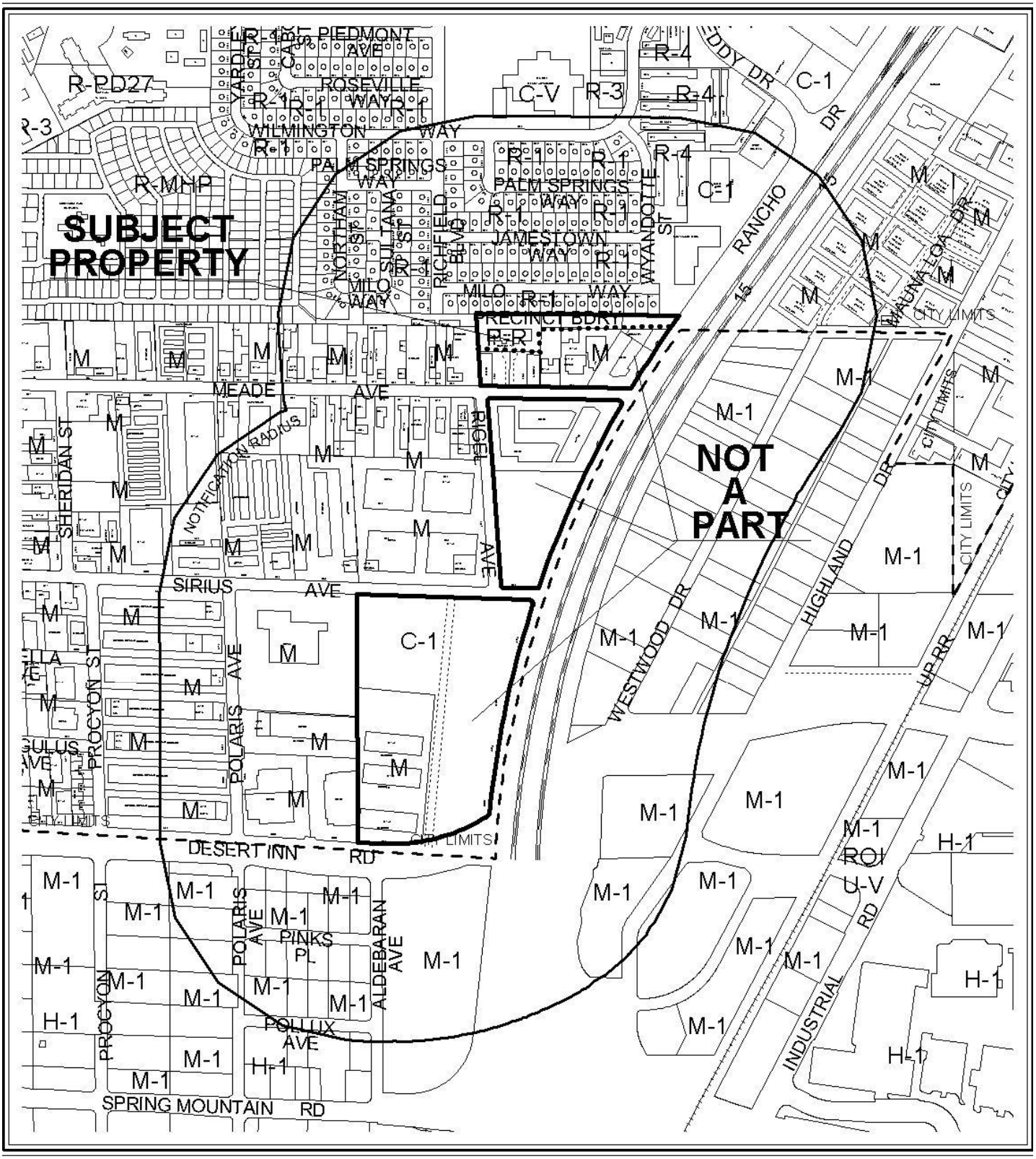
C.C.: 12/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**2**
City Council Meeting	**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.

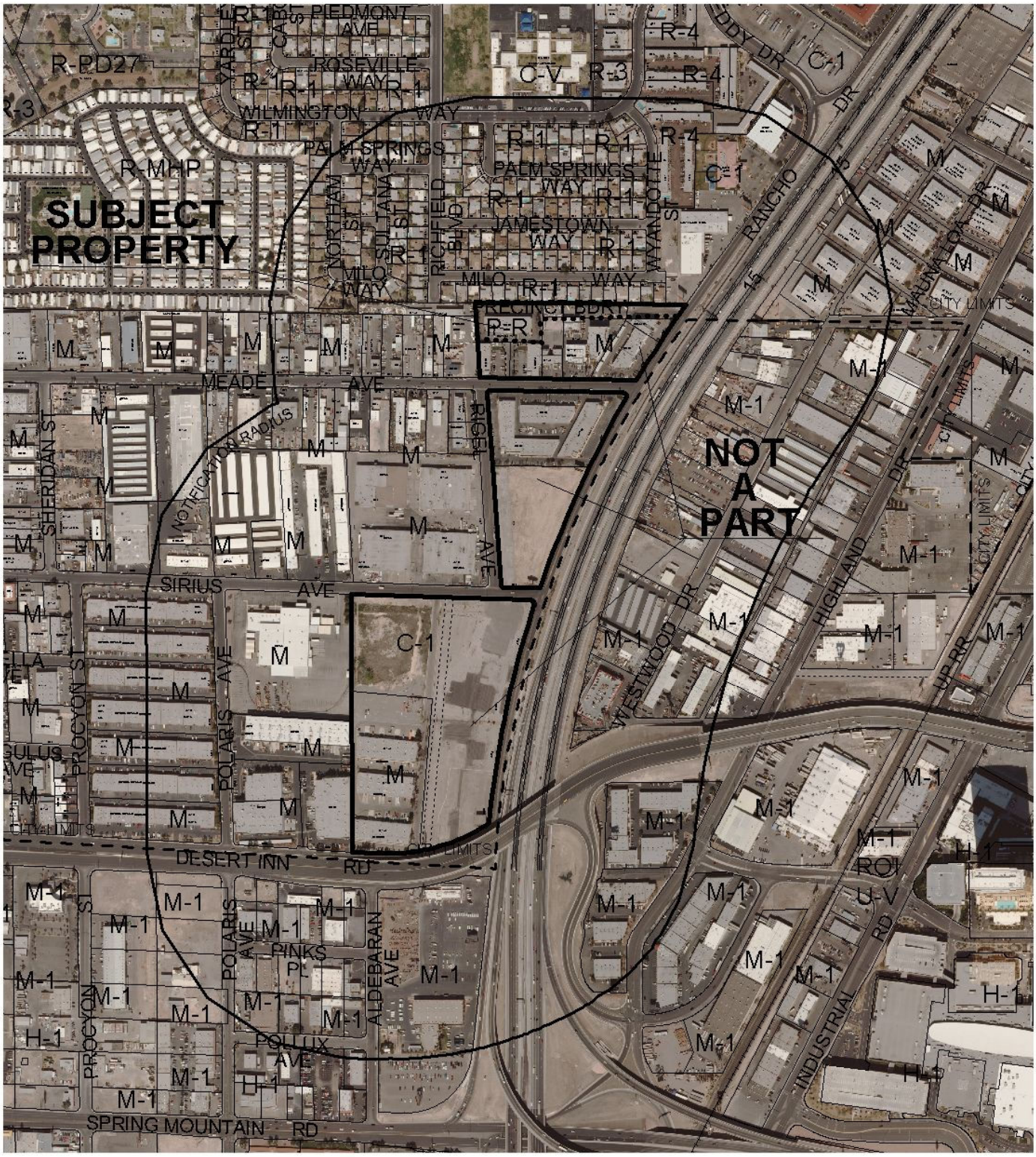


CASE: **ZON-42940**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **ZON-42940**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

Notary Public in and for said County and State

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

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AUG 23 2011

Revised 11-14-06

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

State of New York
County of New York

1028833.1 AMP 15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

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AUG 23 2011

Revised 11-14-06

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State of New York
County of New York

1028842.1 AMP 15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Marvin Edelman

Print Name: Marvin Edelman

Subscribed and sworn before me

This 11th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

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

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AUG 22 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Martin Edelman

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

Print Name Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

Patricia Risi

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

RECEIVED
AUG 23 2011

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

Revised 10/27/08

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AMP

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

State of New York
County of New York

AMP

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FOR DEPARTMENT USE ONLY

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

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AUG 23 2011

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

State of New York
County of New York

FOR DEPARTMENT USE ONLY

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Total Fee:	$1,200
Date Received:*	8/23/11
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Revised 10/27/08

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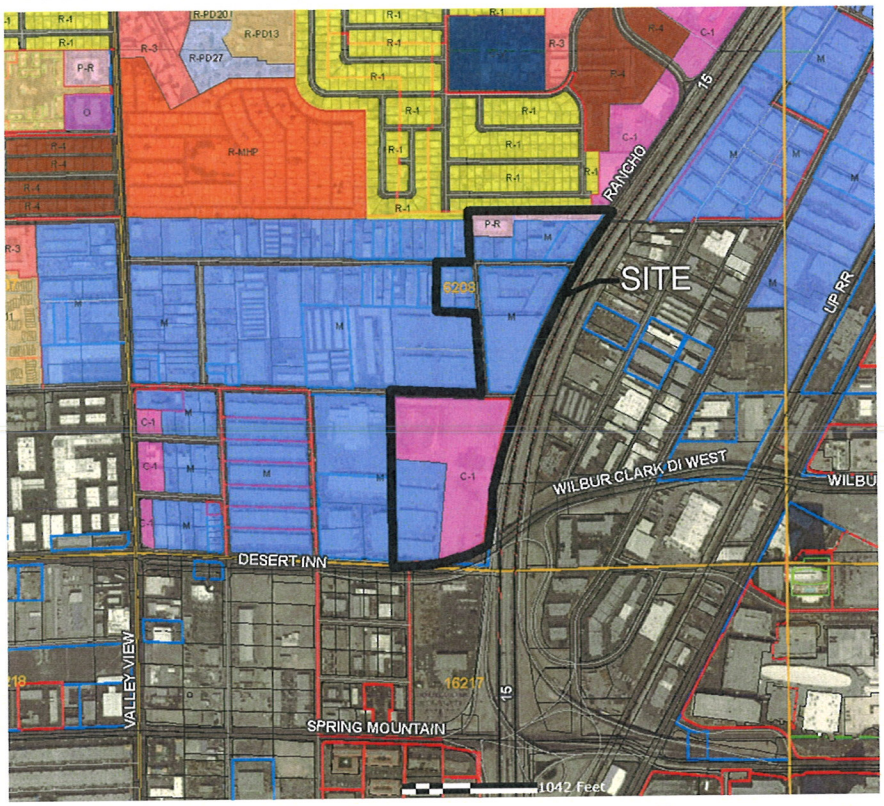
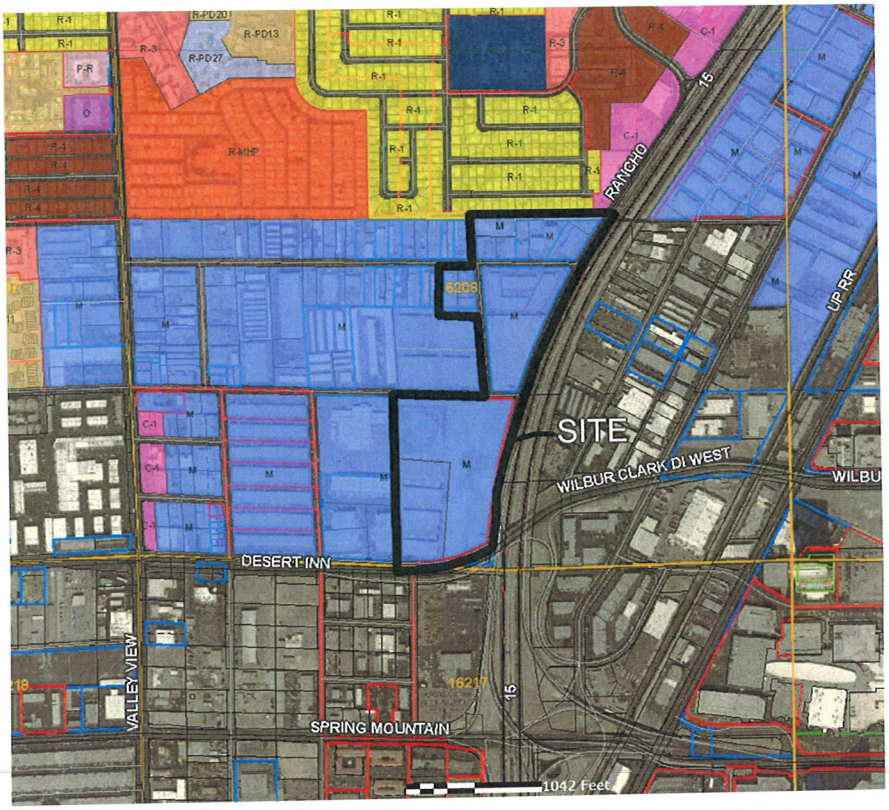
CURRENT ZONING



PROPOSED ZONING



City of Las Vegas

ZONING

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

RECEIVED
AUG 23 2011

NORTH

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

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

ZON-42940

MOSER architecture studio

KAEMPFER CROWELL

ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

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ZON-42940

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

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.

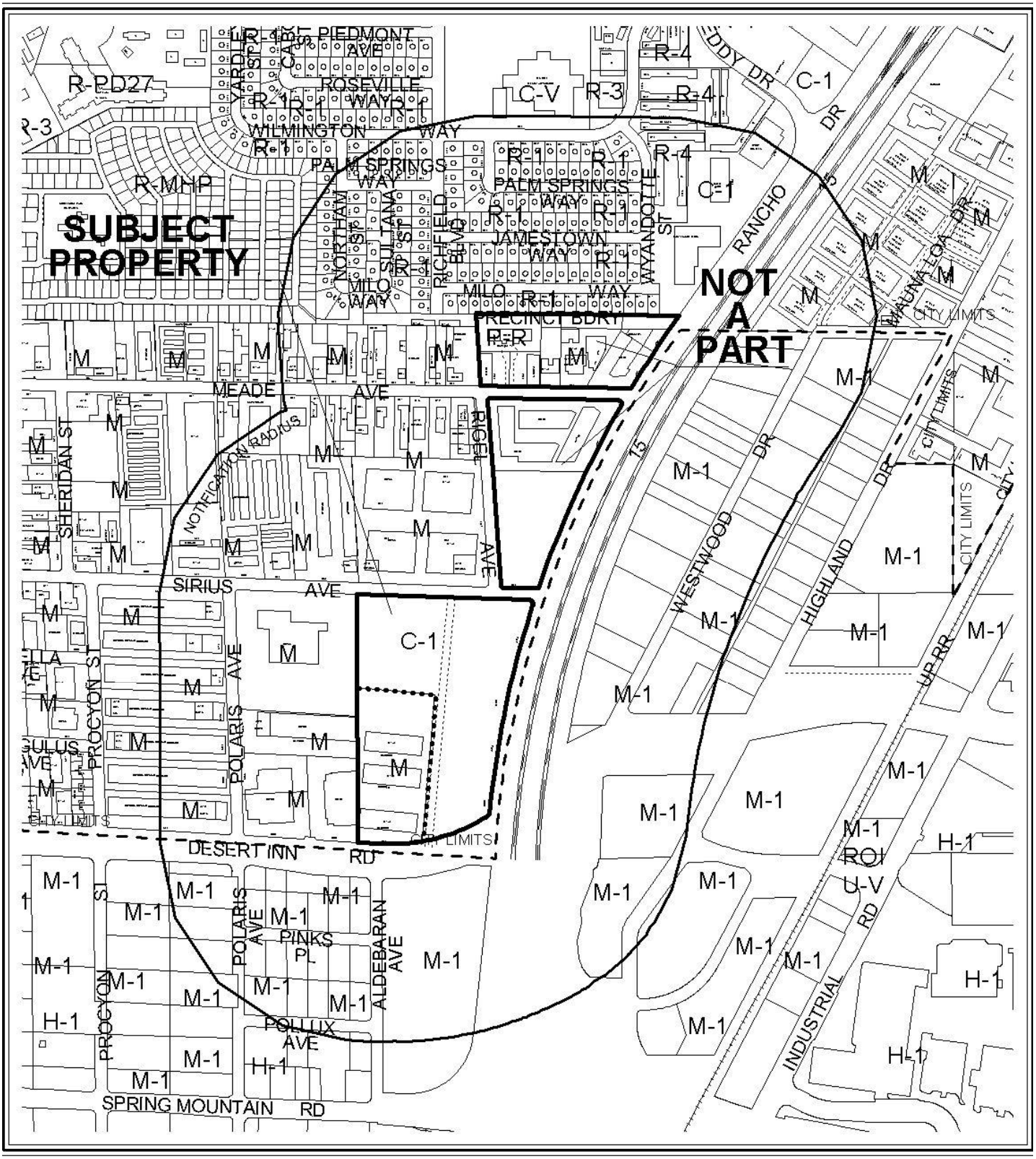
C.C.: 12/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
City Council Meeting	**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
5. Protest/Support Postcards

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



0 400 800 Feet

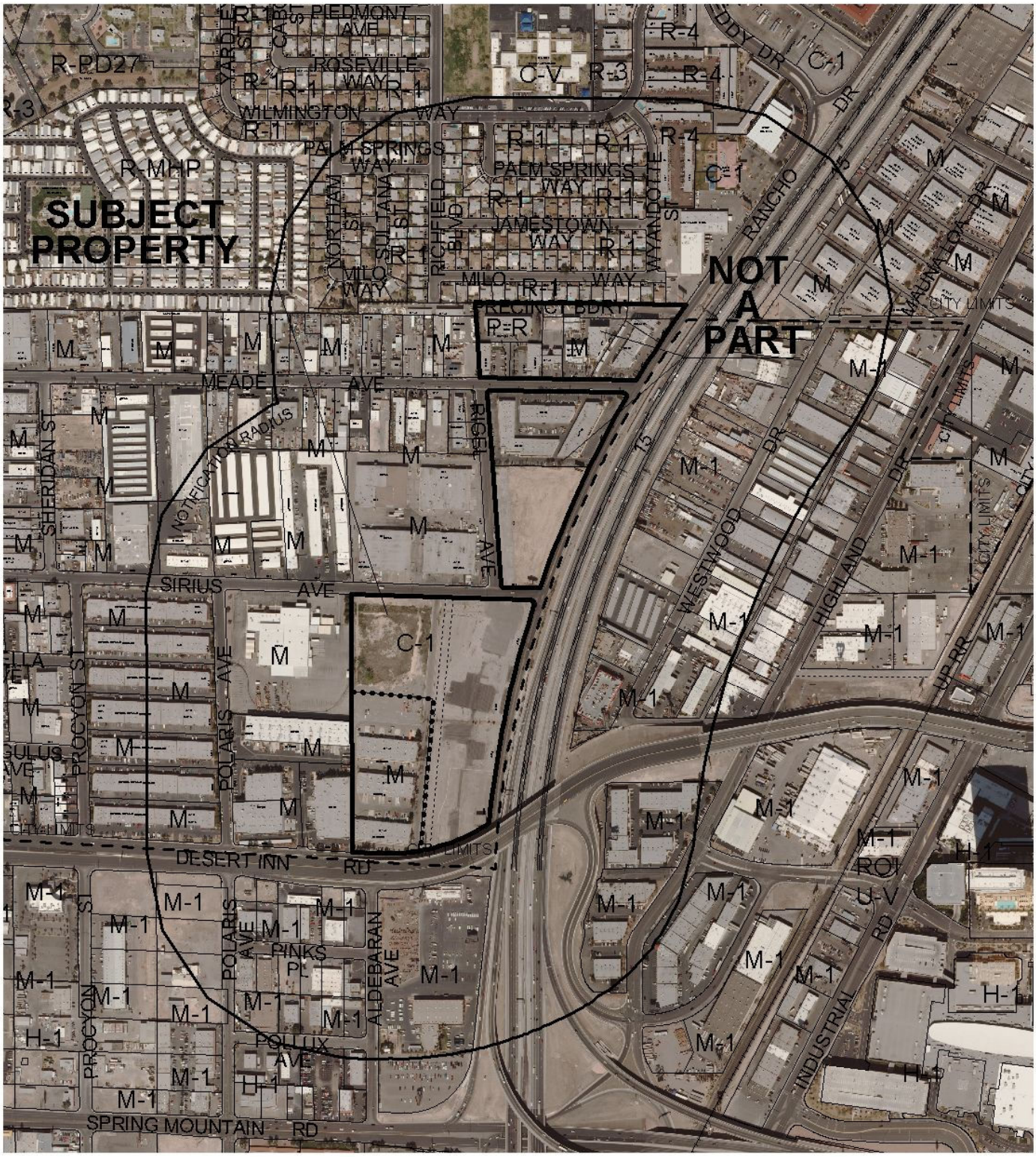
CASE: **ZON-42941**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 400 800 Feet

CASE: **ZON-42941**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

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

RECEIVED
AUG 23 2011

Revised 11-14-06

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

State of New York
County of New York

1028848.1 AMP 15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

State of New York
County of New York

AMP

Revised 10/27/08

1028847.1

FOR DEPARTMENT USE ONLY

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

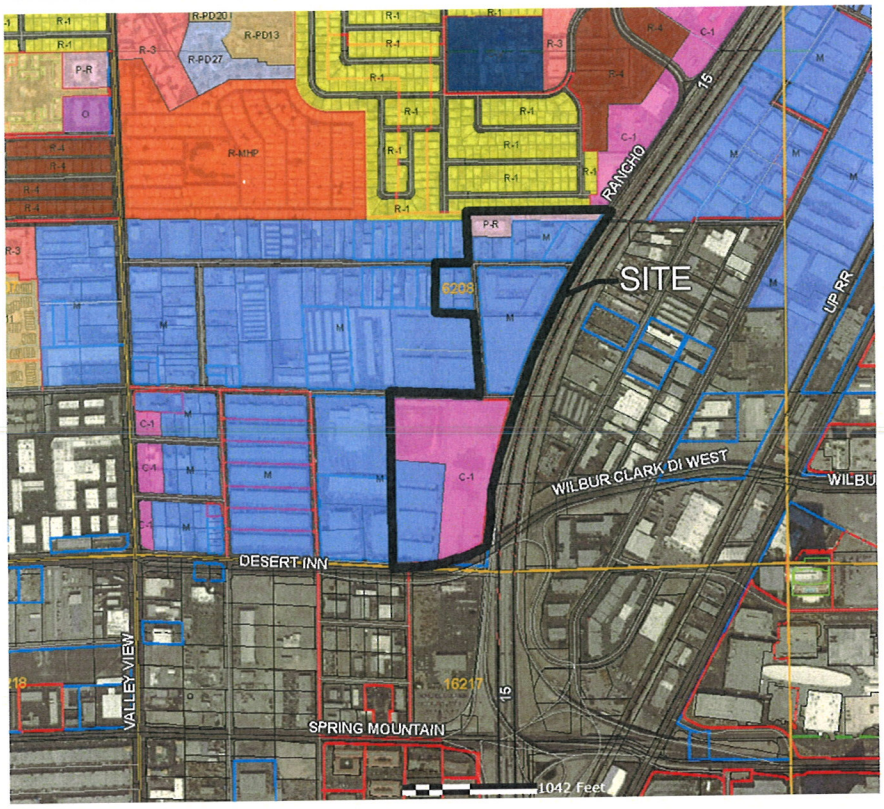
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
AUG 23 2011

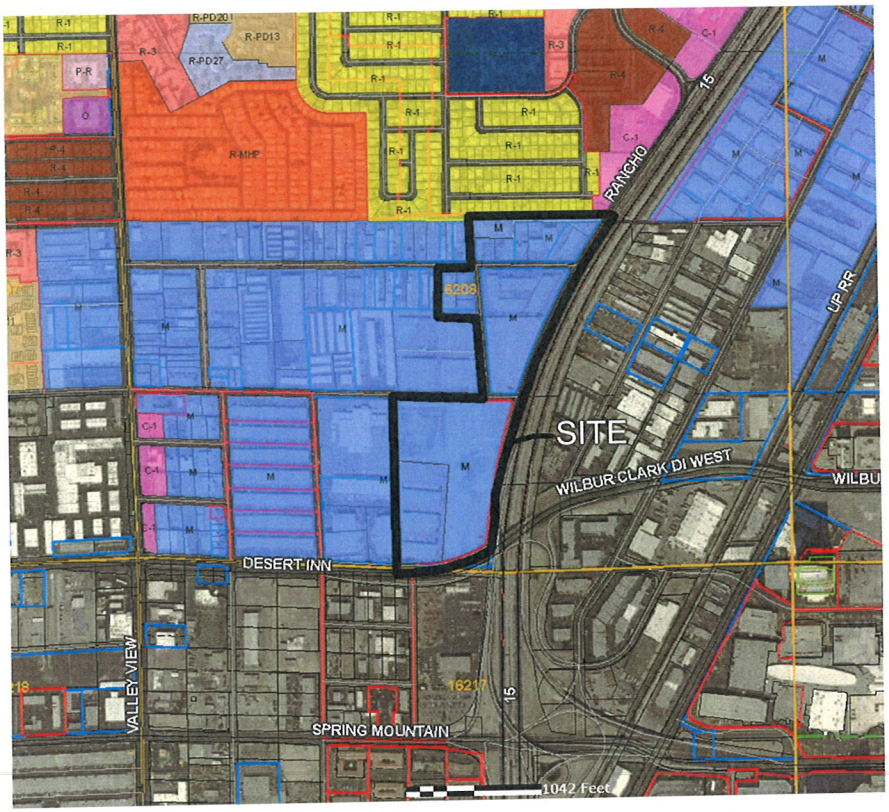
f:\depot\Application Packet\Application Form.pdf

15167.1

CURRENT ZONING



PROPOSED ZONING



City of Las Vegas

ZONING

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

NORTH

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

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

ZON-42941

MOSER architecture studio

RECEIVED

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

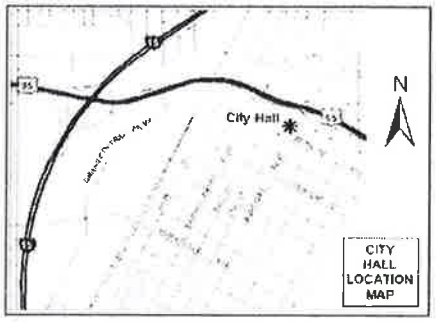
RECEIVED
AUG 23 2011
ZON-42941

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.4
0004279218 SEP 29 2
MAILED FROM ZIP CODE 89

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-42941

Planning Commission Meeting of 10/11/2011

RECEIVED
OCT - 5 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ZON-42941
16208703001
MARTIN ROBERT E & KAYE
7045 LAREDO ST
LAS VEGAS NV 89117-3021 89117-3021

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-42941

Planning Commission Meeting of 10/11/2011

MARTIN ROBERT E & KAYE
7045 LAREDO
LAS VEGAS NV 89117-3021 89117-3021

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-42941

Planning Commission Meeting of 10/11/2011

Case: ZON-42941
16208303008
MARTIN ROBERT E & KAYE B
7045 LAREDO
LAS VEGAS NV 89117-3021 89117-3021

Submitted after final agenda

Date 10-11-2011 Item 20

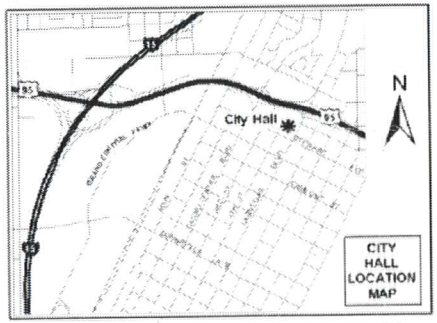
20
3P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 29 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-42941
Planning Commission Meeting of 10/11/2011

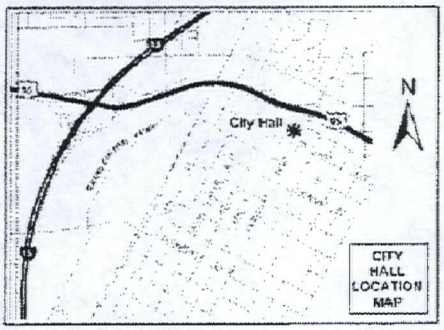
RECEIVED
OCT 13 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ZON-42941
16208211022
RATZENBERGER WAYNE JR & NANCY
W8150 SUNFISH LAKE RD
SPOONER WI 54801-7824 54801-7824

2 HRDFM11 54801

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-42941

Planning Commission Meeting of 10/11/2011

Case: ZON-42941
16217110029
S & S PHILPOTT L L C
4385 E CARTEGENA WY
LAS VEGAS NV 89121-6503 89121-6503

14 HRDFN11 89121

RECEIVED
OCT - 3 2011

20A

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

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

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

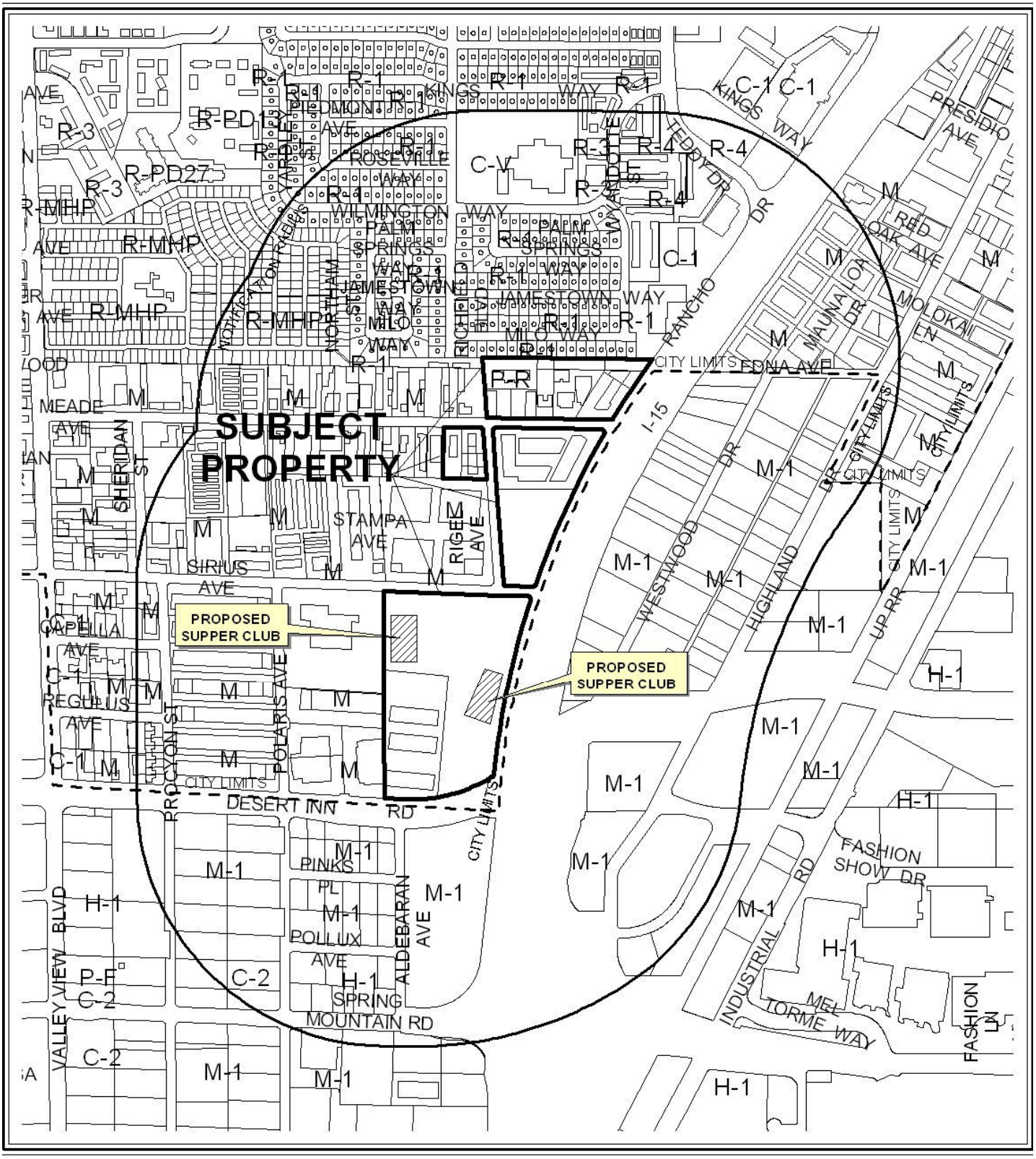
SUBJECT:
VAR-43353 - VARIANCE RELATED TO GPA-42939, ZON-42940 AND ZON-42941 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Variance TO ALLOW 2,125 PARKING SPACES WHERE 2,488 SPACES ARE REQUIRED on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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: **SDR-43352;VAR-43353;SUP-43355 AND SUP-43356**

RADIUS: 1500 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)
C-1 (LIMITED COMMERCIAL)
P-R (PROFESSIONAL OFFICE AND PARKING)

N



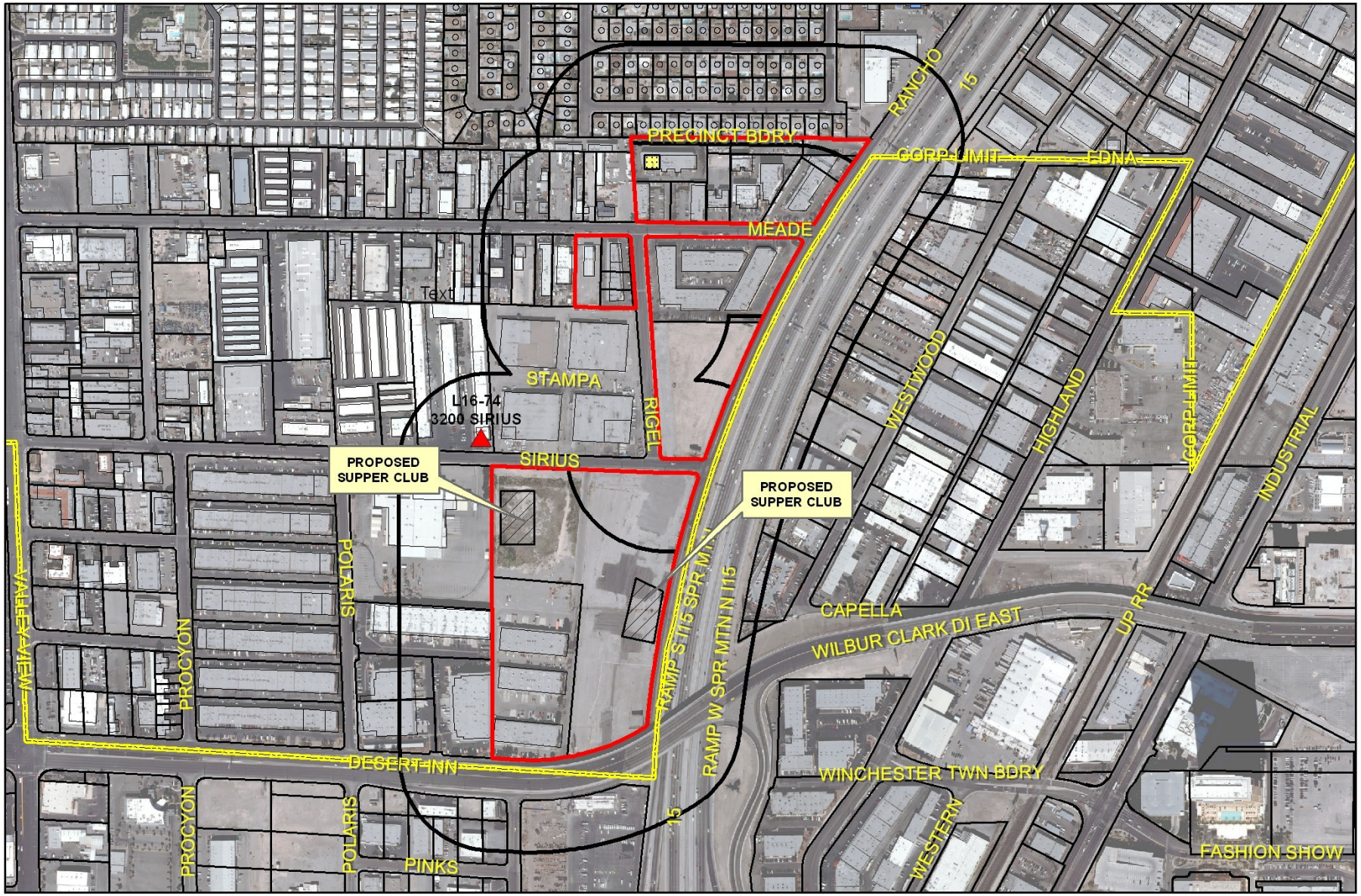
CASE: **SDR-43352;VAR-43353;SUP-43355 AND SUP-43356**

RADIUS: 1500 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)
C-1 (LIMITED COMMERCIAL)
P-R (PROFESSIONAL OFFICE AND PARKING)

N



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

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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 9th day of September, 2011

_____
Notary Public in and for said County and State

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

RECEIVED
SEP 22 2011
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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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 for said County and State

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

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City of Las Vegas

Revised 11/17/08 f:\depot\Application Packet\Statement of Financial Interest.doc

1028811.1 AMP 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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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43353** APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011

_____

Notary Public in and for said County and State

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

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SEP 22 2011
City of Las Vegas

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

1028828.1 AMP 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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City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43353** 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 said County and State

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

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City of Las Vegas

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1028811.1 AMP 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
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11	162-08-303-015	Fisher Brothers Las Vegas, LLC
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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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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: Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011

_____

Notary Public in and for said County and State

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

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City of Las Vegas

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Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
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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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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

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 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 7th day of September, 2011.

_____

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056017
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-93353
Meeting Date:	11/8/11
Total Fee:	$830
Date Received:*	9/22/11
Received By:	BMS

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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.

Revised 10/27/08

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1035212.1 AMP 15167.1

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 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 9th day of September, 20 11.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAR-73353
Meeting Date:	11/8/11
Total Fee:	$ 830
Date Received:*	9/22/11
Received By:	Bea S.

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City of Las Vegas

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Revised 10/27/08

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15167.1

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011.

_____

Notary Public in and for said County and State

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

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City of Las Vegas
AMP

FOR DEPARTMENT USE ONLY

Case #	VAR-43353
Meeting Date:	11/8/11
Total Fee:	$830
Date Received:*	9/22/11
Received By:	

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Revised 10/27/08

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1035215.1

15167.1

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 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

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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 Winston Fisher

Subscribed and sworn before me

This 7th 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

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	VAR-43353
Meeting Date:	11/8/11
Total Fee:	$830—
Date Received:*	9/22/11
Received By:	[signature]

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City of Las Vegas

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Revised 10/27/08

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1035214.1 AMP 15167.1

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

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E-mail Address n/a

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 20 11.

_____

Notary Public in and for said County and State

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 #	VAR-43353
Meeting Date:	11/8/11
Total Fee:	$ 830
Date Received:*	9/22/11
Received By:	

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SEP 22 2011
City of Las Vegas

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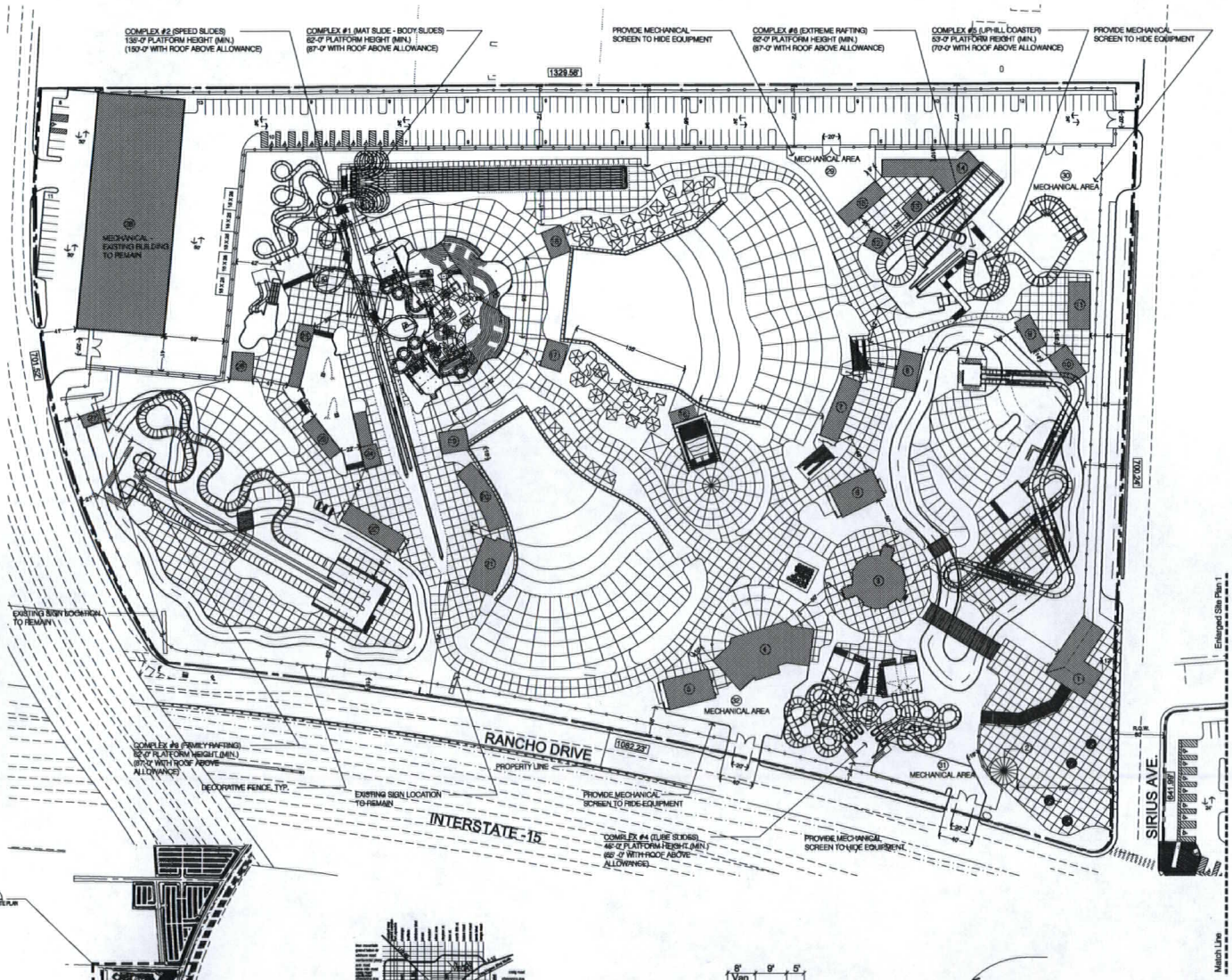
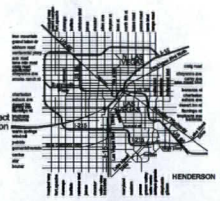
1035216.1 AMP 15167.1



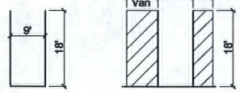
Key Plan

Scale: N.T.S.



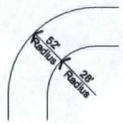
Vicinity Map

Scale: N.T.S.



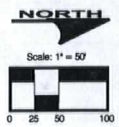
Typical Parking Spaces

Scale: N.T.S.



Fire Turning Radius

Scale: N.T.S.



Enlarged Site Plan 1 - Las Vegas Water Park

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

AQUATIC DEVELOPMENT GROUP, INC.

Site Information

Las Vegas Outdoor Water Park

Jurisdiction	Las Vegas, NV
Current Zoning	M - Industrial
Proposed Zoning	M - Industrial
Planned Land Use	Light Industrial / Research
APN #:	162-05-413-003, 162-05-416-002, 163-09-705-003, 163-09-703-001, 162-05-313-010, 162-05-310-017, 163-09-305-018, 163-09-303-015, 162-05-701-004, 163-09-705-007, 163-09-505-003, 163-09-505-002, 162-05-701-005, 163-09-705-004, 163-09-505-001, 163-09-701-005, 162-05-701-001 & 162-08-701-002

Area (approximate, to be verified)

Gross Area	1,745,014 s.f.	40.06 acres
Net Area	1,446,014 s.f.	33.15 acres

Building Area

Buildings by Number see site plan for location	Size/Quantity	Unit
1. Main Park Entry, Client Services, Admin Office	3,500	sf
2. Retail	1,000	sf
3. F&B	2,500	sf
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf
5. Restrooms	2,000	sf
6. Restrooms	2,000	sf
7. Change Rooms	2,000	sf
8. Restrooms / Mechanical	1,300	sf
9. Group Picnic Shade Structure	1,000	sf
10. Group Picnic Shade Structure	1,000	sf
11. Group Picnic Shade Structure	1,500	sf
12. Group Picnic Shade Structure	500	sf
13. Group Picnic Shade Structure	500	sf
14. Food Kitchen & Storage - Supper Club	3,000	sf
15. Group Picnic Shade Structure	1,500	sf
16. Wave House Mechanical Building	1,500	sf
17. Restrooms / Mechanical	1,000	sf
18. Restrooms / Mechanical	1,000	sf
19. Restrooms / Mechanical	1,000	sf
20. Change Room	2,000	sf
21. Restrooms	2,000	sf
22. Change Rooms	2,000	sf
23. Trellis Shade Structure	1,000	sf
24. Trellis Shade Structure	1,000	sf
25. Trellis Shade Structure	1,000	sf
26. Restrooms	1,000	sf
27. Fiber Wave Mechanical Building	500	sf
28. Mechanical Service Building - Existing	29,000	sf
29. Mechanical Service Area (1)	5,000	sf
30. Mechanical Service Area (2)	14,000	sf
31. Mechanical Service Area (3)	3,100	sf
32. Mechanical Service Area (4)	6,200	sf
Cabana's = 32 @ 150 sf = 3360	5,000	sf
Tube Rental = 30 @ 10 sf = 300	300	sf
Drink Station @ Flowrider deck	600	sf
Total Building Square Footage	110,100	sf

Water Park Area

Pools (Water Areas noted Approx)	Size/Quantity	Unit	Area per User	Capacity
"BIG Wadeside" (wave) Approx	23,500	sf	50	470
"Boogie Wavepool" (wave) Approx	23,480	sf	50	470
Adventure River w/ Beach Entry, Wave Generator & Jets (1,580 LF)	17,900	sf	40	405
Fast/Deep River w/ Beach Entry, fast current & Sprays (936 LF)	26,900	sf	50	460
Generall Swim / "Tempest" Lagoon	5,500	sf	40	140
Activity Pool - Not Incl. Themed WLPS	15,900	sf	#N/A	n/a
Body Slide Landing Pool	1,100	sf	#N/A	n/a
Kid's Slide Lagoon / Landing Pool	1,300	sf	#N/A	n/a
Crossing Activity Pool	1,200	sf	#N/A	n/a
Family Raft Slide Landing Pool	3,300	sf	#N/A	n/a
Signature / Extreme Raft Slide Landing Pool	2,510	sf	#N/A	n/a
Tube Slide Landing Pool(s)	3,210	sf	#N/A	n/a
Uphill Coaster Landing Pool	1,170	sf	#N/A	n/a
Subtotal	130,770	sf		2,115

Rides			Riders per Dispatch	Dispatch (seconds)	Wait (minutes)	Capacity
Large Themed WLPS in Activity Pool	1	ea	975			975
Flowrider #01 - Classic	1	ea	2	15	15	120
Crossing Activity	4	ea	1	120	60	120
Family Raft Ride (linear) ft	2	ea	3.5	20	30	420
Signature/Extreme Raft Ride (4 person) ft	2	ea	3.25	20	30	585
Kiddie Body Slide	3	ea	1	60	20	72
Body Slide Duals	3	ea	1	30	30	180
Speed Body Slides	1	ea	1	30	30	60
Signature Body Slide	1	ea	1	60	30	90
Extreme Body Slide	1	ea	1	60	60	60
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20	400
Extreme Tube Slide - Various types (1 or 2 man tube)	2	ea	1.25	15	20	200
Wild River (8 Lane)	1	ea	6	35	30	576
Subtotal	29					3,414
Total Feature Capacity						**6,529**
Total Passive Capacity (30% of Design Feature Capacity)						**1,566**
Total In Park Capacity						**7,466**

Total Parking Required

Commercial Recreation/Amusement(Outdoor)

On-Site Parking Requirements:
Amusement Park - One Space per 3 persons that facilities are designed to accommodate at maximum capacity.

7,466 / 3 = 2,488 Required Spaces

Total Parking Provided

2,128 Parking Spaces Provided

2,128 / 2,488 = 14.4%

14.4% Parking Reduction Request

Handicapped Parking - 2,128 x 2% = 42.6

43 H.C. Parking Spaces Provided

Loading Spaces - 106, 778 = 6 Loading Spaces

6 Loading Spaces Provided

Lot Coverage

Allowed: N/A

Setbacks

Front - Rancho Drive	Required:	10	ft	Provided:	10
Side Street - Sirius Drive	Required:	10	ft	Provided:	15
Side Street - Desert Inn Road	Required:	10	ft	Provided:	13
Rear	Required:	0	ft	Provided:	50

Building Heights & Roof Heights

Complex #1 - Mat Slide - Body Slides	62' Platform Height	87' w/Roof Above
Complex #2 - Speed Slides	130' Platform Height	150' w/Roof Above
Complex #3 - Family Rafting	62' Platform Height	87' w/Roof Above
Complex #4 - Tube Slides	46' Platform Height	62' w/Roof Above
Complex #5 - Uphill Coaster	53' Platform Height	70' w/Roof Above
Complex #6 - Extreme Rafting	62' Platform Height	87' w/Roof Above

Landscape

Parking lot landscaping to conform to 19.08
Adjacent to Rancho Drive - 10' / Tree Spacing 1 per 35 lf
Adjacent to Sirius Drive - 15' / Tree Spacing 1 per 35 lf
Adjacent to Desert Inn - 15' / Tree Spacing 1 per 35 lf
Minimum Zone at Interior Lot Lines - 0' / Tree Spacing
Trees located 1 per 20 linear feet @ Perimeter

GPA-42939 **ZON-42940**
ZON-42941 **VAR-43353**
SUP-43355 **SUP-43356**
SDR-43352 **REVISED**

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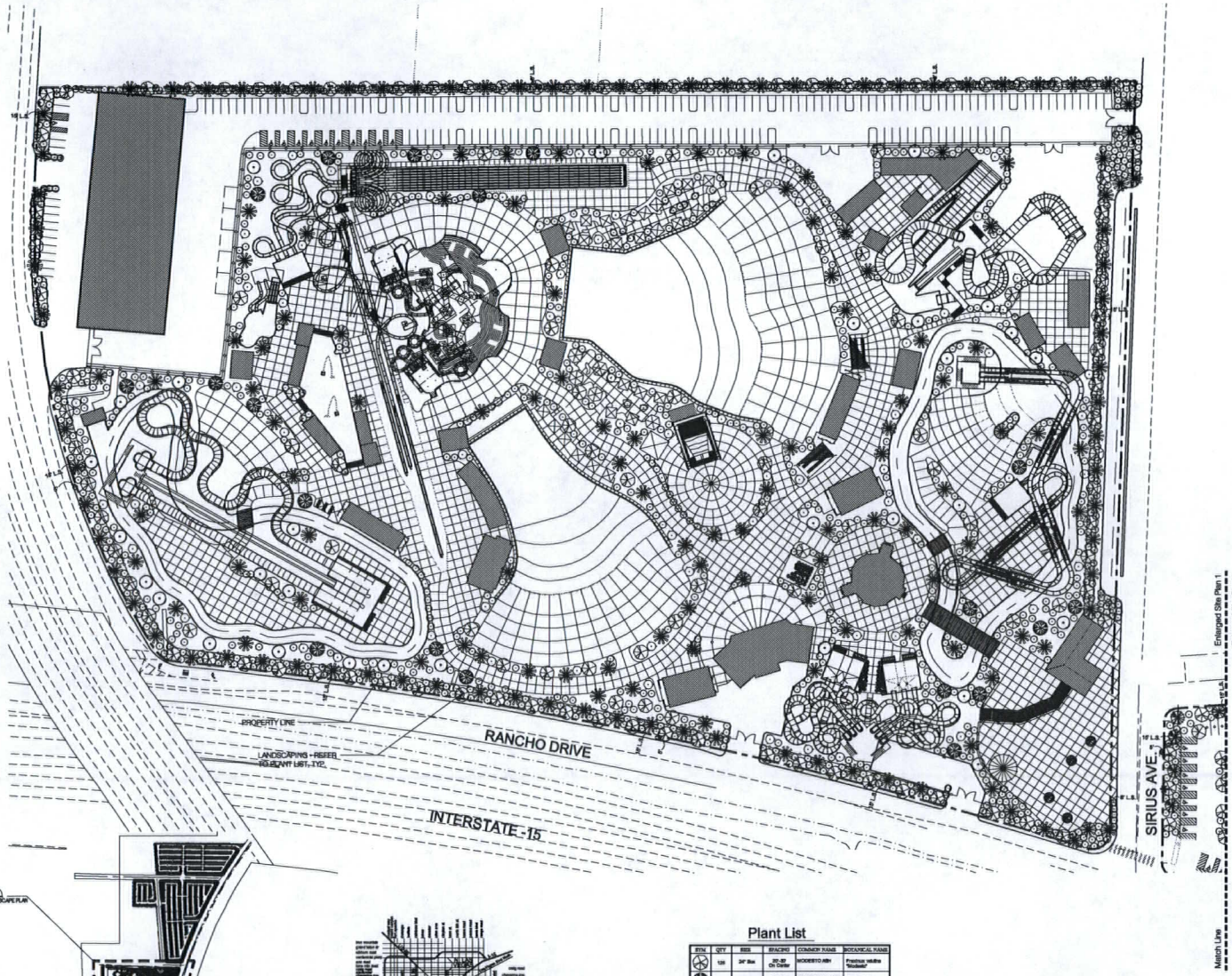
OCT 17 2011

Kimley-Horn and Associates, Inc.

MOSER architecture studio

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



Site Information

Las Vegas Outdoor Water Park

Jurisdiction	Las Vegas, NV
Current Zoning	M - Industrial
Proposed Zoning	M - Industrial
Planned Land Use	Light Industrial / Research
APN #	162-08-419-005, 162-08-419-002, 162-08-703-003, 162-09-703-001, 162-08-703-011, 162-09-301-017, 162-08-303-016, 162-09-305-015, 162-08-701-005, 162-09-701-007, 162-08-803-003, 162-09-503-002, 162-08-701-005, 162-09-701-006, 162-08-803-001, 162-09-701-003, 162-08-701-001 & 162-08-707-002

Area (approximate, to be verified)		
Gross Area	1,745,014 s.f.	40.06 acres
Net Area	1,444,014 s.f.	33.15 acres

Building Area		
Buildings by Number are site plan for location	**Size/Quantity**	**Unit**
1. Main Park Entry, Guest Services, Admin Office	5,000	sf
2. Retail	1,000	sf
3. Retail	2,500	sf
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf
5. Restrooms	2,000	sf
6. Restrooms	2,000	sf
7. Change Rooms	2,000	sf
8. Restrooms / Mechanical	1,200	sf
9. Group Picnic Shade Structure	1,000	sf
10. Group Picnic Shade Structure	1,000	sf
11. Group Picnic Shade Structure	1,500	sf
12. Group Picnic Shade Structure	500	sf
13. Group Picnic Shade Structure	500	sf
14. Food Kitchen & Storage - Supper Club	3,000	sf
15. Group Picnic Shade Structure	1,500	sf
16. Flow Rider Mechanical Building	1,000	sf
17. Restrooms / Mechanical	1,000	sf
18. Restrooms / Mechanical	1,000	sf
19. Restrooms / Mechanical	1,000	sf
20. Change Rooms	2,000	sf
21. Restrooms	2,000	sf
22. Change Rooms	2,000	sf
23. Trellis Shade Structure	1,000	sf
24. Trellis Shade Structure	1,000	sf
25. Trellis Shade Structure	1,000	sf
26. Restrooms	1,000	sf
27. Rave Wave Mechanical Building	600	sf
28. Mechanical Service Building - Existing	26,000	sf
29. Mechanical Service Area (E)	9,200	sf
30. Mechanical Service Area (E)	14,000	sf
31. Mechanical Service Area (E)	5,150	sf
32. Mechanical Service Area (E)	6,200	sf
Cabanas = 24 @ 600 sf = 5,000	5,000	sf
Tube Rental = 30 @ 13 sf = 390	390	sf
Drink Station @ Flowrider deck	600	sf
Total Building Square Footage	113,190	sf

Water Park Area				
Pools (Water Areas w/out Aprons)	**Size/Quantity**	**Unit**	**Area per User**	**Capacity**
"Wild Waterpool" (w/out Apron)	32,320	sf	50	679
"Boogie Waterpool" (w/out Apron)	23,680	sf	50	470
Adventure River w/ Beach Entry, Wave Generator & Tornado (1000 LF)	17,000	sf	40	425
Fast/Deep River w/ Beach Entry, fast current & Slowers (584 LF)	26,280	sf	60	460
General Swim / "Tempid" Lagoon	5,920	sf	40	148
Activity Pool - Not incl. Themed Lift	15,000	sf	n/a	n/a
Body Slide Landing Pool	1,125	sf	n/a	n/a
Kid's Slide Lagoon / Landing Pool	1,285	sf	n/a	n/a
Crossing Activity Pool	1,200	sf	n/a	n/a
Family Raft Slide Landing Pool	3,500	sf	n/a	n/a
Signature / Extreme Raft Slide Landing Pool	2,913	sf	n/a	n/a
Tube Slide Landing Pool(s)	3,213	sf	n/a	n/a
Uphill Coaster Landing Pool	1,175	sf	n/a	n/a
Subtotal	130,776	sf		3,116

Rides			**Riders per Dispatch**	**Dispatch (seconds)**	**Wait (minutes)**	**Capacity**
Large Themed Mt. Fit in Activity Pool	1	ea	375			375
Flowrider #01 - Double	1	ea	2	15	15	120
Crossing A-Cetty	4	ea	1	120	60	120
Family Raft Ride (4 per raft)	2	ea	3.5	20	30	420
Signature/Extreme Raft Ride (4 per raft)	2	ea	3.25	20	30	585
Kiddie Body Slide	3	ea	1	60	20	72
Body Slide	3	ea	1	30	30	180
Speed Body Slides	1	ea	1	30	30	60
Signature Body Slide	1	ea	1	60	30	36
Extreme Body Slide	1	ea	1	60	60	60
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20	400
Extreme Tube Slide - Various types (1 or 2 man tube)	2	ea	1.25	15	20	200
Mat Race (8 Lane)	1	ea	8	25	30	275
Subtotal	26					3,414
Total Feature Capacity						**6,530**
Total Passive Capacity (20% of Design Feature Capacity)						**1,306**
Total in Park Capacity						**7,446**

Total Parking Required
Commercial Recreational/Amusement(Outdoor)

On-Site Parking Requirements
Amusement Park - One Space per 5 persons that facilities are designed to accommodate at maximum capacity

7,446 / 5 = 2,489 Required Spaces

Total Parking Provided

2,125 Parking Spaces Provided — **2,125 Parking Spaces Provided**

2,125 / 2,489 = 14.6% — **14.6% Parking Reduction Request**

Handicapped Parking - 2,125 x 2% = 42.5 — **43 H.C. Parking Spaces Provided**

Loading Spaces - 130, 776 = 6 Loading Spaces — **6 Loading Spaces Provided**

Lot Coverage
Allowed: N/A

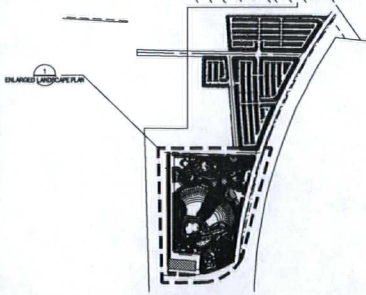
Setbacks

Front - Rancho Drive	Required	10'	Provided	10'
Side Street - Sirius Drive	Required	10'	Provided	10'
Side Street - Desert Inn Road	Required	10'	Provided	10'
Rear	Required	10'	Provided	10'

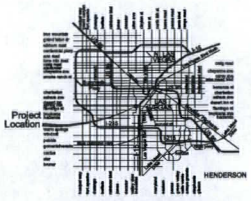
Building Heights & Ride Heights

Complex #1 - Mid Slide - Body Slides	62' Platform Height	80' w/Roof Access
Complex #2 - Speed Slides	130' Platform Height	150' w/Roof Access
Complex #3 - Family Rafting	62' Platform Height	80' w/Roof Access
Complex #4 - Tube Slides	43' Platform Height	60' w/Roof Access
Complex #5 - Uphill Coaster	53' Platform Height	70' w/Roof Access
Complex #6 - Extreme Rafting	62' Platform Height	80' w/Roof Access

Landscape
Parking lot landscaping to conform to 15.08
Adjacent to Rancho Drive - 15' / Tree Spacing 1 per 30 lf
Adjacent to Sirius Drive - 10' / Tree Spacing 1 per 30 lf
Adjacent to Desert Inn - 10' / Tree Spacing 1 per 30 lf
Minimum Zone of Interior Lot Lines- 6'/ Tree Spacing 1 per 30 lf
Trees located 1 per 20 linear feet @ Residential Adjacency



Key Plan
Scale: 1" = 500'

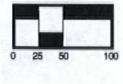


Vicinity Map
Scale: N.T.S.

Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	120	24" Box	20'-30' On Center	MODESTO ASH	Fraxinus velutina 'Modesto'
	19	24" Box	20'-30' On Center	CALIFORNIA LAUREL "Peppermint"	Umbellularia californica
	31	24" Box	20'-30' On Center	TEXANUM PINNET	Ligustrum japonicum "Texanum"
	-	24" Box	20'-30' On Center	MONDEL PINE	Pinus pigs
	191	Freight Varies	1 x Min. Any Direction, Anywhere	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	81	24" Box	1 x Min. Any Direction, Anywhere	FLOWERING PLUM	Prunus blireiana
	806	1 - 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
	-	N/A	N/A	*Hydroseed	

* Hydroseed - No turf to be used. Only rock, Crushed rock or other Low-water use, approved ground cover will be used.



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OCT 17 2011

Enlarged Landscape Plan 1 - Las Vegas Water Park

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

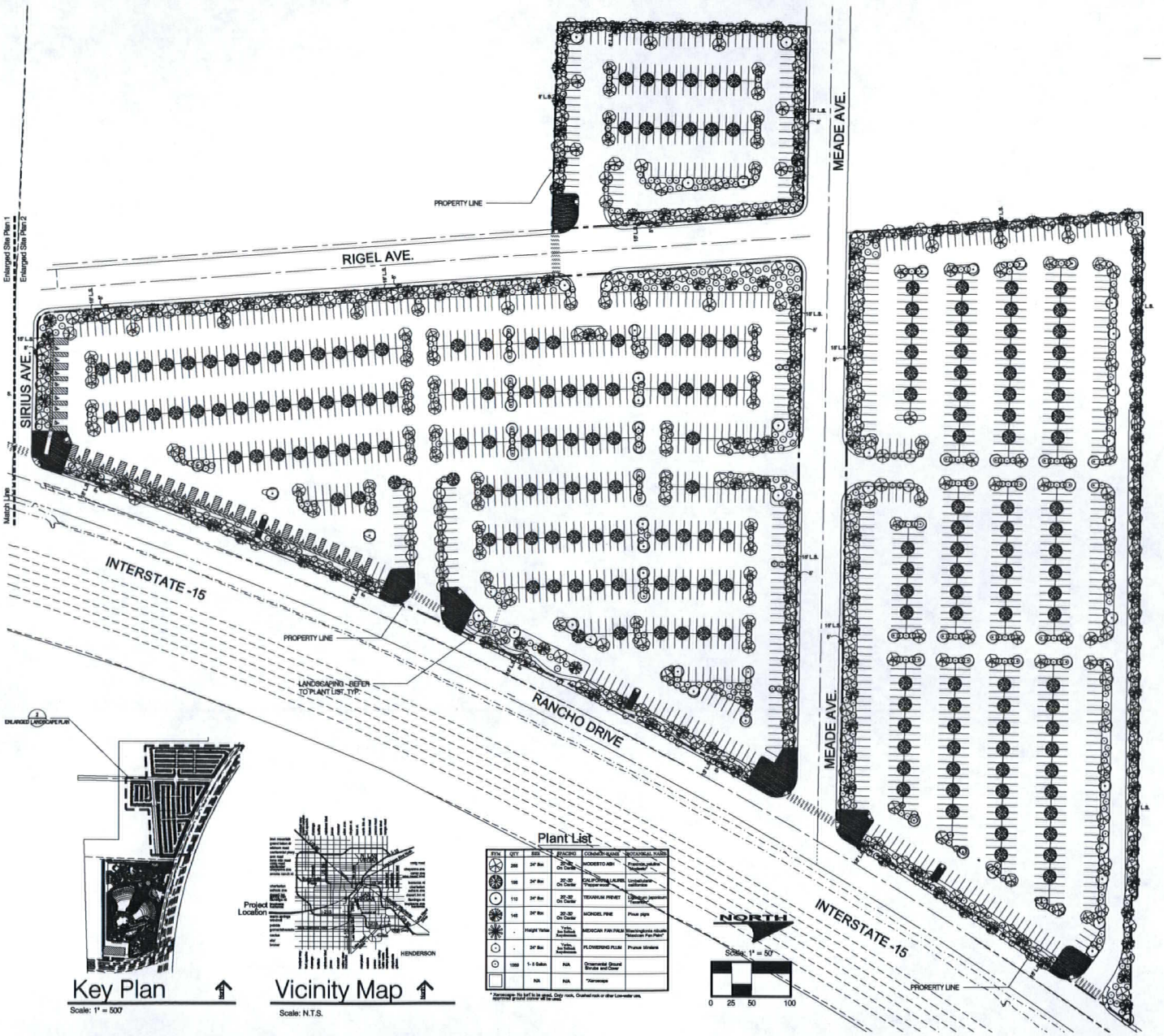
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn Associates, Inc.

architecture studio

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

GPA-42939 ZON-42940
ZON-42941 VAR-43353
SUP-43355 SUP-43356
SDR-43352 REVISED



Key Plan
Scale: 1" = 500'

Vicinity Map
Scale: N.T.S.

Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	268	24" Box	20'-00" On Center	MODESTO ASH	Fraxinus pistacia 'Modesto'
	106	24" Box	20'-00" On Center	CALIFORNIA LAUREL	Umbellularia californica
	110	24" Box	20'-00" On Center	TEXANUM PRIVET	Ligustrum japonicum 'Texanum'
	145	24" Box	20'-00" On Center	MONDEL PINE	Pinus pigra
	-	Height Varies	Varies, See Details, Plans & Notes	MEXICAN FAN PALM	Washingtonia robusta 'Mexican Fan Palm'
	-	24" Box	Varies, See Details, Plans & Notes	FLOWERING PLUM	Prunus blireana
	1350	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	*Xeriscape	

* Xeriscape - No turf to be used. Only rock, Crushed rock or other Low-water use, approved ground cover will be used.

Site Information

Las Vegas Outdoor Water Park

Jurisdiction	Las Vegas, NV
Current Zoning	M - Industrial
Proposed Zoning	M - Industrial
Planned Land Use	Light Industrial / Research
APN #	162-08-416-003, 162-08-416-002, 162-36-703-002, 162-08-702-001, 162-08-303-014, 162-08-303-017, 162-08-303-018, 162-08-303-010, 162-36-701-004, 162-08-701-003, 162-08-701-007, 162-08-601-003, 162-08-628-002, 162-36-701-005, 162-08-703-004, 162-36-803-001, 162-08-703-001, 162-36-701-001 & 162-36-701-002

Area (approximate, to be verified)

Gross Area	1,745,214 s.f.	40.06 acres
Net Area	1,444,214 s.f.	33.15 acres

Building Area

Buildings by Number see site plan for location	Size-Quantity	Unit
1. Main Park Entry, Guest Services, Admin Office	5,500	sf
2. Retail	1,000	sf
3. Retail	2,500	sf
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf
5. Restrooms	2,000	sf
6. Restrooms	2,000	sf
7. Change Rooms	3,000	sf
8. Restrooms / Mechanical	1,200	sf
9. Group Picnic Shade Structure	1,000	sf
10. Group Picnic Shade Structure	1,000	sf
11. Group Picnic Shade Structure	1,500	sf
12. Group Picnic Shade Structure	500	sf
13. Group Picnic Shade Structure	500	sf
14. Food Kitchen & Storage - Supper Club	5,000	sf
15. Group Picnic Shade Structure	1,500	sf
16. Flow Rider Mechanical Building	1,500	sf
17. Restrooms / Mechanical	1,000	sf
18. Restrooms / Mechanical	1,000	sf
19. Restrooms / Mechanical	1,000	sf
20. Change Room	2,000	sf
21. Restrooms	2,000	sf
22. Change Rooms	2,000	sf
23. Trellis Shade Structure	1,000	sf
24. Trellis Shade Structure	1,000	sf
25. Trellis Shade Structure	1,000	sf
26. Restrooms	1,000	sf
27. RiverWave Mechanical Building	500	sf
28. Mechanical Service Building - Existing	28,900	sf
29. Mechanical Service Area (E)	5,200	sf
30. Mechanical Service Area (E)	14,900	sf
31. Mechanical Service Area (E)	5,100	sf
32. Mechanical Service Area (E)	6,200	sf
Columns = 16 @ 950 sf = 1,000	5,000	sf
Tube Rental = 30 @ 10 sf = 300	300	sf
Drink Station @ Flowrider deck	600	sf
Total Building Square Footage	118,136	sf

Water Park Area

Pools (Water Areas w/out Aprons)	Size-Quantity	Unit	Area per User	Capacity
BIG Wavepool (w/out Apron)	30,630	sf	50	613
Boogie Wavepool (w/out Apron)	23,480	sf	50	470
Adventure River w/ Beach Entry, Wave Generator & Sprays (1035 LF)	17,900	sf	40	425
Fast/Deep River w/ Beach Entry, fast current & Sprays (996 LF)	26,900	sf	50	490
Serene Swim / *Tempo* Lagoon	5,620	sf	40	140
Activity Pool - Not incl. Themed MUPS	15,955	sf	n/a	n/a
Body Slide Landing Pool	1,135	sf	n/a	n/a
Kid's Slide Lagoon Landing Pool	1,395	sf	n/a	n/a
Crossing Activity Pool	1,200	sf	n/a	n/a
Family Raft Slide Landing Pool	3,500	sf	n/a	n/a
Signature / Extreme Raft Slide Landing Pool	2,013	sf	n/a	n/a
Tube Slide Landing Pool(s)	3,213	sf	n/a	n/a
Uphill Coaster Landing Pool	1,175	sf	n/a	n/a
Subtotal	133,776	sf		2,116

Rides			Riders per Dispatch	Dispatch (seconds)	Wait (minutes)	Capacity
Large Themed MUPS or Activity Pool	1	ea	375	0	0	375
FlowRider #01 - Double	1	ea	2	10	10	120
Crossing Activity	1	ea	1.25	60	60	125
Family Raft Ride (4 person raft)	2	ea	3.5	30	30	840
Signature/Extreme Raft Ride (6 person raft)	2	ea	3.25	20	30	585
Kiddie Body Slide	3	ea	1	60	20	72
Body Slide	3	ea	1	30	30	180
Speed Body Slides	1	ea	1	30	30	60
Signature Body Slide	1	ea	1	60	30	30
Extreme Body Slide	1	ea	1	60	60	60
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20	600
Extreme Tube Slide - Vortex type (1 or 2 man tube)	2	ea	1.25	15	20	200
Wet Rock @ Lake	1	ea	8	20	30	576
Subtotal	26					3,414
Total Feature Capacity						**8,830**
Total Pumbre Capacity (50% of Design Feature Capacity)						**1,838**
Total In Park Capacity						**7,446**

Total Parking Required
Commercial Recreation/Amusement(Outdoor)

On-Site Parking Requirements
Amusement Park - One Space per 3 persons that facilities are designed to accommodate at maximum capacity

7,446 / 3 = 2,488 Required Spaces

Total Parking Provided

2,128 Parking Spaces Provided	**2,128 Parking Spaces Provided**
2,128 / 2,488 = 14.4%	**14.4% Parking Reduction Request**
Handicapped Parking - 2,128 x 2% = 42.6	**49 H.C. Parking Spaces Provided**
Loading Spaces - 130,776 = 8 Loading Spaces	**8 Loading Spaces Provided**

Lot Coverage
Allowed: N/A

Setbacks

Front - Rancho Drive	Required	10	ft.	Provided: 10
Side Street - Sirius Drive	Required	10	ft.	Provided: 10
Side Street - Desert Inn Road	Required	10	ft.	Provided: 10
Rear	Required	0	ft.	Provided: 50

Building Heights & Ride Heights

Complex #1 - Wet Slide / Body Slides	82' Platform Height	97' w/Roof Above
Complex #2 - Speed Slides	136' Platform Height	150' w/Roof Above
Complex #3 - Tube Rafting	82' Platform Height	97' w/Roof Above
Complex #4 - Tube Slides	49' Platform Height	65' w/Roof Above
Complex #5 - Uphill Coaster	82' Platform Height	70' w/Roof Above
Complex #6 - Extreme Rafting	82' Platform Height	97' w/Roof Above

Landscape
Parking lot landscaping to conform to 15.68
Adjacent to Rancho Drive - 10 / Tree Spacing 1 per 20 F
Adjacent to Sirius Drive - 10 / Tree Spacing 1 per 20 F
Adjacent to Desert Inn - 10 / Tree Spacing 1 per 20 F
Minimum Zone of Interior Lot Lines - 6' / Tree Spacing 1 per 40 F
Trees located 1 per 20 linear feet @ Perimeter & Aisles

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OCT 07 2011

GPA-42939 ZON-42940
ZON-42941 VAR-43353
SUP-43355 SUP-43356
SDR-43352 REVISED

Enlarged Landscape Plan 2 - Las Vegas Water Park

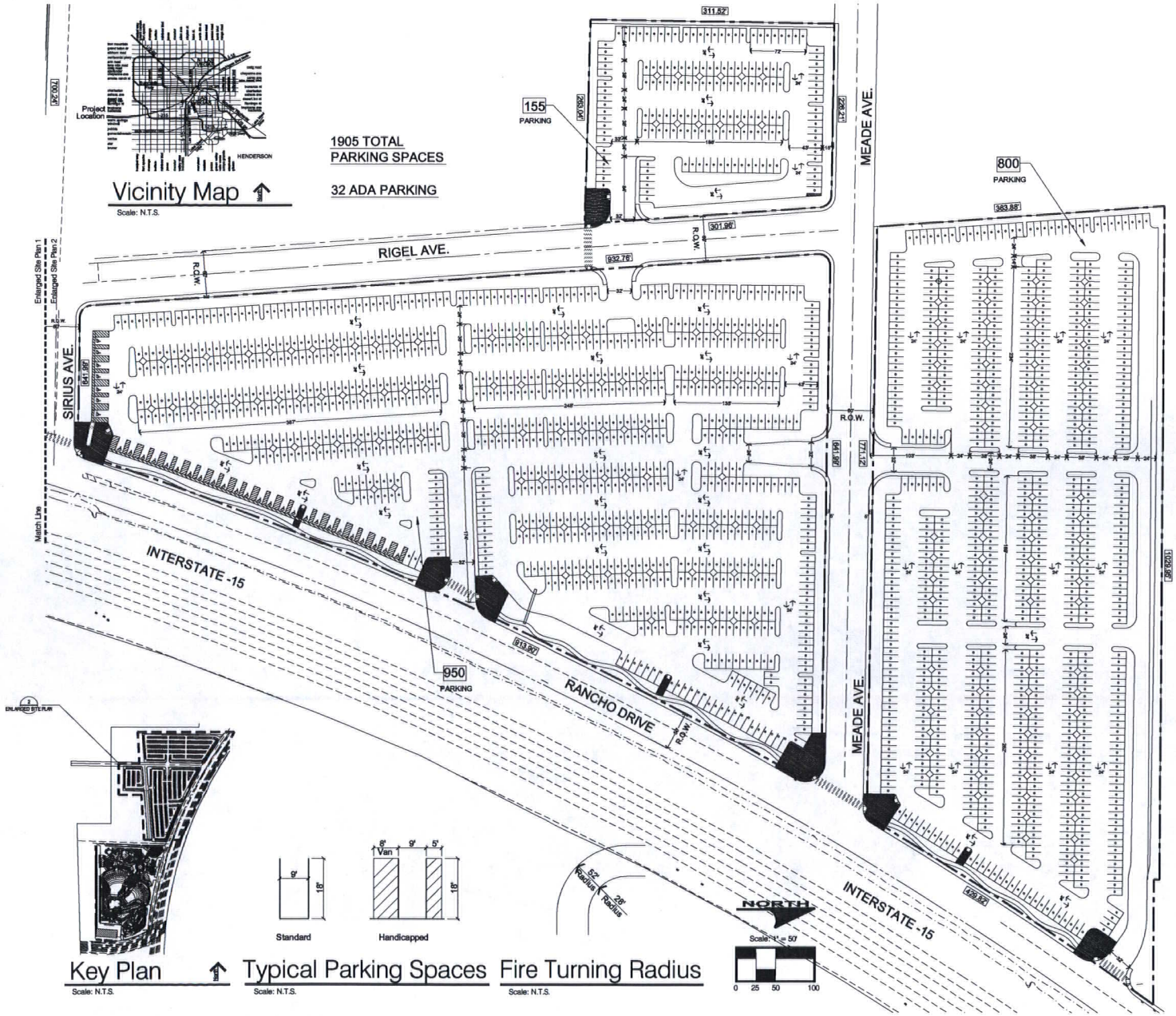
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

MOSER architecture studio

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



Site Information		
Las Vegas Outdoor Water Park		
Jurisdiction	Las Vegas, NV	
Current Zoning	M - Industrial	
Proposed Zoning	M - Industrial	
Planned Land Use	Light Industrial / Research	
APN #	162-08-419-003, 162-08-419-002, 162-08-703-003, 162-08-703-001, 162-08-703-010, 162-08-703-011, 162-08-703-009, 162-08-703-008, 162-08-703-007, 162-08-803-003, 162-08-803-001, 162-08-703-005, 162-08-703-004, 162-08-803-001, 162-08-703-001 & 162-08-701-002	
Area (approximate, to be verified)		
Gross Area	1,745,014 s.f.	40.06 acres
Net Area	1,444,014 s.f.	33.15 acres

Building Area		
Buildings by Number see site plan for location	**Size-Quantity**	**Unit**
1. Main Park Entry, Guest Services, Admin Office	3,500	sf
2. Retail	1,000	sf
3. Retail	2,000	sf
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf
5. Restrooms	2,000	sf
6. Restrooms	2,000	sf
7. Change Rooms	2,000	sf
8. Restrooms / Mechanical	1,200	sf
9. Group Picnic Shade Structure	1,000	sf
10. Group Picnic Shade Structure	1,000	sf
11. Group Picnic Shade Structure	1,500	sf
12. Group Picnic Shade Structure	500	sf
13. Group Picnic Shade Structure	500	sf
14. Food Kitchen & Storage - Supper Club	3,000	sf
15. Group Picnic Shade Structure	1,500	sf
16. Flow Rider Mechanical Building	1,500	sf
17. Restrooms / Mechanical	1,000	sf
18. Restrooms / Mechanical	1,000	sf
19. Restrooms / Mechanical	1,000	sf
20. Change Room	2,000	sf
21. Restrooms	3,000	sf
22. Change Rooms	2,000	sf
23. Trellis Shade Structure	1,000	sf
24. Trellis Shade Structure	1,000	sf
25. Trellis Shade Structure	1,000	sf
26. Restrooms	1,000	sf
27. River Wave Mechanical Building	600	sf
28. Mechanical Service Building - Existing	28,000	sf
29. Mechanical Service Area (E)	5,200	sf
30. Mechanical Service Area (C)	14,000	sf
31. Mechanical Service Area (F)	5,100	sf
32. Mechanical Service Area (K)	6,200	sf
Cabanas = 30 @ 600 sf = 18000	18,000	sf
Tube Rentals = 50 @ 15 sf = 750	800	sf
Drink Station @ Flowrider deck	600	sf
Total Building Square Footage	118,196	sf

Water Park Area						
Pools (Water Areas w/out Aprons)	**Size-Quantity**	**Unit**	**Area per User**			**Capacity**
"BIG Wavepool" (w/out Apron)	32,530	sf	50			651
"Boogie Wavepool" (w/out Apron)	23,480	sf	50			470
Adventure River w/ Beach Entry, Wave Generator & Riptide's (WMF)	17,900	sf	40			425
Fast/Deep River w/ Beach Entry, Bait Current & Riptide's (WMF)	20,000	sf	50			400
General Swim / "Tempid" Lagoon	5,920	sf	40			148
Activity Pool - Not Incl. Thermal MUPS	15,885	sf	n/a			n/a
Slide Slide Landing Pool	1,135	sf	n/a			n/a
Kid's Slide Lagoon / Landing Pool	1,395	sf	n/a			n/a
Crossing to Utility Pool	1,200	sf	n/a			n/a
Family Raft Slide Landing Pool	2,000	sf	n/a			n/a
Signature / Extreme Raft Slide Landing Pool	2,015	sf	n/a			n/a
Tube Slide Landing Pool(s)	3,210	sf	n/a			n/a
Lazy Current Landing Pool	1,175	sf	n/a			n/a
Sub-total	130,776	sf				2,116

Rides			**Riders per Dispatch**	**Dispatch (seconds)**	**Wait (minutes)**	**Capacity**
Large Themed MUPS in Activity Pool	1	ea	375			375
FlowRider #01 - Double	1	ea	2	15	15	120
Crossing A-Tube	4	ea	1	1.25	60	120
Family Raft Ride (4-man raft)	2	ea	3.5	20	30	820
Signature/Extreme Raft Ride (6-man raft)	2	ea	3.25	20	30	965
Kiddie Body Slide	3	ea	1	60	20	72
Body Slide	3	ea	1	30	30	103
Speed Body Slides	1	ea	1	30	30	63
Signature Body Slide	1	ea	1	60	30	56
Extreme Body Slide	1	ea	1	60	30	60
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20	433
Extreme Tube Slide - Vortex type (1 or 2 man tube)	2	ea	1.25	15	20	229
Wet Play at (Land)	1	ea	8	20	30	278
Sub-total	26					3,414
Total Feature Capacity						**5,530**
Total Passive Capacity (35% of Design Feature Capacity)						**1,936**
Total In Park Capacity						**7,466**

Total Parking Required
Commercial Recreation/Amusement(Outdoor)

On-Site Parking Requirements
Amusement Park - One Space per 3 persons that facilities are designed to accommodate at maximum capacity

7,466 / 3 = 2,488 Required Spaces

Total Parking Provided

2,128 Parking Spaces Provided	**2,128 Parking Spaces Provided**
2,128 / 2,488 = 14.6%	**14.6% Parking Reduction Request**
Handicapped Parking - 2,128 x 2% = 42.6	**43 H.C. Parking Spaces Provided**
Loading Spaces - 130, 776 = 6 Loading Spaces	**6 Loading Spaces Provided**
Lot Coverage	
Allowed	90%
Setbacks	
Front - Rancho Drive	Required: 10' ft. Provided: 10' ft.
Side Street - Sirius Drive	Required: 10' ft. Provided: 10' ft.
Side Street - Desert Inn Road	Required: 10' ft. Provided: 10' ft.
Rear	Required: 0' ft. Provided: 50' ft.

Building Heights & Pools Heights

Complex #1 - Main Slide - Body Slides	52' Platform Height	91' w/Roof Above
Complex #2 - Speed Slides	52' Platform Height	100' w/Roof Above
Complex #3 - [illegible]	52' Platform Height	91' w/Roof Above
Complex #4 - [illegible]	52' Platform Height	91' w/Roof Above
Complex #5 - [illegible]	52' Platform Height	91' w/Roof Above
Complex #6 - [illegible]	52' Platform Height	91' w/Roof Above

Landscape
Parking lot landscape
Adjac ent to Rancho Dr. - 1 Tree Spacing / per 20 lf
Adjac ent to Desert Inn - 1 Tree Spacing / per 20 lf
Perimeter Zone of [illegible]
Trees located in [illegible]

GPA-42939 **ZON-42940**
ZON-42941 **VAR-43353**
SUP-43355 **SUP-43356**
SDR-43352 **REVISED**

OCT 17 2011

AQUATIC DEVELOPMENT GROUP, INC.

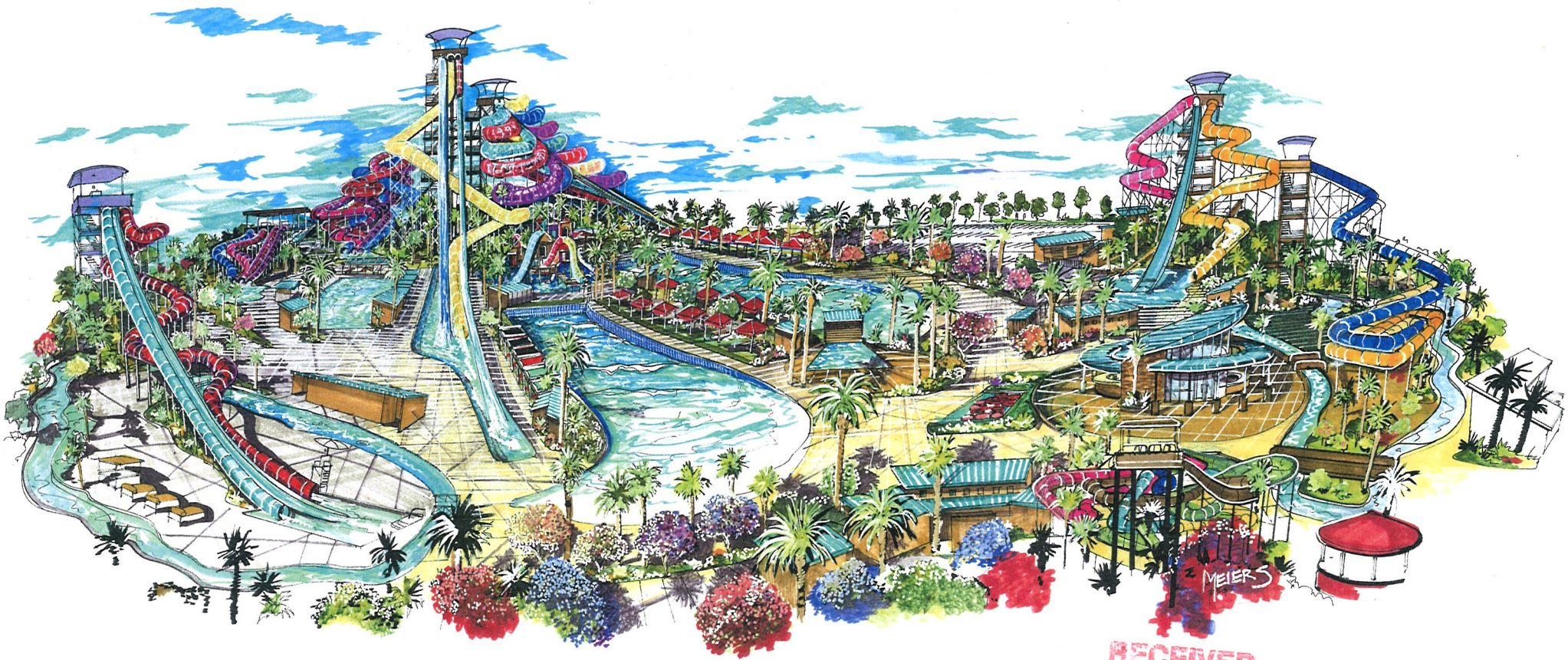
Kimley-Horn and Associates, Inc.

MDSER architecture studio

Sheet Title
Project Number
9-22-2011 : Date

Enlarged Site Plan 2 - Las Vegas Water Park

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



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Perspective - Las Vegas Water Park

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

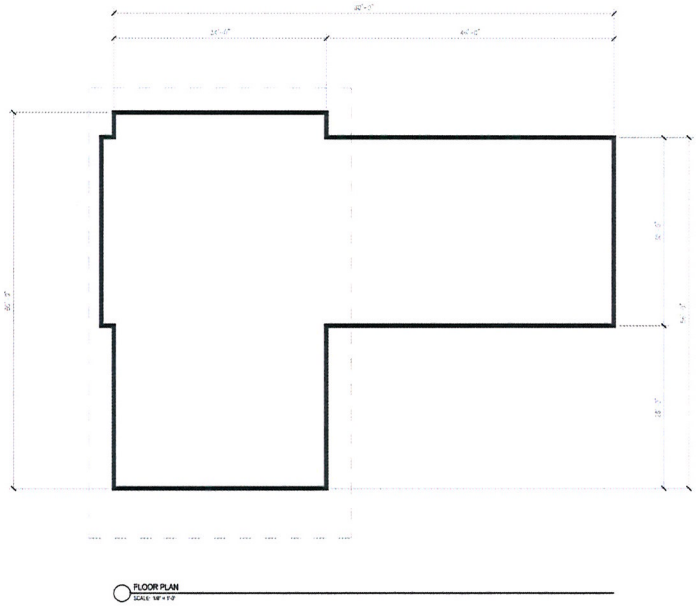
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

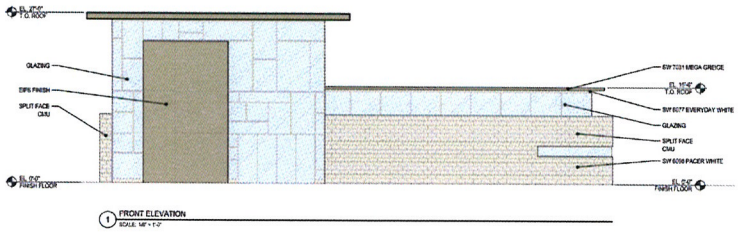
MOSER architecture studio

Enlarged Site Plan 1 : Sheet Title
11-087 : Project Number
8-31-2011 : Date

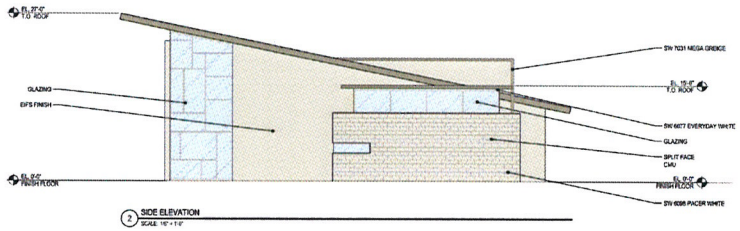
VAR-43353 SUP-43355
SUP-43356 SDR-43352



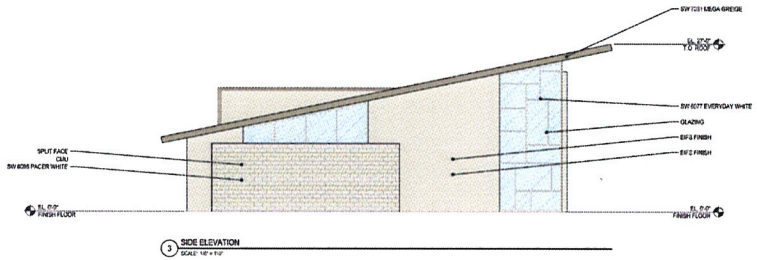
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



3 SIDE ELEVATION
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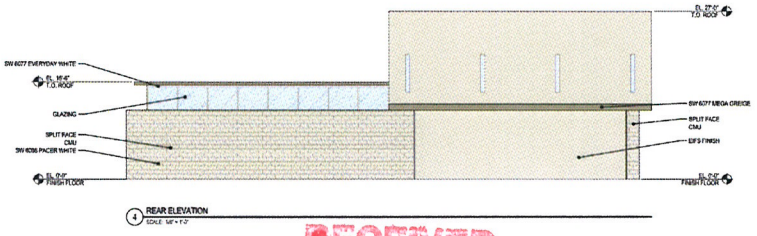

4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

GUEST SERVICES / ADMINISTRATION OFFICES ①

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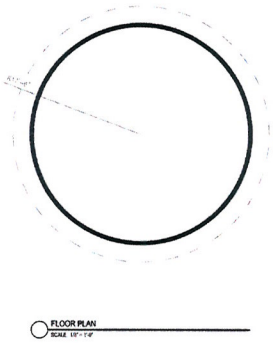
MOSER architecture studio

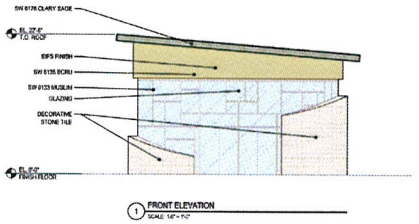
Building Plans and Elevations 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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



FLOOR PLAN

RETAIL (1,000 S.F.) ②



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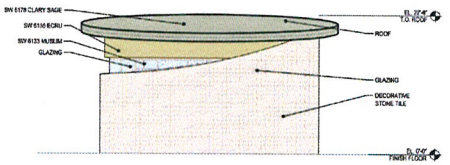

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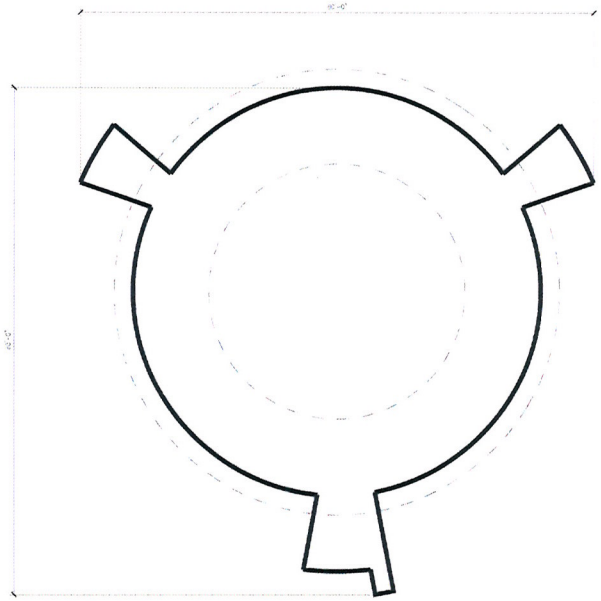
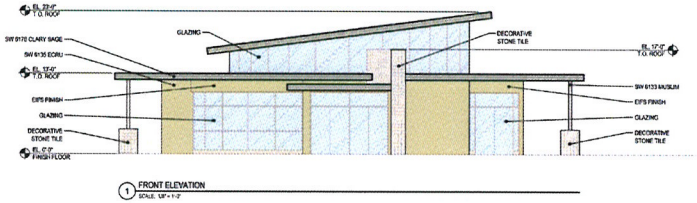


FLOOR PLAN

RETAIL (3,500 S.F.) ③



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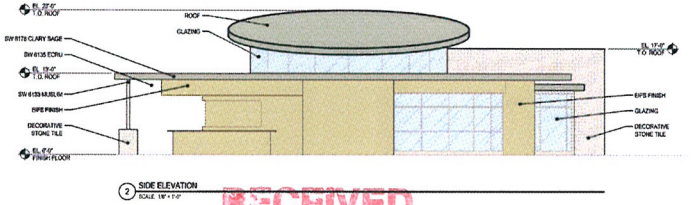

② SIDE ELEVATION

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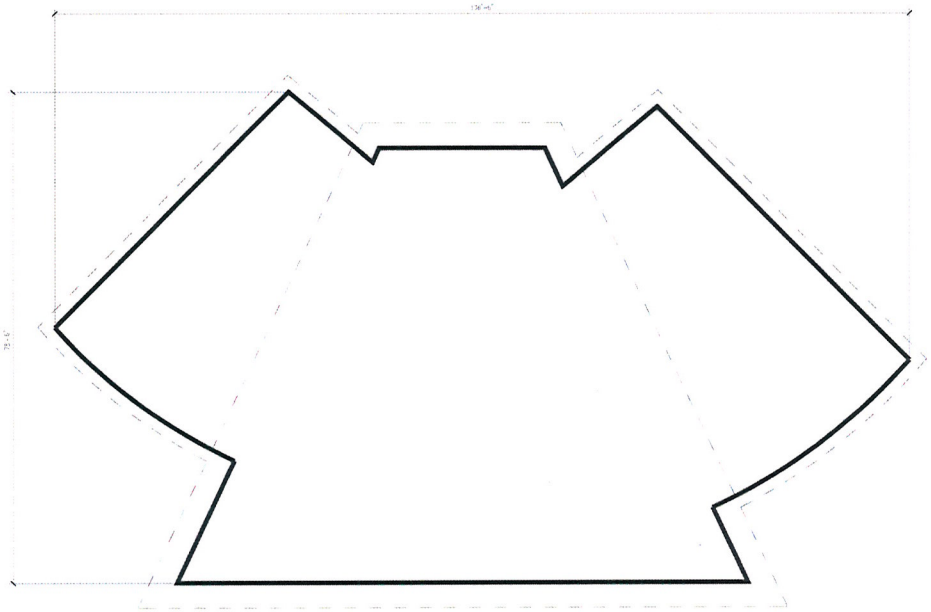
Kimley-Horn and Associates, Inc.

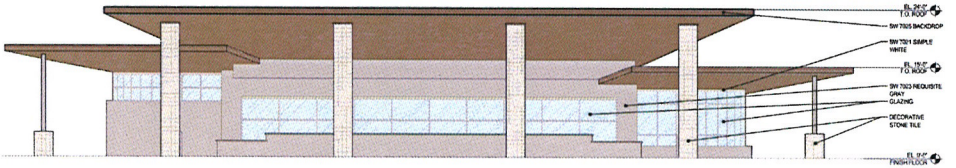
MOSER architecture studio

Building Plans and Elevations 2 & 3 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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



FLOOR PLAN



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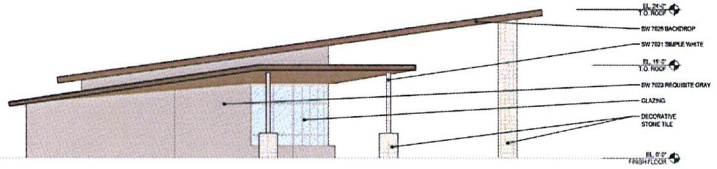
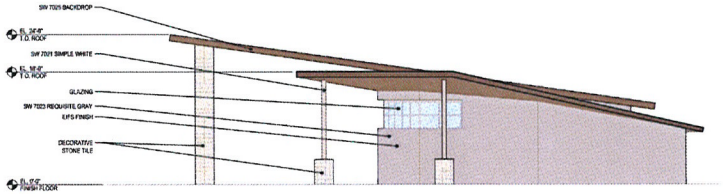


2 SIDE ELEVATION



3 SIDE ELEVATION

SUPPER CLUB

4

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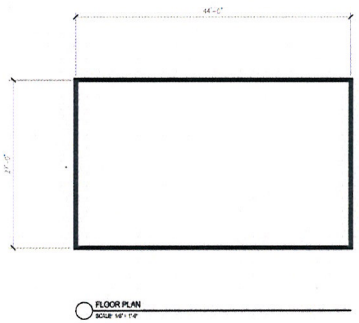
Building Plans and Elevations 4 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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



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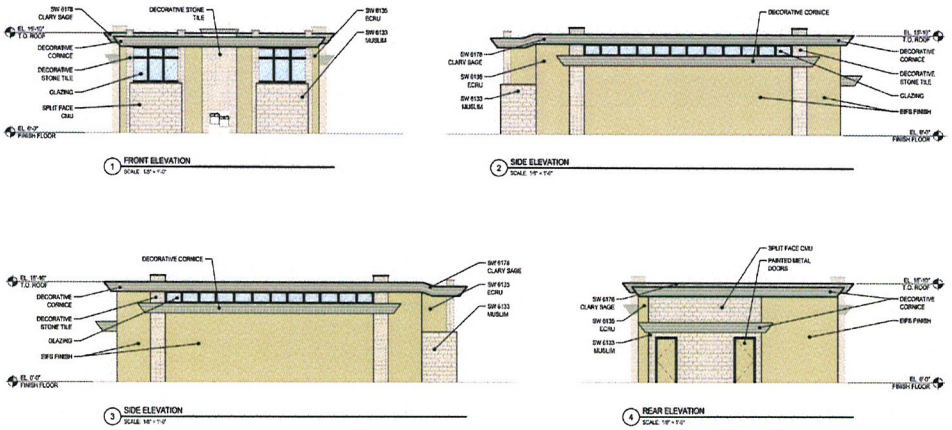

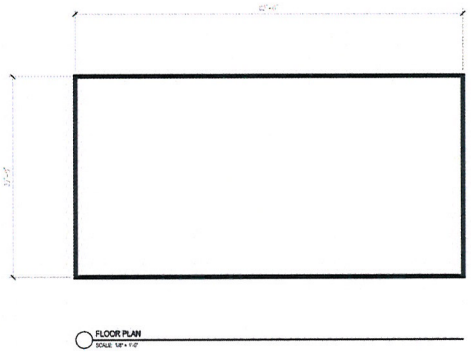

RESTROOMS (2,000 S.F.) (5) (6) (21)



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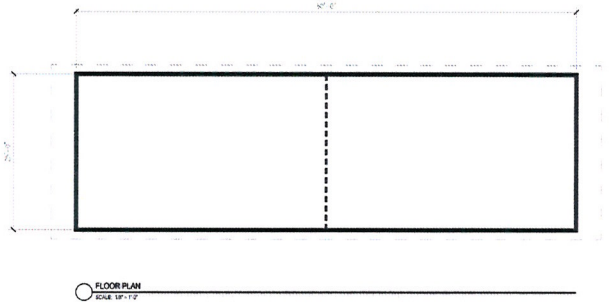
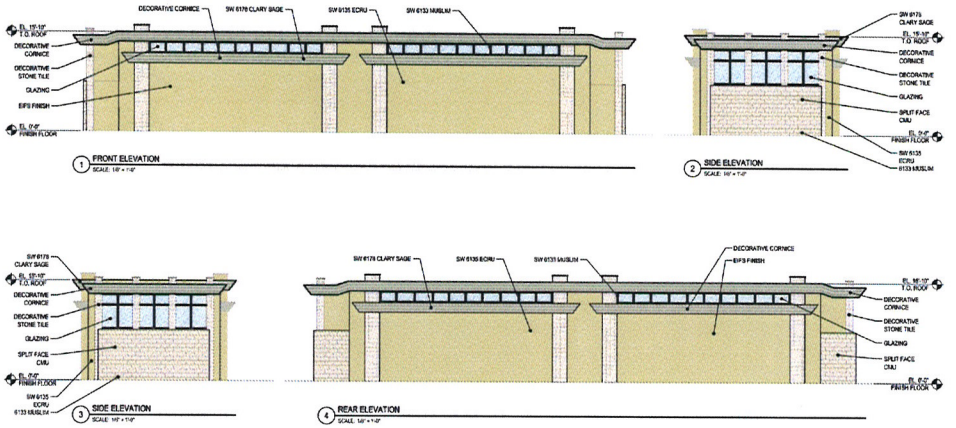
Building Plans and Elevations 5, 6, 8 & 21 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

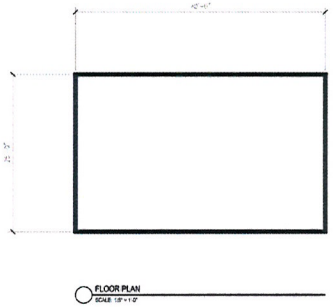
VAR-43353 SUP-43355
SUP-43356 SDR-43352

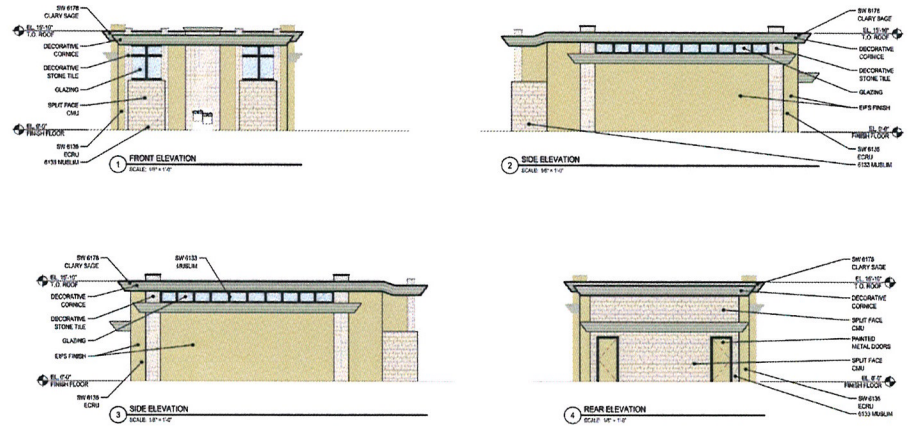




CHANGING ROOMS

(7) (20) (22)





RESTROOMS (1,000 S.F.)

(17) (18) (19) (26)

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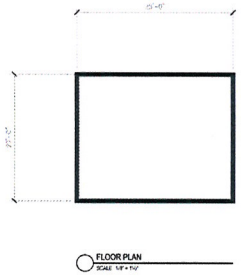
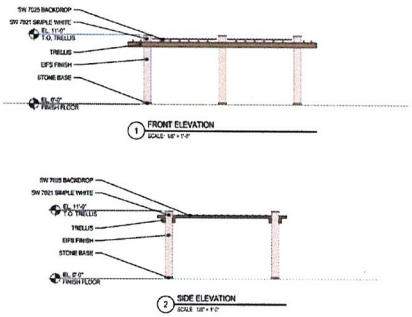
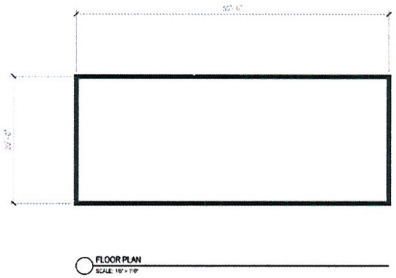
11-067 : Project Number
9-22-2011 : Date

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

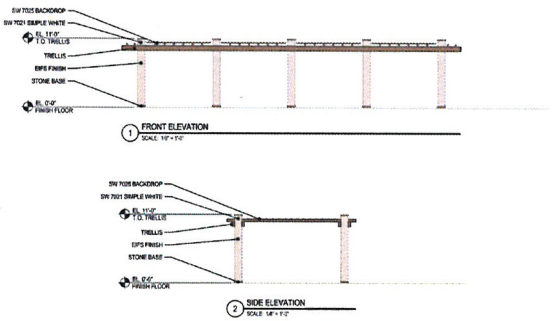


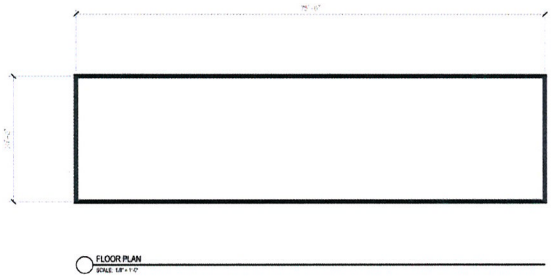
PICNIC SHADE STRUCTURE (500 S.F.) (12) (13)





PICNIC SHADE STRUCTURE (1,000 S.F.) (9) (10)





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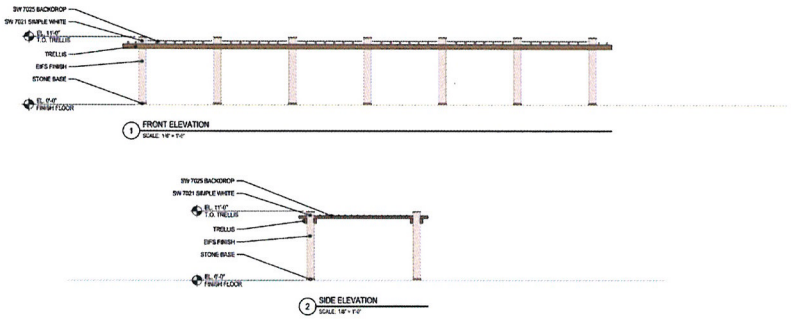

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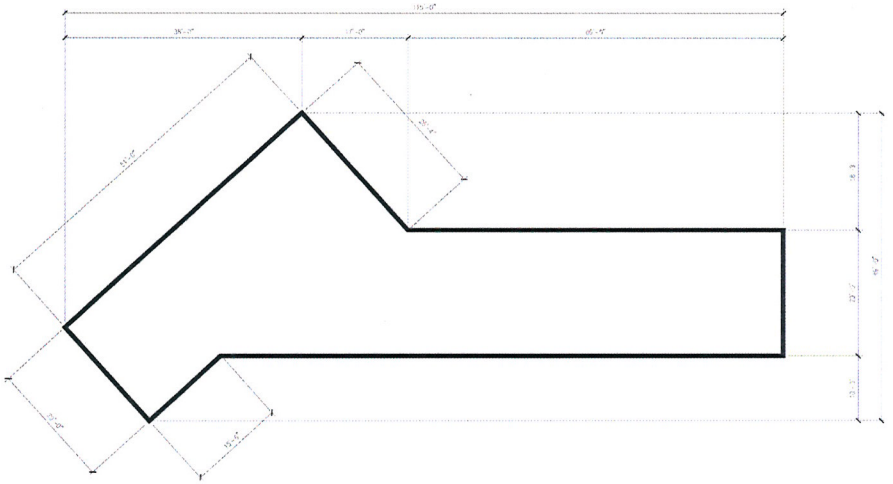
Building Plans and Elevations 9, 10, 11, 12, 13 & 15 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

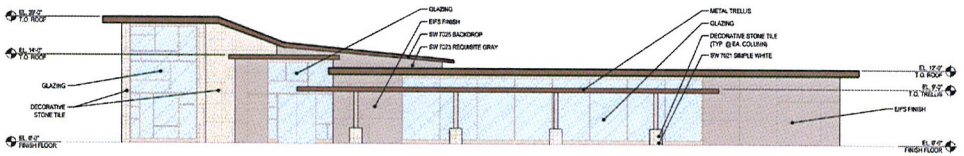
VAR-43353 SUP-43355
SUP-43356 SDR-43352

SUPPER CLUB will comply with the following:

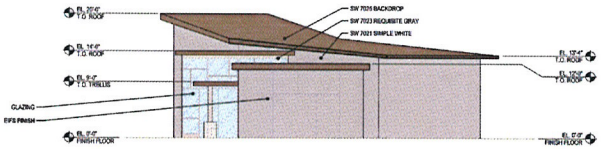
1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the dining area does not include bar stool 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.



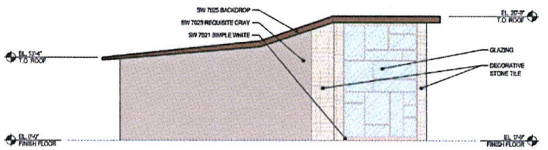
FLOOR PLAN



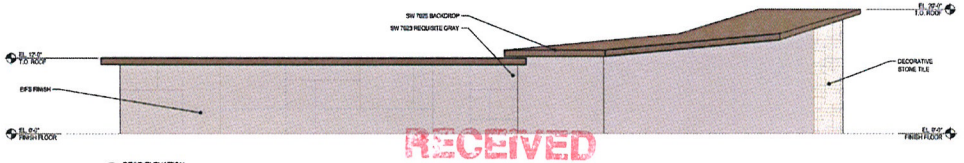
1 FRONT ELEVATION



2 SIDE ELEVATION



3 SIDE ELEVATION



4 REAR ELEVATION

SUPPER CLUB

14

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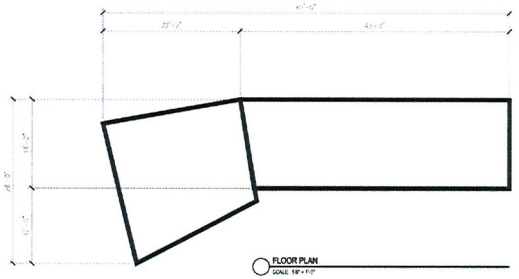
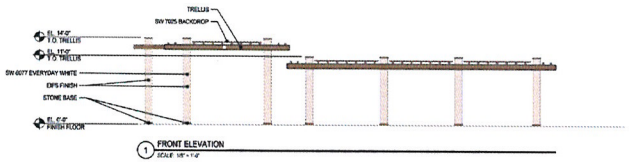
11-087 : Project Number
9-22-2011 : Date

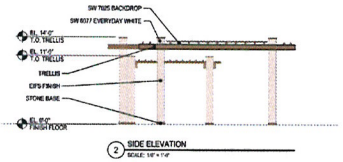
VAR-43353 SUP-43355
SUP-43356 SDR-43352

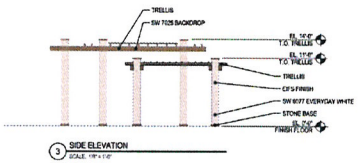


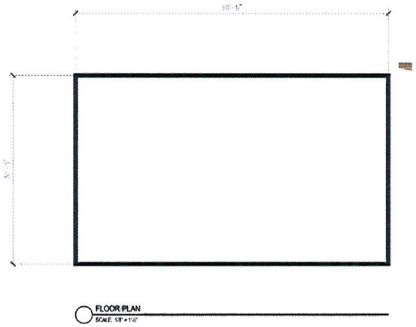
TRELLIS SHADE STRUCTURE

(23) (24) (25)



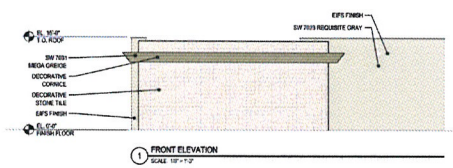


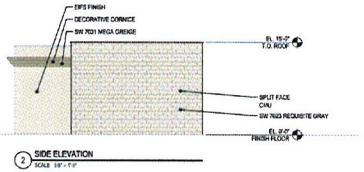


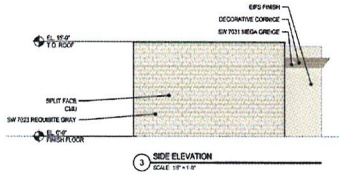


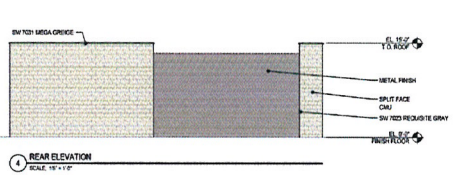
MECHANICAL BUILDING ("FLOW RIDER")

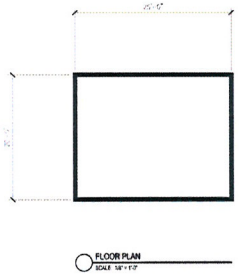
(16)





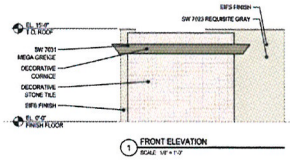


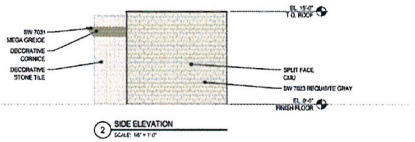


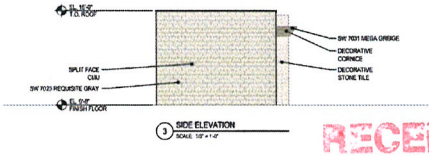


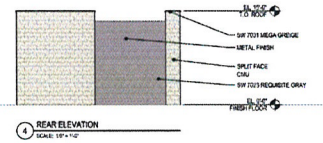
MECHANICAL BUILDING ("RIVER WAVE")

(27)









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Building Plans and Elevations - Las Vegas Water Park

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

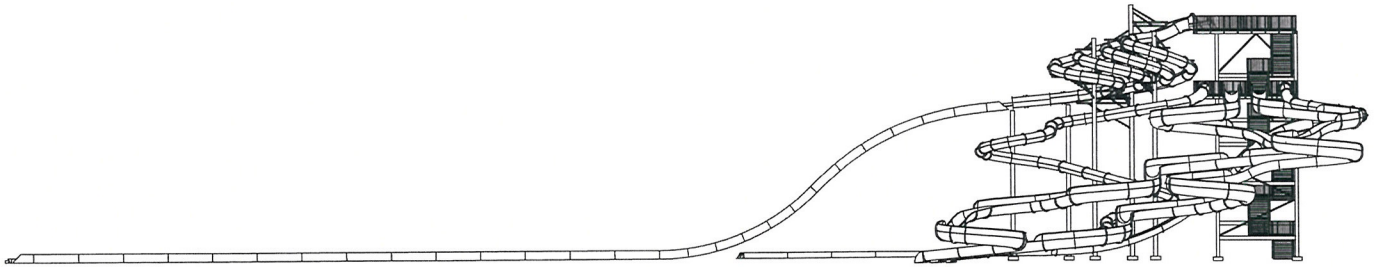
AQUATIC DEVELOPMENT GROUP

Kimley-Horn and Associates, Inc.

