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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends DENIAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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. Staff recommends APPROVAL.

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

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. Staff recommends APPROVAL.

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. Staff has NO RECOMMENDATION.

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**

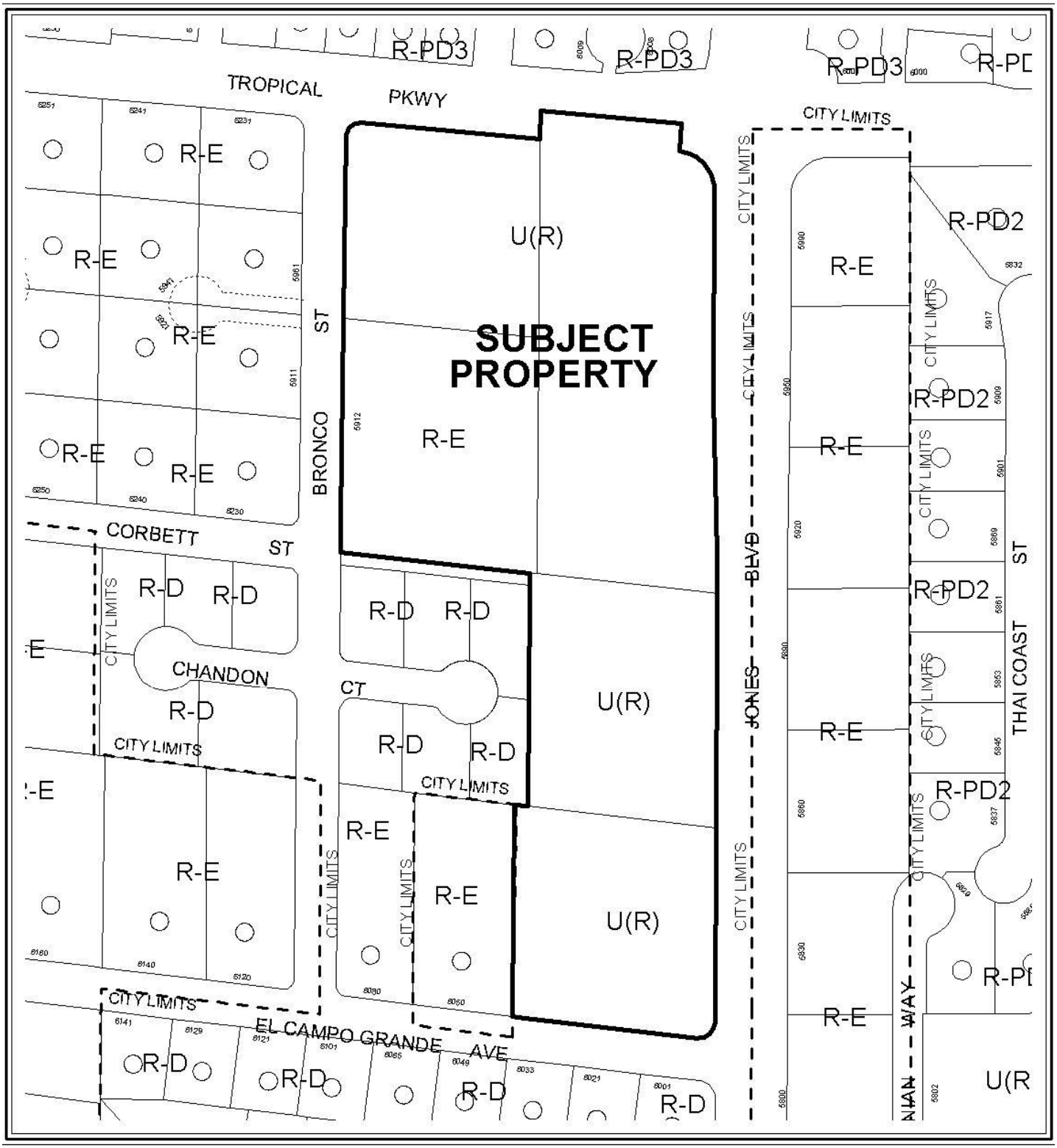
SUBJECT:
TMP-43317 - TENTATIVE MAP - TROPICAL JONES - APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - For possible action on a request for a Tentative Map FOR A 49-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-43317	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-43317 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6929) and Waiver (WVR-6931).

3. All proposed fences and walls shall comply with Title 19.06.040(H) design standards for height and contrasting decorative material requirements.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. 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.

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

Public Works

7. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".

8. Construct public sewer in Bronco Street at a size, depth, and location acceptable to the Sanitary Sewer Planning Division of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

9. All existing public easements on the Corbett Street alignment granted or reserved by recorded documents 20060822:03175 and 20060822:03177 shall be shown and labeled on the Final Map for this site.

10. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.

11. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

13. Site development to comply with all applicable conditions of approval for ZON-6928, SDR-6929 and all other applicable site-related actions.

14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The is a request for a Tentative Map for a proposed 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. This map replaces an expired Tentative map (TMP-23570) for a 49-lot single family development approved on this property in 2007. Staff recommends approval, with conditions. If denied, a new Tentative Map application will need to be submitted for review and approval before building permits can be obtained.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/01/02	The City Council approved a petition to Annex (A-0051-01) for property generally located on the southeast corner of Bronco Street and Tropical Parkway. Also, the City Council approved a petition to Annex (A-0052-01) property generally located on the northeast corner of Bronco Street and Corbett Lane. The Planning Commission and staff recommended approval. The effective date of the annexation was 05/10/02.
04/02/03	The City Council approved a request for a Rezoning (ZON-1714) from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units Per Acre) and a Site Development Plan Review (SDR-1715) for a proposed 7-lot single family residential development on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street. The Planning Commission and staff recommended approval.
04/10/03	The Planning Commission approved a request for a Tentative Map (TMP-1901) for a 7-lot single-family residential subdivision on 4.72 acres adjacent to the southeast corner of Bronco Way and Tropical Parkway. Staff recommended approval.
06/01/05	The City Council approved a petition to Annex (ANX-6042) property generally located on the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. The Planning Commission and staff recommended approval. The effective date of the annexation was 06/10/05.

09/07/05	The City Council approved a request for a Rezoning (ZON-6928) from R-PD2 (Residential Planned Development - 2 Units per Acre) to R-PD3 (Residential Planned Development - 3 Units per Acre); Variance (VAR-6930) to allow zero open space where 32,369 square feet is required for a proposed single family residential development; Waiver (WVR-6931) of Title 18.12.160 to allow approximately 176 feet between street intersections where 220 feet is the minimum distance separation required; and a Site Development Plan Review (SDR-6929) for a 49 lot single family residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. The Planning Commission recommended approval, but staff recommended denial on 07/14/05.
09/22/05	The Planning Commission approved a Tentative Map (TMP-8628) Request for a Tentative Map for a 50-lot single family residential subdivision on 14.29 acres adjacent to the west of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. Staff recommended approval of the request.
07/12/06	The City Council approved a Review of Condition (ROC-13865) of Condition Number 4 of an approved Rezoning (ZON-6928) to allow construction of Rural Street improvements where Urban Half street improvements were required for a proposed residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval of the request. Staff recommended approval.
07/12/06	A Final Map (FMP-15079) was submitted. The Final Map expired on 7/22/09 without being recorded.
09/19/07	The City Council approved a request for an Extension of Time (EOT-23578) of an approved rezoning (ZON-6928) which expired 09/07/2007, From: R-PD2 (Residential Planned Development - 2 Units per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre), and a second Extension of Time (EOT-23573) of an approved Variance (VAR-6930) which expired 09/07/2007, to allow zero open space for a proposed single family residential development on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.
10/25/07	The City Council approved a Tentative Map (TMP-23570) Request for a Tentative Map for a 49 lot single family residential subdivision on 14.29 acres adjacent to the west of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. Staff recommended approval of the request. It expired on 10/25/11.

09/02/09	The City Council approved a request for an Extension of Time (EOT-35274) of a previously approved Site Development Plan Review (SDR-6929) for a 50-lot Single Family Residential Subdivision and an Extension of Time (EOT-35276) of a previously approved Rezoning (ZON-6928) from R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.
10/05/11	The City Council approved a request for an Extension of Time (42929) of a previously approved Variance (VAR-6930) to allow zero feet of open space where 32,369 square feet is required for a proposed single family residential development adjacent to the southwest corner of Jones Boulevard and Tropical. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-42930) of a previously approved Rezoning (ZON-6928) from R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 14.29 ACRES adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-42931) of a previously approved Site Development Plan Review (SDR-6929) for a 50-lot single family residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.

Most Recent Change of Ownership	
12/29/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No permits have been issued.

Pre-Application Meeting	
09/06/11	Staff met with the applicant and reviewed the requirements for a Tentative Map application. The application would be contingent on the City Council approving Extension of Time applications (EOT-42929, EOT-42930 and EOT-42931) on October 5, 2011.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

YK

Field Check	
09/29/11	Staff visited the site and found a large vacant lot that had a chain-link fence around it. The lot was over grown with weeds and had several piles of dirt dumped on it.

Details of Application Request	
Site Area	
Net Acres	14.29

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Single Family, Detached	R (Rural Density Residential)	R-D(Single Family Residential – Restricted)
East	Undeveloped	R (Rural Density Residential)	R-E(Rural Estates – Clark County)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Jones Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Tropical Parkway	Secondary Collector	Master Plan of Streets and Highways	80	Y
El Campo Grande Avenue	N/A	N/A	60	N/A
Bronco Street	N/A	N/A	60	N/A

ANALYSIS

This is 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. Access to the site is from North Jones Boulevard. Thirty-seven foot wide private drives provide internal circulation and access to individual lots within the site. No retaining walls are shown and none of the perimeter screen walls shown on the Tentative Map are greater than six feet in height. A condition has been added that all walls shall meet Title 19.06 development standards.

The following specific conditions were approved with Site Development Plan Review (SDR-6929):

1. All homes shall be limited to single story;
2. Lots must be a minimum of 6,500 square feet; and
3. Lots that back to Bronco Street shall be a minimum of 10,000 square feet.

All of these conditions are being met; therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

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:	

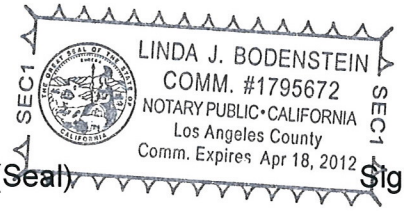
RECEIVED
SEP 21 2011
City of Las Vegas
Department of Planning

*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

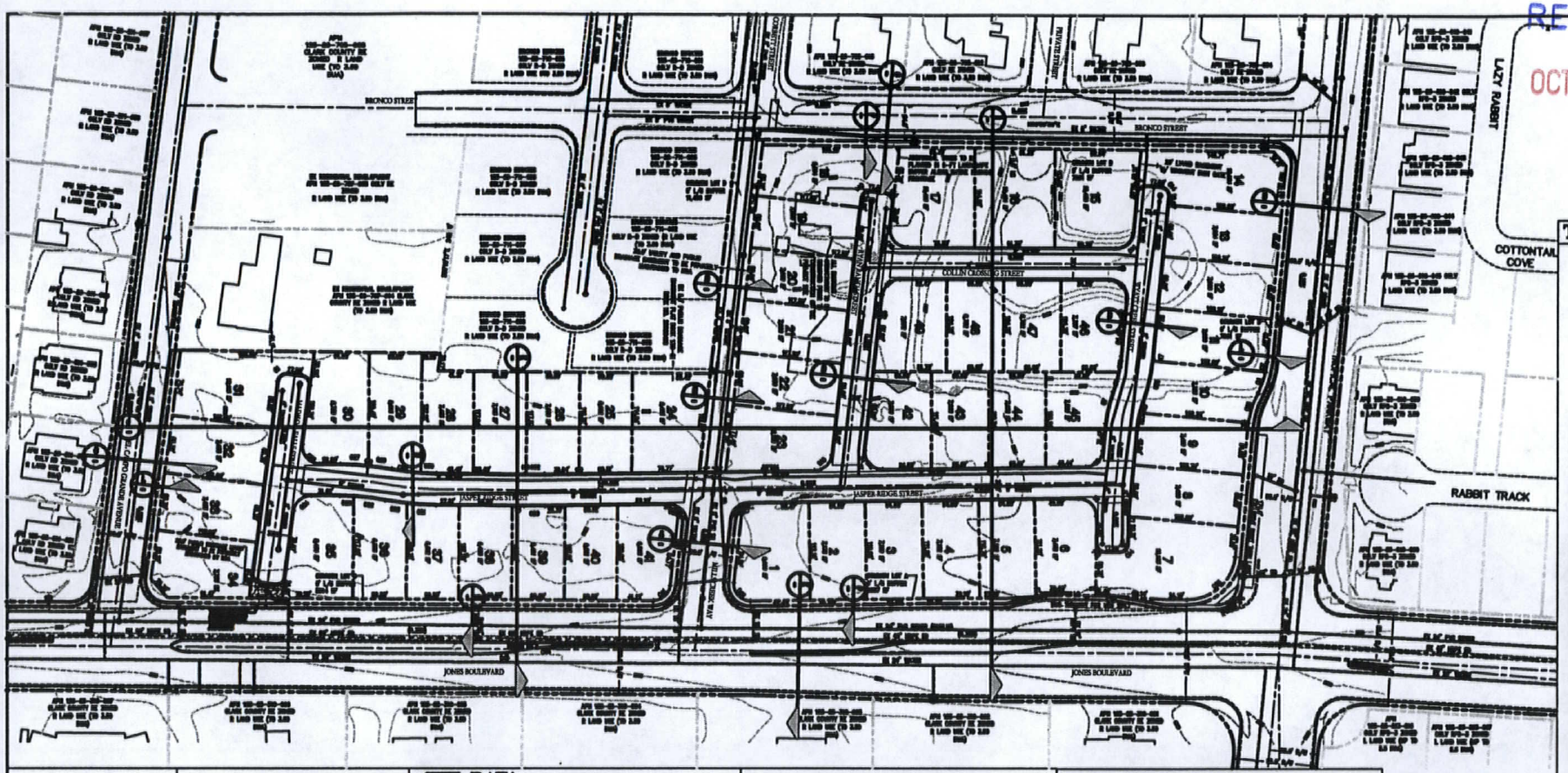
State of California
County of Los Angeles

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

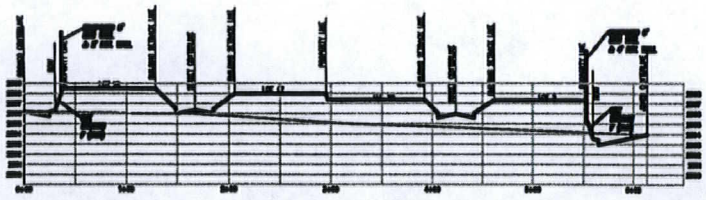
REVISIONS

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

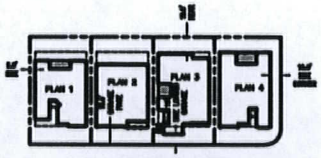
Call Two Working Days Before You Dig!

TMP-43317

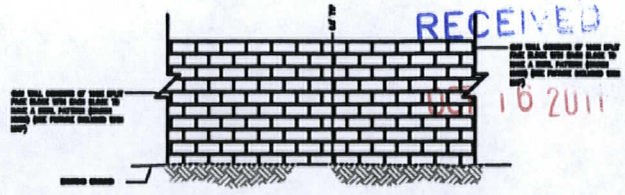
REVISED



SECTION I

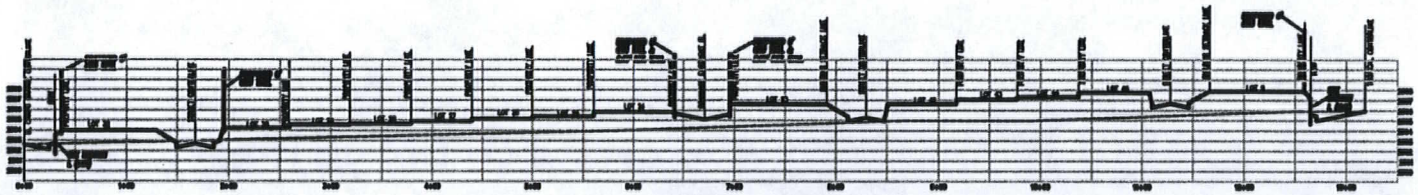


TYPICAL LOT SETBACKS

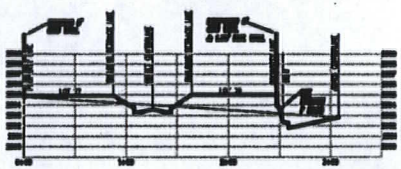


PERIMETER DECORATIVE BLOCK WALL SECTION

RECEIVED
OCT 16 2011



SECTION J



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**

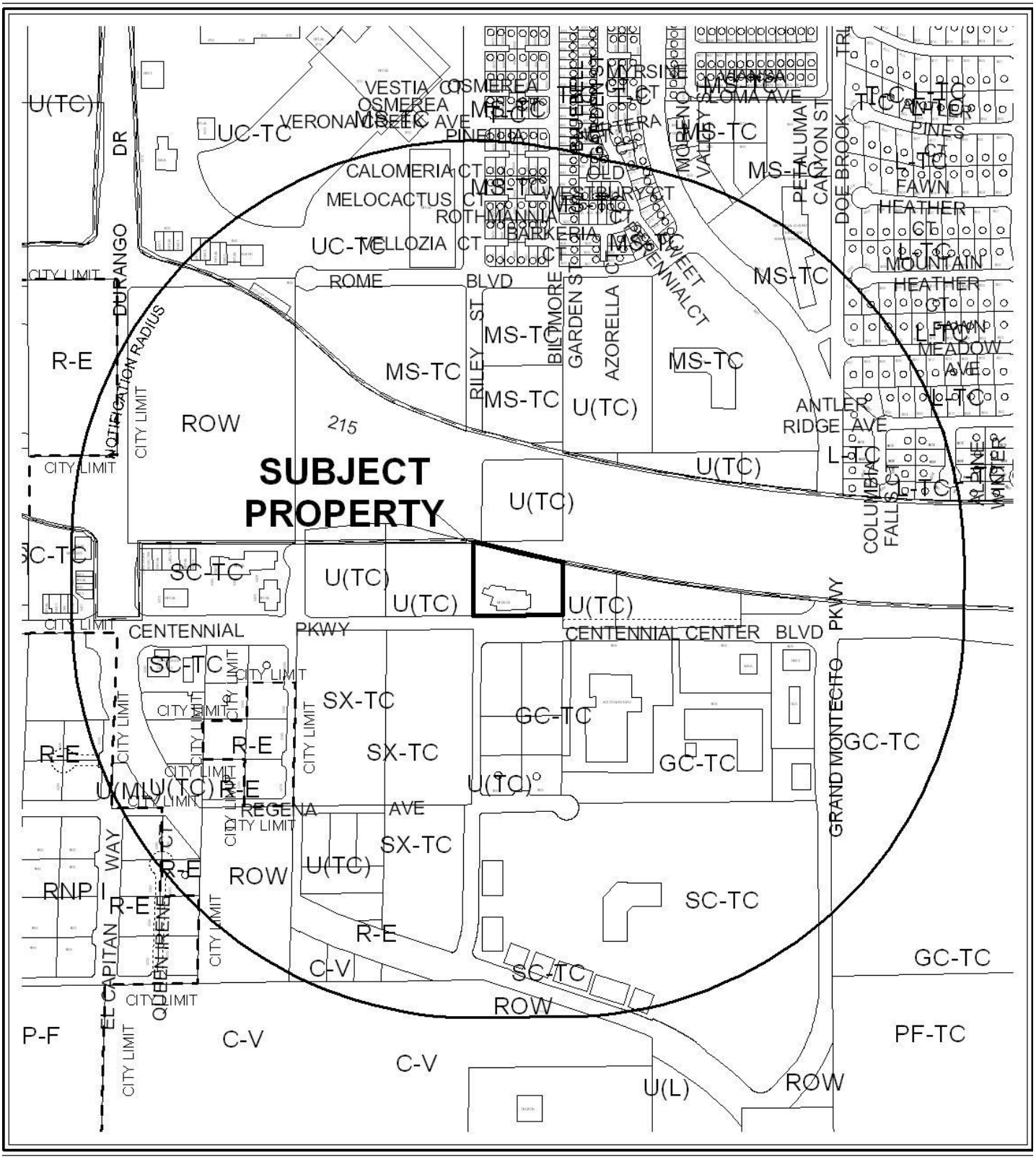
SUBJECT:
MSP-43340 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC - For possible action on a request for a Major Amendment to a previously approved Master Sign Plan (ARC-22117) FOR A COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER SIGN STANDARDS on 1.79 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.**	**1**
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
6. Support Postcard



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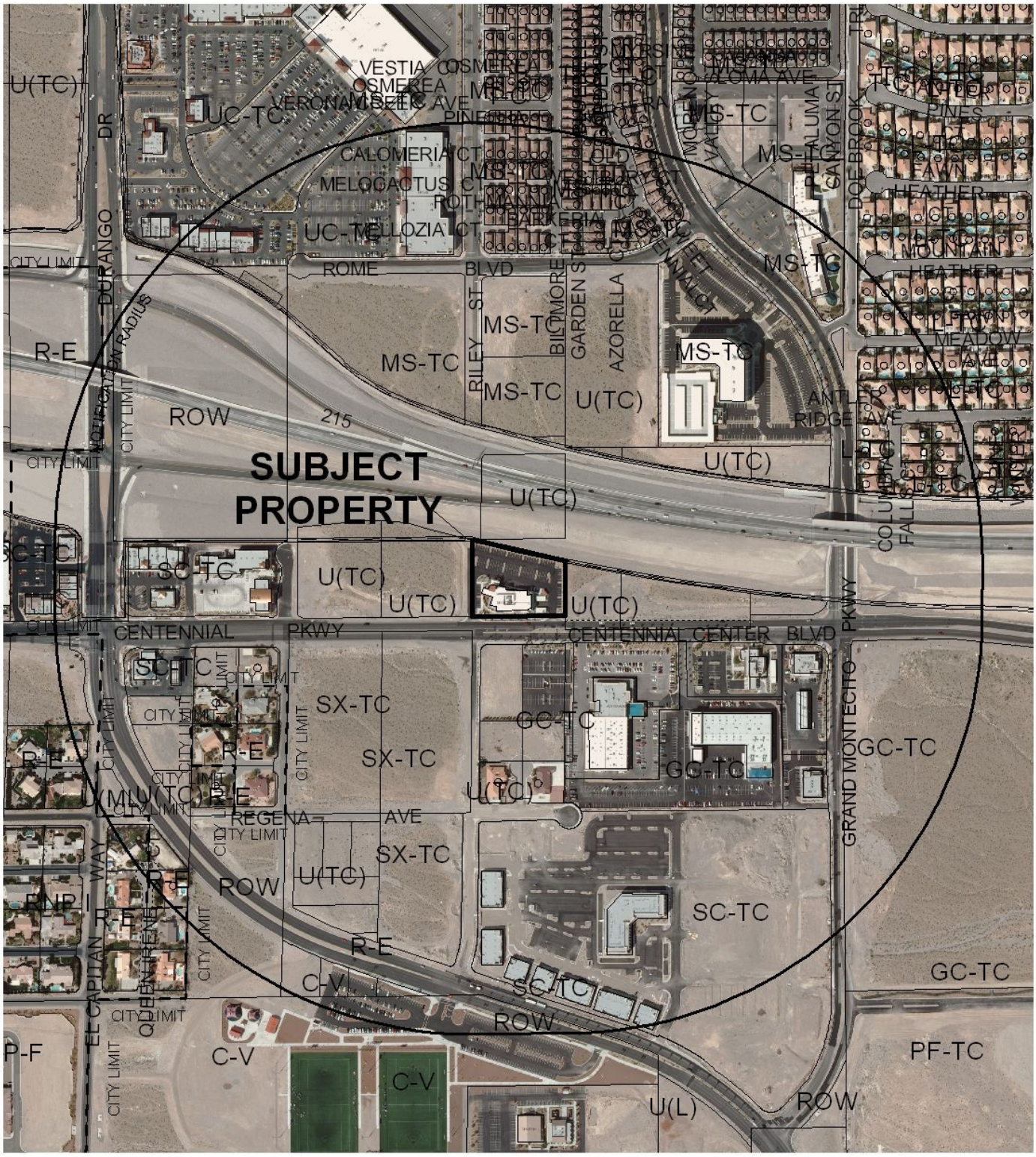
CASE: **MSP-43340**

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)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-43340	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

MSP-43340 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-20186) and Master Sign Plan (ARC-22117), except as modified herein.

2. All future sign amendments in conformance with the Town Center Development Standards may be administratively considered.

3. Waivers to allow wall signs to be located above the second floor window panes for signs on the east and west elevations are approved.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to a previously approved Master Sign Plan (ARC-22117) to install wall signs above the second floor window panes on the east and west elevations of an existing two-story medical office building at 8402 W. Centennial Parkway. The Town Center Development Standards Manual does not allow signs above the second floor window pane without an approved waiver. The original Master Sign Plan (ARC-22117) included waivers to allow such wall signs on the north and south elevations. Staff supports the request, with conditions. If denied, no additional wall signage would be permitted.

ISSUES

- Waivers are required to allow wall signage to be located above the second floor window panes on the east and west elevations. Staff supports the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/14/02	The City Council approved a request for Annexation (A-0038-02) of 1.79 acres at 8402 West Centennial Parkway as part of a larger 687.3 acre request. The Planning Commission and staff recommended approval.
02/21/07	The City Council approved a Vacation (VAC-14766) for a portion of the public right-of-way at the intersection of Centennial Parkway and Riley Street. Staff recommended approval.
05/16/07	The City Council approved a request for a Site Development Plan Review (SDR-20186) for a two story, 21,730 square foot medical office building and a waiver to allow no landscape buffer along the west property line on 1.61 acres at 8402 West Centennial Parkway. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-20185) from: U (Undeveloped) zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation] To: T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation] on 1.61 acres at 8402 West Centennial Parkway. The Planning Commission and staff recommended approval.

08/15/07	The City Council approved a Master Sign Plan (ARC-22117) to allow one 50' high pylon sign advertising one tenant where a 24' high sign advertising multiple tenants is required, to allow one wall sign to be located above the second floor window where below the second floor window is the height permitted, and to allow one monument sign to have 113.6 square feet area where 75 square feet is allowed by code for a proposed medical office building at 8402 West Centennial Parkway. The Centennial Hills Architectural Review Committee – Town Center recommended approval and staff recommended denial.

Most Recent Change of Ownership	
07/02/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/23/08	A Building Permit (#8000116) was issued for a sign at 8402 West Centennial Parkway. The permit was not finaled.
05/02/08	A Building Permit (#8000135) was issued for a sign at 8402 West Centennial Parkway. The permit was not finaled.

Pre-Application Meeting	
09/15/11	Staff met with the applicant and discussed the requirements to amend a previously approved Master Sign Plan (ARC-22117) application with a Waiver of Town Center Development Standards. The Waiver is required, since the proposed wall signage will be located above the bottom of the second floor window panes.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/29/11	Staff visited the site and found a well maintained medical office building.

Details of Application Request	
Site Area	
Net Acres	1.79

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Medical	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	215 Right-of-way	ROW	ROW
South	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
	Parking Lot		
East	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
West	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)

Master Plan Areas	***Yes***	***No***	***Compliance***
Town Center Master Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
T-C (Town Center) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Wall Signs (East): *[Town Center Development Standards F(2)A]*		
Standards	***Allowed***	***Provided***
Maximum Number	N/A	1
Maximum Area	391 SF	53 SF
Percent of Elevation	15%	2.03%
Illumination	Internal or External	Internal

Wall Signs (West): *[Town Center Development Standards F(2)A]*		
Standards	***Allowed***	***Provided***
Maximum Number	N/A	1
Maximum Area	391 SF	98 SF
Percent of Elevation	15%	3.75%
Illumination	Internal or External	Internal

Waivers		
Requirement	***Request***	***Staff Recommendation***
No wall signs shall be located above the second floor window panes.	To allow wall signs to be located above the second floor window panes on the east and west elevations.	Approval

ANALYSIS

The applicant is requesting a Waiver of the Town Center Development Standards Section F(2)A(2)e that prohibits wall signage to be located above the bottom of the second floor window line. The applicant is seeking to install one new wall sign on both the east and west elevations above the second floor window line. The original Master Sign Plan (ARC-22117) granted such a waiver request for signage on the north and south elevations due to the location of the project. The proposed signs will meet all other sign code development standards. Since the project is located adjacent to the 215 freeway, all property around it is designated for commercial purposes and the fact that a similar request was granted, staff recommends approval of the request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 153

APPROVALS 1

PROTESTS 0

YK

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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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:	

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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

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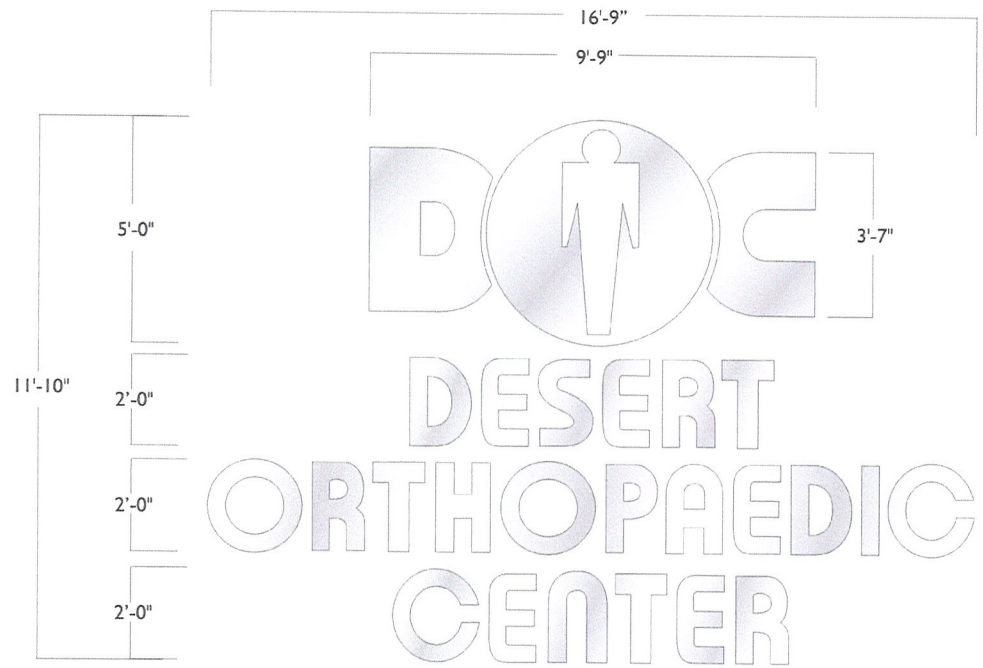
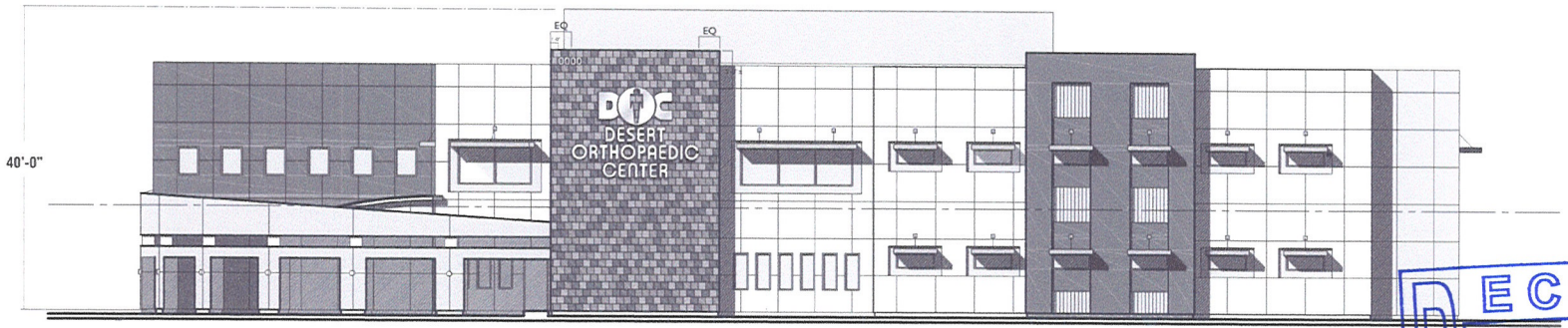
Department of Planning

MSP-43340

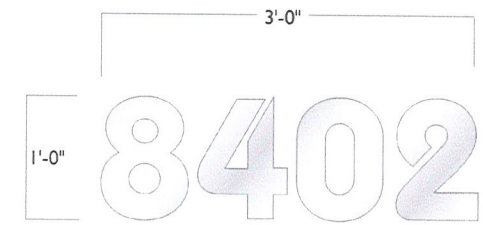


(A) (1) SET ILLUM REVERSE CHANNEL LTRS. & LOGO 3/8"=1'-0"

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

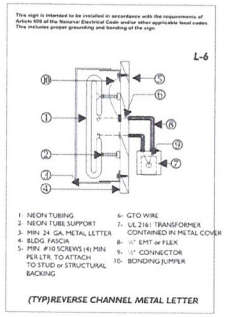


SOUTH ELEVATION 1/16"=1'-0"



(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

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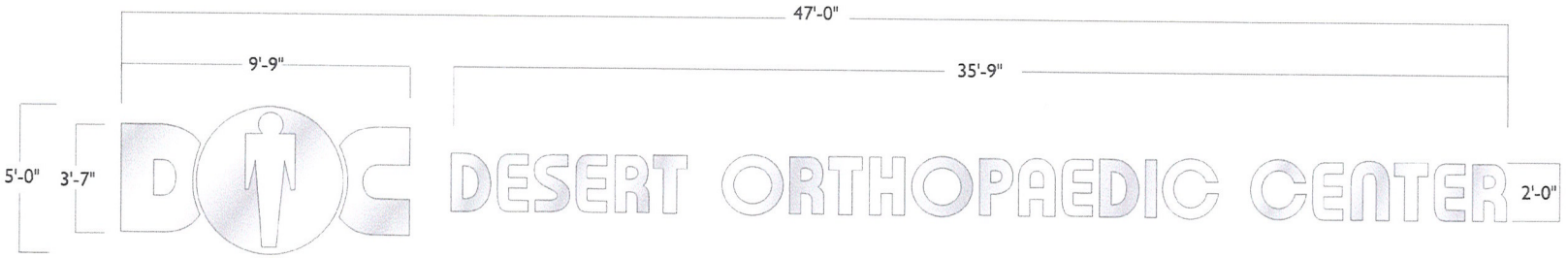
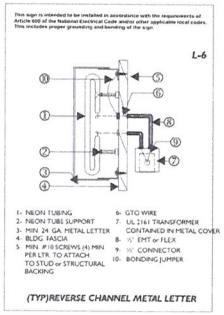
MSP-43340
City of Las Vegas
Department of Planning

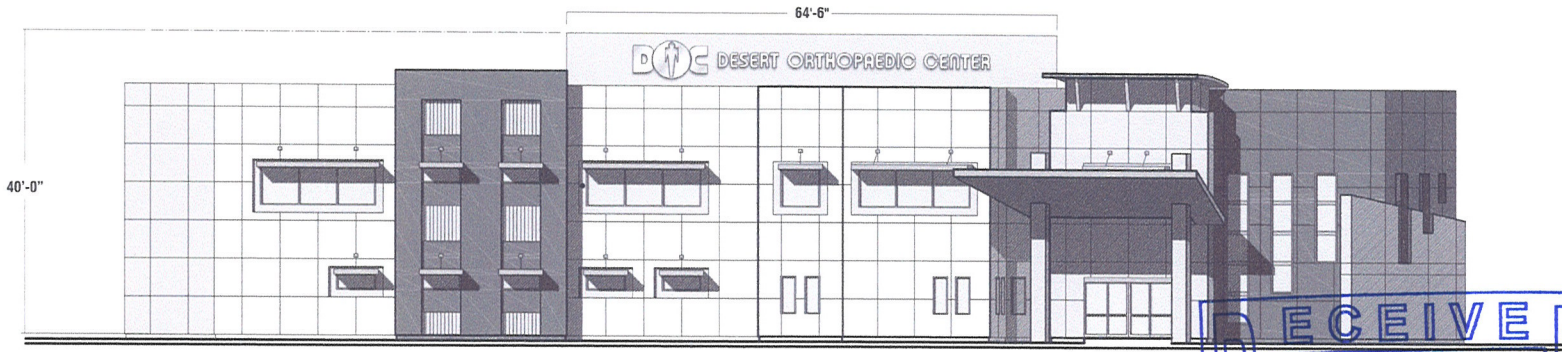


(C) (1) SET ILLUM REVERSE CHANNEL LTRS. & LOGO 1/4"=1'-0"

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"

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

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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

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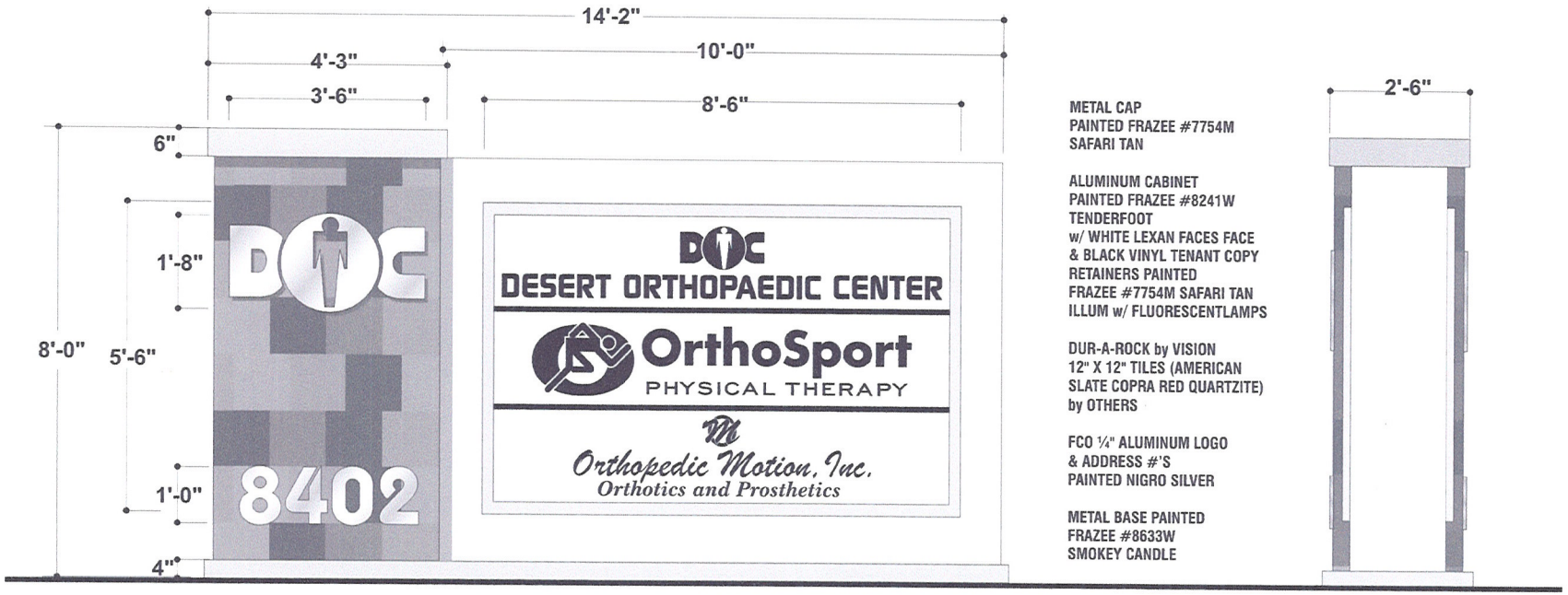
Department of Planning
MSP-43340



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

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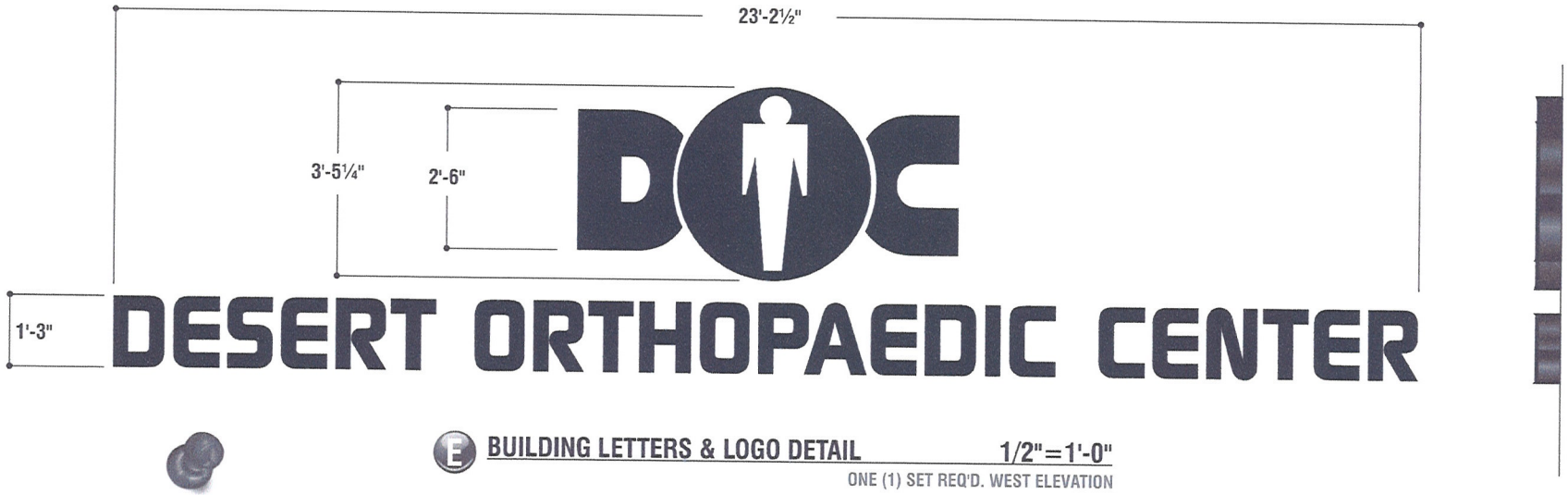
JOB NO. 13921a
DATE 05.12.2010
DRAWN DERRICK
SALES BRANDON S.
FILE NAME DOC13921a.CDR
FOLDER

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



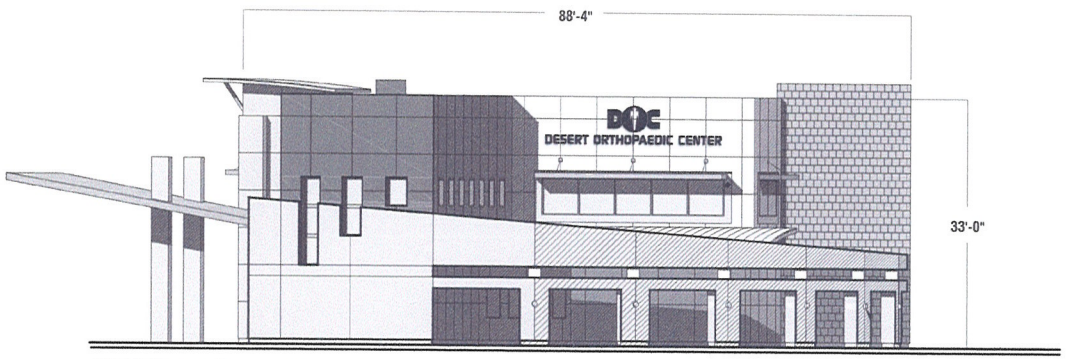
NOTE:
PROPOSED SIGNAGE TOTAL SQUARE FOOT 53

FIELD SURVEY REQ'.D

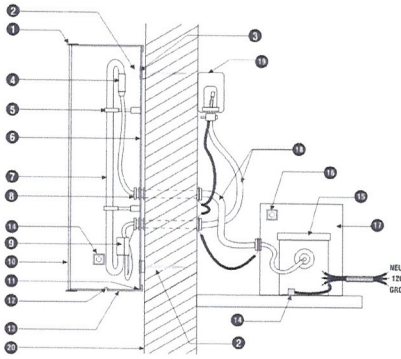
E BUILDING LETTERS & LOGO DETAIL 1/2"=1'-0"

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

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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

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NV CONTRACTOR LICENSE #42776

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"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

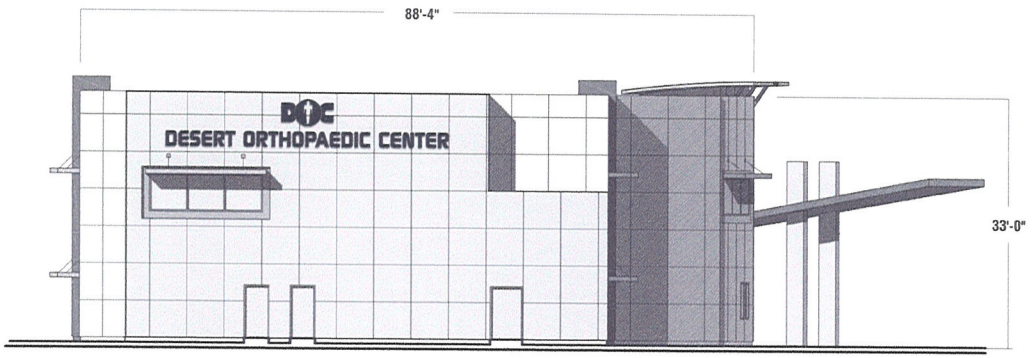
NOTE:
PROPOSED SIGNAGE TOTAL SQUARE FOOT 98

FIELD SURVEY REQ'.D

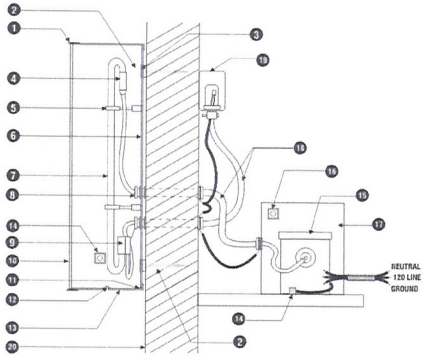
(F) BUILDING LETTERS & LOGO DETAIL 3/8"=1'-0"

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"



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.