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

Building Plans and Elevations 16, 23, 24, 25 & 27 : Sheet Title
11-067 : Project Number
9-22-2011 : Date

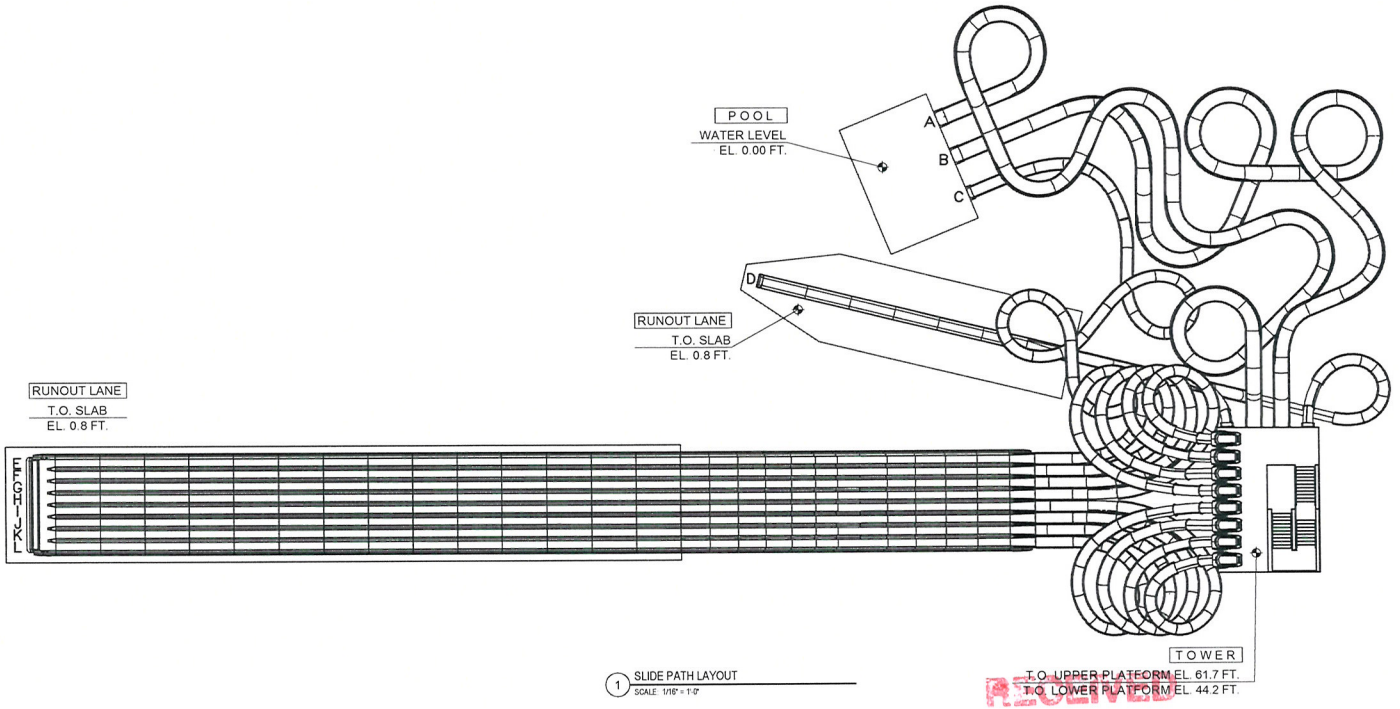
MOSER architecture studio



2 ELEVATION VIEW
SCALE: 1/16" = 1'-0"

COMPLEX #1 - MAT SLIDE & BODY SLIDE

SLIDE NAME	LENGTH (FT.)	HEIGHT (FT.)	FLUME TYPE
A	359.7	44.2	GS
OPEN BODY SLIDE			
B	366.3	44.2	GS
OPEN BODY SLIDE			
C	269.4	44.2	AT
ENCLOSED BODY SLIDE			
D	228.0	43.4	AT/RS
HIGH SPEED ENCLOSED/OPEN BODY SLIDE			
E	396.6	60.9	AT/ML
WHIZZARD MAT RACER			
F	396.1	20.2	AT/ML
WHIZZARD MAT RACER			
G	393.4	60.9	AT/ML
WHIZZARD MAT RACER			
H	392.0	60.9	AT/ML
WHIZZARD MAT RACER			
I	392.0	60.9	AT/ML
WHIZZARD MAT RACER			
J	393.4	60.9	AT/ML
WHIZZARD MAT RACER			
K	396.1	60.9	AT/ML
WHIZZARD MAT RACER			
L	396.6	60.9	AT/ML
WHIZZARD MAT RACER			



1 SLIDE PATH LAYOUT
SCALE: 1/16" = 1'-0"

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Water Slide Plans and Elevations - LV Water Park

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

AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

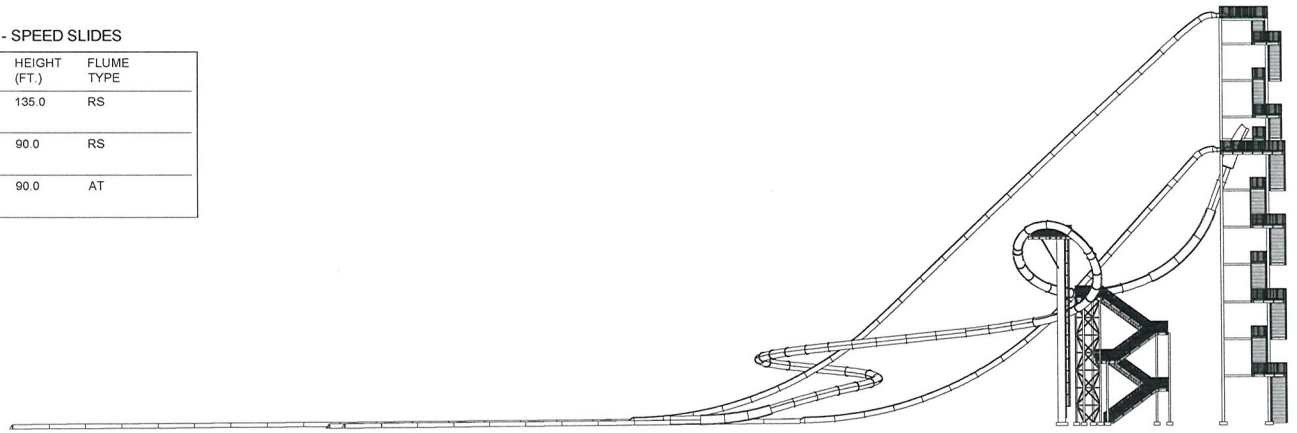
MOSER architecture studio

Complex # 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

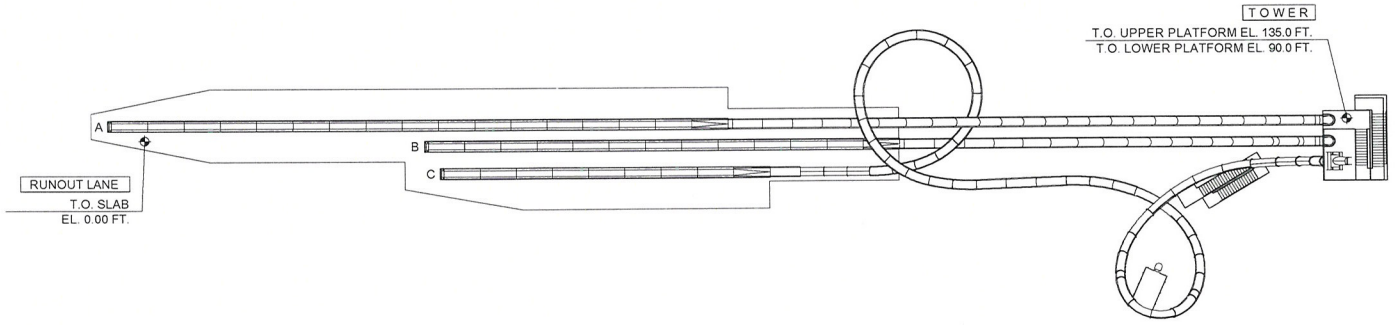
VAR-43353 SUP-43355
SUP-43356 SDR-43352

COMPLEX #2 - SPEED SLIDES

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



2 ELEVATION VIEW
SCALE: 1/16" = 1'-0"



1 SLIDE PATH LAYOUT
SCALE: 1/16" = 1'-0"

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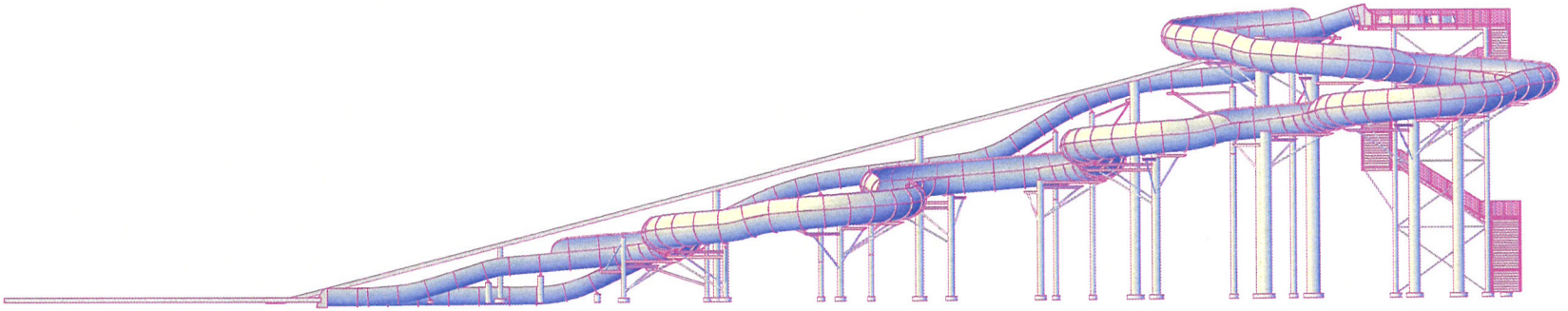
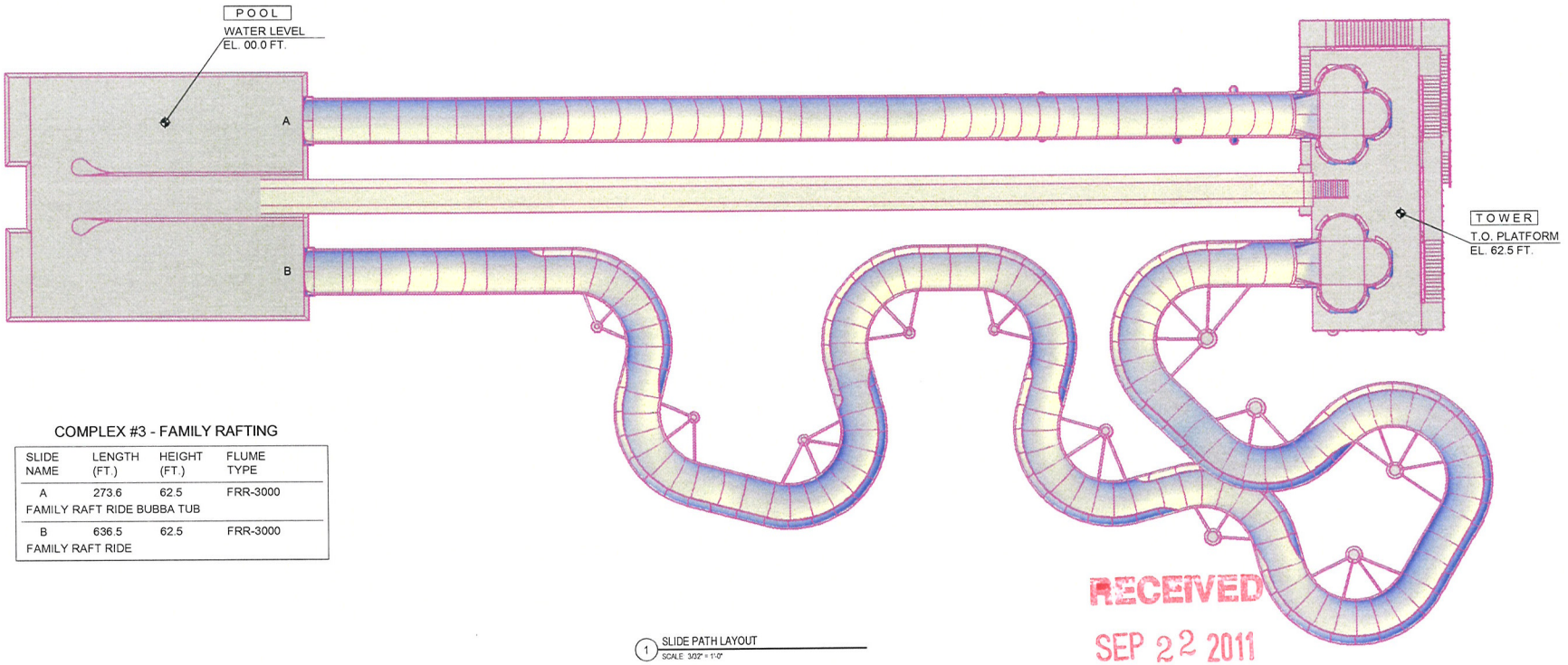
Complex #2 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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
FAMILY RAFT RIDE BUBBA TUB			
B	636.5	62.5	FRR-3000
FAMILY RAFT RIDE			

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Complex #3 : Sheet Title
11-087 : Project Number
8-24-2011 : Date

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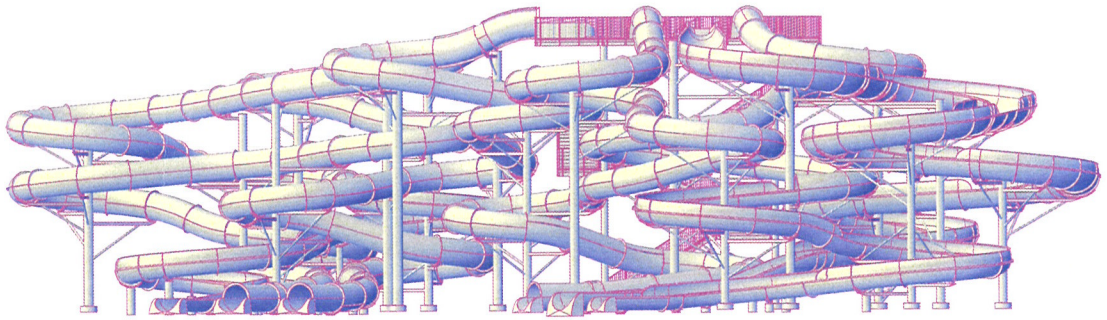
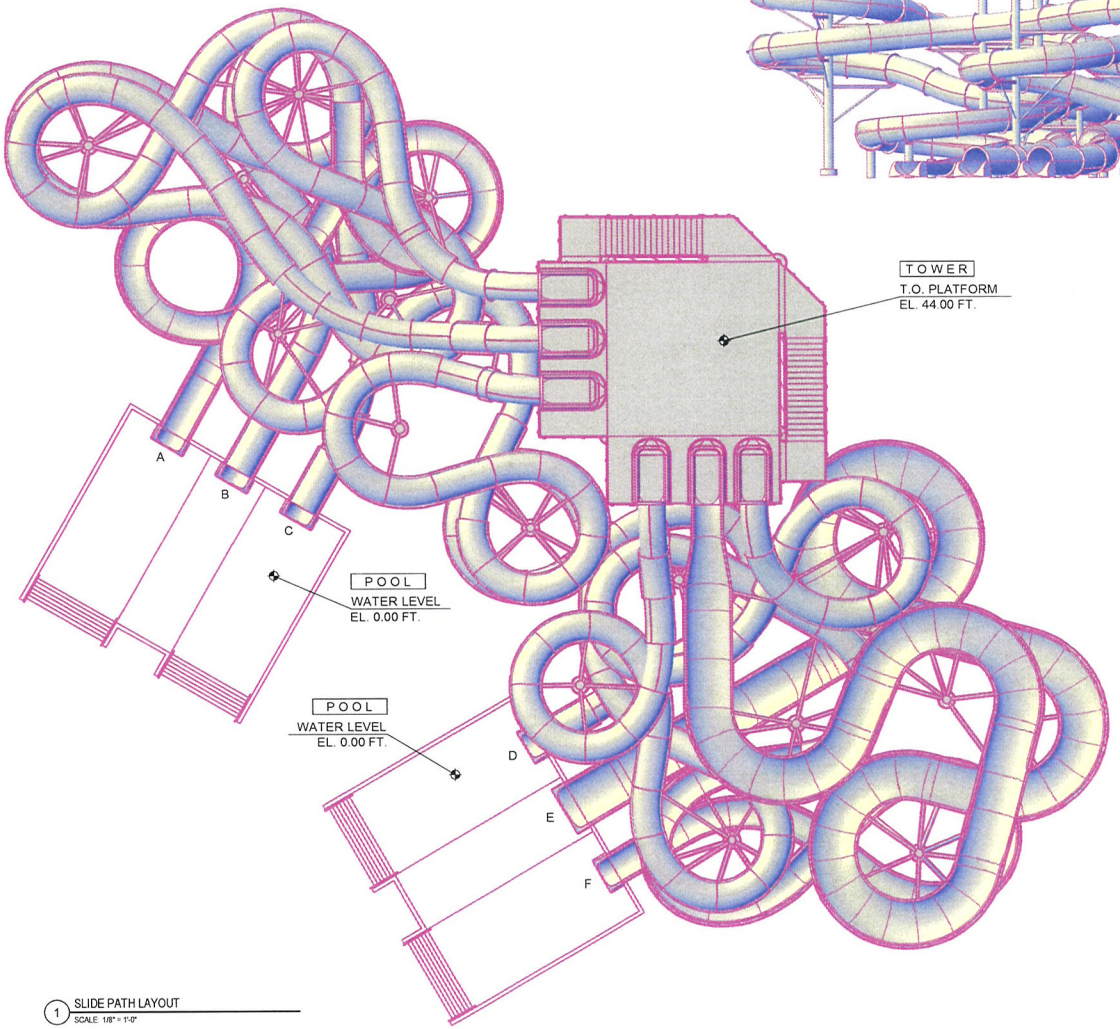
SUP-43356 SDR-43352



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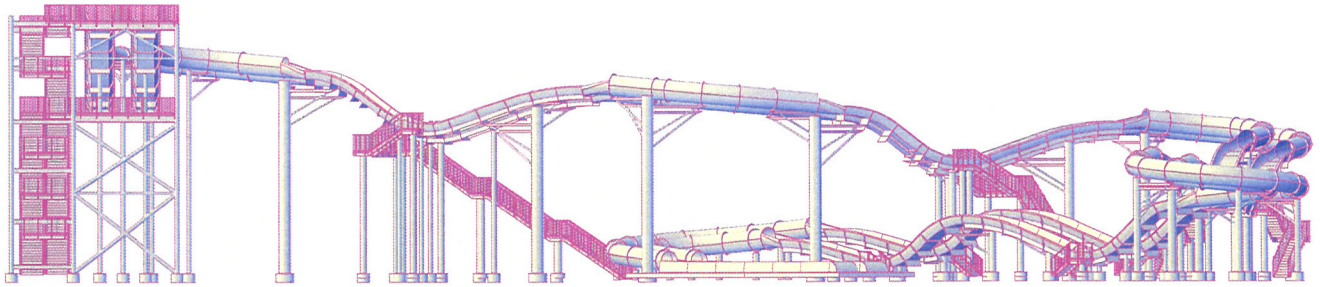
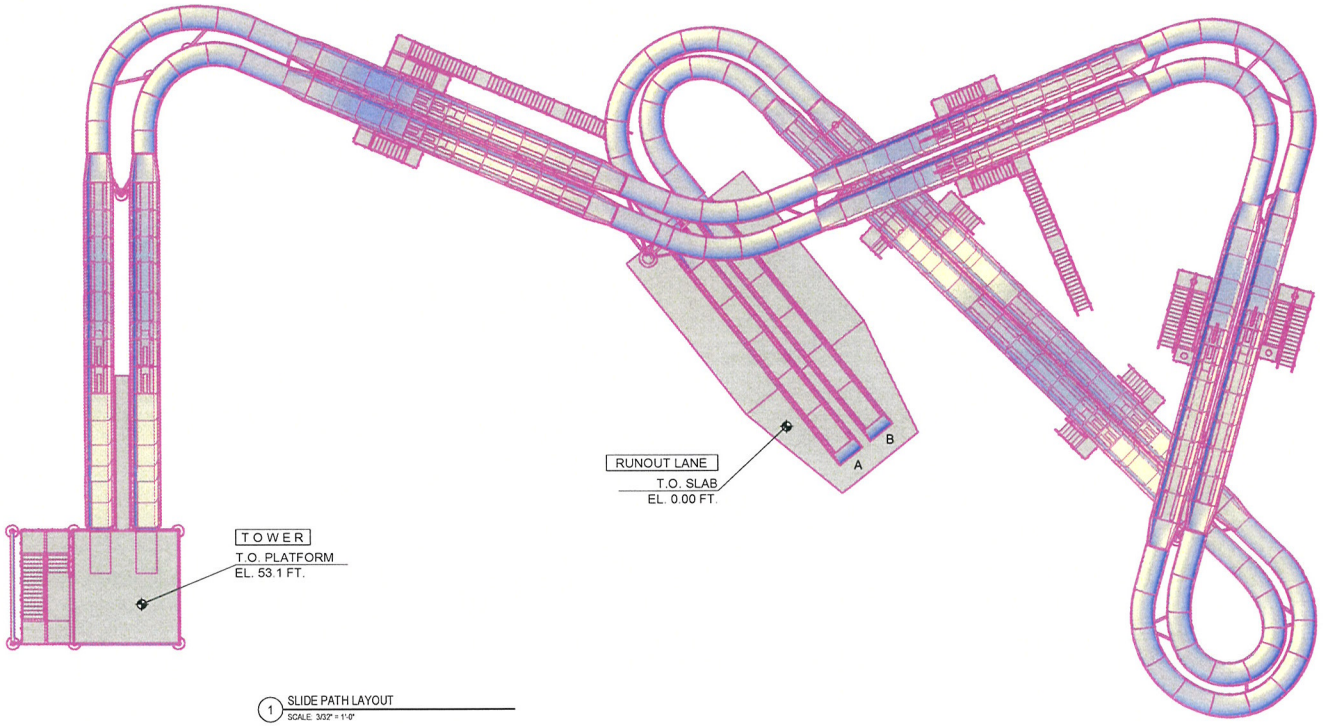
Complex #4 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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 #5 - UPHILL COASTER

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

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

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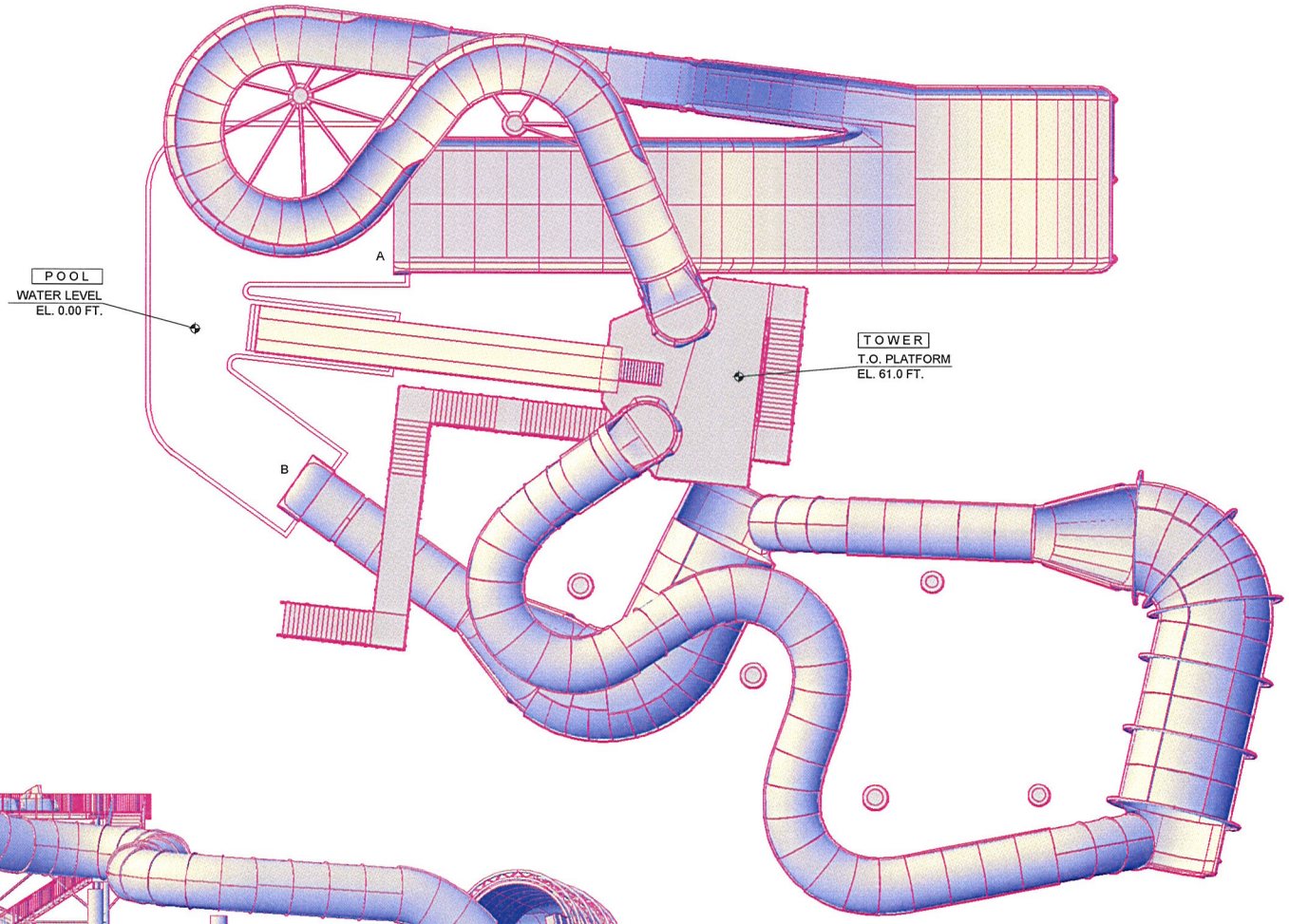
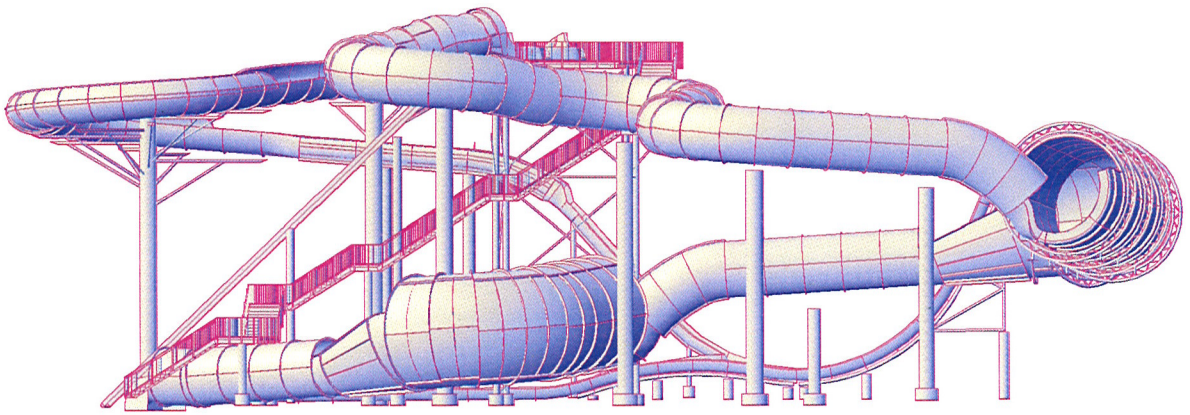
SUP-43356 SDR-43352

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"



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

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Complex #6 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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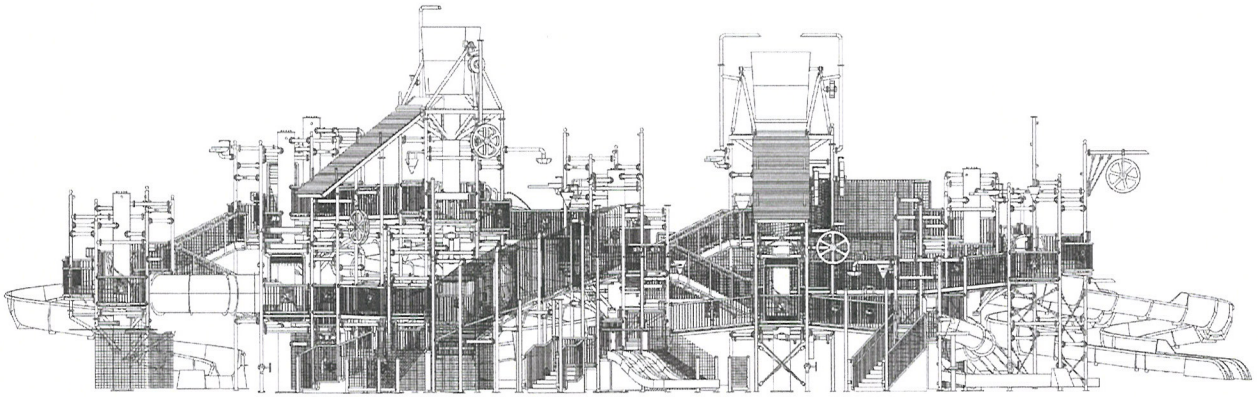
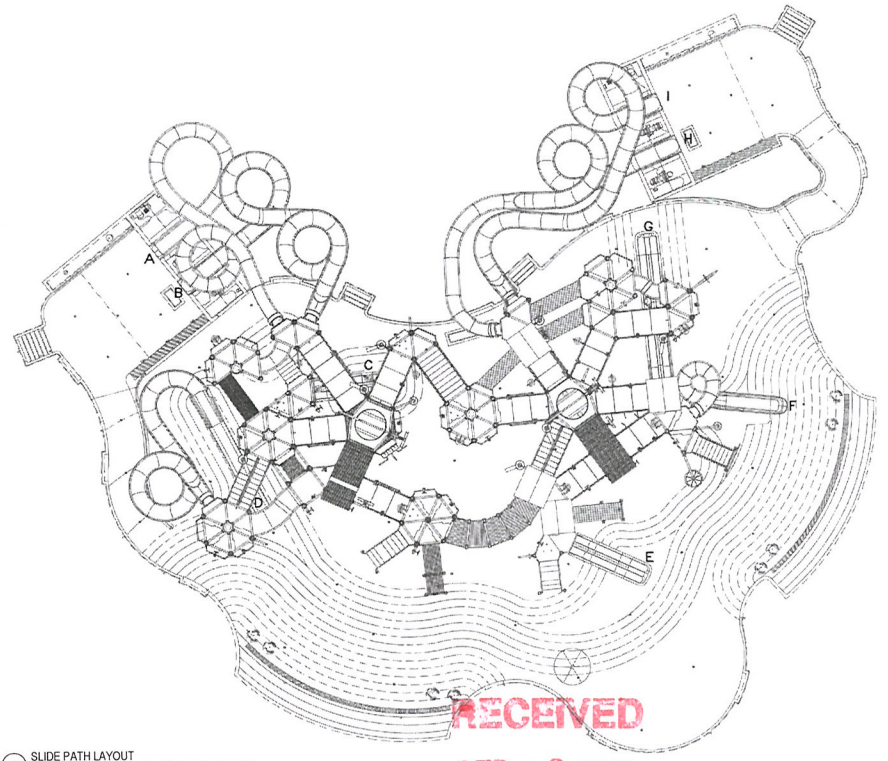


2 ELEVATION VIEW
SCALE: 3/32" = 1'-0"

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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City of Las Vegas

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MOSER architecture studio

Complex #7 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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SUP-43356 SDR-43352

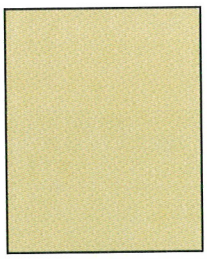
MOSER architecture studio

COLOR BOARD

PALETTE 1

PRIMARY	SECONDARY	ACCENT - 1
		
SW 7031 MEGA GREIGE	SW 6098 PACER WHITE	SW 6077 EVERYDAY WHITE

PALETTE 2

PRIMARY	SECONDARY	ACCENT - 1
		
SW 6178 CLARY SAGE	SW 6135 ECRU	SW 6133 MUSLIM

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

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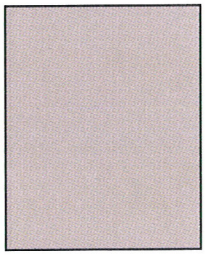
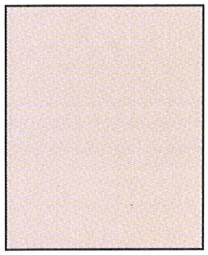
PALETTE 3

PRIMARY	SECONDARY	ACCENT - 1
		
SW 7025 BACKDROP	SW 7023 REQUISITE GRAY	SW 7021 SIMPLE WHITE

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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

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SUP-43356 SDR-43352

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 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 parking spaces

The Institute of Transportation Engineers (ITE) *Parking Generation*, 4th 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,* 4th 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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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 veh/ac * 17.4 ac = 1,305 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 max patrons / 3.5 people per vehicle = 2,128 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 max patrons / 4.0 people per vehicle = 1,866 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.

PROFESSIONAL ENGINEER - STATE OF NEVADA
Kenneth W. Ackeret
Exp: 12/31/12
CIVIL
9/21/11
No. 6227

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

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VAR-43353

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 per 1,000 sq. ft. GFA	*Weekday*		*Saturday*	
Hour Beginning	Percent of Peak Period	Number of Data Points	Percent of Peak Period	Number of 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)

4th Edition Source Number

1147

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City of Las Vegas

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

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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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

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

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 Brohn
Terry Murphy
Frank Beck

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City of Las Vegas

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

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

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

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 162-08-303-015 through 018 and 033; 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.

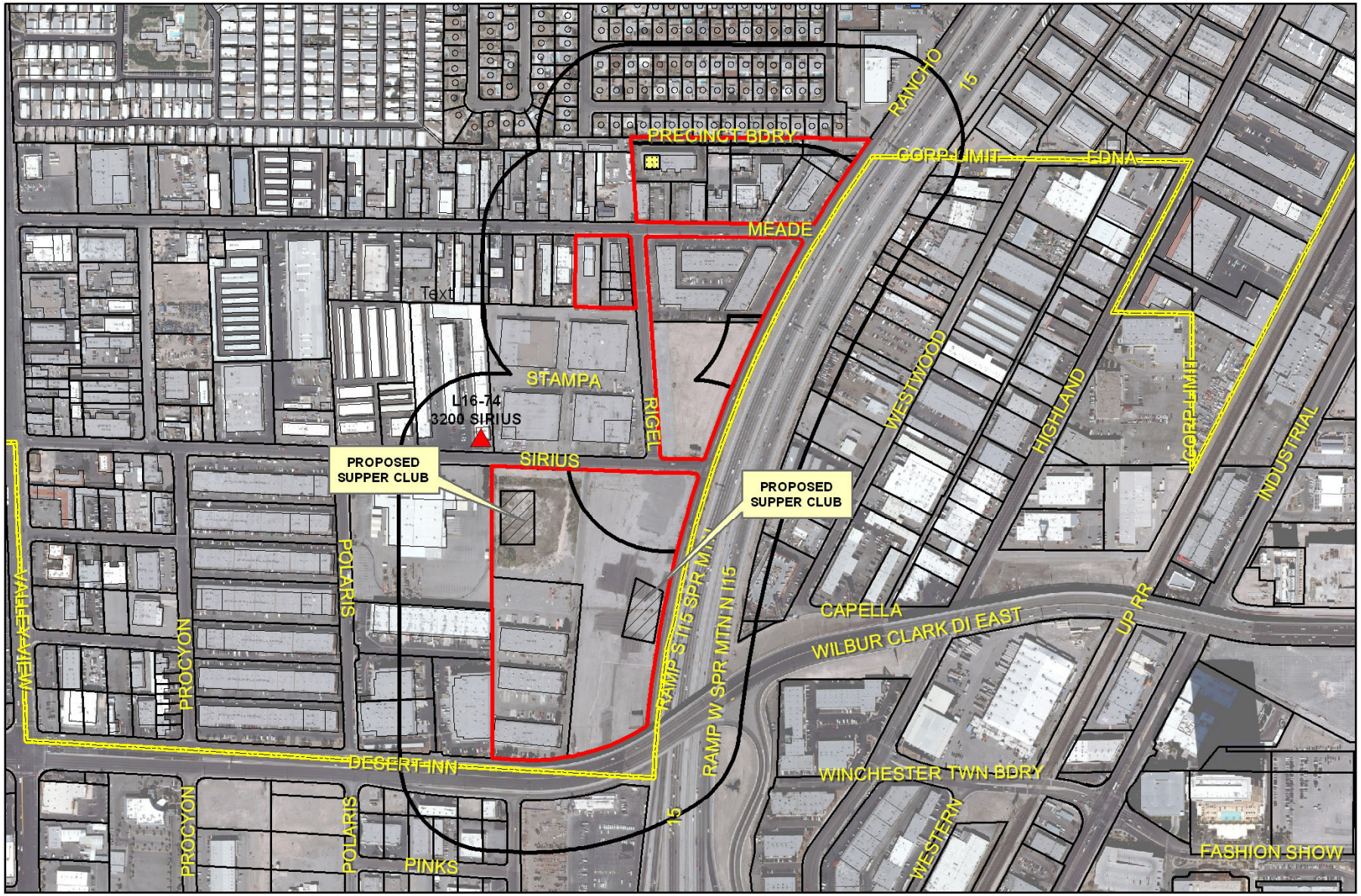
C.C.: 12/07/2011

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Maps – SUP-43355 and SUP-43356
3. 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.



SUP-43355
SUP-43356

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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 said County and State

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

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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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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43355** APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Martin Edelman

Subscribed and sworn before me

This 8th day of September 2011

_____

Notary Public in and for said County and State

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

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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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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43355 APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

_____

Notary Public in and for said County and State

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

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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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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43355** 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 said County and State

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

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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
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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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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43355 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 7th day of September 2011

_____

Notary Public in and for said County and State

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

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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
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9	162-08-603-002	Eden Las Vegas, LLC
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18	162-08-418-003	Paradise Las Vegas, LLC

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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 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 7th day of September, 20 11.

Nancy J. de Brito

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SVP-43355
Meeting Date:	11/8/11
Total Fee:	$1,280-
Date Received:*	9/22/11
Received By:	BLS

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

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Revised 10/27/08

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011.

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

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-43355
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	Bea S.

RECEIVED
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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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Revised 10/27/08

1035215.1

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Clubs

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

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

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-43355
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BAS

*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

Revised 10/27/08

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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 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

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

E-mail Address jjl@kcnvlaw.com

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Notary Public for said County and State

Nancy J. Debrito
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Date Received:*	9/22/11
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City of Las Vegas

Revised 10/27/08

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for 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 Integral Partners Park Place Las Vegas, LLC **Contact** Philip Brohn

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

Notary Public In and For said County and State

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 #	SUP-43355
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City of Las Vegas

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

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 162-08-303-015 through 018 and 033; 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-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

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: Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011

_____

Notary Public in and for said County and State

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

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SEP 22 2011
City of Las Vegas

Revised 11-14-06

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

1028828.1 AMP 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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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43356** APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September 2011

_____
Notary Public in and for said County and State

Nancy J. Debrito
Notary Public, State of New York
No. 01DE6056817
Qualified in New York County
Commission Expires March 4, 2014

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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

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43356** APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

_____

Notary Public in and for said County and State

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

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SEP 22 2011
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

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011.

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

Notary Public in and for said New York County

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BS

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

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City of Las Vegas

Revised 10/27/08

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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 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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

Notary Public in and for said County and State

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

RECEIVED
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City of Las Vegas
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FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	

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Revised 10/27/08

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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 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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 1st day of September, 2011.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BGS

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City of Las Vegas

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Revised 10/27/08

1035218.1 AMP 15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43356 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 said County and State

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

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SEP 22 2011
City of Las Vegas

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
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2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden 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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City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43356 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: Wingston Fisher _____

Subscribed and sworn before me

This 9th day of September, 2011

_____

Notary Public in and for said County and State

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

RECEIVED
SEP 22 2011
City of Las Vegas

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RECEIVED
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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 Taos Land Company, LLC **Contact** Philip Brohn

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 20 11.

_____

Notary Public in and for said County and State

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

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SEP 22 2011
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BS

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

Revised 10/27/08

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

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280 —
Date Received:*	9/22/11
Received By:	B.S.

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

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 AND A CORRESPONDING REQUEST FOR ENCROACHMENT INTO THE RANCHO DRIVE PUBLIC RIGHT-OF-WAY on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43352** APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011

_____
Notary Public in and for said County and State

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

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SEP 22 2011
City of Las Vegas

Revised 11-15-06 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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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43352 APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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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 said County and State

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

Revised 11-14-08 f:\depot\Application Packet\Statement of Financial Interest.doc

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SEP 22 2011
City of Las Vegas

1028810.1 AMP 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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City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43352** APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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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 said County and State

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

Revised 11-14-06

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SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43352** 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

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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 said County and State

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

Revised 11-14-06 F:\depot\Application Packet\Statement of Financial Interest.doc

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SEP 22 2011
City of Las Vegas

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43352 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

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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 said County and State

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 20 _____.

_____

Notary Public in and for said County and State

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:	BCS

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 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

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E-mail Address n/a

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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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. 01DE6056317
Qualified in New York County
Commission Expires March 4, 2014

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-13352
Meeting Date:	11/8/11
Total Fee:	$1,030
Date Received:*	9/22/11
Received By:	Bess

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* [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. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-43352
Meeting Date:	11/8/11
Total Fee:	$1,030
Date Received:*	9/22/11
Received By:	BLAS

*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

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

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

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

E-mail Address n/a

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

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

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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* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 20 11.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SDR-43352
Meeting Date:	11/8/11
Total Fee:	$1,030
Date Received:*	9/22/11
Received By:	BAS

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City of Las Vegas

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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 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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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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. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-13352
Meeting Date:	1/8/11
Total Fee:	$1030
Date Received:*	9/22/11
Received By:	Bos

*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

Revised 10/27/08

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SDR 43352
Fisher Brothers Las Vegas, LLC

NWC Desert Inn Road & Rancho Drive

Proposed water park with 2,125 parking spaces.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	WATER SLIDE PARK [PARKING SPACES]	2125	2.27	4,824
AM Peak Hour			0.08	170
PM Peak Hour			0.28	595

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Rancho Dr.

Average Daily Traffic (ADT)	3,900
PM Peak Hour	312

(heaviest 60 minutes)

Sirius Ave.

Average Daily Traffic (ADT)	1,195
PM Peak Hour	96

(heaviest 60 minutes)

Meade Ave.

Average Daily Traffic (ADT)	1,925
PM Peak Hour	154

(heaviest 60 minutes)

Valley View Blvd.

Average Daily Traffic (ADT)	26,588
PM Peak Hour	2,127

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Rancho Dr.	16,300
Sirius Ave.	16,300
Meade Ave.	16,300
Valley View Blvd.	34,500

This project will add approximately 4,824 trips per day on Rancho Drive, Sirius Avenue, Meade Avenue and Valley View Boulevard. Rancho is currently at about 24 percent of capacity, Sirius at about 7 percent of capacity. Meade at about 12 percent of capacity and Valley View is at about 77 percent of capacity. After this project is added, Rancho is expected to be at about 54 percent of capacity, Sirius at about 37 percent of capacity, Meade at about 41 percent of capacity and Valley View to be at about 91 percent of capacity.

Based on Peak Hour use, this development will add roughly 595 additional cars into the area, which works out to

about ten every minute.

Note that this report assumes all traffic from this development uses all named streets.

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

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

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

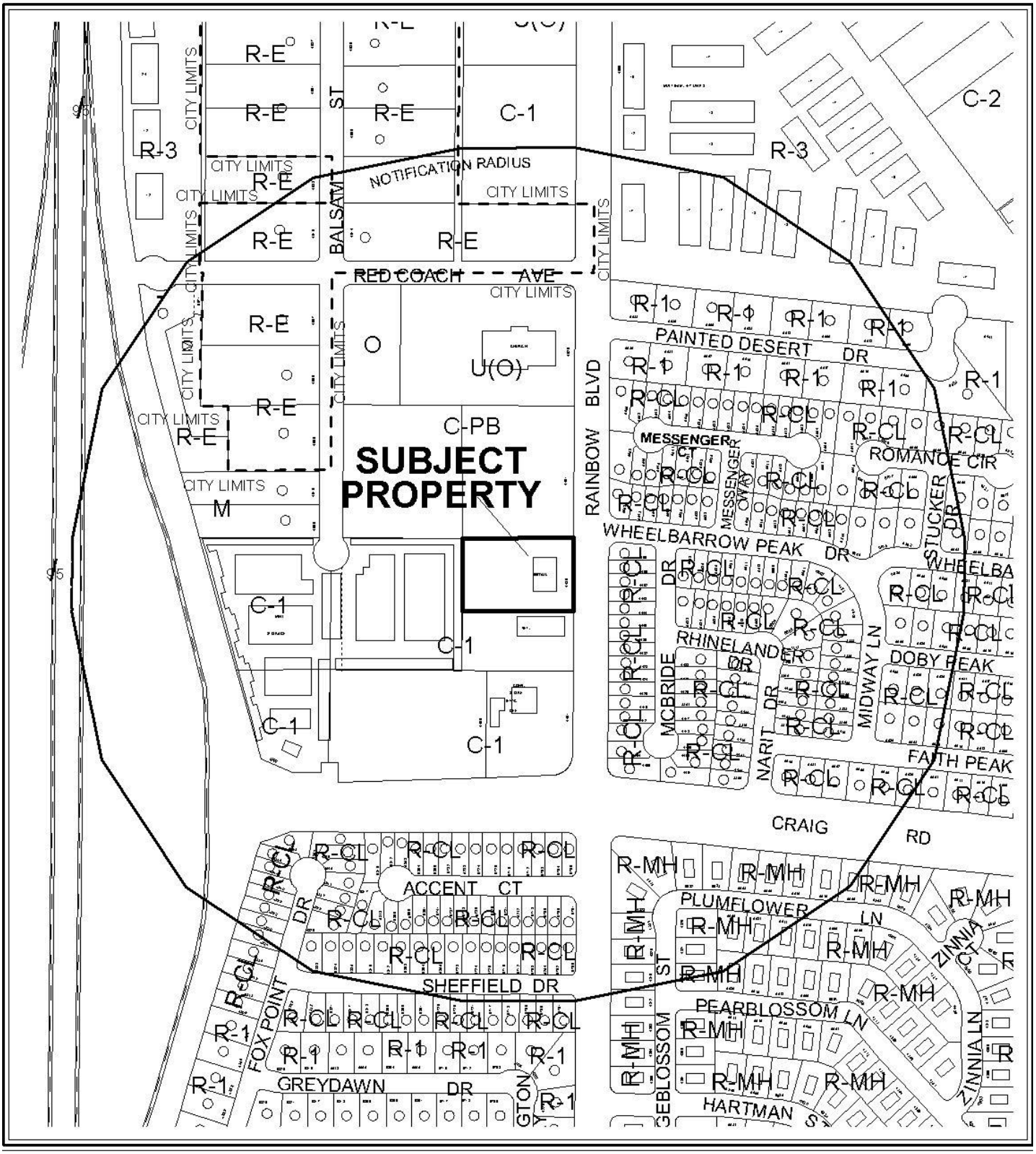
SUBJECT:
SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial)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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



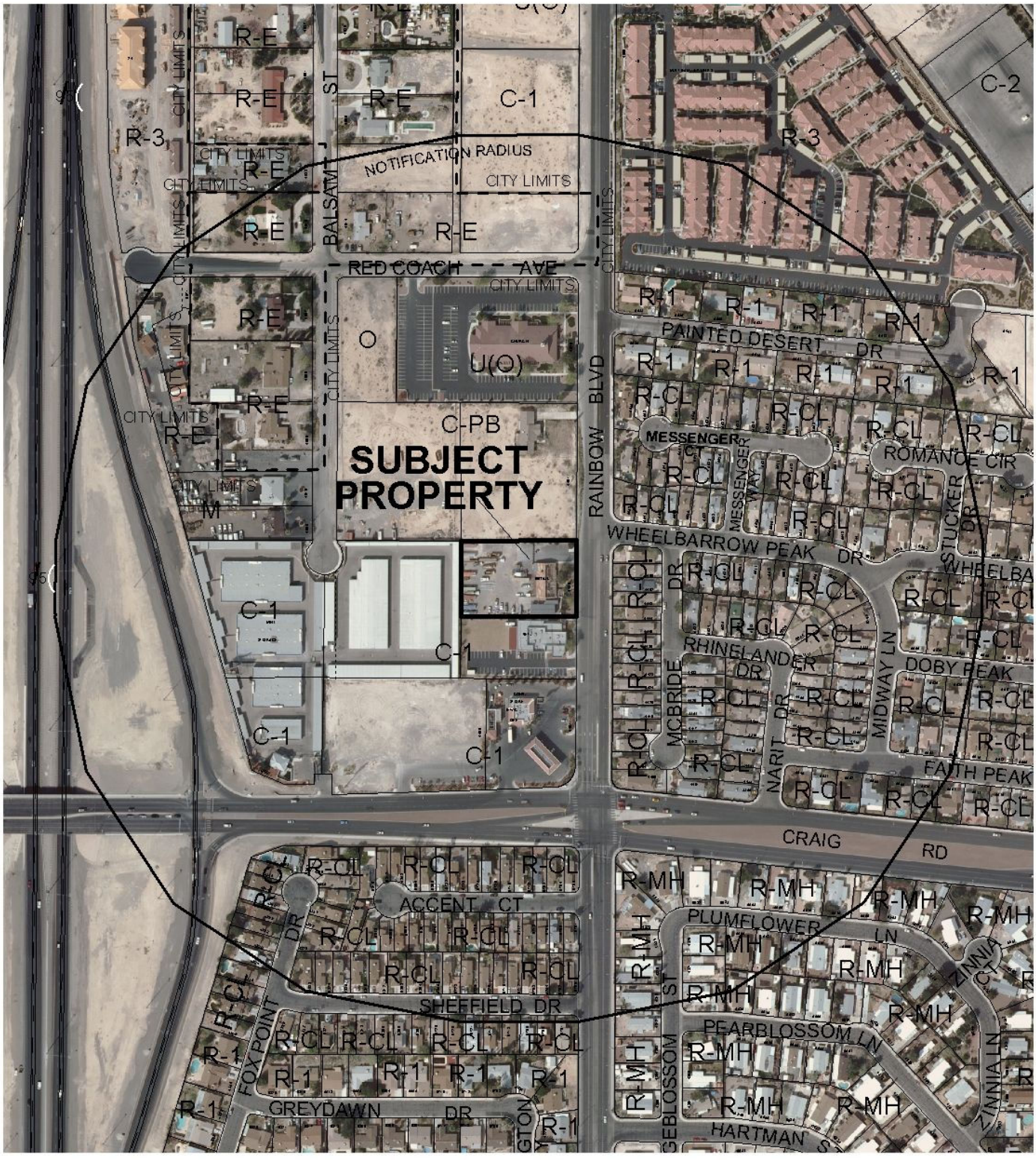
0 300 600 Feet

CASE: **SUP-43005 AND SDR-43004**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-43005 AND SDR-43004**

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43005** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

_____

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

RECEIVED
AUG 25 2011

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

RECEIVED

Revised 11-14-06

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

AUG 25 2011

City of Las Vegas

SDR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas, NV 89108

Project Name Rainbow & Craig Sequoia Electric **Proposed Use** Commercial

Assessor's Parcel #(s) 138-03-602-013 **Ward #** _____

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 4, 970 sq. ft. **Floor Area Ratio** N/A

Gross Acres 1.21 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 454-5842 **Fax:** 454-7842

City Las Vegas **State** NV **Zip** 89108

APPLICANT Sequoia Electric **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 839-9047 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy Suite 200 **Phone:** 454-5842 **Fax:** 454-7842

City Henderson **State** NV **Zip** 89052

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

_____

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

FOR DEPARTMENT USE ONLY

Case #	SVP-43005
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/25/11
Received By:	

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

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AUG 25 2011

Revised 04/26/05

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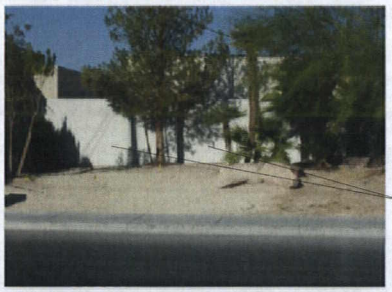
#1 EXISTING FENCE WALL @ SOUTH SIDE



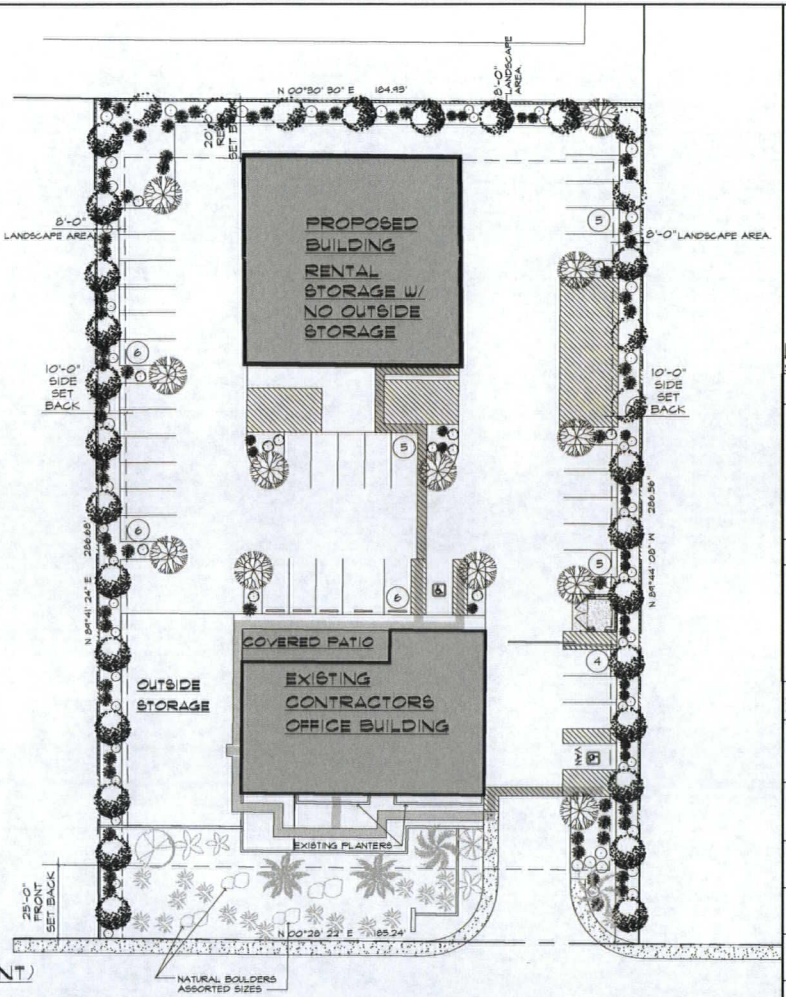
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 14.12.040
3. ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 80% OF LANDSCAPE AREA WITHIN TWO YEAS OF INSTALLATION
4. TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
5. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
6. SWALE DESIGN PER FIGURE 30.64-3.
7. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
8. ALL LANDSCAPE AREAS TO REGEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	33	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	12	ACACIA SP	ACACIA
SHRUBS	**SIZE**		**BOTANICAL NAME**	**COMMON NAME**
	5 GAL.	52	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	80	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	14	CALOCEDRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

14'	2	EXISTING DATE PALMS TO REMAIN
10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
48" BOX	1	EXISTING MONDEL PINE TO REMAIN
48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN

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City of Las Vegas
Department of Planning

N. RAINBOW BLVD.

PERIMETER TREES
REQUIRED 1 PER 30 LINEAR FEET
(540 L.F / 30) = 18 TREES
PROVIDED = 33 TREES

PARKING LOT TREES
REQUIRED 1 PER 6 STALLS = 14 TREES
PROVIDED = 12 TREES

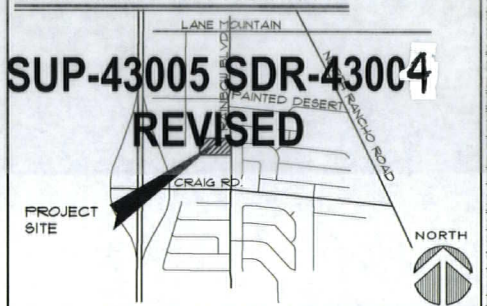
LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

NORTH

LANDSAPE PLAN
1" = 20'-0"

LOCATION MAP/VICINITY:



SUP-43005 SDR-43004
REVISED

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
October 18, 2011
10/18/2011

sheet title:
LANDSCAPE PLAN

LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

sheet no.
AL1.01
of sheets

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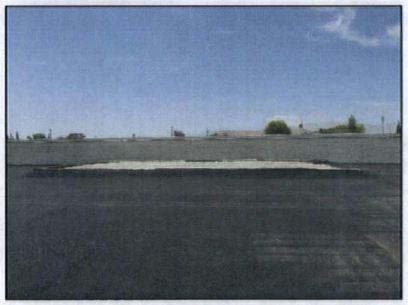
#1 EXISTING WASH PIT (LOOKING WEST)



#2 EXISTING WASH PIT (LOOKING NORTH)



#3 EXISTING WASH PIT (LOOKING EAST)

EXISTING MINI STORAGE BUILDING C-1
GENERAL PLAN SC

EXISTING DEVELOPMENT C-1
GENERAL PLAN SC

UNDEVELOPED C-PB
GENERAL PLAN L1/R

PROPOSED BUILDING
71'-0"
RENTAL STORAGE W/ NO OUTSIDE STORAGE

COVERED PATIO
EXISTING CONTRACTORS OFFICE BUILDING

OUTSIDE STORAGE

EXISTING 12'-0" HIGH C.M.U. WALL AT REST SIDE PROPERTY

N 00°30' 30" E 184.93'

20'-0" REAR SET BACK

10'-0" SIDE SET BACK

8'-0" LANDSCAPE AREA

EXISTING 8'-0" HIGH C.M.U. WALL SEE 1/A1.01

(2) 15' X 25' LOADING ZONE

EXISTING WASH PIT AREA

EXISTING 8'-0" HIGH C.M.U. WALL, SEE 2/A1.01

PROPERTY LINE

TRASH ENCLOSURE, PER CITY OF LAS VEGAS MUNICIPAL CODE 19.08.050 ROOF COVERED TRASH ENCLOSURE

WHEEL STOP

EXISTING GATE SHALL REMAIN OPEN DURING BUSINESS

EXISTING PLANTERS

PROPERTY LINE

25'-0" FRONT SET BACK

EXISTING 4'-0" HIGH C.M.U. WALL

EXISTING LANDSCAPE AREA

N 00°28' 22" E 185.24'

24'-6" EXISTING DRIVEWAY

50'-0" MIN THROAT DEPTH TYP.

EXISTING 6'-0" HIGH C.M.U. WALL TO BE MODIFIED TO 8'-0" HIGH SEE 3/A1.01

N. RAINBOW BLVD. ℄

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City of Las Vegas
Department of Planning

SUP-43005 SDR-43004
REVISED

ARCHITECTURAL SITE PLAN
1" = 20'-0"

EXISTING RESIDENTIAL RC-L
GENERAL PLAN M

LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

L.A. LANDSCAPE AREA

NORTH

PROJECT DATA:

ASSESSORS PARCEL NUMBER:	138-03-602-013
ACTION REFERENCE NUMBER:	N/A
DEVELOPMENT CODE:	TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 05-01-2011
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S)	N/A
GENERAL PLAN	SC
EXISTING LAND USE ZONE:	C-1
SITE AREA:	1.21 ACRES/ 52, 842.4 SQ. FT.
LOT COVERAGE	16.96 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT:	
ALLOWABLE:	N/A
ACTUAL:	30 FT.
OCCUPANCY GROUP: EXISTING BUILDING	B
OCCUPANCY GROUP: PROPOSED BUILDING	S-1/M
CONSTRUCTION TYPE: EXISTING BUILDING	V-B

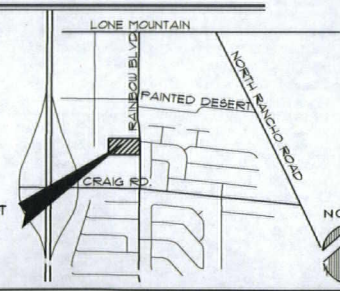
BUILDING AREA TABULATIONS

EXISTING CONTRACTORS OFFICE BUILDING AREA:	4, 011 SQ. FT.
PROPOSED RENTAL STORAGE W/ NO OUTSIDE STORAGE:	4, 970 SQ. FT.
TOTAL BUILDING AREA	8, 981 SQ. FT.