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

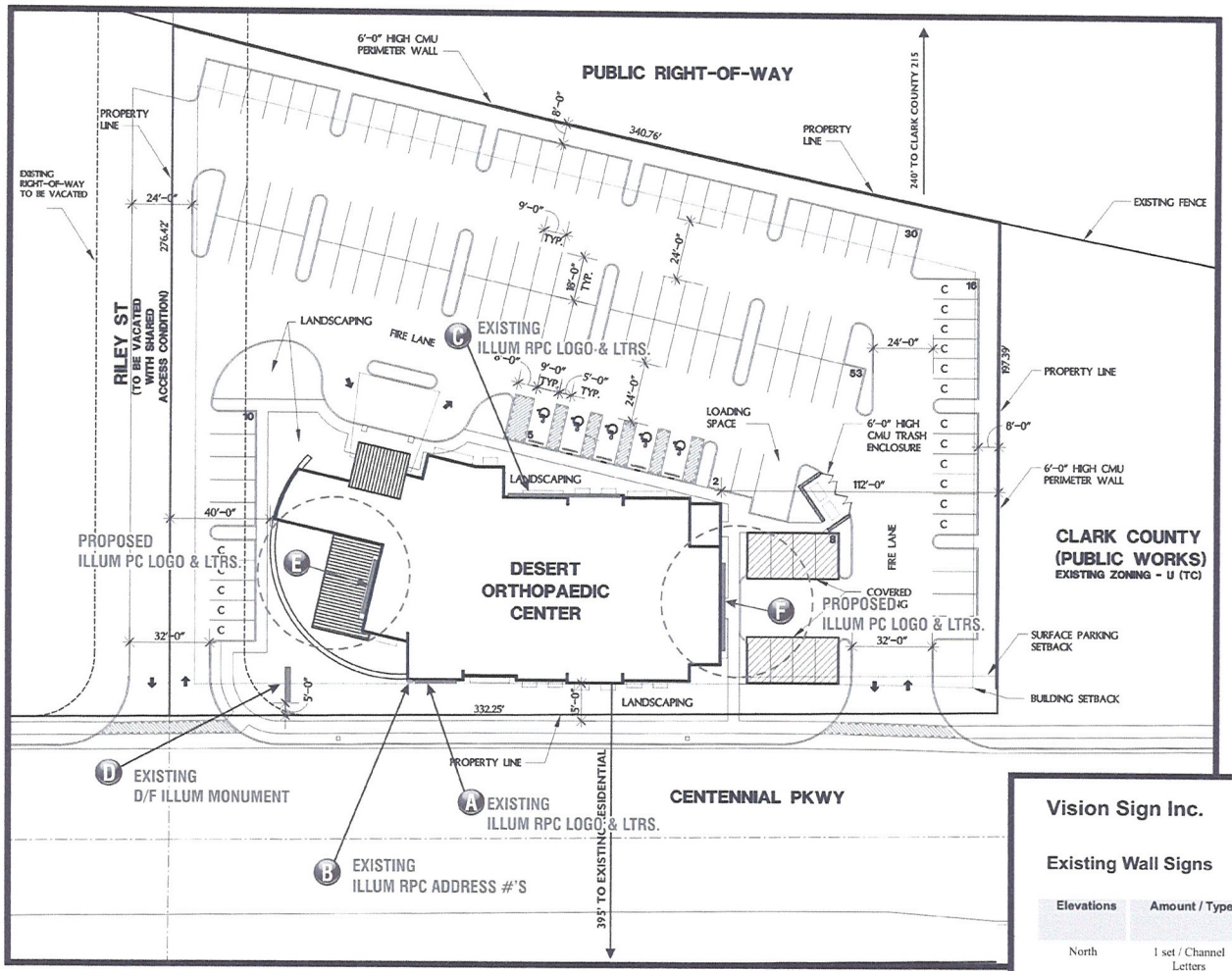
REVISIONS MADE

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

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

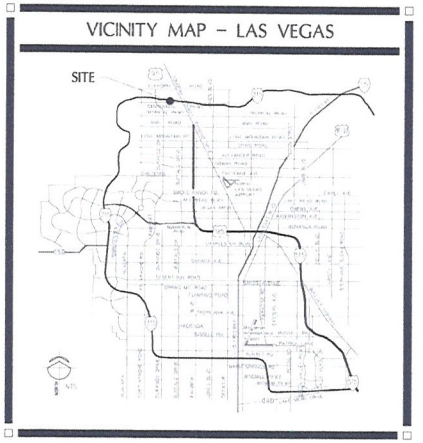
SHEET
005



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

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

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

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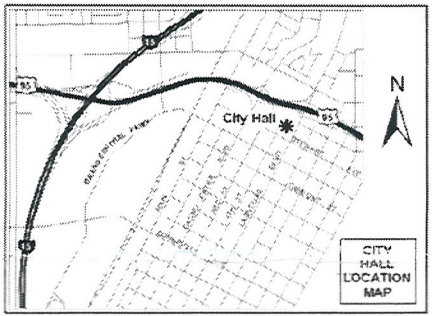
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MSP-43340

Planning Commission Meeting of 11/8/2011

Case: MSP-43340

12521412019
LOZANSKI ROBERT T & PATRICIA R
6513 ALPINE WINTER CT
LAS VEGAS NV 89149-4523 89149-4523

8A

31 HRDFN11 89149

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**

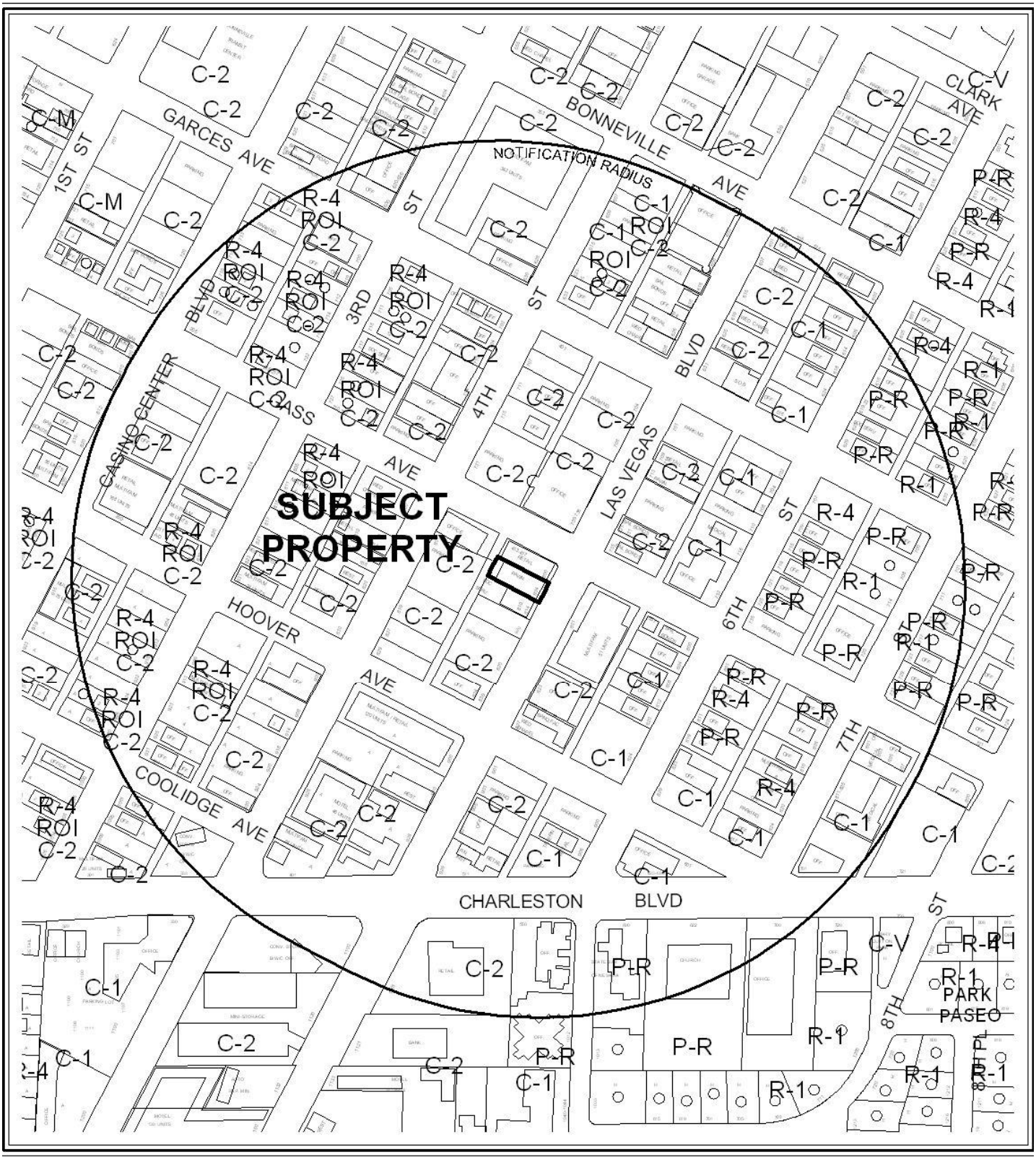
SUBJECT:
SUP-43278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOOLSVILLE TATTOOS - OWNER: THE JUNIOR CORP. - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 806 South Las Vegas Boulevard (APN 139-34-410-158), C-2 (General Commercial) Zone, 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.	**2**	**Planning Commission Mtg.**	**1**
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
6. Protest/Support Postcards



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MARI GONZALES - OWNER: THE JUNIOR CORP.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43278	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

SUP-43278 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. A revised site plan shall be submitted and approved by the Department of Planning prior to the approval of a business license, to include a van accessible handicapped parking space that meets the federal standard.

3. All signage shall be in full conformance to Title 19.08 sign standards and Title# 19.10.160 Las Vegas Scenic Byway Overlay District standards, and shall be reviewed by the Downtown Design Review Committee prior to issuance of a sign permit.

4. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Tattoo Parlor/Body Piercing Studio within an existing 528 square-foot commercial building zoned C-2 (General Commercial) at 806 South Las Vegas Boulevard. The tenant space is vacant and the business is not yet licensed to operate at this location. The proposed use is appropriate for the site and can be conducted in manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, the Tattoo Parlor/Body Piercing Studio will not be allowed at this location.

ISSUES

- A Tattoo Parlor/Body Piercing Studio is a permitted use within a C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The property lacks an adequate handicapped parking space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No relevant cases were found regarding a Tattoo Parlor/Body Piercing Studio.

Most Recent Change of Ownership	
08/14/89	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/12/08	A business license (#S25-96146) was issued for Secondhand Dealer at 806 South Las Vegas Boulevard. This license is no longer active as of 02/04/09.
09/19/11	A building permit (#195853) is currently under review for a Non-Work Certificate of Occupancy at 806 South Las Vegas Boulevard.

Pre-Application Meeting	
09/12/11	A pre-application meeting was held and issues concerning the submittal of a Special Use Permit for a Tattoo Parlor/Body Piercing Studio use were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
09/29/11	During a routine site inspection performed by staff, the subject property address was noted as 806 Las Vegas Boulevard South.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	MXU (Mixed Use Development)	C-2 (General Commercial)
North	Dry Cleaners	MXU (Mixed Use Development)	C-2 (General Commercial)
South	Social Services Provider	MXU (Mixed Use Development)	C-2 (General Commercial))
East	Multi-Family Residential	MXU (Mixed Use Development)	C-2 (General Commercial)
West	Office, Other Than Listed	MXU (Mixed Use Development)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan (Downtown South)	X		N
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		N/A
Trails			
Las Vegas Boulevard Scenic Byway	X		N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DED

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	80	N

Parking Requirement - Downtown							
Use	*Gross Floor Area or Number of Units*	*Base Parking Requirement*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor	528 SF	1/250	3				
General Retail	6472 SF	1/175	37				
TOTAL SPACES REQUIRED			40		5		Y
Regular and Handicap Spaces Required			38	2	4	0	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

A Tattoo Parlor/Body Piercing Studio is allowed in the C-2 (General Commercial) Zoning District with approval of a Special Use Permit. A Tattoo Parlor/Body Piercing Studio is an establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

The Las Vegas 2020 Master Plan directs the Downtown Centennial Plan provide direction for the development of the Downtown South District. Properties within the Downtown Centennial Plan are not subject to the automatic application of parking requirements. However, a change in the use of the property requires the minimum federal handicap parking standards to be applied. One van accessible handicap parking space is required as a condition of approval.

Since only the use at this location will change and the structure will not be altered as a result of the approval of this request, no streetscape, setback, utility or design standards apply. The use is also in conformance with the Live/Work Overlay District and the policies of the Downtown Redevelopment Plan Area.

New signage for parcels adjacent to Las Vegas Boulevard, including the subject site, must comply with both Title 19.14 sign standards for the C-2 (General Commercial) Zoning District and the standards of the Las Vegas Boulevard Scenic Byway Overlay District pursuant to Title 19.06.140. This special district requires at least 75 percent of the total sign surface areas of the development to contain illuminated signage in the form of neon signs, animated signs or a combination of the two. A review of the signage by the Downtown Design Review Committee is also required prior to the issuance of any sign permits.

Title 19.12 does not have minimum conditions for a Tattoo Parlor/Body Piercing Studio thus each site is evaluated on a case-by-case basis for its compatibility with surrounding uses. As the use can be conducted in a manner that is harmonious and compatible with the commercial land uses on all sides of the site, staff recommends approval of the Special Use Permit request.

FINDINGS (SUP-43278)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Tattoo Parlor/Body Piercing Studio can be conducted in a manner that is harmonious and compatible with surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type and intensity of land use proposed, provided a handicap parking space is provided.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Las Vegas Boulevard, designated as a Primary Arterial by the city's Master Plan of Streets and Highways, provides access to the property. Access is possible only from the southbound lanes. These roadway facilities are adequate to serve the proposed Tattoo Parlor/Body Piercing Studio.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of a Special Use Permit for a Tattoo Parlor/Body Piercing Studio at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. The use meets all of the applicable conditions per Title 19.12.

Title 19.12 does not have minimum conditions for a Tattoo Parlor/Body Piercing Studio.

NOTICES MAILED 470

APPROVALS 1

PROTESTS 2

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: _____

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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

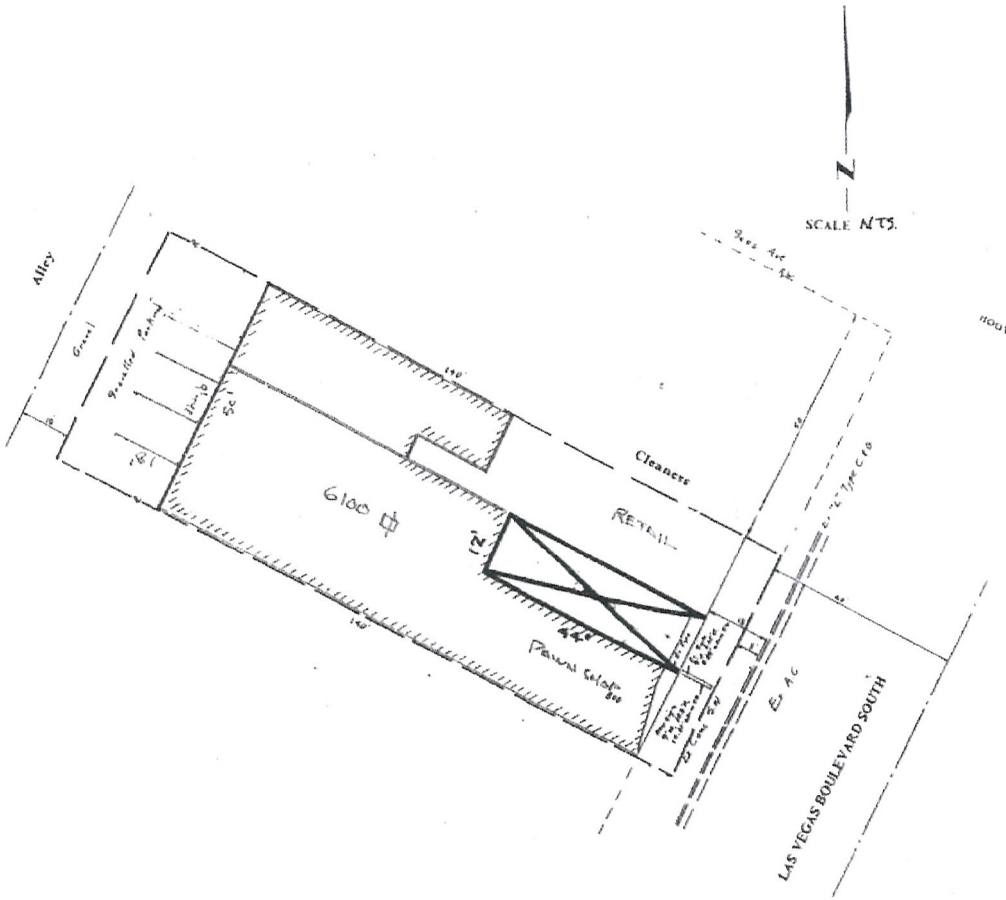
STATE OF UTAH
COUNTY OF SUMMIT

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

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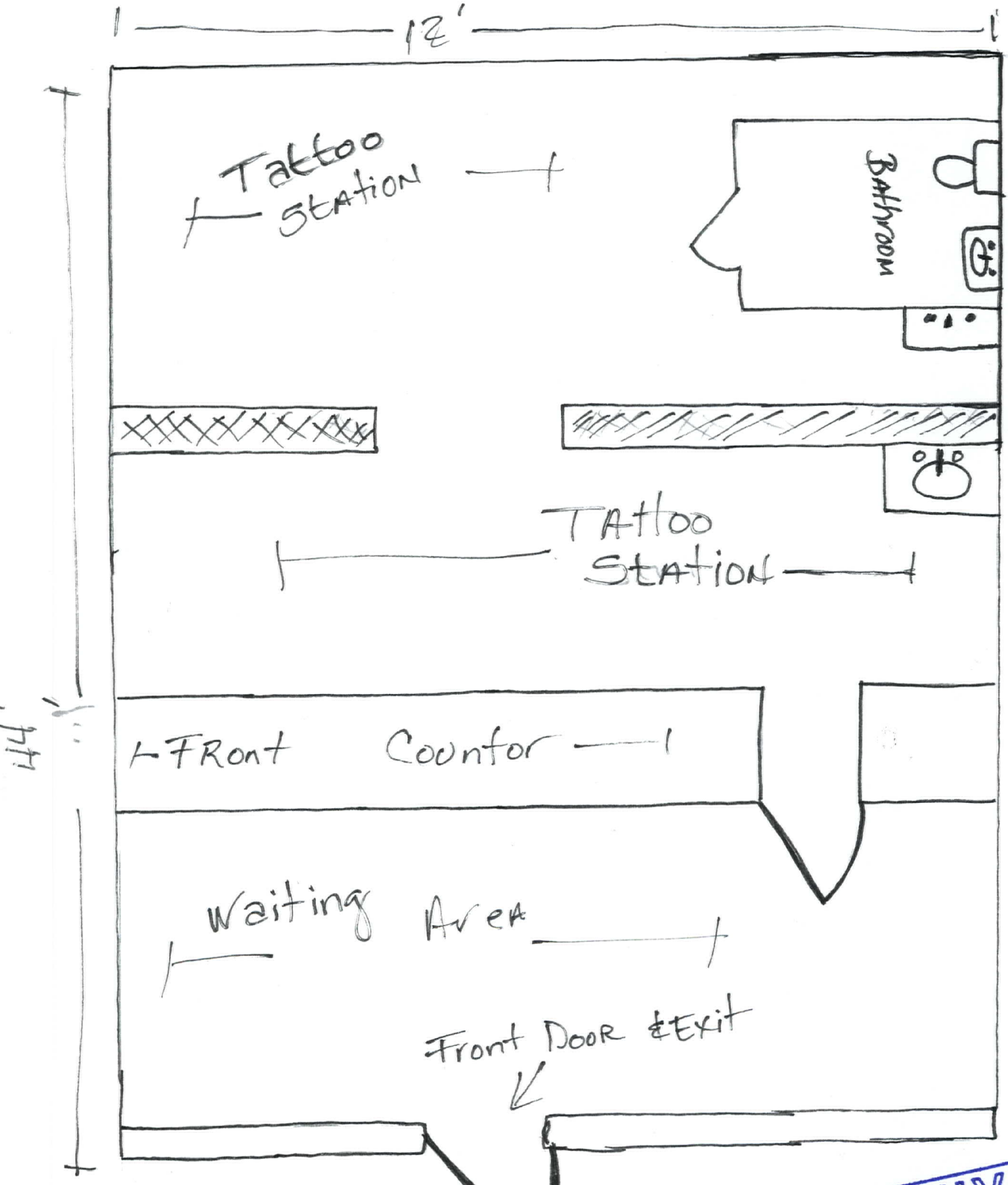
Department of Planning

SUP-43278



806 S. Las Vegas Blvd.
Koolsville Tattoos.

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SUP-43278
REVISED


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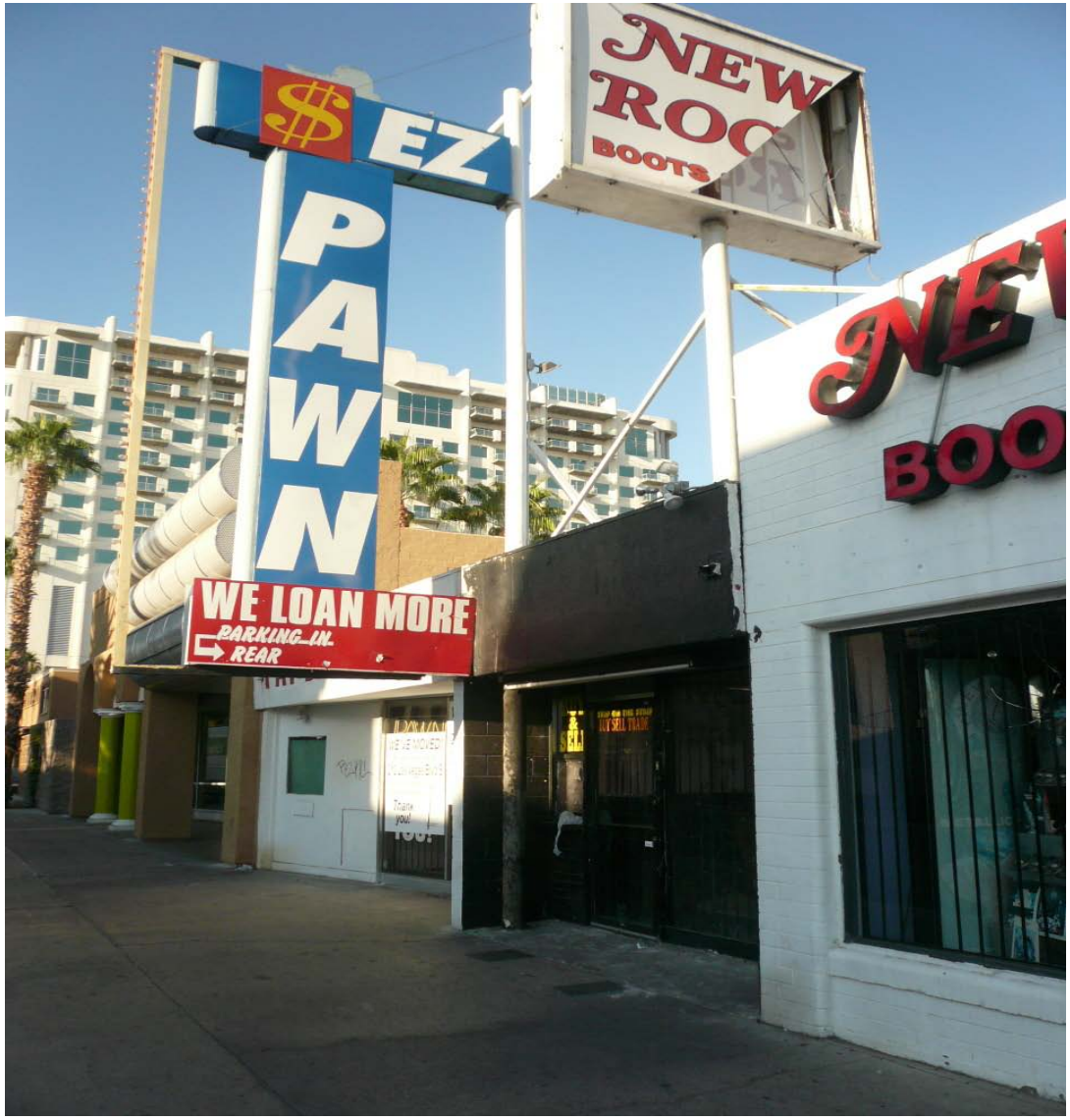
SEP 19 2011
SUP-43278
City of Las Vegas
Department of Planning



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

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SEP 19 2011
City of Las Vegas
Department of Planning

SUP-43278

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

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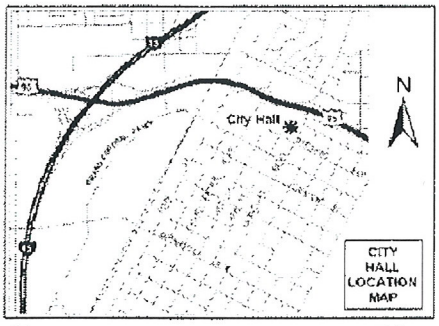

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43278

Planning Commission Meeting of 11/8/2011

Case: SUP-43278
13934310075
CENTRAL PARK L L C
723 S CASINO CENTER BLVD
LAS VEGAS NV 89101-6716 89101-6716

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

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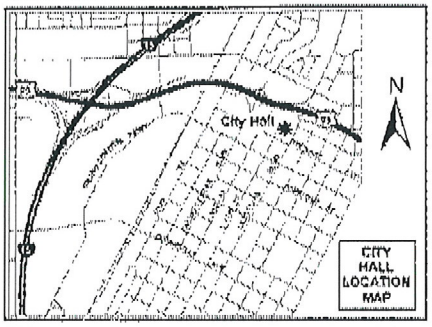

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43278

Planning Commission Meeting of 11/8/2011

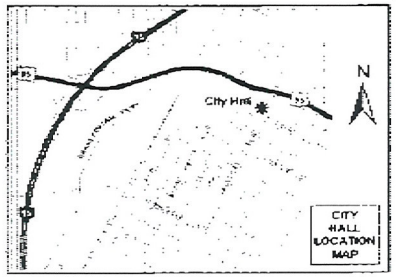
Case: SUP-43278
13934412026
LEWIS SHERWIN D & ROSE M
1625 ALEXANDER WY
LOS ALTOS CA 94024-6237 94024-6237

9P

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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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43278

Planning Commission Meeting of 11/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case SUP-43278

13934410126
COLLURA MARY ETAL
3220 BRYANT AVE
LAS VEGAS NV 89102-2055 89102-2055

4b

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**

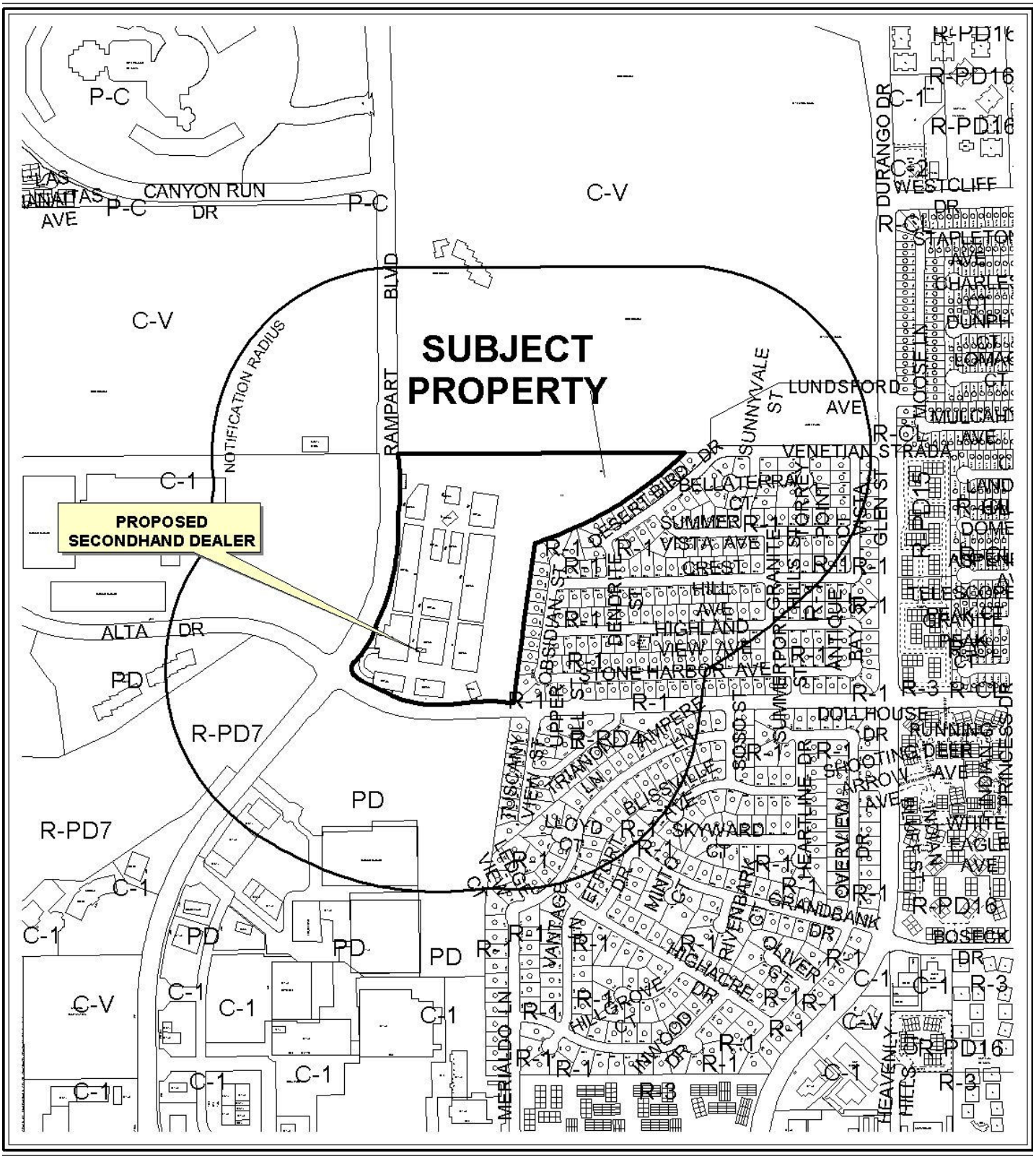
SUBJECT:
SUP-43294 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEFF WHITE CUSTOM JEWELRY - OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) at 410 South Rampart Boulevard, Suite #160 (APN 138-32-615-001), C-2 (General 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.	**1**	**Planning Commission Mtg.**	**2**
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
6. Protest/Support Postcards



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JEFF WHITE CUSTOM JEWELRY - OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43294	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

SUP-43294 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Secondhand Dealer use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

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

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Secondhand Dealer use at 410 South Rampart Boulevard, Suite #160. The applicant is currently operating a licensed Jewelry Store, New at this location. The addition of a Secondhand Dealer use will allow the applicant to buy and sell used jewelry, as well as precious metals such as gold and silver. The use is appropriate for the site and can be conducted in manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, the jewelry store may continue to operate but will be limited to its current use as defined by Title 19.12.

ISSUES

- A Secondhand Dealer use is allowed within a C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/26/98	The City Council approved a Rezoning (Z-0127-97) from U (Undeveloped) zone, M (Medium Density Residential) and SC (Service Commercial) General Plan Designation, under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre), to C-2 (General Commercial) at the northeast corner of the intersection of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5657) to allow a Mixed-Use development to include 700,000 square feet of commercial space and 375 residential condominium units in on 10-story and two five-story residential condominium buildings on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
03/02/05	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.

04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval, but the Department of Planning staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use development consisting of 690,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive. The Planning Commission recommended approval, but the Department of Planning staff recommended denial.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/23/09	A building permit (#07002966) was issued for renewal of a permit for a certificate of completion for Building #17 at 410 South Rampart Boulevard. The permit has not been finalized.
01/20/11	A building permit (#179502) was issued for a tenant improvement for a Restaurant at 410 South Rampart Boulevard, Suite #160. The permit has not been finalized.
05/10/11	A business license (J01-02184) was issued for a Jewelry Sales at 410 South Rampart Boulevard, Suite #160. The license is currently active.
09/08/11	A business license (S26-94306) was denied by planning at 410 South Rampart Boulevard, Suite #160 for a Secondhand Dealer requiring the approval of a Special Use Permit.

Pre-Application Meeting	
09/06/11	A pre-application meeting was held and issues concerning the submittal of a Special Use Permit for a Secondhand Dealer use were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
09/29/11	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	28.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development	GC (General Commercial)	C-2 (General Commercial)
North	Commercial Recreation/Amusement (Outdoor)	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
East	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel & Gaming Establishment Non-restricted	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	794,482 SF & 340 Residential Units	Case by case basis(when originally approved)					
TOTAL SPACES REQUIRED			3,955		3,955		
Regular and Handicap Spaces Required			3,955	60	3,955	60	Y*

* Per approved Variance (VAR-10773).

ANALYSIS

The proposed use will be located within the Tivoli Village at Queensridge Mixed-Use development. The mixed-use development is adjacent to a Pedestrian Path along Rampart Boulevard as designated within the Transportation Trails Element of the Las Vegas 2020 Master Plan. The property is zoned C-2 (General Commercial) and is intended to provide the broadest scope of compatible services that allows retail, service and mixed-use developments. The C-2 (General Commercial) District is consistent with the General Commercial Category of the General Plan. The proposed use of a Secondhand Dealer is permissible in the C-2 (General Commercial) District with approval of a Special Use Permit and adherence to the minimum conditions.

A Secondhand Dealer is defined by Title 19.20 as a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. The sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns.

The applicant currently owns and operates a custom jewelry store in this mixed-use development. The proposed Secondhand Dealer will be specifically for the purchase and sale of used jewelry, as well as, precious metals such as gold and silver. The sale of secondhand goods shall be limited to the retail store at 410 South Rampart Boulevard, Suite #160.

The Las Vegas Metropolitan Police Department (LVMPD) expressed the following comments:

> "The request will have minimal impact on police services; however, due to the economy, the special use permits for secondhand dealer are becoming more prevalent which gives our agency concern. There is potential for these locations to be used by certain criminal elements. If the application is approved, LVMPD requests the applicant strictly adhere to Las Vegas Municipal Code 6.74."

The use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied the jewelry store may continue to operate but will be limited to its current use as defined by Title 19.12.

FINDINGS (SUP-43294)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use is similar to the existing land use in intensity, and can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed location is within an existing mixed-use development, which is physically suitable for the intensity of the proposed use.

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

   Access to the mixed-use development is provided by Rampart Drive, a 100-foot Primary Arterial, and Alta Drive, an 80-foot Secondary Collector. The streets provide adequate traffic flow for the mixed-use development, including the proposed Secondhand Dealer use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will meet the public health or general welfare objectives of General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets the conditions of a Secondhand Dealer as indicated within Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 415

APPROVALS 2

PROTESTS 1

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

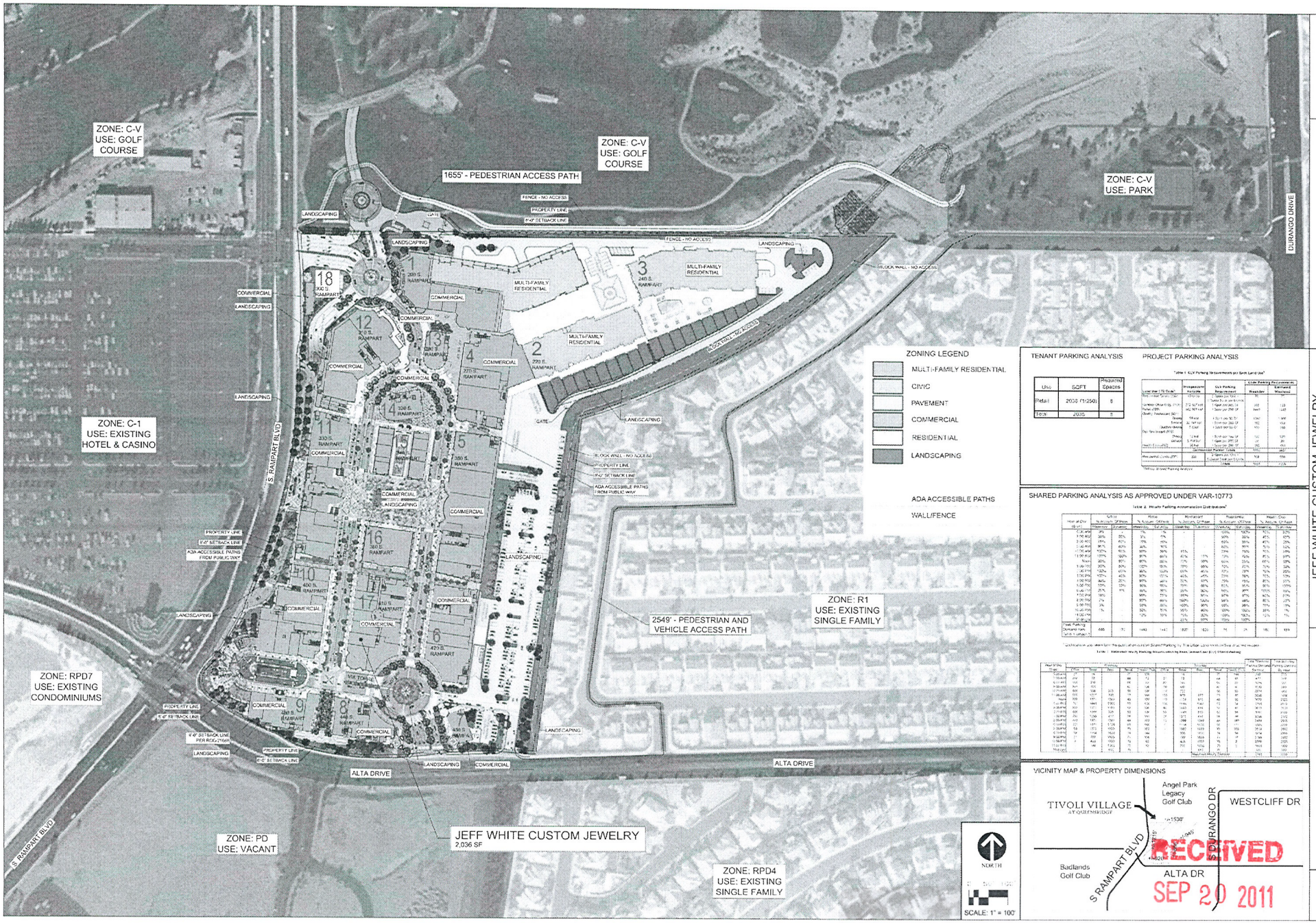
NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

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)

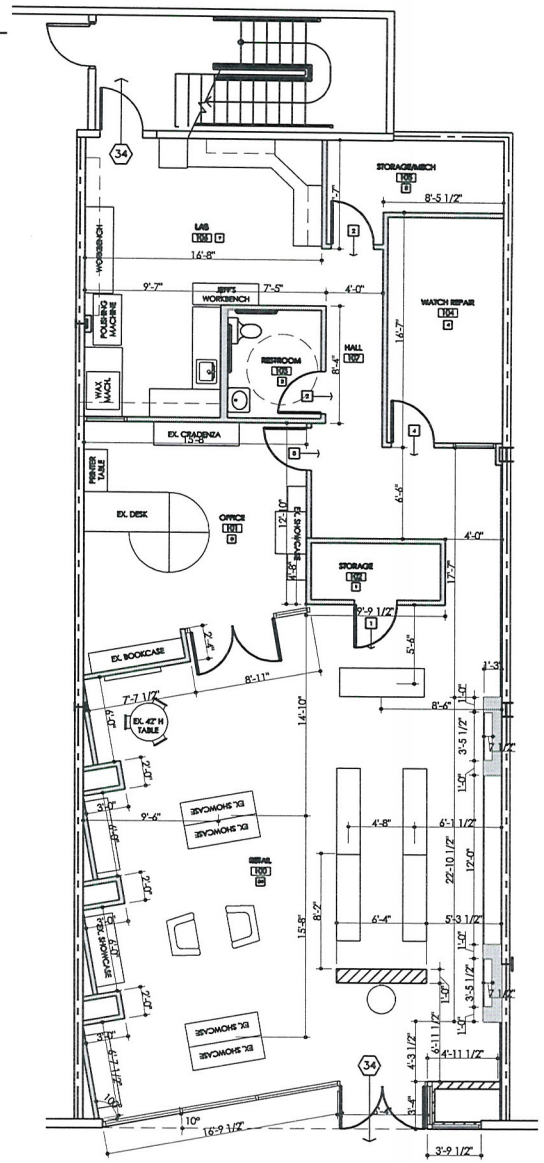
TOTAL OCC. TOTAL AREA = 2,526 S.F. & 49 OCC.

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

RECEIVED
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

RECEIVED
SEP 20 2011
City of Las Vegas

SUP-43294

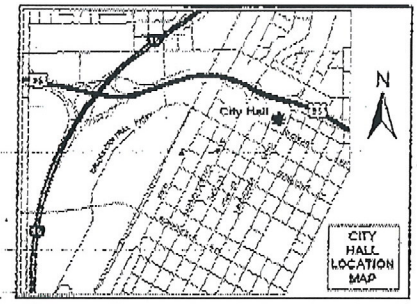
410 s. rampart suite 160 • las vegas, nv • 89145
(702) 220-9099 • jeffreywhite.com

City of Las Vegas
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 OCT 27 2011
MAILED FROM ZIPCODE 89101

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-43294

Planning Commission Meeting of 11/8/2011

RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43294

13832611052
YEATON HARVEY W & DEBRA A
8629 DESERT BIRD DR
LAS VEGAS NV 89145-4861 89145-4861

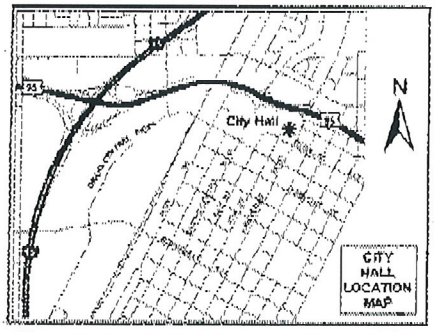
10P

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
0004278218 OCT 27 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



XX10-28-11 LV NV 891XX

RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43294

Planning Commission Meeting of 11/8/2011

Case: SUP-43294

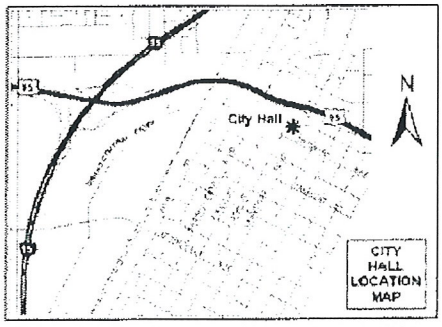
13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442 91105-1442

2 HRDFN11 91105

10A

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.

SUP-43294

Planning Commission Meeting of 11/8/2011

RECEIVED
OCT 3 1 2011

Case: SUP-43294
13832613012
WHITEHOUSE JOHN C & SANDY L
8600 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708 89145-5708

10A

Oct 31 11 11:21a Sandy & John Whitehouse 702-450-5992 p.1

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**

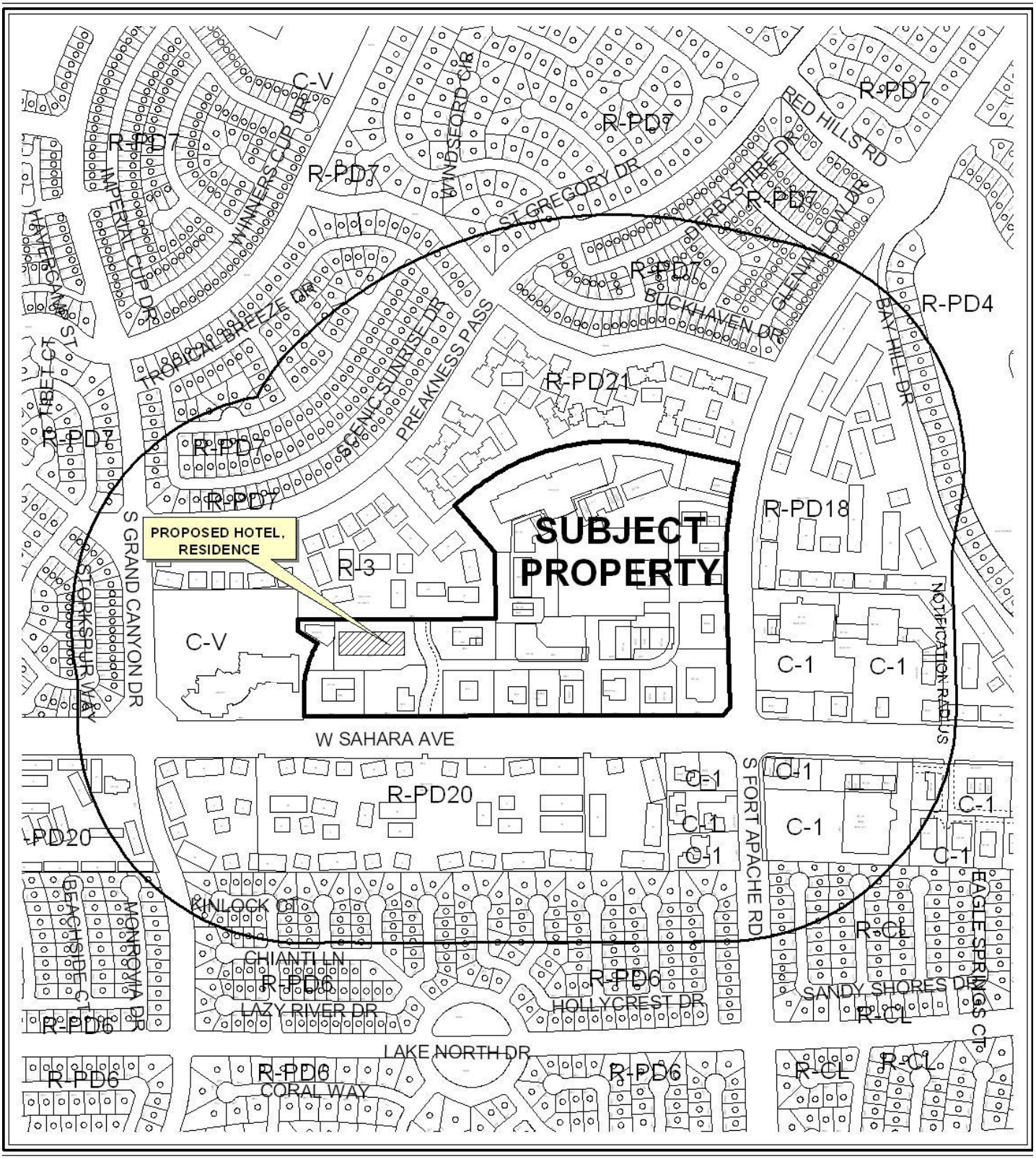
SUBJECT:
SUP-43314 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA QUINTA INN & SUITES - OWNER: FORT APACHE INN-INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 9570 West Sahara Avenue (APN 163-06-816-021), C-1 (Limited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



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LA QUNITA INN & SUITES - OWNER: FORT APACHE INN-INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43314	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43314 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residence Hotel use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to re-establish a Hotel, Residence use that was originally approved in 1998 but expired in 2000. The applicant seeks to convert an existing 73-room Hotel to Hotel, Residence use located within a commercial subdivision 300 feet north of Sahara Avenue, and abutting a 332-unit Multi-Family Residential development to the north. The proposed use is in conformance with the Title 19.18 definition of a Hotel, Residence use and can be conducted in a manner that is harmonious and compatible with the surrounding uses and properties.

ISSUES

- A Special Use Permit is required for a Residence Hotel use in the C-1 (Limited Commercial) zoning district.
- There is no proposed change to the existing building, site, or parking.
- The existing Hotel was originally developed as a Residence Hotel in 1999, but the entitlement was not exercised, as a Hotel license was issued.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/15/88	The City Council approved a rezoning for this property to C-1 (Limited Commercial) (Z-139-88).
07/14/97	The City Council approved a request for a Site Development Plan Review [Z-139-88(18)] for a proposed Financial Institution, General on the subject site. The Board of Zoning Administration and staff recommended approval.
07/28/97	The City Council approved a request for a Site Development Plan Review [Z-139-88(17) for a proposed Fast Food Restaurant on the subject site.. The Board of Zoning Administration and staff recommended approval.
10/27/97	The City Council approved a request for a Site Development Plan Review [Z-139-88(19)] for a proposed Retail building on the subject site. The Board of Zoning Administration and staff recommended approval.
11/24/97	The City Council approved a Site Development Plan Reviews [Z-139-88(20)] for a proposed Fast Food Restaurant with drive-through, and a Site Development Plan Review [Z-139-88(21)] for a proposed drugstore with drive-through on the subject site.. The Board of Zoning Administration and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/27/98	The City Council approved a Special Use Permit (U-0146-97) for a three-story, Non-Gaming Residence Hotel, and consisting of 73 1-Bedroom Units at 9570 West Sahara Avenue.

Most Recent Change of Ownership	
06/30/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/24/99	A building permit (#99-022627) was issued for a 73-unit Residence Hotel at 9570 West Sahara Avenue. The project was completed and a certificate of occupancy was issued 05/02/00.
05/16/00	A business license for a Hotel (H05-01024) was issued at 9570 West Sahara Avenue. This license remains active.
07/30/07	A business license for a coin operated laundry (M06-02962) was issued at 9570 West Sahara Avenue. This license remains active.
08/10/11	A business license application for a Residence Hotel (H11-94093) at 9570 West Sahara Avenue has been submitted. This application is pending review of the requested Special Use Permit.

Pre-Application Meeting	
09/14/11	A pre-application meeting was held with the applicant's representative to discuss the requirements for submitting a Special Use Permit request to allow a Hotel, Residence use at 9570 West Sahara Avenue.

Neighborhood Meeting
A Neighborhood Meeting is not required for this type of request, nor was one held.

Field Check	
09/29/11	A field check was performed by staff. The property was well maintained and no discernible land use or public safety issues were visibly present.

Details of Application Request	
Site Area	
Net Acres	1.87

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-PD21 (Residential Planned Development – 21 Units Per Acre), R-3 (Medium Density Residential)
South	Financial Institution, General	SC (Service Commercial)	C-1 (Limited Commercial), R-PD20 (Residential Planned Development – 20 Units Per Acre)
	Apartments	M (Medium Density Residential)	
East	Shopping Center	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
		SC (Service Commercial)	C-1 (Limited Commercial)
West	Library/ Church/ Apartments	PF (Public Facilities)	C-V (Civic)
		SC (Service Commercial)	C-1 (Limited Commercial),
		M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Residence Hotel	73 Units	1 space per guestroom					
TOTAL SPACES REQUIRED			73		102		Y
Regular and Handicap Spaces Required			70	3	96	6	Y

ANALYSIS

The proposed Special Use Permit is to re-entitle a 73-room Hotel to Hotel, Residence use for which it was originally designed and built. Title 19.12 describes the Hotel, Residence use as, "A multi-dwelling facility for extended stay lodging, consisting of: 1. Efficiency units or suites with a complete kitchen suitable for long term occupancy; 2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and 3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities." The layout of the existing Hotel currently provides suites with kitchenettes, common laundry facilities, and public meeting and recreation spaces.

The proposed Hotel, Residence use meets the Title 19.18 definition listed for a Hotel, Residence use, is located within an established Shopping Center, and is compatible with the surrounding uses; therefore, staff recommends approval.

FINDINGS (SUP-43314)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use is located in the SC (Service Commercial) land use designation and is located within the C-1 (Limited Commercial) zoning district. The use can be conducted in a manner that is harmonious and compatible with the existing land uses project by the General Plan

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is currently operated as a Hotel and the addition of the Hotel, Residence use allows the subject site to maintain a similar use type and intensity, which currently exists.

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

   The site is accessed from Sahara Avenue, a 100-foot Primary Arterial, which is currently suitable to accommodate the existing Hotel use. Staff finds that no discernable increase in traffic would occur from allowing the Hotel, Residence use as there is no increase in units.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of the Special Use Permit at this location for the Hotel, Residence use will not compromise the public health, safety, general welfare, or the overall objectives of the General Plan, as the proposed use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Hotel, Residence use meets the description as stated in Title 19.12 and definition in Title 19.18. There are no conditional requirements, but there are required components of what a Hotel, Residence use consists of. Particularly, those suites with kitchen units are offered, that customary service such as linen and maid service is available, and that optional guest amenities such as meeting rooms and recreation facilities are offered.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 893

APPROVALS 1

PROTESTS 0

MH

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

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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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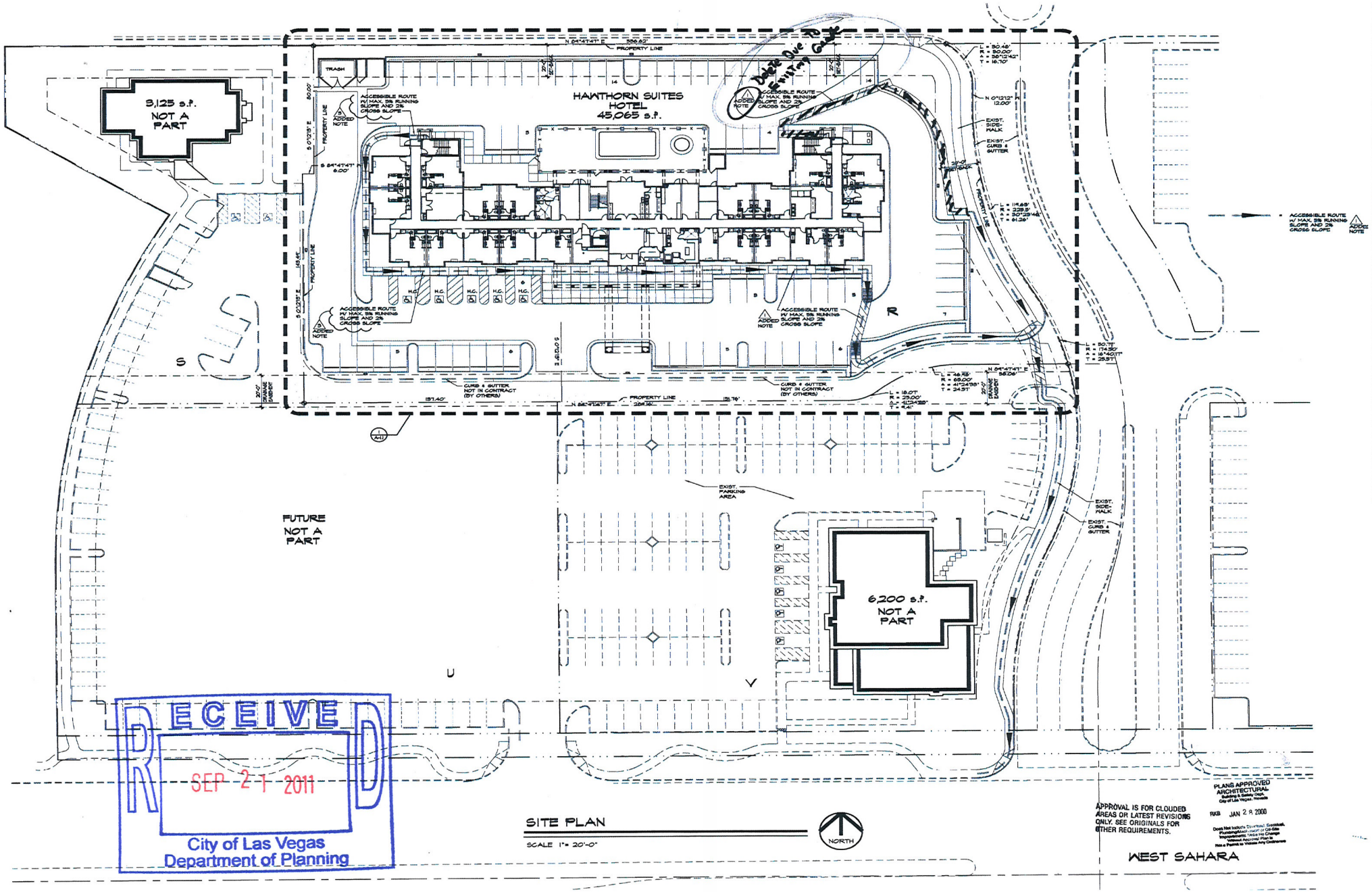
City of Las Vegas
Department of Planning

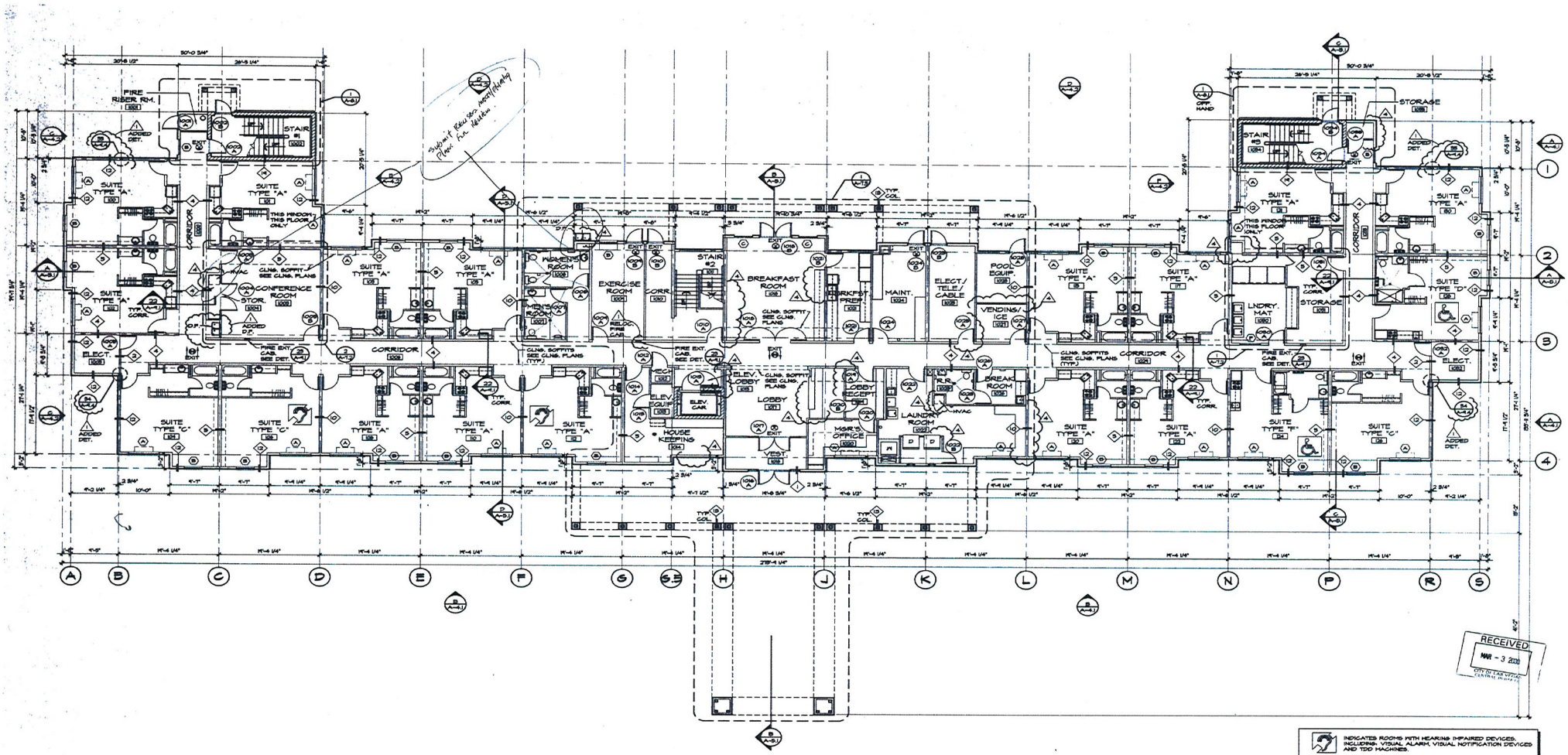
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



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

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CENTRAL PERMIT

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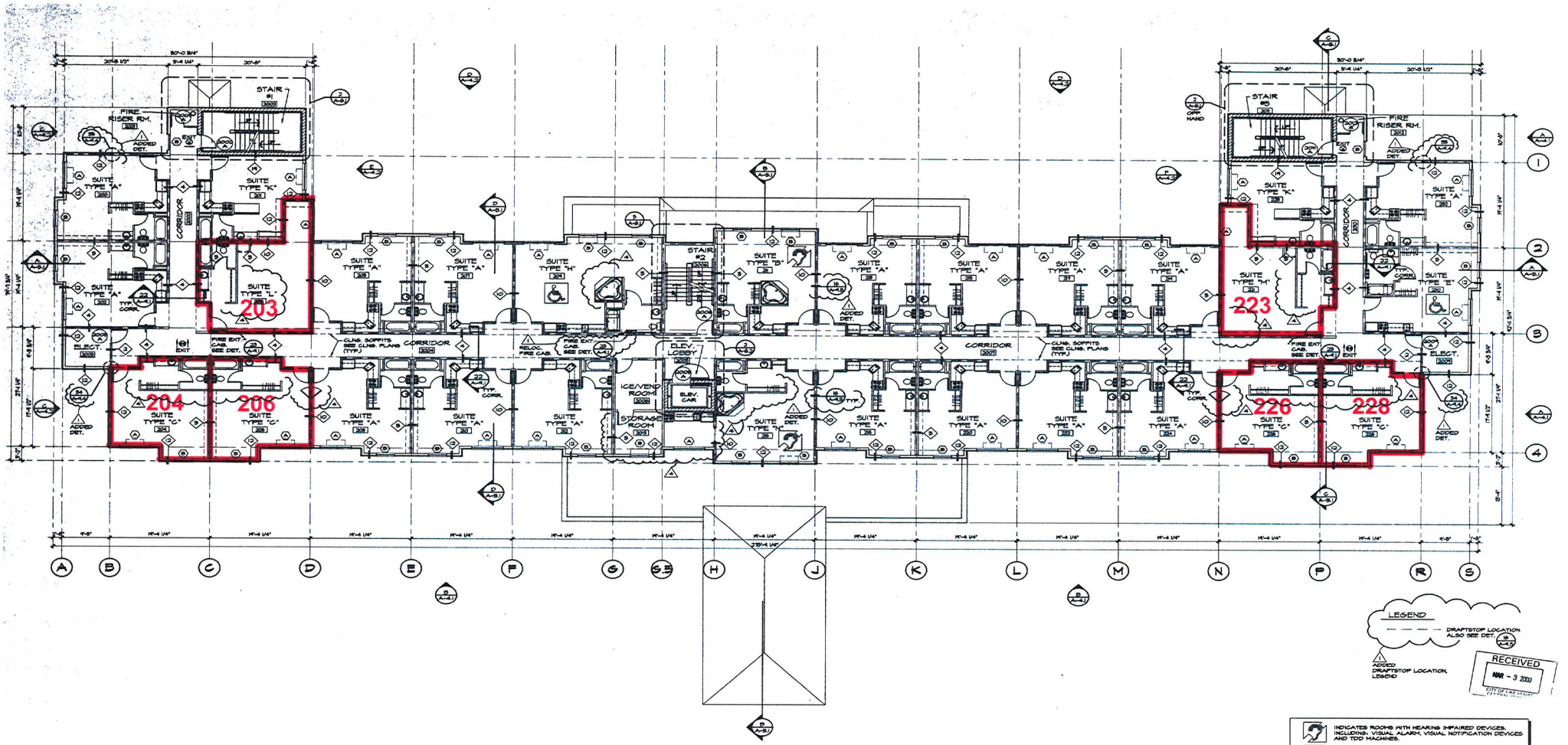
City of Las Vegas
Department of Planning

SUP-43314



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

15,257 #

NORTH

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

UNIT COUNT:	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNITS
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HEARING IMPAIRED UNITS	2	1	1	4
ACCESSIBLE UNITS	2	2	1	5
TOTAL UNITS	19	29	29	77

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City of Las Vegas
Department of Planning

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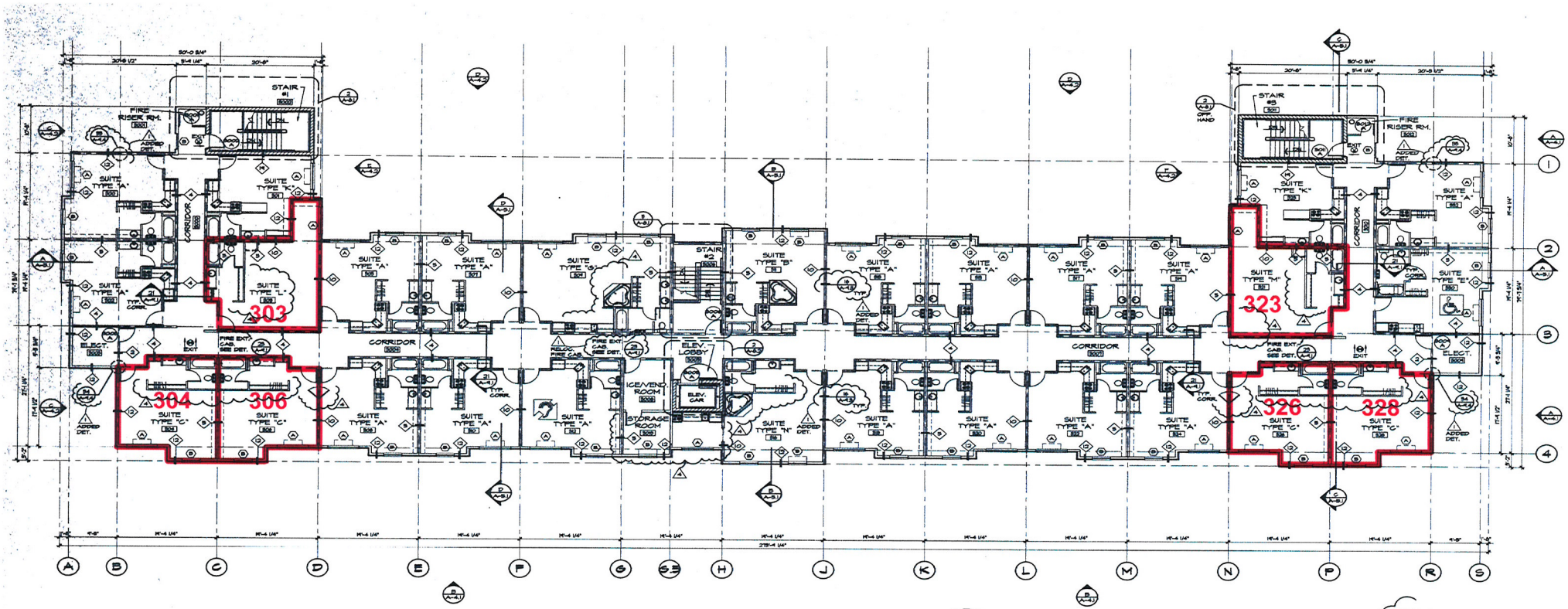
CITY OF LAS VEGAS

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

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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.

INDICATES ACCESSIBLE ROOMS. (HEARING IMPAIRED DEVICES INCLUDED.)

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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
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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

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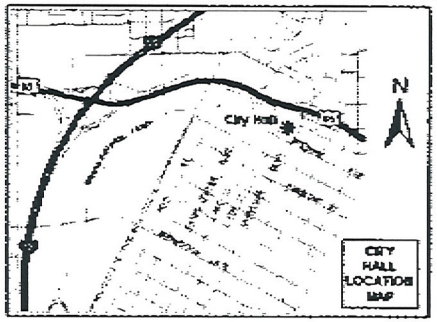
SEP 21 2011
SUP-43314

P.1/1
TO:7023857268
7023634378
OCT-28-2011 16:26 FROM:SAXTON

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



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-43314

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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MAILED FROM ZIPCODE 89101

RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43314
16307510045
SAXTON MICHAEL KEVAN & LINDA D
2700 BIANCA CT
LAS VEGAS NV 89117-3654 89117-3654

16 HRDFN11 89117

14

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**

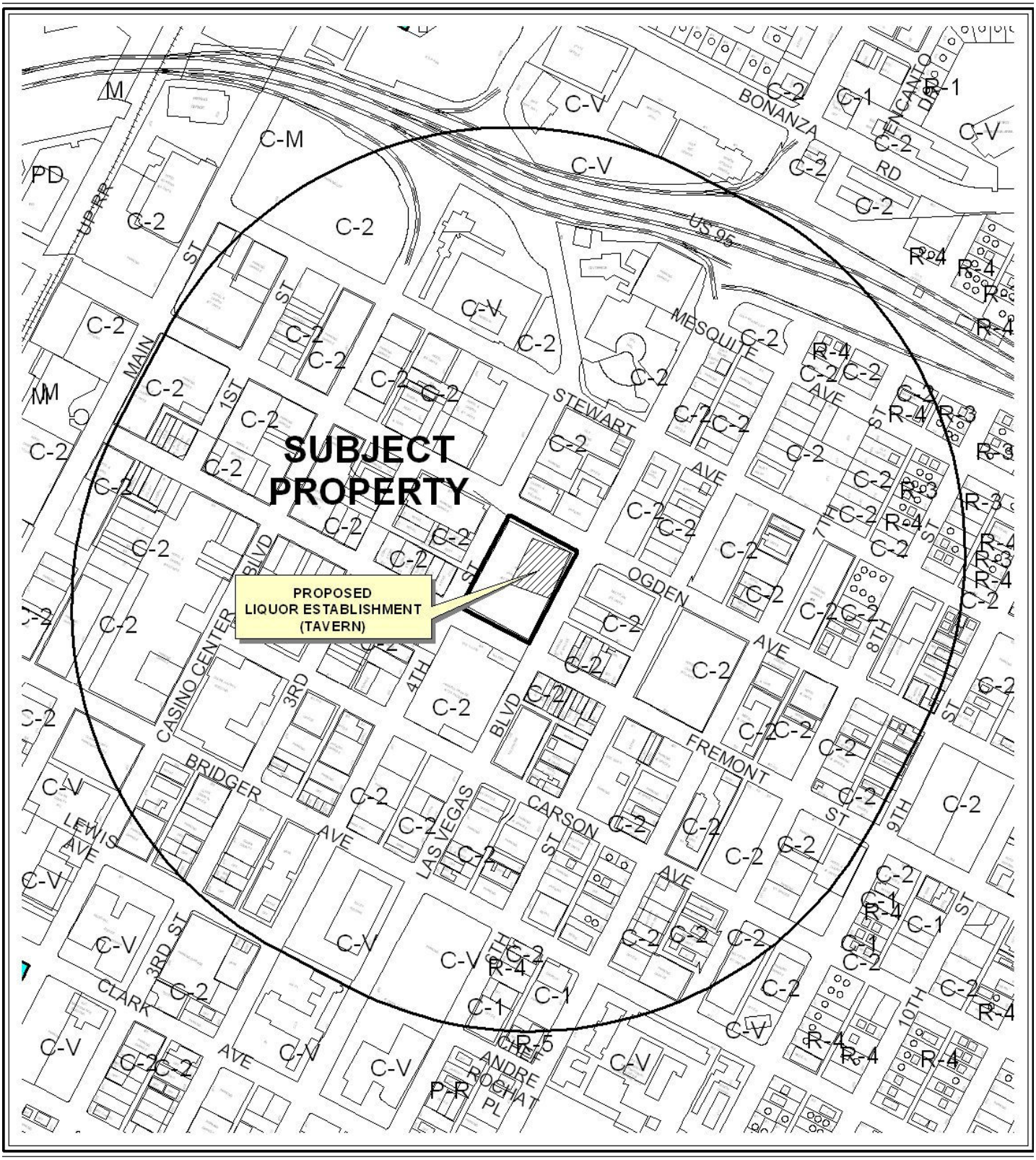
SUBJECT:
SUP-43357 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KASTLE MANAGEMENT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 22,160 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION 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, Aerial and Special 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



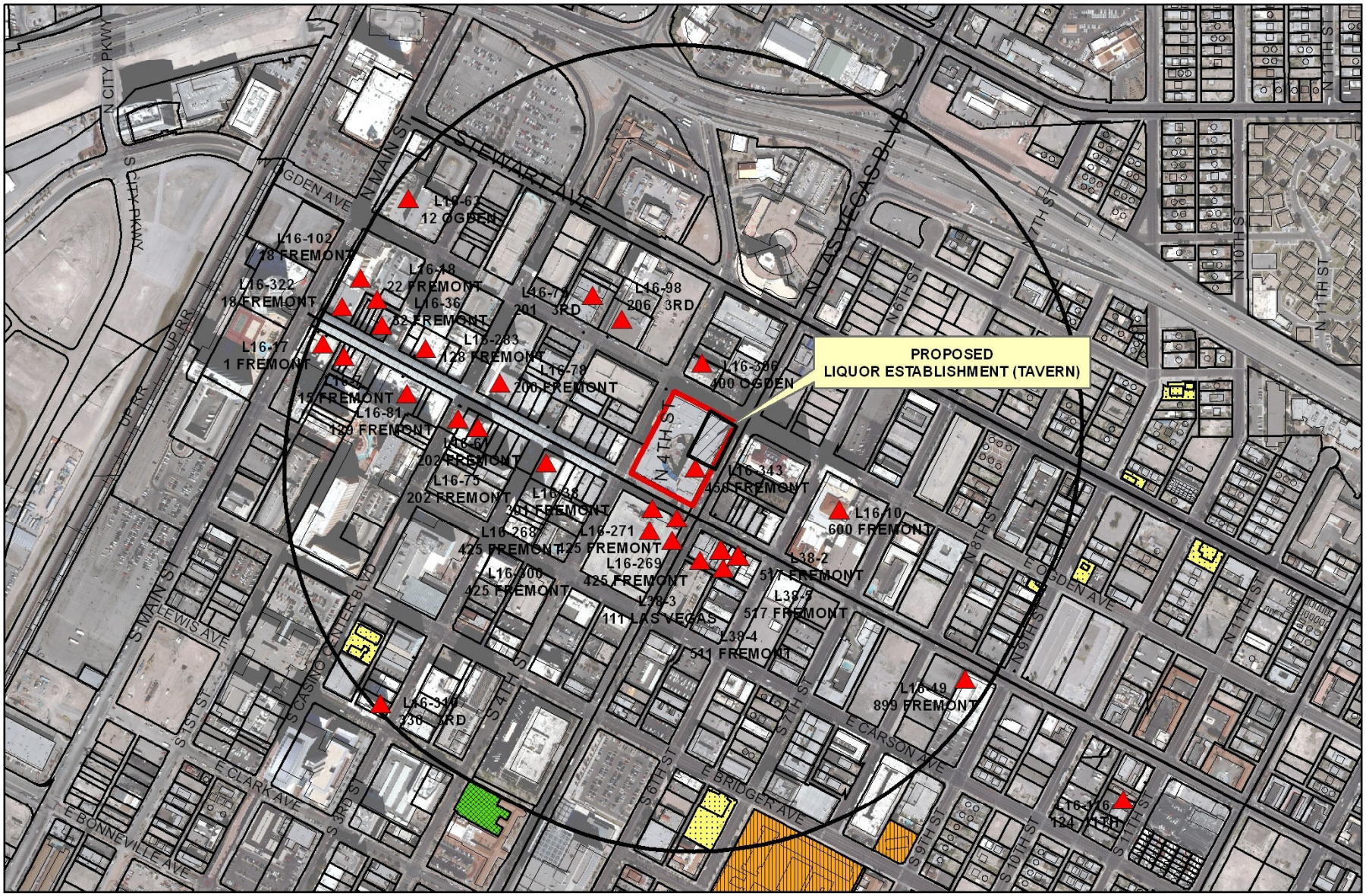
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KASTLE MANAGEMENT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43357	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43357 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The applicant shall meet with staff to have a suite number assigned prior to the issuance of a business license or a building permit.

4. A Waiver of Title 19.08 to allow a zero-foot separation distance from another Liquor Establishment (Tavern) use, a 1,200-foot distance separation from a religious facility, and a 1,340-foot distance separation from a school where a minimum 1,500-foot separation is required is hereby approved.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to establish a 22,160 square-foot Liquor Establishment (Tavern) on the second floor portion of a two-story suite. This entitlement will encompass only the areas requested with the submitted floor plans. The suite was formerly occupied by another Liquor establishment (Tavern) that has since gone out of business, leaving the suite vacant. The suite is located in the Neonopolis complex located between Fremont Street Experience and the Entertainment District and will not have a negative impact on the surrounding area. Staff recommends approval, with conditions.

ISSUES

- A Liquor Establishment (Tavern) is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit.
- The previous entitlement (U-0063-02) for a Liquor Establishment (Tavern) use expired on 01/25/11.
- A Waiver of Title 19.08 is required to allow a zero-foot separation distance from another Liquor Establishment (Tavern) use, a 1,200-foot distance separation from a religious facility, and a 1,340-foot distance separation from a school where a minimum 1,500-foot separation is required. Staff supports the waiver request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission approved Reclassification of this property.
03/23/98	The City Council approved a Site Development Plan (SD-0003-98) on property bounded by Fremont Street, 4th Street, Ogden Avenue, and Las Vegas Boulevard South for a proposed 264,210 square-foot Retail/Entertainment Complex. The Planning Commission and staff recommended approval.

10/03/01	The City Council approved a Special Use Permit (U-0117-01) for a proposed 2,162 square-foot Liquor Establishment (Tavern) in conjunction with a Retail/Entertainment Complex at 450 Fremont Street, Suite 195. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Sign Plan (MSP-0014-01) for a Retail/Entertainment Complex at 450 Fremont Street. The Planning Commission and staff recommended approval.
05/01/02	The City Council approved a Special Use Permit (U-0024-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot separation requirement from religious facilities, Liquor Establishment (Taverns) and a school. The Planning Commission and staff recommended approval.
08/07/02	The City Council approved a Special Use Permit (U-0063-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 130 with a Waiver of the minimum 1,500-foot separation requirement from religious facilities, Liquor Establishment (Taverns) and a school. The Planning Commission and staff recommended approval. This use expired on 01/25/11.
11/20/02	The City Council approved a Special Use Permit (U-0124-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 320 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval.
10/15/08	The City Council approved a Special Use Permit (SUP-29230) for a proposed Liquor Establishment (Tavern) at 450 Fremont Street, Suite 150 with a Waiver of the minimum 1,500-foot distance separation requirement from a religious facility, Liquor Establishment (Tavern) and a school. The Planning Commission and staff recommended approval. This use expired on 10/15/09.
	The City Council approved a Special Use Permit (SUP-29237) for a proposed Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval. This use expired on 10/15/09.
11/05/08	The City Council approved a Special Use Permit (SUP-29607) for a Beer/Wine/Cooler On-Sale Establishment at 450 Fremont Street, Suite 117. The Planning Commission and staff recommended approval. This use expired on 11/05/10.
8/17/11	The City Council approved a Special Use Permit (SUP-41908) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval.

09/13/11	The Planning Commission approved a Special Use Permit (SUP-42686) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 130 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. Staff recommended approval.

Most Recent Change of Ownership	
06/08/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/25/09	Business License #L16-00314 was issued for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 130. Business operations ceased on 1/25/11, with the Special Use Permit entitlement expiring 180 days after on 07/27/11.
06/28/11	Business License #G04-07293 was issued for Retail Kiosk at 450 Fremont Street. The license is still active.

Pre-Application Meeting	
09/20/11	A Pre-Application meeting was held with the applicant to discuss the requirements for a Liquor Establishment (Tavern) use on the second floor at 450 Fremont Street, Suite #130. The issue of what suite number would be used for this business was discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/29/11	Staff conducted a field visit to the site and found a vacant suite in the Neonopolis complex. The proposed location is on the second floor but has a main entrance on the ground level. The site was clean and well maintained.

Details of Application Request	
Site Area	
Net Acres	2.75

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Retail	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
South	Parking/Restaurant Taverns	C (Commercial)	C-2 (General Commercial)
East	Parking, Retail	C (Commercial)	C-2 (General Commercial)
West	Retail	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District	X		N/A
Downtown Casino Overlay District	X		Y
Downtown Entertainment Overlay District	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		N/A
Trails	X		N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	264,210 SF	1:250 SF	1,057				
TOTAL SPACES REQUIRED			1,057		680		Y
							YK

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. Ample parking is provided in the basement parking garage and another parking garage located just to the south of the project. In addition, the site is located on a major mass transit route.

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500 feet from another Liquor Establishment (Tavern)	A zero-foot distance separation from another Liquor Establishment (Tavern)	Approval
1,500 feet from a religious facility	A 1,200-foot distance separation from a religious facility	Approval
1,500 feet from a school	A 1,340-foot distance separation from a school	Approval

ANALYSIS

The applicant proposes to reestablish a Liquor Establishment (Tavern) use within a 22,160 square-foot, second floor portion of a previously entitled Tavern use. A Special Use Permit (U-0063-02) was previously approved for a Liquor Establishment (Tavern), but the entitlement expired after the business ceased for more than 180 days. This is the second of two new taverns to be created by the subdivision of the previous tavern by way tenant improvement permits. One tavern will be located on the first floor and the second will be located on the second floor with a first floor entrance.

The subject property has 680 parking spaces located within the subterranean parking garage below the existing retail and entertainment development, with additional parking available in other parts of the Casino Core District. This proposal will not increase the intensity of the use within the given suite any more than the original alcohol and restaurant uses that were originally approved for the suite.