PARKING ANALYSIS

EXISTING CONTRACTORS OFFICE BUILDINGS AREA 4, 011 SQ FT. / 300 = 13.37=	14 SPACES
PROPOSED RENTAL STORAGE W/ NO OUTSIDE STORAGE & SALES AREA 4, 970 SQ. FT. / 250 =	20 SPACES
NUMBER OF PARKING SPACES REQUIRED:	34 SPACES
NUMBER OF PARKING SPACES PROVIDED: (INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	37 SPACES
OUTSIDE STORAGE AREA	2, 000 SQ. FT.

LOCATION MAP/VICINITY:



AERIAL MAP:



pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV. 89108

PRELIMINARY
NOT FOR CONSTRUCTION
October 18, 2011

sheet title:
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:
sheet no.: AS1.01
of sheets

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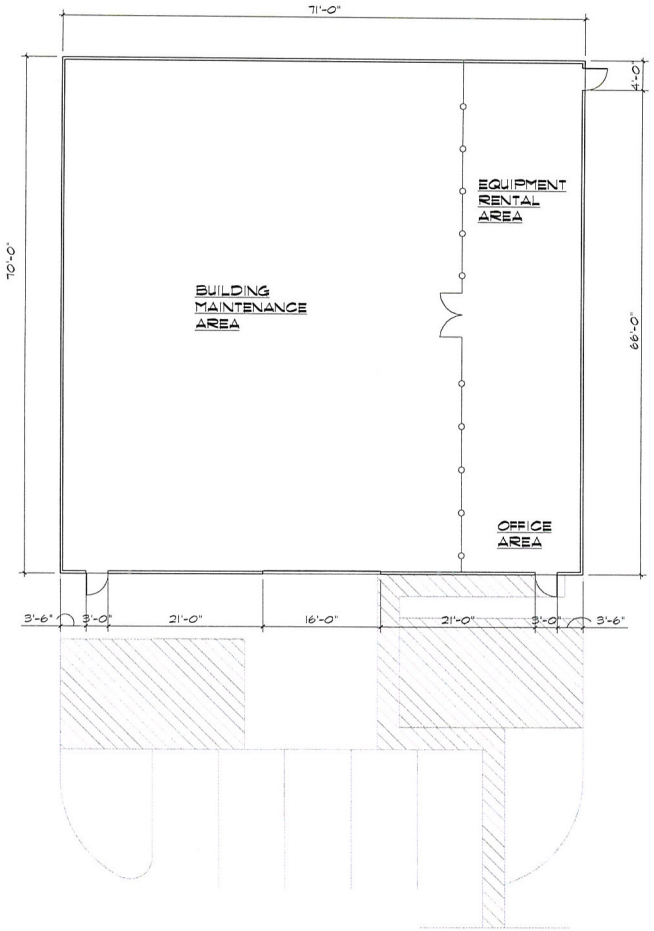
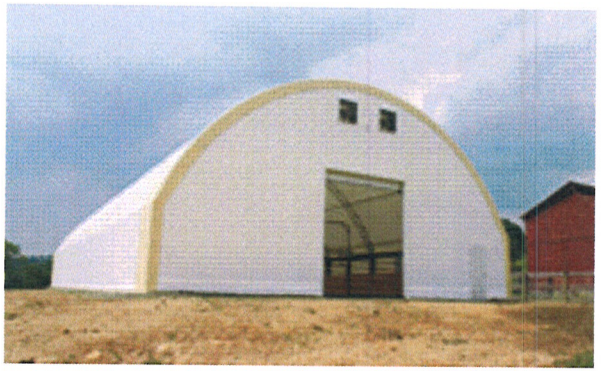
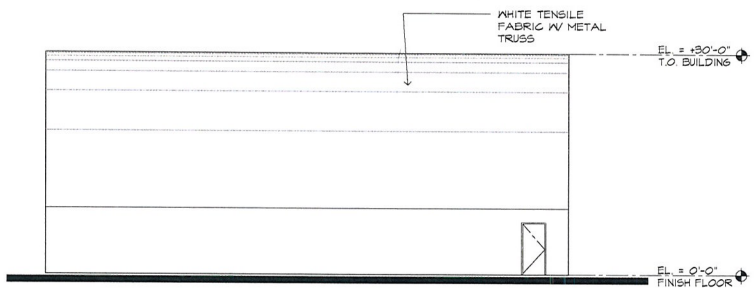
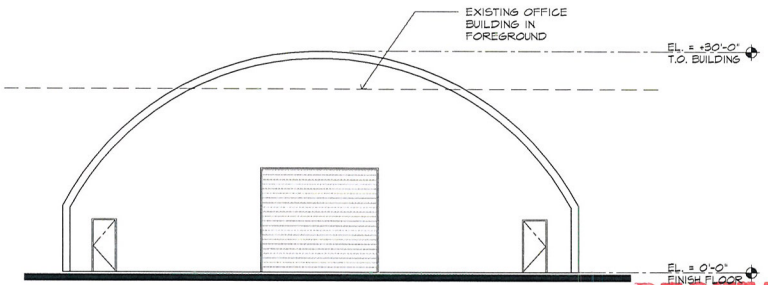


FLOOR PLAN
1/8"= 1'-0"





NORTH ELEVATION (RIGHT SIDE), SOUTH SIMILAR (LEFT SIDE)
1/8"= 1'-0"



EAST ELEVATION (FRONT), WEST SIMILAR (REAR)
1/8"= 1'-0"

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SUP-43005
SDR-43004

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3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
August 25, 2011

sheet title:
FLOOR PLAN
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:
sheet no. A1.01
of sheets

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NORSEMAN STRUCTURE

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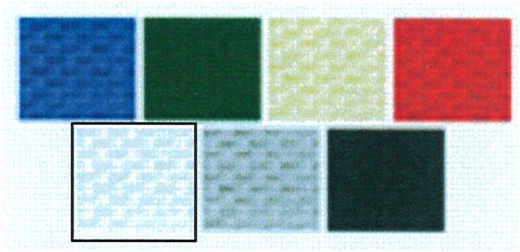

COVER COLOR– WHITE

SUP-43005
SDR-43004

RAINBOW AND CRAIG SEQUOIA ELECTRIC

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200 henderson, nevada 89052 ph. 454-5842

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NORSEMAN PRODUCTS

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Indoor Sports Facility Project Completed in UK

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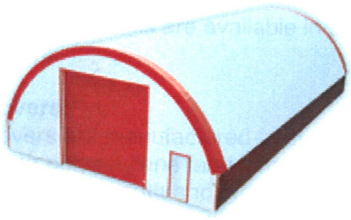
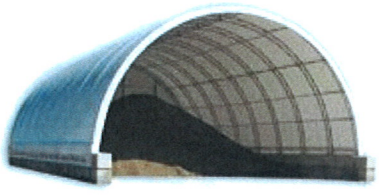
H-Series

Available in clear span widths of 32', 40', 42', 50' , 63' and 72' (9.7m, 12.1m, 12.8m, 15.2m, 19.2m, 21.9m) , to any length. All models are available in ground mount applications with the 40' and 50' width also available in wall mount.







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SUP-43005
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SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11

pacific design concepts, llc PDC
3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

August 19, 2011

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Gebeke – Principal Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO: 10-129**
APN:138-03-602-013
SPECIAL USE PERMIT JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow 4, 970 sq. ft. Building Maintenance Services and Sales use with 2, 000 sq. ft. outside storage area on 1.21 acres in conjunction with an existing contractor's office building.
The proposed special use permit is appropriate based on the following findings of facts;

A. The proposed use can be conducted in a manner. That is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan;

B. The subject site is physically suitable for the type and intensity of land use being proposed;

C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use;

D Approval of the Special Use Permit at the site in question will be consistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

E The proposed use will accommodate very small tools and equipment that is commonly used for a small electrical subcontractor business. No large equipment or large company vehicles will be stored at this location. The owner has rented a storage yard for the large vehicles and equipment that is used for this underground electrical company. The hours of operation for the business is Monday thru Friday from 6:30 am until 6:30 pm.

Should you have any questions or require additional information please contact our office.
Sincerely,

Richard C. Gallegos
Principal

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City of Las Vegas

SUP-43005

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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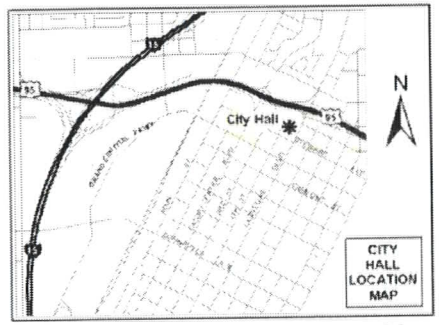
Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43005 & SDR-43004

Planning Commission Meeting of 10/11/2011

NO! THIS IS A RESIDENIAL COMMUNITY AND THEY CONTINUE TO PUSH FOR AN INDUSTRIAL USEAGE THEY SHOULD MOVE TO AN INDUSTRIAL PARK IF THEY REFUSE TO ABIDE BY THEIR OFFICE ZONING THIS SITE SHOULD HAVE NEVER BEEN CHANGED TO OFFICE FROM RESIDENTIAL IN THE FIRST PLACE IT IS SURROUNDED BY RESIDENTIAL HOMES AND NEW APARTMENT COMPLEXES

RECEIVED
OCT 12 2011

Case: SUP-43005
13802210053
THOMSON JOSEPH P
6609 WHEELBARROW PEAK DR
LAS VEGAS NV 89108-5740 89108-5740

24 HRDFN11 89108

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

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

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

SUBJECT:
ABEYANCE - SDR-43004 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43005 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF AN EXISTING 4,970 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,011 SQUARE-FOOT OFFICE WITH A WAIVERS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW NO BUILDING ARTICULATION OR ARCHITECTURAL FEATURES WHERE REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43004 APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

Tammy J Powell

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

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AUG 25 2011
City of Las Vegas

SUP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas, NV 89108

Project Name Rainbow & Craig Sequoia Electric **Proposed Use** Commercial

Assessor's Parcel #(s) 138-03-602-013 **Ward #** _____

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 4, 970 sq. ft. **Floor Area Ratio** N/A

Gross Acres 1.21 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 454-5842 **Fax:** 454-7842

City Las Vegas **State** NV **Zip** 89108

APPLICANT Sequoia Electric **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 839-9047 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy Suite 200 **Phone:** 454-5842 **Fax:** 454-7842

City Henderson **State** NV **Zip** 89052

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

Tammy J Powell

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-43004
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/25/11
Received By:	BCS

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

RECEIVED
AUG 25 2011
City of Las Vegas

pacific design concepts, llc PDC
3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

August 19, 2011

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Gebeke – Principal Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO-10-129**
APN: 138-03-602-013
SITE DEVELOPMENT PLAN REVIEW
JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review.

The proposed Site Development Plan is for a single story 4, 970 sq ft. Building Maintenance Services & Sales use in conjunction with an existing 4, 011 sq. ft. Contractors Office Building on 1.21 acres in a C-1 zone.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.
7. The proposed exterior covering of the building is a white tensile fabric that has a clean appearance and very appropriate for the desert environment. The building is 30 feet in overall height, and is located behind the existing contractors office building, which is 26 feet in height and is set back approximately 200 feet from the Rainbow right of way. The very small top portion of the curved structure will not be seen from the Rainbow right of way due to the existing office building.
8. The proposed design meets all set backs, parking and landscape requirements.

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AUG 25 2011
City of Las Vegas

SDR-43004

Should you have any questions or require additional information please contact our office.
Sincerely,

Richard C. Gallegos
Principal
RCG/pt

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AUG 25 2011
City of Las Vegas

SDR-43004

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

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

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

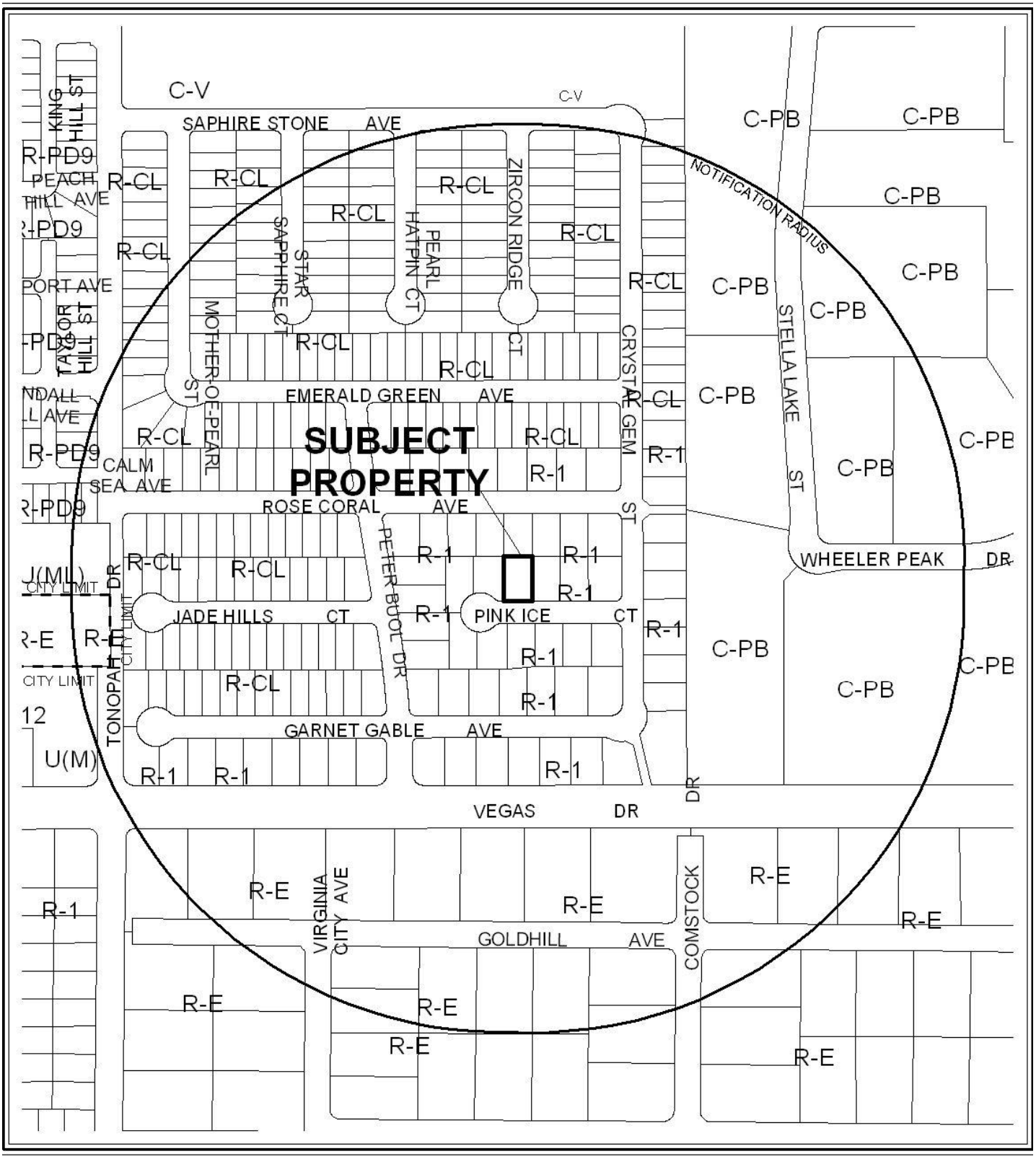
SUBJECT:
VAR-43315 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUOLIANG PANG - For possible action on a request for a Variance FOR A PROPOSED FRONT YARD PATIO COVER, AN EXISTING REAR YARD PATIO COVER AND FOUR EXISTING ACCESSORY STRUCTURES (CLASS II) WITH A COMBINED FLOOR AREA OF 1,659 SQUARE FEET WHERE 635 SQUARE FEET IS ALLOWED AND THAT ARE NOT AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO); TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED; SEPARATION DISTANCES OF ZERO, 2.5 AND THREE FEET BETWEEN EXISTING ACCESSORY STRUCTURES AND THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE WITH A GREATER HEIGHT (16.5 FEET) THAN THE PRINCIPAL DWELLING UNIT (14 FEET); 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). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



CASE: VAR-43315

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: VAR-43315

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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: [signature]

Print Name: GUOLIANG PANG

Subscribed and sworn before me

This 20 day of Sept, 20 11

[signature]

Notary Public in and for said County and State

ADRIANA COBO
Notary Public State of Nevada
No. 98-1529-1
My Appt. Exp. May 14, 2014

RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

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* Guoliang Pang

*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.

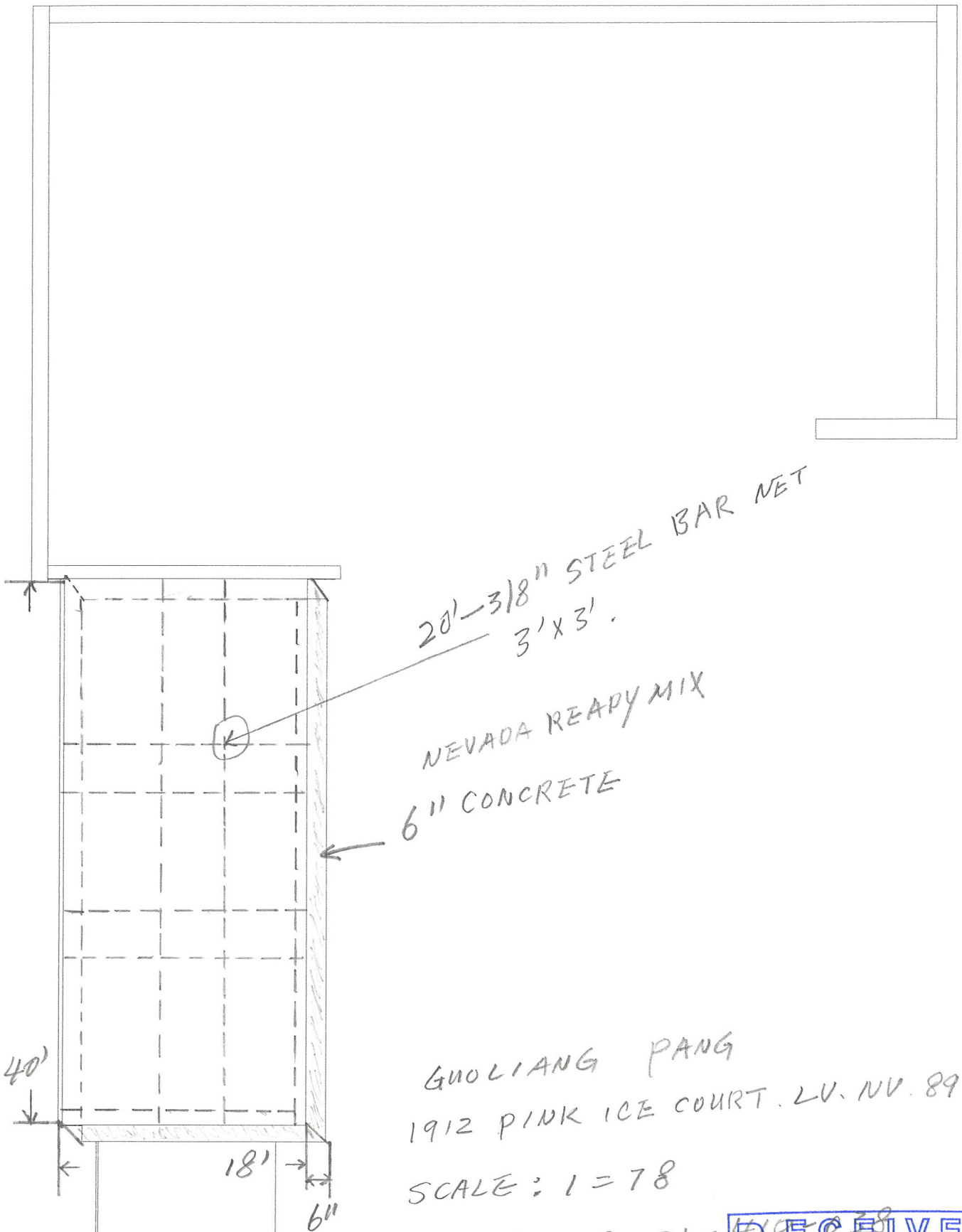
Notary Public in and for said County and State

ADRIANA COBO
Notary Public State of Nevada
No. 98-1529-1
My Appt. Exp. May 14, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-43315
Meeting Date:	11/8/11 PC
Total Fee:	$830
Date Accepted:	9/21/11
Accepted By:	

*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.



GUOLIANG PANG

1912 PINK ICE COURT. LV. NV. 89106

SCALE: 1=78

APN(S): 139-21-4[illegible]38

R.V. CARPORT. 720 SF

FOUNDATION.

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SEP 21 2011
City of Las Vegas
Department of Planning

VAR-43315



WALL 67"

4"

BACKYARD CARPORT

270 SF

18'

15'

3'

LOT AREA= 6760 SF

LOT COVERAGE: 54%

REAR YARD COVERAGE 50%

PL

N

E

19'

WALL 67"

WALL 67"

PATIO

450 SF

PATIO

242 SF

26'

11'

19'6"

5'6"

WALL 67"

SIDE WALK CAR PORT

315 SF

1 CAR

21'

3'6"

WALL 67"

RV CARPORT

720 SF

1 CAR

18'

6"

2'6"

HOUSE

HOUSE

1270 SF

8'9"

3"

WINDOW

36'

PL

PL

DOOR

SIDE WALK

FRONT PORCH 110 SF

10'

11'

GARAGE

40'

DRIVE WAY

DRIVEWAY CARPORT

354 SF 2 CAR

13'

18'

23'

19'8"

12'

5'

PL

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SEP 21 2011

City of Las Vegas
Department of Planning

VAR-43315

1912 PINKICE COURT LV NV 89106. GUOLIANG PANG. SCALE 1 = 78

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



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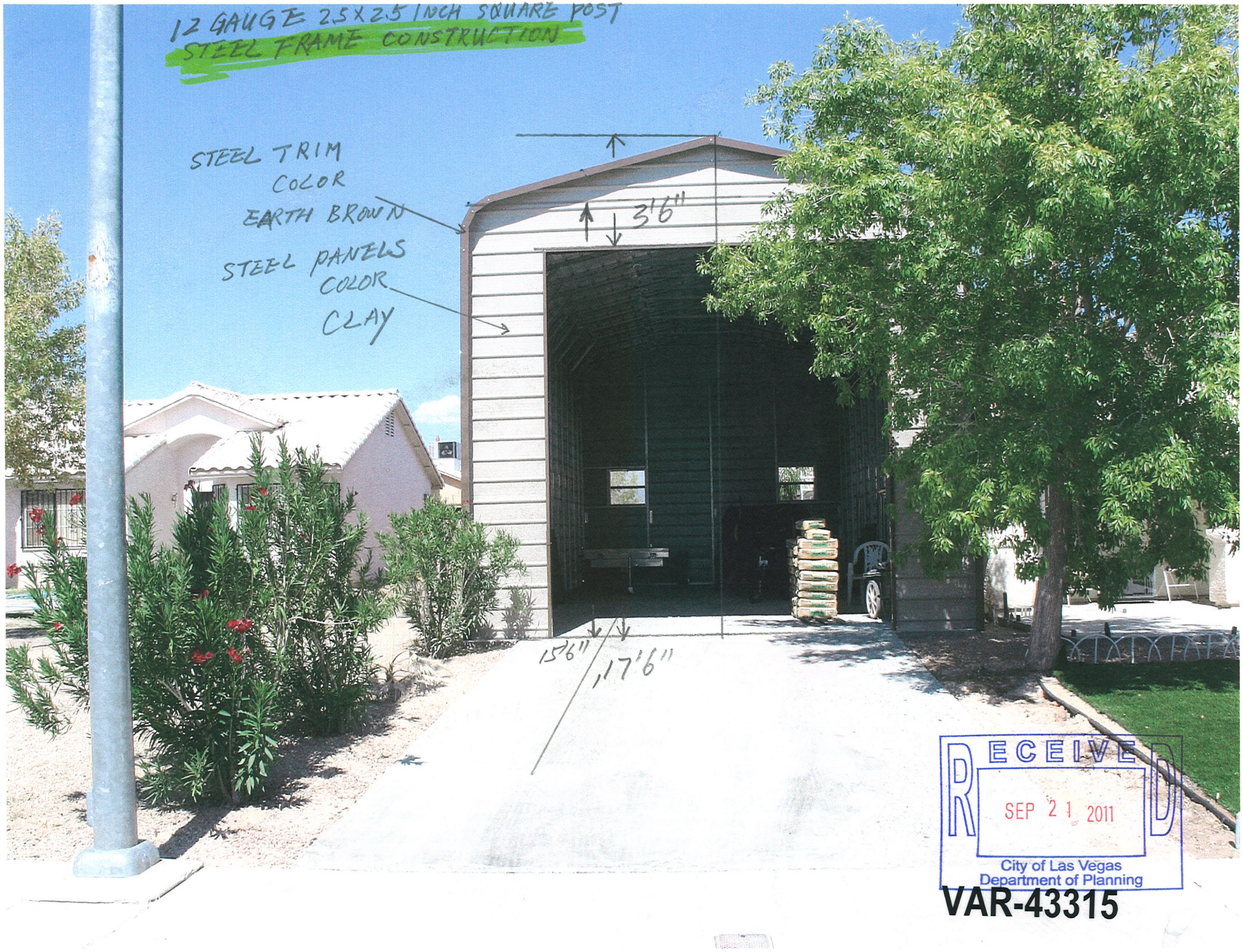
OCT 13 2011
VAR-43315



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SEP 21 2011
City of Las Vegas
Department of Planning
VAR-43315



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Department of Planning

VAR-43315



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Department of Planning
VAR-43315


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SEP 21 2011
City of Las Vegas
Department of Planning
VAR-43315



VAR-43315 - APPLICANT/OWNER: GUOLIANG PANG
1912 PINK ICE COURT

09/29/11



VAR-43315 - APPLICANT/OWNER: GUOLIANG PANG
1912 PINK ICE COURT

09/29/11



VAR-43315 - APPLICANT/OWNER: GUOLIANG PANG
1912 PINK ICE COURT

09/29/11



VAR-43315 - APPLICANT/OWNER: GUOLIANG PANG
1912 PINK ICE COURT

09/29/11



VAR-43315 - APPLICANT/OWNER: GUOLIANG PANG
1912 PINK ICE COURT

09/29/11

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

RECEIVED
SEP 21 2011
VAR-43315
City of Las Vegas
Department of Planning

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

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

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

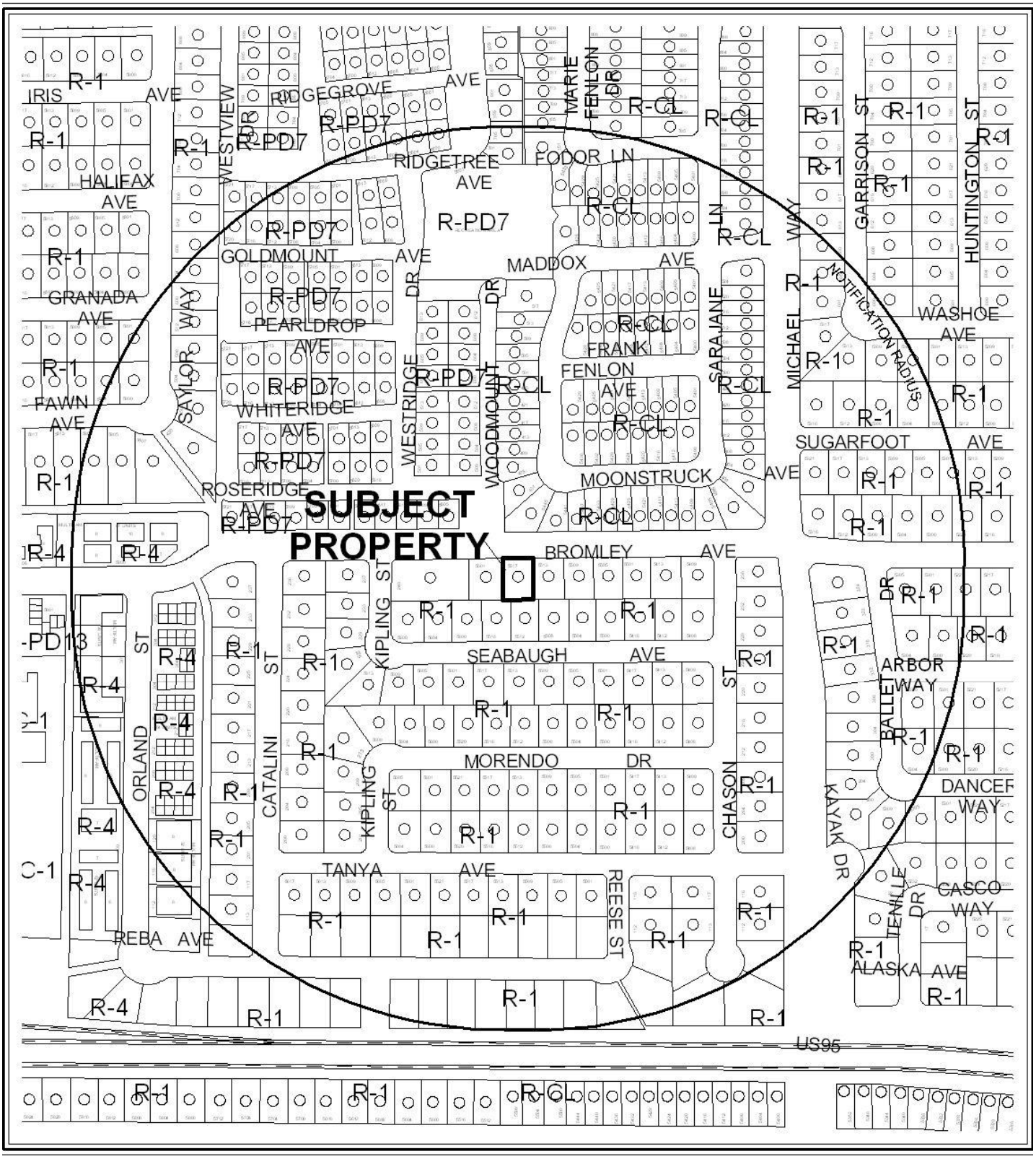
SUBJECT:
VAR-43331 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MANUEL HERNANDEZ - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK FOR AN EXISTING ATTACHED CARPORT WHERE 20 FEET IS REQUIRED on 0.15 acres at 5517 Bromley Avenue (APN 138-25-402-003), R-1 (Single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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



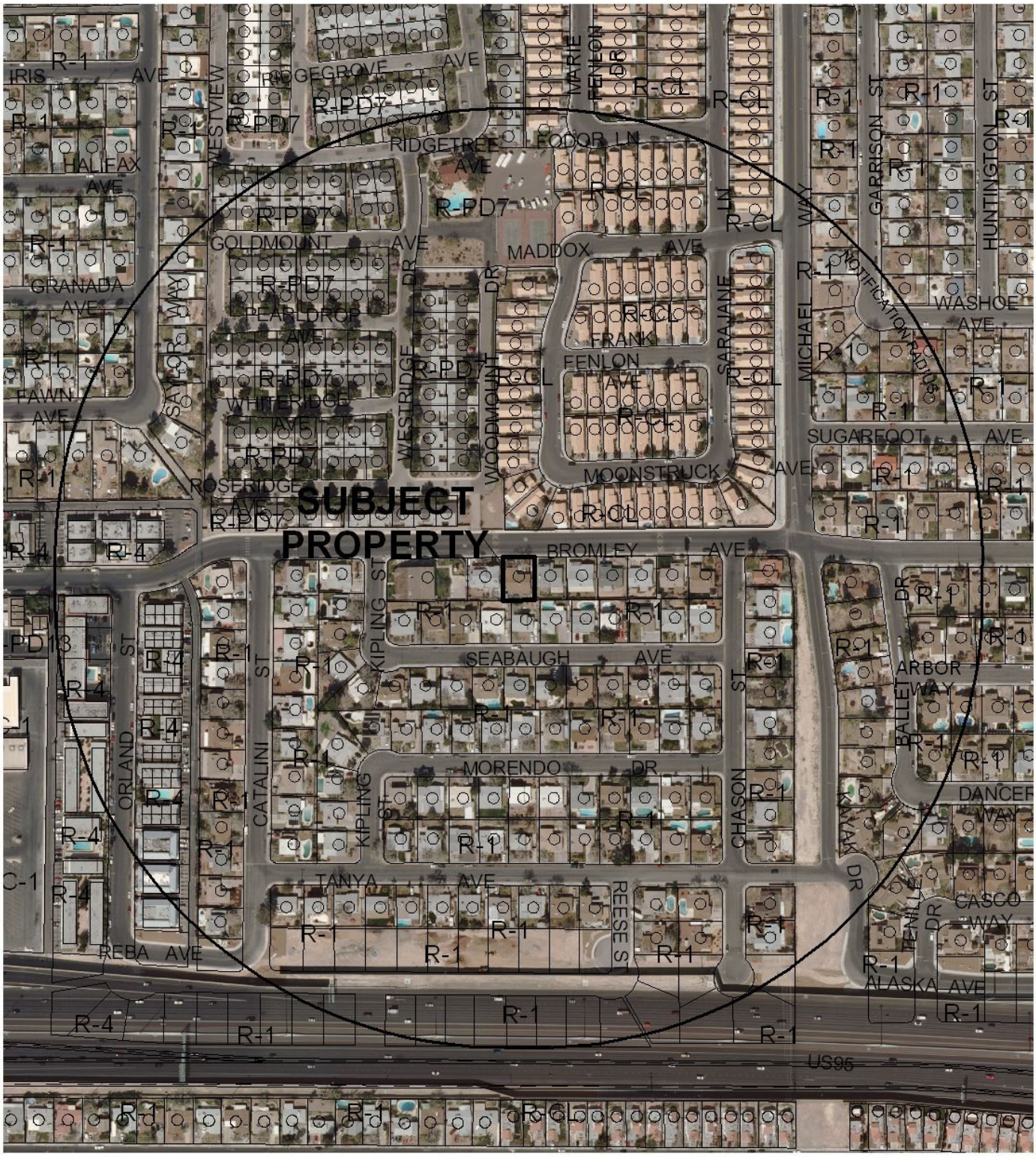
0 300 600 Feet

CASE: VAR-43331

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: VAR-43331

RADIUS: 1000 FT

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

N

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

_____

Notary Public in and for said County and State

CARLA GOMEZ
Notary Public, State of Nevada
Appointment No. 10-3602-1
My Appt. Expires Nov. 18, 2014

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:** (702) 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.

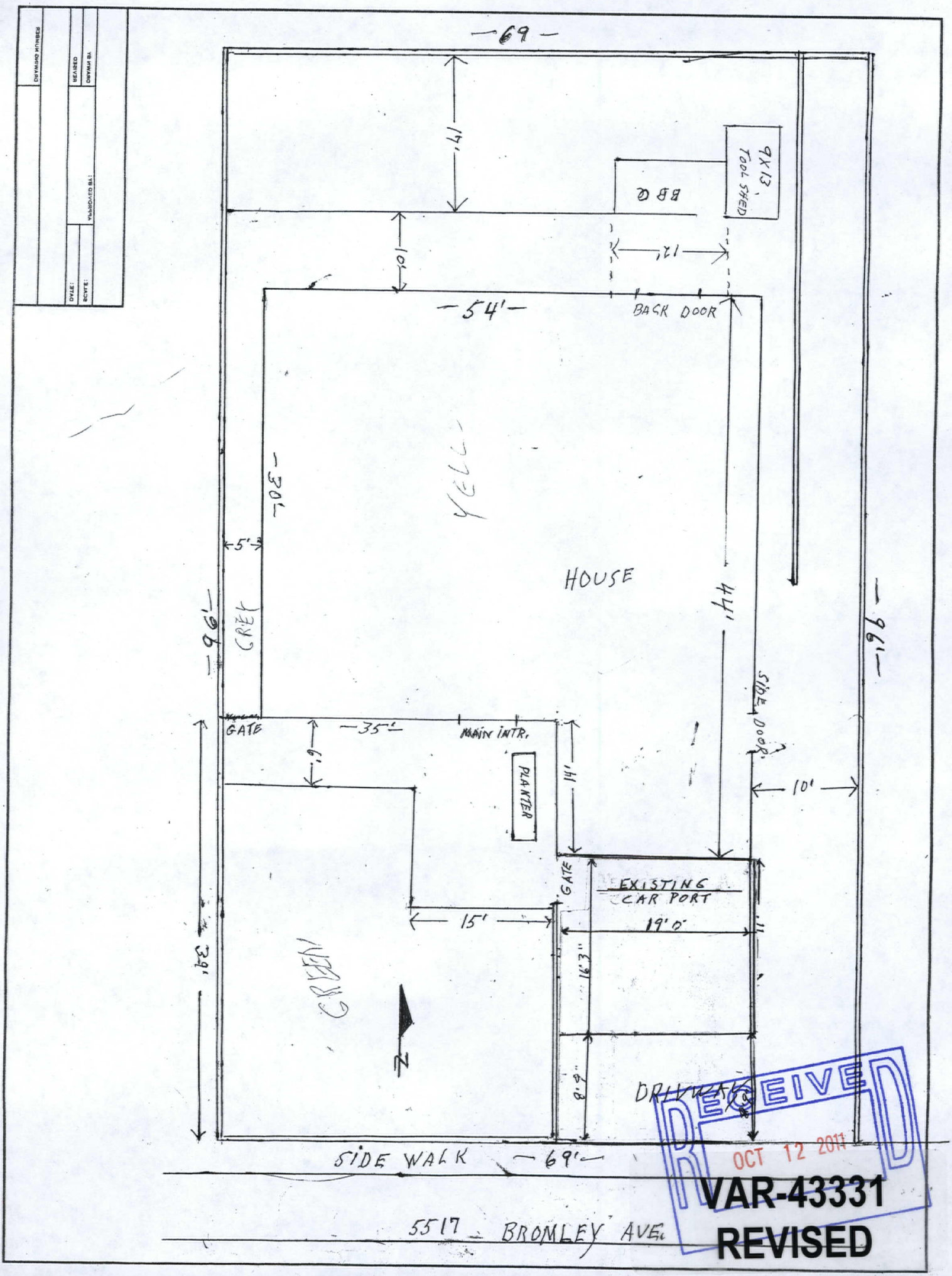
Notary Public in and for said County and State

CARLA GOMEZ
Notary Public, State of Nevada
Appointment No. 10-3602-1
My Appt. Expires Nov. 18, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-43331
Meeting Date:	11-8-11
Total Fee:	[redacted]
Date Received:*	9-21-11
Received By:	FS

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



RECEIVED
OCT 12 2011
VAR-43331
REVISED



RECEIVED
OCT - 6 2011
VAR-43331
REVISED



VAR-43331 - APPLICANT/OWNER: MANUEL HERNANDEZ
5517 BROMLEY AVENUE

09/29/11



VAR-43331 - APPLICANT/OWNER: MANUEL HERNANDEZ
5517 BROMLEY AVENUE

09/29/11

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

Manuel Hernandez

RECEIVED
SEP 21 2011
City of Las Vegas

VAR-43331

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

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

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

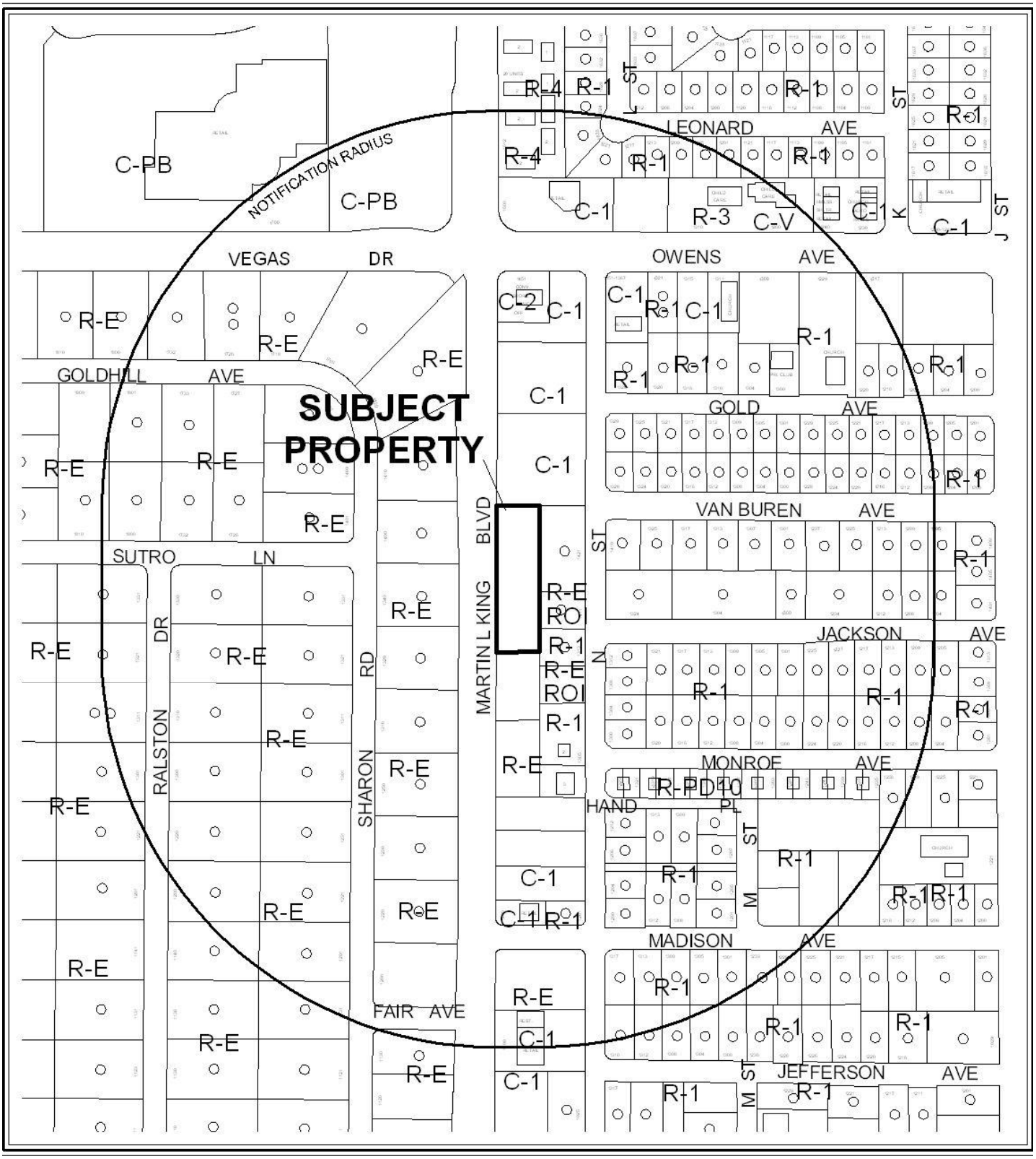
SUBJECT:
VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-43359, SUP-43358 and SDR-43360
2. Conditions and Staff Report - VAR-43359, SUP-43358 and SDR-43360
3. Supporting Documentation
4. Photos - VAR-43359, SUP-43358 and SDR-43360
5. Justification Letter - VAR-43359, SUP-43358 and SDR-43360



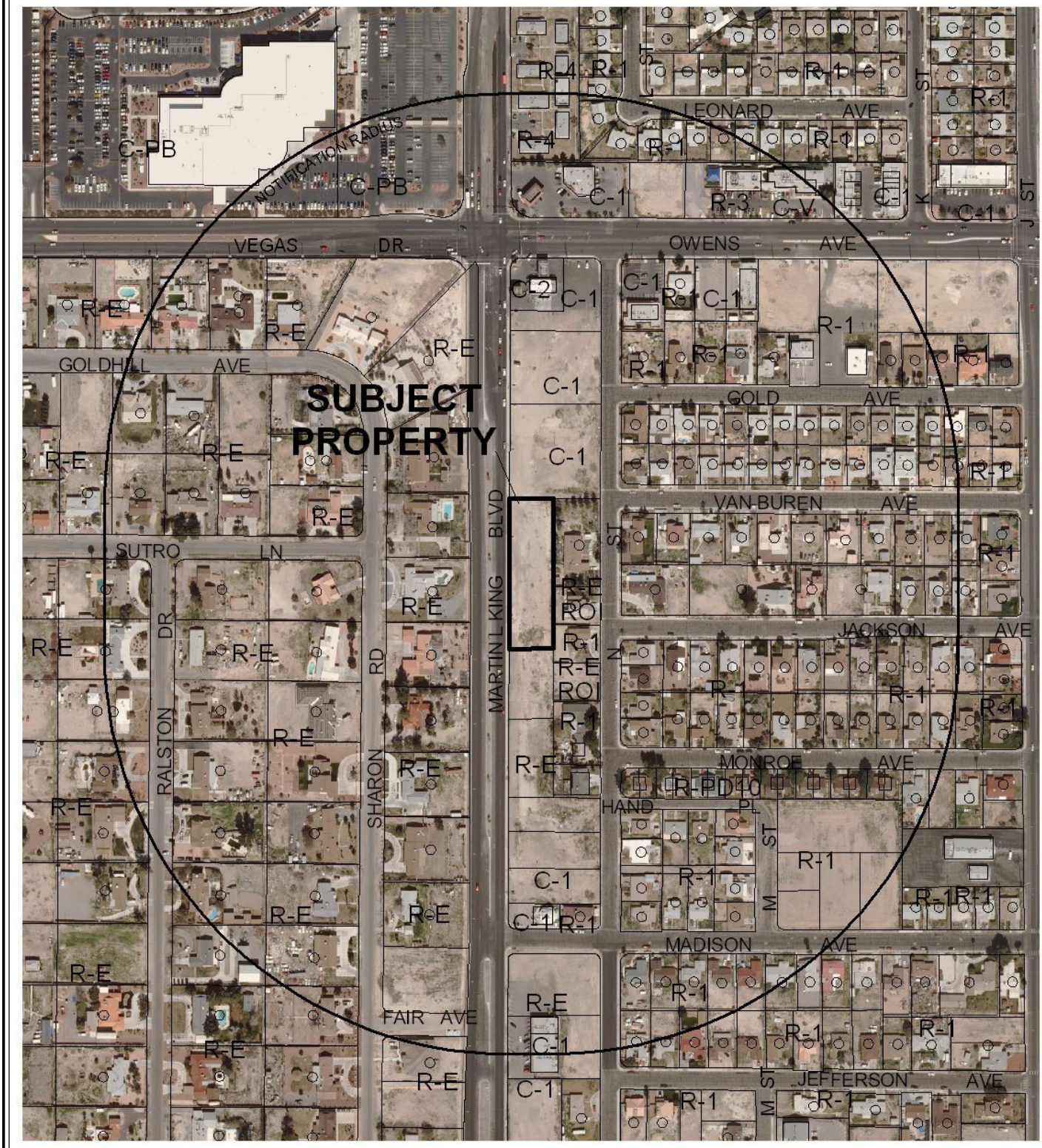
CASE: **SDR-43360;SUP-43358 AND VAR-43359**

0 300 600 Feet

RADIUS: 1000 FT

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

N



CASE: **SDR-43360;SUP-43358 AND VAR-43359**

0 300 600 Feet

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43359** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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: _____

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City of Las Vegas
Department of Planning

Signature of Property Owner: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PARKING VARIANCE

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER GM HOLDINGS LLC. Contact GINA MAZZA

Address 116 RIVINGTON AVE Phone: (917) 2504978 Fax: NONE

City STATEN ISLAND State NY Zip 10314

E-mail Address GMAZZA804@AOL.COM

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HESTER

Address 4901 SPARKLING SKY AVENUE Phone: 702.860.1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480.946.0242 Fax: 480.946.0182

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.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 JEFFREY ANDERSON

Subscribed and sworn before me

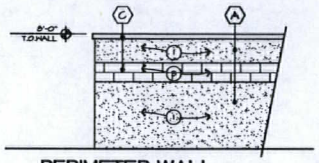
This 22nd day of September 2011

Notary Public in and for said County and State

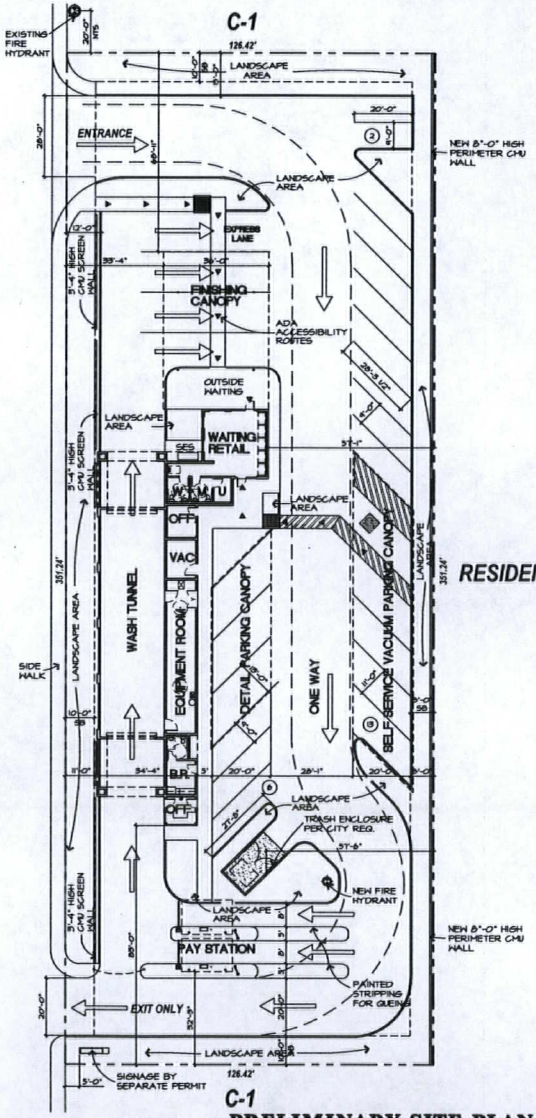
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
My Appt. Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-43359
Meeting Date:	PB 11-8-11
Total Fee:	$3200
Date Accepted:	9.22.11
Accepted By:	F.S.



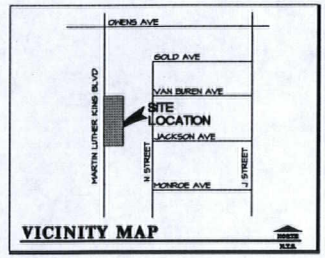
PERIMETER WALL



PRELIMINARY SITE PLAN

SCALE: 1"= 20'-0"

NORTH



VICINITY MAP

PROJECT DATA:

ADDRESS:	1326 N. Martin Luther King Blvd. Las Vegas, Nevada
OWNER / APPLICANT:	Trandy Hester 4901 Sparkling Sky Ave. Las Vegas, Nevada 89130
ARCHITECT/ REPRESENTATIVE:	JOHN REDDELL ARCHITECTS 7524 E ANGUS DR, SUITE 1 SCOTTSDALE, AZ 85251 P 480 946-0242 F 480 946-0182
BOOK/ MAP:	T20S R61E SEC 28 IONE4
APN:	124-28-501-005
ZONING:	C-1
CONSTRUCTION TYPE:	V-B
SITE AREA:	
NET:	38,332 S.F.(.88 AC)
BUILDING USE:	FULL SERVICE CARWASH W/ FLEX SERVE
GROUP 'B' OCCUPANCY	
BUILDING AREA:	
CONDITIONED SPACE:	
OFFICE, RESTROOMS	1,308 SQ. FT.
WASH TUNNEL	1,842 SQ. FT.
EQUIPMENT ROOM	820 SQ. FT.
VACUUM RM	215 SQ. FT.
BUILDING AREA:	3,485 SQ. FT.
TOTAL CANOPY AREA:	4,008 SQ. FT.
TOTAL S.F.:	7,478 SQ. FT.
OCC. LOAD:	
OFFICE, RESTROOMS	1,308 S.F. / 100 = 13.07 OCC.
WASH TUNNEL	2,267 S.F. /300 = 7.55 OCC.
EQUIPMENT ROOM	820 S.F. / 300 = 2.06 OCC
TOTAL OCCUPANTS:	22.68 OR 23 OCCUPANTS
LOT COVERAGE	20.8%
PARKING REQUIRED	
PARKING SPACE	3485 S.F. / 150 = 26.5 OR 27 SP
STACKING	6 SP
PARKING SPACE COUNT:	
20 REGULAR + 0 COMPACT + 1 HANDICAP = 21 SP. TOTAL	
STACKING	6 SP
PARKING VARIANCE REQUEST FOR 6 SPACES	

NOTE:
A. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY SEPARATE PERMIT.
B. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW

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PLANNING & DEVELOPMENT

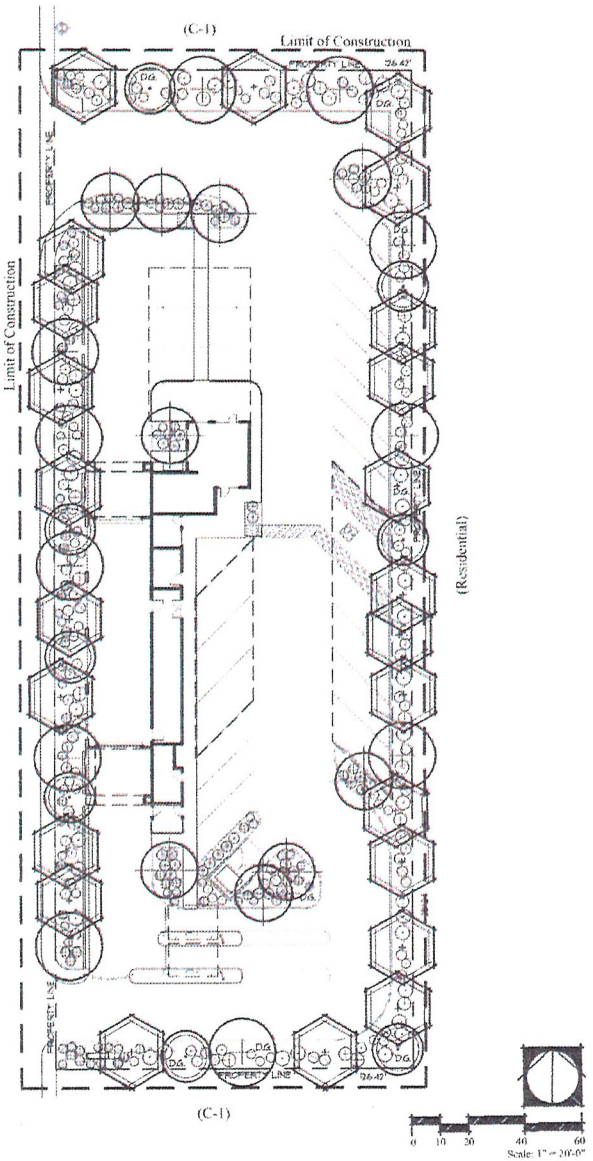
BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: johnreddellarchitects.com

Date: 9/21/11
Revisions:

A

VAR-43359 SUP-43358
SDR-43360 REVISED



Master Legend

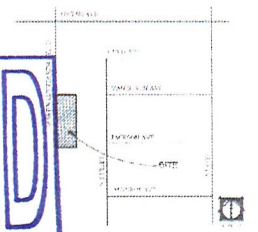
Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks
Trees					
	ACACIA SALICINA	WILLOW ACACIA	5	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 1.50" MIN CALIPER)
	CERCIDIUM 'HYBRID' DESERT MUSEUM - STD.	DESERT MUSEUM PALO VERDE	24	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING STRUCTURE (11'-0" TALL, 4'-0" WIDE, 1.50" MIN CALIPER)
	ACACIA FARNESIANA	SWEET ACACIA - MULTI.	6	36" BOX	MULTI, VASE SHAPED, WELL DEVELOPED BRANCHING STRUCTURE (13'-0" TALL, 7'-0" WIDE, 1.50" MIN CALIPER)
	CATALPA TASHKENTENSIS 'PINK DAWN' - STD.	PINK DAWN CATALPA	11	36" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 9.0' HEIGHT, 6.0' WIDE, 1.75" CALIPER)
Shrubs					
(S)	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	46	5 GAL.	SPACE 5' O.C., 3' FROM HARDSCAPE
(S)	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	43	5 GAL.	SPACE 5' O.C., 3' FROM HARDSCAPE
(S)	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	CIMARRON BLUE RANGER	36	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
(S)	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	18	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
(S)	CHAPARRAL SAGE	SALVIA CLEVELANDII	40	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
Accents					
(A)	DASYLIRION WHEELERI	DESERT SPOON	6	5 GAL.	FULL AND BUSHY
(A)	HESPERALOE PARVIFLORA	RED YUCCA	32	5 GAL.	FULL AND BUSHY
Ground Covers					
(G)	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	53	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
(G)	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	41	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
D.G.	DECOMPOSED GRANITE	5/8" SCREENED MOHAVE GOLD	16,036 SF	5/8" SCREEN	ON APPROVED EQUAL SEE NOTE, THIS SHEET

#PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR

Granite Note:

INSTALL A 3" LAYER OF DECOMPOSED GRANITE IN ALL PLANTERS UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE, COMPACT SUB GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL (MATCH PROPOSED COLOR AND SIZE WITH EXISTING).

Vicinity Map



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VAR-43359
SUP-43358
SDR-43360

Wildwood Design Studio
Landscape Architects
15207 Stayburn Drive
Fountain Hills, AZ 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail wildwooddesign@cox.net

Car Wash

Martin Luther King Boulevard
Las Vegas, NV.

These drawings are the property of the architect and may not be reused, redrawn, used for any purpose without the Architect's written consent. Acceptance of any or these documents constitutes full and total agreement to the terms and conditions stated herein.