Pursuant to Title 19.12.050and 070, Waivers of required distance separation may be requested for Liquor Establishment (Tavern) uses proposed within the Central Casino Core of the Downtown Centennial Plan. Staff recommends approval of the requested Waivers, as the proposed use meets the intent of the Downtown Centennial Plan - Casino Core District and will be in a location that has previously operated as a Liquor Establishment (Tavern) use without incident.

The proposed Liquor Establishment (Tavern) use can be conducted in a manner that is harmonious and compatible with the existing adjacent land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-43357)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site was previously approved by Special Use Permit (U-0063-02) as a Liquor Establishment (Tavern) with Waivers of the minimum 1,500-foot distance separation requirement from a religious facility, a Liquor Establishment (Tavern), and a school. This entitlement has since expired; however, this proposal can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses as had been previously demonstrated.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed location has previously operated as a Liquor Establishment (Tavern) use and Restaurant within a 264,210 square-foot multi-level retail/entertainment venue in the Downtown Casino Overlay District. There are similar types of uses of the same level of intensity; therefore, this proposal will contribute to the entertainment attractions that are supported in this area. Requested waivers of distance separation requirements are supported due to the location of the site within the Downtown Centennial Plan – Casino Core District.

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

   Vehicular traffic will utilize the Fremont Street Experience parking garage, which is accessed from Carson Avenue and 4th Street, both of which are 80-foot Secondary Collectors and the underground parking garage, which is accessed from 4th Street, and will be adequate for traffic generated by the proposed Liquor Establishment (Tavern).

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

A Liquor Establishment (Tavern) within a Retail /Entertainment Complex will be subject to regular City and County inspections for licensing; therefore, public health, safety, and welfare will not be compromised.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Liquor Establishment (Tavern) use does not meet the minimum separation distance requirements. A Waiver has been requested by the applicant to allow no separation distance from a Liquor Establishment (Tavern), a 1,200-foot distance separation from a religious facility, and a 1,340-foot separation distance from a school where a minimum 1,500-foot distance separation is required. There is no anticipated impact to the surrounding Downtown Casino Core District with the reestablishment of this use; therefore, approval of the waiver request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 237

APPROVALS 0

PROTESTS 0

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

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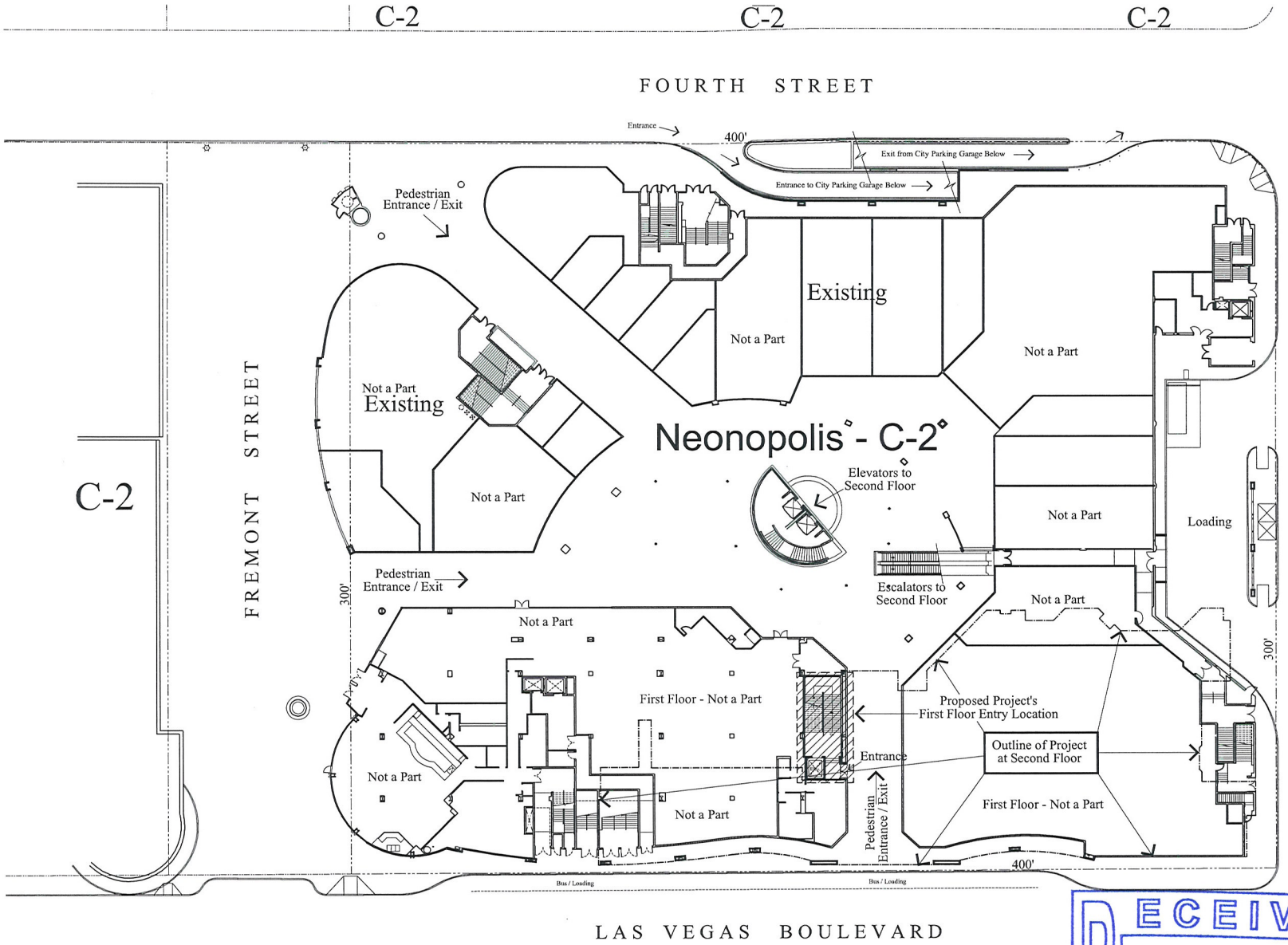


SITE INFORMATION

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

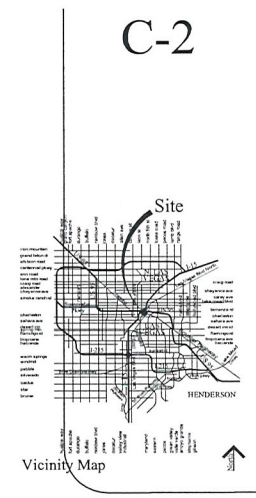
Provided:
*** per City Public Parking Garage Below**

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



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Site Plan

Scale: 1" = 20'

0 20 40 80

Project No. 111030 September 22, 2011

Nightclub at Neonopolis

Las Vegas, Nevada

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Department of Planning

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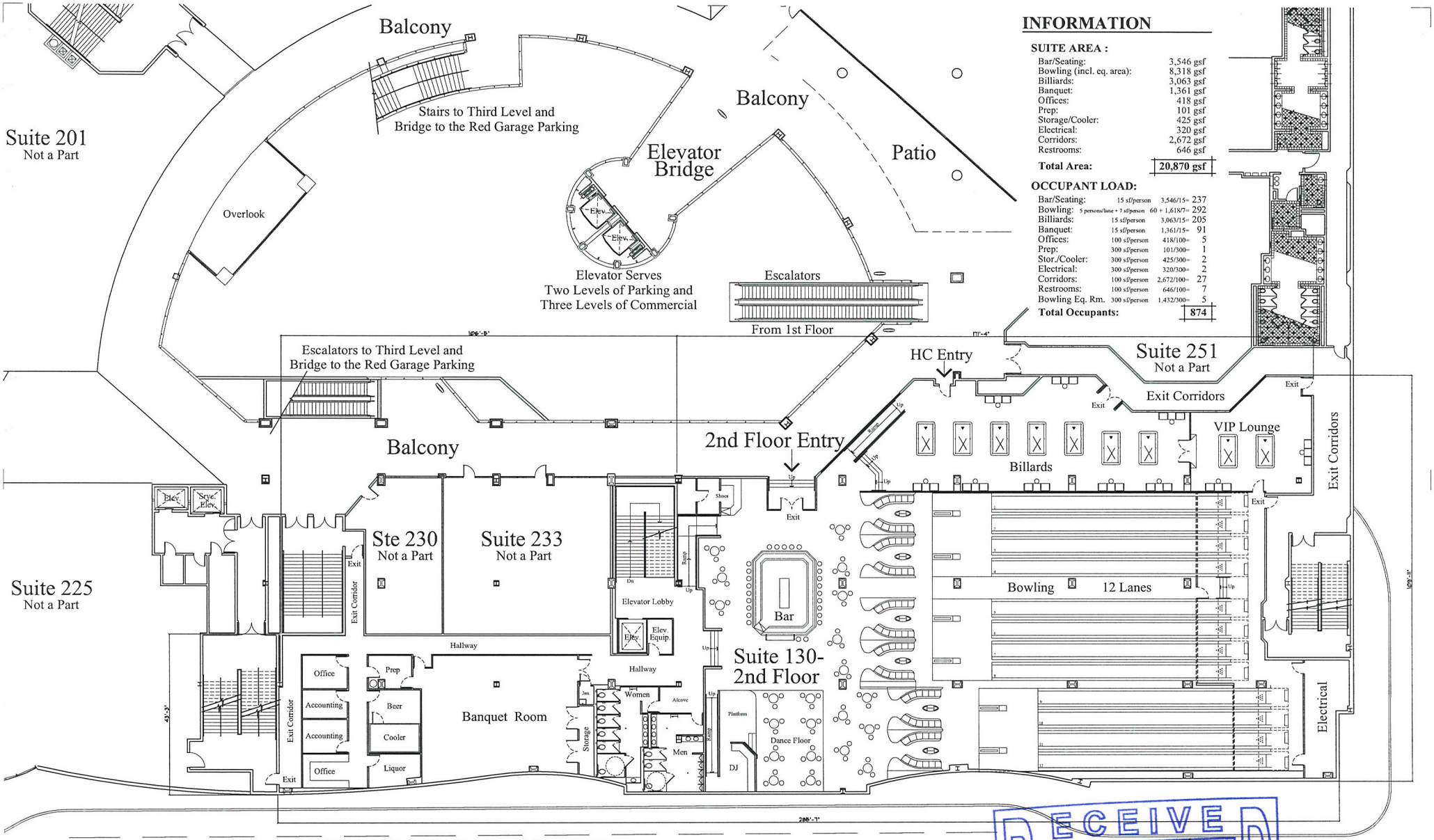
SUP-43357



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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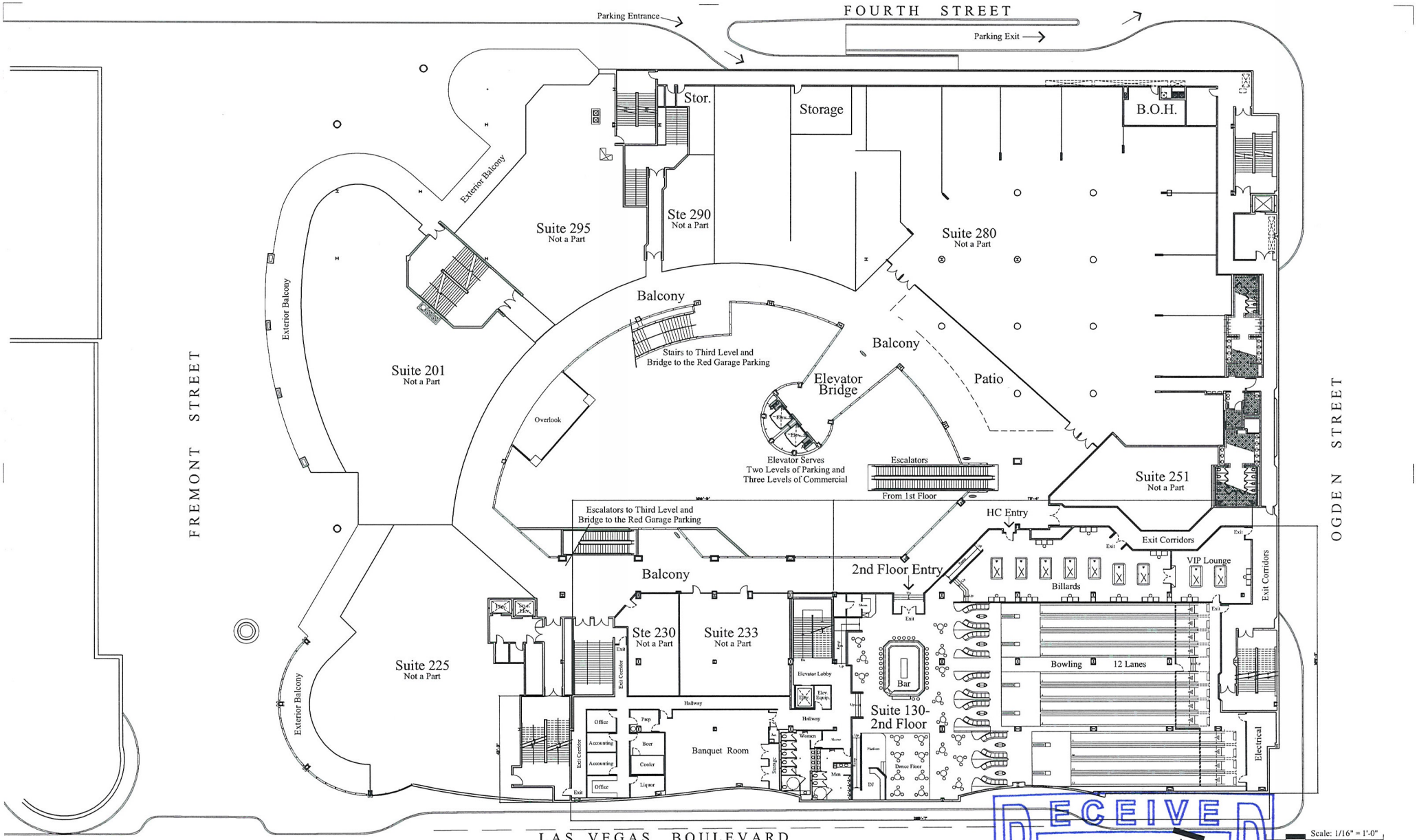
SEP 22 2011
City of Las Vegas
Department of Planning
SUP-43357



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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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SEP 22 2011
SUP-43357
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**

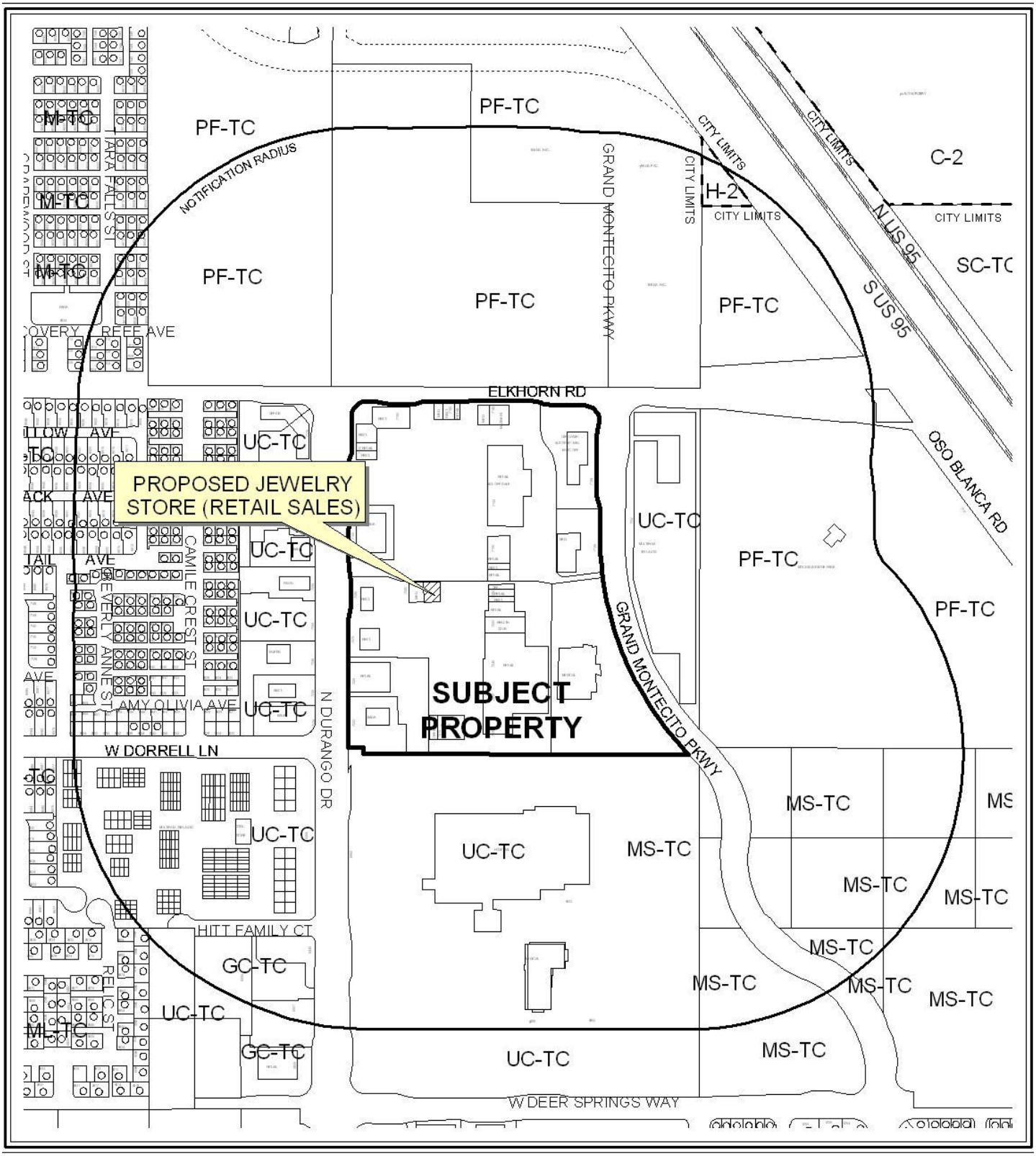
SUBJECT:
SUP-43376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MJ GOLD AND DIAMOND EXCHANGE - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING RETAIL SALES ESTABLISHMENT (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.	**1**	**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
6. Protest Postcard



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MJ GOLD AND DIAMOND EXCHANGE - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43376	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43376 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (ZON-3840), and Site Development Plan Review (SDR-11702).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Secondhand Dealer (Jewelry) use within an existing 3,185 square-foot retail establishment at 7090 North Durango Drive, Suite 140. The store is a well established, locally-owned jewelry store with several valley locations. This request can be conducted in a compatible and harmonious manner with the surrounding land uses; therefore, staff recommends approval, with conditions. If the application is denied, no secondhand jewelry transactions can take place at this location.

ISSUES

- A Secondhand Dealer (Jewelry) use is permitted at this Montecito Town Center location with an approved Special Use Permit. Staff supports the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/64	The City Council approved an Annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre east portion of the subject site. The effective date was 05/29/64.
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the east 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.
01/17/01	The City Council approved an Annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the west five acres of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval.
03/06/02	The City Council approved a Development Agreement (DA-0002-01) for the Montecito Shopping Center. The Planning Commission and staff recommended approval. The agreement was recorded 05/01/02.
12/19/02	The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan Way alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff recommended approval.

12/11/03	A Final Map (FMP-2819) for a three-lot commercial subdivision was recorded adjacent to the southeast corner of Elkhorn Road and Durango Drive.
04/07/04	The City Council approved a Site Development Plan Review (SDR-3764) related to a Major Modification of the Montecito Town Center Development Agreement (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. The Planning Commission and staff recommended approval.
02/16/05	The City Council approved a Site Development Plan Review (SDR-5731) for a Major Amendment to the approved Site Development Plan Review for a 380,000 square foot development that included the subject site. The Planning Commission and staff recommended approval.
07/25/05	Planning and Development Department staff administratively approved a Minor Amendment to the approved Site Development Plan Review (SDR-5731) that changed the parking lot layout of Building F and added five parking spaces.
04/19/06	The City Council approved a Site Development Plan Review (SDR-11702) request for a Major Amendment to an approved Site Development Plan Review (SDR-5731) to allow the modification of pads G, I through O, R, U, and V on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road and a companion Variance (VAR-11710) to allow 1,032 parking spaces where 1,209 spaces is the minimum required for Phases I and II of the Montecito Marketplace commercial development. The Planning Commission recommended approval and staff recommended denial.
12/06/06	The City Council approved a Special Use Permit (SUP-16948) for a Supper Club at 7070 North Durango Drive. The Planning Commission and staff recommended approval.
10/11/11	The City Council approved a Special Use Permit (SUP-42974) for a Beer/Wine/Cooler On-Sale Establishment use in an existing 6,371 square-foot restaurant at 7070 North Durango Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
09/07/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/22/07	A Building Permit (#99789) for a Tenant Improvement was issued at 7090 North Durango Drive, Suite 140. The permit was finalized on 12/13/07.
03/02/10	A Building Permit (#157725) for Illuminated Wall Signs was issued at 7090 North Durango Drive, Suite 140.
10/01/10	A Building Permit (#99789) for a Sign was issued at 7090 North Durango Drive, Suite 140.

Pre-Application Meeting	
08/25/11	Staff met with the applicant and reviewed the application requirements for a Secondhand Dealer (Jewelry) Special Use Permit at 7090 North Durango Drive, Suite 140.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
09/29/11	Staff conducted a site visit and found a well maintained retail jewelry store in an existing shopping center.

Details of Application Request	
Site Area	
Net Acres	8.41

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
North	Shopping Center	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
South	Hospital	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)

East	Medical Office	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Pawn Shop	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
	Tavern		
	Undeveloped		

Master Plan Areas	***Yes***	***No***	***Compliance***
Town Center Master Plan	X		Y
Montecito Town Center	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
T-C (Town Center) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Durango Drive	Parkway Arterial	Master Plan of Streets and Highways / Town Center Development Standards Manual	125	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	287,741 SF	1:250 SF	1,151				
TOTAL SPACES REQUIRED			1,151		1,384		Y
Regular and Handicap Spaces Required			1,129	22	1,352	32	Y

YK

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Loading Spaces	287,741 SF	3 spaces for the first 50,000 SF plus 1 space for each additional 50,000 SF	8		10		Y

ANALYSIS

This project is located within the Montecito Town Center plan area with a Mixed-Use Commercial Land Use designation within Town Center; the site has a land use designation of UC-TC (Urban Center Mixed-Use-Town Center). The UC-TC designation allows for a mix of land uses including multi-family, commercial, cultural, recreational and meeting facilities that provide most of the daily support services and activities for the region. The proposed use conforms to the intent of this designation.

There are no additional parking standards that apply for a Secondhand Dealer (Jewelry) use as it is located within a shopping center. The shopping center is currently over-parked by 233 spaces. The Secondhand Dealer (Jewelry) use will be an accessory use to the retail jewelry store. Since the project conforms to the Montecito Town Center plan and all applicable Town Center requirements, staff is recommending approval of the Special Use Permit.

FINDINGS (SUP-43376)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   With compliance to the conditions of approval, a Secondhand Dealer (Jewelry) use will be harmonious and compatible with the neighboring uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is developed as a shopping center. It is physically suitable for the type and intensity of land use as proposed.

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

   Access to the shopping center is via an internal shopping center drive, which is connected to Durango Drive that is adequate for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   This development will be required to obtain all of the necessary development permits, including Building and Safety Department requirements for a Certificate of Occupancy, which will insure the protection of the public health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The project meets all conditions for a Secondhand Dealer (Jewelry) use. Conditions are required by the Town Center Development Standards and refer back to Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 523

APPROVALS 0

PROTESTS 1

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

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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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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

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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: _____

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☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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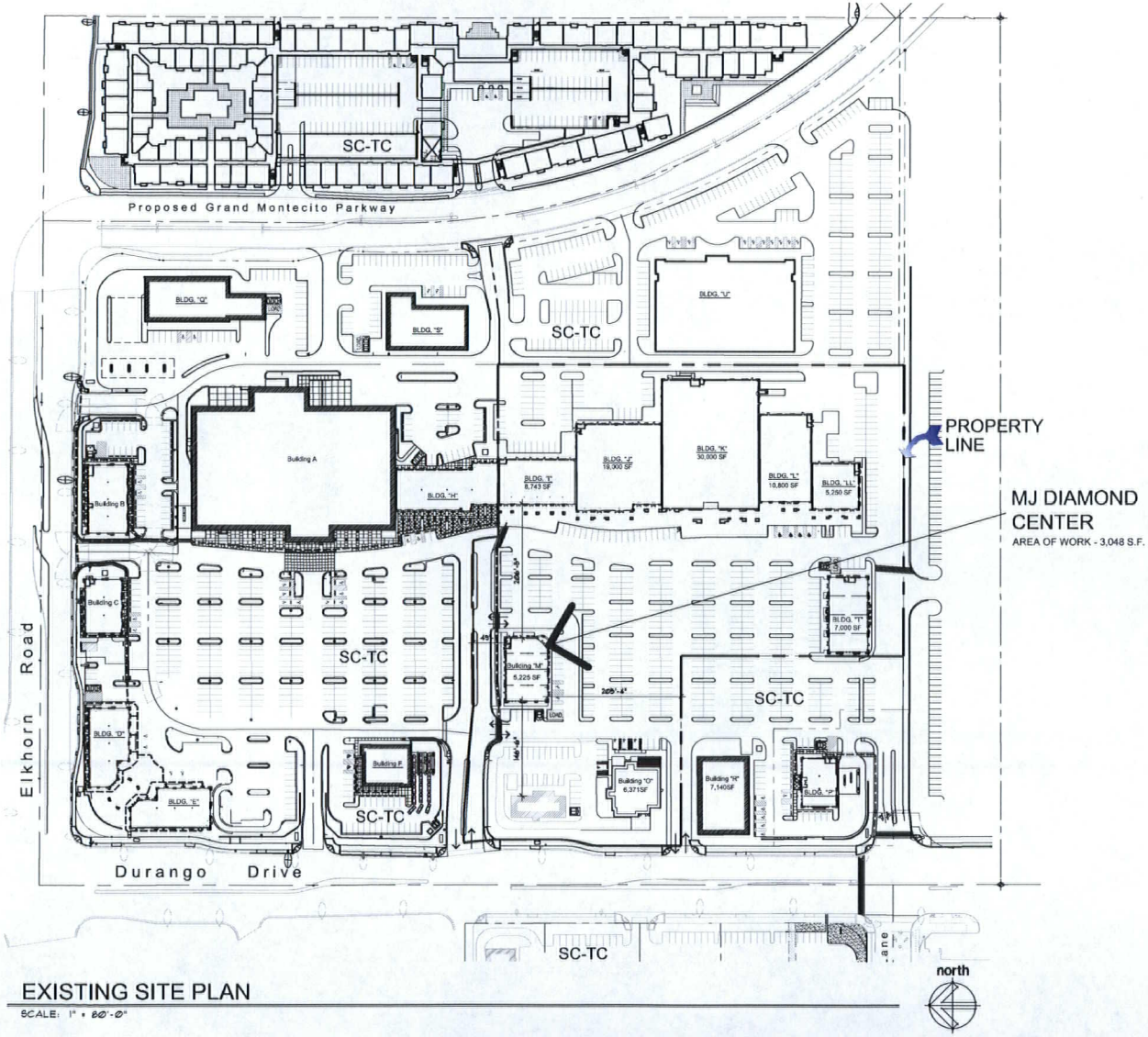

EXISTING SITE PLAN

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

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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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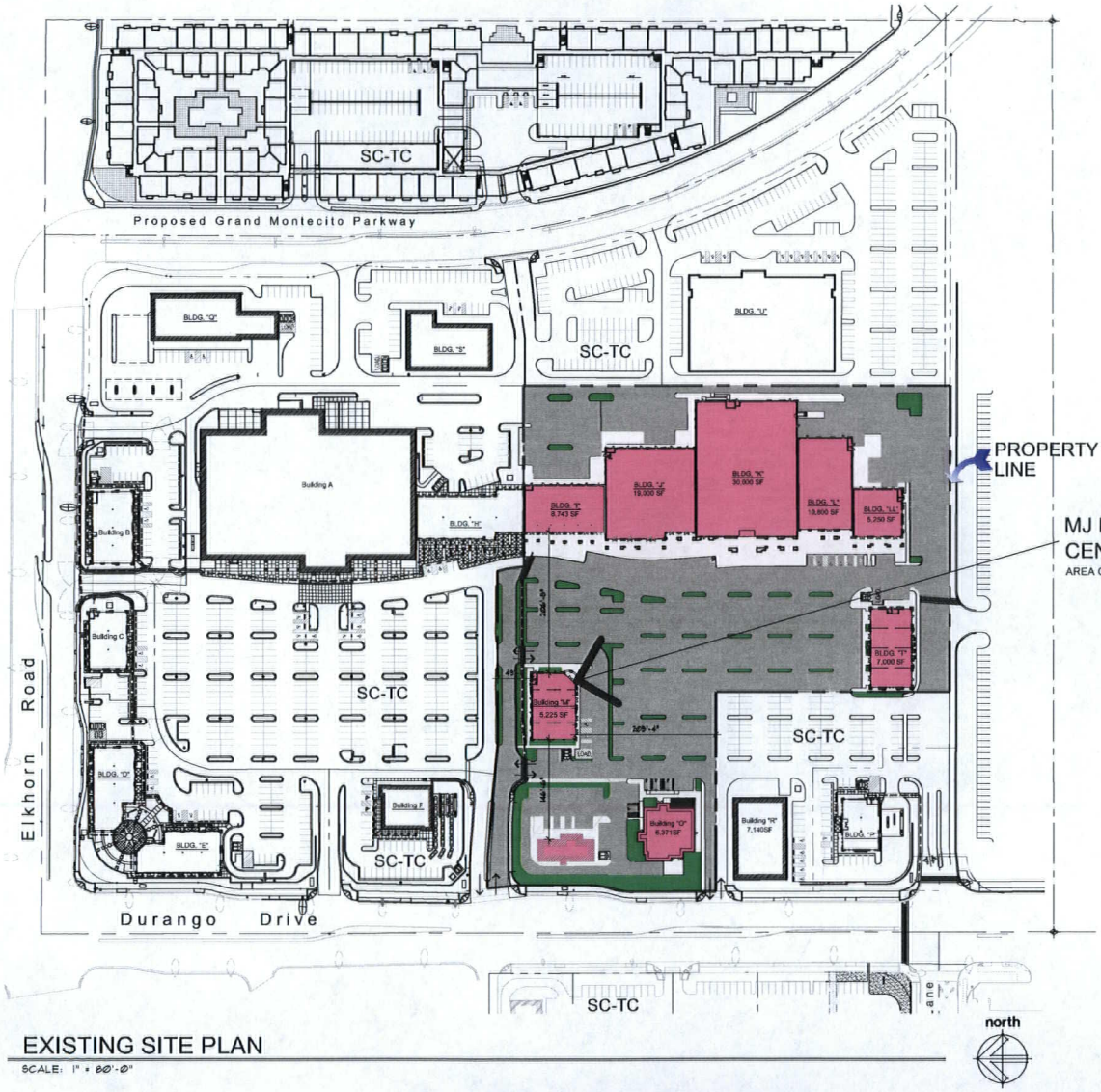
SEP 27 2011
SUP-43376
City of Las Vegas



EXISTING SITE PLAN

SCALE: 1" = 80'-0"

PROJECT DATA (CITY OF LAS VEGAS)

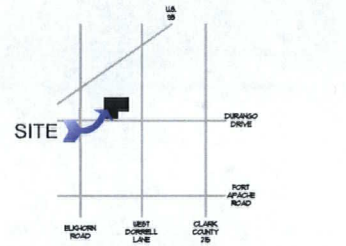
CURRENT ZONING		SC-TC (SERVICE COMMERCIAL -TOWN CENTER)		
DESIRED ZONING		SC-TC (SPECIAL USE PERMIT)		
	FRONT	5'-0"		EXISTING
	CORNER	5'-0"		EXISTING
	SIDE	10'-0"		EXISTING
	REAR	20'-0"		EXISTING
ACCESSOR'S PARCEL		125-20-510-020		
NET SITE AREA	=	366,338.6 S.F. 8.41 ACRES		
COVERAGE	=	MAX. N/A	ACTUAL 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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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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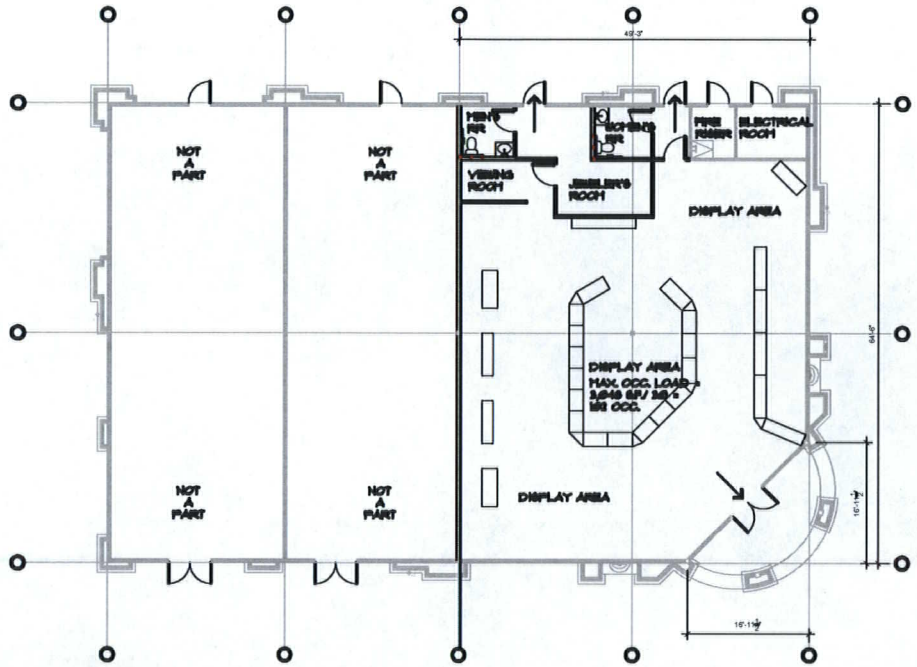
SUP-43376
City of Las Vegas



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

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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

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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,

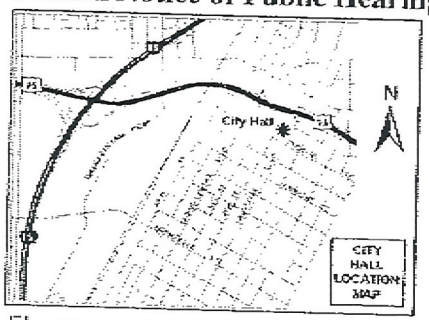
George Rogers, AIA, LEED Green Associate

RECEIVED
SEP 27 2011
City of Las Vegas
SUP-43376

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



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-43376

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12520215275
LERNER ADI
P O BOX 90
SAN RAMON CA 94583-0090 94583-0090

Case: SUP-43376

13P

10/31/2011 09:12 9257903987 PROCUREMENT PAGE 01

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**

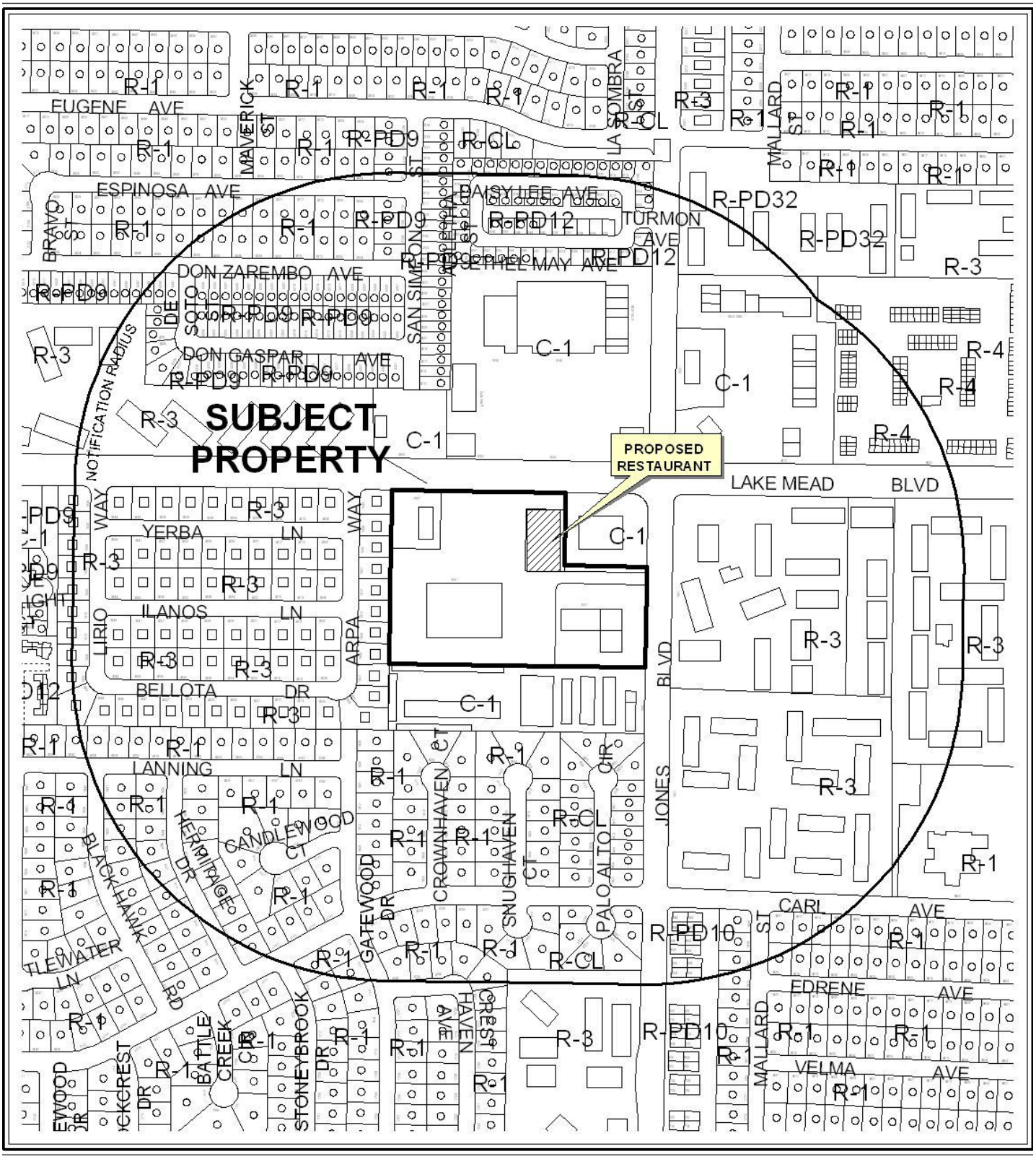
SUBJECT:
SDR-43345 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL POLLO LOCO, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,757 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO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

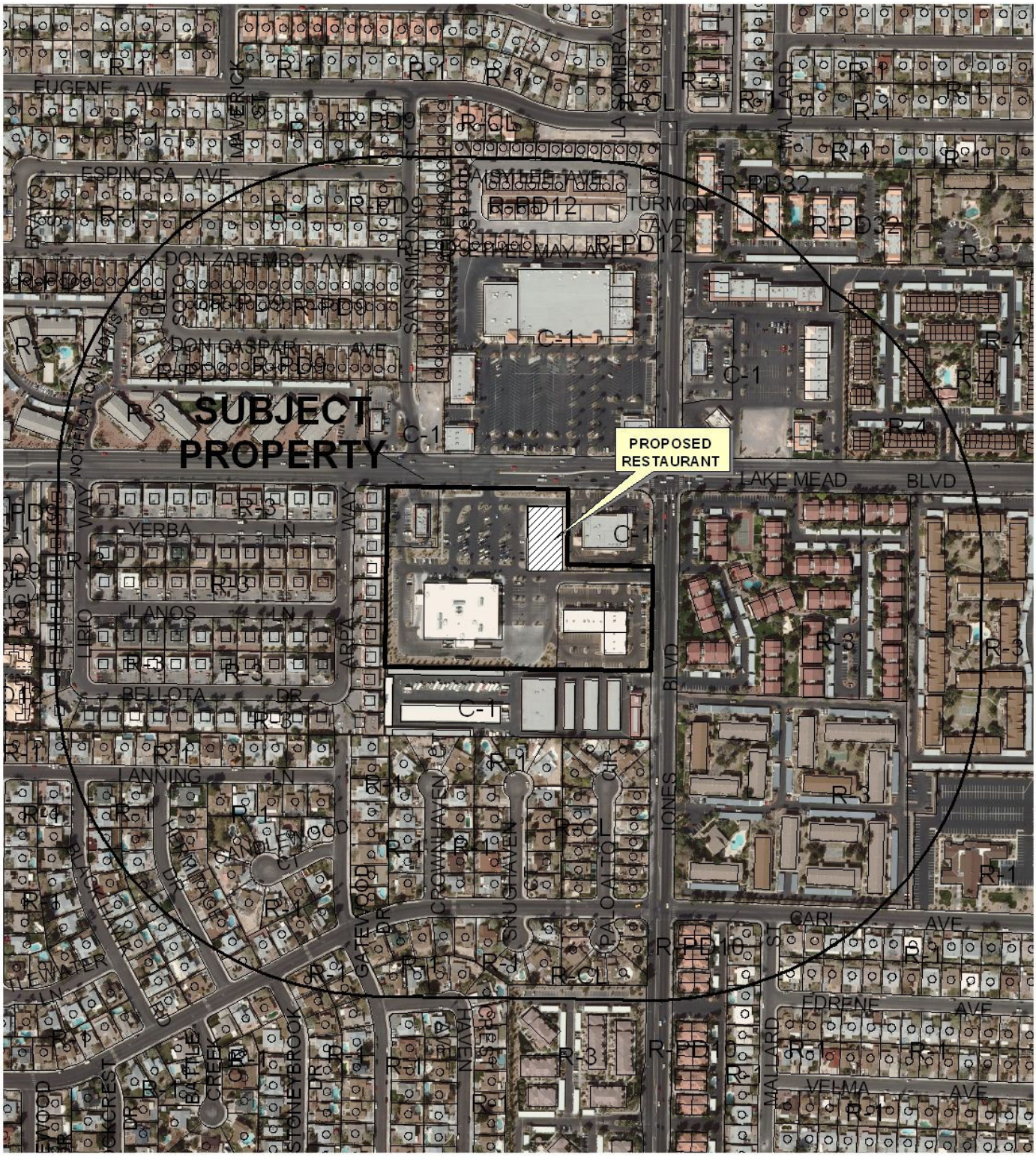
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EL POLLO LOCO, INC.

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43345	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-43345 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0096-84) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 plan, and building elevations, date stamped 09/22/11, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a three-foot wide landscape buffer along the west perimeter where eight feet is required.

5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/22/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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. Installed landscaping shall not impede visibility of any traffic control device.

9. 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).

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

12. 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.

13. 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.

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

Public Works

15. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a new fast food restaurant with a drive-through at 6131 West Lake Mead Boulevard. The project will be developed per Title 19 requirements, except for the requested waiver. The parcel is the last undeveloped pad in a commercial subdivision. Staff recommends approval, with conditions. If denied, the parcel would remain undeveloped until a revised site plan was reviewed and approved.

ISSUES

- A Waiver is required to allow a three-foot wide landscape buffer along the west perimeter where eight feet is required. Staff supports the request since the adjacent lot was originally part of the shopping center and no negative effect will result from the waiver.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/20/85	The City Council approved a reclassification of the subject site to C-1 (Limited Commercial) zoning as part of a larger request (Z-0096-84)
05/11/00	The Planning Commission approved a Site Development Plan Review [Z-0096-84(16)] for a Fast Food Restaurant with Drive-Through at the southwest corner of Lake Mead Boulevard and Jones Boulevard.
11/03/00	The City Council approved a Site Development Plan Review [Z-0096-84(17)] for a 58,210 square-foot Commercial Center at the southwest corner of Lake Mead Boulevard and Jones Boulevard. Planning Commission and Staff recommended approval.
11/20/02	The City Council approved a Site Development Plan Review [Z-0096-84(18)] for a 39,910 square-foot Wal-Mart Neighborhood Market at the southwest corner of Lake Mead Boulevard and Jones Boulevard. The subject site was included in this approval as "future" development. Planning Commission and Staff recommended approval.
09/23/04	The Planning Commission approved a Master Sign Plan (MSP-5001) for a 39,910 square-foot Commercial Center at the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.

11/17/05	The Planning Commission approved a Site Development Plan Review (SDR-9676) for a 15,000 square-foot retail development with Waivers of Building Placement, Foundation, and Perimeter Landscaping Requirements at the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.
09/25/08	The Planning Commission approved a Site Development Plan Review (SDR-29382) request for a Major Amendment to an approved Site Development Plan Review [Z-0096-84(17)] for a proposed 2,838 square-foot restaurant with drive-through and a waiver of the perimeter landscape buffer requirements to allow a three-foot buffer along the east property line where eight feet is required at 6151 West Lake Mead Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
02/04/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses have been issued for this undeveloped parcel.

Pre-Application Meeting	
08/16/11	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review application. It was noted that a waiver of the east perimeter landscape buffer width would be required.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/29/11	Staff visited the site and found a vacant parcel in a commercial shopping center. The site was clean and well maintained.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped pad of an existing Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Multi-Family Dwellings	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		
Airport Overlay – 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	365 Feet	Y
Min. Setbacks			
• Front	10 Feet	75 Feet	Y
• Side	10 Feet	14 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	300 Feet	Y
Max. Lot Coverage	50%	8.7%	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	1 Trees	N
TOTAL PERIMETER TREES		**11 Trees**	**1 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	6 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		3 Feet	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Jones Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	60,166 SF	1:250 SF	240				
TOTAL SPACES REQUIRED			240		240		Y
Regular and Handicap Spaces Required			234	7	227	13	Y

YK

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide an eight foot wide west perimeter landscape buffer.	To provide a three foot wide west perimeter landscape buffer	Approval

ANALYSIS

The proposed project will develop the last remaining undeveloped pad in this shopping center. The applicant has requested a waiver to allow a three-foot wide landscape buffer along the west perimeter where a minimum of eight feet is required. The request is justified since the adjacent lot was developed as part of the shopping center and then sub-divided and sold. There will be no negative effect on the adjacent development if the waiver is approved; therefore, staff supports the request.

This will be a new fast food restaurant with a drive-through in a one-lot commercial subdivision. All development standards are being met with the exception of the requested waiver. Since the project is appropriate for the site and is harmonious and compatible with the surrounding development, staff recommends approval, with conditions.

FINDINGS (SDR-43345)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Restaurant with Drive-Through is compatible with the other services provided in the existing shopping center.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan and generally in compliance with Title 19 requirements. The requested Waiver will not negatively impact the subject site or the surrounding neighborhood.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is via existing shared access driveways from Lake Mead Boulevard and Jones Boulevard, which will then provide interior shopping center access to the subject site. The site will not have a negative impact on neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building and landscape materials are appropriate for the area and meet the requirements of Title 19.

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;**

   The architectural design of this project is consistent with the surrounding shopping center. The proposed building elevations depict appropriate design and architectural features that are consistent with the area and the requirements of Title 19.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to permit review and inspection, and therefore appropriate measures will be taken to protect the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 361

APPROVALS 0

PROTESTS 0

YK

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

RECEIVED
SEP 22 2011
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.

RECEIVED
SEP 27 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.

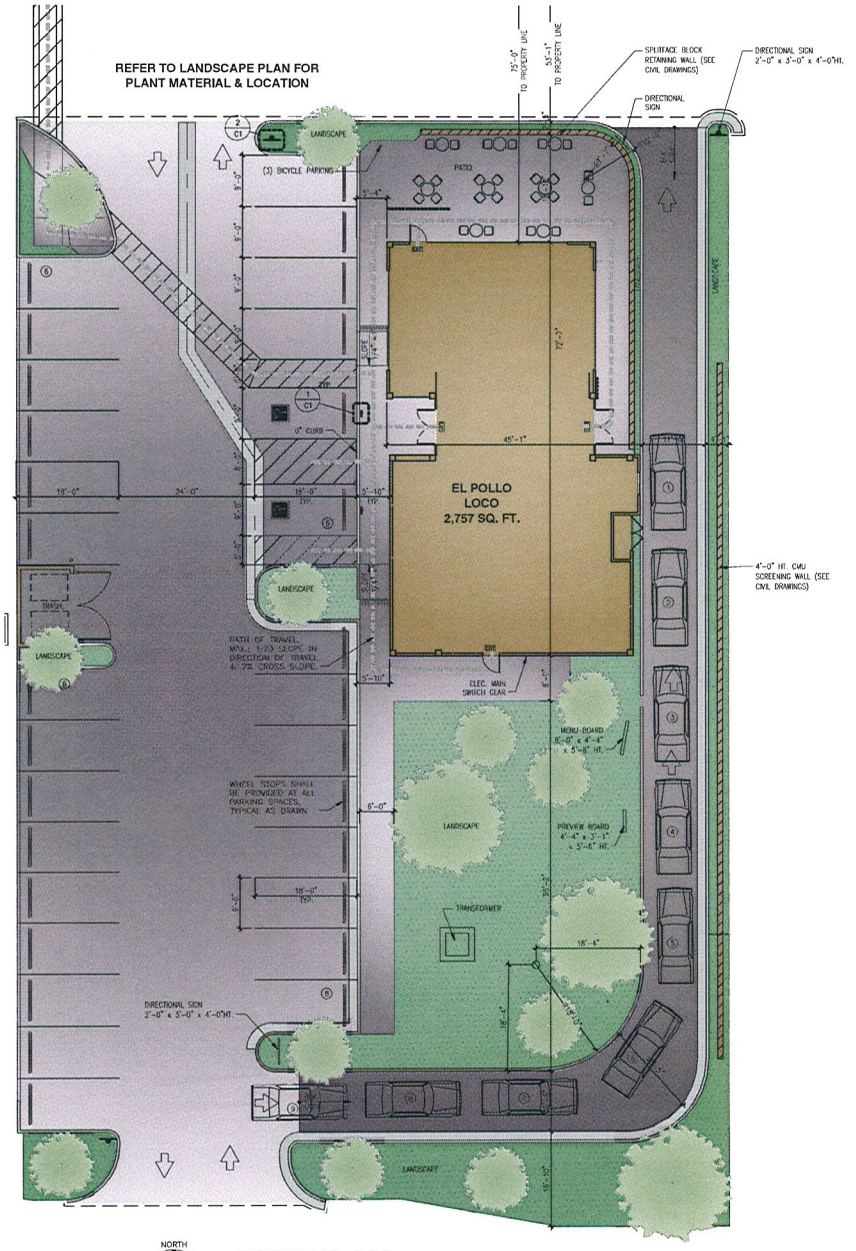
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

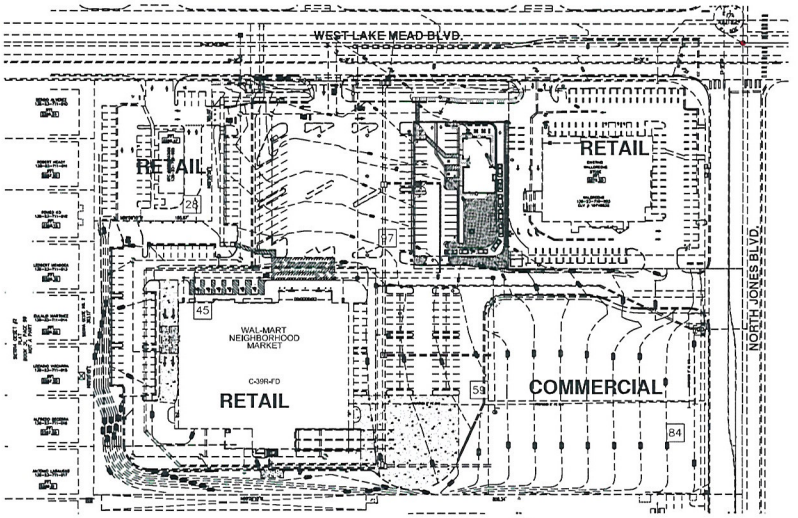
ANNE O'BRIEN
Commission # 1848267
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

RECEIVED
SEP 22 2011
City of Las Vegas
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

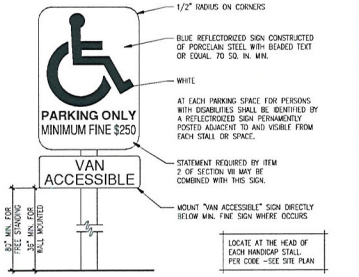
NOTES

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.



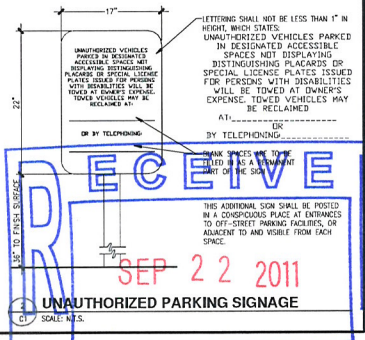
VICINITY MAP

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

RECEIVED
SEP 22 2011
City of Las Vegas
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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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

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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

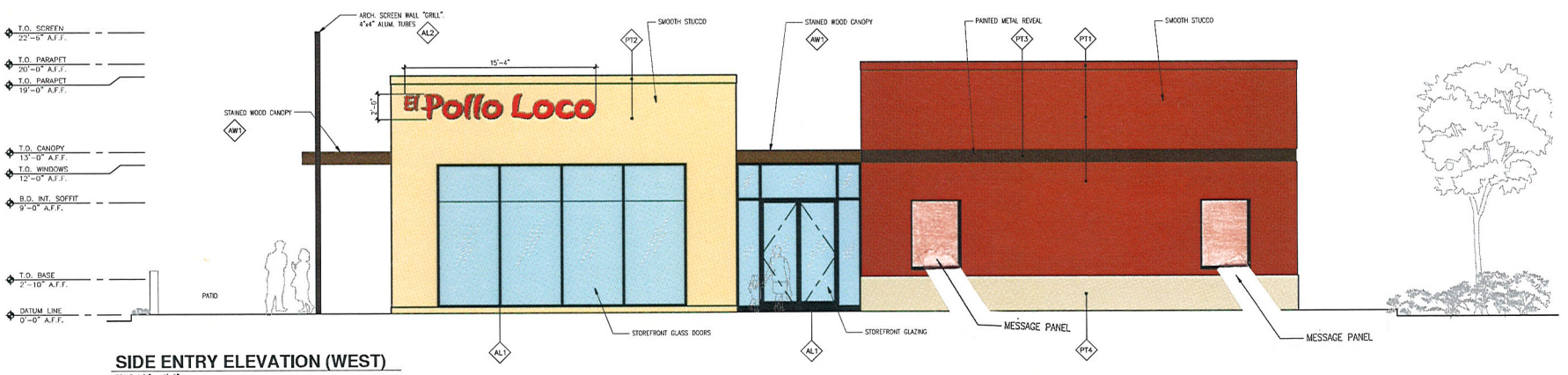
L1.0

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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SDR-43345

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

REV. DATE DESCRIPTION

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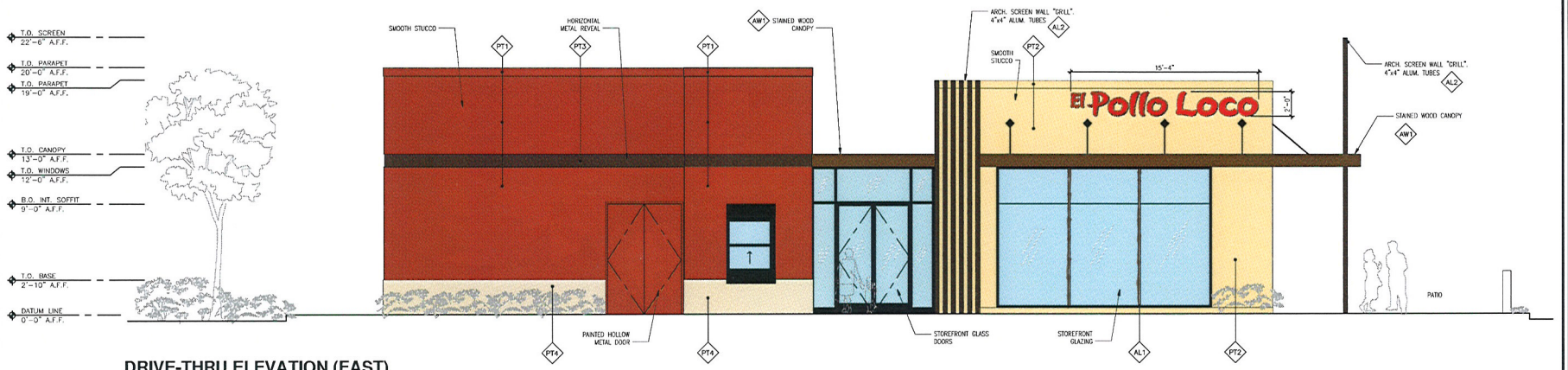
VICTOR M. NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

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

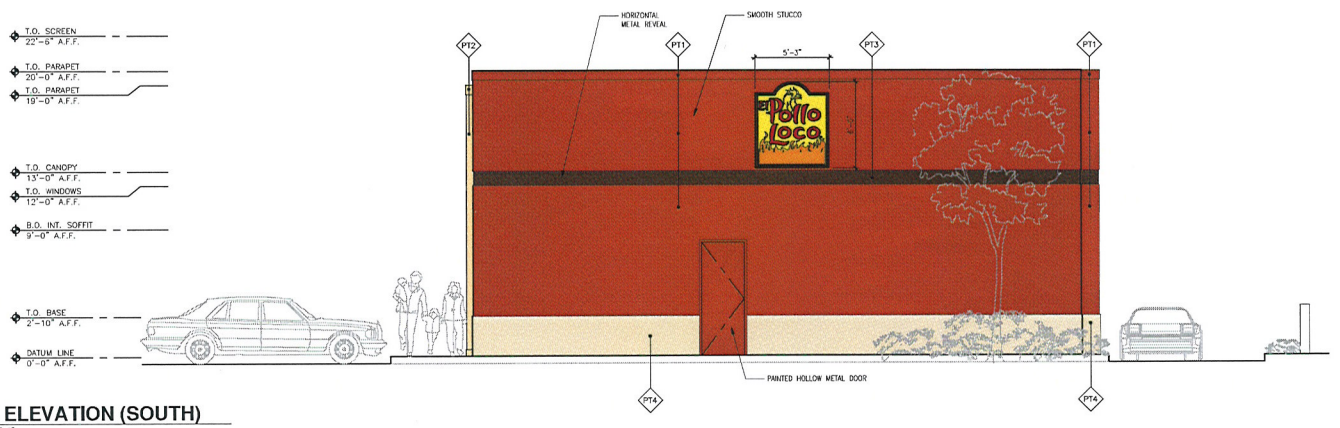
EXTERIOR ELEVATIONS

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
- RT NOT USED
- AW1 WOOD CANOPY – MINI WAX, STAIN 236 LIGHT WALNUT
- AL1 DRK. BRONZE ALUMINUM STOREFRONT
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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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SDR-43345

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

REV. DATE DESCRIPTION

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VICTOR M. NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

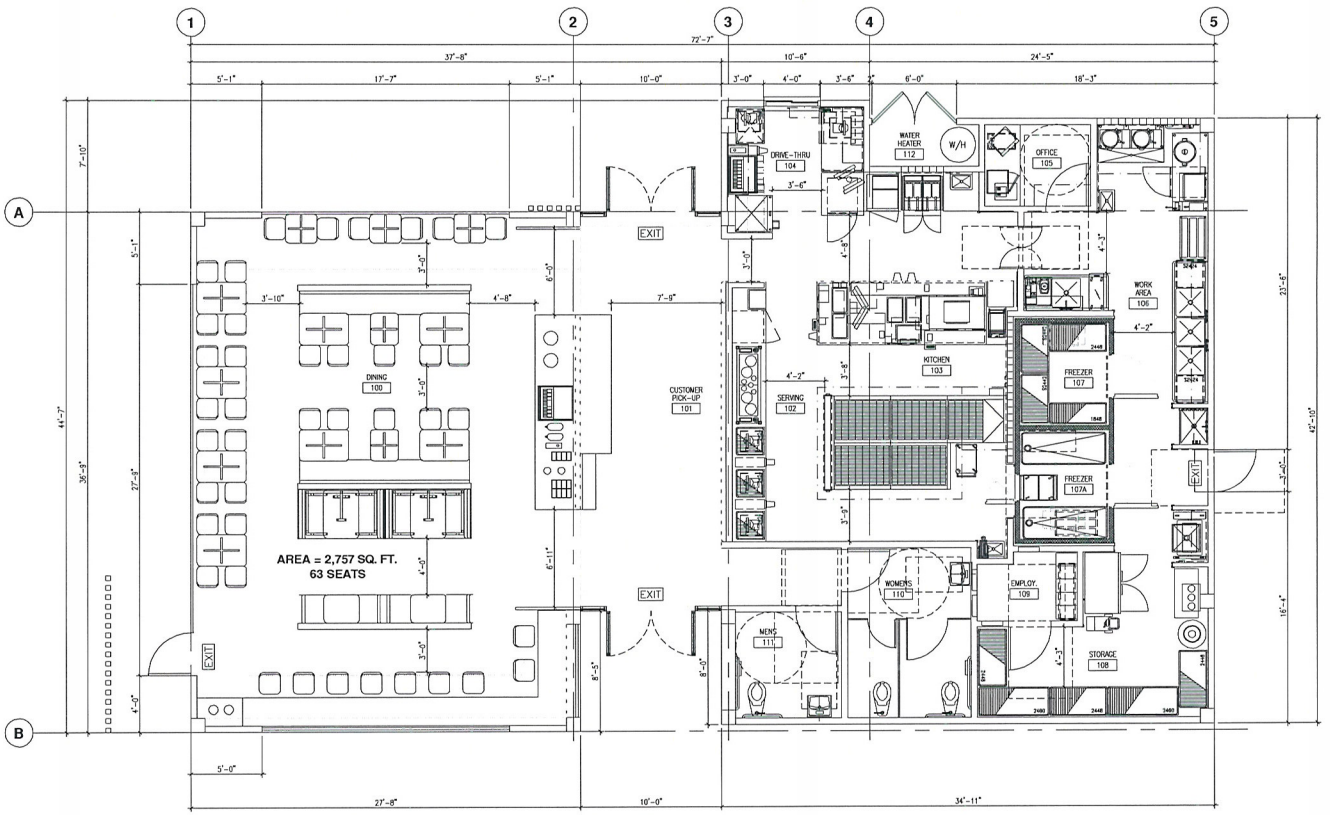
El Pollo Loco

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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Department of Planning

SDR-43345

VICTOR M. NEWLOVE, AIA
[redacted]

REV. DATE DESCRIPTION

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VICTOR M. NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

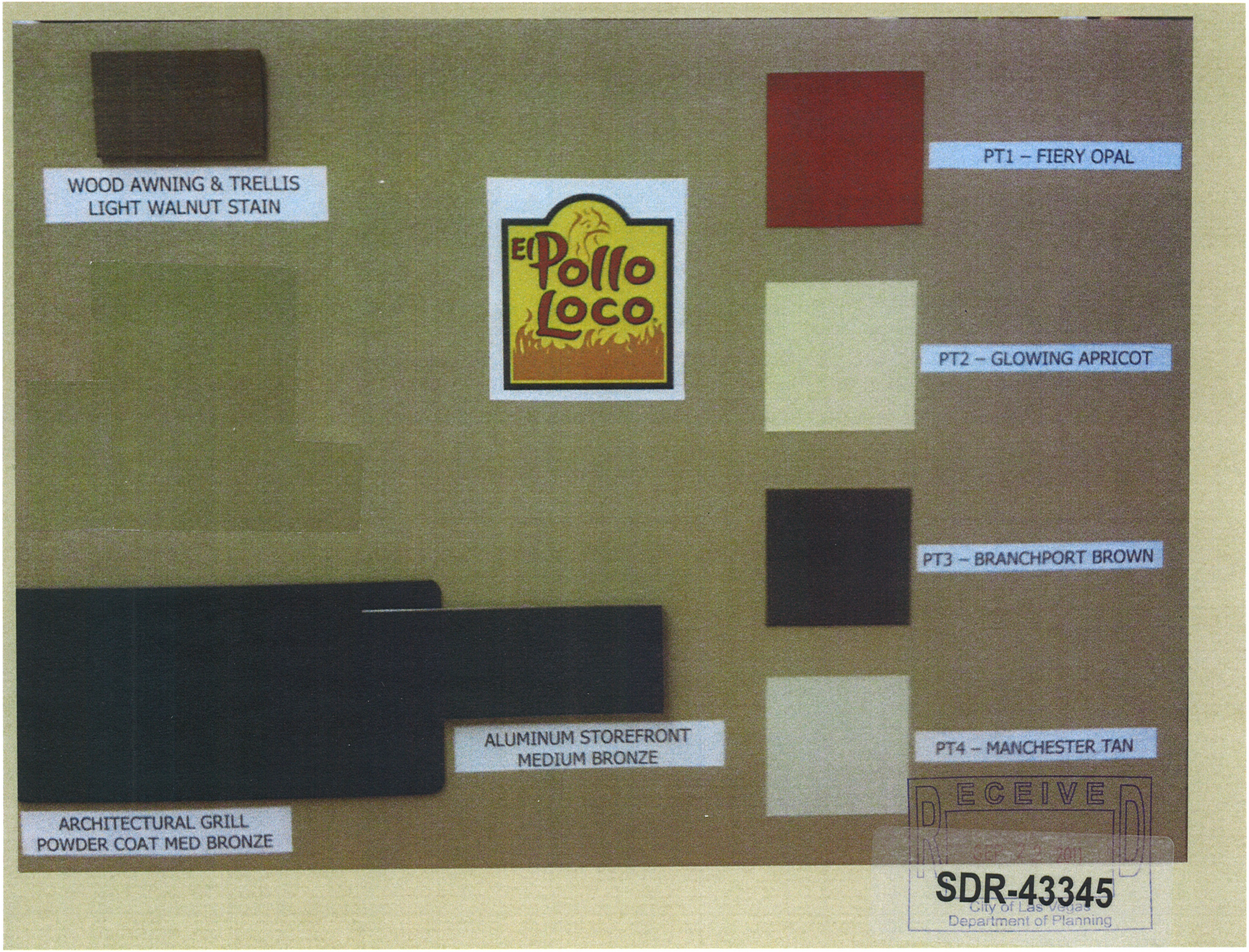
El Pollo Loco

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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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**

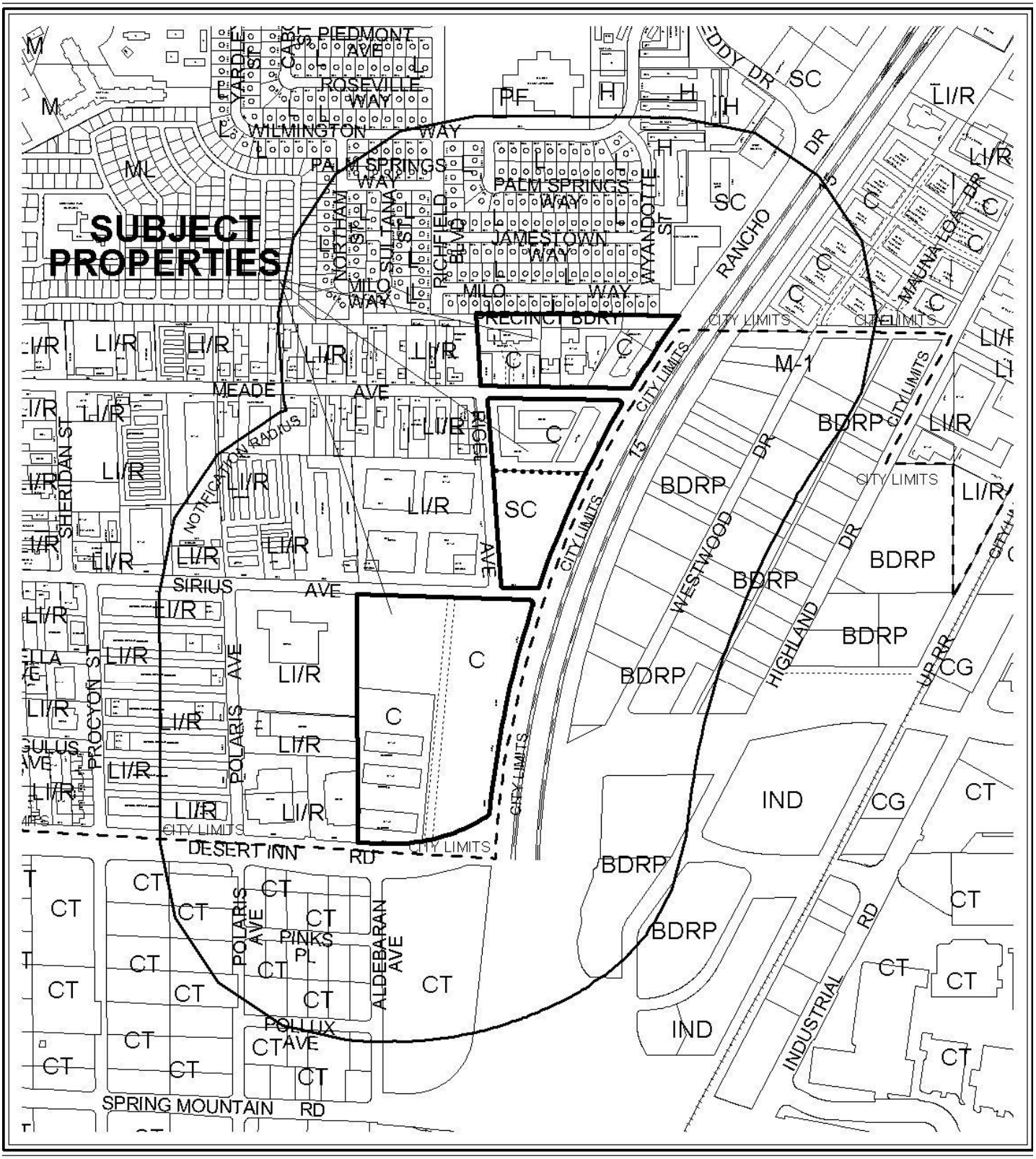
SUBJECT:
ABEYANCE - GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH)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

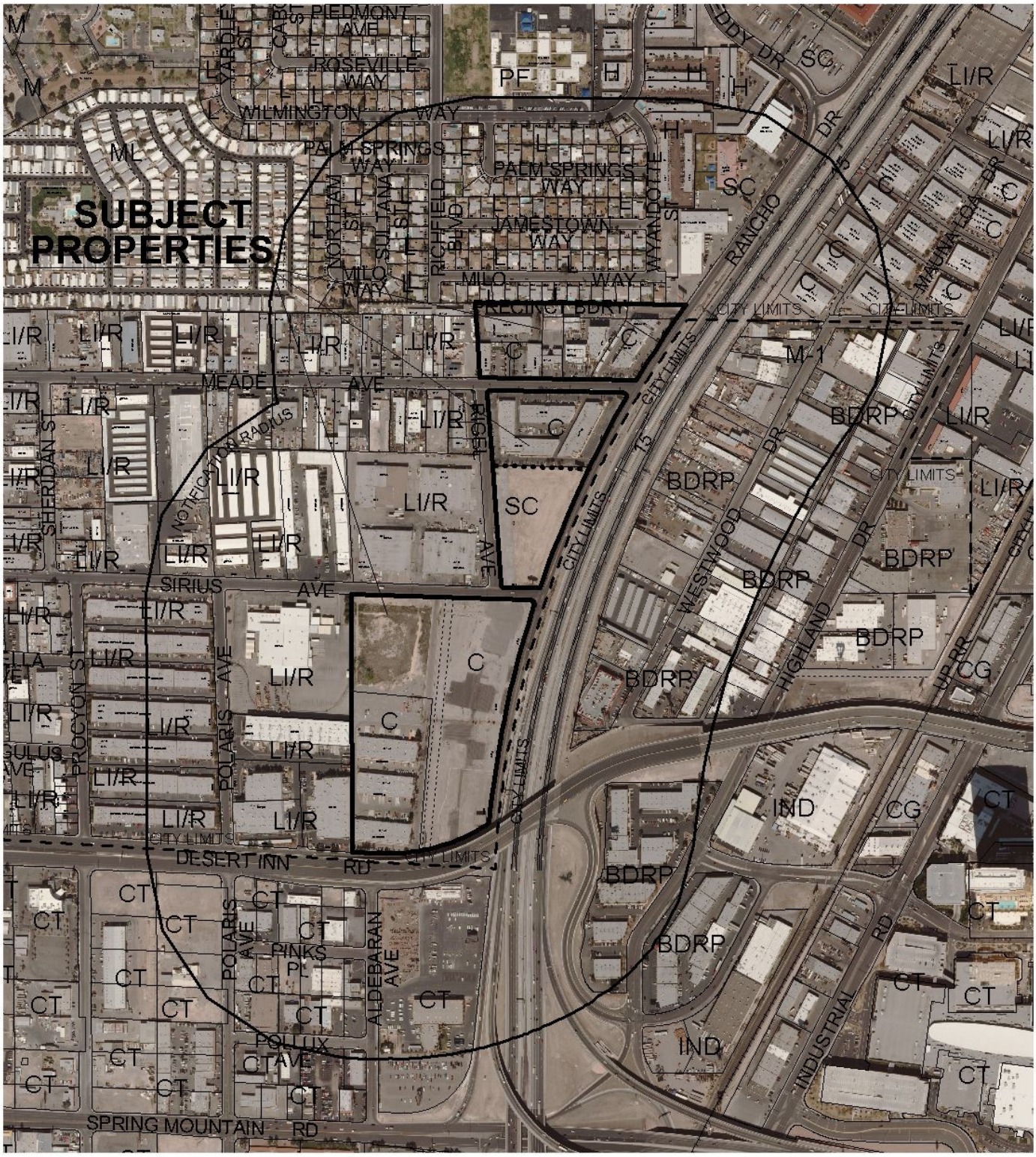
GENERAL LAND USE OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-42939	Staff recommends APPROVAL.	
ZON-42940	Staff recommends APPROVAL.	GPA-42939
ZON-42941	Staff recommends APPROVAL.	GPA-42939
VAR-43353	Staff recommends APPROVAL, subject to conditions:	GPA-42939, ZON-42940, ZON-42941
SUP-43355	Staff recommends APPROVAL, subject to conditions:	GPA-42939, ZON-42940, ZON-42941, VAR-43353
SUP-43356	Staff recommends APPROVAL, subject to conditions:	GPA-42939, ZON-42940, ZON-42941, VAR-43353
SDR-43352	Staff recommends APPROVAL, subject to conditions:	GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356

** CONDITIONS **

VAR-43353 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-42939), two Rezonings (ZON-42940 and ZON-42941) and conformance to the Conditions of Approval for Special Use Permits (SUP-43355 and SUP-43356) and Site Development Plan Review (SDR-43352) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-43355 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Supper Club use.

2. Approval of a General Plan Amendment (GPA-42939), two Rezonings (ZON-42940 and ZON-42941) and conformance to the Conditions of Approval for Variance (VAR-43353), Special Use Permit (SUP-43356) and Site Development Plan Review (SDR-43352) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

SUP-43356 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Supper Club use.

2. Approval of a General Plan Amendment (GPA-42939), two Rezonings (ZON-42940 and ZON-42941) and conformance to the Conditions of Approval for Variance (VAR-43353), Special Use Permit (SUP-43355) and Site Development Plan Review (SDR-43352) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

SDR-43352 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-42939), two Rezonings (ZON-42940 and ZON-42941) and conformance to the Conditions of Approval for Variance (VAR-43353) and Special Use Permits (SUP-43355 and SUP-43356) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 and landscape plan date stamped 10/17/11, and building elevations, date stamped 09/22/11, except as amended by conditions herein.

4. Previously approved entitlements for a Mixed Use Development, including Special Use Permit (SUP-3100) and Site Development Plan Review (SDR-3101), shall be expunged upon final approval of this Site Development Plan Review.

5. A Waiver of Title 19.08.100 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of Sirius Avenue where a 15-foot buffer is required.

6. An Exception from Title 19.08.040 is hereby approved, to allow no site amenities within the proposed plaza where such amenities are required.

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/17/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

11. A shared access and parking agreement shall be recorded over the site prior to issuance of building permits.

12. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: Parking lot trees shall include 24-inch Chilean Mesquite within diamond and island planters. Trees and shrubs shall be added at the ends of all parking rows and in all finger islands to comply with the requirements of Title 19.08.110.

13. A solid screen wall in conformance to the requirements of Title 19.08 of at least six feet in height shall be required adjacent to any residential property.

14. 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).

15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

17. 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.

18. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

19. 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.

20. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

21. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

23. Grant Pedestrian Access Easements for all proposed public sidewalks not within the existing right-of-way.

24. Remove all substandard sidewalk improvements and unused driveway cuts, including sidewalk ramps adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

25. Prior to the submittal of construction drawings, meet with the Clark County Water Reclamation Department (CCWRD) to determine requirements for connecting this site to the public sewer system that is maintained by CCWRD. Comply with the recommendations of CCWRD.

26. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements 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.

27. An encroachment for the proposed sidewalk pavers and landscaping in the public right of way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

28. Prior to the issuance of any building permits for this site, meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

29. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Include a pedestrian access plan with the Traffic Impact Analysis to show the preferred path from the parking lots to the site and determine appropriate pedestrian crossing walk locations.

30. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site currently contains a variety of commercial uses and a vacant area that is used for commercial outdoor recreation and amusement. A water-themed amusement park is proposed across the site; however, the current land use and zoning designations over most of the site are inappropriate for this use. The applicant is therefore proposing a General Plan Amendment and two Rezoning requests to align these designations with the proposed use. The proposed site contains a General Plan land use designation of C (Commercial) with the exception of a 4.39-acre parcel at the northwest corner of Rancho Drive and Sirius Avenue, which has a SC (Service Commercial) designation. Most of the site is already zoned M (Industrial) in conformance with the LI/R (Light Industry/Research) land use designation; however, a narrow strip of land along the north side of the site is currently zoned P-R (Professional Office and Parking), while a large portion of the south side of the site is zoned C-1 (Limited Commercial). The requested changes to the general plan land use and zoning are appropriate, as the area is primarily industrial and the designations are consistent with those of surrounding properties and the uses they support. If denied, the current land use and zoning designations would remain.

The park will consist of 26 slides and rides, 11 pools, two "rivers" and buildings for various purposes, including retail sales, restaurants with alcohol sales, restrooms, administrative offices and mechanical functions. The proposed layout and design of the amusement park is logical and compatible with adjacent development. Parking is provided north of the park, with most of the spaces to be located north of Sirius Avenue. A parking variance is necessary to allow fewer spaces than are required by Title 19; however, the unusual shape of the land on which the parking is to be located and the unique use relating to the site creates an actual hardship for which a variance can be supported. Two Supper Club uses are proposed in restaurants on the northeast and northwest sides of the amusement park. As these uses can be operated in a manner compatible with the surrounding land uses, staff recommends approval of the Supper Clubs, with conditions. Overall, the site is suitable for the proposed commercial outdoor recreation development, and staff accordingly recommends approval of the Site Development Plan Review, with conditions.

ISSUES

- A General Plan Amendment from C (Commercial) on a portion of the north side of the site and SC (Service Commercial) on the central portion of the site to LI/R (Light Industry/Research) is requested.
- A Rezoning from P-R (Professional Office and Parking) to M (Industrial) is required for consistency with the proposed General Plan amendment to LI/R.

- A Rezoning from C-1 (Limited Commercial) to M (Industrial) on property located at the northwest corner of Rancho Drive and Desert Inn Road is required for consistency with the proposed General Plan Amendment to LI/R.
- The previous entitlements for a Mixed Use Development on APN 162-08-418-002 will be expunged upon final approval of the proposed Site Development Plan Review (SDR-43352), as this use is not a permitted use in the M (Industrial) District.
- A Variance is required to allow 2,125 parking spaces where 2,488 spaces are required on the site, a 15 percent deviation from Title 19.
- A Waiver of Title 19.08.100 is required to allow a zero-foot perimeter landscape buffer along a portion of Sirius Avenue where a 15-foot buffer is required. Staff recommends approval of the waiver.
- An Exception from Title 19.08.040 is required to allow no site amenities within the proposed plaza where such are required. Staff recommends approval of the exception.
- Remapping is required for lots where proposed buildings would cross property lines.
- Title 19 requires a Special Use Permit for each Supper Club use area within the M (Industrial) zoning district. The site plan indicates that two restaurants are proposed for selling alcohol for consumption in those areas. A Liquor Establishment (Tavern) use is not allowed on the site, as an existing tavern is located within 1,500 feet of the site boundary.
- A Site Development Plan Review for a proposed Commercial Recreation/Amusement (Outdoor) Facility is required for development of a water-based amusement park and parking lot for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/16/88	The City Council approved a Rezoning (Z-0068-88) from R-1 (Single Family Residence) to P-R (Professional Offices and Parking) on 1.59 acres adjacent to the west side of Rancho Drive, approximately 350 feet north of Meade Avenue. The Planning Commission and staff recommended approval.
09/14/89	The Planning Commission approved a Plot Plan Review (Z-0057-81 and Z-0068-88) for a proposed office and warehouse building at 2880 Meade Avenue. Staff recommended approval.
09/16/92	The City Council approved a Special Use Permit (U-0168-92) for a 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to a five-year review. The Board of Zoning Adjustment and staff both recommended approval.
06/15/94	The City Council approved a Variance (V-0058-94) to allow an Off-Premise Sign to be located 600 feet from another Off-Premise Sign where 750 feet is required at 2900 Sirius Avenue. The Board of Zoning Adjustment recommended approval. Staff recommended denial.

08/16/95	The City Council approved a Rezoning (Z-0052-95) from R-E (Residence Estates) to M (Industrial) and P-R (Professional Offices and Parking) on 2.04 acres at the northwest corner of Rancho Drive and Meade Avenue. The Planning Commission and staff recommended approval.
11/10/97	The City Council approved a Required Review [U-0168-92(1)] of a previously approved Special Use Permit (U-0168-92) for a 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to another five-year review. The Planning Commission and staff both recommended approval.
02/19/03	The City Council approved a Required Review (RQR-1143) of an approved Special Use Permit (U-0168-92), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to review in five years. The Planning Commission and staff recommended approval.
11/05/03	The City Council approved a General Plan Amendment (GPA-3005) from LI/R (Light Industry/Research) to SC (Service Commercial) on 21.04 acres at the northwest corner of Desert Inn Road and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial) on 15.97 acres at the northwest corner of Desert Inn Road and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-3100) for Multifamily residential units within a C-1 (Limited Commercial) District. The Planning Commission and staff recommended approval. The approval will expire 11/05/12.
11/20/03	The Planning Commission approved a Site Development Plan Review (SDR-3101) for a Mixed Use Residential and Commercial Development on 15.97 acres at the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval. The approval will expire 11/05/12.
07/16/04	A Final Map (FMP-4056) of a one-lot commercial subdivision located west of Rancho Drive, between Sirius Avenue and Desert Inn Road was recorded.
11/03/04	The City Council approved a request for a General Plan Amendment (GPA-5097) from LI/R (Light Industry/Research) to SC (Service Commercial) on 5.25 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-5103) from M (Industrial) to C-1 (Limited Commercial) on 5.25 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval. The approval expired 11/03/07.
	The City Council approved a Special Use Permit (SUP-5107) for a Mixed-Use condominium development at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval. The approval expired 11/03/07.

11/03/04	The City Council approved a Site Development Plan Review (SDR-5104) for a proposed 50-story Mixed-Use Condominium Development with 20,000 square feet of retail uses on 5.25 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval. The approval expired 11/03/07.
06/09/05	The Planning Commission approved a Tentative Map (TMP-6580) for a 703-unit condominium subdivision on 5.32 acres at the northwest corner of Rancho Drive and Sirius Avenue. Staff recommended approval. The Tentative Map expired 06/09/07.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to add the subject property to the Las Vegas Redevelopment Area as part of a larger request and designate the area as C (Commercial) with the exception of 5.32 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval.
05/07/08	The City Council approved a Required Review (RQR-26324) of a previously approved Special Use Permit (U-0168-92) for a 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to review in three years. The Planning Commission and staff recommended approval.
01/07/09	The City Council approved a Required Review (RQR-30584) of a previously approved Variance (V-0058-94), which allowed an Off-Premise Sign to be located 600 feet from another Off-Premise Sign where 750 feet is the minimum separation allowed at 2900 Sirius Avenue, subject to review in three years. The Planning Commission and staff recommended approval.
01/25/11	The Planning Commission approved a Site Development Plan Review (SDR-40437) for a proposed Commercial Recreation/Amusement (Outdoor) Facility with Waivers of all development and landscape requirements on 9.27 acres at 3012 South Rancho Drive. Staff recommended approval.
07/20/11	The City Council approved a Required Review (RQR-41171) of a previously approved Special Use Permit (U-0168-92) for a 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to review in three years. The Planning Commission and staff recommended approval.
10/11/11	The Planning Commission held items GPA-42939, ZON-42940 and ZON-42941 in abeyance to the 11/08/11 Planning Commission meeting at the applicant's request, so that additional applications related to those requests could be heard concurrently.