PROJECT NUMBER 1107
DATE 09.21.11
REVISIONS
REVISIONS

landscape plan

L-1

1 of 1

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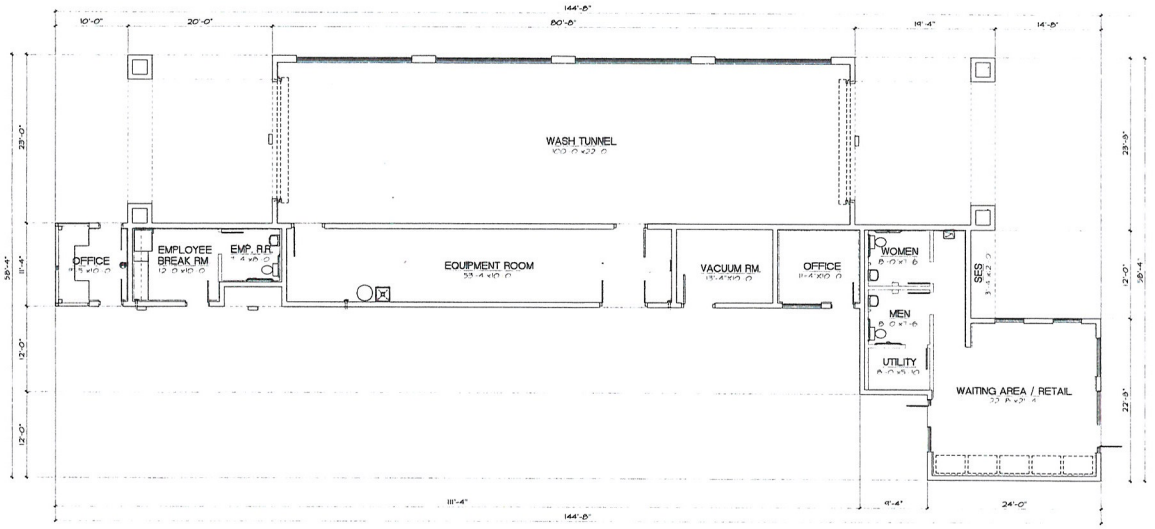

FLOOR PLAN

NORTH

1/8"= 1'-0"

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BUST'N SUDS Carwash
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Las Vegas, Nevada

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Architecture Interiors Land Planning
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Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/21/11
Revisions:

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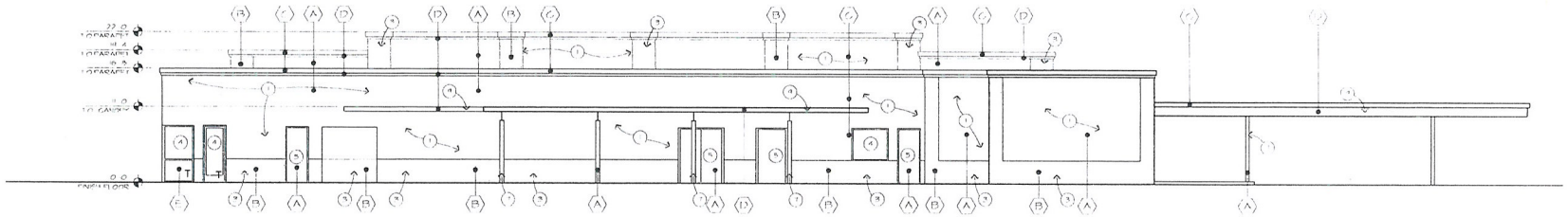
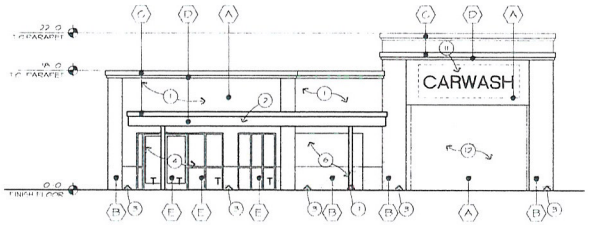
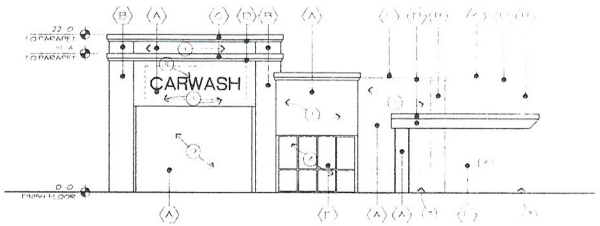
SDR-43360



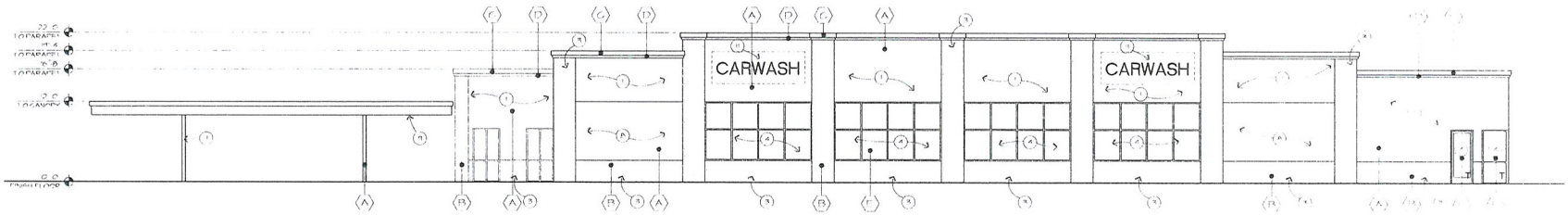
EAST



NORTH



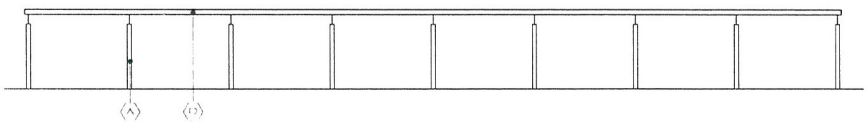
SOUTH



WEST

BUILDING ELEVATIONS

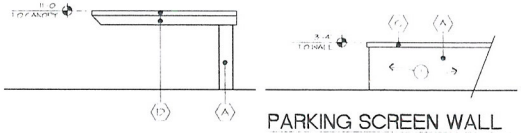
1/8"=1'-0"



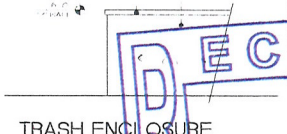
VACUUM CANOPYS

CANOPY ELEVATIONS

1/8"=1'-0"



PARKING SCREEN WALL



TRASH ENCLOSURE

SCREEN WALL ELEVATIONS

1/4"=1'-0"

COLOR SCHEDULE

NOTES:

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Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/21/11

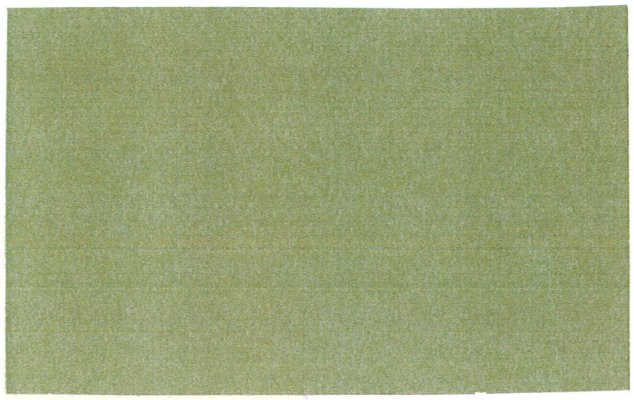
VAR-43359
SUP-43358
SDR-43360

MATERIAL / COLOR SCHEDULE

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

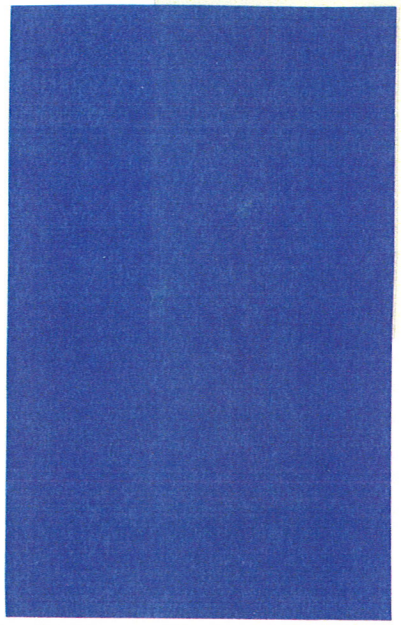
Building Color - B

Splitface CMU
DUNN-EDWARDS: DE 6145
COLOR: Rocky Ridge



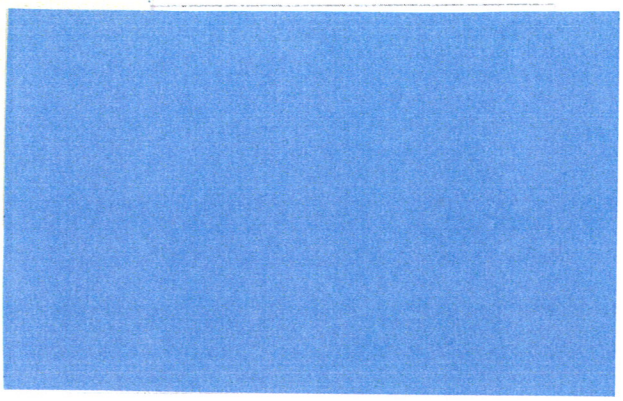
Building Color - A

Main Building Stucco Color
DUNN-EDWARDS: DEC 741
COLOR: Bone White



Building Color - C

Stucco Trim & Canopy Fascia
DUNN-EDWARDS: DE 5846
COLOR: Lapis



Building Color - D

Stucco Trim & Canopy Fascia
DUNN-EDWARDS: DE 5844
COLOR: Splish Splash

NOTE: STOREFRONT DOORS AND WINDOWS SHALL BE BRONZE ALUMINUM FRAME WITH BRONZE TINTED GLASS

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SUP-43358
SDR-43360



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1326 NORTH MARTIN LUTHER KING BOULEVARD

09/29/11



VAR-43359, SUP-43358 & SDR-43360 - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC
1326 NORTH MARTIN LUTHER KING BOULEVARD

09/29/11

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Department of Planning

September 21, 2011

Justification Letter

Bustin' Suds Car Wash
1326 N. Martin Luther King Blvd.

We are requesting Special Use Permit (required for car wash in C1 zoning), Site Development Review and a Variance for parking for a full service carwash with flex serve (flex serve is the ability to get an exterior car wash and self finish your own vehicle for a reduce rate).

The project is located south of the southeast corner of Owens Avenue and Martin Luther King Blvd. on a vacant C1 property. The proposed project is a full service car wash with flex service, this allows a customer the option to have the standard full service or an exterior only car wash with the option to self vacuum their own vehicle. The project consist of a pay canopy, a main building that houses the wash tunnel, equipment room, restrooms, offices, and waiting area, and a separate structure for a finishing canopy and covered parking areas for self vacuum. The car wash will require from 5 to 15 employees depending on the day of the week and time of the day. The site consists of 0.88 acres that is rectangular in shape that runs north / south along Martin Luther King Blvd. with pedestrian sidewalk connecting the parcels on the south and north. The building is sited along Martin Luther King Blvd. as to allow for the interior vehicle circulation to move thru the site on the east with minimum cross traffic circulation, the entrance to the site is on the north end of the property with vehicles circulating thru the site in a clockwise direction. The vehicles turn south to the queing lanes and those customers using the express process can vacuum their vehicles prior or after the wash process which we have provided an exit only at the south end which will allow vehicles that vacuum after the wash process to exit. To enter the auto wash you proceed to the south thru the automated pay stations and turn north thru the tunnel, the customer exiting the tunnel turns right to the finishing canopy for the full service or the express lane to exit the site.

We are requesting approval of site plan thru Site Development Review. The car wash development is along a major street (Martin Luther King Blvd.) between two other C1 Commercial sites that are vacant at this time and its is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and buffer Standards, and other duly-adapted city plans, policies and standards. The site access is in mid block with a median is the center of Martin Luther King and are a substantial distance from the major driveways to residential properties as not to have a negative impact on the adjacent properties and roadway. The building and landscape are so designed as to be durable and appropiate for the area with the elevations being asthetically pleasing while site designed to be considerate of the residential to the east. We have used earth tones as to blend with the surroundings and kept the heights down to be comfortable with the scale of the project. With our site layout and building design (explained in detail below in the Use Permit) we have taken in the considerations of the neighbors the operation of the business as not to impact in a negative way and with our hours of operations (explained below in the Use Permit) to be closed during the proper time with residential adjacent.

We are requesting a Special Use Permit for the car wash use in a C1 zoning. The structure will be constructed of a combination of exposed architectural masonry units with the pay station and finishing canopies being steel frame with shade screen. The orientation of the detail and self vacuum face inward to the site and screened from street view by the building structure. The site layout also removes the building away from the residential on the east and puts it along the west adjacent to Martin Luther King Blvd. to remove the operational noises and which also screens traffic noise to the residential. The equipment is all housed within building structure including the vacuum equipment and the air dryers are within the tunnel, this eliminates any sound transmission to the residential neighbors to the east and commercial properties to the north and south. Operational hours consist of summer hours from 7:00 am to 7:00 pm and winter hours reduced to 8:00 am to 6:00 pm. and at all times of operation the business has employees monitoring the site for cleanliness, debris and control of noise from any vehicle. The access to the site is located in the middle of the block with plenty of clear visibility for cars and

7524 E. Angus Drive Suite 1 Scottsdale, Arizona 85251
Phone: 480-946-0242 Fax: 480-946-0182 E-mail:john@reddellarchitects.com

VAR-43359
SUP-43358
SDR-43360

pedestrians at the entrance and exit for the site. Our traffic counts will be on the lower end of the numbers for our C1 zoning with approximate trip generations of average 250 to 300 cars a day, this would represent a significant less count than fast food, bank or restaurant. The approval of our Special Use Permit will not have adverse affect with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

We are requesting the approval of a parking Variance of 6 spaces from the required number of 27 per CLV zoning ordinance. The requirement is based upon a square foot of gross building, which does not accurately represent the use of the car wash, the customers do not park their vehicle in a parking space and enter the building. The customer stays in their vehicle thru the pay station into the carwash tunnel at which if they selected the full service they pull under the finishing canopy and they exit the vehicle and go to the waiting area inside or on the outside patio until their vehicle is vacuumed and finished. Their vehicle is never parked in a designated parking space rather they are under the finishing canopy. Those customers that decided upon the exterior car wash have the option of pulling into a covered parking stall to vacuum (that is usually 20% of the exterior wash customers) or they exit the site. We have also made the covered vacuum parking stalls wider than the city standard and that is for the ability of the customer to have their doors in the open position while they vacuum and not have any interference with the vehicle in the adjacent space, this has reduced a few more spaces because of the additional distance of width, but the space is necessary for the customers convenience. We have also included a site plan that shows vehicles circulating thru the car wash facility with them being in all different phases of the process (not in the drive lane) and that number is (45) which exceeds the requirements of the ordinance (27). This approval will allow the owner to operate the business without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent of and purpose of any ordinance or resolution.

Trandy Hester – Owner / Applicant
Bust'n Suds Car Wash

VAR-43359
SUP-43358
SDR-43360

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

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

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

SUBJECT:
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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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.

COPY

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43358** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER SGM Holdings LLC Contact GINA MAZZA

Address 116 Rivington Ave Phone: (917) 250-4928 Fax: NONE

City STATEN Island State NY Zip 10314

E-mail Address Jeffanderson702@gmail.com / GMAZZA864@Aol.com

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HEGSTER

Address 4901 SPARKLING SKY AVENUE Phone: 702-860-1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480-946-0242 Fax: 480-946-0188

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.COM

Property Owner Signature* _____

*An authorized agent may sign if a letter of authorization from the property owner is submitted. Powers of Attorney, Trustee's Deeds, Partnership Agreements, Articles of Incorporation, Boards of Directors' Resolutions, Corporate Bylaws, Limited Liability Company Articles of Organization, Operating Agreements, Certificates of Good Standing, and Fictitious Firm Statements may be required.

Print Name JEFFREY ANDERSON

Subscribed and sworn before me

This 22 day of September 2011

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
My Appt. Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-43358
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Accepted:	9-22-11
Accepted By:	FS

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

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

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

SUBJECT:
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). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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.

Copy

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43360** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER JGM HOLDINGS LLC Contact GINA MAZZA

Address 116 RIVINGTON AVE Phone: (917) 250-4978 Fax: NONE

City STATEN ISLAND State NY Zip 10314

E-mail Address GMAZZA804@AOL.COM

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HESTER

Address 4901 SPARKLING SKY AVENUE Phone: 702.860.1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480.946.0242 Fax: 480.946.0188

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.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 JEFFREY ANDERSON

Subscribed and sworn before me

This 22 day of September 2011

_____

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-43360
Meeting Date:	11-8-11
Total Fee:	1032.00
Date Accepted:	9-22-11
Accepted By:	FS

SDR 43360
Bustin' Suds Carwash

1326 M. Martin L. King Boulevard

Proposed 1 stall car wash.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CAR WASH, SELF SERVICE [STALL]	1	108.00	108
AM Peak Hour			8.00	8
PM Peak Hour			5.54	6

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Martin L. King Blvd.

Average Daily Traffic (ADT)	33,838
PM Peak Hour	2,707

(heaviest 60 minutes)

Owens Ave.

Average Daily Traffic (ADT)	12,925
PM Peak Hour	1,034

(heaviest 60 minutes)

Washington Ave.

Average Daily Traffic (ADT)	12,813
PM Peak Hour	1,025

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Martin L. King Blvd.	51,800
Owens Ave.	34,500
Washington Ave.	34,500

This project will add approximately 108 trips per day on Martin L. King Boulevard, Owens Avenue and Washington Avenue. Martin L. King is currently at about 65 percent of capacity, and Owens and Washington are both at about 37 percent of capacity. After this project is added, Martin L. King is expected to be at about 66 percent of capacity, and Owens and Washington to be at about 38 percent of capacity.

Based on Peak Hour use, this development will add roughly 8 additional cars into the area, which works out to about two every fifteen minutes.

Note that this report assumes all traffic from this development uses all named streets.

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

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

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

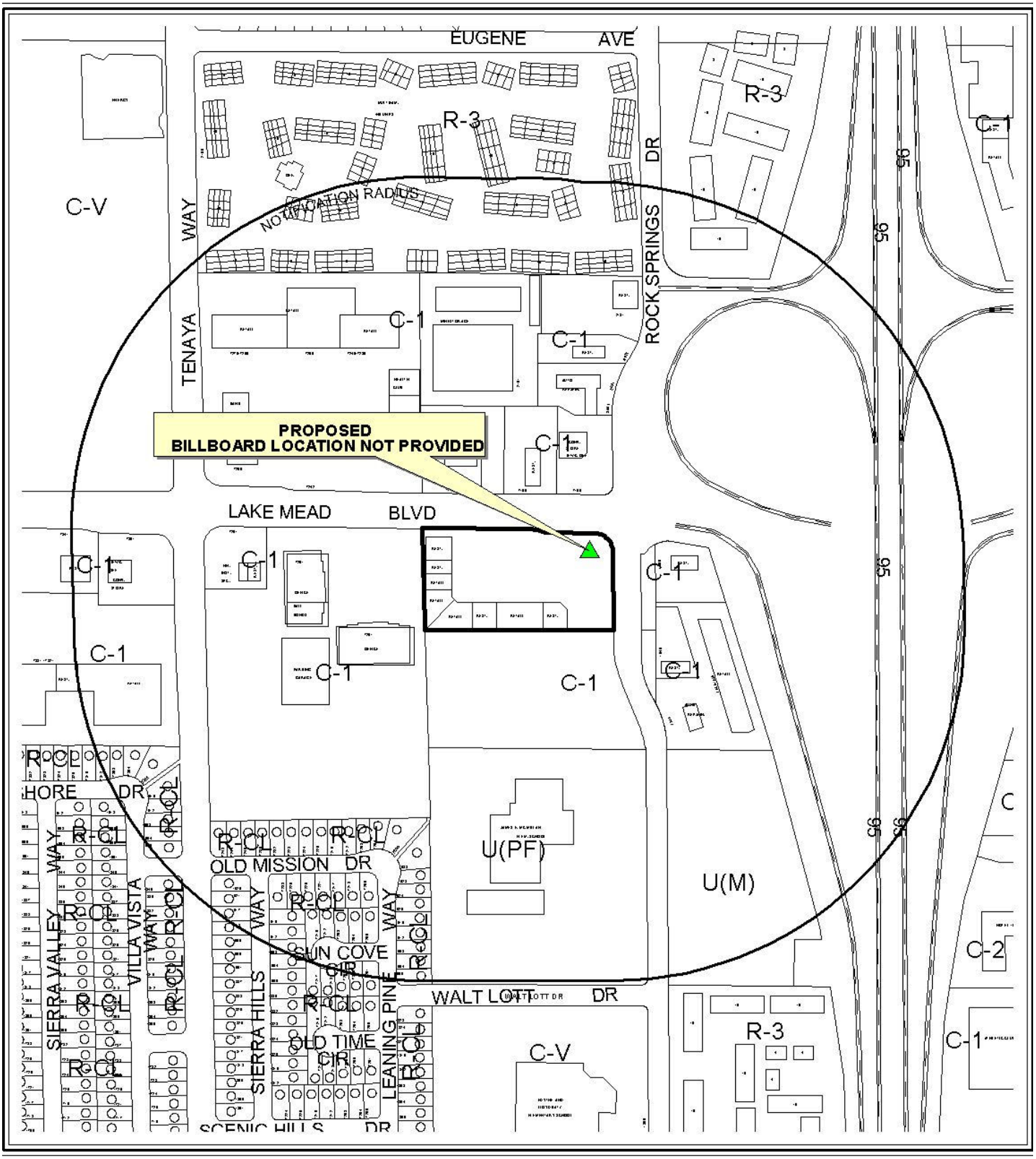
SUBJECT:
SUP-43285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



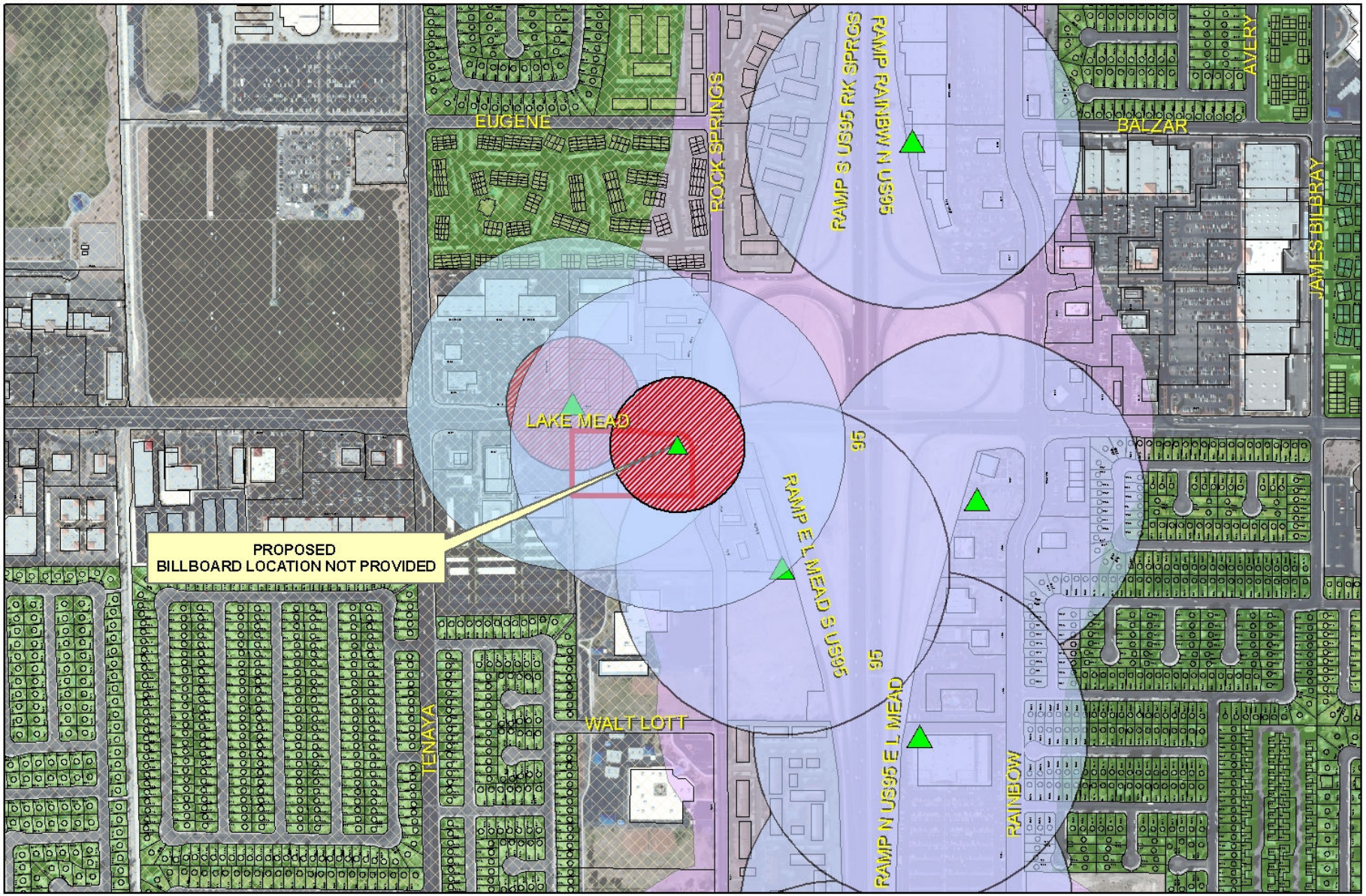
0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



SUP-43285

City of Las Vegas Billboard Data

- SUBJECT PROPERTY
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43285** APN: 138-22-701-007

Name of Property Owner: Rock Springs Plaza L.L.C

Name of Applicant: Rock Springs plaza L.L.C

Name of Representative: Ali Kaveh

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: Alireza Kaveh

Subscribed and sworn before me

This 19th day of September, 2011

_____

Notary Public in and for said County and State

BRIELLE BROWNLEE
Notary Public, State of Nevada
Appointment No. 11-4488-1
My Appt. Expires Nov 22, 2014

RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 7175 W. Lake Mead

Project Name Rock Springs plaza **Proposed Use** OFF-site Advertising

Assessor's Parcel #(s) 138-22-701-007 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rock Spring plaza L.L.C **Contact** Ali Kaveh

Address 7175 W. Lake Mead **Phone:** 251-0218 **Fax:** 251-0918

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.com

APPLICANT Rock Spring plaza **Contact** Ali Kaveh

Address 7175 W. Lake Mead **Phone:** 277-0494 **Fax:** 251-0918

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.com

REPRESENTATIVE Ali Kaveh **Contact** _____

Address 3804 S. Jones #F **Phone:** _____ **Fax:** _____

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.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 Alireza Kaveh

Subscribed and sworn before me

This 19th day of September, 20 11.

_____

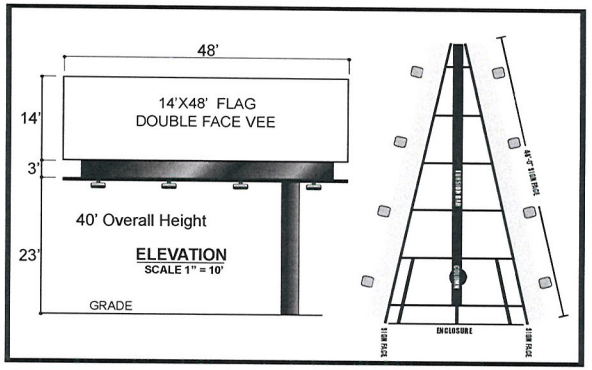
Notary Public in and for said County and State

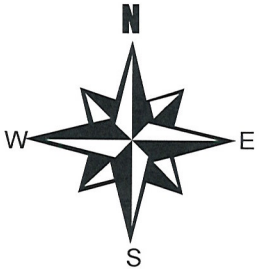
BRIELLE BROWNLEE
Notary Public, State of Nevada
Appointment No. 11-4488-1
My Appt. Expires Nov 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43285
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Accepted:	9-20-11
Accepted By:	

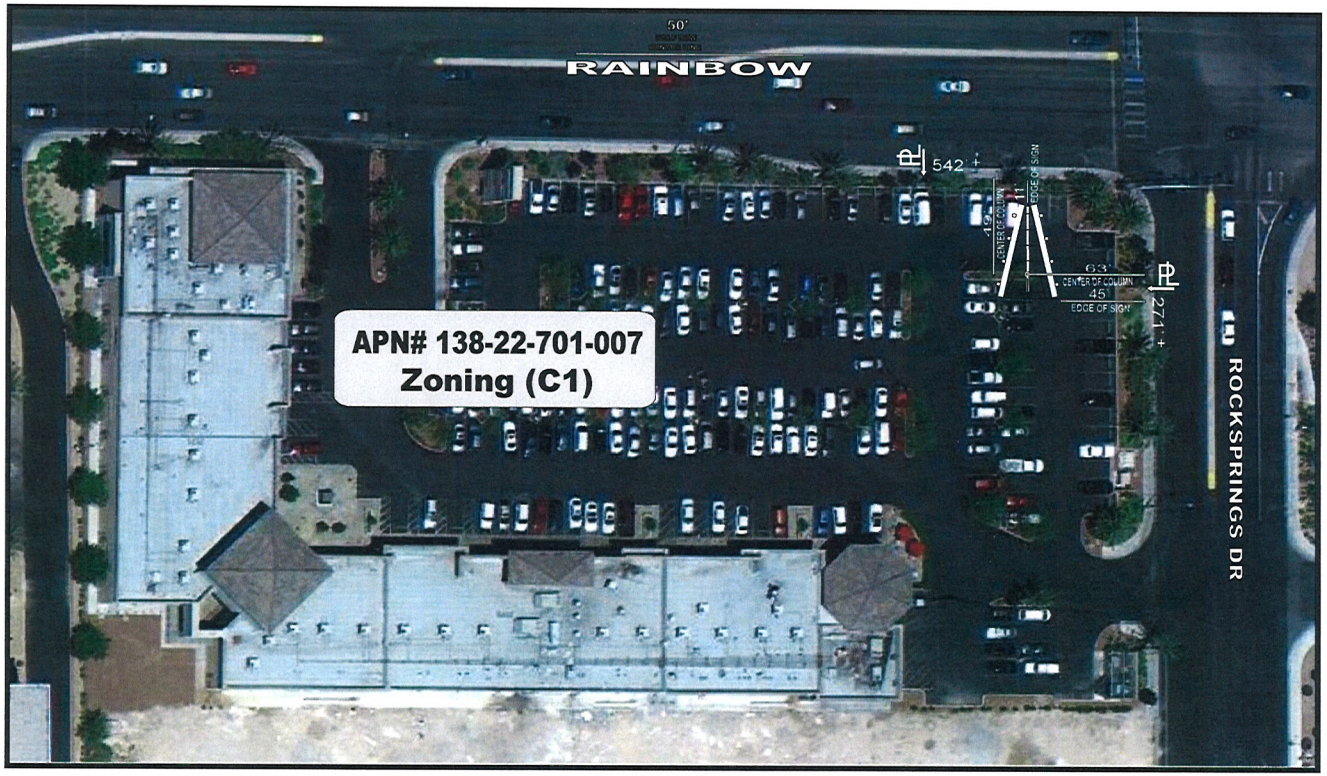
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.





TOP VIEW
SCALE 1" =30'
DETAIL





GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3 No parking spaces will be taken for this location.

RECEIVED
SEP 2011
Department of Planning

ALI R KAVEH
277-0194
JONES
4445W. TECO AVE. LAS VEGAS, NV 89118/ 702-645-0092

OWNER: ROCKSPRINGS PLAZA INVEST LLC		
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES
DATE: 9-15-11		REVISED:
LOCATION: 7175 W LAKE MEAD BLVD		
APN# 138-22-701-007		DRAWING NUMBER: 314

SUP-43285



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11

To Whom It May Concern:

Rockspring Plaza was built in May of 2006 and is located on Lake Mead Boulevard, just west of the 95 freeway. This 39,000 sqft shopping center has approximately 600 feet of frontage on Lake Mead blvd with a car count of 50,000 cars a day. We feel that this is an ideal location to construct a billboard for the following reasons:

1. It is surrounded by existing billboards in the area.
2. It meets all the set backs and requirements to our knowledge for a billboard structure.
3. It is located in a heavily commercial area and will have no effect on any residential.

We would kindly as you to consider our request to establish an off –Premises advertising sign at this location(billboard).

Sincerely Yours,

Ali Kaveh
Managing Member, RockSprings Plaza
7175 W. Lake Mead Blvd.
APN 138-22-701-007
Cell: 277-0194

RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

SUP-43285

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

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

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

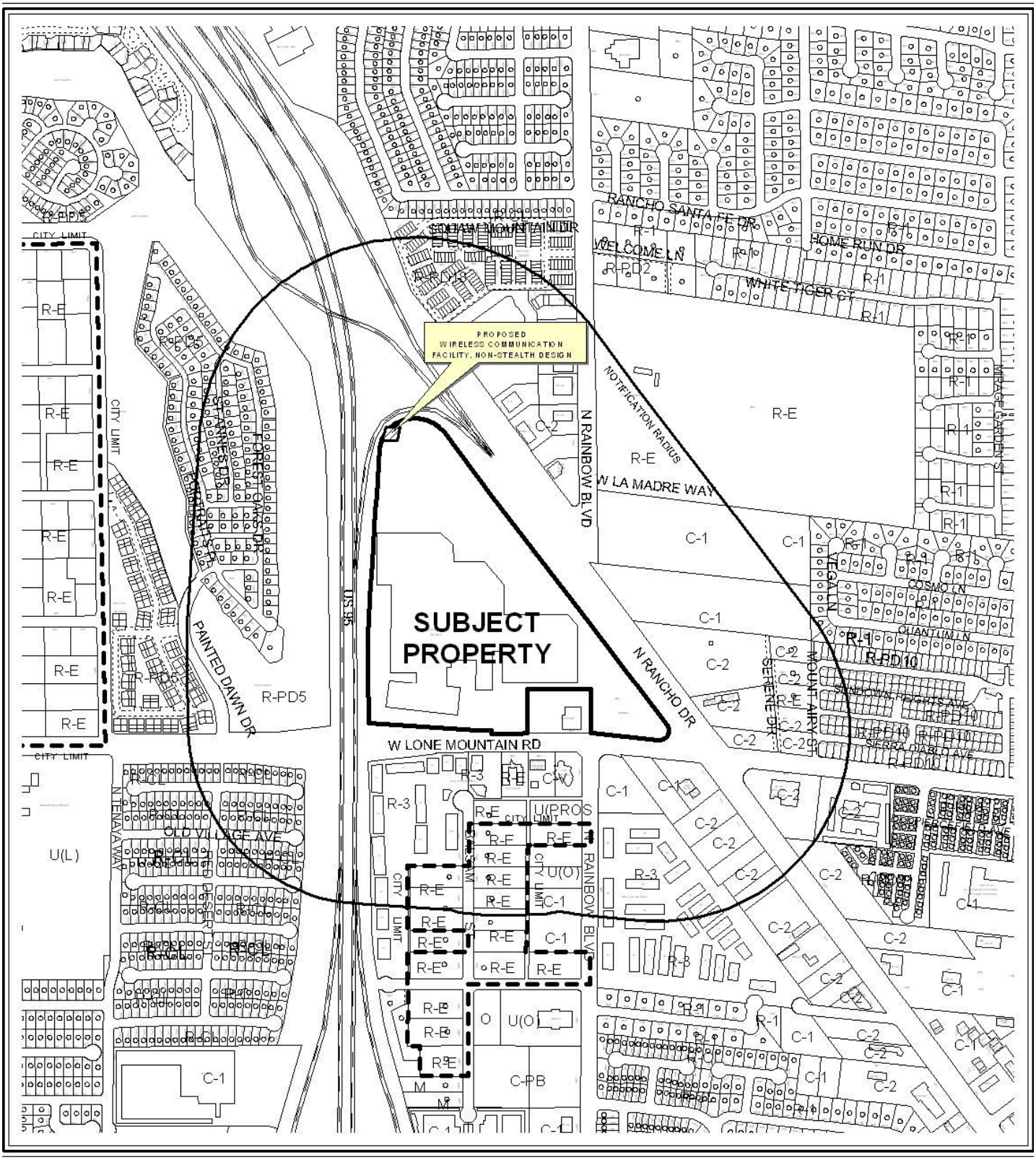
SUBJECT:
SUP-43288 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: N P SANTA FE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 32-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN ON TOP OF AN EXISTING 51-FOOT TALL BUILDING at 4901 North Rancho Drive (APN 125-34-801-003), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Department of Planning Administrative Denial Letter for SDR-43014
6. Justification Letter



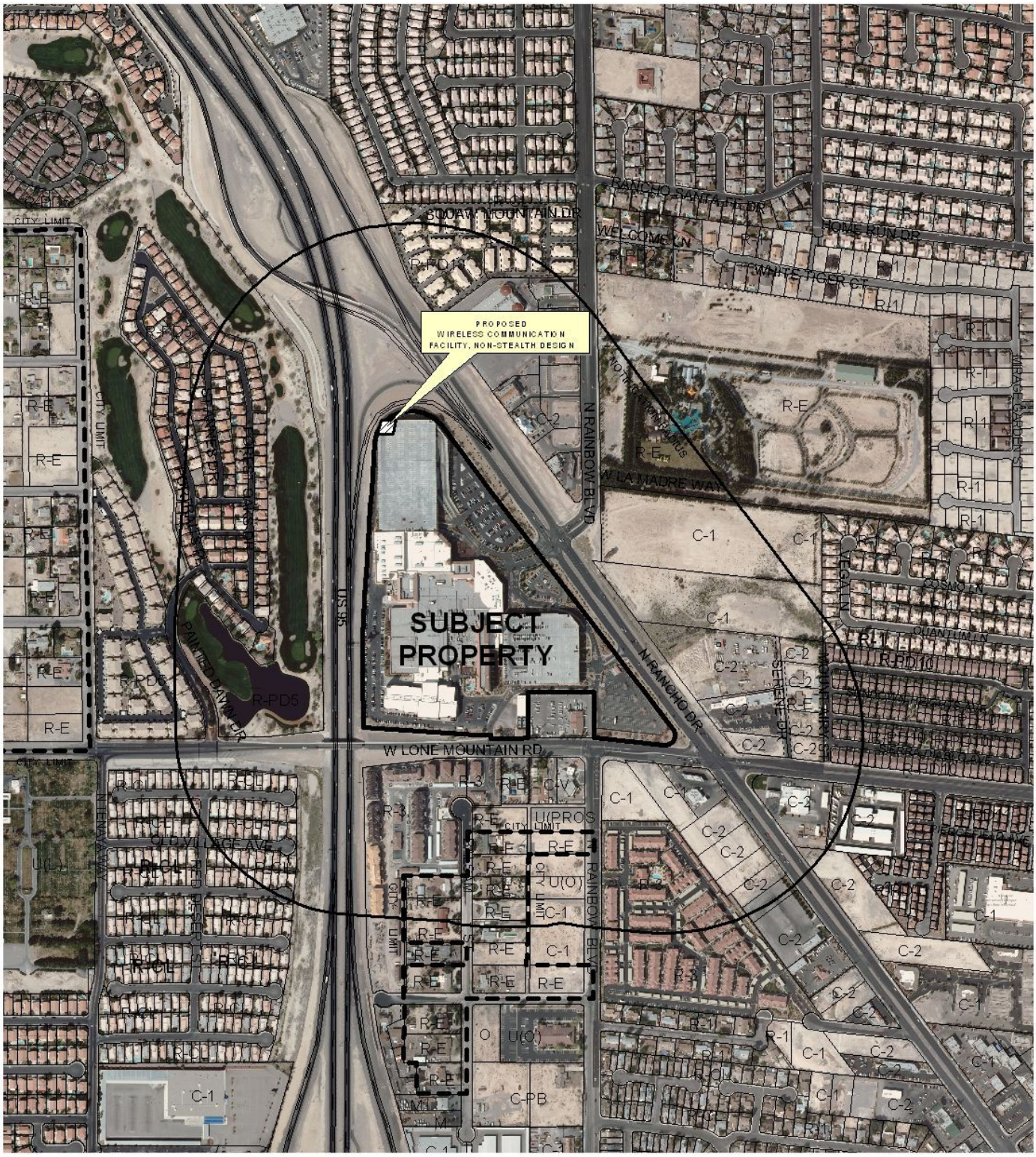
0 600 1200 Feet

CASE: **SUP-43288**

RADIUS: 1000 FEET

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

N



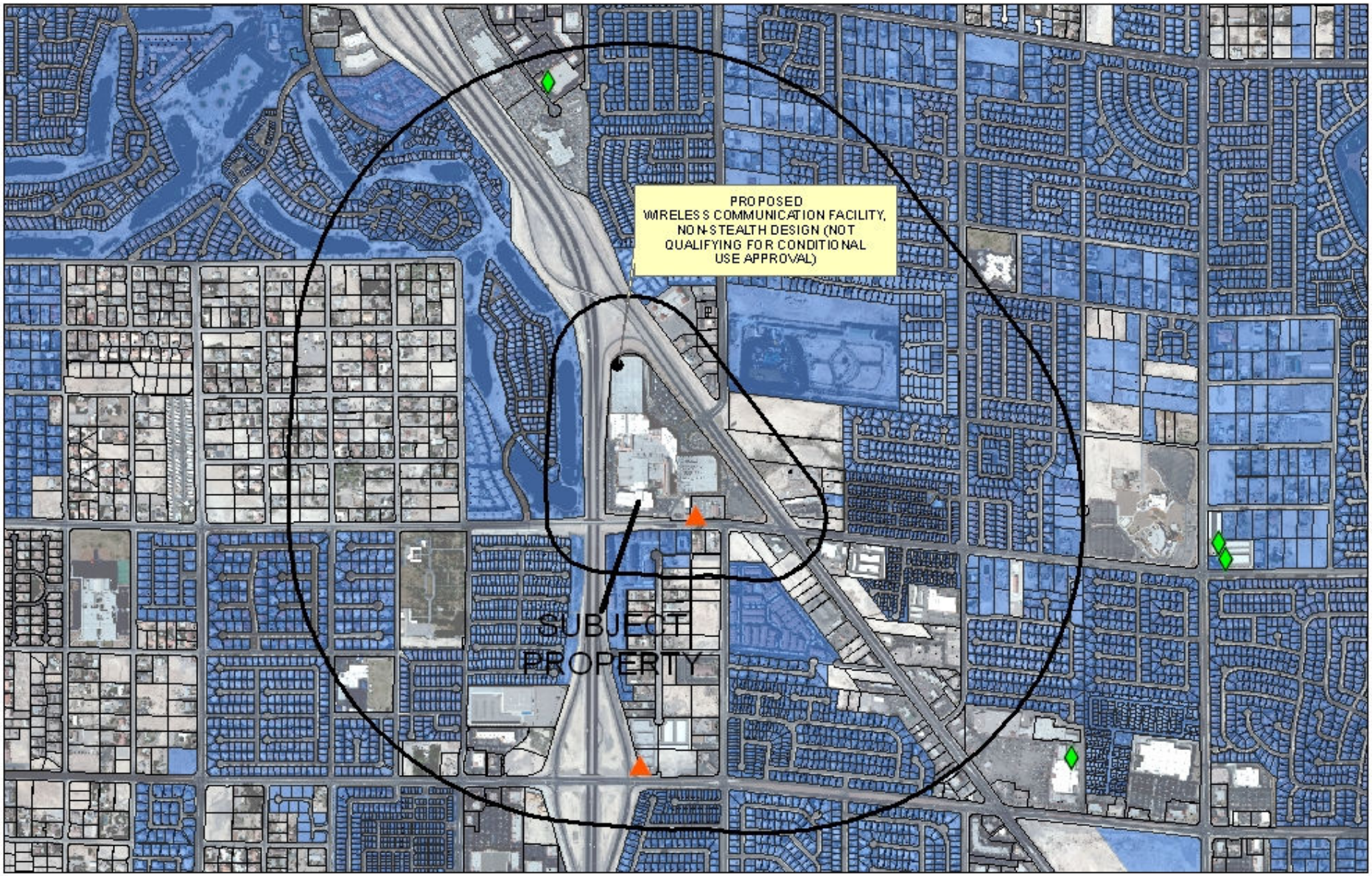
0 600 1200 Feet

CASE: **SUP-43288**

RADIUS: 1000 FEET

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

N



SUP-43288
Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

- Subject Cell Tower
- Residential Property
- 600ft & 1/2 mile Buffer

0 875 1,750 3,500 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43288** APN: 125-34-801-003

Name of Property Owner: N P Santa Fe LLC

Name of Applicant: AT&T Mobility

Name of Representative: Black & Veatch C/O Jason Frayer

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: THOMAS M. FRIEL, SENIOR VICE PRESIDENT

Subscribed and sworn before me

This 30TH day of AUGUST, 2011

Rosemarie E. Carlo

Notary Public in and for said County and State

ROSEMARIE E. CARLO
Notary Public State of Nevada
No. 97-2746-1
My appt. exp. July 18, 2013

RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

Revised 11-14-06

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Wireless Communications Facility (Light Standard)

Project Address (Location) 4901 N. Rancho Drive

Project Name LSVGNVL166 US 95 & Rancho **Proposed Use** Telecom

Assessor's Parcel #(s) 125-34-801-003 **Ward #** 6

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

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

Gross Acres 38.57 **Lots/Units** n/a **Density** n/a

Additional Information Replace an existing light standard with a new light standard with three (3) antennas per sector, shelter and fencing around the compound.

PROPERTY OWNER N P Santa Fe LLC **Contact** Thomas Roberts

Address 1505 S. Pavillion Center Drive **Phone:** (702) 495-4265 **Fax:** (702) 795-4265

City Las Vegas **State** NV **Zip** 89135

APPLICANT AT&T Mobility **Contact** Jim Garner

Address 3763 Howard Hughes Pkwy #200 **Phone:** (702) 858-7694 **Fax:**

City Las Vegas **State** Nevada **Zip** 89109

REPRESENTATIVE Black & Veatch **Contact** Jason Frayer

Address 6 Sunset Way B108 **Phone:** (702) 460-8926 **Fax:** (702) 614-4650

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

Property Owner Signature* Thomas M. Friel

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

Print Name THOMAS M. FRIEL, SENIOR VICE PRESIDENT

Subscribed and sworn before me

This 30TH day of AUGUST, 20 11.

Rosemarie E. Carlo

Notary Public in and for said County and State

ROSEMARIE E. CARLO
Notary Public State of Nevada
No. 97-2746-1
My appt. exp. July 18, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-43298
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Received:*	9-20-11
Received By:	IFmc

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

RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

USID NO: T.B.D.
SANTA FE STATION
LSVGNVL-166

4901 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89108

THE PROPOSED PROJECT INCLUDES:

- REPLACEMENT OF AN EXISTING 22' LIGHT STANDARD WITH NEW 32' LIGHT STANDARD
- INSTALLATION OF (9) NEW at&t PANEL ANTENNAS AT A 79'-0" CENTERLINE MOUNTED ON A NEW 32'-0" LIGHT STANDARD
- INSTALLATION OF 11'-5" X 20' SHELTER ON AN EXISTING PARKING GARAGE (TOP FLOOR)
- INSTALLATION OF ONE GPS ANTENNA
- INSTALLATION OF A 6' WROUGHT IRON FENCE WITH SCREENING
- INSTALLATION OF (2) 4' WIDE WROUGHT IRON GATES WITH SCREENING
- INSTALLATION OF (6) NEW REMOTE RADIO HEADS
- INSTALLATION OF NEW SURGE SUPPRESSOR
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO SHELTER
- NEW FIBER CONDUIT RUN TO SHELTER
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
at&t
3763 HOWARD HUGHES PARKWAY, SUITE 200
LAS VEGAS, NEVADA 89169

CONTACT: CHAD DAOUST
PHONE: (702) 290-7041

PROPERTY INFORMATION

OWNER:	NP SANTA FE LLC %GENERAL COUNSEL 1505 PAVILION CENTER DRIVE LAS VEGAS, NEVADA 89135
CONTACT: PHONE:	THOMAS A. ROBERTS (702) 495-4265
AREA OF CONSTRUCTION:	±595 SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	GENERAL COMMERCIAL DISTRCIT (C-2)
JURISDICTION:	CITY OF LAS VEGAS
APN:	125-34-801-003
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION:	☐ OUTDOOR ■ INDOOR
EQUIPMENT SHELTER:	■ YES ☐ NO
ANTENNA LOCATION:	☐ NEW MONOPOLE ☐ SELF SUPPORT TOWER ☐ EXISTING MONOPOLE ☐ ROOF TOP ☐ EXISTING TOWER ■ OTHER: LIGHT STANDARD

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2009 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2009
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2009
5. NATIONAL ELECTRIC CODE 2008
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2000

CODE COMPLIANCE

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

1. HIGH-STRENGTH BOLTS.
2. WELDING: FIELD WELDING OF STRUCTURAL STEEL AND REINFORCING STEEL. (IF REQUIRED)
3. STRUCTURAL STEEL. (IF REQUIRED)
4. CONCRETE: REINFORCING STEEL AND PLACEMENT.
5. CONCRETE WITH DESIGN GREATER THAN 2500 PSI.
6. PILE, PIER OR CAISSON FOUNDATIONS.
7. SOILS: SITE PREPARATION, FILL PLACEMENT, IN-PLACE DENSITY.

SPECIAL INSPECTIONS

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	1
T2	ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES	1
A1	SITE PLAN	1
A2	LEGAL DESCRIPTION, NOTES & TITLE REPORT EXCEPTIONS	1
A3	SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT	1
A4	NORTH ELEVATION	1
A5	WEST ELEVATION	1
A6	CONSTRUCTION DETAILS	1
A7	CONSTRUCTION DETAILS	1
E1	POWER AND TELCO ROUTING, SINGLE LINE DIAGRAM, PANEL SCHEDULE AND NOTES	1
E2	GROUNDING LAYOUT, DETAILS AND NOTES	1
E3	ELECTRICAL AND GROUNDING DETAILS	1

ISSUED FOR: PERMIT

SHEET INDEX

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
CONSTRUCTION APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		
SITE ACQUISITION		

APPROVAL LIST

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CURRENT ISSUE DATE:
08/03/11

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CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
1	08/03/11	100% CONSTRUCTION	R.R.
0	07/07/11	90% CONSTRUCTION	R.R.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. RASCO	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T1	1

BV-L166

SUP-43288

ABBREVIATIONS

1P,2P,&3P	SINGLE POLE, TWO POLE, & THREE POLE
A/C	AIR CONDITIONING
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
APPROX.	APPROXIMATELY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
A OR AMP.	AMPERE
BLDG.	BUILDING
BLK.	BLOCK
BMR	BASE MOBILE RADIO
B/S	BUILDING STANDARD
CU.	COPPER
C.O.	CONDUIT ONLY
C.	CONDUIT SIZED AS NOTED
C.B.	CIRCUIT BREAKER
CKT.	CIRCUIT
CLG.	CEILING
CLR.	CLEAR
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DBL.	DOUBLE
DIA. ø	DIAMETER
DIAG.	DIAGONAL
DIM	DIMENSION
DN	DOWN
DTL. DETL	DETAIL
DWG.	DRAWING
DEF	DUAL ELEMENT FUSES
EA.	EACH
EL. ELEV	ELEVATION
ELECT	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EX	EXISTING
E.G.	EXISTING GRADE
EXT	EXTERIOR
E.C.	ELECTRICAL CONTRACTOR
EGB	EQUIPMENT GROUND BUS
EMT.	ELECTRICAL METALLIC TUBING
FIN.	FINISH
F.G.	FINISH GRADE
FLOUR.	FLUORESCENT
FLR	FLOOR
FT.	FOOT
GRC.	GALVANIZED RIGID CONDUIT
G. OR GRD.	GROUND
GA.	GAUGE
GALV.	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
HARD'WD	HARDWOOD
HORIZ.	HORIZONTAL
HR	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTING AND AIR CONDITIONING
I.B.C.	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIA.
IN.	INCH
INFO	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
KW.	KILOWATTS
LB(S)	POUND(S)
MAX.	MAXIMUM
MECH	MECHANICAL
MET, MTL	METAL
MFR.	MANUFACTURER
MGR	MANAGER
MIN.	MINIMUM
MISC	MISCELLANEOUS
MGB	MAIN GROUND BUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
N.E.C.	NATIONAL ELECTRICAL CODE
NEUT.	NEUTRAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OD	OUTSIDE DIAMETER
OPG.	OPENING
OPP	OPPOSITE
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
OHT/OHP	OVERHEAD POWER/OVERHEAD TELEPHONE
PVC.	SCHEDULE 40 PLASTIC CONDUIT.
PLYWD.	PLYWOOD
PH	PHASE
PR	PAIR
PROJ.	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
RECPT.	RECEPTACLE
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
SW.	SWITCH
SHT	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.V.	SHEET VINYL
S.S.	STAINLESS STEEL
STD.	STANDARD
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
THRU	THROUGH
T.N.	TOE NAIL
TINND	TINNED
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FRONDS
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF SLAB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UBC	UNIFORM BUILDING CODE
UGP	UNDERGROUND POWER
UGPT	UNDERGROUND TELEPHONE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
V.C.T.	VINYL COMPOSITE TILE
W/	WITH
WIN	WINDOW
W/O	WITHOUT
W.	WATTS
W.P.	WEATHERPROOF
XFMR	TRANSFORMER

(E)	EXISTING
(P)	PROPOSED
℄	CENTERLINE
ℙ	PROPERTY LINE
&	AND
@	AT
#	NUMBER
∠	ANGLE

LEGEND

- NEW ANTENNA
- EXISTING ANTENNA
- GROUND ROD
- GROUND BUS BAR
- MECHANICAL GRND. CONN.
- CADWELD
- GROUND ACCESS WELL
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- FND. MONUMENT
- SPOT ELEVATION
- SET POINT
- REVISION
- GRID REFERENCE
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- WOOD CONT.
- WOOD BLOCKING
- STEEL
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- E — ELECTRICAL CONDUIT
- UNDERGROUND COAXIAL CABLE
- OHP/T — OVERHEAD SERVICE CONDUCTORS
- x — CHAIN LINK FENCING
- CENTERLINE
- PROPERTY LINE
- MATCH LINE
- WORK POINT
- GROUND CONDUCTOR
- T — TELEPHONE CONDUIT
- LEASE LINE

PROJECT GENERAL NOTES

1. THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
4. THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES, OR REGULATION TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
12. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
15. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
16. CONTRACTOR IS TO SPRAY WITH EPA APPROVED WEED CONTROL PRIOR TO PLACING 4" AGGREGATE BASE GEOTECH FABRIC AND CRUSHED ROCK. TYPICAL INSIDE ENTIRE SITE.

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CONSTRUCTION NOTES

1. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988.
2. SURVEY INFORMATION SHOWN IS OBTAINED FROM A SURVEY PREPARED BY SPECTRUM SURVEYING. DATED: 04/28/11
3. THE ENGINEER SPECTRUM SURVEYING & ENGINEERING AND REPRESENTATIVES OF THE OWNER MUST BE NOTIFIED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT (702) 367-7705.
4. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
5. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
6. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-CONSTRUCTED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
7. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
8. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
10. THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK OR AS STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
11. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
12. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
13. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
14. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
15. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
16. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
17. THE GRADES WITHIN THE FENCED IN AREA ARE TO BE ACHIEVED BY COMPACTING CLEAN FILL TO A DENSITY OF 90% OF STANDARD PROCTOR AND REPAVING WITH ASPHALT CONCRETE TO MATCH EXISTING.
18. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
19. DRIVEWAY CONSTRUCTION, GRADING AND DRAINAGE WORK SHALL CONFORM TO NEVADA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR THE ROAD AND BRIDGE CONSTRUCTION", LATEST EDITIONS, AND ALL APPLICABLE PROVISIONS OR LOCAL COUNTY ORDINANCES.
20. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
21. SPECIAL INSPECTION
IF STEEL FABRICATOR IS STATE APPROVED, A SPECIAL INSPECTION IS NOT REQUIRED PER 1704.4
SPECIAL INSPECTIONS ARE REQUIRED FOR HIGH STRENGTH BOLTING BY THIRD PARTY INSPECTOR.
22. CONCRETE: IF THE CONCRETE MIX ACHIEVES ITS DESIGN STRENGTH PRIOR TO 28 DAY BREAK TEST, IT IS ACCEPTABLE FOR FINAL REPORT.
23. COMPRESSIVE STRENGTH TEST SPECIMENS WITH DIMENSIONS OF 4" X 8" MAY BE USED.

at&t
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SURVEYING & ENGINEERING
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PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. RASCO	M. CEFALU	C. WENER

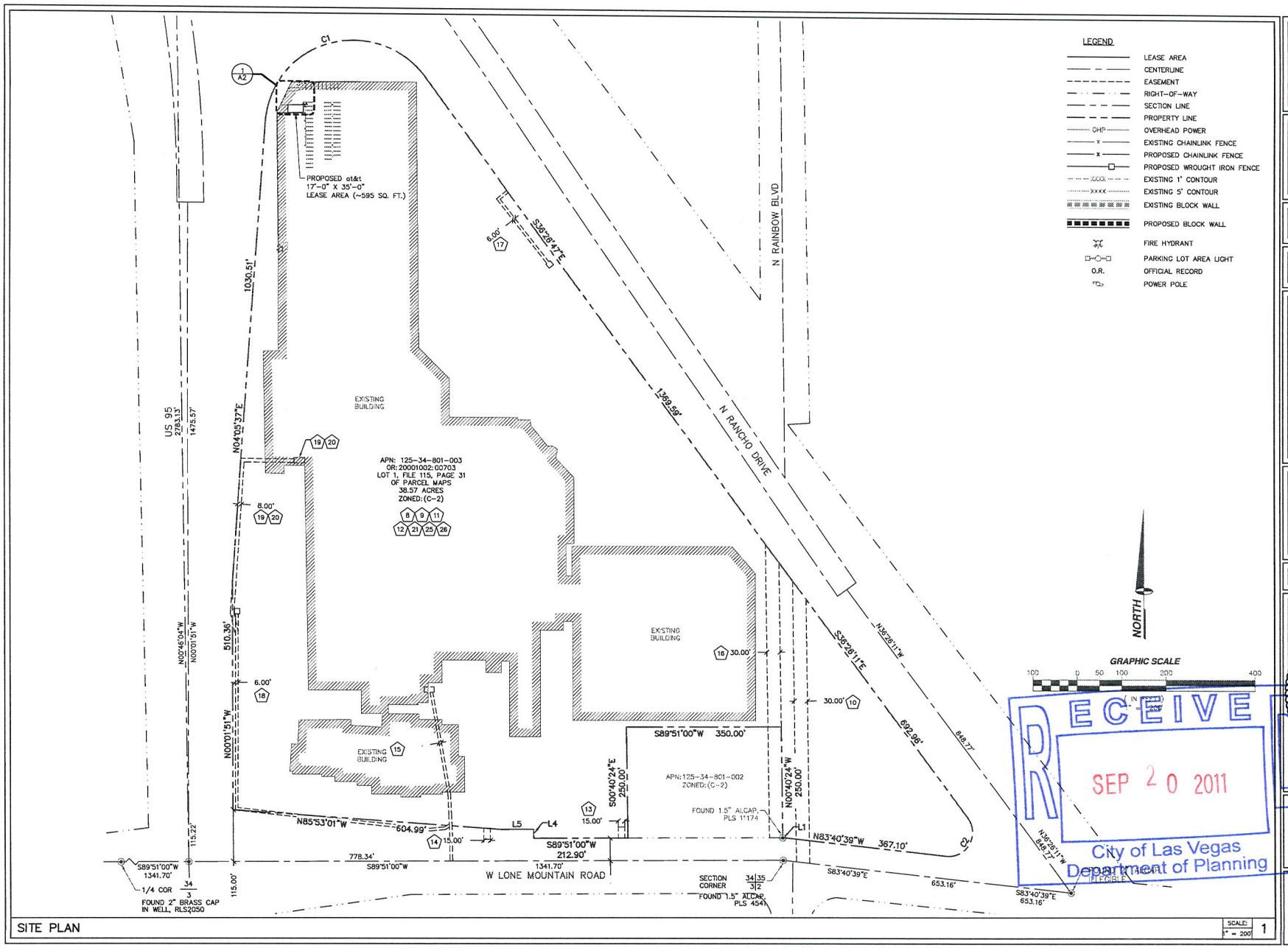
LICENSURE:
PROFESSIONAL ENGINEER · STATE OF NEVADA
CHRIS WENER
Exp.06/30/12
CIVIL
No. 11930

SHEET TITLE:
ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES

SHEET NUMBER:	REVISION:
T2	1

BV-L166

SUP-43288



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DRAWN BY:	CHK.:	APV.:
R. RASCO	M. CEFALU	C. WENER

LICENSURE:

PROFESSIONAL ENGINEER-STATE OF NEVADA
CHRIS WENER
Exp.06/30/12
CIVIL
No. 11930

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City of Las Vegas
Department of Planning

SHEET TITLE:

SITE PLAN

SHEET NUMBER: A1 REVISION: 1

BV-L166

SUP-43288

LEGAL DESCRIPTION

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A "GRANT BARGAIN AND SALE DEED" RECORDED IN BOOK 20001002 AS INSTRUMENT NO. 00703 ON OCTOBER 2, 2000 AND ALSO BEING LOT 1, FILE 115, PAGE 31 OF PARCEL MAPS, BOTH IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA. LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 34, AND THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LONE MOUNTAIN ROAD (WIDTH VARIES); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 85°53'01" EAST, 128.68 FEET; THENCE NORTH 00°09'00" WEST, 1568.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°50'20" WEST, 17.00 FEET; THENCE NORTH 89°09'40" EAST, 35.00 FEET; THENCE SOUTH 00°50'20" EAST, THENCE SOUTH 89°09'40" WEST, 35.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

SOUTH 89°51'00" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST AS SHOWN BY MAP THEREOF ON FILE IN FILE 115, PAGE 31 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL NO. OLV90 34SES
BEING A RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND RAINBOW BOULEVARD.