Most Recent Change of Ownership	
09/07/05	A deed was recorded for a change in ownership on APN 162-08-702-002.
11/21/05	A deed was recorded for a change in ownership on APN 162-08-418-002.
12/15/05	A deed was recorded for a change in ownership on APNs 162-08-303-016, 017 and 018; 162-08-701-001, 002, 003 and 162-08-702-001.

05/16/06	A deed was recorded for a change in ownership on APNs 162-08-603-003 and 162-08-701-007.
07/03/06	A deed was recorded for a change in ownership on APN 162-08-303-033.
08/21/06	A deed was recorded for a change in ownership on APNs 162-08-603-001, 002 and 162-08-701-005.
11/30/06	A deed was recorded for a change in ownership on APNs 162-08-303-015.
12/14/06	A deed was recorded for a change in ownership on APN 162-08-701-008.
07/10/07	A deed was recorded for a change in ownership on APN 162-08-418-003.
07/17/07	A deed was recorded for a change in ownership on APN 162-08-701-004.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses associated with the proposed development of this site.

Pre-Application Meeting	
07/06/11	A pre-application meeting was held with the applicant to discuss submittal requirements for a General Plan Amendment and two Rezoning applications. It was understood at this meeting that a Site Development Plan Review would be submitted in the future for any proposed redevelopment of the site. Previous entitlements on APN 162-08-418-002 would be expunged if the proposed General Plan Amendment and Rezonings are approved, as the currently approved Mixed Use Development on that site is not a permitted use in the M District.
09/14/11	A pre-application meeting was held with the applicant to discuss submittal requirements for a parking variance, two Special Use Permits for Supper Clubs and a Site Development Plan Review for a proposed water themed amusement park. The key issues discussed included the following: • The Supper Club use was chosen by the applicant as the best alternative to provide alcoholic beverages onsite, as the Tavern use was not allowed due to distance separation issues. Alcohol sales must be affiliated with restaurant areas, as there is no general onsite sales use. • An off-site access and parking agreement will need to be recorded prior to completion of the project. • An exception would be needed for the 36 square-foot diamond planters in the parking lot, unless they are changed to meet Title 19 standards.

09/14/11	• Provide justification for the reduction in parking using industry standards for water parks. • The existing off-premise signs will remain, including two located within the proposed parking lot. • Remapping of lots encompassing the park area will be required prior to issuance of permits. • Pedestrian access through the parking lot will be accomplished through proposed mid-block crossings and direction of patrons to Rancho Drive. • No Special Use Permit for exceeding the height allowance of the Airport Overlay District is required; however, the applicant will have to demonstrate adequate shielding from existing construction between McCarran Airport and the proposed structure over 140 feet in height.

Neighborhood Meeting	
10/03/11	A neighborhood meeting was held in Salon Room E at the Palace Station Casino, 2411 West Sahara Avenue. Eighteen members of the public, four members of the development team, one member of the City Council staff and one Planning staff member were in attendance. Concerns discussed included the traffic impacts to Rancho Drive, Valley View Boulevard, Sahara Avenue and Sirius Avenue, the proposed hours of operation for the water park and movement between parking lots. Citizens were generally supportive of the proposal, with traffic impacts being the key issue.

Field Check	
09/01/11	A field check was conducted on the subject site. The southern portion of the site is mostly paved but not in use and there are weeds growing in cracks in the asphalt. There are some existing retail and warehouse buildings to the west of the paved area. Some of the walls surrounding the area are topped with razor wire. Two existing off-premise signs are located along Desert Inn Road. The northern portion of the site also contains two off-premise signs facing Rancho Drive and I-15. Other than a mostly undeveloped section currently used for recreational use of heavy machinery, the northern portion contains well-established large office and retail buildings. There are existing single-family residences to the immediate north of the site, separated by a wall and primarily empty landscape buffer.

Details of Application Request	
Site Area	
Net Acres (GPA-42939)	37.85
Net Acres (ZON-42940)	2.49
Net Acres (ZON-42941)	14.72
Net Acres (VAR-43353, SUP-43355, SUP-43356 and SDR-43352)	39.64

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)
	Office, Medical or Dental		M (Industrial)
	General Retail Store		
	Social Service Provider		
	Commercial Recreation/Amusement (Outdoor)	SC (Service Commercial)	M (Industrial)
	Off-Premise Sign		
	Vacant (parking area)	C (Commercial)	C-1 (Limited Commercial)
	Off-Premise Sign		
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Desert Inn Road Superarterial	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Interstate 15 right-of-way	ROW (Right-of-Way)	ROW (Right-of-Way)
West	General Retail Store	LI/R (Light Industry/Research)	M (Industrial)
	Auto Repair Garage, Major		
	Office, Other Than Listed		

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 Feet and 175 Feet)	X		N/A
Trails (Pedestrian Path)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	>100 Feet	Y
Min. Setbacks:			
• Front (Rancho Drive)	10 Feet	15 Feet	Y
• Side	10 Feet (50 Feet along north property line)	12 Feet (50 Feet along N PL)	Y
• Corner	10 Feet	28 Feet	Y
• Rear	0 Feet	5 Feet	Y
Max. Lot Coverage	N/A	16.7 %	N/A
Max. Building Height	N/A	150 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Within maintenance buildings	Y
Mech. Equipment	Screened	Screened	Y

As the north perimeter of the site is adjacent to existing single-family properties, the project is subject to residential adjacency standards contained in Title 19.08.040. However, as there are no buildings proposed in any proximity to the residential properties, the proposal will be in full compliance with the adjacency standards.

Existing Zoning	*Permitted Density*	*Units Allowed*
M (20.64 acres)	N/A	N/A
C-1 (14.72 acres)	N/A	N/A
P-R (2.49 acres)	N/A	N/A

Proposed Zoning	***Permitted Density***	***Units Allowed***
M	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
C (33.46 acres)	N/A	N/A
SC (4.39 acres)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • Adjacent to all ROW and non-commercial uses	1 Tree / 20 Linear Feet	340 Trees	349 Trees	Y
• Adjacent to commercial/ industrial uses	1 Tree / 30 Linear Feet	65 Trees	100 Trees	Y
TOTAL PERIMETER TREES		**405 Trees**	**449 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	521 (355+166) Trees	432 (312+120) Trees	By condition
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • Adjacent to all ROW	15 Feet		15 Feet	Y
• Interior buffers	8 Feet (0 Feet in rear where not adjacent to ROW)		8 Feet (2 Feet in rear)	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By condition

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Secondary Collector	Master Plan of Streets and Highways	51	N
Desert Inn Road	Secondary Collector	Master Plan of Streets and Highways	175	Y
Meade Avenue	N/A	N/A	60	N/A
Sirius Avenue	N/A	N/A	60	N/A
Rigel Avenue	N/A	N/A	60	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation Amusement (Outdoor) Facility/ Supper Club	Max. capacity 7,466 persons	One space per 3 persons at maximum capacity	2,488				
TOTAL SPACES REQUIRED			**2,488**		**2,125**		**N**
Regular and Handicap Spaces Required			2,445	43	2,082	43	N
Loading Spaces	110,100 SF	3 spaces + 1 per 100,000 SF over 50,000 SF	4		5		Y
Percent Deviation			14.6%				

Waivers		
Requirement	***Request***	***Staff Recommendation***
19.08.100 M District: Provide a 15-foot perimeter landscape buffer along all rights-of-way	Zero-foot buffer along a portion of Sirius Avenue	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
19.08.040(E)(3) Pedestrian Open Spaces and Plazas: Site amenities, including without limitation benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, shall be incorporated into the design of each pedestrian open space/plaza	No amenities provided; provide planters	Approval

ANALYSIS

The proposed development qualifies as a Project of Regional Significance, due to the request for a Special Use Permit within 500 feet of the city's boundary with Clark County. A Development Notice and Assessment was completed by the applicant and sent to various local and regional entities for review and comment. The Metropolitan Police Department noted that the Bolden Area command, which is 5.2 miles from the proposed project, is the nearest service headquarters to the site. The proposed project has the potential to increase the calls for service in the Bolden Area Command if there is insufficient security in the park and parking area. Other agencies that responded to the assessment had no comment.

The site is located in the Airport Overlay District, with a height limitation of 175 feet in the parking areas and 140 feet in the proposed park area. The plans indicate that one of the rides will reach 150 feet in height. Federal Aviation Administration review is not needed unless structural height exceeds 200 feet. Title 19.10.080(E) allows structural height to exceed the height limitations of the Airport Overlay District as long as it can be shown that the structure will be shielded by existing development in such a way that air navigation will not be adversely compromised. The existing tall structures located along the Las Vegas Strip will provide obvious shielding of the proposed water ride from McCarran Airport; verification of shielding may be provided by the Clark County Department of Aviation.

A Pedestrian Path as defined by the Transportation Trails Element of the Las Vegas 2020 Master Plan is required along Rancho Drive adjacent to the properties currently zoned P-R (Professional Office and Parking). The path is part of the right-of-way and is already constructed. No other trail requirements are located adjacent to the site.

The neighborhood to the west of the proposed site is designated LI/R (Light Industry/Research) by the General Plan and includes compatible development consisting of offices, general retail uses, warehouses, auto repair garages and indoor and outdoor storage. The proposed request to change the land use designation on most of the site to LI/R is therefore appropriate, as this area would maintain consistency in the types of uses permitted and should not have significant impacts on existing residential development to the north of the site.

The proposed Commercial Recreation/Amusement (Outdoor) Facility is a permitted use in the proposed M (Industrial) District. This proposed zoning district would allow for the widest range of uses in the city. These uses would be compatible with those currently existing in the northern portion of the site and on properties to the west. Rezoning to M (Industrial) would allow for uniform zoning across the entire site. If approved, the previously entitled Mixed Use Development on the corner of Desert Inn Road and Rancho Drive will be expunged, as a Mixed Use Development use is not permitted in the M District. Remapping of lots in the proposed parking areas will not be required, but mapping of the park area will be required to ensure that buildings and structures will not cross lot lines. A perpetual shared parking and access agreement will be required for the parking areas, as portions of the site are under separate ownership.

Access to the park site for visitors will be via the parking lots to the north. A vehicle turnout is provided along Sirius Avenue for bus/shuttle/taxi drop off purposes. Four entrances from Rancho Drive and Desert Inn Road are designated for access to maintenance buildings. Parking is calculated at the ratio of one space per three persons the park is designed for at maximum capacity (7,466 persons). This calculation takes into account both the amusement park and Supper Club uses, which are ancillary to the recreational use. About 15 percent fewer parking spaces are provided than the code requires, prompting the Variance request. The applicant has provided an engineer's statement using parking demand information from the Institute of Transportation Engineers (ITE) and studies of similarly designed water amusement parks in other cities to show that reasonable parking demand for this site is far less than the city is requiring and less than is currently proposed. At an average vehicle occupancy of 3.5 to 4.0 persons per vehicle, which is similar to the occupancy observed at other existing water park sites, between 1,866 and 2,128 spaces would be required on the site. The 2,125 proposed spaces are within this range. In addition, the lots themselves have an unusual shape, which restrict the provision of parking spaces as compared to rectilinear city blocks. In light of the unique use of the site and given the difficulties of providing parking on odd-shaped lots that also contain perimeter and parking lot landscaping, staff recommends approval of the Variance with conditions.

The Supper Club use is defined as "a restaurant and bar operation with alcoholic beverage sales in which:

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 one hundred twenty-five 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 a patio area.
3. Alcoholic beverages are served in the restaurant area only in conjunction with the 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 area is open to the public; and
6. The restaurant operation is the principal portion of the business."

The applicant indicates that all of these definitional requirements can be met.

The Special Use Permits for Supper Clubs are requested in two restaurant areas: one is located in a 7,500 square-foot restaurant near the park entrance; the other is located in a 3,000 square-foot restaurant at the northwest side of the site near the employee parking lot. Both restaurants include outdoor seating areas where alcohol is intended to be served. The minimum use requirements for Supper Clubs can be met by the proposal, including distance separation requirements from churches, schools, city parks or Child Care Centers. As these uses are not primary uses of the site, but instead are designed to complement the Commercial Recreation/Amusement (Outdoor) use, they should be compatible with the primary use and uses on neighboring properties.

The proposed layout and design of the amusement park is logical and compatible with adjacent development. Pedestrian traffic will move from north to south through the proposed parking areas to the main entrance at Rancho Drive and Sirius Avenue. A mid-block crossing in Rigel Avenue is proposed between Sirius and Meade Avenue. The applicant is encouraging pedestrian traffic to use the sidewalk provided along Rancho Drive to minimize conflicts within the parking area.

Perimeter landscaping is provided along all sides of the site. A Waiver is required along a portion of Sirius Avenue where a bus turnout is planned. As the required 15-foot buffer area is provided at the interior of the site behind the turnout, staff supports the waiver request. Title 19.08 requires and encourages plazas such as the one designed for the corner of Rancho Drive and Sirius Avenue. As the plaza is integrated into the design of the development and is intended to accommodate high pedestrian traffic, perimeter landscaping at the plaza is not required.

However, an exception is required to allow no amenities other than landscaped planters within the plaza area. As the plaza is intended as a queuing and welcoming area for visitors, these amenities are not practical and staff supports the exception. Parking lot landscaping is deficient throughout the site. Lack of tree plantings at the ends of parking rows and in landscape fingers in the employee parking area accounts for most of the deficiency. A condition of approval will require compliance with Title 19.08 parking lot landscaping requirements.

A Master Sign Plan is required of developments on 15 acres or larger; accordingly, a condition of approval will require approval of a sign plan prior to the issuance of any permit for permanent signage on the site.

As the proposed changes in land use and zoning designation are compatible with adjacent designations and land uses and will result in uniform zoning across the entire site, staff recommends approval of the General Plan Amendment and two Rezonings. The proposed amusement park site is in general compliance with Title 19, is compatible with adjacent development and is appropriate for the area. The two Supper Clubs will be compatible with the integrated design of the amusement park, are not destinations in themselves and will therefore not create additional impact to the area. For these reasons, staff also recommends approval of the Special Use Permits and Site Development Plan Review, with conditions.

FINDINGS (GPA-42939)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed amendment of the General Plan from C (Commercial) and SC (Service Commercial) to LI/R (Light Industry/Research) is compatible with the LI/R designation of properties to the west. Additionally, although the area has undergone some nominal changes in land use designation, it has not significantly changed from the time when the area was previously designated LI/R.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The LI/R (Light Industry/Research) designation would primarily allow for industrial uses, for which most of the proposed site and properties to the west are already compatibly zoned. Rezoning will allow for uniformity of zoning across the entire site.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The subject area is located in a well established part of the city that can provide adequate services to the site. Police, fire and other emergency services are located within reasonable distances to the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed General Plan Amendment is supported by the Las Vegas Redevelopment Plan.

FINDINGS (ZON-42940)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

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

   The proposed rezoning from P-R (Professional Office and Parking) to M (Industrial) on a portion of the overall site will conform to the LI/R (Light Industry/Research) designation proposed as a companion to this application.

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

   The proposed M (Industrial) district would allow for the widest range of uses in the city. These uses would be compatible with those currently existing directly south of the subject property and on properties to the west. Rezoning to M (Industrial) would allow for uniform zoning across the entire site related to this request.

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

   The subject site is part of a larger area intended for redevelopment, which will improve the aesthetics of the neighborhood and attract tourism and commerce to the greater area.

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

The subject properties are accessed from Rancho Drive, a 51-foot wide Secondary Collector that will be adequate to meet the requirements of the proposed M (Industrial) District.

FINDINGS (ZON-42941)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

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

   The proposed rezoning from C-1 (Limited Commercial) to M (Industrial) on a portion of the overall site will conform to the LI/R (Light Industry/Research) designation proposed as a companion to this application.

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

   The proposed M (Industrial) district would allow for the widest range of uses in the city. These uses would be compatible with those currently existing to the north of the subject property and on properties to the west. Rezoning to M (Industrial) would allow for uniform zoning across the entire site related to this request.

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

   The subject site is part of a larger area intended for commercial redevelopment, which will improve the aesthetics of the neighborhood and attract tourism and commerce to the greater area.

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

   Desert Inn Road, rancho Drive and Sirius Avenue all provide adequate access to the subject site, and will meet the needs of any use permitted in the proposed M (Industrial) District.

FINDINGS (VAR-43353)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The applicant has demonstrated a hardship related to the unique use of the site as a Commercial Recreation/Amusement (Outdoor) facility that does not typically need as much parking as Title 19 requires, and also because the unusual shape of the parcels proposed to contain parking facilities restricts the amount of parking that can be provided. It has been determined that granting of a Variance would therefore be warranted and not create deleterious impacts on the public good.

FINDINGS (SUP-43355)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Supper Club use will be located within a restaurant that is part of a larger amusement park facility and will be subject to the same hours of operation as the park. The Supper Club will not have a negative effect on neighboring properties, as it is designed to complement the primary recreational use, which is also harmonious and compatible with surrounding uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is of sufficient size to accommodate the volume of visitors expected to patronize the proposed Supper Club.

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

   The proposed Supper Club use is adequately served by Rancho Drive, Desert Inn Road and Sirius Avenue, and secondarily through the streets serving parking facilities for the proposed water park.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Supper Club will be subject to licensing and inspection, thereby safeguarding the public's health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no protected uses within 400 feet of the subject site; therefore, the proposed Supper Club demonstrates compliance with Title 19.12.

FINDINGS (SUP-43356)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Supper Club use will be located within a restaurant that is part of a larger amusement park facility and will be subject to the same hours of operation as the park. The Supper Club will not have a negative effect on neighboring properties, as it is designed to complement the primary recreational use, which is also harmonious and compatible with surrounding uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is of sufficient size to accommodate the volume of visitors expected to patronize the proposed Supper Club.

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

   The proposed Supper Club use is adequately served by Rancho Drive, Desert Inn Road and Sirius Avenue, and secondarily through the streets serving parking facilities for the proposed water park.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Supper Club will be subject to licensing and inspection, thereby safeguarding the public's health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no protected uses within 400 feet of the subject site; therefore, the proposed Supper Club demonstrates compliance with Title 19.12.

FINDINGS (SDR-43352)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Commercial Recreation/Amusement (Outdoor) facility is a permitted use in the M (Industrial) District and is compatible with the office, general commercial, retail and industrial uses on the adjacent parcels. The buildings and amusement structures will be located far away from adjacent residential properties to the north, where impacts would be most likely to be felt.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed Commercial Recreation/Amusement (Outdoor) facility will be consistent with the General Plan if a companion amendment is approved. The development is in substantial compliance with Title 19; the requested exception and waiver are supported by staff. The proposed Commercial Recreation/Amusement (Outdoor) facility promotes Goal 1 and specifically Objective 1.3 recognizing the role of tourism and entertainment as a principal focus of Downtown. While not specifically located downtown, the subject project is part of the Las Vegas Redevelopment Area, which extends to Downtown properties.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Desert Inn Road, Rancho Drive, Sirius Avenue, Rigel Avenue and Meade Avenue, which all serve the subject site, provide adequate access and should not negatively affect traffic in the area. However, a traffic study to provide detailed evidence will be required prior to the issuance of permits as a condition of approval.

4. **Building and landscape materials are appropriate for the area and for the City;**

Building materials consist of decorative block, tile and EIFS exteriors, with metal trim. These are appropriate materials for this type of project and will be compatible with other development in the area. Chilean Mesquite trees are better suited for parking lot diamonds, and a condition of approval will require replacement of the proposed Pepperwood trees with this species type.

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;**

The architectural designs shown on the submitted elevations reflect innovation and creativity, and their arrangement on the site will create an aesthetically pleasing environment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

All development will be subject to permitting and inspection, thereby securing the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 621

APPROVALS 0

PROTESTS 0

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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AUG 23 2011

Revised 11-14-06

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State of New York
County of New York

AMP

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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

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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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

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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

1026912.1

State of New York
County of New York

FOR DEPARTMENT USE ONLY

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

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

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AUG 23 2011

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

*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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1028803.1

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

1028807.1

State of New York
County of New York

AMP

FOR DEPARTMENT USE ONLY

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

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

Arleen Rivera

Notary Public in and for said County and State

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

AMP

FOR DEPARTMENT USE ONLY

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

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

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Revised 10/27/08

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State of New York
County of New York

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

AMP

Revised 10/27/08

1028801.1

State of New York
County of New York

FOR DEPARTMENT USE ONLY

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

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

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AUG 23 2011

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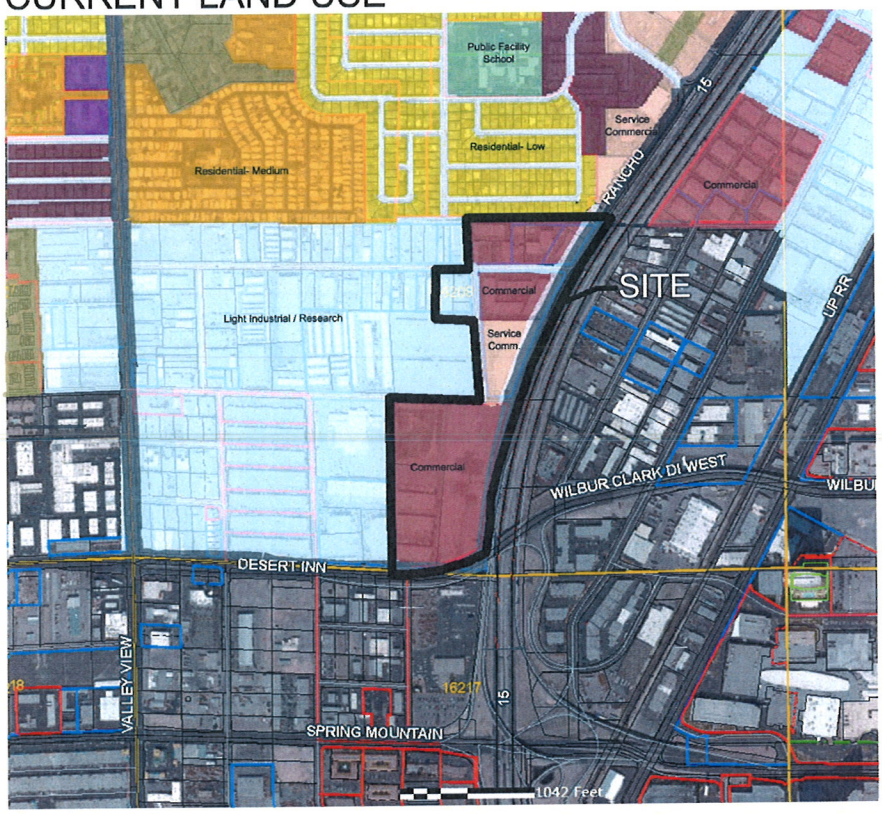
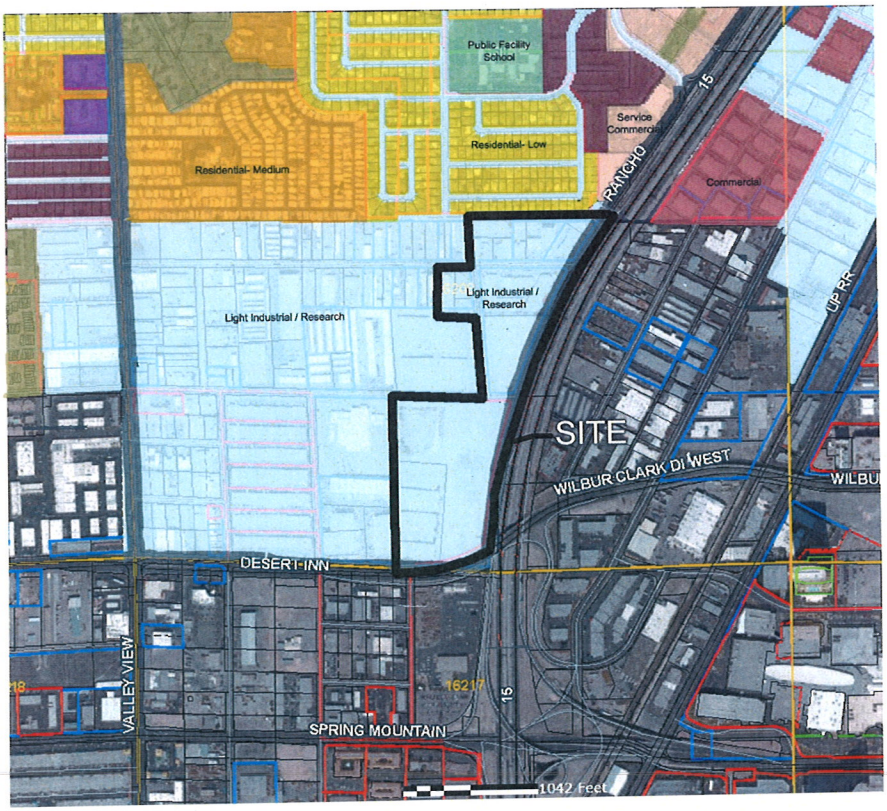
15167.1

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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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
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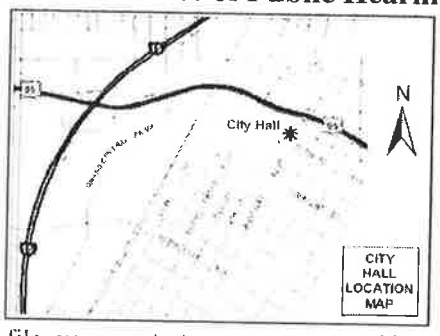
0004279218 SEP 28 2
MAILED FROM ZIP CODE 89

Return Service Requested
Official Notice of Public Hearing



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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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MAILED FROM ZIP CODE 89101

3-11 LV NV 89106

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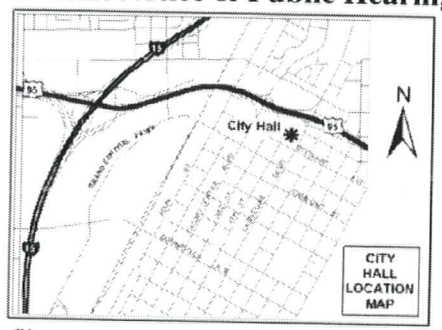

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☒ I OPPOSE this Request

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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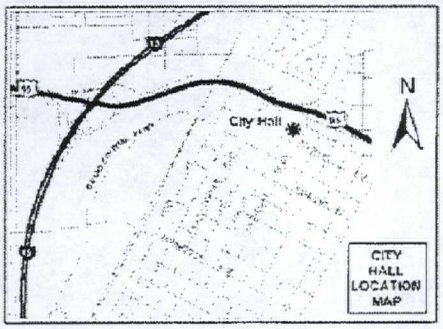
Case: GPA-42939

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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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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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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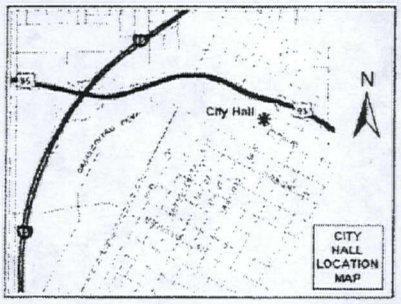
Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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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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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.

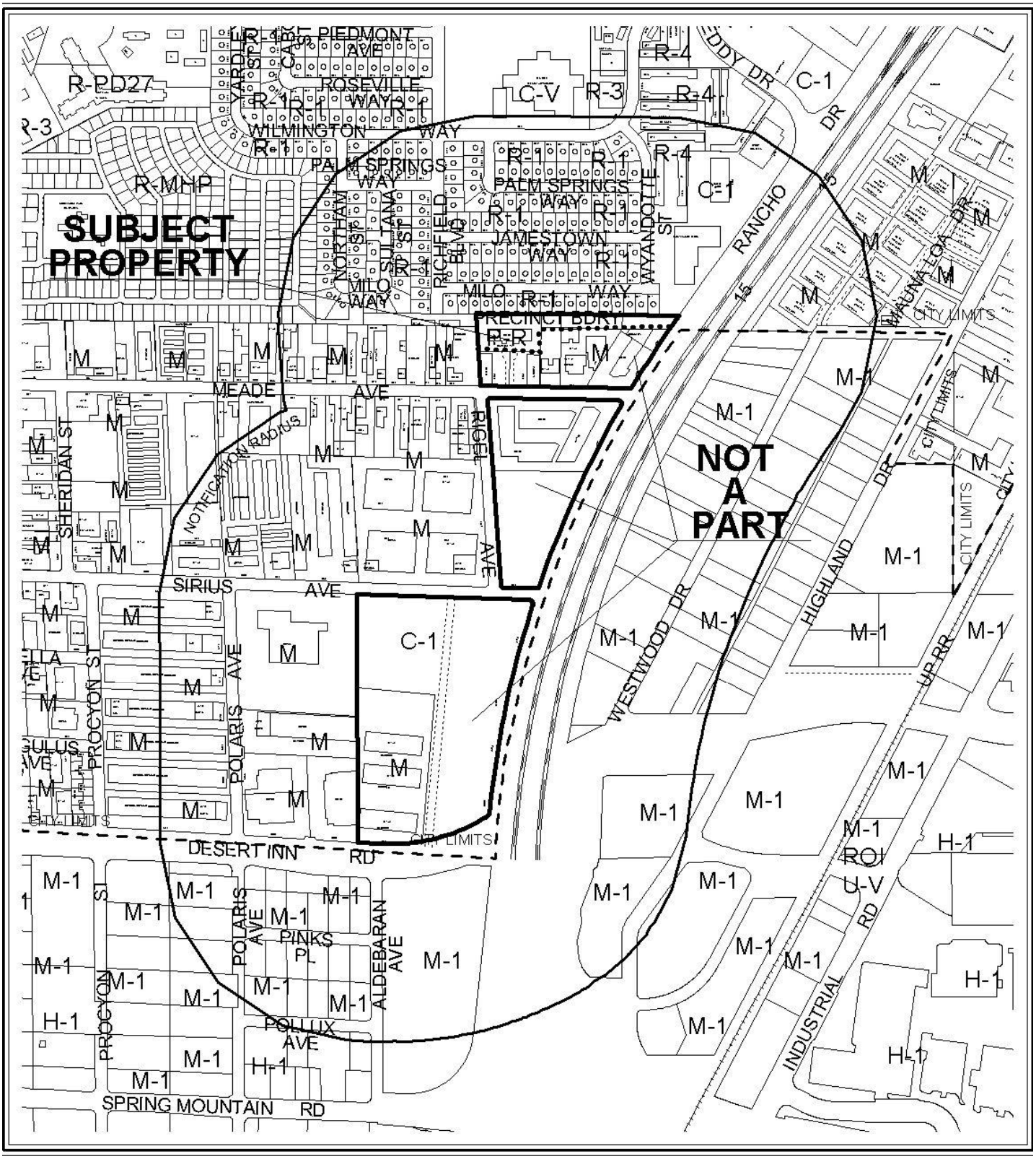
C.C.: 12/07/2011

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.

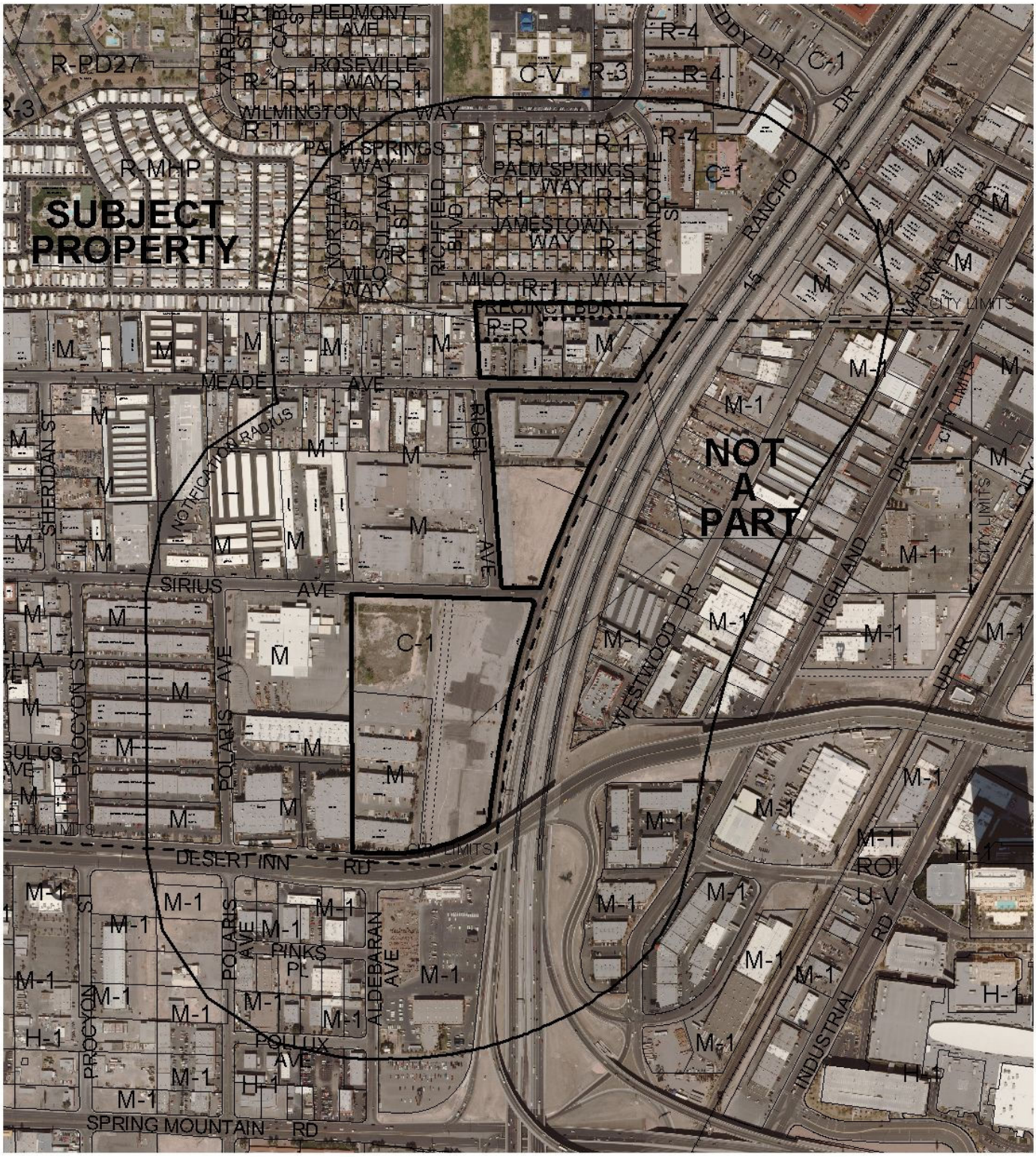


CASE: **ZON-42940**

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

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

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

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Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
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RECEIVED
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

RECEIVED
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

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

1028835.1

AMP

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

State of New York
County of New York

AMP

1028841.1

FOR DEPARTMENT USE ONLY

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

RECEIVED
AUG 23 2011

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15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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

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

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

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

Additional Information n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address n/a

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

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

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

State of New York
County of New York

FOR DEPARTMENT USE ONLY

Case #	ZON - 42940
Meeting Date:	10/11/11 PC
Total Fee:	$1,200
Date Received:*	8/23/11
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RECEIVED
AUG 23 2011

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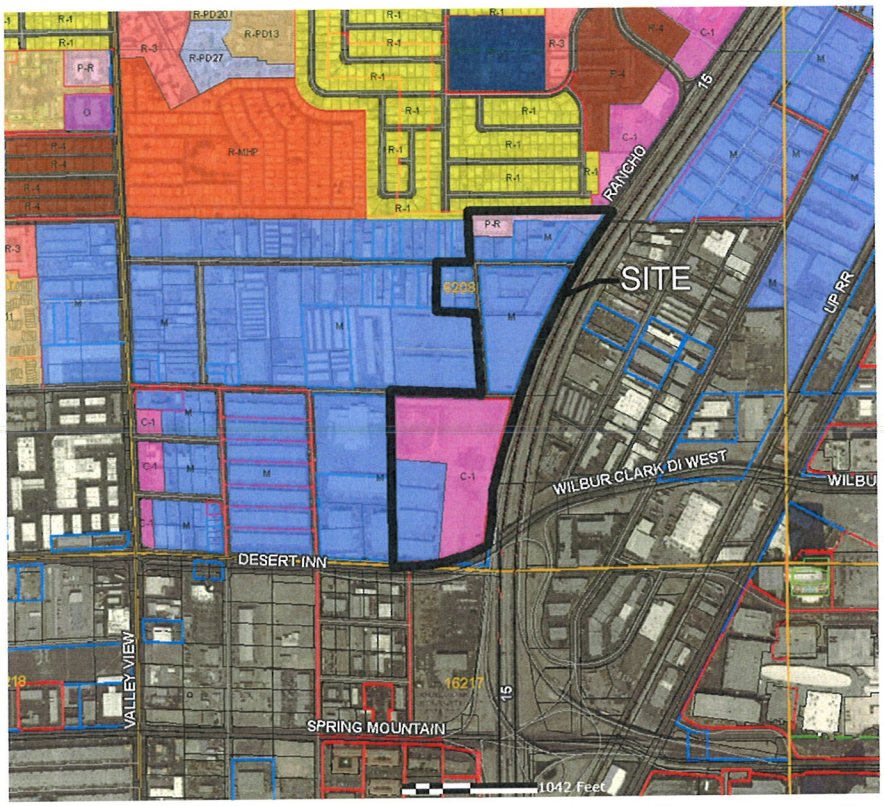
Revised 10/27/08

1028830.1

15167.1

CURRENT ZONING



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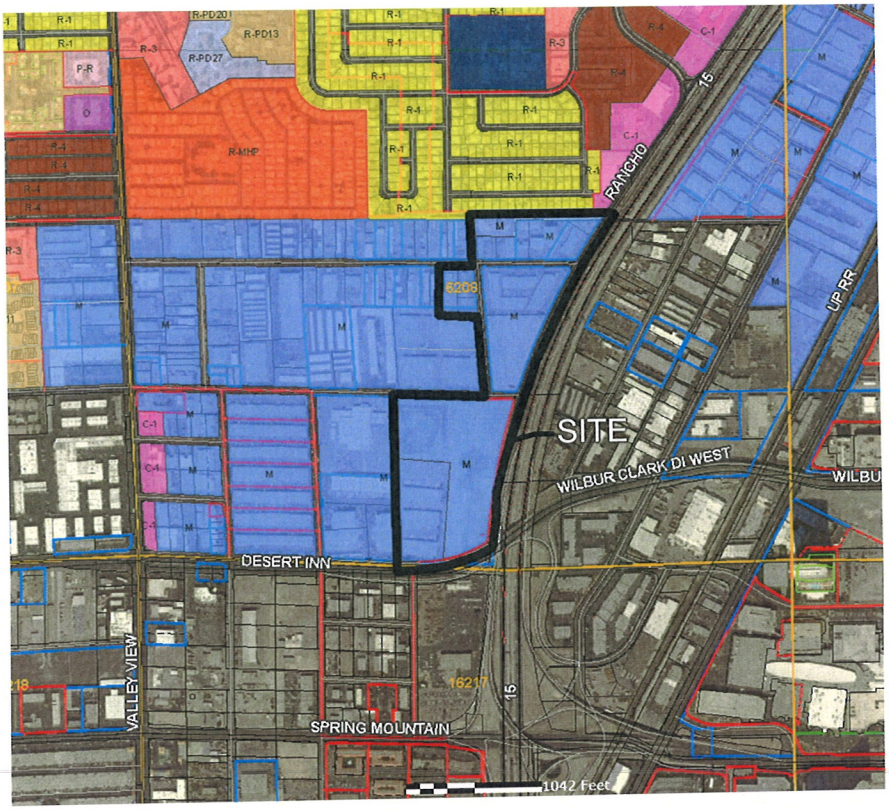


City of Las Vegas

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

RECEIVED
AUG 23 2011

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.

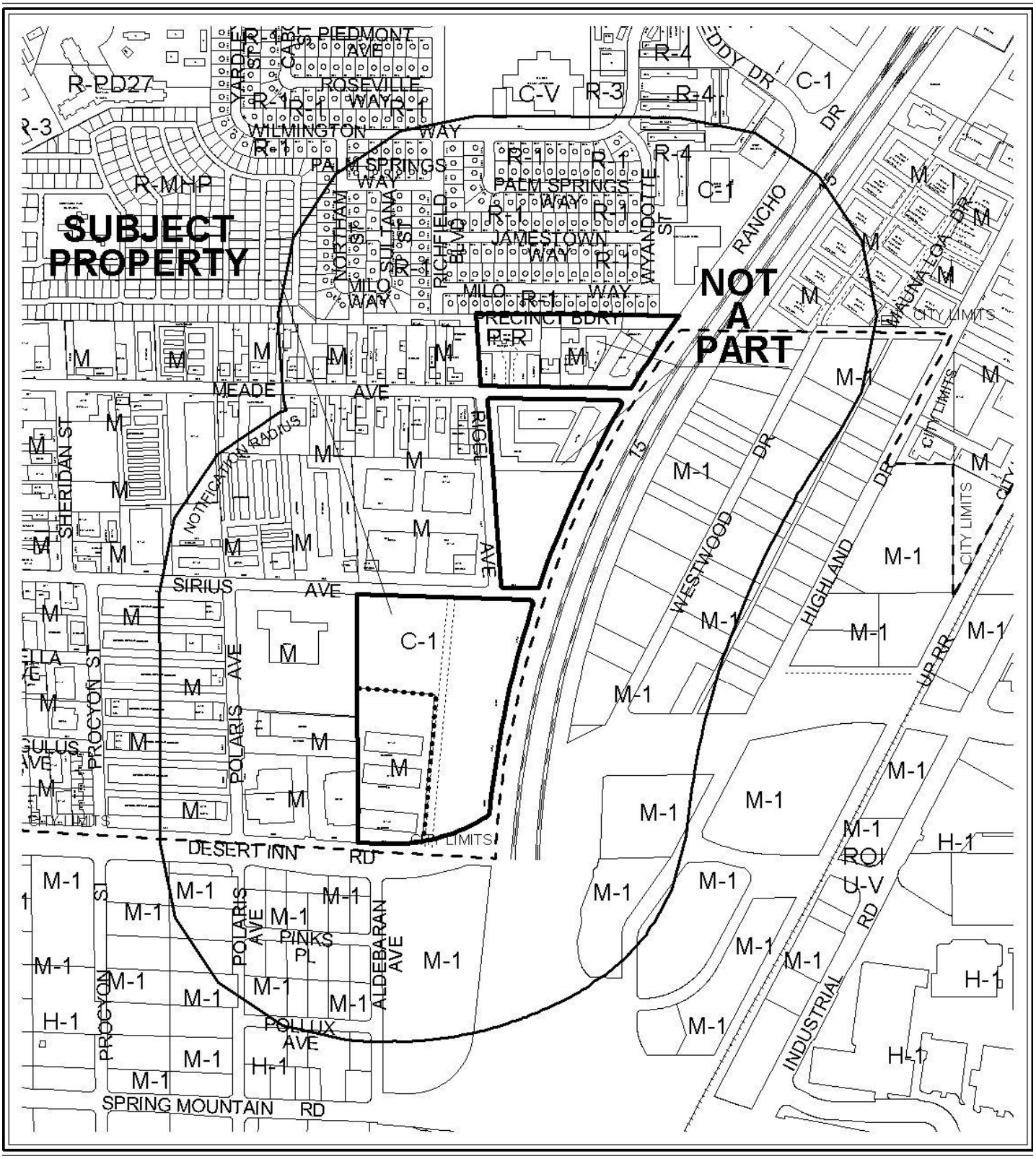
C.C.: 12/07/2011

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

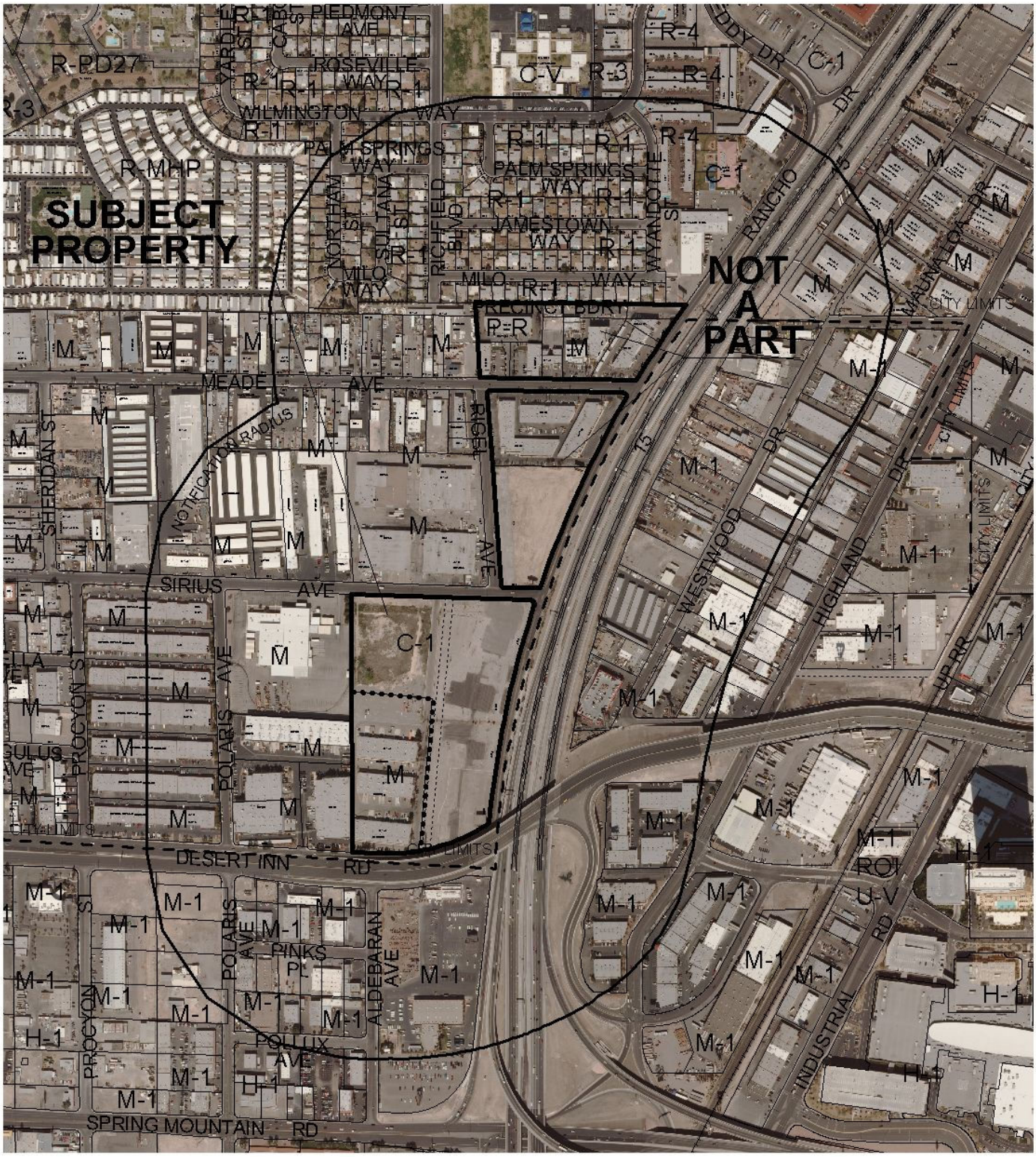
CASE: **ZON-42941**

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:	

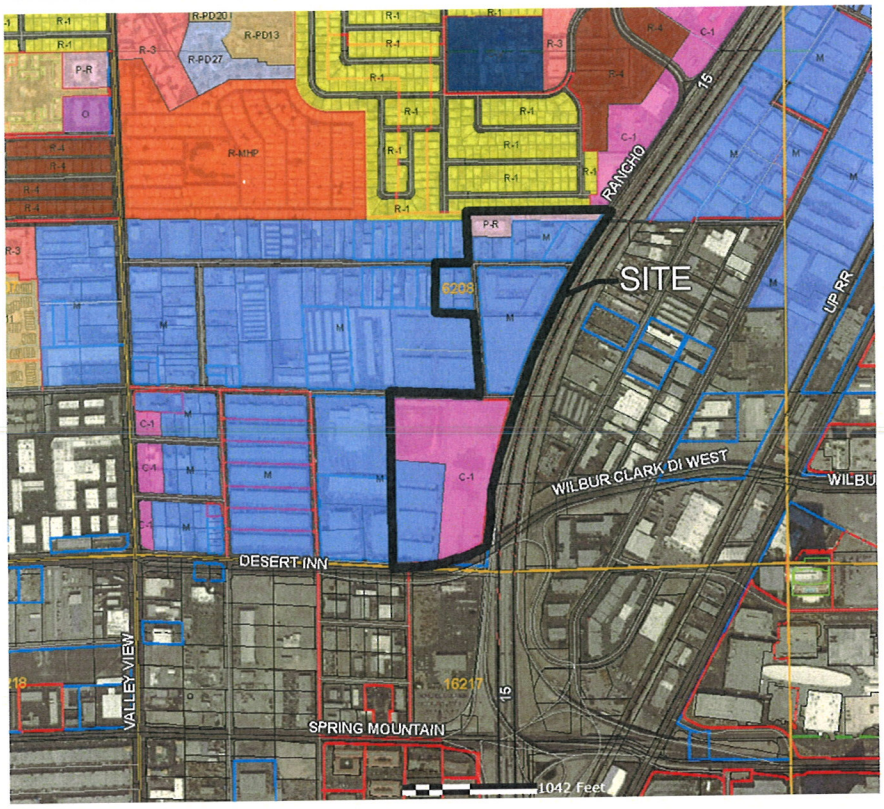
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
AUG 23 2011

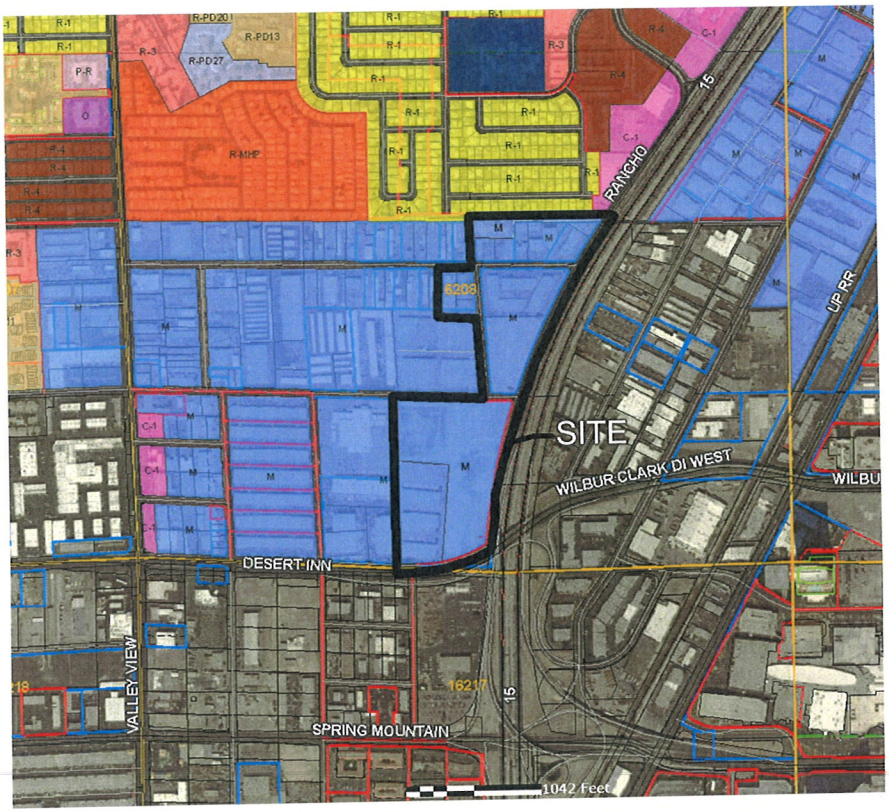
f:\depot\Application Packet\Application Form.pdf

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
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- C-1 - Limited Commercial
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- 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

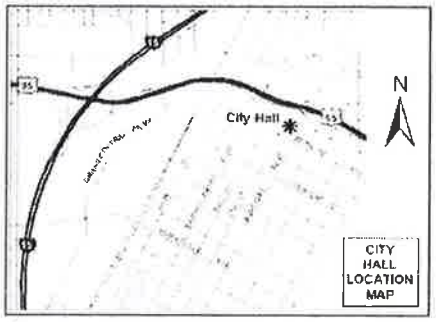
RECEIVED
AUG 23 2011
ZON-42941

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

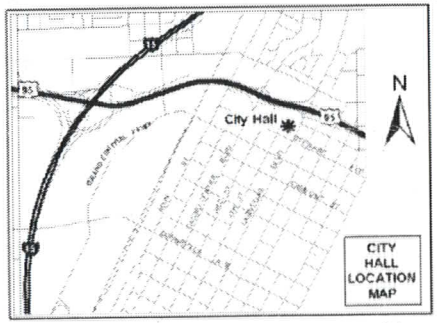
20
3P

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

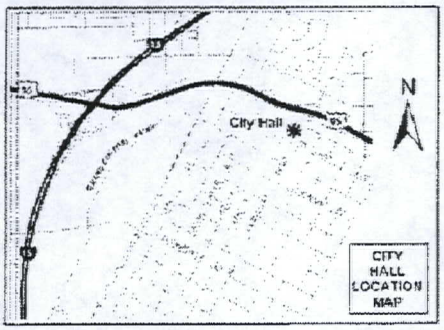
RECEIVED
OCT 13 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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



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

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

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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**

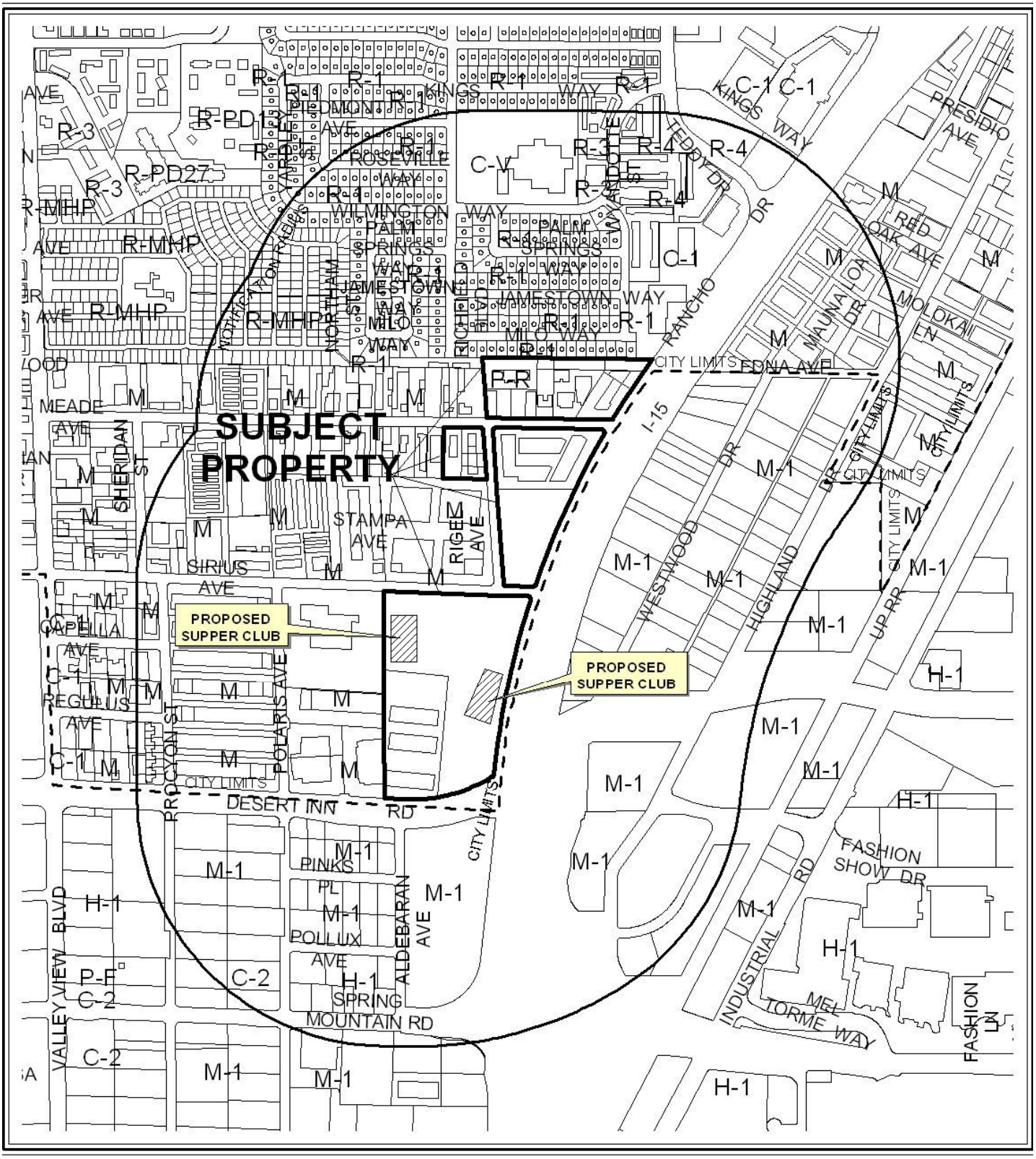
SUBJECT:
VAR-43353 - VARIANCE RELATED TO GPA-42939, ZON-42940 AND ZON-42941 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Variance TO ALLOW 2,125 PARKING SPACES WHERE 2,488 SPACES ARE REQUIRED on 39.64 acres 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.**	**1**
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
5. Support Postcard – VAR-43353 and SUP-43355



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

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 4th 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

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.

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5059317
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:	BAS

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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

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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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: Martin Edelman

Print Name: Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011

Nancy J. deBrito

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

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

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.

_____

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
AMP

FOR DEPARTMENT USE ONLY

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

*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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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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, 20 11.

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 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:	Bea S.

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SEP 22 2011
AMP
City of Las Vegas

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

Revised 10/27/08

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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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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SEP 22 2011
City of Las Vegas

Revised 11-[illegible]

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

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* [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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SEP 2 2 2011
City of Las Vegas

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

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Revised 10/27/08

1035214.1 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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: Please see attached

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

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 ____X____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 4th 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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OCT 20 2011

Revised 11-14-06

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1028829.1 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

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-43353
Meeting Date:	11/08/11
Total Fee:	$830.00
Date Received:*	10/20/11
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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OCT 20 2011
AMP

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Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
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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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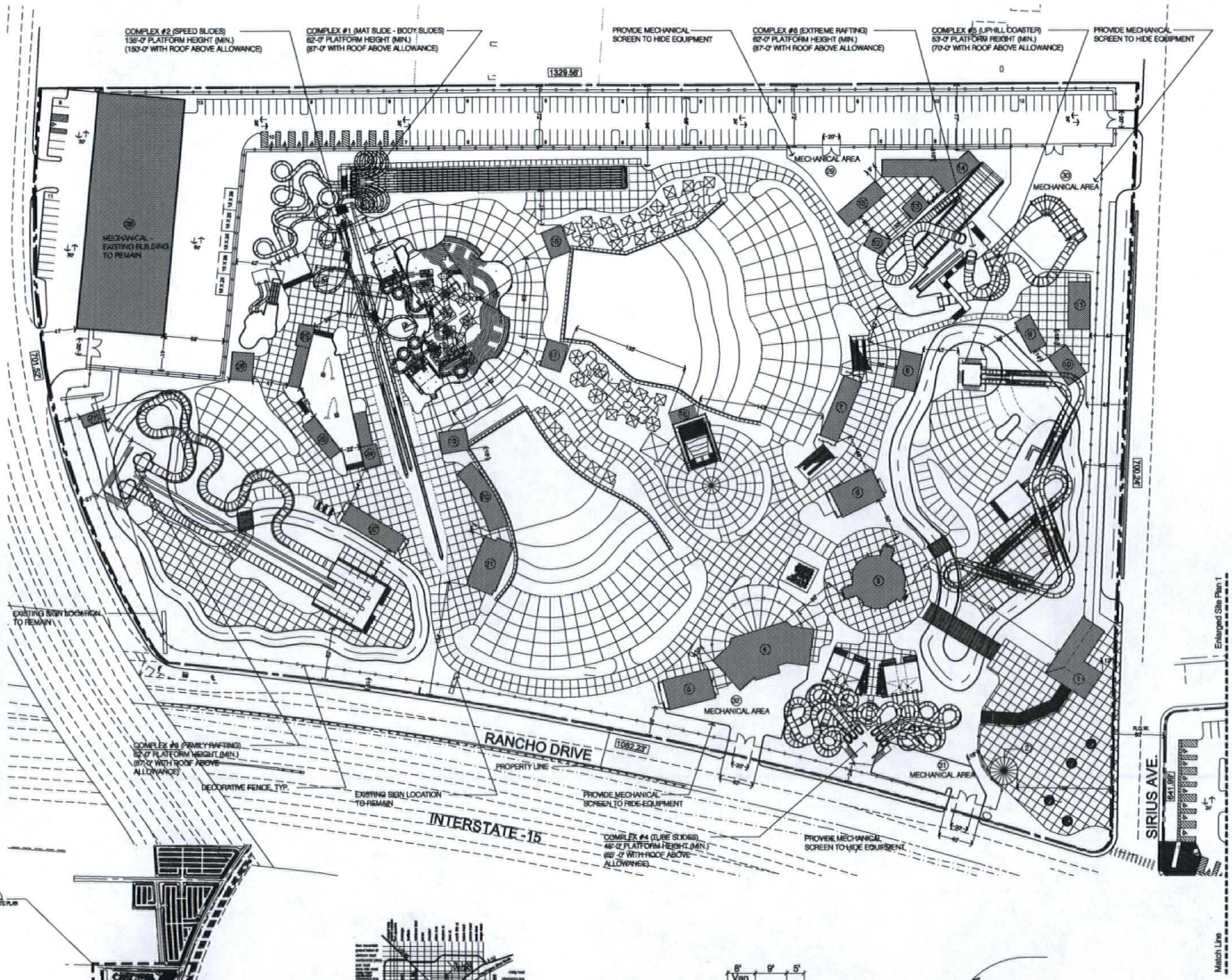
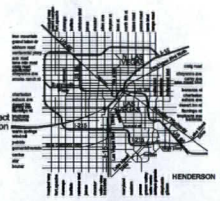
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC



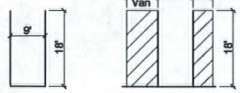
Key Plan

Scale: N.T.S.



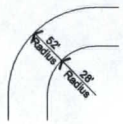
Vicinity Map

Scale: N.T.S.



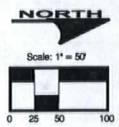
Typical Parking Spaces

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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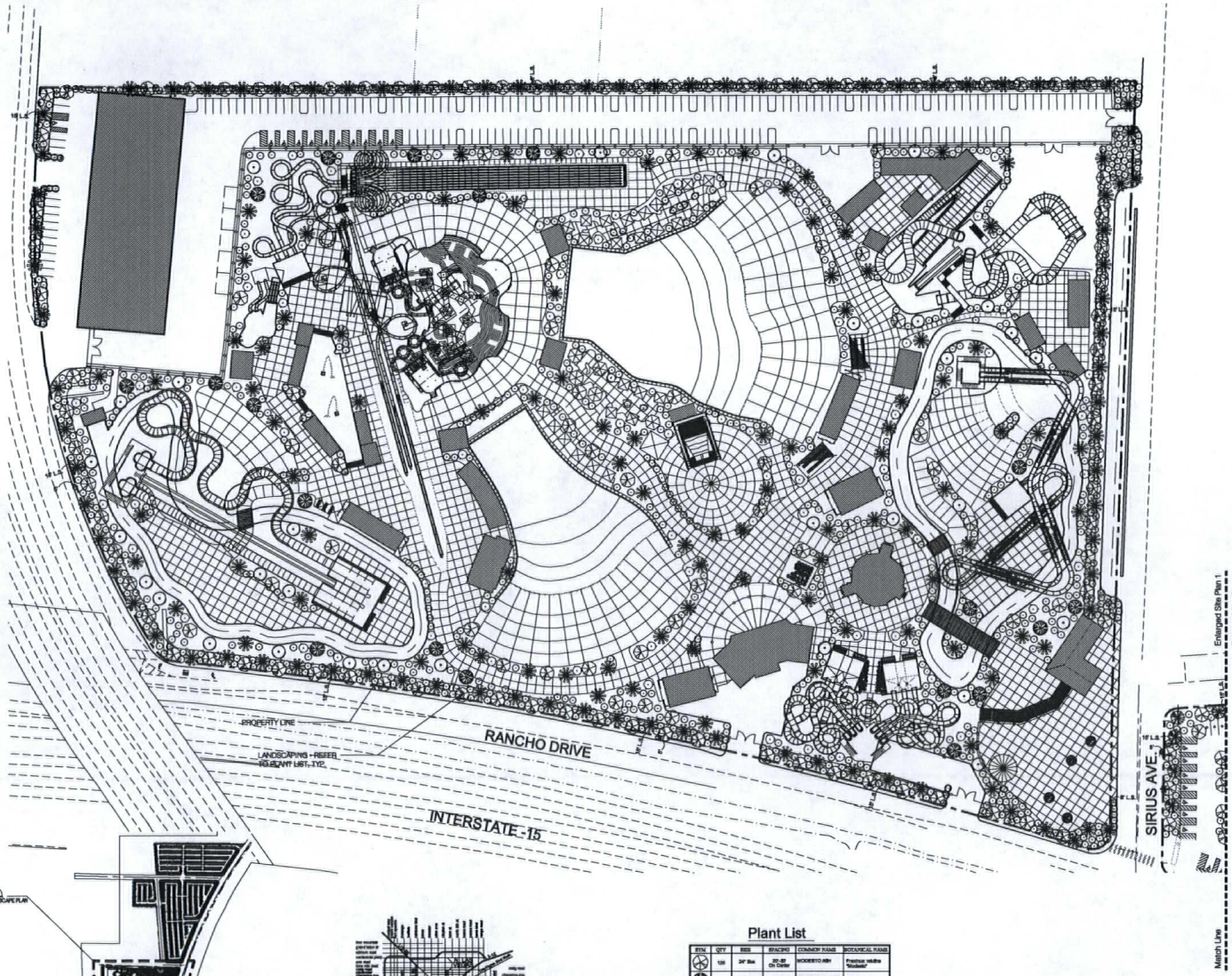
Kimley-Horn and Associates, Inc.

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

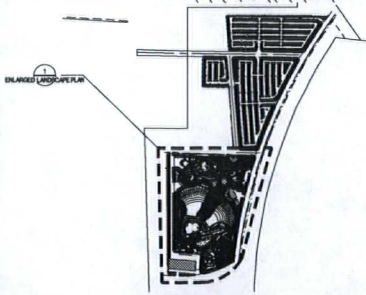
Setbacks

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'

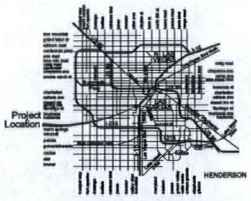
Building Heights & Ride Heights

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'

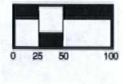


Vicinity Map
Scale: N.T.S.

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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Enlarged Landscape Plan 1 - Las Vegas Water Park

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

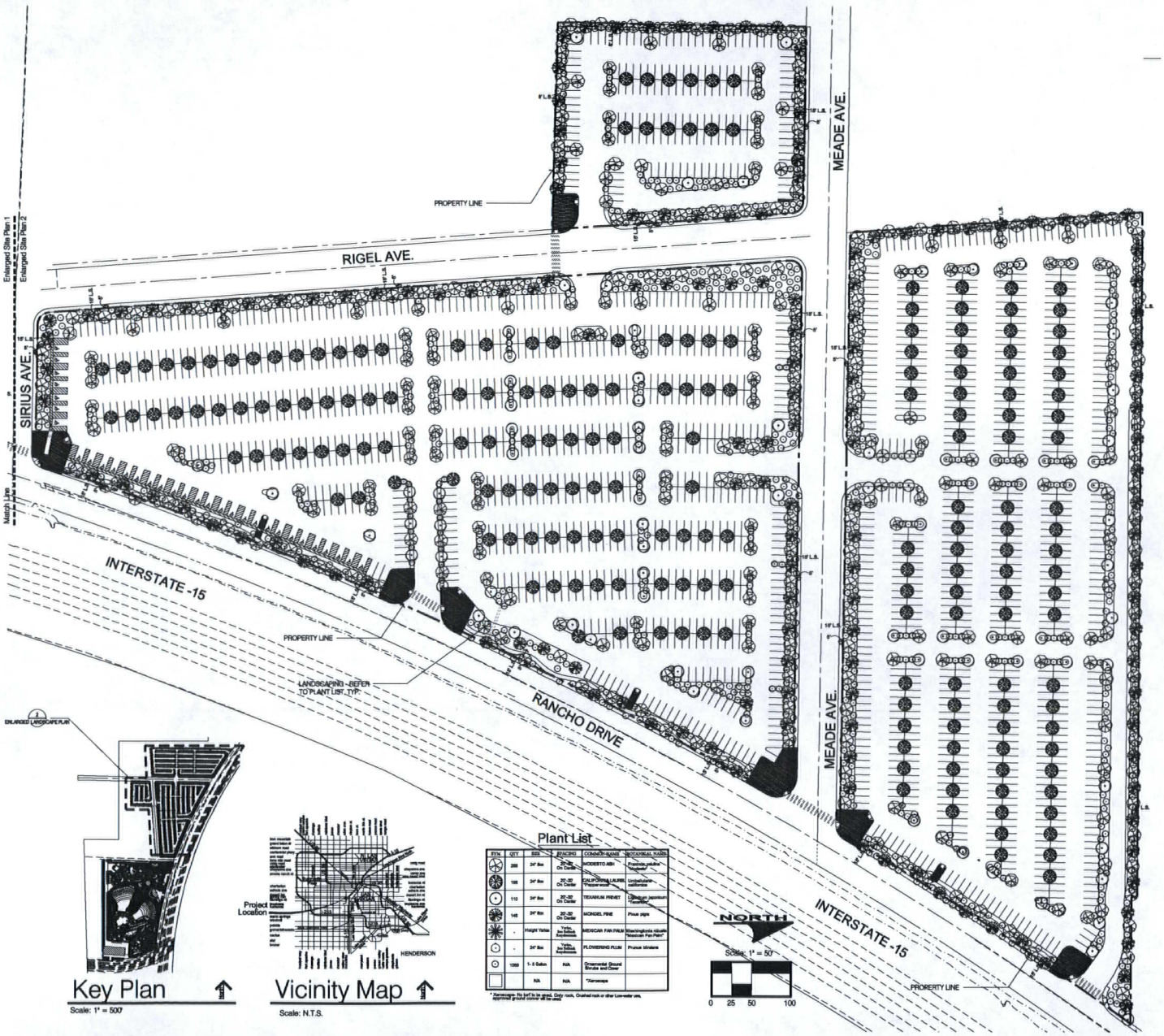
AQUATIC DEVELOPMENT GROUP, INC.

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

Enlarged Landscape Plan 2 - Las Vegas Water Park

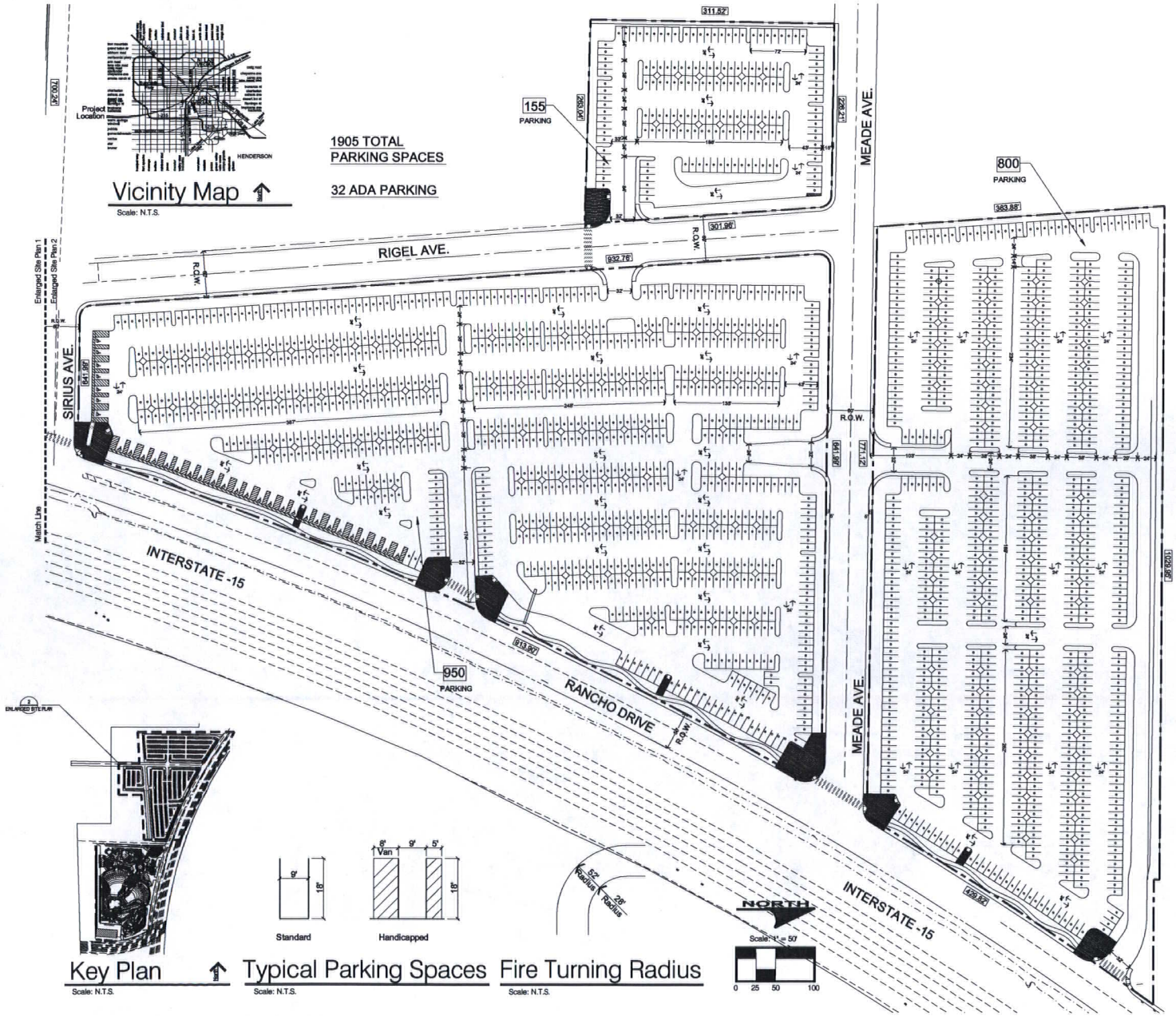
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

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.

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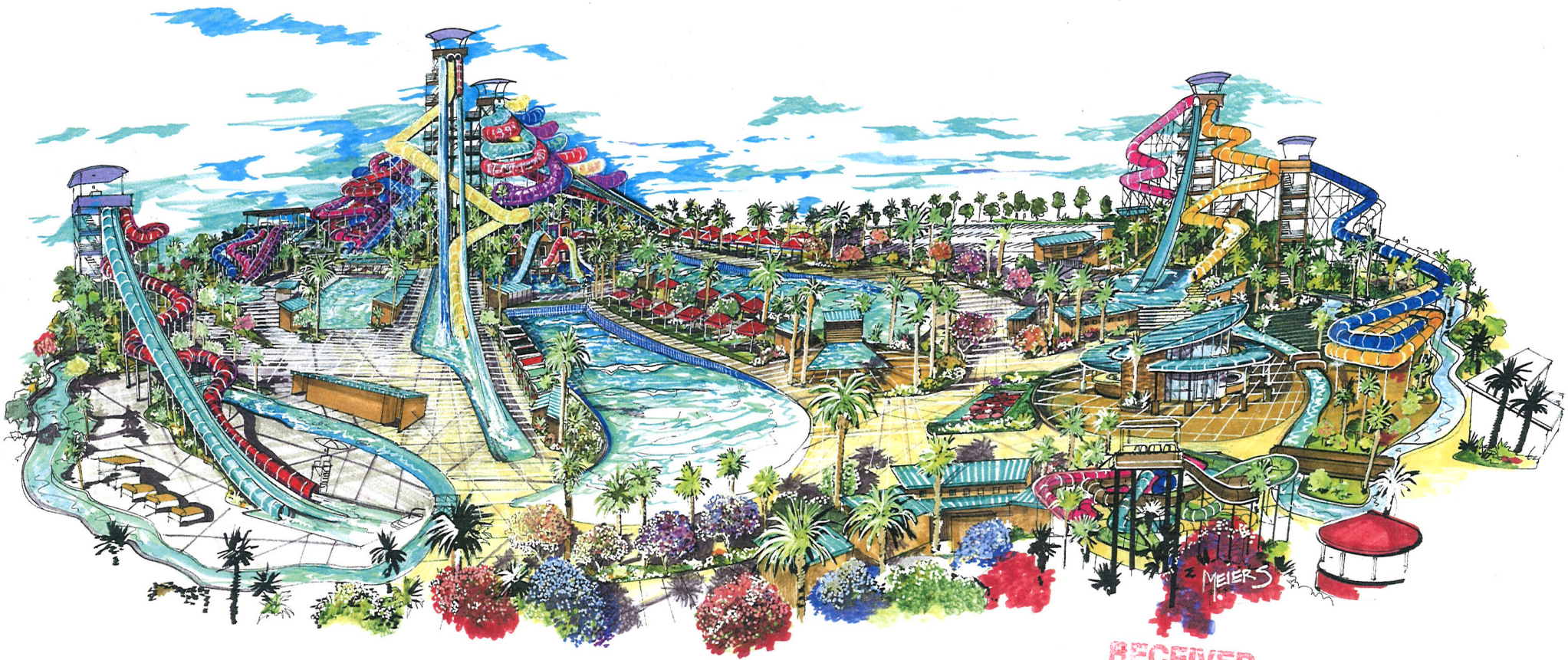
Sheet Title
Project Number
9-22-2011 : Date

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

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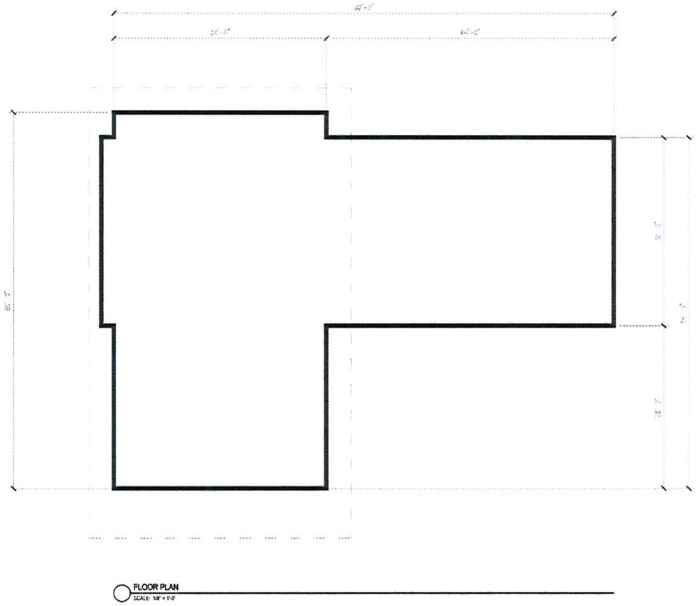
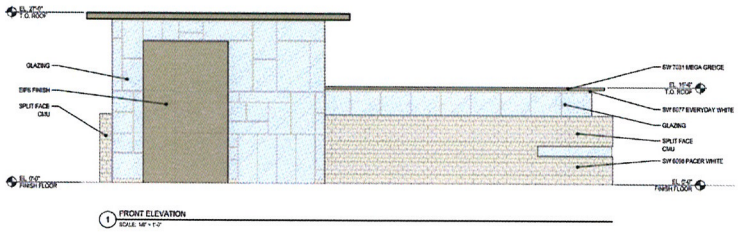
Enlarged Site Plan 1 : Sheet Title
11-087 : Project Number
8-31-2011 : Date

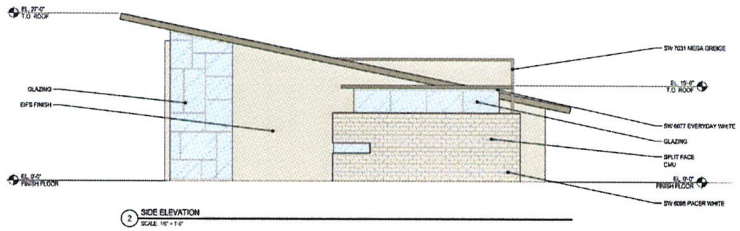
VAR-43353 SUP-43355
SUP-43356 SDR-43352



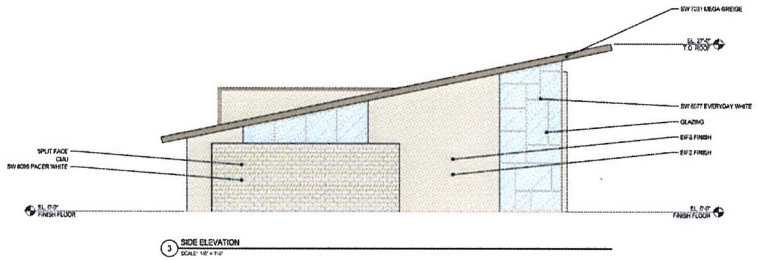
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



3 SIDE ELEVATION
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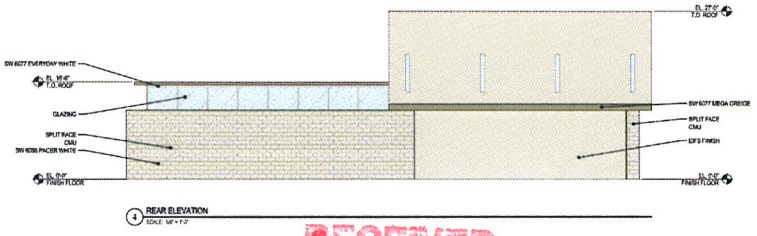

4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

GUEST SERVICES / ADMINISTRATION OFFICES ①

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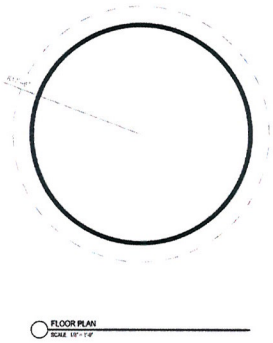
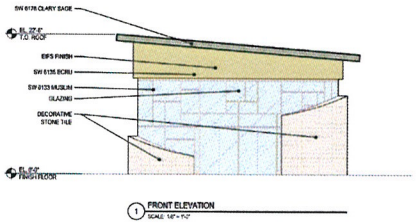
Building Plans and Elevations 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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



FLOOR PLAN

RETAIL (1,000 S.F.) ②



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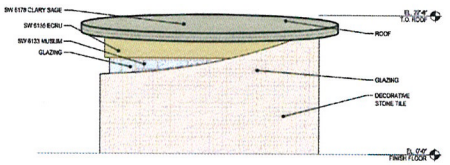

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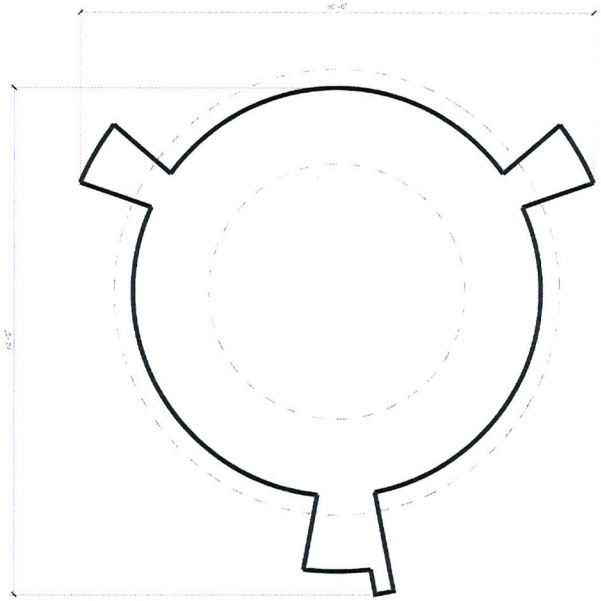
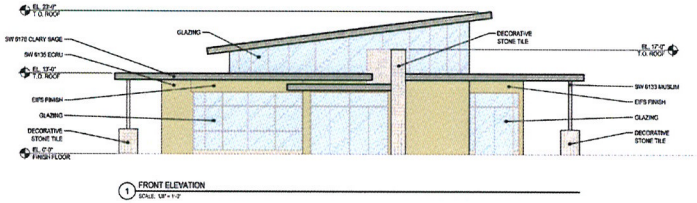