ELEVATION: 2319.70 FEET (NAVD 1988)
707.046 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 32003C1765E, DATED SEPTEMBER 27, 2002. AND PER SAID MAP: ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED.

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT NO. 11-04-1116-SD, DATED APRIL 18, 2011, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

8. RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE STATE OF NEVADA; RECORDED: JANUARY 8, 1921; IN BOOK 7 OF DEEDS, PAGE 257 AS DOCUMENT NO. 14913 OF OFFICIAL RECORDS. AFFECTS ENTIRE SUBJECT PROPERTY.

9. RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE STATE OF NEVADA; RECORDED: DECEMBER 2,1947, IN BOOK 53 OF DEEDS, PAGE 297 AS DOCUMENT NO. 272074 OF OFFICIAL RECORDS. AFFECTS ENTIRE SUBJECT PROPERTY.

10. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED SEPTEMBER 10, 1965, IN BOOK 657 AS DOCUMENT NO. 528117 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

11. LACK OF ABUTTER'S RIGHTS AND CONTROLLED ACCESS AS CONDEMNED BY THE STATE OF NEVADA BY "FINAL ORDER OF CONDEMNATION" RECORDED SEPTEMBER 19, 1978 IN BOOK 945 AS DOCUMENT NO. 904738 OF OFFICIAL RECORDS. AFFECTS AN UNDETERMINED PORTION OF SUBJECT PROPERTY. (DOCUMENT IS ILLEGIBLE)

12. THE EFFECT OF THE FOLLOWING RECORD OF SURVEY PERFORMED BY GARY F. PENNINGTON, FILED IN FILE 53 OF SURVEYS AT PAGE 82, RECORDED FEBRUARY 6, 1990, IN BOOK 900206, AS DOCUMENT NO. 00763 OF OFFICIAL RECORDS. AFFECTS ENTIRE SUBJECT PROPERTY.

13. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, A QUASI MUNICIPAL CORPORATION, FOR PIPELINES, RECORDED MARCH 14, 1990, IN BOOK 900314 AS DOCUMENT NO. 00493 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

14. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, A QUASI MUNICIPAL CORPORATION, FOR PIPELINES, RECORDED MARCH 14, 1990, IN BOOK 900314 AS DOCUMENT NO. 00494 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

15. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED JANUARY 17, 1991, IN BOOK 910117 AS DOCUMENT NO. 00875 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

16. ORDER OF VACATION: ANY EASEMENTS NOT VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED DECEMBER 5, 1991 IN BOOK 911205 AS DOCUMENT NO. 00484 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

17. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED JANUARY 9, 1992, IN BOOK 920109 AS DOCUMENT NO. 00494 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

18. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED JANUARY 9, 1992, IN BOOK 920109 AS DOCUMENT NO. 00495 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

19. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED DECEMBER 16,1994, IN BOOK 941216 AS DOCUMENT NO. 00764 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

20. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED DSEPTEMBER 29, 1997, IN BOOK 970929 AS DOCUMENT NO. 00901 OF OFFICIAL RECORDS. AFFECTS A PORTION OF SUBJECT PROPERTY. (SEE SHEET A1)

21. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED FEBRUARY 10, 1999, IN BOOK 990210 AS DOCUMENT NO. 00822 OF OFFICIAL RECORDS. AFFECTS ENTIRE SUBJECT PROPERTY.

25. DEDICATIONS AND EASEMENTS AS SHOWN ON THE RECORDED MAP REFERRED TO HEREIN, IN FILE 115 OF PARCEL MAPS, PAGE 31, OF OFFICIAL RECORDS. AFFECTS ENTIRE SUBJECT PROPERTY.

26. ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS AS DISCLOSED ON THE ALTA ACSM LAND TITLE SURVEY:PERFORMED BY: PAUL BURN; DATED: AUGUST 1,2007 AND LAST REVISED ON OCTOBER 24, 2007; JOB NO.: 902.0016ALI-8; A. ENCROACHMENT OF THE BUILDING OVER A PORTION OF THE EASEMENT SHOWN AT EXCEPTION 15. AFFECTS AN UNDETERMINED PORTION OF SUBJECT PROPERTY. (DOCUMENT IS NOT PROVIDED BY THE TITLE COMPANY)

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LEGAL DESCRIPTION, NOTES & TITLE REPORT EXCEPTIONS

SCALE: NONE | 1

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

PROJECT INFORMATION:
SANTA FE STATION
LSVGNVL-166
4901 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
08/03/11

ISSUED FOR:
CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
1	08/03/11	100% CONSTRUCTION	R.R.
0	07/07/11	90% CONSTRUCTION	R.R.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. RASCO	M. CEFALU	C. WENER

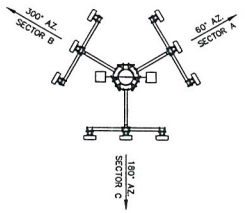
LICENSURE:
PROFESSIONAL ENGINEER · STATE OF NEVADA
CHRIS WENER
Exp.06/30/12
CIVIL
No. 11930

SHEET TITLE:
LEGAL DESCRIPTION, NOTES & TITLE REPORT EXCEPTIONS

SHEET NUMBER: A2 | REVISION: 1

BV-L166

SUP-43288



ANTENNA LAYOUT

SCALE: 1" = 10' | 3

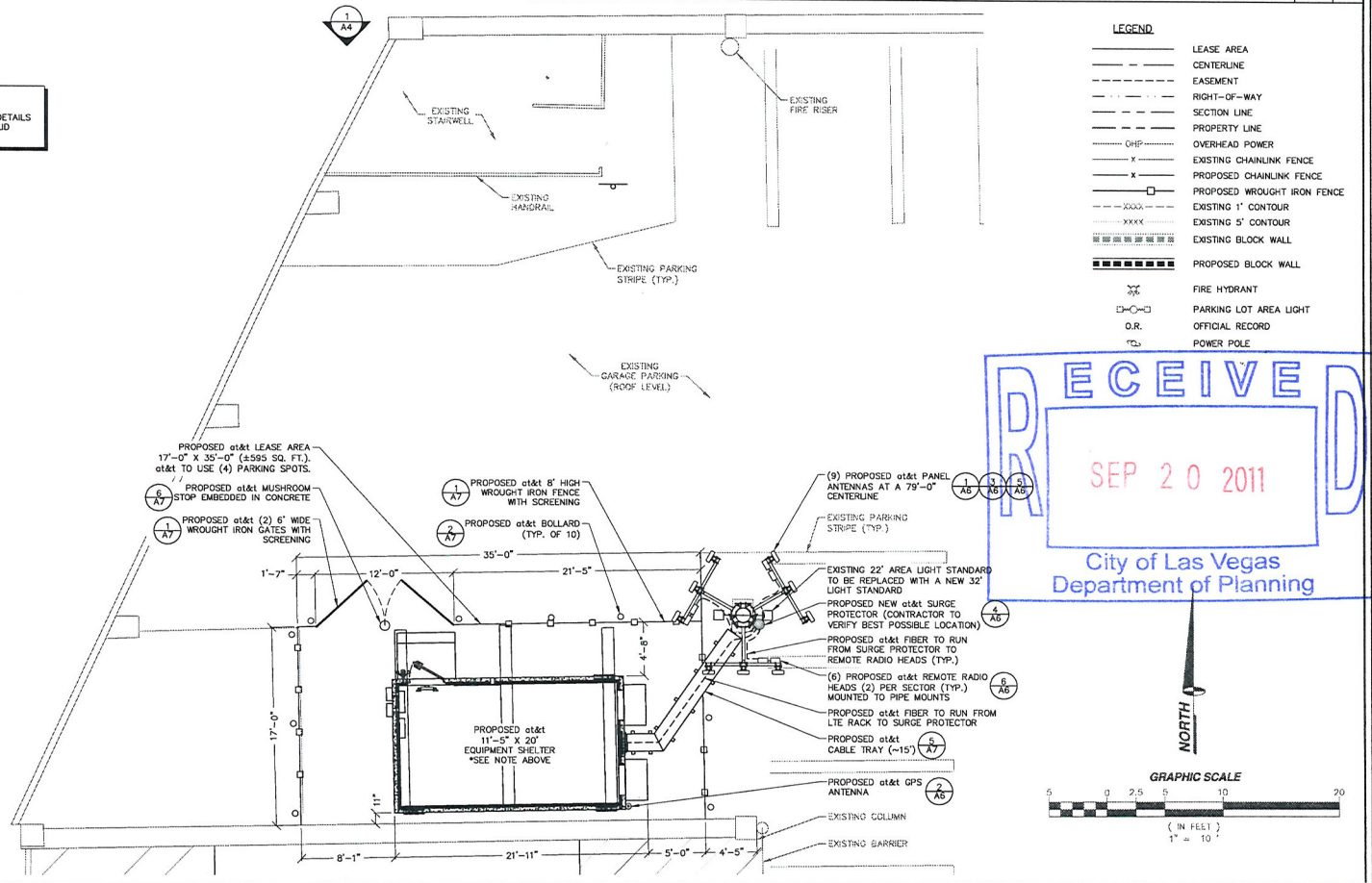
ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	60°	(3) POWERWAVE 7755	55'	(6) 7/8" COAX		79'-0"	5'	6' (10' MAX)	-
SECTOR B	300°	(3) POWERWAVE 7755	55'	(6) 7/8" COAX		79'-0"	5'	6' (10' MAX)	-
SECTOR C	180°	(3) POWERWAVE 7755	55'	(6) 7/8" COAX		79'-0"	5'	6' (10' MAX)	-
GPS	N/A	TRUE POSITION	30' X 1	1/2" COAX		-	N/A	N/A	

NOTE:
- CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.
- LTE ANTENNA TO RECEIVE (1) FIBER LINE WITH DC POWER

ANTENNA AND CABLE SCHEDULE

SCALE: NONE | 2

NOTE:
FOR SHELTER CONNECTION DETAILS AND CALCULATIONS SEE SOLID ENGINEERING DESIGN



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP — OVERHEAD POWER
- X — EXISTING CHAINLINK FENCE
- X — PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
- XXXX — EXISTING 1' CONTOUR
- XXXX — EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. — OFFICIAL RECORD
- POWER POLE

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NORTH

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1" = 10'

SITE DETAIL

SCALE: 1" = 10' | 1

at&t
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LAS VEGAS, NEVADA 89169

PROJECT INFORMATION:

SANTA FE STATION
LSVGNVL-166

4901 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
08/03/11

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CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
1	08/03/11	100% CONSTRUCTION	R.R.
0	07/07/11	90% CONSTRUCTION	R.R.

PLANS PREPARED BY:

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8905 W POST RD., SUITE 100
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FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. RASCO	M. CEFALU	C. WENER

LICENSURE:

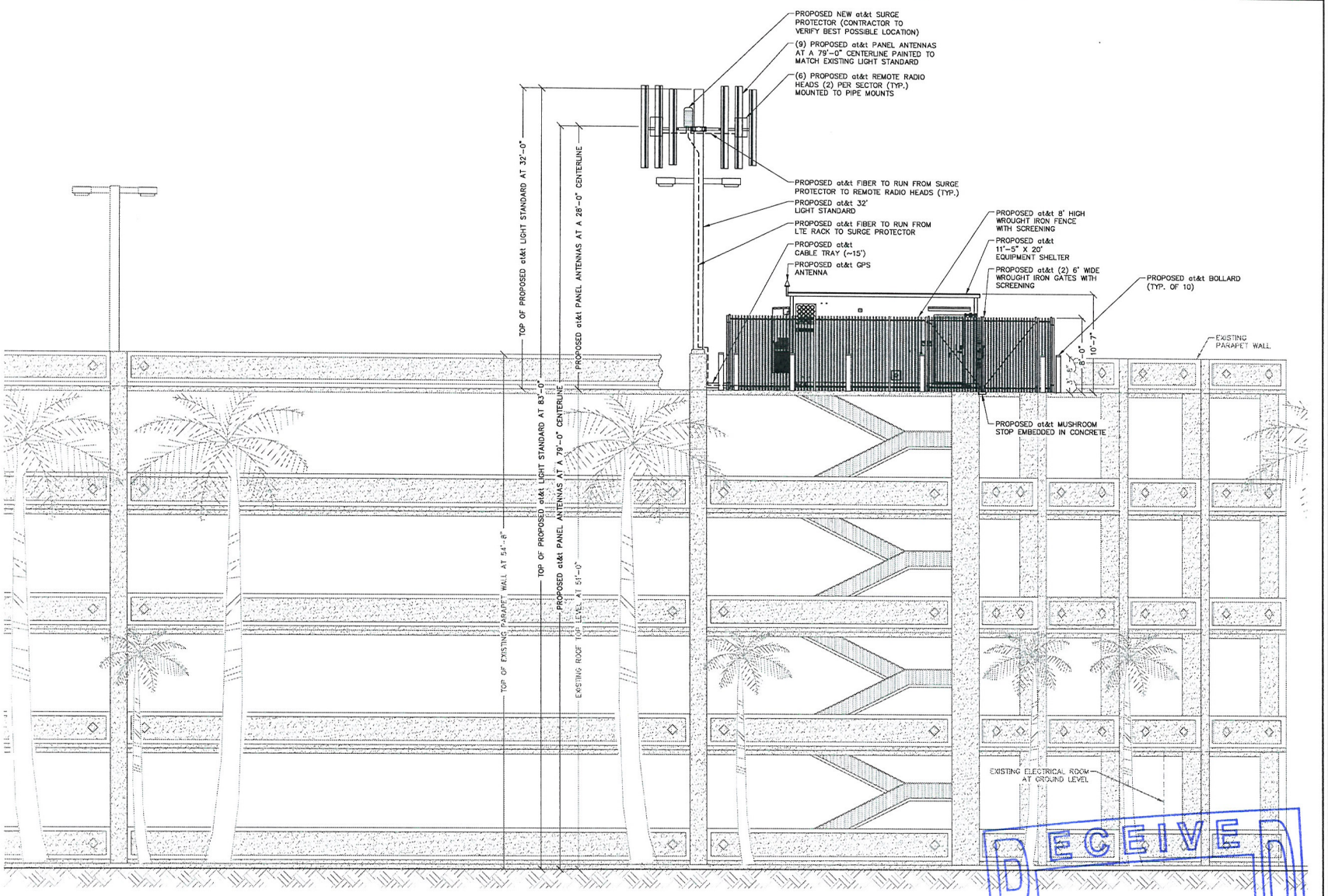
PROFESSIONAL ENGINEER · STATE OF NEVADA
CHRIS WENER
Exp.06/30/12
CIVIL
No. 11930

SHEET TITLE:
SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: A3 | REVISION: 1

BV-L166

SUP-43288



NORTH ELEVATION

SCALE: 1" = 10'

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PROJECT INFORMATION:

SANTA FE STATION
LSVGNVL-166

4901 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:

08/03/11

ISSUED FOR:

CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
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0	07/07/11	90% CONSTRUCTION	R.R.

PLANS PREPARED BY:

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DRAWN BY:	CHK.:	APV.:
R. RASCO	M. CEFALU	C. WENER

LICENSURE:

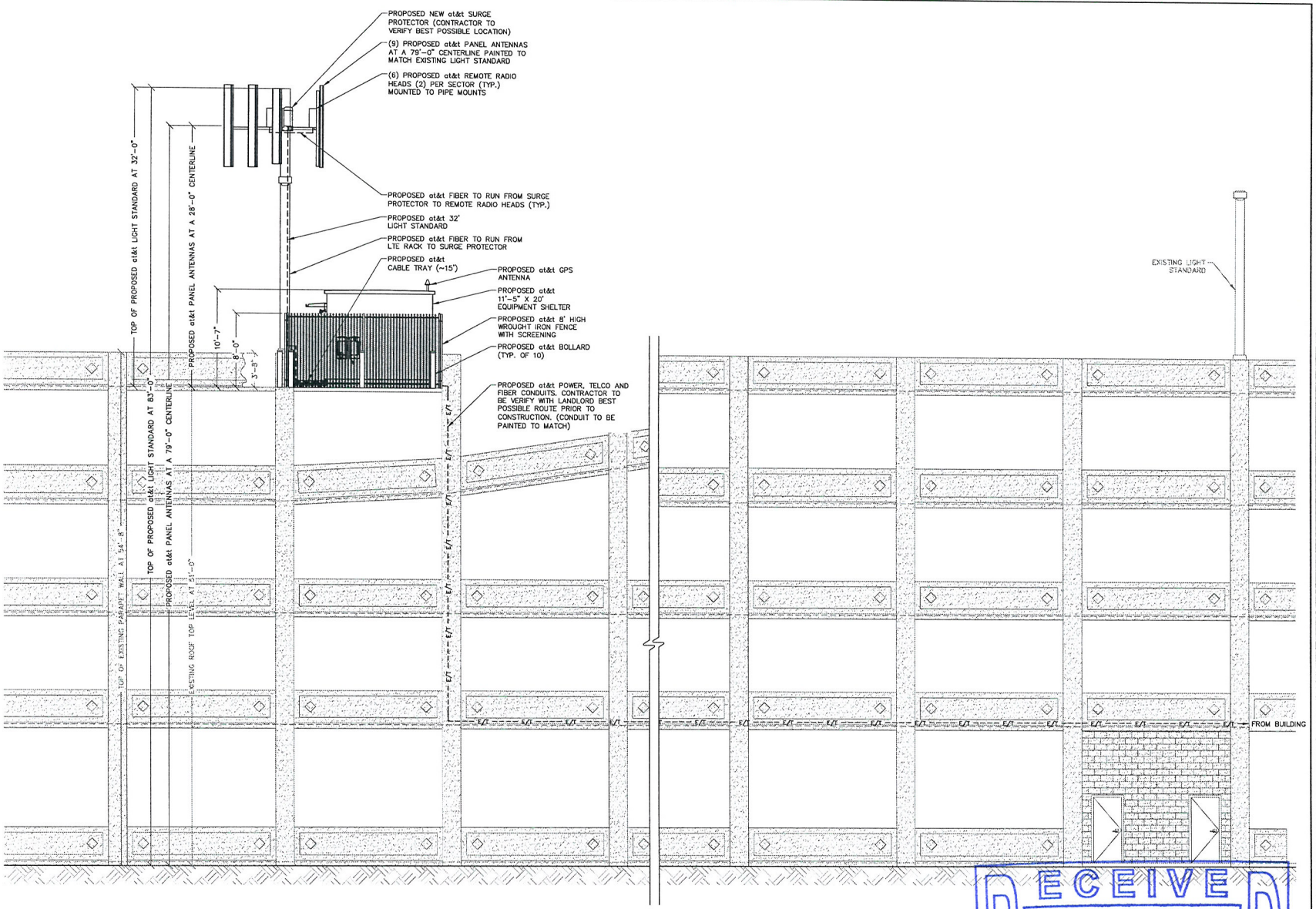
PROFESSIONAL ENGINEER · STATE OF NEVADA
CHRIS WENER
Exp.06/30/12
CIVIL
No. 11930

SHEET TITLE:

NORTH ELEVATION

SHEET NUMBER:	REVISION:
A4	1

BV-L166



WEST ELEVATION

SCALE 1" = 10'-0" 1

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LAS VEGAS, NEVADA 89169

PROJECT INFORMATION:
SANTA FE STATION
LSVGNVL-166
4901 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
08/03/11

ISSUED FOR:
CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
1	08/03/11	100% CONSTRUCTION	R.R.
0	07/07/11	90% CONSTRUCTION	R.R.

PLANS PREPARED BY:
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8905 W POST RD., SUITE 100
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R. RASCO	M. CEFALU	C. WENER

LICENSURE:
PROFESSIONAL ENGINEER-STATE OF NEVADA
CHRIS WENER
Exp.06/30/12
CIVIL
No. 11930

SHEET TITLE:
WEST ELEVATION

SHEET NUMBER: A5 REVISION: 1
BV-L166

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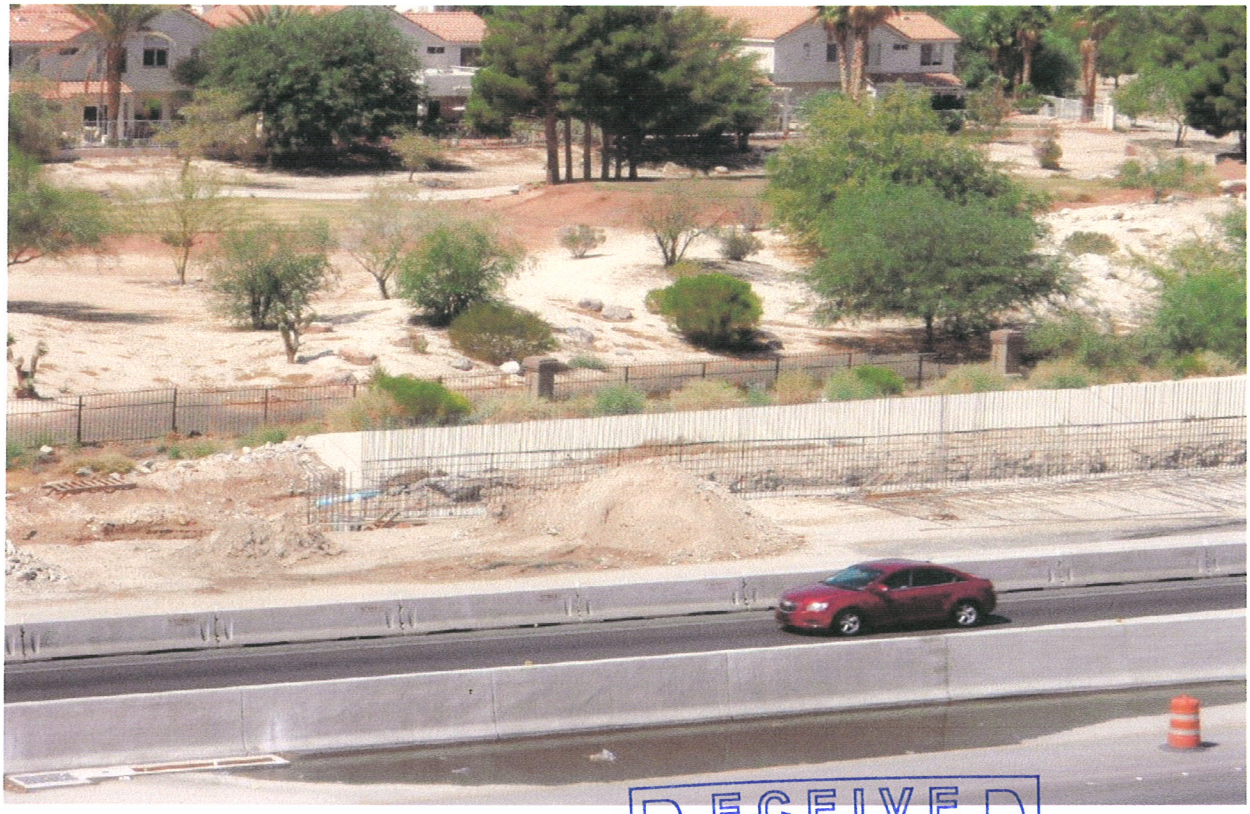

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SUP-43288 - APPLICANT: AT&T MOBILITY - OWNER: N P SANTA FE, LLC
4901 NORTH RANCHO DRIVE

09/29/11



SUP-43288 - APPLICANT: AT&T MOBILITY - OWNER: N P SANTA FE, LLC
4901 NORTH RANCHO DRIVE

09/29/11



SUP-43288 - APPLICANT: AT&T MOBILITY - OWNER: N P SANTA FE, LLC
4901 NORTH RANCHO DRIVE

09/29/11

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

August 30, 2011

Black & Veatch
Attn: Jason Frayer
6 Sunset Way, Ste B108
Henderson, Nevada 89014

RE: Cell Facility for AT & T Mobility (APN 125-34-801-003) located at 4901 North Rancho Drive: SDR-43014

Dear Mr. Frayer:

Planning and Development Department staff has reviewed the proposed plans to increase the height of an existing 22-foot tall Wireless Communication Facility, Stealth Design (Light Pole) to a height of 32 feet; install nine (9) new antennas, six (6) Radio Remote Heads, and one (1) surge suppressor unit at the 28-foot centerline, in addition to installing one (1) GPS antenna near the base of the facility located on the rooftop of an existing building at 4901 North Rancho Drive. Additionally, the new configuration will change the design of the facility from Stealth to Non-Stealth. The determination has been made that this request cannot be approved administratively.

A Special Use Permit application will be required prior to submittal of building permits. A copy of this letter must be included in the application package.

If you decide to pursue the Special Use Permit, please contact me at (702) 229-6895 and I will be glad to assist in preparing your submittal checklist for the application.

Sincerely,

Debbie Sullivan, Planner I
Case and Public Planning

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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

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September 19, 2011

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106
(702) 229-6301

RE: Special Use Permit (SUP)
AT&T Mobility Project LSVGNVL166 US 95 & Rancho (Santa Fe Station)
APN# 125-34-801-003

To Planning and Development:

AT&T Mobility is asking for the following to be reviewed by the City of Las Vegas Planning Department for AT&T project LSVGNVL166 US 95 & Rancho (Santa Fe Station) located at 4901 North Rancho Drive at the Santa Fe Station Hotel & Casino. The proposed Light Standard replacement is minimal impact to the immediate and expansive area of US 95 & Rancho.

- What AT&T is seeking to complete is an upgrade to the coverage in this area to allow for greater use and expanded technology. As you can see from the photo simulations and the plans, AT&T looks to replace an existing Light Standard on the top level of the North parking garage at Santa Fe Station and add antennas to the top of it (three per sector). The top of the antennas will be approximately 32' from the base of the light standard on the top level of the parking garage. The antennas will be painted to match the existing color of the poles in lot. AT&T is also keeping the lights on the structure as to confirm and keep with the current lighting array on the top level of the garage.
- Second, AT&T is proposing to install three (3) antennas per sector (9 total) as indicated on the plans and the photo simulations. Again these will be painted to match the existing structure along with six (6) remote radio heads and a squid to be located behind the antennas (painted to match). To house the bay station, AT&T will locate a 12x20' shelter (shelter painted to match the color of the garage walls as depicted on the photo simulations) adjacent to the existing light standard on the top floor. The proposed equipment area will encompass three (3) parking spots on a property that is over parked and underutilized. There will be no cable tray, one GPS antenna on the roof of the shelter, an 8' high wrought iron fence with screening so nobody can see into the compound with bollards along the outside to prevent cars from hitting the fence. A CMU wall is not practical

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here based on the footings and the fact that structurally we are on the top floor of a parking garage.

- Third, this light standard replacement is crucial to providing the needed coverage in the area. It meets and exceeds distances from existing telecom sites. The nearest existing telecom site to the South is over 1900' away at the Century Link substation located at 6724 Lone Mountain and over 3100' from the nearest telecom site to the North located at the Albertson's at 7085 W. Ann Road.
- Fourth, AT&T is utilizing four (4) parking spots on the top level of the parking structure in an area that will not impact visitors of the Santa Fe Station. According to the City: ***"The Santa Fe Station had several different expansion projects. The last one was in August 2005 (SDR-6936) for a proposed 118,000 square foot casino expansion and a 2,910 space parking structure. The total required spaces for the new additions are 1,950 for standard cars with 57 additional spaces dedicated to HC spaces. The total provided (garage parking) is 2,865 for standard cars, 38 HC spaces, and 6 HC van accessible, which results in 915 standards spaces above those required and 13 HC spaces above what is required."*** From the information provided, the property is still over parked after AT&T utilizes the four (4) parking spots.
- Fifth, from a residential standpoint this project will have an extremely minimal impact. This project is over six hundred and fifty feet (650') to the nearest residents to the West across US 95 and a golf course. From the attached photo layout, the majority of the homes views are shaded and blocked my trees directly behind the homes, trees on the golf course and in addition to those obstructions, NDOT is in the process of installing barriers along the US 95 in front of the golf course (As one can see from the attached photos). From the nearest residents to the North, this project sites over eight hundred and thirty feet (830') and is also blocked by a sound wall and commercial property to the South.

- AT&T believes this meets the approval of Las Vegas zoning code by:
  a. Minimizing the total number of wireless communication facilities throughout the community by utilizing co-location (existing light standard to keep with its intended use: providing illumination to the garage which it will do).
  b. Encouraging wireless facilities to locate in areas where the adverse impact is minimal. The parcel is currently zoned (C-2) General Commercial District.
  c. No existing tower is located less than the required 600'.
  d. No residential use exists on the property; it's a business.
  e. The proposed replacement meets all residential adjacency issues of 3:1 setbacks.

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This is a good use for this intended purpose. The proposed shelter and light standard replacement are in an area out of the way, not directly affecting parking, and unless driving up to the light standard, the project will go unnoticed by the general public while providing necessary service to the area. We believe that this minor modification will not be detrimental to the surrounding area. It is in an area away from the general public; generally going unnoticed by the public at large and necessary for the increased operations of AT&T's telecommunications facility coverage necessities.

Please let me know if the City of Las Vegas has any questions or comments for AT&T's project LSVGNVL166 US 95 & Rancho (Santa Fe Station).

Please contact me if you should have any questions regarding this application.

Thanks,

Jason Frayer | Site Acquisition and Zoning Manager, Las Vegas – Telecom Division
Black & Veatch Corporation | 6 Sunset Way, Suite B108, Henderson, NV 89014
+1 702-460-8926| frayerj@bv.com
Building a World of Difference.®

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City of Las Vegas
Department of Planning

at&t

SUP-43288

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

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

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

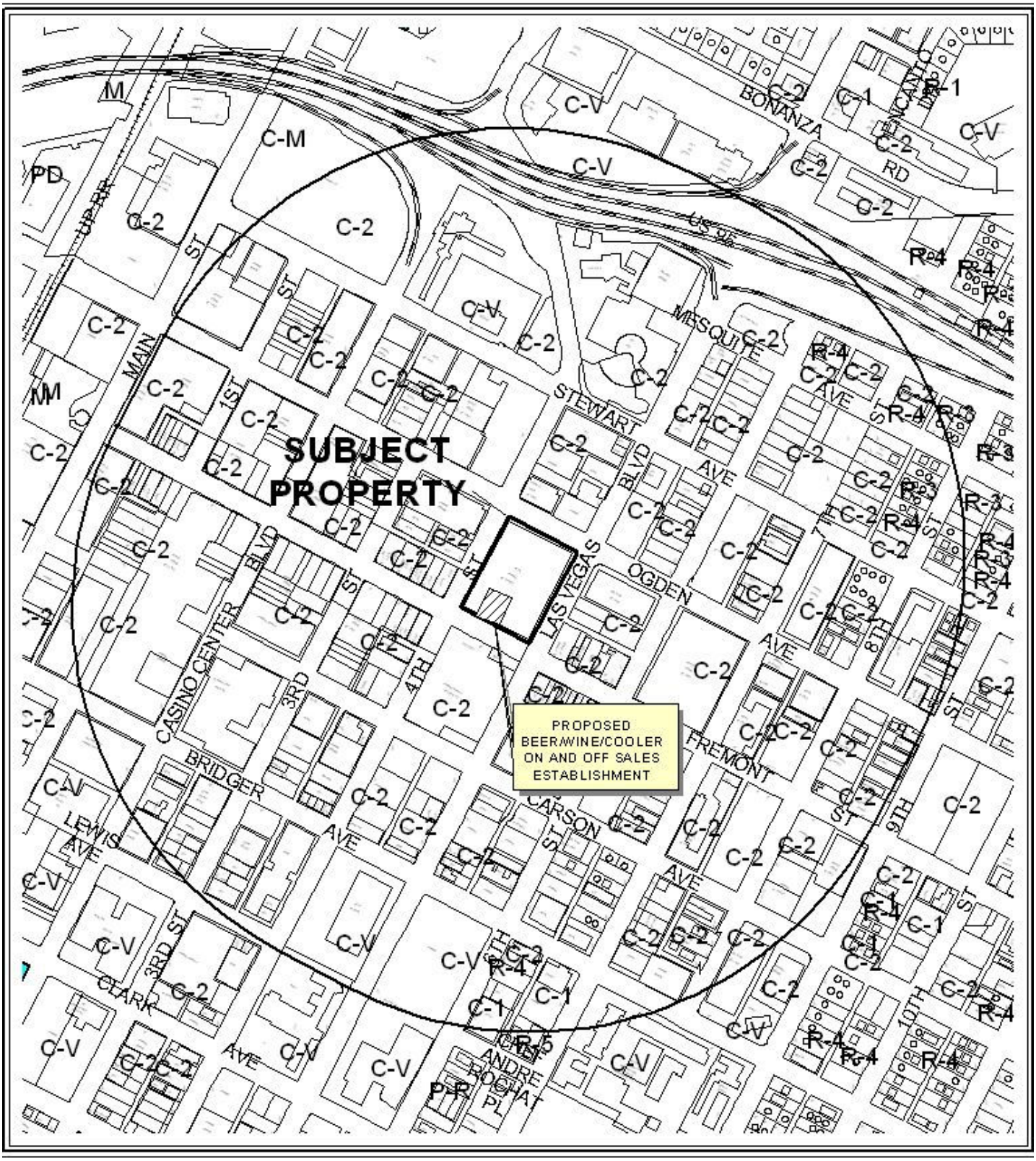
SUBJECT:
SUP-43347 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BJC ENTERPRISES, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED 1,255 SQUARE-FOOT RESTAURANT at 450 Fremont Street, Suite #123 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject t to conditions:

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



0 300 600 Feet

CASE: **SUP-43347**

RADIUS: 1500 FEET

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



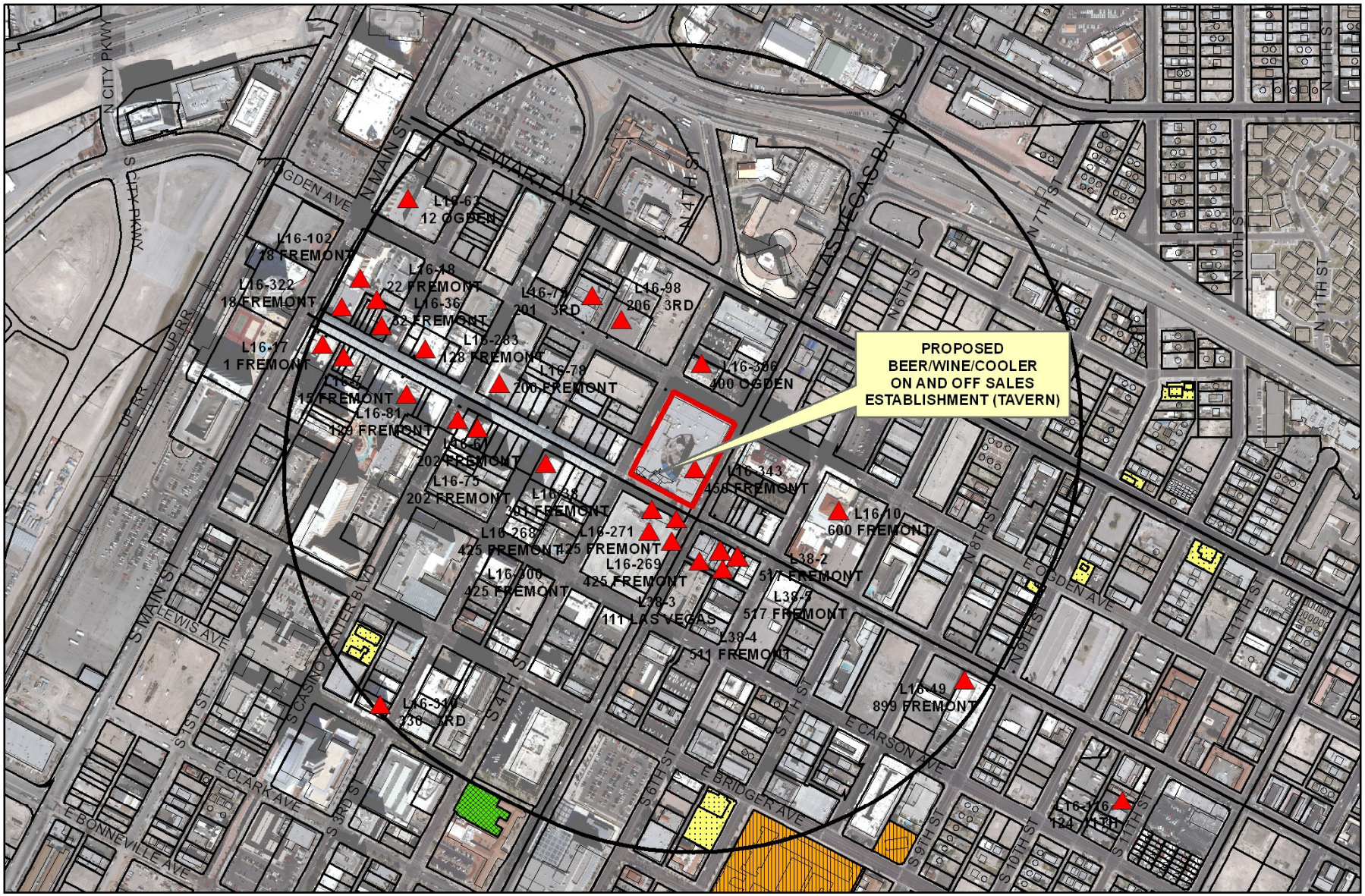
0 300 600 Feet

CASE: **SUP-43347**

RADIUS: 1500 FEET

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

N



SUP-43347

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 285 570 1,140 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43347** APN: 139-34-513-002

Name of Property Owner: FAEC Holdings Wirrulla, LLC

Name of Applicant: BJC Enterprises, LLC

Name of Representative: Environmental Design Group, LLC

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: Dharmesh Bhanabhai

Subscribed and sworn before me

This 21st day of Sept, 2011

_____

Notary Public in and for said County and State

BETH A. GARDNER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08/12/12
Certificate No: 93-2564-1

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SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BJC Enterprises, LLC

Project Address (Location) 450 Fremont Street, Suite 123

Project Name Fremont Mediterranean Cafe **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-34-513-002 **Ward #** 5

General Plan: existing ~~MIXED USE~~ proposed s/a **Zoning:** existing C-2 proposed s/a

Commercial Square Footage 1,255 sf **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER FAEC Holdings Wirrulla, LLC **Contact** Dan Bhanabhai

Address 450 Fremon Street, Suite 370 **Phone:** (702) 243-0654 **Fax:** (702) 671-0092

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

E-mail Address dan@wirrulla.com

APPLICANT BJC Enterprises, LLC **Contact** Renato Di Antonio

Address 450 Fremont St, Suite 123 **Phone:** (702) 480-3936 **Fax:**

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

E-mail Address romagrill@yahoo.com

REPRESENTATIVE Environmental Design Group **Contact** Jim Naven

Address 450 Fremont St, Suite 233 **Phone:** (702) 979-9900 **Fax:** (702) 979-1326

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

E-mail Address Jim@EDG-NV.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 Dharmesh Bhanabhai

Subscribed and sworn before me

This 21st day of Sept, 20 11.

_____

Notary Public in and for said County and State

BETH A. GARDNER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08/12/12
Certificate No: 93-2564-1

FOR DEPARTMENT USE ONLY

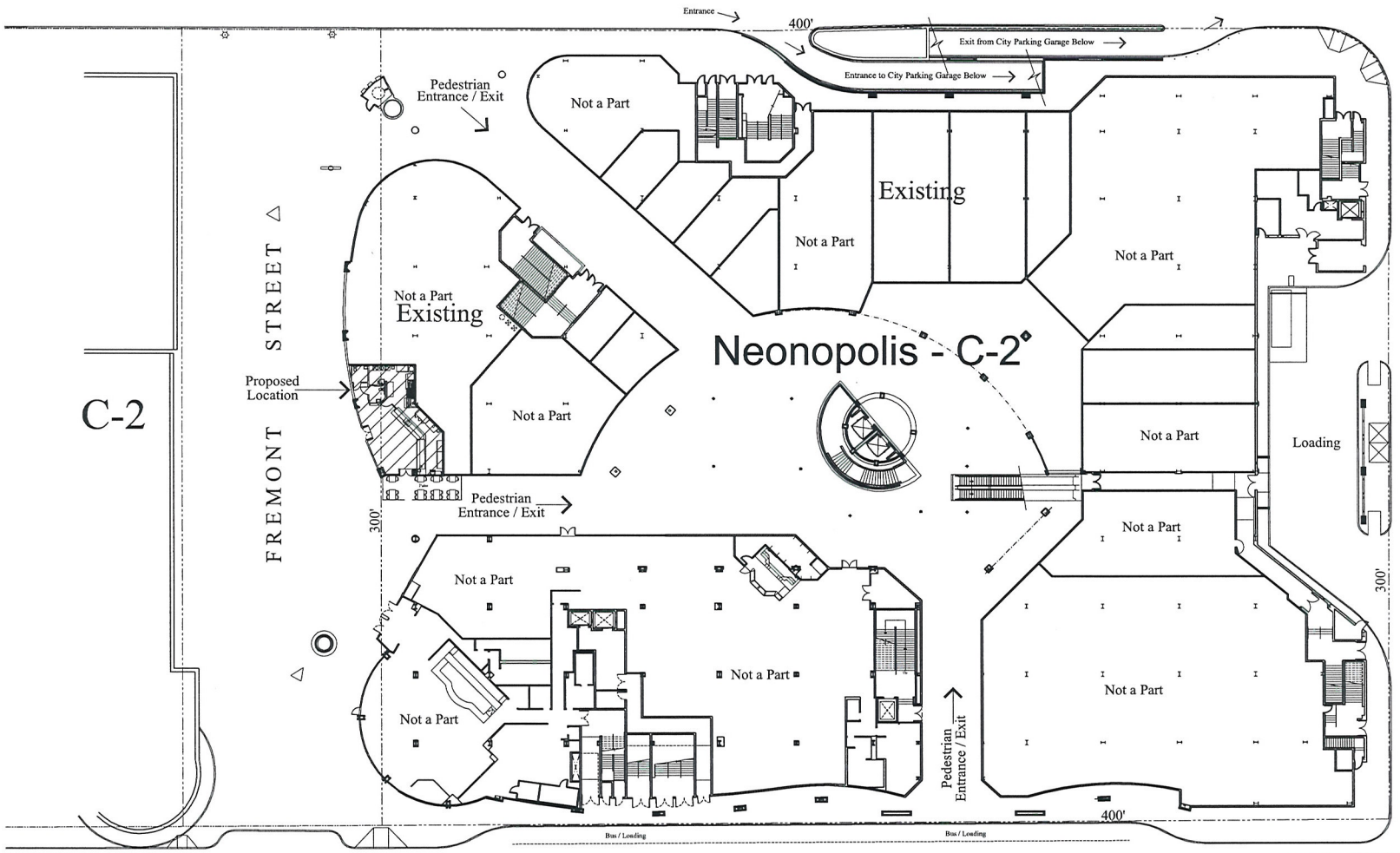
Case #	SUP-43347
Meeting Date:	11-8-11
Total Fee:	1280.00
Date Received:*	9-22-11
Received By:	JFM

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

Revised 10/27/08

C-2 C-2 C-2

FOURTH STREET



LAS VEGAS BOULEVARD

SITE INFORMATION

ZONING:
C-2 - General Commercial District

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Gross Area	119,790 sf	2.75 acres

Building:

Overall Area	320,000 sf
Suite 123:	**1,255 gsf**

PARKING REQUIREMENTS

Parking Required:

Shopping Center	1 per 250 sf	
Total Required:	1,255 * 4 =	6

Provided:
*** per City Public Parking Garage Below**

Total Provided:		6
Parking Ratio:	4.0 per 1000	1 per 250

H/C Required:

Total Spaces per chart	1
Total Provided: * per City Public Parking Garage Below	1



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C-2 **Site Plan** C-2

North

Scale: 1" = 20'

Project No.: 111026 September 14, 2011

Fremont Mediterranian Cafe at Neonopolis

Las Vegas, Nevada

SUP-43347

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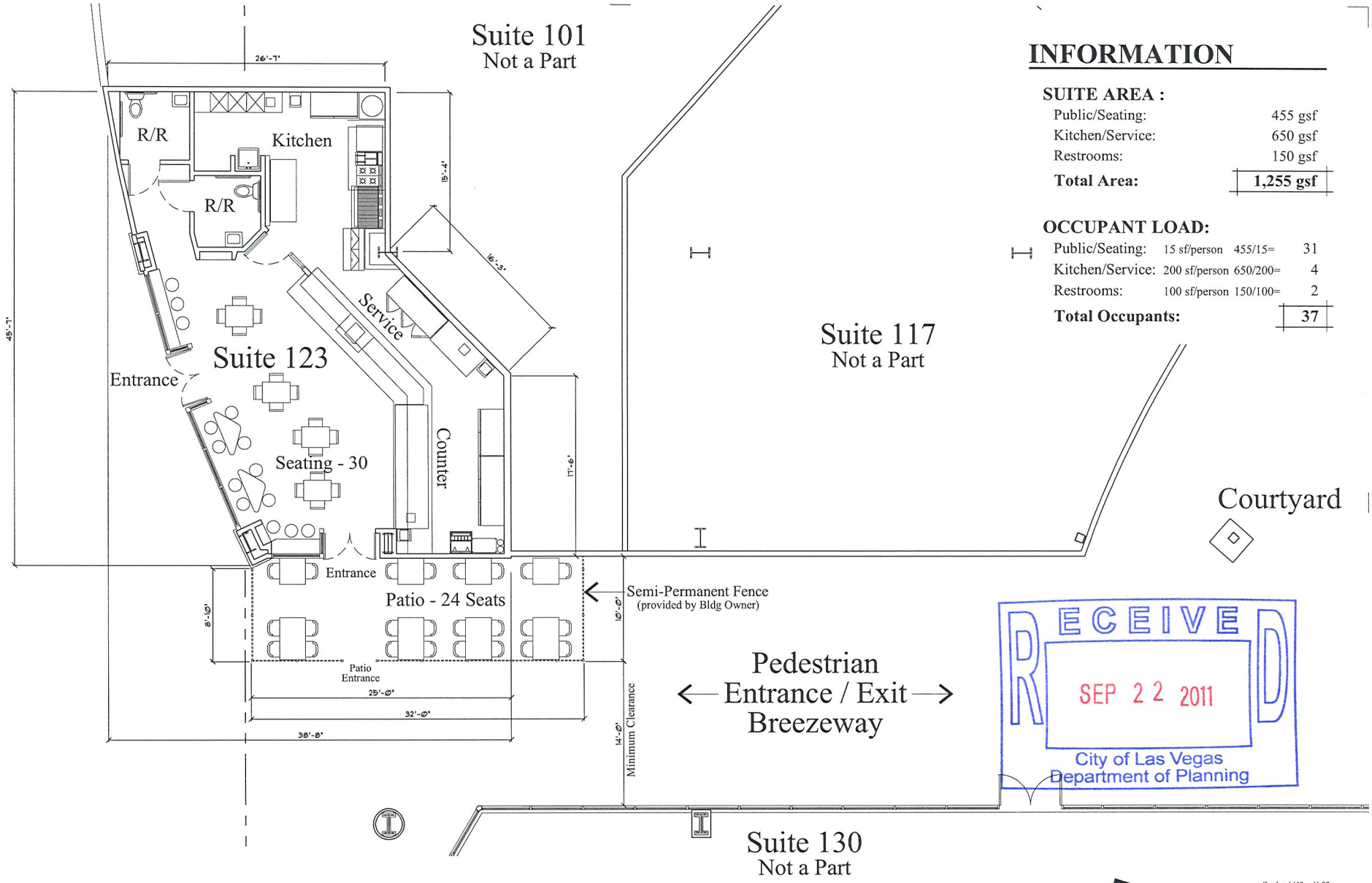
City of Las Vegas
Department of Planning

Environmental DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE



INFORMATION

SUITE AREA :

Public/Seating:	455 gsf
Kitchen/Service:	650 gsf
Restrooms:	150 gsf
Total Area:	**1,255 gsf**

OCCUPANT LOAD:

Public/Seating:	15 sf/person	455/15=	31
Kitchen/Service:	200 sf/person	650/200=	4
Restrooms:	100 sf/person	150/100=	2
Total Occupants:			**37**

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City of Las Vegas
Department of Planning

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This Plan is Conceptual in Nature and No Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

North

Scale: 1/4" = 1'-0"
0 2 4 8

Project No.: 111026 September 14, 2011

Floor Plan

Fremont Mediterranian Cafe at Neonopolis

Las Vegas, Nevada

Environmental DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE

SUP-43347



SUP-43347 - APPLICANT: BJC ENTERPRISES, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #123

09/29/11



SUP-43347 - APPLICANT: BJC ENTERPRISES, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #123

09/29/11

NEONOPOLIS
at Fremont Street Experience

450 Fremont Street, Suite # 370, Las Vegas, NV 89101
Phone : 702.243.0654 Fax : 702.671.0092

RECEIVED
OCT 16 2011

RECEIVED
2011

September 22, 2011

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

RE: Special Use Permit with Respect to Neonopolis Suite 123 - Fremont Mediterranean Cafe

To Whom It May Concern:

Please accept this Letter of Justification, requesting the following Waivers:

1. Waiver of the restricted distance of 1,500 feet from other taverns.
2. Waiver of the restricted distance of 1,500 ft from religious (one at 1,345 ft) or school facilities (one at 1,394 ft).

The intended use of Suite 123 is a Restaurant with Beer/Wine/Cooler On and Off-Sales; the new tenant will occupy approximately 1,255 sq. ft. with the business name of "Fremont Mediterranean Cafe". Initially the business will have 6-10 employees and operate from 10:00 am to 11:00 pm weekdays and until 12:00 pm on weekends. There are no specific State licenses required for this Use/Business.

The intended use of the Off-Sale Special Use Permit is for the purpose of the Catering part of the business. The business will pursue/procure Catering opportunities and want the ability to sale and serve Beer/Wine/Coolers to attendees at these events. The business has no intention of selling alcohol to customers for Off-Sale and consumption within downtown or Fremont Street.

The proposed Use/Business is compatible with the General Plan and suitable for the type and intensity being proposed. Streets and access should have no detrimental impacts from this Use/Business and the approval of the Special Use Permit will not be inconsistent with the public health, safety, welfare or objectives of the General Plan.

This suite was issued a CofO in 2002 as French Express and later another CofO was issued as the Taste of California. This Use/Business is within the existing Casino overlay and is conducive to the City's policy of adding more restaurants on Fremont Street which is adjacent to the Fremont East Entertainment District.

Neonopolis and this Suite are also a part of the following overlays:
Downtown Centennial Plan, Las Vegas Redevelopment Plan, Live Work Overlay, Las Vegas Scenic Byway Overlay and Airport Overlay (200 feet). To the best of our knowledge this Use/Business are in compliance with all the above overlay's requirements.

Public and employee parking is provided on-site within the City of Las Vegas Neonopolis Parking Garage (two levels below grade), additional Public parking can be found at the CLV's Red Garage (across Fremont St.) and two major RTC bus stops exist on both the east (LVB) and west (4th St.) side of Neonopolis adjacent to Fremont street.

Thank you for your consideration for approval of the Special Use Permit requested for Suite 123 - Fremont Mediterranean Cafe.

Respectfully,

Renato Di Antonio
Fremont Mediterranean Cafe

SUP-43347
REVISED

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

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

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

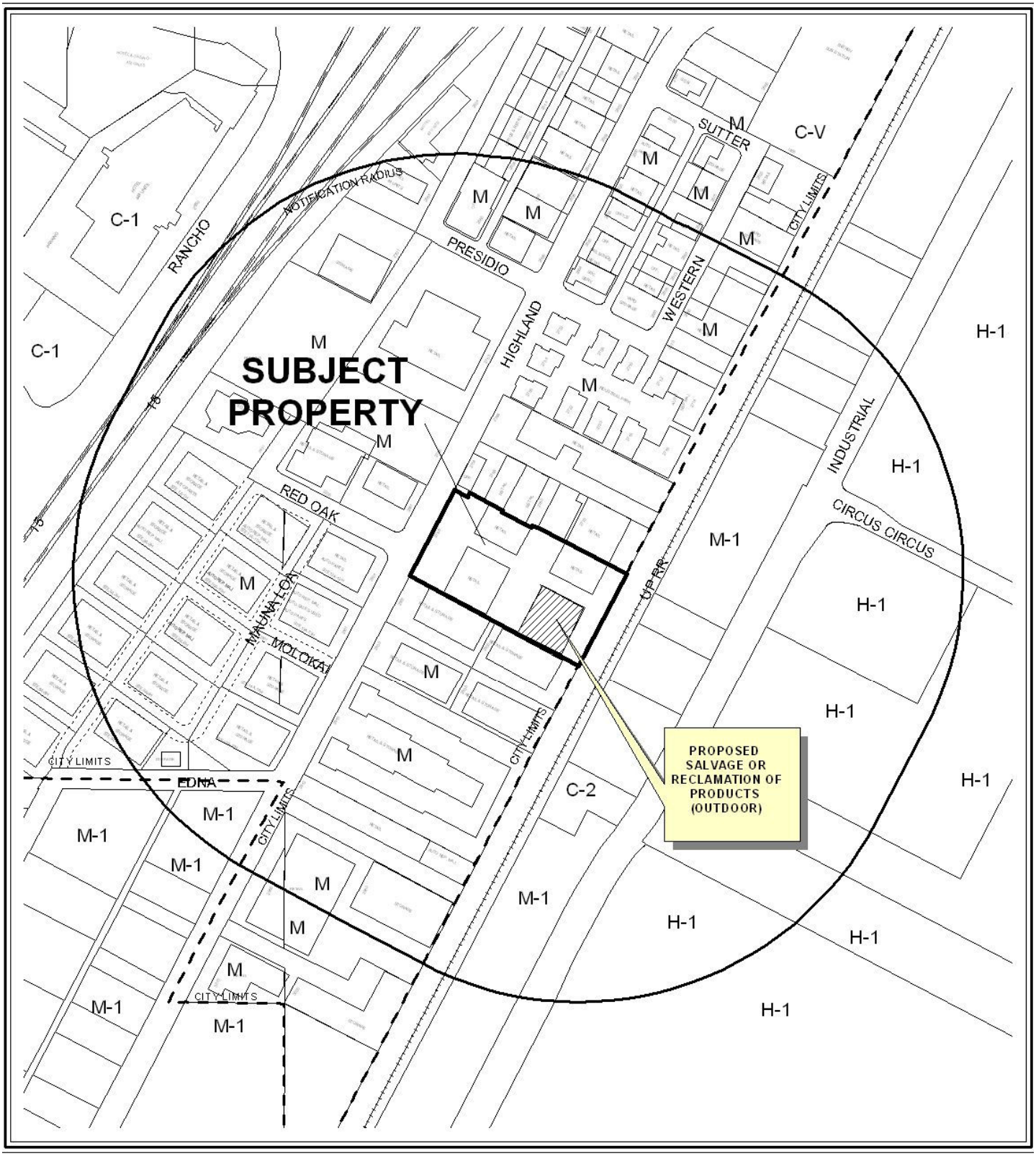
SUBJECT:
SUP-43354 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,300 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE ALONG THE REAR PROPERTY LINE at 2866 South Highland Drive (APN 162-09-202-007), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43354**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 300 600 Feet

CASE: **SUP-43354**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43354** APN: 162-09-202-007

Name of Property Owner: NEVADA SPACE, INC

Name of Applicant: NUEVO RECYCLING

Name of Representative: PETYA BALOVA

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: FRANK SILVER

Subscribed and sworn before me

This 20 day of September, 2011

_____

Notary Public in and for said County and State

OFFICIAL SEAL
LISA M. JAGODZINSKI
Notary Public - State of Nevada
CLARK COUNTY
My Comm. Expires June 25, 2012

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 2804 SOUTH HIGHLAND DRIVE

Project Name NUEVO RECYCLING **Proposed Use** RECYCLING CENTER

Assessor's Parcel #(s) 162-09-202-007 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed _____

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

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

Additional Information _____

PROPERTY OWNER NEVADA SPACE, INC. **Contact** Reza Darehpocht

Address 1900 E. Desert Inn rd **Phone:** 696-0606 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89169

E-mail Address —

APPLICANT NUEVO RECYCLING **Contact** RAFAEL VALENCIA

Address 3020 N. WALNUT RD, # 180 **Phone:** (909) 677-9723 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89115

E-mail Address nuevorecycling@live.com

REPRESENTATIVE BALOVA ENGINEERING **Contact** PETYA BALOVA

Address 6130 ELTON AVENUE **Phone:** (702) 216-0330 **Fax:** (702) 216-6001

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address petya@balovaengineering.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 FRANK SILVER

Subscribed and sworn before me

This 20 day of September, 20 11.

_____

Notary Public in and for said County and State

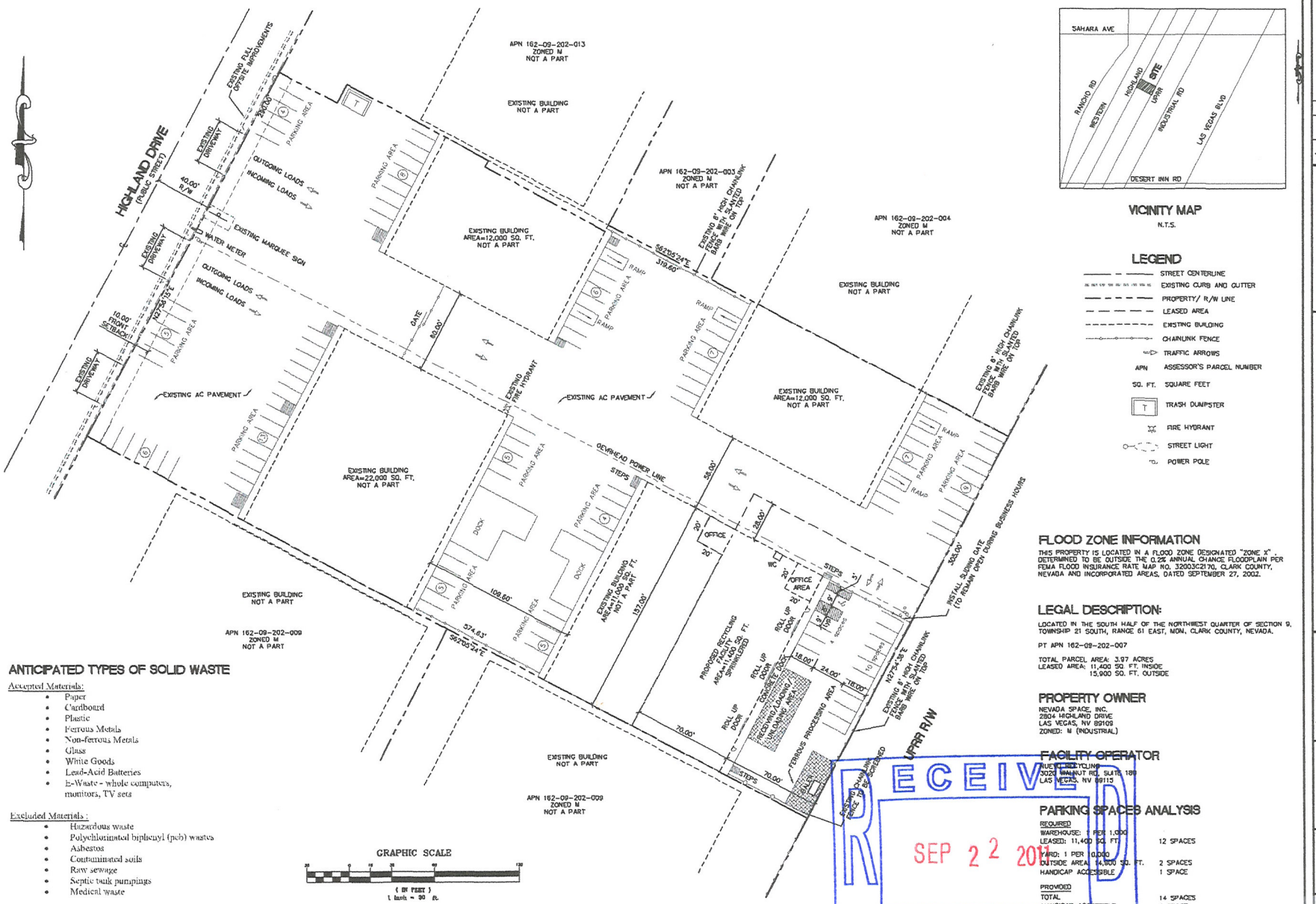
OFFICIAL SEAL
LISA M. JAGODZINSKI
Notary Public · State of Nevada
CLARK COUNTY
My Comm. Expires June 25, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-43354
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Received:*	9-22-11
Received By:	JFM

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

Revised 10/27/08



ANTICIPATED TYPES OF SOLID WASTE

Accepted Materials:

- Paper
- Cardboard
- Plastic
- Ferrous Metals
- Non-ferrous Metals
- Glass
- White Goods
- Lead-Acid Batteries
- E-Waste - whole computers, monitors, TV sets

Excluded Materials :

- Hazardous waste
- Polychlorinated biphenyl (pcb) wastes
- Asbestos
- Contaminated soils
- Raw sewage
- Septic tank pumpings
- Medical waste

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
N.T.S.

LEGEND

- STREET CENTERLINE
- EXISTING CURB AND GUTTER
- PROPERTY/ R/W LINE
- LEASED AREA
- EXISTING BUILDING
- CHAINLINK FENCE
- TRAFFIC ARROWS
- APN ASSESSOR'S PARCEL NUMBER
- SQ. FT. SQUARE FEET
- T TRASH DUMPSTER
- FIRE HYDRANT
- STREET LIGHT
- POWER POLE

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED "ZONE X" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2170, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION:

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDM, CLARK COUNTY, NEVADA.

PT APN 162-09-202-007

TOTAL PARCEL AREA: 3.97 ACRES
LEASED AREA: 11,400 SQ. FT. INSIDE
15,900 SQ. FT. OUTSIDE

PROPERTY OWNER

NEVADA SPACE, INC.
2804 HIGHLAND DRIVE
LAS VEGAS, NV 89109
ZONED: M (INDUSTRIAL)

FACILITY OPERATOR

NUEVO RECYCLING
3020 WALNUT RD, SUITE 180
LAS VEGAS, NV 89115

PARKING SPACES ANALYSIS

REQUIRED		
WAREHOUSE: 1 PER 1,000		
LEASED: 11,400 SQ. FT.		12 SPACES
YARD: 1 PER 8,000		
OUTSIDE AREA: 14,900 SQ. FT.		2 SPACES
HANDICAP ACCESSIBLE		1 SPACE
PROVIDED		
TOTAL		14 SPACES
HANDICAP ACCESSIBLE		1 SPACE

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SEP 22 2011
City of Las Vegas
Department of Planning

SUP-43354

REV.	DATE	BY	REVISION

THE DRAWINGS AND DESIGNS CONTAINED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF BALOVA ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR PART FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BALOVA ENGINEERING. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, TO THE DRAWINGS AND DESIGNS CONTAINED HEREIN ARE HEREBY EXPRESSLY RESERVED BY BALOVA ENGINEERING.

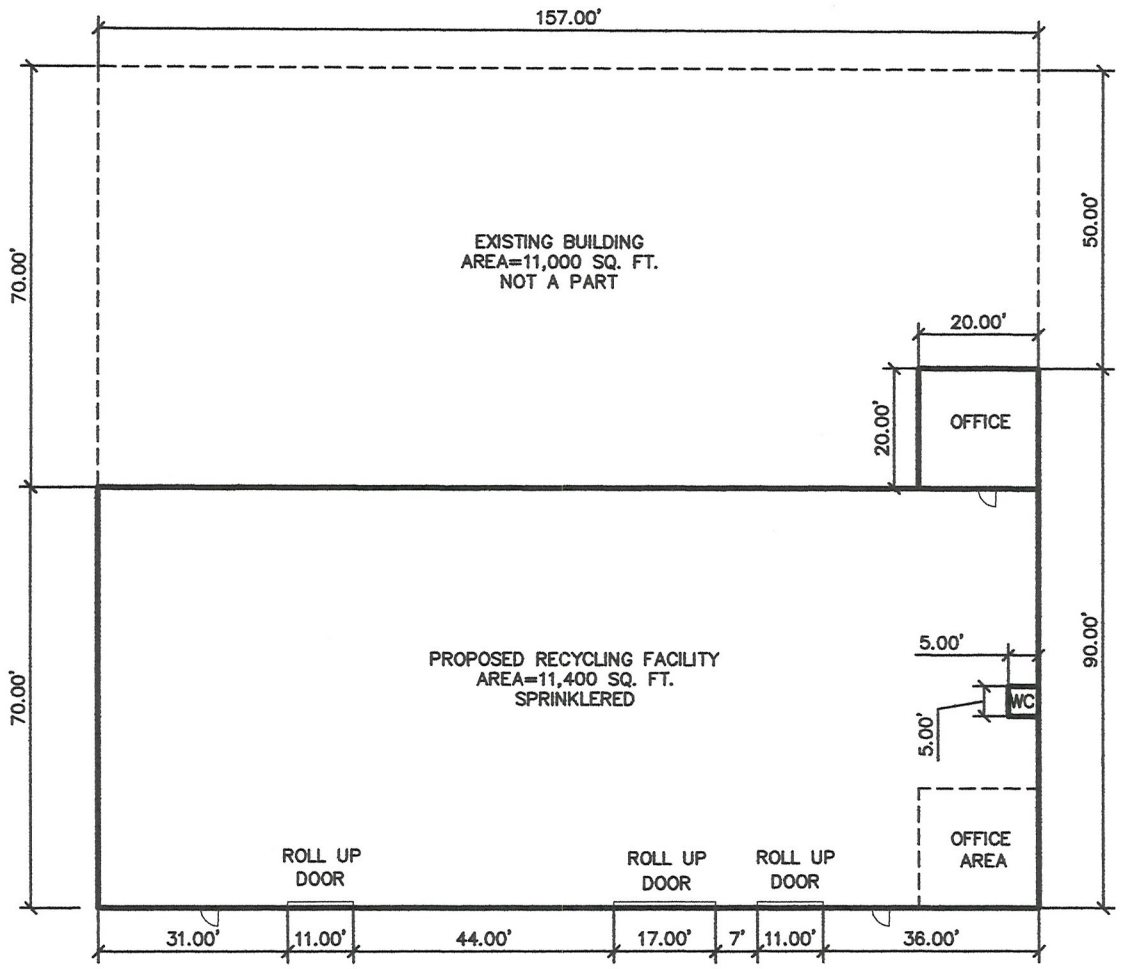
BALOVA ENGINEERING
6130 ELTON AVENUE
SUITE 104
LAS VEGAS, NV 89107
702-216-0330 T
702-216-6001 F

NUEVO RECYCLING
SITE PLAN

2804 HIGHLAND DRIVE
LAS VEGAS, NEVADA

DESIGNED BY: PB
CHECKED BY: PB
DATE: 08/29/11
JOB #: 11-000
APN: 162-09-202-007
SHEET: TITLE SITE
SCALE: HORZ 1" = 30'

SHEET #
SP
1 OF 1



FLOOR PLAN

SCALE: 1"=20'

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SEP 22 2011
City of Las Vegas
Department of Planning

DRAWN BY: pb	DATE: 09/21/11
CHECKED BY:	DRAWING NO.: NUEVO RECYCLING
JOB NO.: 11-068	SHEET 1 OF 1

SUP-43354

NUEVO RECYCLING
2866 HIGHLAND DRIVE
APN 162-09-202-007



EAST ELEVATION



EAST AND NORTH ELEVATIONS

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SEP 22 2011
City of Las Vegas
Department of Planning

SUP-43354



STREET FRONTAGE

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

SUP-43354



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



September 21, 2011

City Las Vegas
Planning and Zoning Department
333 Rancho Drive
Las Vegas, NV 89101

Re: SPECIAL USE PERMIT FOR NUEVO RECYCLING
PT APN 162-09-202-007

The purpose of this letter is to request a Special Use Permit for a Salvage and Reclamation of Products (Outdoor) use, located on a portion of 2804 Highland Drive, Assessor's Parcel Number 162-09-202-007. The parcel is zoned M (Industrial) and a Salvage or Reclamation of Products (Outdoor) is allowed with the conditions, listed in Table 2 of Chapter 19.04.

Nuevo Recycling is a recycling center, which is a solid waste management facility, designed and operated to receive, store, or process recyclable material which has been separated at the source from all but residual solid waste (ref. NRS 444A.014). "Recyclable material" means solid waste that can be processed and returned to the economic mainstream in the form of raw materials or products. The subject recycling center will receive, store and process only source-separated recyclables, for which there is available market. The recyclable materials (ferrous, non-ferrous metals, plastic, paper, cardboard, glass, wood, etc.) will be separated from the solid waste stream at the source of waste generation. Autobodies will not be accepted by the facility. Nuevo recycling currently operates a similar facility, located on 3020 Walnut Road, Suite 180, Las Vegas, NV 89115.

Customers will be directed to the designated parking area, where they will be provided with appropriate containers to unload the recyclable material. The material will then be weight, sorted, baled and stored inside the warehouse or outside in the designated containers. When quantities are sufficient, the recyclable materials will be transported to other permitted recycling centers for further processing. Any residual debris will be transported to a permitted landfill. The operator will have a baler, forklift and storage containers. The recycling center will accept ferrous, non-ferrous metals, paper, plastic, appliances, batteries, and glass bottles. There are will be no liquid pollutants or contaminants associated with the recycled material.

There are no floor drains in the building. The facility does not accept putrescible waste. There is no offensive odor associated with these types of recyclable material. A Stormwater Polution . Prevention Plan (SWPPP) will be prepared for the proposed facility to outline measures, which mitigate any adverse impact on the natural environment.

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SEP 22 2011
City of Las Vegas
Department of Planning

SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107 Office: 702.216.0330

Access to the industrial center is provided by existing dustpan driveways on Highland Drive, which is fully improved public street. The parcel is fully developed industrial complex, which consists of four warehouse buildings and parking areas. Two of the buildings have a floor area of 22,000 square feet each, and the other two have a floor area of 12,000 square feet. Perimeter fence and a sliding gate between the easterly two buildings provides access control to the entrance of the proposed facility.

Nuevo Recycling will lease a part of a 22,000 sq. ft. building, located at the southeast corner of the site. The leased area will include 11,400 sq. ft. of warehouse and office space. The outside area adjacent to the facility is approximately 14,900 sq. ft., which will be used for customer parking and unloading of recyclable materials. The existing masonry building is approximately 20 feet in height, which includes a 4 feet high loading dock. The building is painted in white and blue which matches the color of the other three buildings on the same parcel. The parcel is surrounded by industrial properties, zoned M to the east, north and south. Adjacent to the parcel to the west is Union Pacific Railroad 100-foot right-of-way. Further to the west are Clark County properties, zoned M-1. The whole parcel is

Nuevo Recycling will have four (4) employees. The facility will be open to the public. It will be open 8 am to 5 pm, Moday through Friday, 8 am to 3 pm on Saturday, and 8 am to 1 pm on Sunday.

Parking has been provided as part of the whole industrial complex. Given the size of the parcel and a total of approximately 68,000 square feet of warehouse space (sum of all four buildings), the required number of parking spaces is 79 spaces. The site has a capacity of approximately 98 spaces.

Parking Analysis for the whole parcel:

	Total area	Required spaces	Total number of spaces required
Warehouse Area	68,000 sq. ft.	1 per 1,000 sq. ft.	68
Outdoor Storage Area	105,000 sq. ft.	1 per 10,000 sq. ft.	11
Total			79

Parking Analysis for the leased area:

	Total area	Required spaces	Total number of spaces required
Warehouse Area	11,400 sq. ft.	1 per 1,000 sq. ft.	12
Outdoor Storage Area	14,900 sq. ft.	1 per 10,000 sq. ft.	2
Total			14

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Department of Planning

SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107 Office: 702.216.0330

We would like to request a variance of the following conditional use regulations:,

Variance 1:
The minimum site area dedicated to this use shall be 25,000 square feet.

Nuevo Recycling will be leasing 11,400 square feet of warehouse space, with the adjacent outside area, which is approximately 14,900 square feet, as shown on the attached exhibit, for a total of 26,300 square feet of space.

Variance 2:
In addition to the requirements of the LVMC 19.08040 (F), mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from the surrounding properties.

This is an existing development with no landscape buffers along the property lines due to the zero setback from the adjacent buildings. Planting of mature evergreen trees will interfere with the receiving, sorting, storage and loading and unloading operations of the recycling center.

Variance 3:
Perimeter walls, a minimum of 8 feet in height shall be installed along all property lines.

Currently the property has a 6 foot high chainlink fence along the property lines. All industrial properties in the vicinity of the subject use have chainlink fences on the perimeter, including along the UPRR right-of-way. There is no visibility from a public right-of-way to the proposed recycling center, therefore no need for additional screening.

The proposed recycling center will not be detrimental to the health, safety or welfare of the community, nor will substantially increase traffic in the area. We believe, the proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

The business owner estimates to begin operation upon approval of this application and the following approval and a permit by the Southern Nevada Health District. A Clark County Department of Air Quality Control approval and a Southern Nevada Health District permit will be obtained as part of the business license approval process.

If you require further information, please feel free to contact me at (702) 216-0330.

Sincerely,

Petya Balova, P.E.
Balova Engineering

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City of Las Vegas
Department of Planning

SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107
Office: 702.216.0330

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

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

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

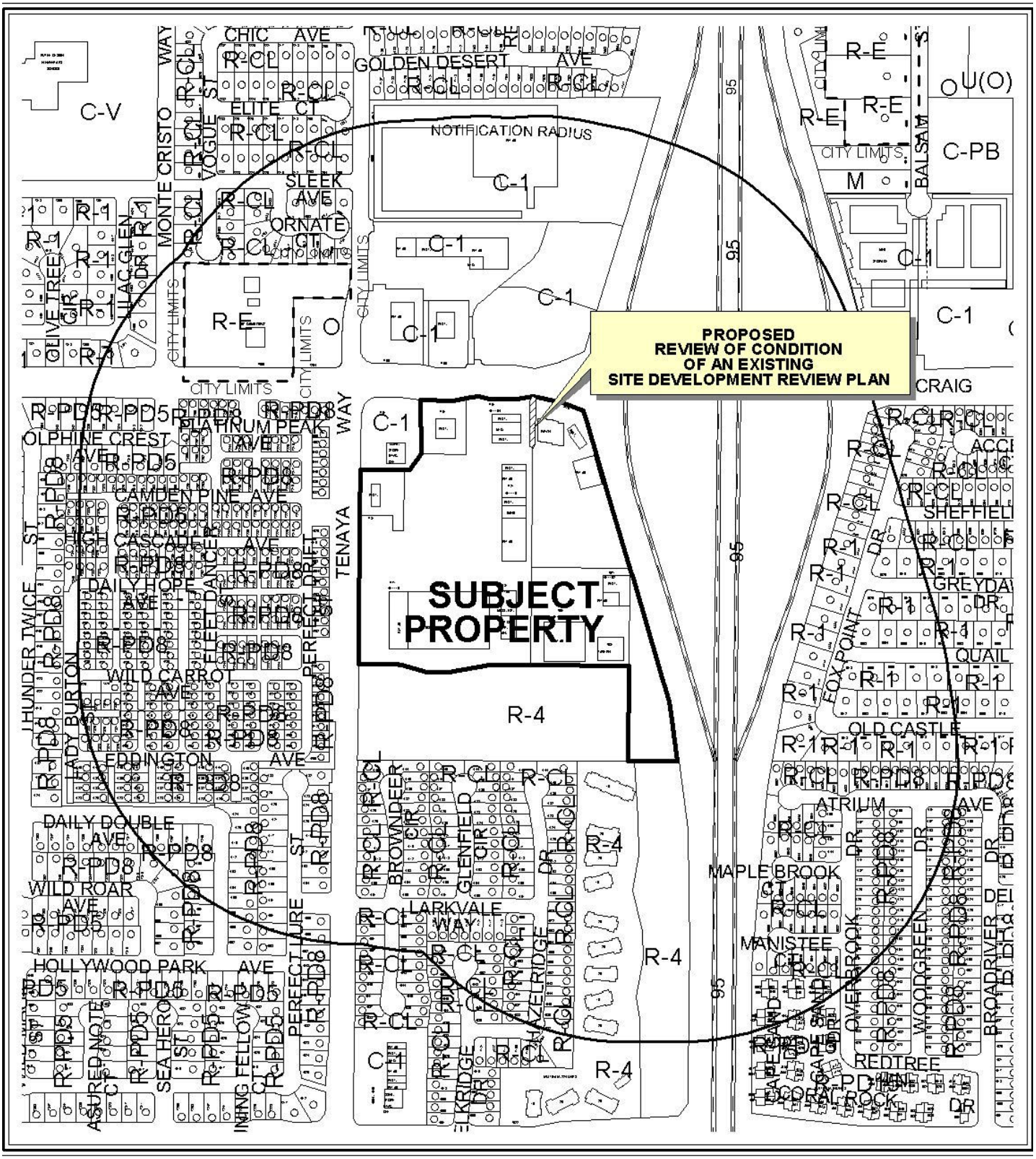
SUBJECT:
ROC-43312 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: CRAIG MARKETPLACE, LLC, ET AL - For possible action on a request for a Review of Condition to delete Condition #14 of an approved Site Development Plan Review (SDR-25484), WHICH REQUIRED CONSTRUCTION OF A RAISED MEDIAN ISLAND AT THE SHARED ACCESS DRIVEWAY TO THIS SITE FROM CRAIG ROAD at 7083 West Craig Road (APNs 138-03-701-003 and 138-03-715-007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SDR-25484
6. Justification Letter



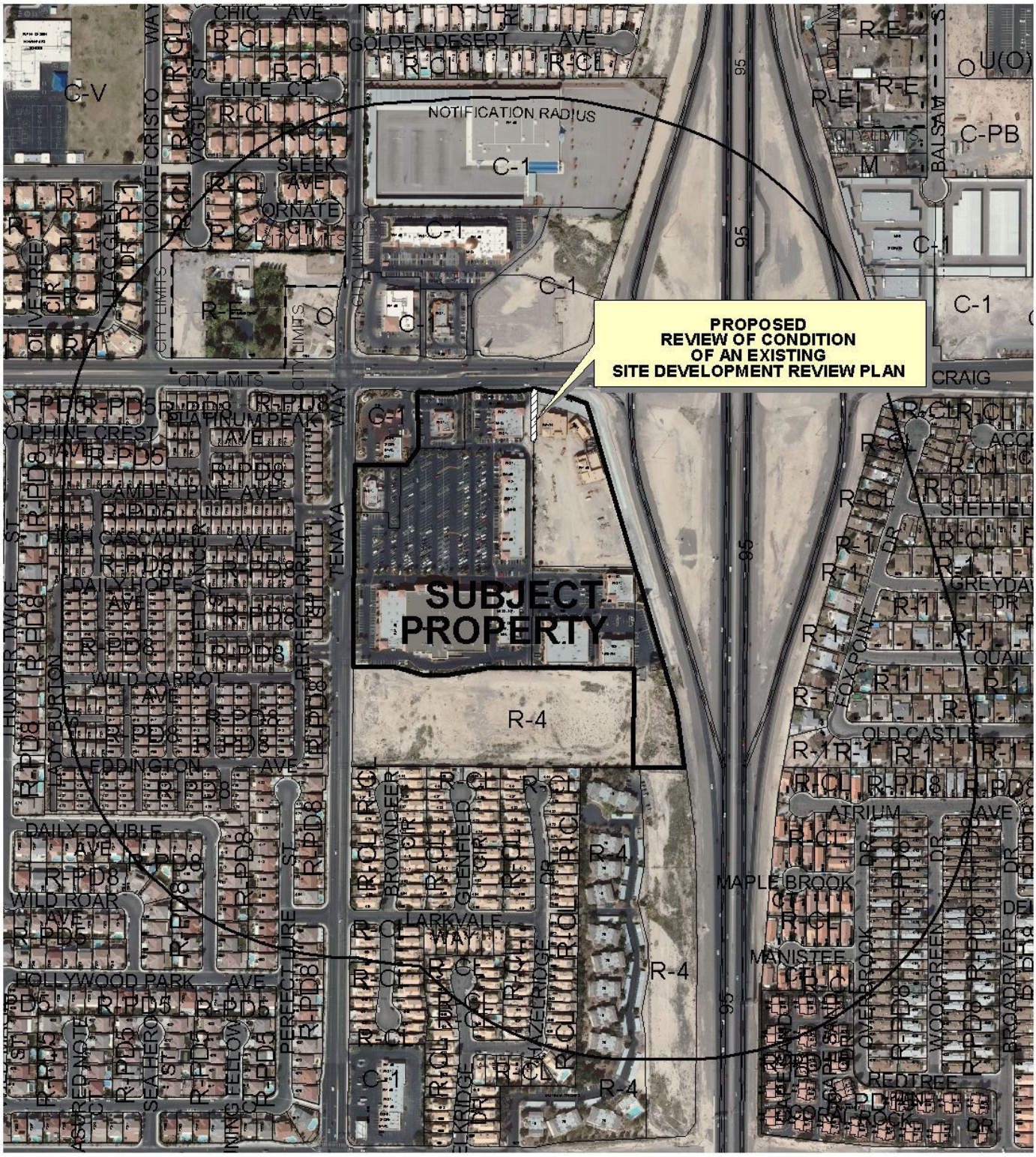
0 300 600 Feet

CASE: **ROC-43312**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **ROC-43312**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-43312** APN: 138-03-715-007

Name of Property Owner: Craig Marketplace LLC

Name of Applicant: Platinum Realty & Development

Name of Representative: Lochsa 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: _____

Print Name: MATTHEW HUSS

Subscribed and sworn before me State of NV, County of Clark

This 6th day of September, 2011

Emily Winn

Notary Public in and for said County and State

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

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City of Las Vegas

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-43312 APN: 138-03-701-003

Name of Property Owner: Craig 95 LLC

Name of Applicant: Platinum Realty & Development

Name of Representative: Lochsa 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: _____

Print Name: Alireza Kaveh

Subscribed and sworn before me

This 17 day of Aug, 2011

_____

Notary Public in and for said County and State

KLOEDIA M. VANG
Notary Public, State of Nevada
Appointment No. 03-82201-1
My Appt. Expires May 8, 2012

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SEP 21 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions for SDR-25484

Project Address (Location) 7083 W. Craig Road

Project Name Craig & 95 Commercial Site **Proposed Use** Shopping Center

Assessor's Parcel #(s) 138-03-701-003, 138-03-715-007 **Ward #** 4

General Plan: existing S-C proposed S-C **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 37,925 **Floor Area Ratio** 0.26

Gross Acres 3.53 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Craig Marketplace LLC **Contact** MATT HUSS

Address 8350 W. SAHARA AVE #210 **Phone:** 702-253-5751 **Fax:** 702-255-1126

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address matt@greatac.com

APPLICANT Platinum Realty & Development **Contact** Ali Kaveh

Address 3824 S. Jones, Suite F **Phone:** (702) 277-0194 **Fax:** (702) 251-0918

City Las Vegas **State** NV **Zip** 89103

E-mail Address info@platinumrealtylv.com

REPRESENTATIVE Lochsa Engineering **Contact** Julia Izzolo

Address 6345 S. Jones, Suite 100 **Phone:** (702) 365-9312 **Fax:** (702) 365-9317

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

E-mail Address julia@lochsa.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 Matt Huss

Subscribed and sworn before me State of NV County of Clark

This 6th day of September, 20 11.

Emily Winn

Notary Public in and for said County and State

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SEP 21 2011
City of Las Vegas

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

FOR DEPARTMENT USE ONLY

Case #	RQC-7332
Meeting Date:	11/8/11 P.C.
Total Fee:	$839
Date Received:*	9/21/11
Received By:	Bas

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions for SDR-25484

Project Address (Location) 7083 W. Craig Road

Project Name Craig & 95 Commercial Site **Proposed Use** Shopping Center

Assessor's Parcel #(s) 138-03-701-003, 138-03-715-007 **Ward #** 4

General Plan: existing S-C proposed S-C **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 37,925 **Floor Area Ratio** 0.26

Gross Acres 3.53 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Craig 95, LLC **Contact** Ali Kaveh

Address 3824 S. Jones, Suite F **Phone:** (702) 277-0194 **Fax:** (702) 251-0918

City Las Vegas **State** NV **Zip** 89103

E-mail Address info@platinumrealtylv.com

APPLICANT Platinum Realty & Development **Contact** Ali Kaveh

Address 3824 S. Jones, Suite F **Phone:** (702) 277-0194 **Fax:** (702) 251-0918

City Las Vegas **State** NV **Zip** 89103

E-mail Address info@platinumrealtylv.com

REPRESENTATIVE Lochsa Engineering **Contact** Julia Izzolo

Address 6345 S. Jones, Suite 100 **Phone:** (702) 365-9312 **Fax:** (702) 365-9317

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

E-mail Address julia@lochsa.com

Property Owner Signature* Ali Kaveh

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

Print Name Alireza Kaveh

Subscribed and sworn before me

This 17th day of Aug, 20 11.

Notary Public in and for said County and State

KLOEDIA M. VANG
Notary Public, State of Nevada
Appointment No. 03-82201-1
My Appt. Expires May 8, 2012

FOR DEPARTMENT USE ONLY

Case #	ROC-73312
Meeting Date:	11/8/11 P.C.
Total Fee:	$ 830
Date Received:*	9/21/11
Received By:	

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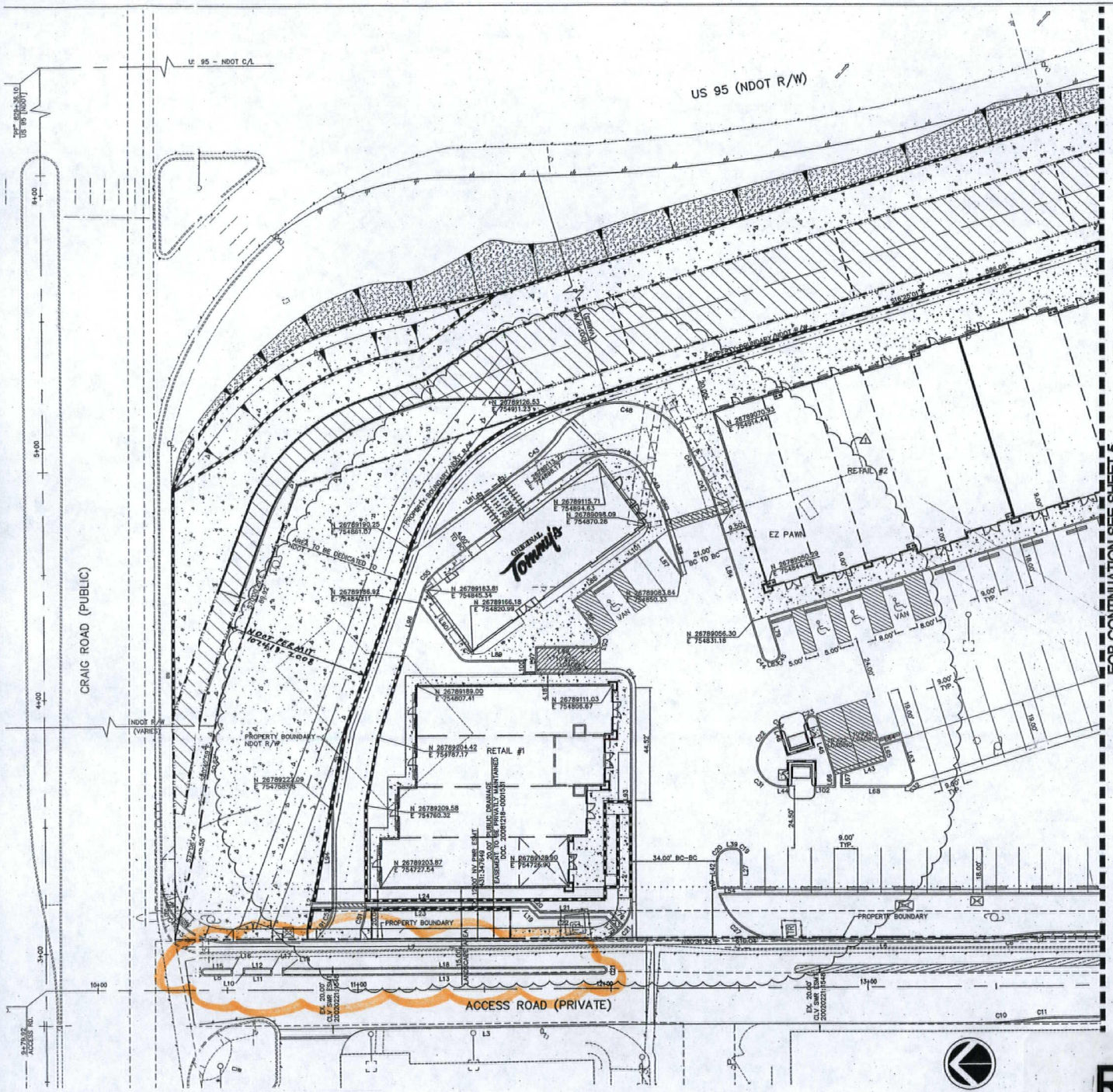
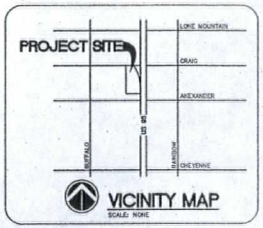
SEP 21 2011
City of Las Vegas

*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.



PARKING SUMMARY

157 SPACES (149 REQUIRED-1/250 SF)
7 HANDICAP
4 LOADING SPACES



LINE TABLE		
LINE	LENGTH	BEARING
L1	96.52	S00°08'58"W
L2	0.51	N79°07'42"W
L3	94.34	S00°00'04"W
L4	150.42	S00°06'27"W
L5	96.52	S00°08'58"W
L6	78.49	S00°08'58"W
L7	142.84	S00°31'24"W
L8	10.00	S00°31'24"W
L9	96.52	S00°08'58"W
L10	2.00	N89°28'36"W
L11	10.00	S00°31'24"W
L12	10.00	S00°31'24"W
L13	125.42	S00°31'24"W
L14	2.00	N89°28'36"W
L15	10.00	S00°31'24"W
L16	2.00	N89°28'36"W
L17	2.00	N89°28'36"W
L18	125.42	S00°31'24"W
L19	6.01	N45°31'24"E
L20	6.01	N45°31'24"E
L21	27.24	S00°31'24"W
L22	25.51	S00°31'24"W
L23	85.04	S00°31'24"W
L24	85.62	S00°31'24"W
L25	356.95	N16°25'01"W
L26	366.71	S00°31'24"W
L27	13.00	S89°28'36"E
L28	49.68	S89°47'29"E
L29	16.00	S89°28'36"E
L30	7.52	S00°31'24"W
L31	16.00	S00°12'31"W
L32	28.00	S89°47'29"E
L33	78.00	S00°31'24"W
L34	112.22	S00°31'24"W
L35	1.26	N00°12'31"E
L36	8.00	N16°25'01"W
L37	16.00	S89°47'29"E
L38	1.79	N00°12'31"E
L39	1.88	S00°31'24"W
L40	17.00	S73°34'59"W
L41	3.70	N16°25'01"W
L42	5.43	S89°28'36"E
L43	17.86	N16°25'01"W
L44	2.04	S00°31'24"W
L45	23.00	S73°34'59"W
L46	0.51	N73°34'59"E
L47	16.00	S73°34'59"W
L48	23.58	S89°47'29"E
L49	25.00	S00°12'31"W
L50	2.94	S73°34'59"W
L51	23.00	S73°34'59"W
L52	11.00	N16°25'01"W
L53	6.00	N73°34'59"E
L54	8.46	S00°31'24"W
L55	5.00	S00°31'24"W
L56	16.00	N89°28'36"W
L57	3.19	N89°28'36"W
L58	12.50	N89°28'36"W
L59	16.00	N73°34'59"E
L60	12.50	N89°28'36"W
L61	127.00	N16°25'01"W
L62	16.00	N73°34'59"E
L63	14.79	S73°34'59"W
L64	8.00	N16°25'01"W
L65	6.00	N73°34'59"E
L66	3.84	N89°28'36"W
L67	4.75	N89°28'36"W
L68	24.43	S00°31'24"W
L69	0.33	N16°25'01"W
L70	44.93	N16°25'01"W
L71	7.38	S89°47'29"E
L72	21.65	N16°25'01"W
L73	16.00	S00°31'24"W
L74	1.77	S00°31'24"W
L75	6.88	S47°31'24"W
L76	7.36	S47°31'24"W
L77	3.06	S00°31'24"W
L78	32.10	S89°28'36"E
L79	14.64	S73°34'59"W
L80	0.01	N35°54'06"W
L81	43.08	N35°54'06"W
L82	3.57	N35°54'06"W
L83	0.40	S16°25'01"E
L84	84.69	N73°34'59"E
L85	22.49	N36°03'53"W
L86	17.20	N55°02'06"E
L87	16.82	N55°02'06"E
L88	23.50	N73°34'59"E
L89	22.50	S00°31'24"W
L90	26.25	S54°05'54"E
L91	0.39	S51°22'48"E
L92	0.00	N89°28'23"W
L93	64.55	S89°28'28"E
L94	37.44	S89°28'37"E
L95	71.07	N35°54'06"W
L96	28.59	S72°13'08"E
L97	11.00	N89°28'37"W
L98	31.84	S00°31'23"W
L99	22.54	S00°31'23"W
L100	5.27	N89°28'37"W
L101	18.51	N36°03'53"W
L102	7.68	S00°31'24"W
L103	4.00	S16°25'00"E
L104	4.00	S73°34'59"E
L105	4.00	S73°34'59"E
L106	4.00	S16°25'00"E
L109	4.00	S16°25'00"E
L110	33.00	S73°35'00"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C3	3.14	1.00	180°00'08"	INFINITE
C4	8.72	59.63	8°22'45"	4.37
C5	18.68	127.73	8°22'45"	9.36
C6	13.70	93.68	8°22'45"	6.86
C7	13.70	93.68	8°22'45"	6.86
C8	13.70	93.68	8°22'45"	6.86
C9	13.70	93.68	8°22'45"	6.86
C10	18.68	127.73	8°22'45"	9.36
C11	8.72	59.63	8°22'45"	4.37
C12	3.14	1.00	180°00'00"	INFINITE
C13	39.04	25.00	89°28'51"	24.77
C14	9.80	10.00	56°07'18"	5.33
C15	3.14	2.00	90°00'00"	2.00
C16	12.57	8.00	90°00'00"	8.00
C17	12.57	8.00	90°00'00"	8.00
C18	4.59	25.00	10°31'35"	2.30
C19	3.14	2.00	90°00'00"	2.00
C20	7.85	5.00	90°00'00"	5.00
C21	23.56	15.00	90°00'00"	15.00
C22	14.58	15.00	55°41'15"	7.92
C23	6.28	2.00	180°00'00"	INFINITE
C24	1.83	1.00	105°07'55"	1.31
C25	3.14	1.00	180°00'00"	INFINITE
C26	3.14	2.00	90°00'00"	2.00
C27	31.75	25.00	72°45'17"	18.42
C28	7.85	2.50	180°00'00"	INFINITE
C29	3.15	2.00	90°18'53"	2.01
C30	3.14	2.00	90°00'00"	2.00
C31	16.10	10.00	92°14'25"	10.40
C32	5.60	3.00	106°56'25"	4.05
C33	36.46	27.50	75°57'14"	21.47
C34	0.89	2.00	25°34'59"	0.45
C35	6.85	5.00	78°27'47"	4.08
C36	5.70	2.00	163°22'26"	13.69
C37	8.54	3.00	163°03'35"	20.15
C38	3.14	2.00	90°00'00"	2.00
C39	5.58	3.00	106°37'32"	4.03
C40	3.14	2.00	90°00'00"	2.00
C41	3.14	2.00	90°00'00"	2.00
C42	66.07	29.96	126°22'56"	59.28
C43	19.25	71.27	15°28'58"	9.68
C44	4.45	2.83	90°00'00"	2.83
C45	4.45	2.83	90°00'00"	2.83
C46	13.59	314.05	2°28'47"	6.80
C47	9.46	50.50	10°46'18"	4.76
C48	28.39	16.17	100°38'01"	19.48
C49	11.23	335.05	1°55'14"	5.62
C50	5.55	29.50	10°46'18"	2.78
C51	9.70	27.50	20°12'45"	4.90
C52	9.95	14.50	39°18'04"	5.18
C53	5.48	2.50	125°29'15"	4.85
C54	8.64	5.50	90°00'09"	5.50
C55	9.33	19.90	26°51'36"	4.75
C56	4.21	4.50	53°34'31"	2.27
C57	3.14	2.00	90°00'00"	2.00
C58	3.14	2.00	90°00'00"	2.00
C59	3.14	2.00	90°00'00"	2.00
C60	3.14	2.00	90°00'00"	2.00
C61	3.14	2.00	90°00'00"	2.00
C62	3.14	2.00	90°00'00"	2.00
C63	3.14	2.00	90°00'00"	2.00
C64	3.14	2.00	90°00'00"	2.00

RECEIVED
OCT 17 2011

BASIS OF BEARING

NORTH 89°47'29" WEST, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 117 OF PLATS, PAGE 95.

BENCHMARK

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL
RIVET AND PLATE IN TOP OF CURB @ NW CORNER CRAIG & RAINBOW

STATION 8LV00 3E4

ELEVATION= 705.7956 METERS (NAVD88)
2315.60 FEET

GRAPHIC SCALE
(IN FEET)
HORIZONTAL SCALE= 1" = 20'

ROC-43312
REVISED

RE-PLOTTED 9/09

H# 28134

NOTICE TO CONTRACTOR !
LOCATIONS SHOWN HEREON ARE APPROXIMATE
L BE THE CONTRACTOR'S RESPONSIBILITY TO EXACT VERTICAL AND HORIZONTAL LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING NO REPRESENTATION IS MADE THAT ALL IES ARE SHOWN HEREON. THE ENGINEER ASSUMES ILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT IR PROPER LOCATION.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you "811" or Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
CALL 1-702-227-2929

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov



February 29, 2008

Abrar Management
Craig 95, LLC
5419 Hollywood Boulevard, Suite C-745
Los Angeles, California 90027

RE: ABEYANCE - SDR-25484 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Major Amendment of an approved Site Development Plan Review (SDR-19643) FOR A PROPOSED 41,097 SQUARE FOOT SHOPPING CENTER on 3.53 acres adjacent to the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown), was considered by the Planning Commission on February 28, 2008.

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-19643), except as amended herein.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plans and building elevations date stamped 02/12/08, except as amended by conditions herein.

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A Selby

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ROC-43312

07101-001-06-07

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

12. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Delivery truck ingress and egress for vehicles defined as WB-50 in AASHTO Geometric Design Manual shall be exclusively from Tenaya Way. We note that a joint access agreement for the driveway accessing Craig Road and Tenaya Way is on file.

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14. Construct 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.

15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19647 and all other applicable site-related actions.

This action by the Planning Commission on **February 28, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***February 29, 2008.***

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Ali Kaveh
Platinum Realty and Development
3824 South Jones Boulevard, Suite F
Las Vegas, Nevada 89103

Ms. Kathryn Grider
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

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ROC-43312 - APPLICANT/OWNER: CRAIG MARKETPLACE, LLC, ET AL
7083 WEST CRAIG ROAD

10/11/11



ROC-43312 - APPLICANT/OWNER: CRAIG MARKETPLACE, LLC, ET AL
7083 WEST CRAIG ROAD

10/11/11

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118

Lochsa engineering

August 23, 2011

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

Re: Craig & US 95 Commercial Site
Review of Conditions Application, SDR-19643, SDR-25484

To Whom It May Concern:

This letter is to serve as justification for an application for Review of Conditions on previous Design Review applications that have been approved for this project.

The project is located on the southwest corner of Craig Road and the US 95 on-ramp for southbound traffic. The project consists of 19,900 square feet of retail space and 18, 025 square feet of commercial space. The site is currently zoned C-1. Access to the site will be achieved through a driveway and private access road off of Craig Road.

One of the conditions of approval for SDR-19643 and SDR-25484 was to *Construct a raised medial 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.* Also, a condition of approval for SDR-34582 was *Conformance to the conditions for Site Development Plan Review (SDR-25484), except as amended herein.*

If a raised median island is constructed on the shared access driveway, the width of the westbound travel lane would be decreased, causing patrons with trucks or SUV type vehicles to hit the median island when turning right onto the access road from the western most driveway. We would like to hereby request for this condition to be removed from SDR-19643 and SDR-25484 so that drivers have safer access to the shared access road.

Please feel free to contact me with any questions or concerns at (702) 365-9312.

Sincerely,

LOCHSA ENGINEERING

Julia L. Izzolo, P.E.
Project Manager

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City of Las Vegas

ROC-43312

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

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

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

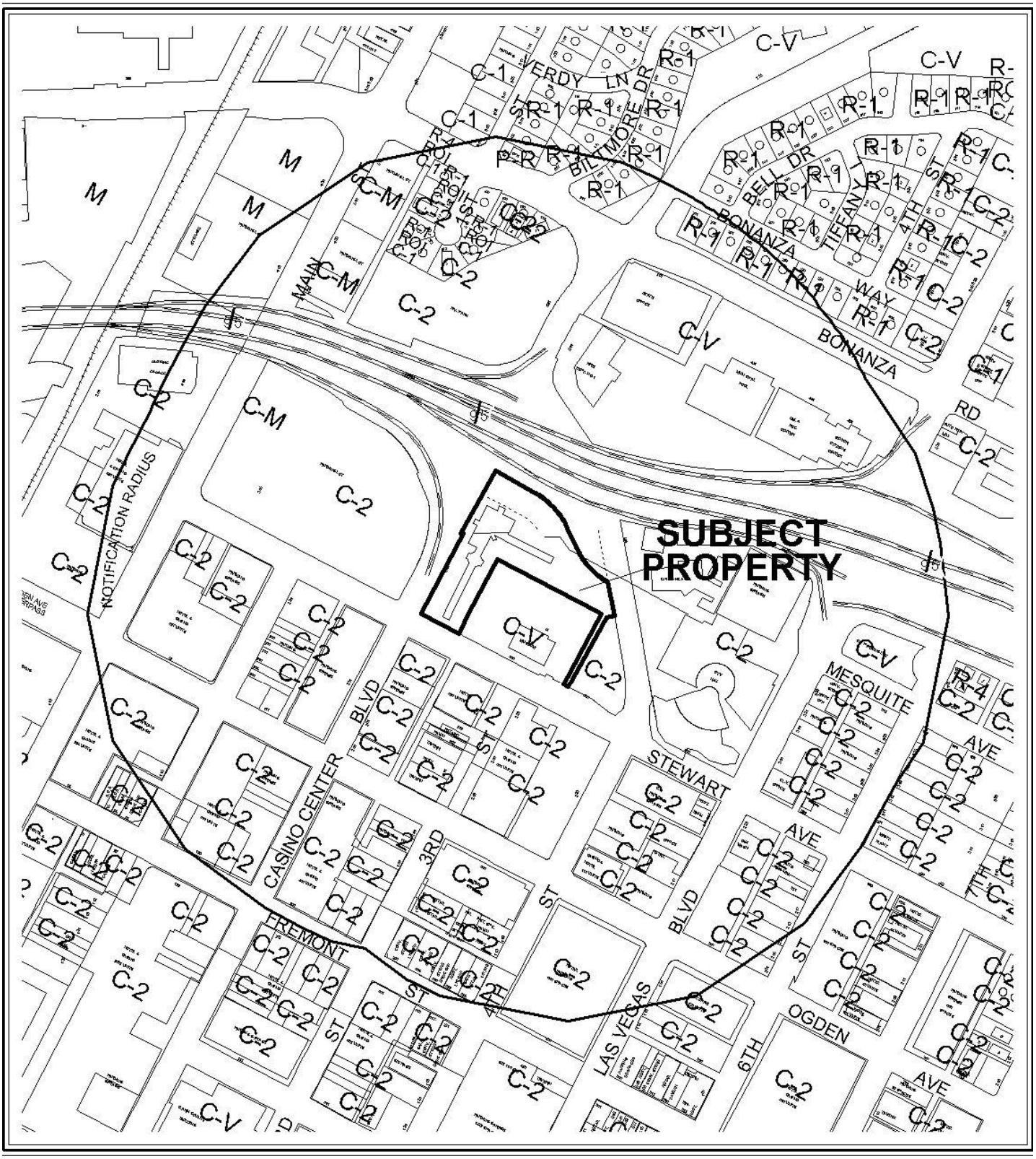
SUBJECT:
SDR-42987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED AND PLAZA on 2.83 acres at 300 North Casino Center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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SDR-42987**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SDR-42987**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42987** APN: 139-34-501-008

Name of Property Owner: City of Las Vegas

Name of Applicant: CIM/POB Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for proposed general retail within a plaza area

Project Address (Location) 300 N. Casino Center Blvd.

Project Name Downtown Transit Center Reuse Proposed Use Retail

Assessor's Parcel #(s) 139-34-501-008 Ward # 5

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

Commercial Square Footage 13,361 Floor Area Ratio 0.11

Gross Acres 2.83 Lots/Units n/a Density n/a

Additional Information

ELIZABETH N. FRETWELL

PROPERTY OWNER City of Las Vegas Contact ~~David Bratcher~~

Address 400 E. Stewart Ave. Phone: 229-2201 Fax:

City Las Vegas State NV Zip 90801

E-mail Address dbratcher@lasvegasnevada.gov

APPLICANT CIM/POB Las Vegas, LLC Contact Bradley Aaronson

Address 6922 Hollywood Blvd. #900 Phone: (323) 860-4988 Fax: (323) 446-7172

City Los Angeles State CA Zip 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler Contact n/a

Address 206 N. 3rd St. Phone: (702) 296-2600 Fax: (702) 477-0045

City Las Vegas State NV Zip 90801

E-mail Address Todd@rgglv.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11.

Kim Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-42987
Meeting Date:	10-11-11
Total Fee:	1030.00
Date Received:*	8-24-11
Received By:	JFMuller

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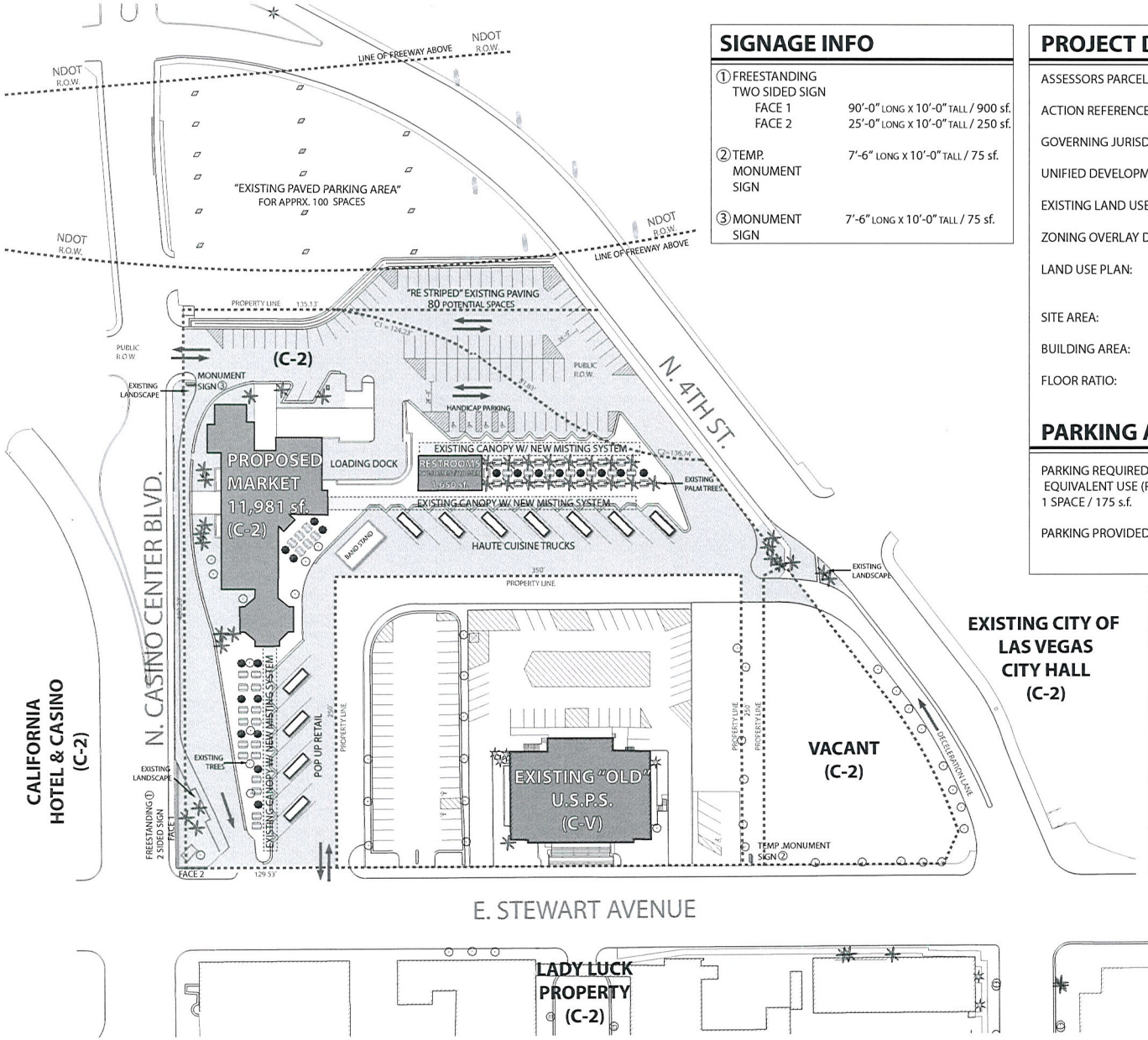
City of Las Vegas
Department of Planning

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

Revised 10/27/08

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



SIGNAGE INFO

① FREESTANDING TWO SIDED SIGN	FACE 1	90'-0" LONG x 10'-0" TALL / 900 sf.
	FACE 2	25'-0" LONG x 10'-0" TALL / 250 sf.
② TEMP. MONUMENT SIGN		7'-6" LONG x 10'-0" TALL / 75 sf.
③ MONUMENT SIGN		7'-6" LONG x 10'-0" TALL / 75 sf.

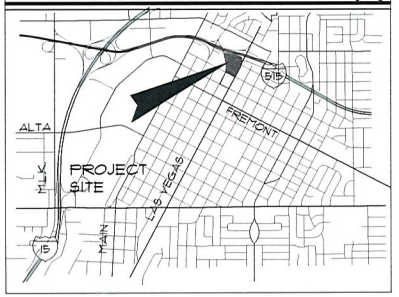
PROJECT DATA

ASSESSORS PARCEL NUMBER (S):	139-34-501-008
ACTION REFERENCE NUMBER (S):	-
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
UNIFIED DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT (S):	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	2.83 ACRES / 123,275 sq. ft.
BUILDING AREA:	13,631 sq. ft.
FLOOR RATIO:	.11

PARKING ANAYLSIS

PARKING REQUIRED PER EQUIVALENT USE (RETAIL) 1 SPACE / 175 s.f.	76 SPACES
PARKING PROVIDED:	76 SPACES + 4 H.C. SPACES = 80 TOTAL SPACES

VICINITY MAP (N.T.S.)



CONCEPTUAL SITE PLAN

1" = 40'-0"

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

CONSULTANTS
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com

ARCHITECT
PGAL
3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER
R1000615.31

DATE OF ISSUE
ISSUED FOR PERMIT
AUGUST 10, 2011

REVISIONS

LAND USE SUBMITTAL

SUBMITTED

APPROVED

REGISTRATION

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PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
AS1.01

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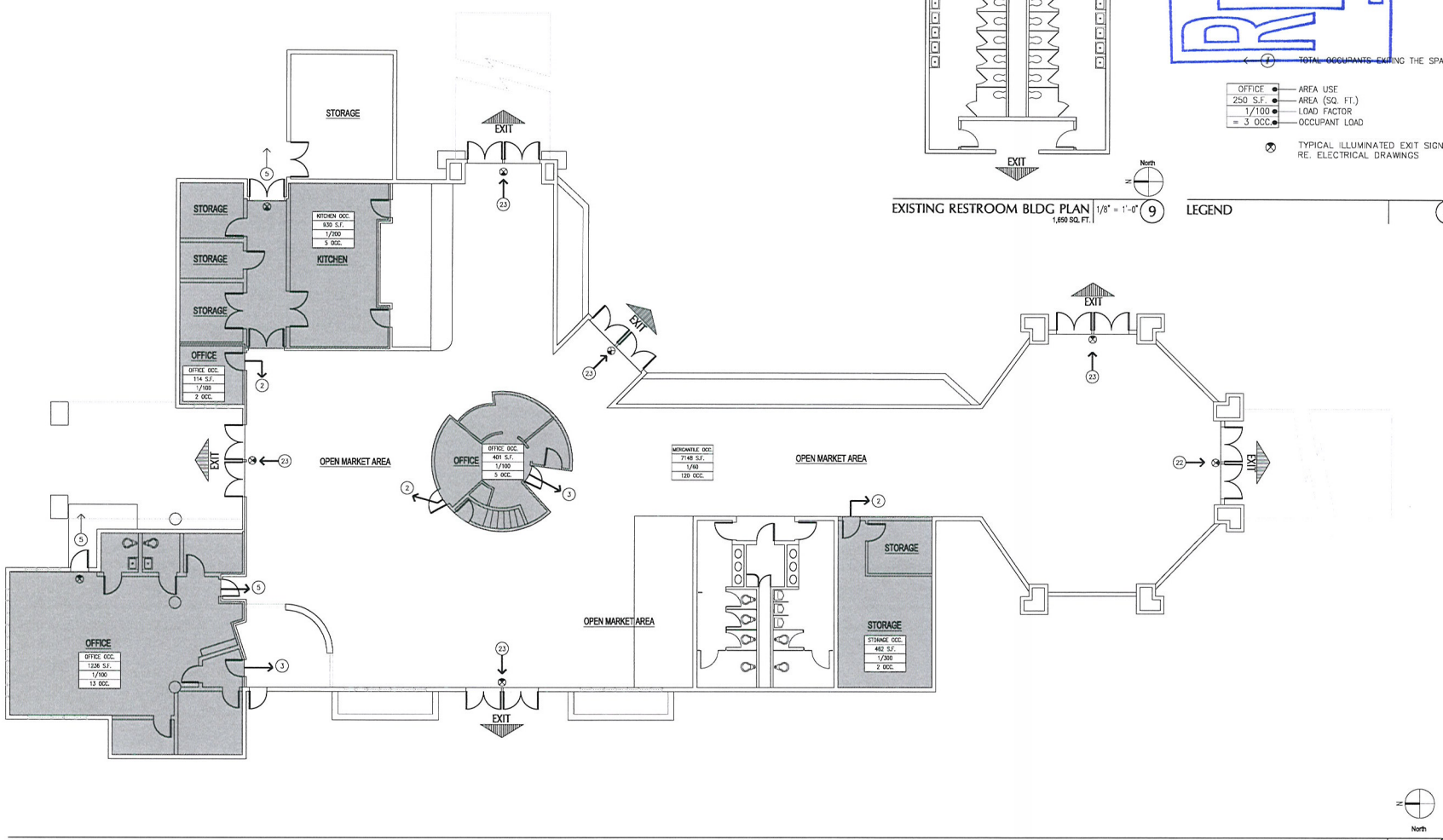
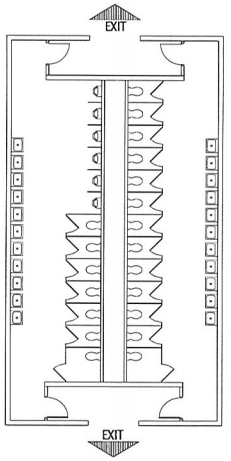
Department of Planning
SDR-42987



EXISTING FIRST FLOOR PLAN
11,981 SQ. FT.

1/8" = 1'-0" (1)



EXISTING RESTROOM BLDG PLAN
1,650 SQ. FT.

1/8" = 1'-0" (9)

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Department of Planning

TOTAL OCCUPANTS EXITING THE SPACE

OFFICE	AREA USE
250 S.F.	AREA (SQ. FT.)
1/100	LOAD FACTOR
= 3 OCC.	OCCUPANT LOAD

TYPICAL ILLUMINATED EXIT SIGNAGE– RE. ELECTRICAL DRAWINGS

LEGEND (4)

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

CONSULTANTS
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T 415.331.5233
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[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
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300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

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EXITING PLANS

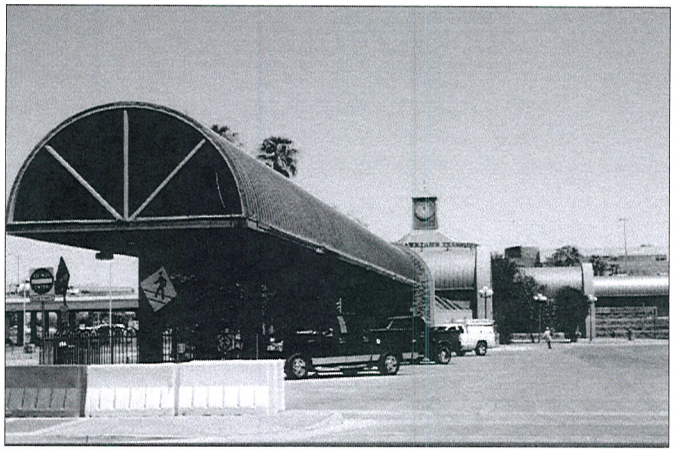
SHEET NUMBER
A0.01

Alexandria | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix
PGAL LLC

SDR-42987



NORTH ELEVATION | NO SCALE 13



SOUTH ELEVATION | NO SCALE 3



EAST ELEVATION | NO SCALE 11



WEST ELEVATION | NO SCALE 1

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PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
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300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

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SUBMITTED

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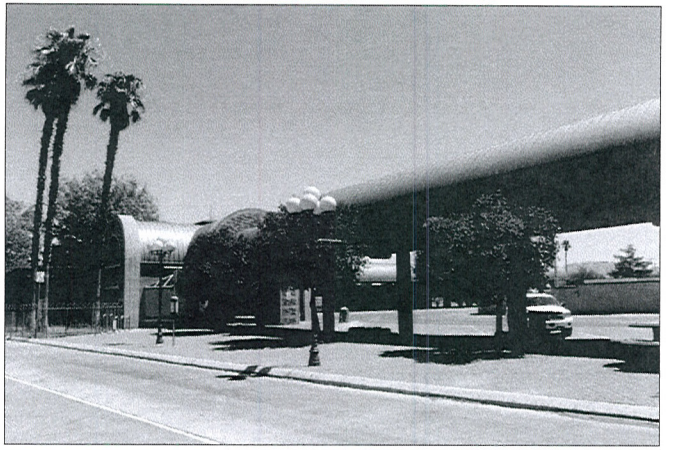
SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER
A6.01

PGAL, LLC
Albuquerque | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix



EXISTING LANDSCAPE NO SCALE (13)



EXISTING LANDSCAPE NO SCALE (3)



EXISTING LANDSCAPE NO SCALE (11)



EXISTING LANDSCAPE NO SCALE (1)

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Department of Planning

OWNER/ DEVELOPER
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PROJECT ADDRESS
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LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

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SHEET TITLE
EXISTING LANDSCAPE

SHEET NUMBER
L1.01

PGAL, LLC
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SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11

Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
(702) 296-2600

August 24, 2011

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

Re: **JUSTIFICATION LETTER FOR THE RESUE OF THE DOWNTOWN TRANSPORTATION CENTER**

SDR Application - APN 139-34-501-008

Dear Mr. Fagg:

Please accept this as an official justification letter for a Site Development Review for general retail within a plaza area encompassing the reuse of the Downtown Transportation Center located on 2.83 acres at 300 N. Casino Center Drive, Las Vegas, NV 89101 zoned C-2 (General Commercial). The Application is FOR AN SDR FOR GENERAL RETAIL WITHIN A PLAZA AREA.

The proposed reuse design for the Downtown Transit Center includes the creation of a Farmers/Retail Market to energize the area north of Stewart Avenue. The site plan and programming has outdoor activities of both Retail Pop-Up Kiosks and Haute Cuisine Food Trucks. Additional retail and a Farmers Market will be located within the existing 11,361 SF building.

A Pop-Up Retail Kiosk, while small and temporary, can build up consumer interest by exposure. Pop-up retail allows a company to create a unique environment that engages their customers, as well as generates a feeling of relevance and adds an element of surprise, urgency, and must-have/must-see to shopping, dining, entertaining, lodging, exhibiting and so on. Pop-up stores are cheaper solutions than year-round rentals, and they can generate a lot of buzz for companies during essential months. Their often strategically placed during the holiday season for shoppers, or put up in time for events like Fashion Week, the launch of a new line or fragrance or just in time for the launch of a major motion picture. Various retailers will be targeted including artists who sell handmade one-of-a kind crafts and more traditional, mainstream retailers.

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City of Las Vegs
Department of Planning

The operation of the Food Trucks and Pop-Up Retail is planned for Monday – Sunday, 9am - 6pm. The Farmers/Retail Market is initially scheduled for Thursdays at 11am – 3pm. The plan for the interior of the Downtown Transportation center will include both culinary and non-culinary products. It is anticipated that with growing popularity the Market will be extended to the weekend to include Friday, Saturday and Sunday schedules.

Signage plans include two monument signs and a two sided freestanding sign. The materials will be exterior quality and standard in the signage industry. The signs will be metal framed, vinyl covered and not be illuminated.

The proposed reuse will enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. The reuse will create more energy, help enhance the attractiveness of Downtown and will be a crucial part of the beautification and revitalization of Downtown. We believe the SDR application is 'in-line' with the vision of the Centennial Plan and will help change the face of Downtown and spark the Renaissance that is currently stalled.

We believe the proposed reuse; can be conducted in a manner that is harmonious and compatible with the existing and future land uses due to the fact that all the adjacent properties are zoned C-2; is consistent with the General Plan and other duly-adopted city plans, policies and standards; has existing site access and circulation that do not negatively impact adjacent roadways or neighborhood traffic; has building and landscape materials that are appropriate for the area and for the City; contains building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious; and the applicant will take appropriate measures will be taken to secure and protect the public health, safety and general welfare.

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

Sincerely,

Todd Kessler
Representative for the Applicant

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AUG 24 2011
SDR-42987
City of Las Vegs
Department of Planning

City of Las Vegas Agenda Item No.: **35.**

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

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

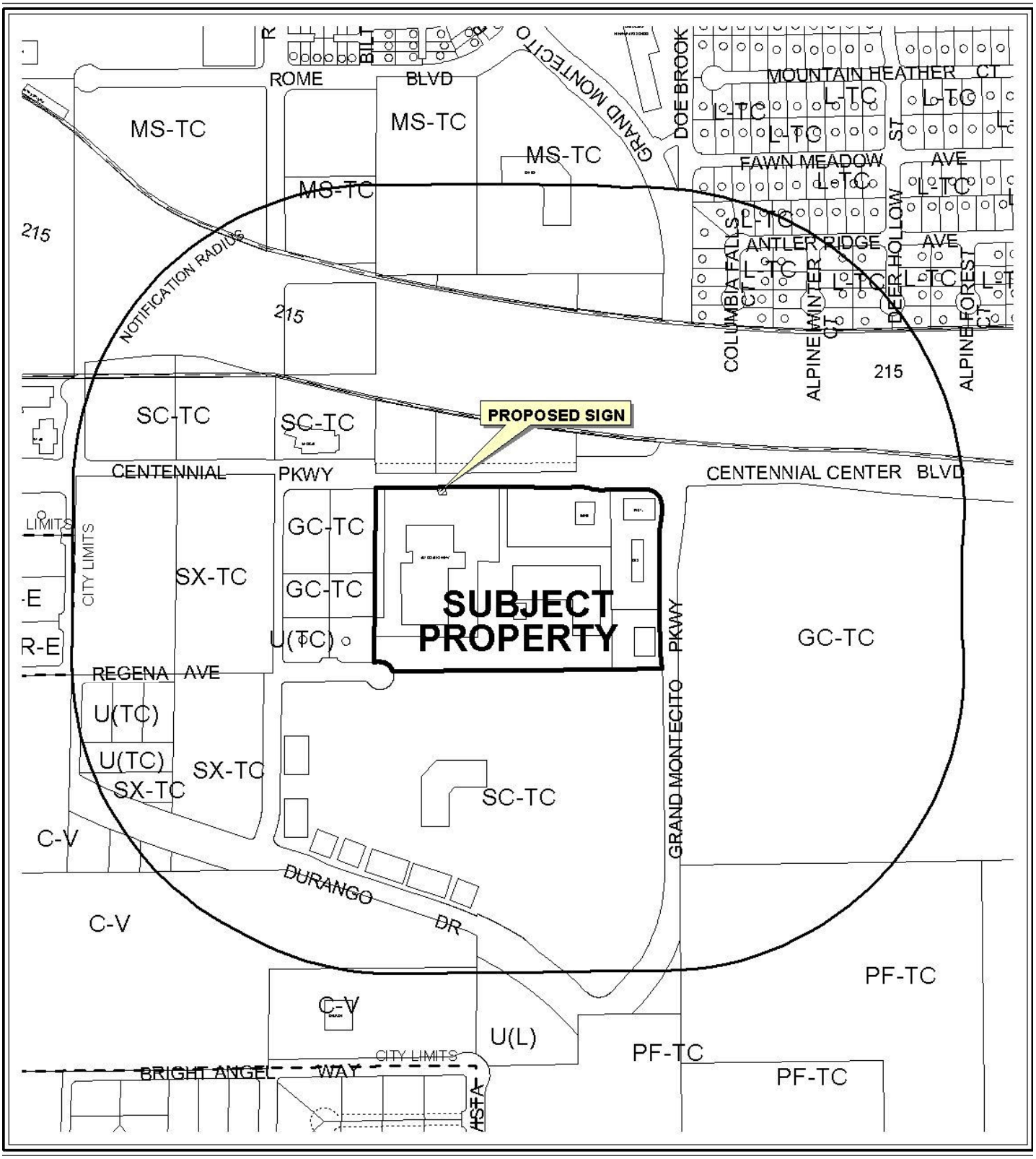
SUBJECT:
SDR-43247 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - For possible action on a request for a Site Development Plan Review FOR A WAIVER TO ALLOW AN ELECTRONIC READER BOARD ON AN EXISTING 24-FOOT TALL FREESTANDING SIGN on 3.98 acres at 8555 West Centennial Parkway (APN 125-29-510-019), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

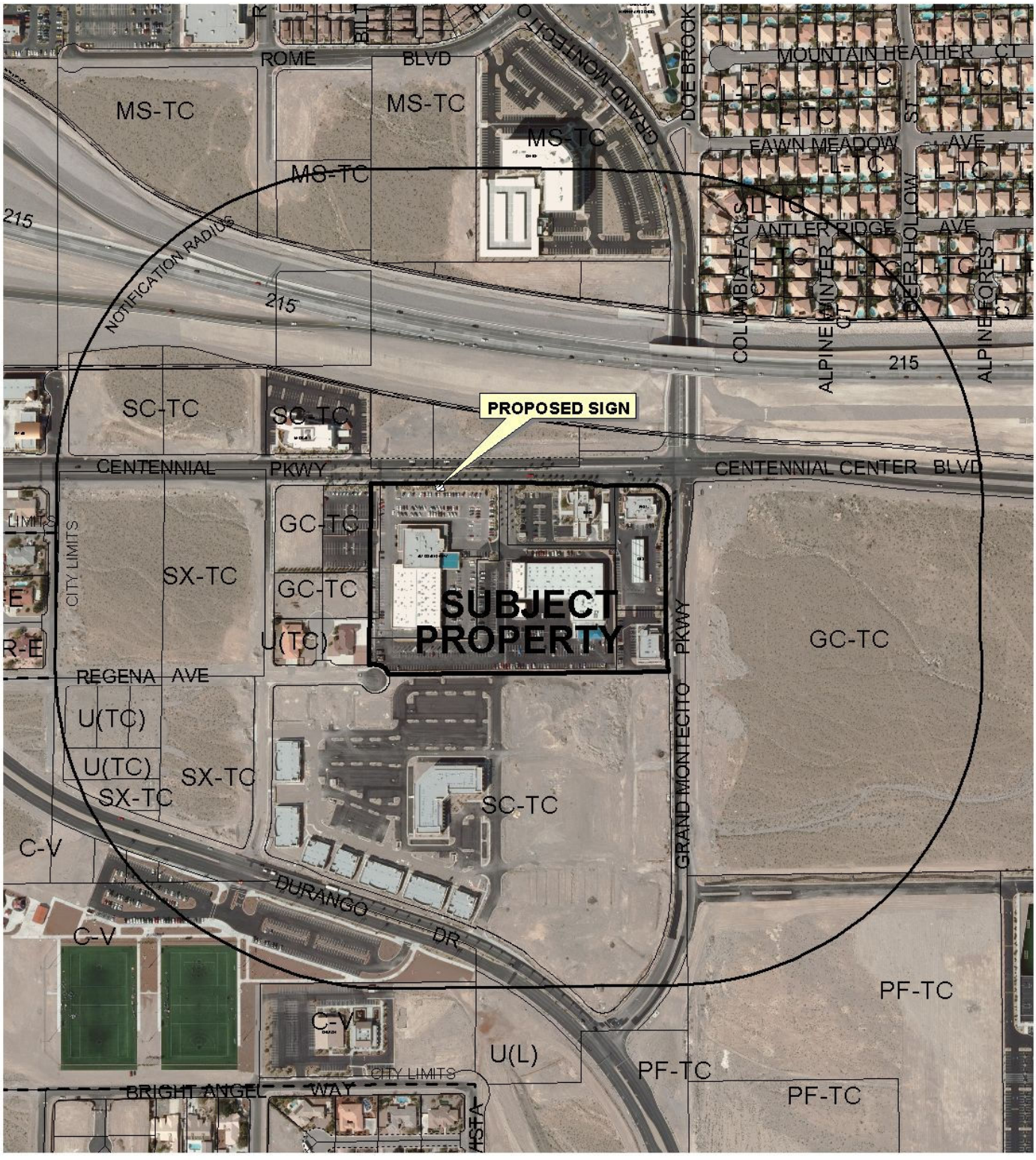
CASE: **SDR-43247**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone

[GC-TC (General Use Commercial) Town Center Land Use Designation]

N



0 300 600 Feet

CASE: **SDR-43247**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone

[GC-TC (General Use Commercial) Town Center Land Use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43247** APN: 125-29-510-019

Name of Property Owner: MARSH JIM AMERICAN CORPORATION

Name of Applicant: AKC SERVICES & FLUORESCO SIGN

Name of Representative: TONY ELDER

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: JIM MARSH

Subscribed and sworn before me

This 7TH day of SEPTEMBER, 20 11

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

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SEP 15 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 8555 W. CENTENNIAL PARKWAY

Project Name JIM MARSH AUTOMOTIVE **Proposed Use** _____

Assessor's Parcel #(s) 125-29-510-019 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER MARSH JIM AMERICAN CORP. **Contact** JIM MARSH

Address 8555 W. CENTENNIAL **Phone:** (702) 946-1000 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address _____

APPLICANT FLUORESCO SIGN **Contact** ELDON RIDING

Address 2778 POMONA BLVD **Phone:** (909) 592-0870 **Fax:** (909) 592-0493

City POMONA **State** CA **Zip** 91768

E-mail Address _____

REPRESENTATIVE AKC SERVICES INC **Contact** Kasey Clark/Tony Elder

Address 31681 Riverside Dr. Ste B **Phone:** (951) 471-8419 **Fax:** (866) 788-6196

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address _____

Property Owner Signature* _____

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

Print Name JIM MARSH

Subscribed and sworn before me

This 7TH day of SEPTEMBER, 20 11.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

FOR DEPARTMENT USE ONLY

Case #	SDR-43247
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Received:*	9-15-11
Received By:	JFmuell

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

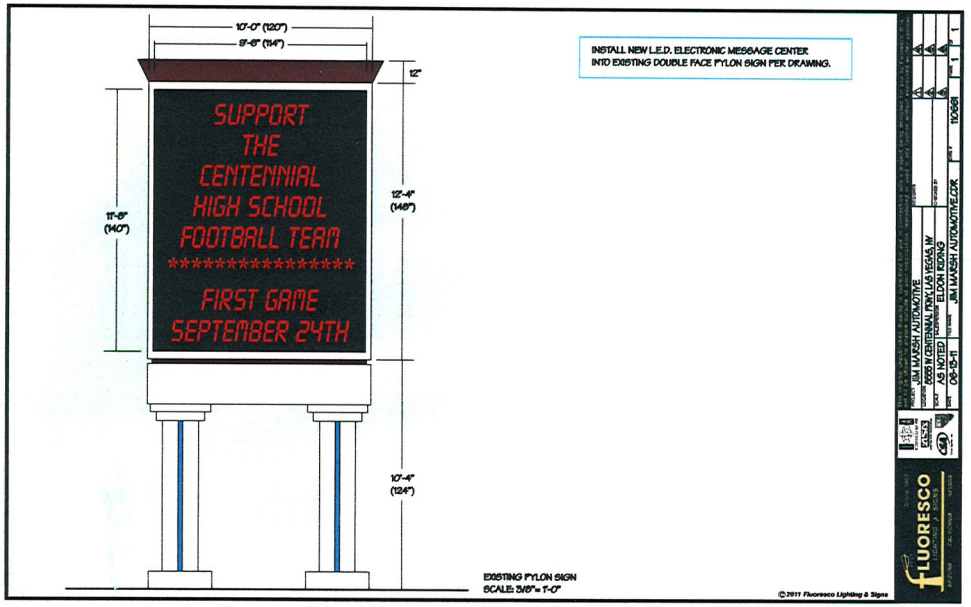
Revised 10/27/08

Existing Sign before alteration





Existing Sign after alteration



General Notes:
- Electronic Message Center (EMC) to be used for on site advertising only
- EMC will not advertise anything that is offsite, other than community events in which the owner **WILL NOT** derive revenue
- Local community events will not advertise ticket pricing
- EMC will not flash or blink
- Owner will adhere to all municipal code restrictions applicable to the operation of an EMC unit
- Height of sign will remain at 23'-8", no change
- Total sign area will not change
- Other than face, the design of the existing sign will not change

Scope of Work:
1) Remove existing sign faces from sign and demo.
2) Retrofit existing cabinet to accommodate new EMC unit.
3) Install one (1) new double face LED EMC unit @ 11'-8"h x 9'-6"w.

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SEP 15 2011
City of Las Vegas
Department of Planning

AKC Services, Inc.
Permit Specialist.
Corporate Office:
31681 Riverside Drive, Suite B
Lake Elsinore, CA 92530-7815
Serving:
United States - Nationwide
Canada - Nationwide
1-866-99-Permit
info@akcservices.net
www.akcservices.net

Drawing File: 106334

Date: 09/08/2011

Revisions:

Designer: CP

Disclaimer:
All ideas, plans, or arrangements indicated on this drawing are copyrighted and owned by AKC Services, Inc. and or its subsidiaries and shall not be reproduced, used by or disclosed to any persons, firm or corporation for any purpose whatsoever without written permission of AKC Services.

Contractor:
Fluoresco
2778 Pomona Blvd.
Pomona, CA 91768-3222
Phone 909-592-0870

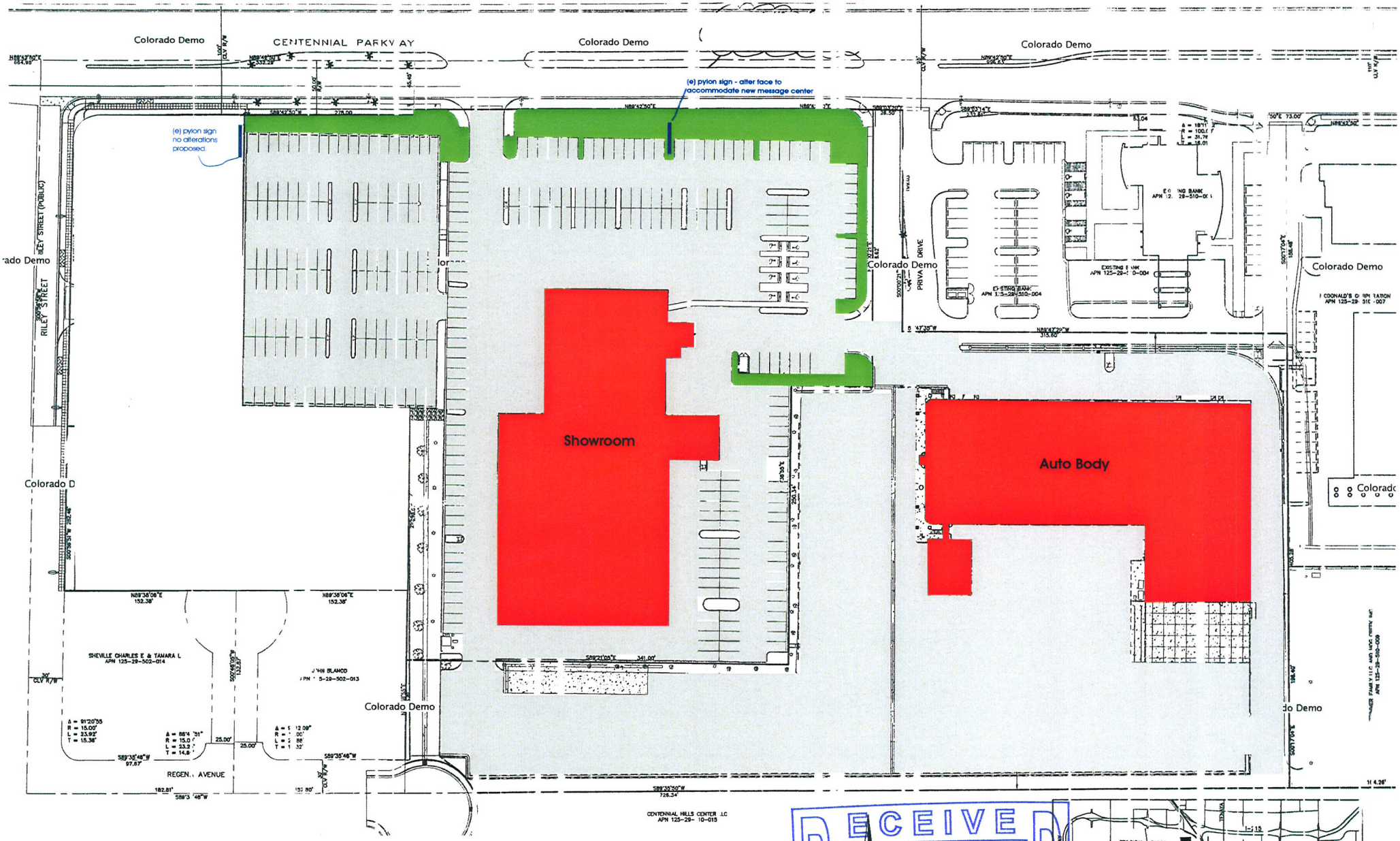
Property Owner:
Jim Marsh American Corp.
Jim Marsh
P.O. Box 42156
Las Vegas, NV 89116
Phone 702-946-1000

Site:
Jim Marsh Automotive
8555 West Centennial Pkwy
Las Vegas, NV 89149

APN(s): 128-29-510-019

Page: Sign Elevations

SDR-43247



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City of Las Vegas
Department of Planning

SDR-43247



SDR-43247 - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION
8555 WEST CENTENNIAL PARKWAY

09/29/11



SDR-43247 - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION
8555 WEST CENTENNIAL PARKWAY

09/29/11

SUZUKI
MAHINDRA

JIM MARSH AUTOMOTIVE

KIA
MITSUBISHI

August 5, 2011

City of Las Vegas
Sign Variance Division
333 N Rancho Dr
Las Vegas, NV 89106

RE: Sign Variance Request

Dear Variance Review Committee:

Jim Marsh Automotive has been a supportive and active member of the Las Vegas Business Community since 1971. During this time we have made an effort to be involved with the community by sponsoring various activities such as: Centennial High School events, homeowners meetings, blood drives, Boy Scouts of America, hockey club, art shows, and the Southern Nevada Garden Railroad Society.

We are at this time requesting an approval of a variance in the current sign ordinance that prevents the installation of an electronic message center, justification for this request is as follows:

- Enhance our ability to promote community events. We are committed to using this message center to promote the community at no charge to the sponsored organization.
- Enhance our ability to reach potential customers.
- Enhance our ability to compete with the other dealerships that already have electronic message centers installed. (Ed Bozarth Chevrolet just down the street from us on Ann Rd).

We appreciate your consideration on this request and look forward to your favorable response. Please contact us if additional information is needed.

Sincerely,

Jim Marsh
President
Jim Marsh Automotive

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SEP 15 2011
City of Las Vegas
Department of Planning

8555 W. Centennial Parkway · Las Vegas, NV 89149
(702) 946-1000

SDR-43247

City of Las Vegas Agenda Item No.: **36.**

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

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

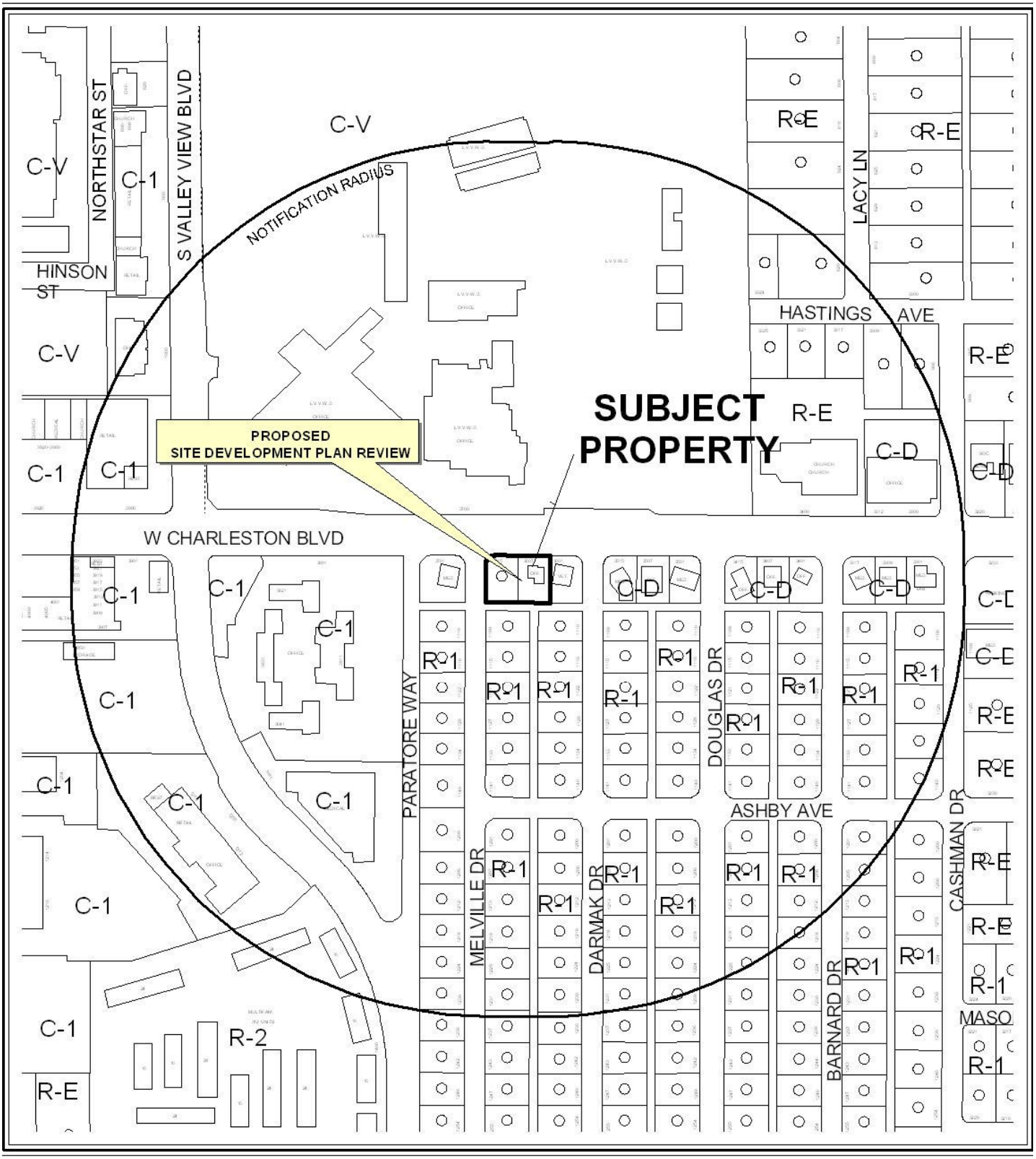
SUBJECT:
SDR-43290 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHELO, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 13-FOOT TALL, 1,007 SQUARE-FOOT SINGLE-STORY RESIDENCE TO AN OFFICE WITH A WAIVER TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 0.40 acres at 3607 and 3615 West Charleston Boulevard (APN 162-05-110-014 and 015), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SDR-43290**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N



0 300 600 Feet

CASE: **SDR-43290**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43290 APN: 162-05 710 - 014

Name of Property Owner: CHELO LLC

Name of Applicant: CALEB BROOKS, MANAGER

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: _____

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SEP 20 2011
City of Las Vegas

Signature of Property Owner: _____, MANAGER

Print Name: CALEB BROOKS, MANAGER

Subscribed and sworn before me

This 15TH day of SEPT, 2011

Toni McDonald
Notary Public in and for said County and State

TONI MCDONALD
NOTARY PUBLIC
STATE OF NEVADA
DATE APPOINTMENT EXP: 01-29-2012
CERTIFICATE NO: 00-12657-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 3615 WEST CHARLESTON BLVD. LV, NV 89102

Project Name _____ **Proposed Use** PSYCHIATRIC/COUNSELING

Assessor's Parcel #(s) 162-05-110-014 **Ward #** 1 - TARKANIAN

General Plan: existing O proposed NO CHANGE **Zoning:** existing C-D proposed NO CHANGE

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

Gross Acres 0.20 **Lots/Units** _____ **Density** _____

Additional Information _____

_____

PROPERTY OWNER CHELO LLC **Contact** CALEB BROOKS, MANAGER

Address 2700 ASHBY AVE. **Phone:** 769-4865 **Fax:** 508-9461

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address REVCALEB@HOTMAIL.COM

APPLICANT CALEB BROOKS, MANAGER **Contact** _____

Address 2700 ASHBY AVE. **Phone:** 769-4865 **Fax:** 508-9461

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____, MANAGER

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

Print Name CALEB BROOKS, MANAGER

Subscribed and sworn before me

This 15th day of SEPTEMBER, 20 11.

Toni McDonald

Notary Public in and for said County and State

TONI MCDONALD
NOTARY PUBLIC
STATE OF NEVADA
DATE APPOINTMENT EXP: 01-29-2012
CERTIFICATE NO: 00-12657-1

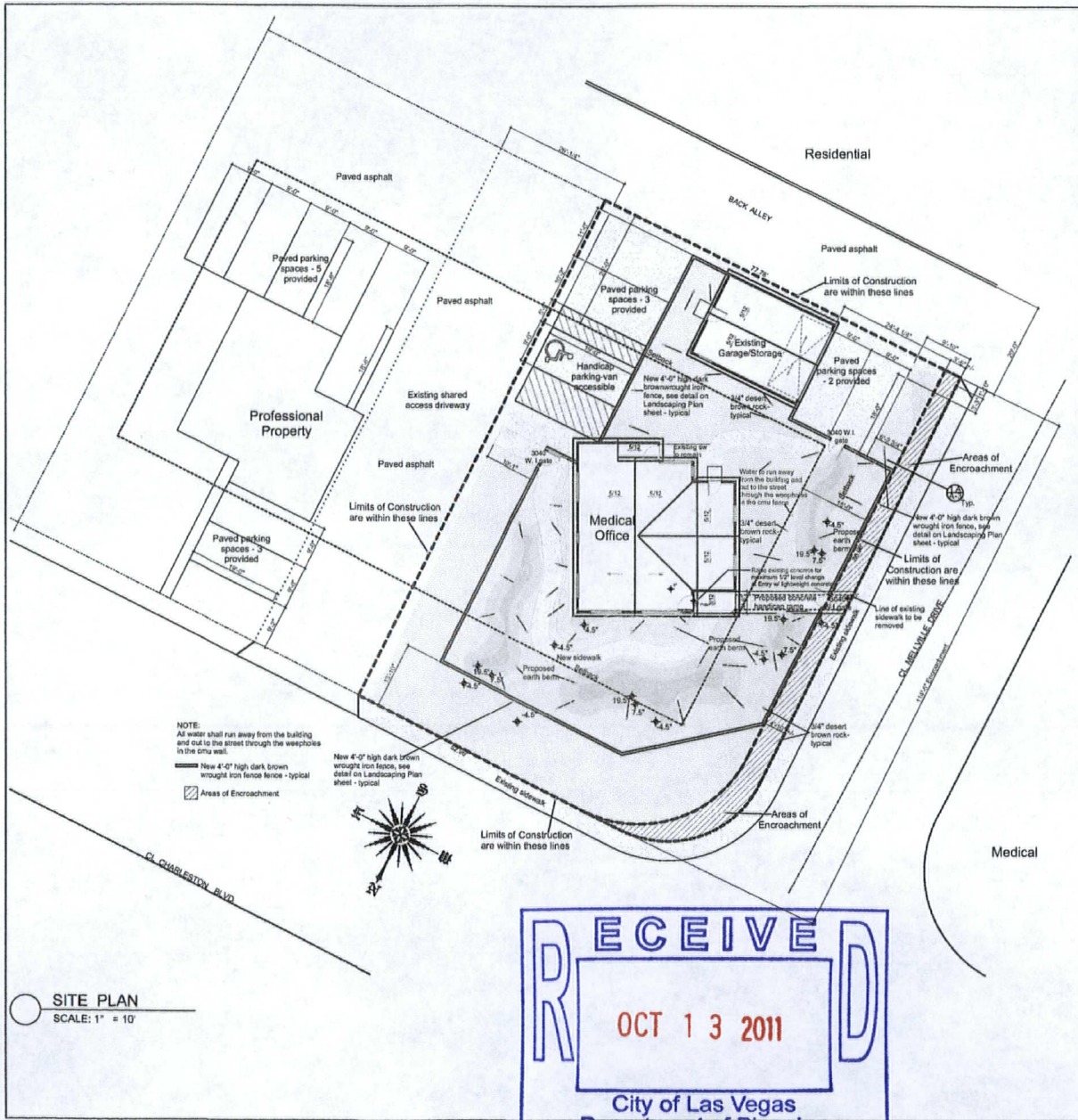
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-43290
Meeting Date:	11-8-11
Total Fee:	$1030.00
Date Received:*	9-20-11
Received By:	JFM

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

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



SITE PLAN
SCALE: 1" = 10'

CODE ANALYSIS

ANALYSIS ITEMS & CODE REFERENCE

1. Occupancy Classification : B
   I.B.C. Chapter 3
2. Type of Construction : V-B
   I.B.C. Chapter 6, Sections 601, 602, & Table 601
3. Fire Sprinklers : No
   I.B.C. Chapter 9, Section 903
4. Height - Actual : 15'-0" Allowable : 40'-0"
   I.B.C. Chapter 5, Sections 503, 504, & Table 503
5. Stories - Actual : 1 Allowable : 2
   I.B.C. Chapter 5, Sections 503, 504, & Table 503
6. Area - Actual : 1,007 SF Allowable : 9,000 SF
   I.B.C. Chapters 5 & 9, Sections 503, 506.3, 903.3 & Table 503
7. Occupant Load :
   I.B.C. Chapter 10, Section 1004 & Table 1004.1.1
   Therapy Area - 261 SF/100 = 2.61
   Break Room Areas - 107 SF/200 = .54
   Storage/Equip./Mech. Areas-328 SF/300 = 1.09
   Waiting Room Area - 219 SF/15 = 14.6
   Receptionist Area - 92 SF/100 = .92
   Total Occupant Load 19.76..= 20
8. Exits - Required : 1 Provided : 2
   I.B.C. Chapter 10, Section 1015 & Table 1015.1
9. Required fire resistance of exterior walls and protection of openings due to location on property : N/A
   I.B.C. Chapter 6, 7, & 14, Tables 601 & 602, Sections 704 & 1406
10. Fire resistive construction requirements : N/A
    I.B.C. Chapter 7, Table 720
11. Special inspection(s) required : N/A
    I.B.C. Chapter 17, Section 1704
12. Code Year/Type : 2006 I.B.C., 2006 U.P.C., 2006 U.M.C., 2005 N.E.C.

BUSINESS DESCRIPTION OF OPERATION

This location is being used for Psychological Therapy. There will be two therapy rooms for the doctor to see the patients.

PROPERTY BOUNDARY DESCRIPTION

WESTLEIGH TRACT # 1
PLAT BOOK 3, PAGE 11
LOT 14, BLOCK 4
SEC 05 TWP 21 RNG 61

ASSESSOR'S ID NUMBER

162-05-110-014

OWNER OF RECORD

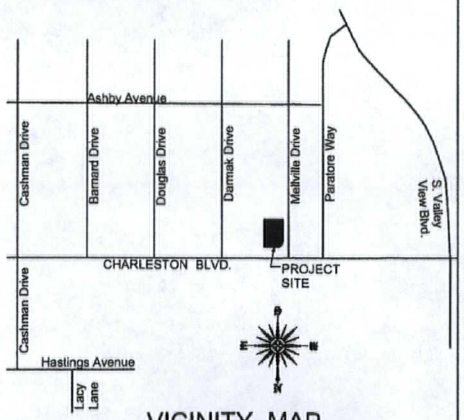
CHELO L.L.C.
2700 ASHBY LANE
LAS VEGAS, NEVADA 89102

PROPERTY ADDRESS

3615 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102

SCOPE OF WORK

1. All existing windows shall be removed and replaced with dual glazed energy efficient windows with a maximum U value of .40 and a maximum S.H.G.C. of .40.
2. Remove existing sidewalks and provide new sidewalks, paved parking spaces, earth berms, and landscaping.
3. Replace the existing Entry door with a new door.



VICINITY MAP

SCHEDULE OF DRAWINGS	
SHEET #	DESCRIPTION OF WORK
A-1	Cover Sheet / Existing Site Plan
A-2	Proposed Site Plan
A-3	Proposed Lanscaping Plan
A-4	General Notes
A-5	Existing Floor Plan and Proposed Floor Plan
A-6	Existing Building Elevations
A-7	Proposed Building Elevations
A-8	Existing Garage Elevations, Colored Elevations

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City of Las Vegas
Department of Planning

REVISIONS	BY
10/12/11	CTK

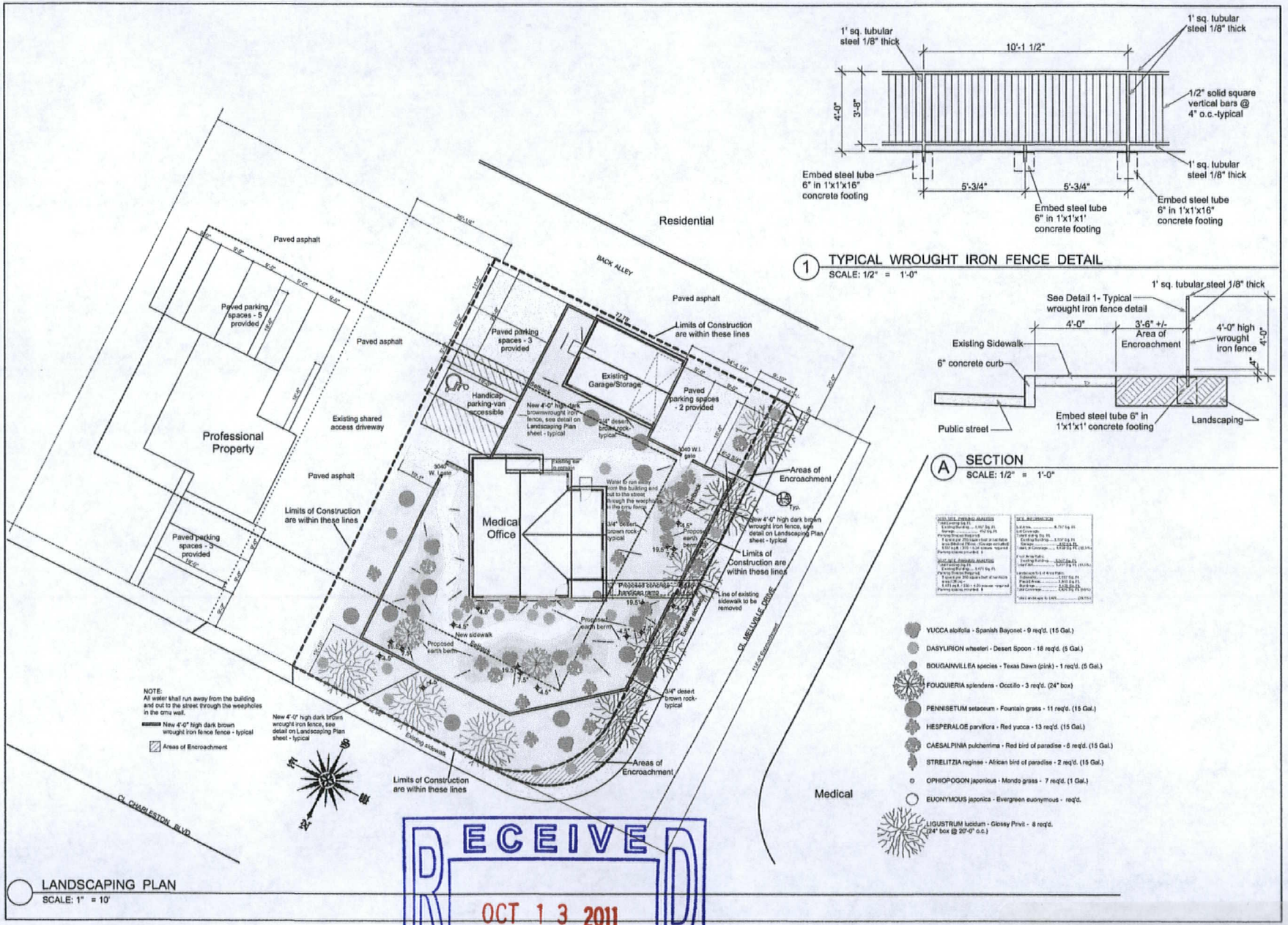
COVER SHEET / EXISTING SITE PLAN

The Architect's Studio
Christopher T. Kouratas - Architect
3312 Burritt Way La Crescenta, CA. 91214
Phone # (702) 461-1820

Remodel For:
CALEB AND SHAILY BROOKS
3615 W Charleston Blvd.
Las Vegas, Nevada 89102

Date: 8/15/11
Scale:
Drawn By: CTK
Job # :
Sheet # :
A-1

SDR-43290
REVISED



LANDSCAPING PLAN
SCALE: 1" = 10'

1 TYPICAL WROUGHT IRON FENCE DETAIL
SCALE: 1/2" = 1'-0"

A SECTION
SCALE: 1/2" = 1'-0"

YUCCA aloifolia - Spanish Bayonet - 9 req'd. (15 Gal.)
DASYLIRION wheeleri - Desert Spoon - 18 req'd. (5 Gal.)
BOUGAINVILLEA species - Texas Dawn (pink) - 1 req'd. (5 Gal.)
FOUQUIERIA splendens - Ocotillo - 3 req'd. (24" box)
PENNISETUM setaceum - Fountain grass - 11 req'd. (15 Gal.)
HESPERALOE parviflora - Red yucca - 13 req'd. (15 Gal.)
CAESALPINIA pulcherrima - Red bird of paradise - 8 req'd. (15 Gal.)
STRELITZIA reginae - African bird of paradise - 2 req'd. (15 Gal.)
OPHIOPOGON japonicus - Mondo grass - 7 req'd. (1 Gal.)
EUONYMOUS japonica - Evergreen euonymous - req'd.
LIGUSTRUM lucidum - Glossy Privit - 8 req'd. (24" box @ 20'-0" o.c.)

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City of Las Vegas
Department of Planning

REVISIONS	BY
10/12/11	CTK

PROPOSED LANDSCAPING PLAN

The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burnt Way La Crescenta, CA. 91214
Phone # (702) 461-1820

Remodel For:
CALEB AND SHAILY BROOKS
3615 W Charleston Blvd.
Las Vegas, Nevada 89102

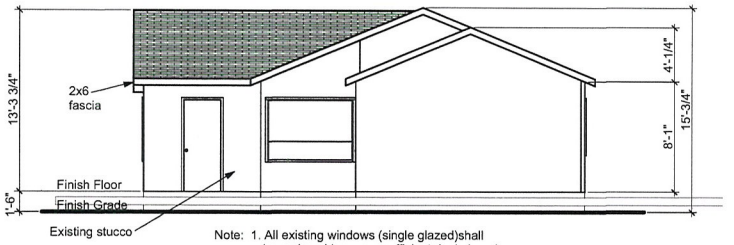
Date: 8/15/11
Scale:
Drawn By: CTK
Job #:
Sheet #: A-3

SDR-43290
REVISED



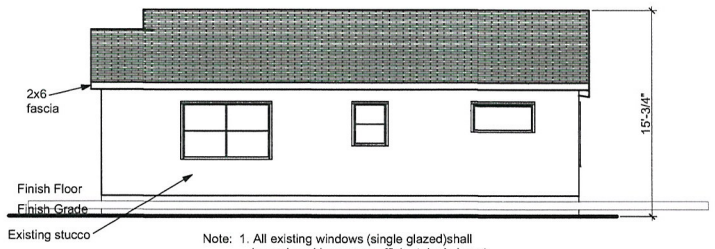
Note: 1. All existing windows (single glazed)shall be replaced by energy efficient dual glazed windows with a maximum S.H.G.C. of .4 and a maximum U value of .4.
2. The exterior finish of the building is stucco.

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



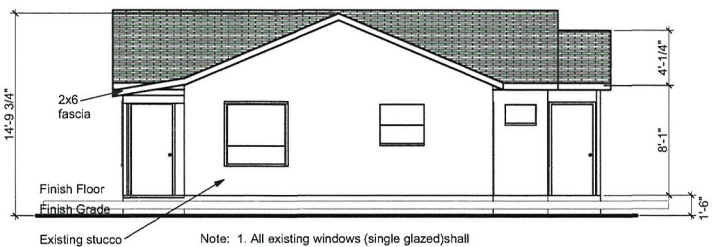
Note: 1. All existing windows (single glazed)shall be replaced by energy efficient dual glazed windows with a maximum S.H.G.C. of .4 and a maximum U value of .4.
2. The exterior finish of the building is stucco.

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



Note: 1. All existing windows (single glazed)shall be replaced by energy efficient dual glazed windows with a maximum S.H.G.C. of .4 and a maximum U value of .4.
2. The exterior finish of the building is stucco.

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



Note: 1. All existing windows (single glazed)shall be replaced by energy efficient dual glazed windows with a maximum S.H.G.C. of .4 and a maximum U value of .4.
2. The exterior finish of the building is stucco.

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

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City of Las Vegas

SDR-43290

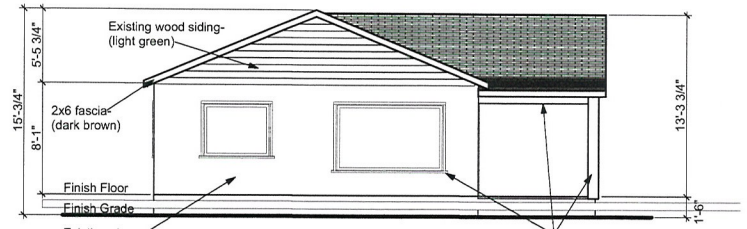
REVISIONS	BY
	CTK

EXISTING ELEVATIONS

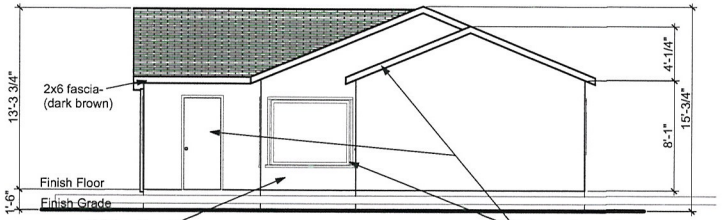
The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burrill Way
La Crescenta, CA. 91214
Phone # (702) 461-1820

Remodel For:
CALEB AND SHAILY BROOKS
3615 W Charleston Blvd.
Las Vegas, Nevada 89102

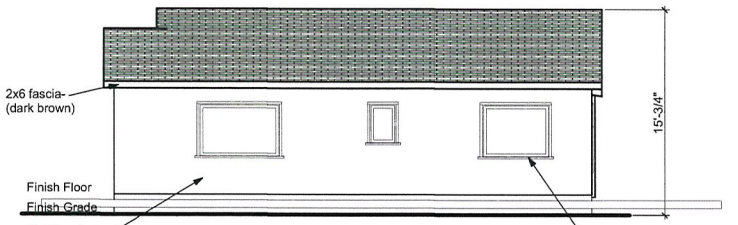
Date:	8/15/11
Scale:	
Drawn By:	CTK
Job # :	
Sheet # :	A-



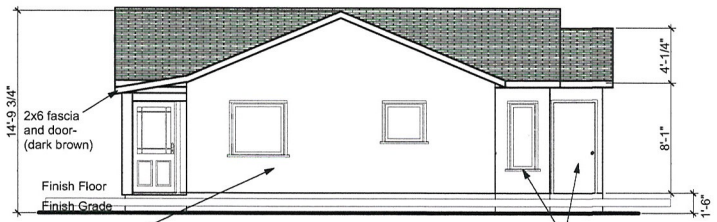
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

REVISIONS	BY
	CTK

PROPOSED ELEVATIONS

The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burnlt Way La Crescenta, CA 91214
Phone # (702) 461-1820

Remodel For:
CALEB AND SHAILY BROOKS
3615 W Charleston Blvd.
Las Vegas, Nevada 89102

Date: 8/15/11
Scale:
Drawn By: CTK
Job # :
Sheet # :
A-

SDR-43290

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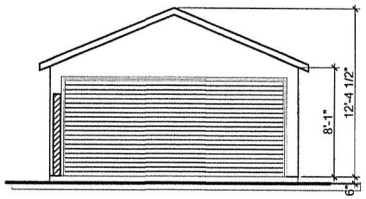
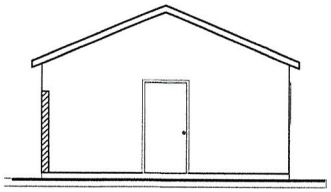
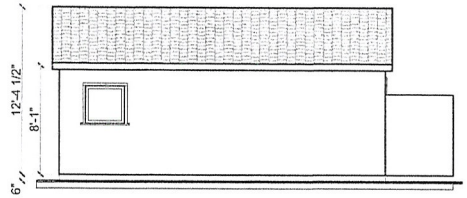
SEP 20 2011
City of Las Vegas



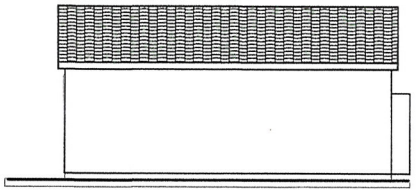
GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



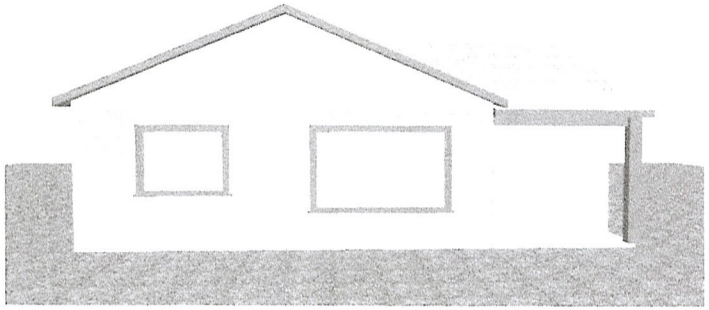
GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



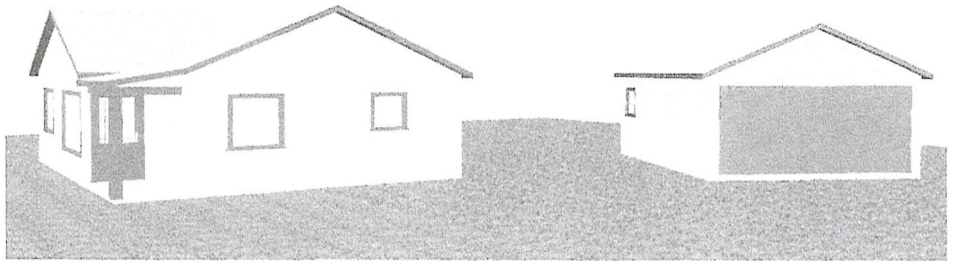
GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



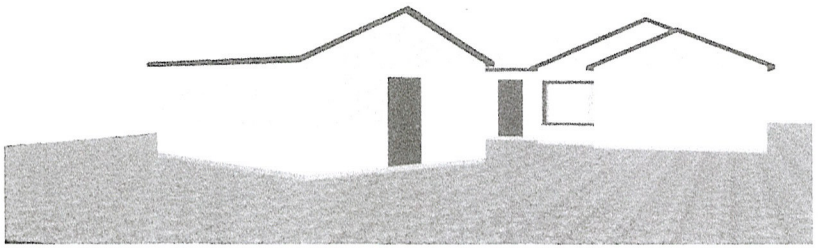
GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



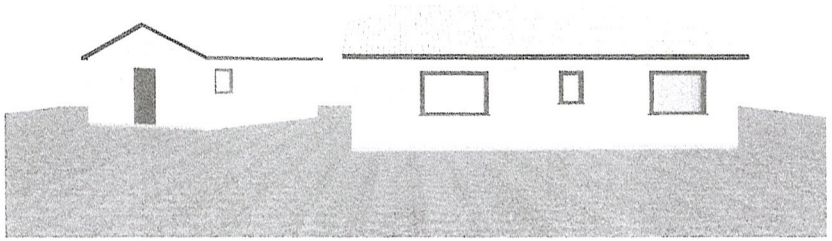
NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION



EAST ELEVATION

REVISIONS	BY
	CTK

GARAGE ELEVATIONS

The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burnit Way La Crescenta, CA. 91214
Phone # (702) 461-1820

Remodel For:
CALEB AND SHAILY BROOKS
3615 W Charleston Blvd.
Las Vegas, Nevada 89102

Date:	8/15/11
Scale:	
Drawn By:	CTK
Job # :	
Sheet # :	A-

SDR-43290

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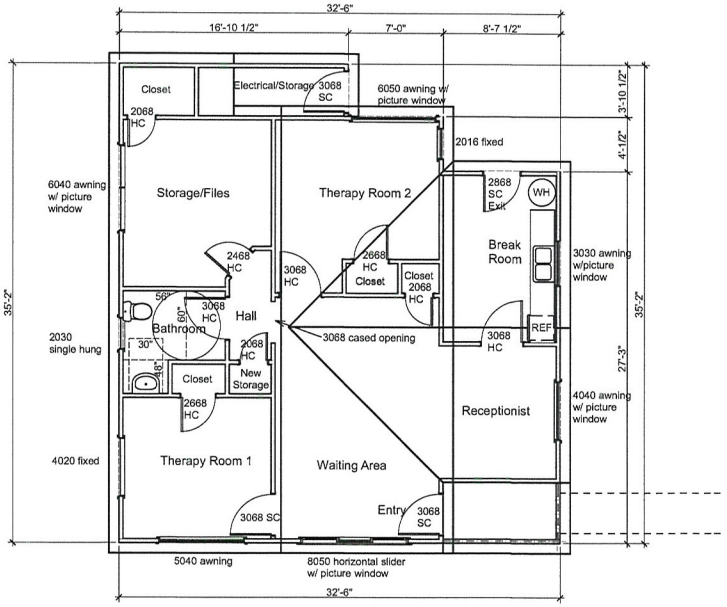
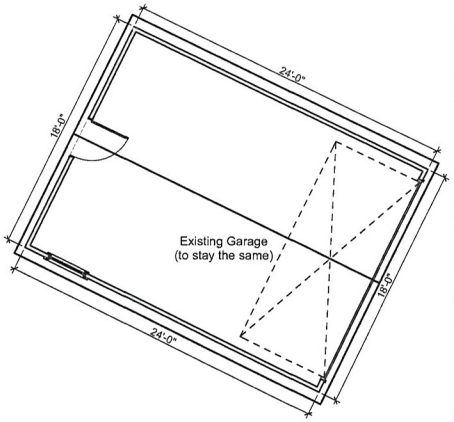
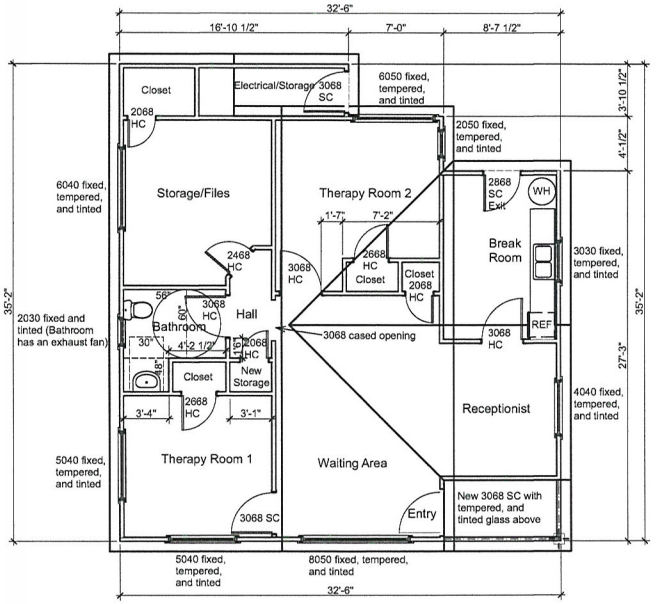


EXISTING FLOOR PLAN - 1,007 Sq. Ft.

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

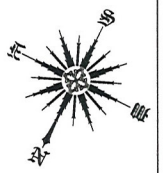






PROPOSED FLOOR PLAN - 1,007 Sq. Ft.; Garage - 432 Sq. Ft. (additional)

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



Wall Legend

Existing 2x4 walls to remain

NOTES:

1. The only difference between the Existing Floor Plan and the Proposed Floor Plan is the window changes and the new front door in the perimeter walls.
2. All relocated, replaced, or new windows shall be dual glazed with a U value and a S.H.G.C. of .40 (maximum).

REVISIONS	BY
	CTK

EXISTING AND PROPOSED FLOOR PLANS

The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burrill Way La Crescenta, CA. 91214
Phone # (702) 461-1820

Remodel For:
CALEB AND SHAILY BROOKS
3615 W Charleston Blvd.
Las Vegas, Nevada 89102

Date: 8/15/11
Scale:
Drawn By: CTK
Job # :
Sheet # :
A-

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SDR-43290

SDR 43290
Chelo, LLC

3615 W. Charleston Boulevard

Proposed 1.007 square foot conversion of an existing house to an office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.007	11.01	11
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.007	11.01	1
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	39,125
PM Peak Hour (heaviest 60 minutes)	3130

Valley View Boulevard	
Average Daily Traffic (ADT)	23,538
PM Peak Hour (heaviest 60 minutes)	1,883

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Charleston Boulevard	51,800
Valley View Boulevard	34,500

This conversion is expected to add 1 additional trip per day on Charleston Blvd., Valley View Blvd. and Melville Dr. Currently, Charleston is at about 76 percent of capacity and Valley View is at about 68 percent of capacity. This project is not expected to significantly change these capacities. Counts are not available for Melville Dr. but it is believed to be under capacity.

Based on Peak Hour use, this conversion will add 1 additional car into the area in the peak hour, or about one every sixty minutes.

Note that this report assumes all traffic from this development uses all named streets.



SDR-43290 - APPLICANT/OWNER: CHELO, LLC
3607 AND 3615 WEST CHARLESTON BOULEVARD

09/29/11



SDR-43290 - APPLICANT/OWNER: CHELO, LLC
3607 AND 3615 WEST CHARLESTON BOULEVARD

09/29/11

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 15th 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 15th of September.

We look forward to the November 8th 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

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SDR-43290

City of Las Vegas Agenda Item No.: **37.**

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

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

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **38.**

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

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

SUBJECT:
DIR-43389 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to approve the 2012 Planning Commission Meeting schedule and revise the 2011 Planning Commission schedule. Staff recommends APPROVAL.

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. DRAFT 2012 Planning Commission Meeting Schedule
2. REVISED 2011 Planning Commission Meeting Schedule

DEPARTMENT OF PLANNING

2012
PLANNING COMMISSION MEETING SCHEDULE

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission 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

*** GPA CYCLES**

DRAFTED 09.27.11

DRAFT

City of Las Vegas Agenda Item No.: **39.**

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

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

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **40.**

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

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

SUBJECT:
TXT-43411 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by adding the term, description, definition and requirements of the "Community Garden" use and by allowing the use as a conditional use in all residential zoning districts and as a permitted use in all commercial zoning districts. Staff recommends

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **41.**

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

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

SUBJECT:
TXT-43463 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend Title 19 to establish boundaries and standards for a Supergraphic Signage Overlay District specific to government properties. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **42.**

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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