FLOOR PLAN

RETAIL (3,500 S.F.) ③



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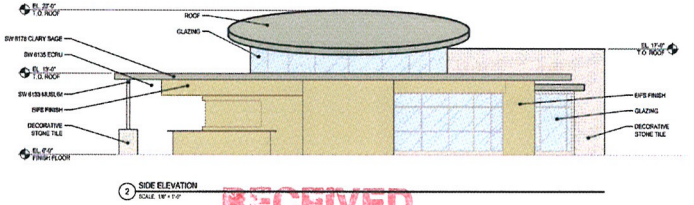

② SIDE ELEVATION

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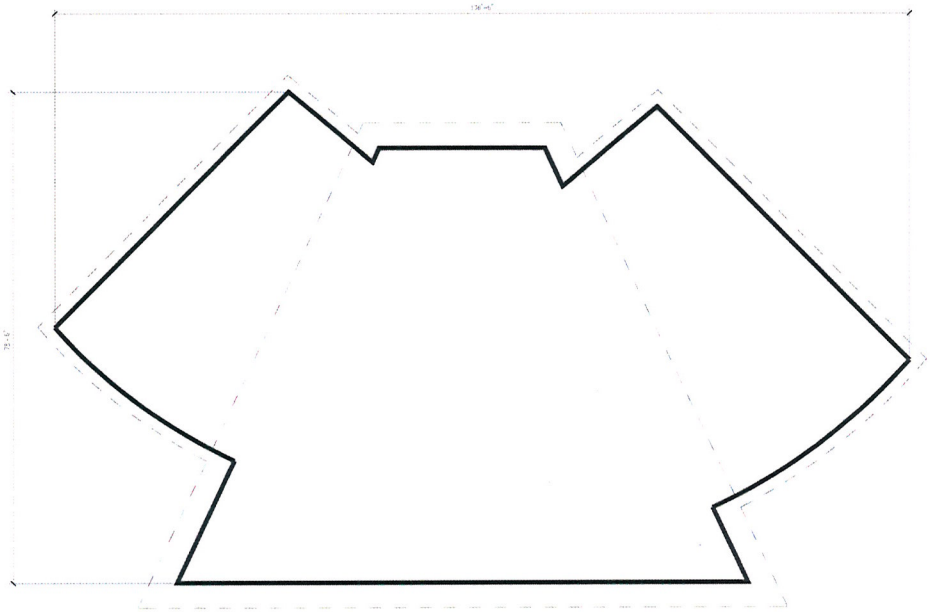
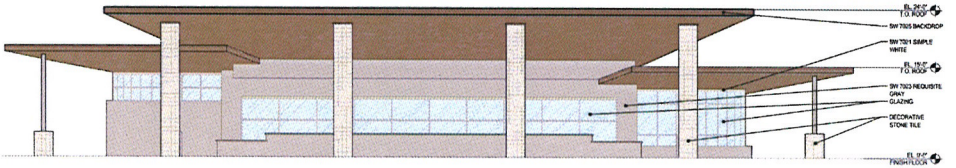
Building Plans and Elevations 2 & 3 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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



FLOOR PLAN



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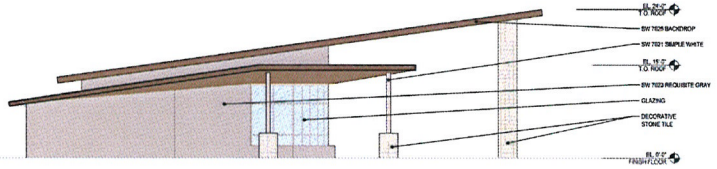
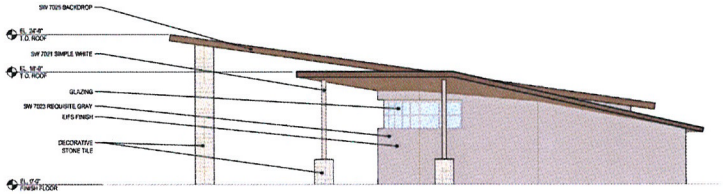


2 SIDE ELEVATION



3 SIDE ELEVATION

SUPPER CLUB

4

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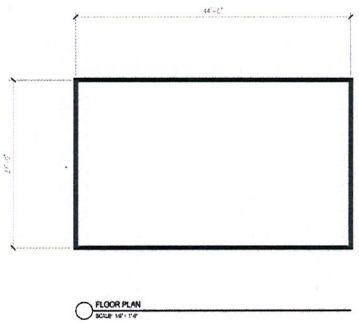
Building Plans and Elevations 4 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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



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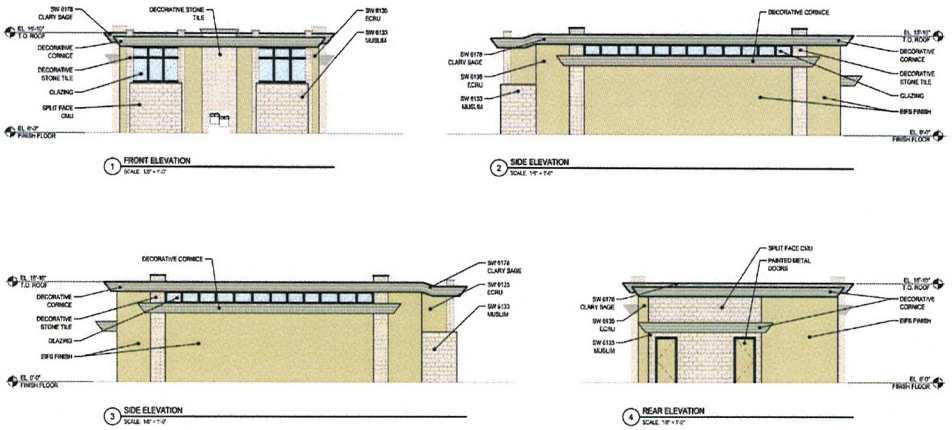

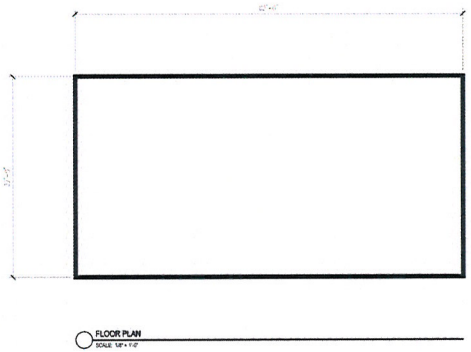

RESTROOMS (2,000 S.F.) (5) (6) (21)



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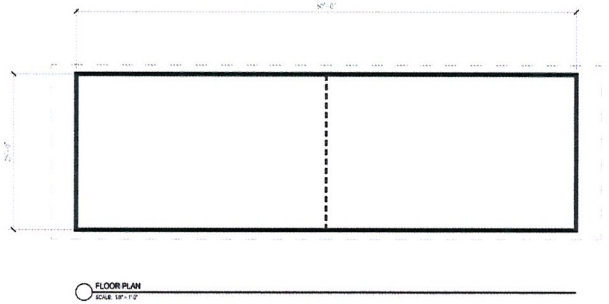
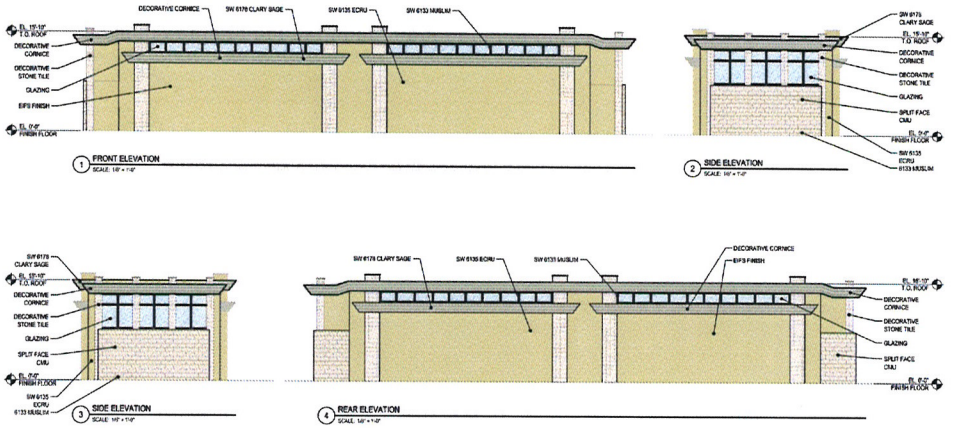
Building Plans and Elevations 5, 6, 8 & 21 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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





CHANGING ROOMS

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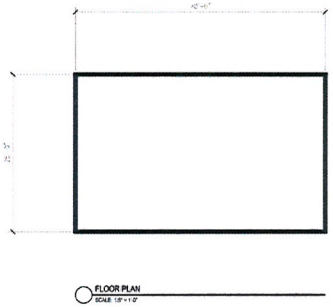

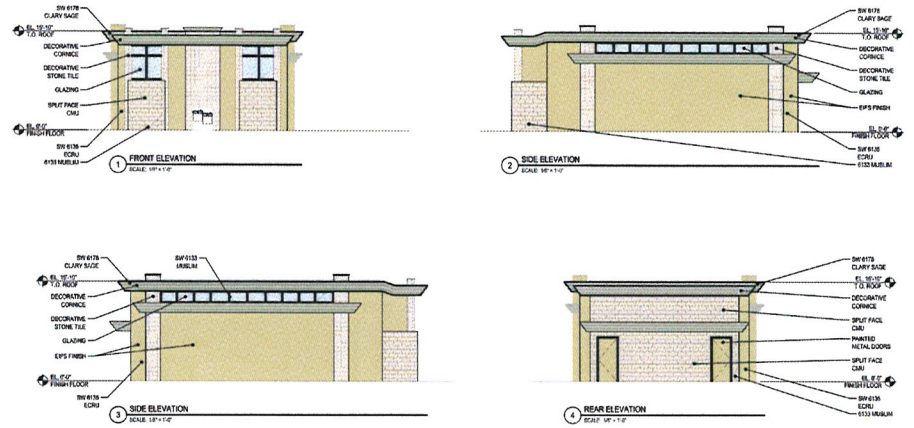

RESTROOMS (1,000 S.F.)

(17) (18) (19) (26)

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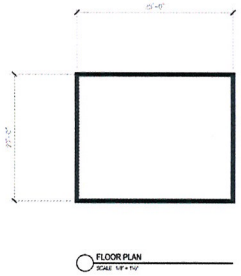
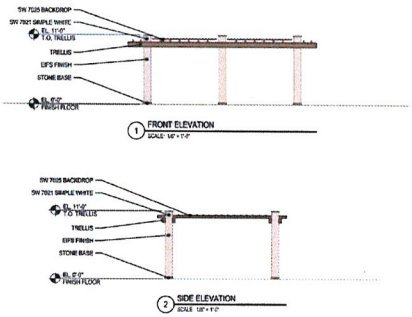
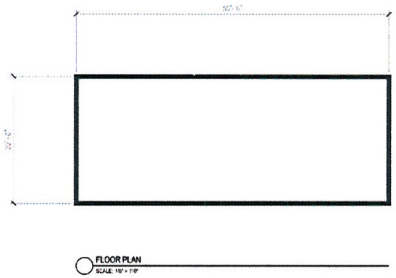
Building Plans and Elevations 7, 17, 18, 19, 20, 22 & 26 : Sheet Title
11-067 : Project Number
9-22-2011 : Date

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

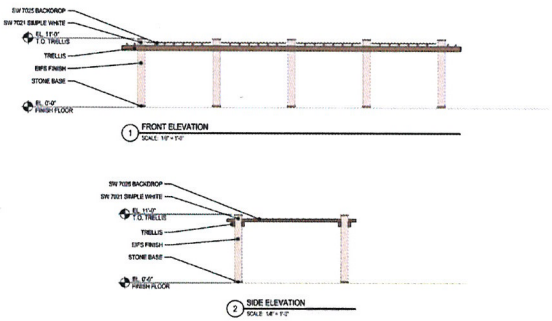


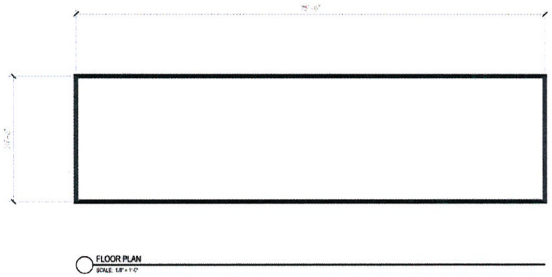
PICNIC SHADE STRUCTURE (500 S.F.) (12) (13)



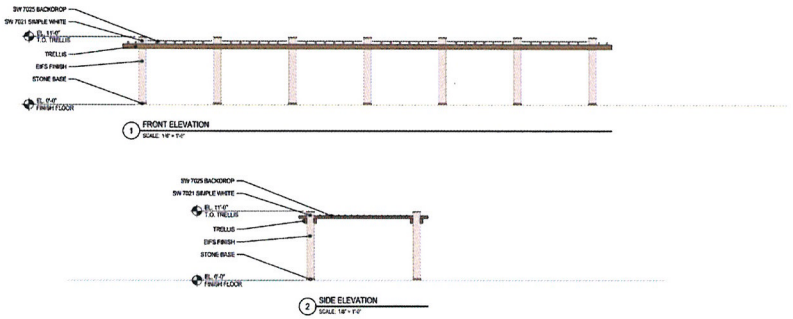


PICNIC SHADE STRUCTURE (1,000 S.F.) (9) (10)





PICNIC SHADE STRUCTURE (1,500 S.F.) (11) (15)



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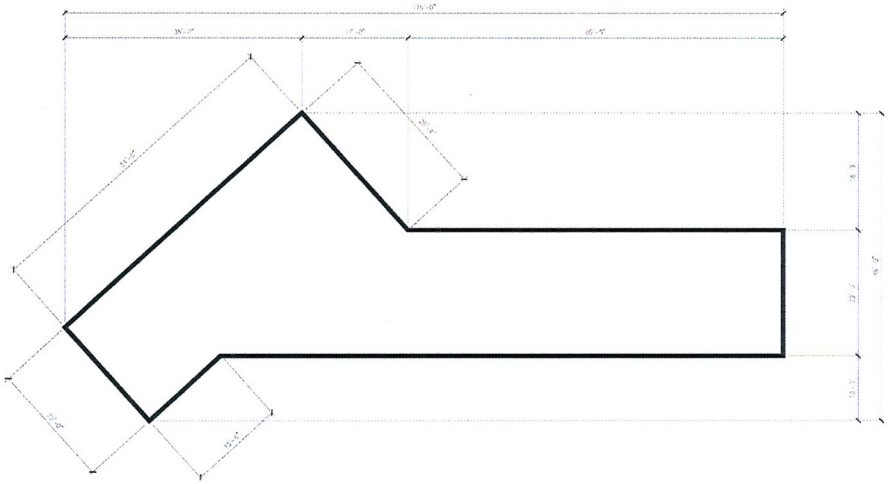
Building Plans and Elevations 9, 10, 11, 12, 13 & 15 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

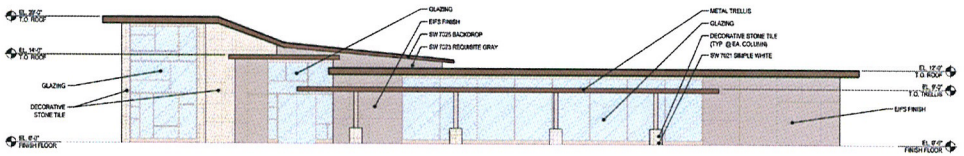
VAR-43353 SUP-43355
SUP-43356 SDR-43352

SUPPER CLUB will comply with the following:

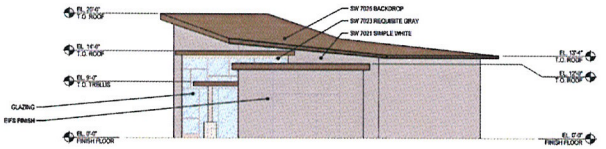
1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the dining area does not include bar stool 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.



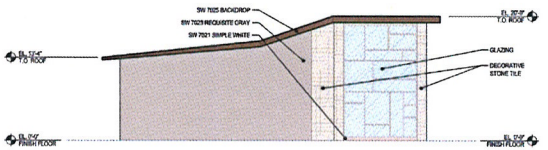
FLOOR PLAN



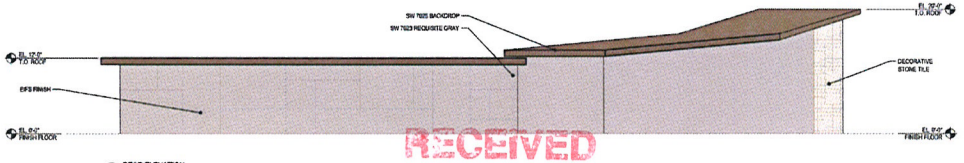
1 FRONT ELEVATION



2 SIDE ELEVATION



3 SIDE ELEVATION



4 REAR ELEVATION

SUPPER CLUB

14

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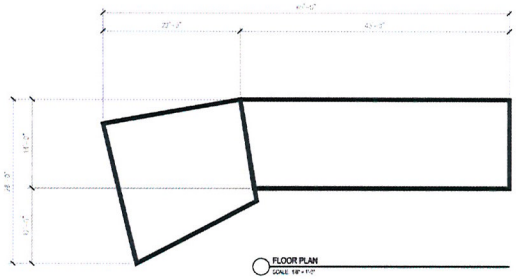
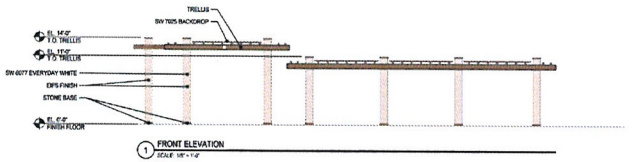
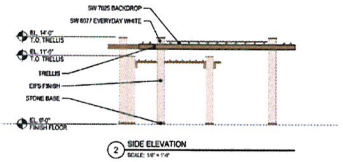
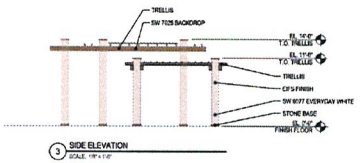


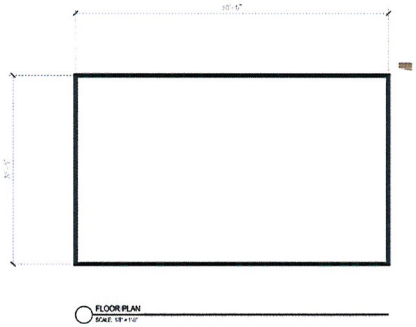
TRELLIS SHADE STRUCTURE

(23) (24) (25)



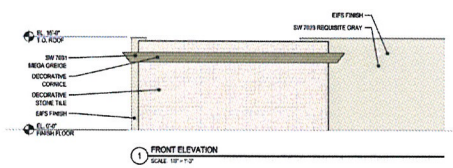


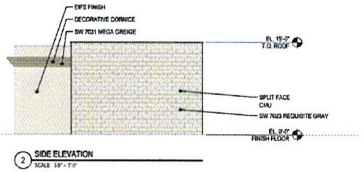


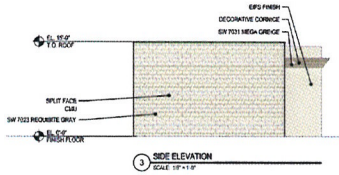


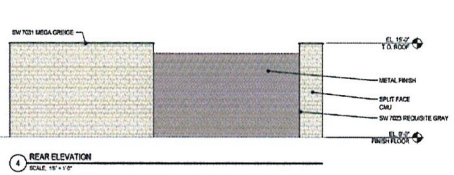
MECHANICAL BUILDING ("FLOW RIDER")

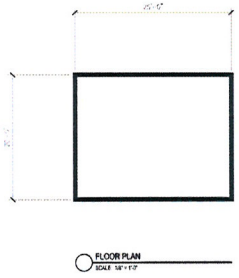
(16)





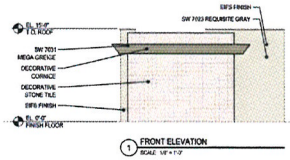


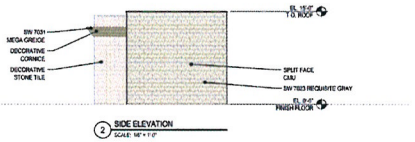


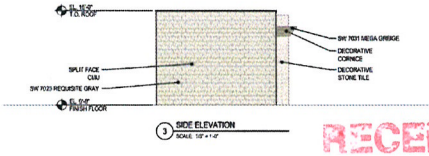


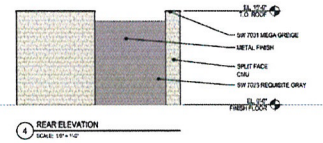
MECHANICAL BUILDING ("RIVER WAVE")

(27)









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SUP-43356 SDR-43352

Building Plans and Elevations 16, 23, 24, 25 & 27 : Sheet Title
11-067 : Project Number
9-22-2011 : Date

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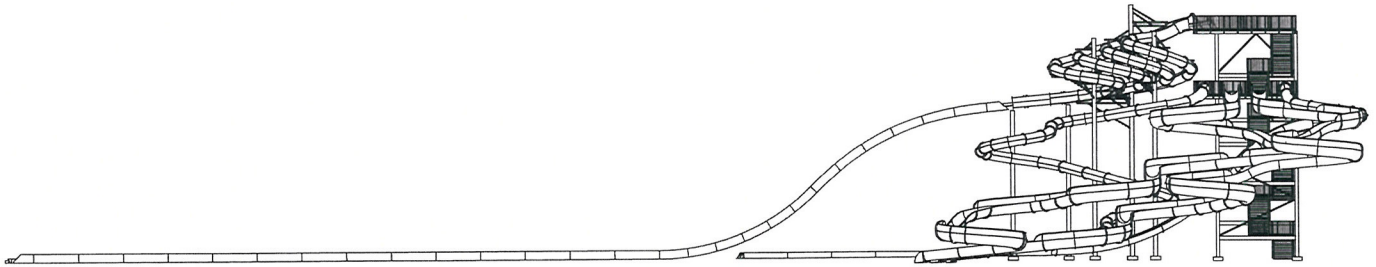
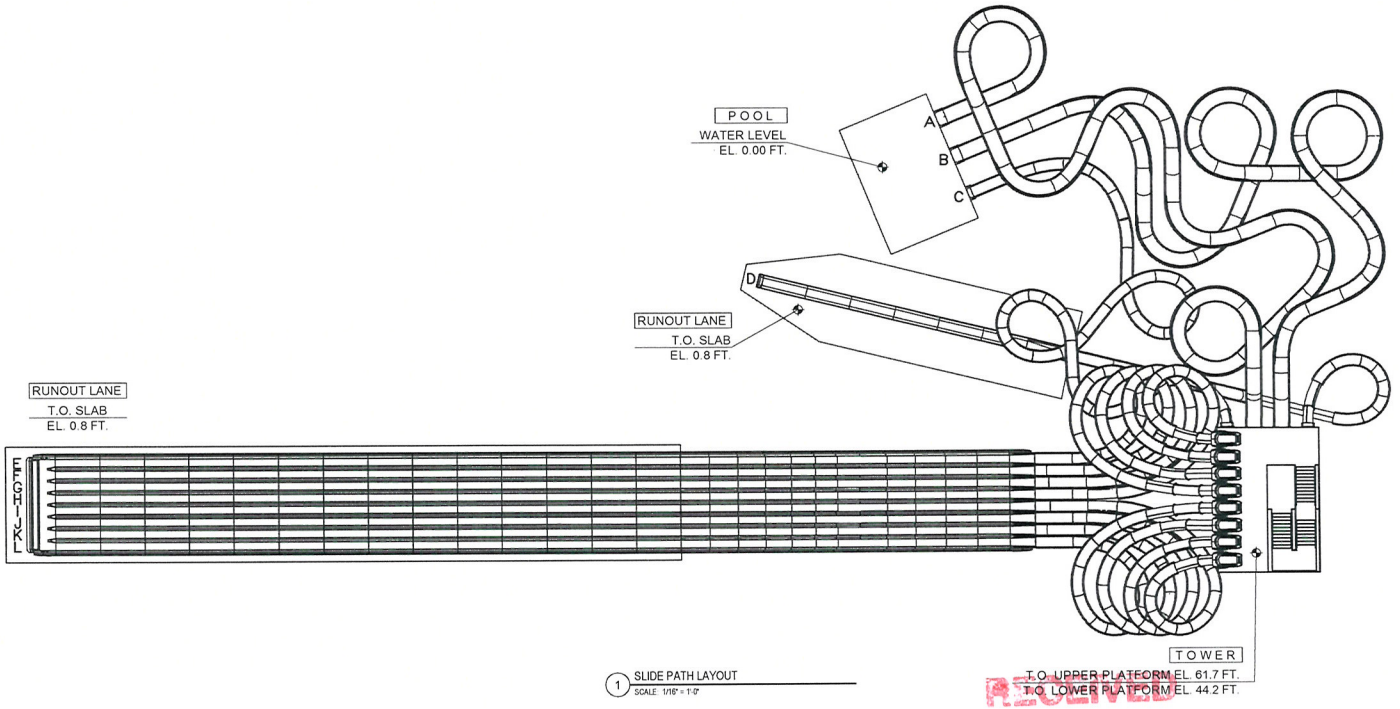


2 ELEVATION VIEW
SCALE: 1/16" = 1'-0"

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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Complex # 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

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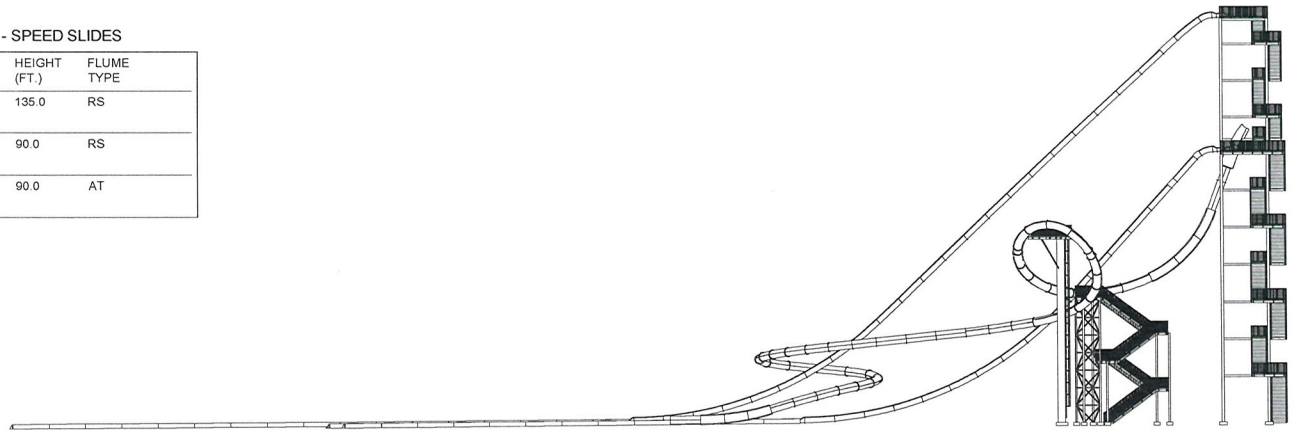
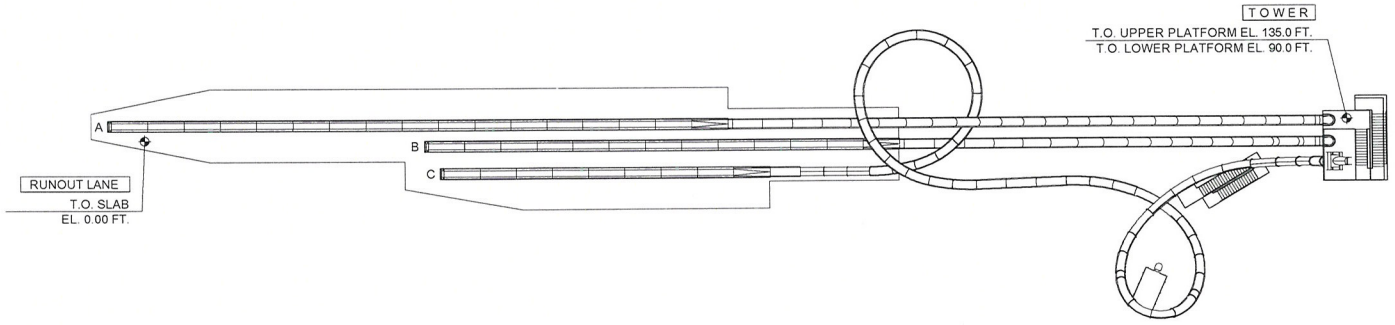
COMPLEX #2 - SPEED SLIDES

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

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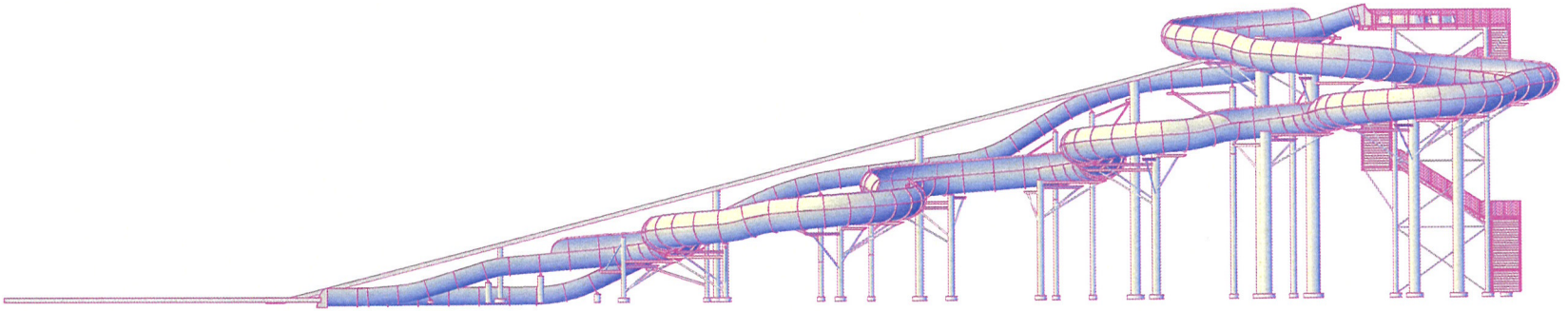
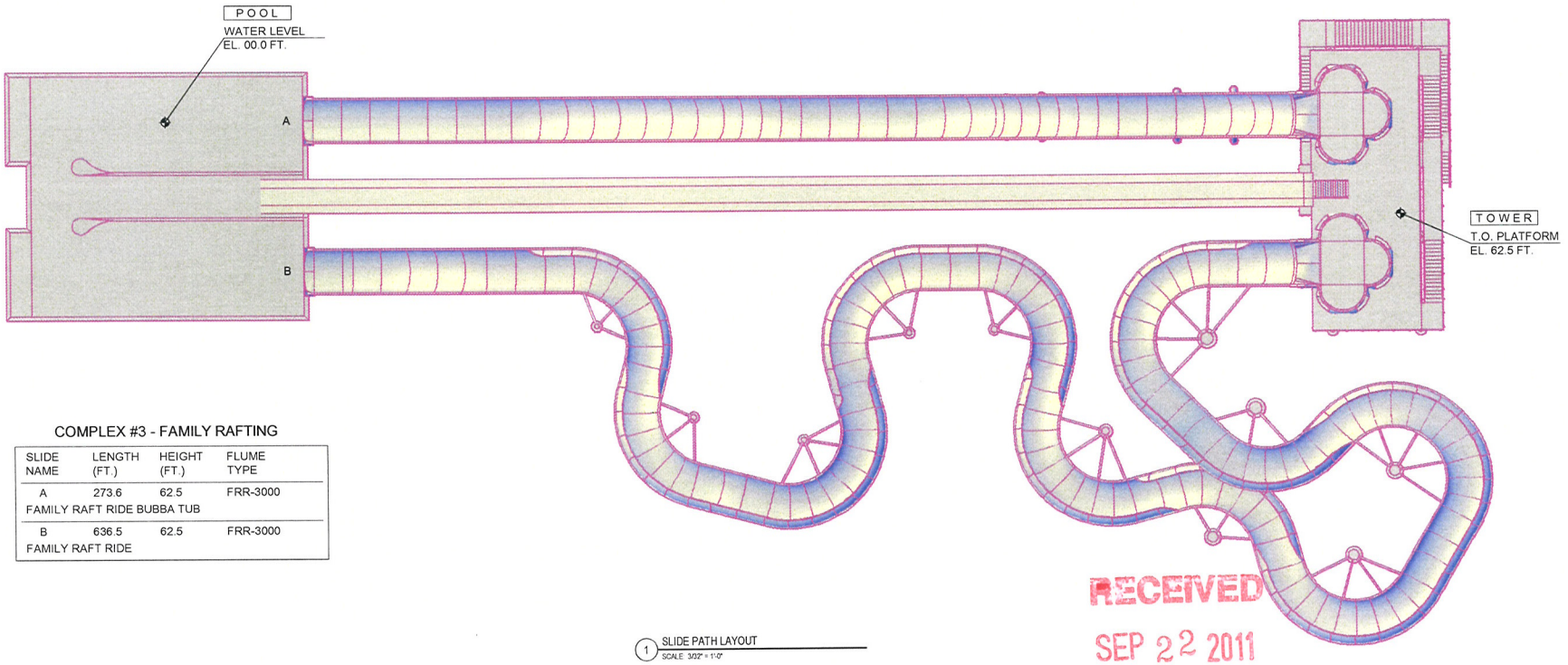


2 ELEVATION VIEW
SCALE: 3/32" = 1'-0"



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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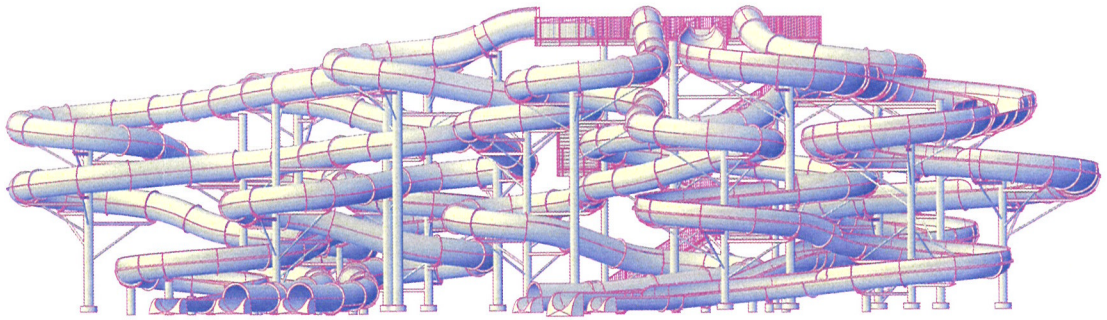
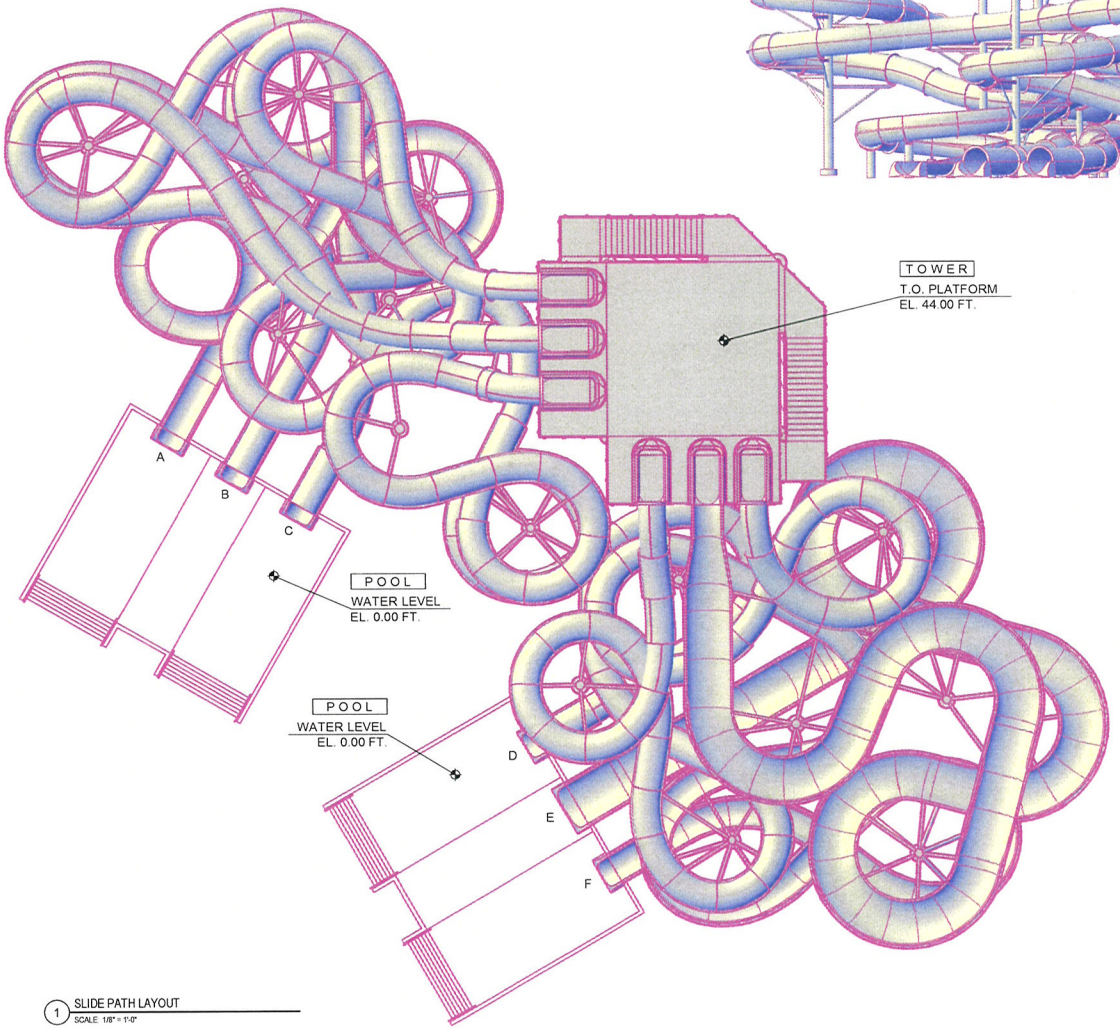


2 ELEVATION VIEW
SCALE: 1/8" = 1'-0"



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
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9-22-2011 : Date

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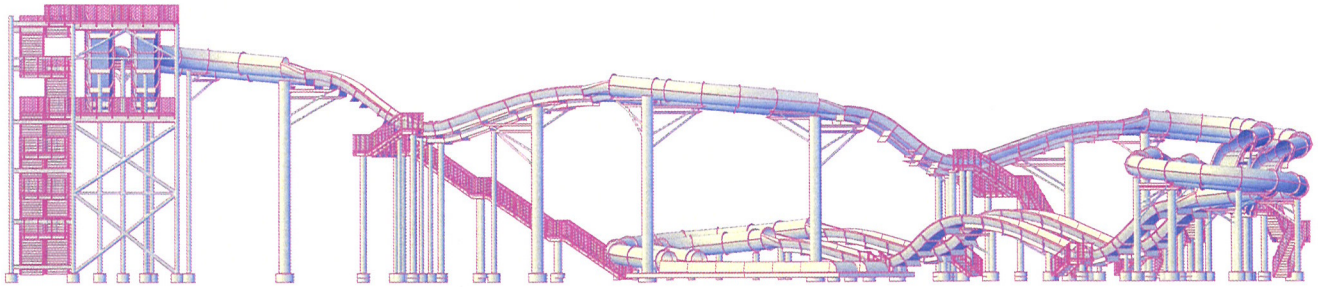
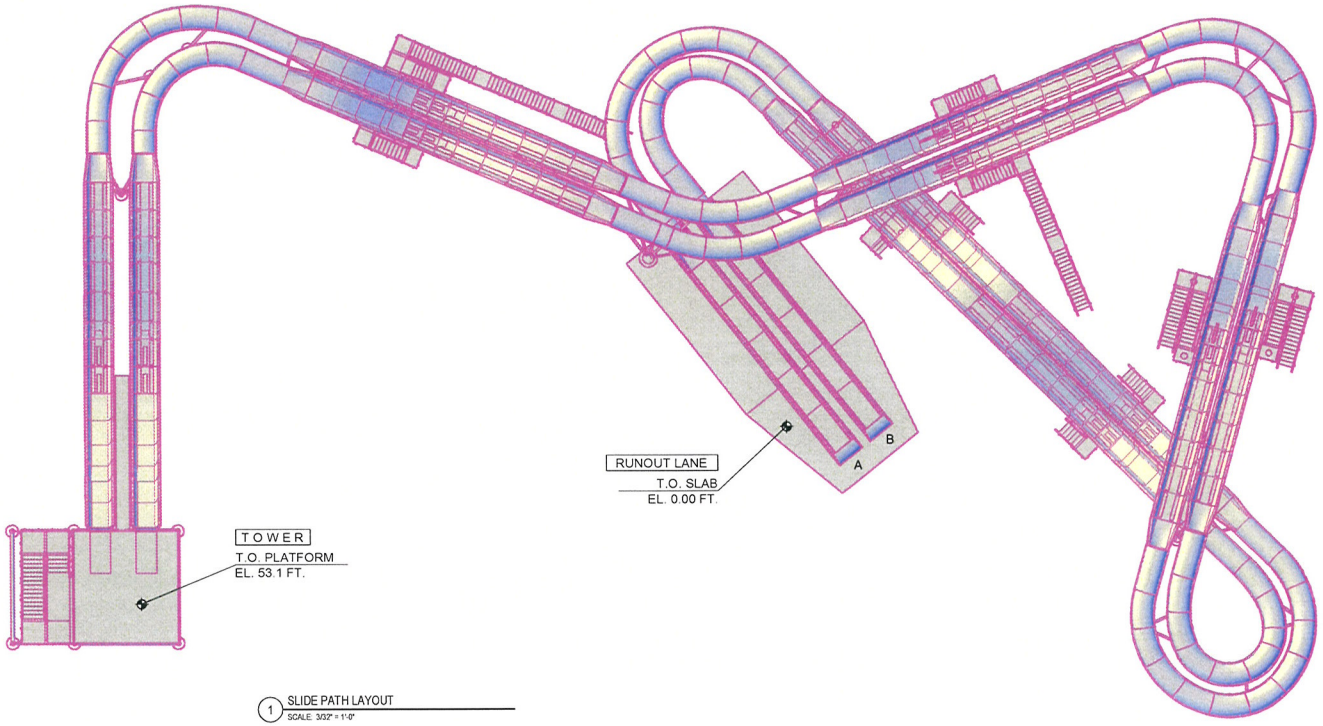


2 ELEVATION VIEW
SCALE: 3/32" = 1'-0"



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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9-22-2011 : Date

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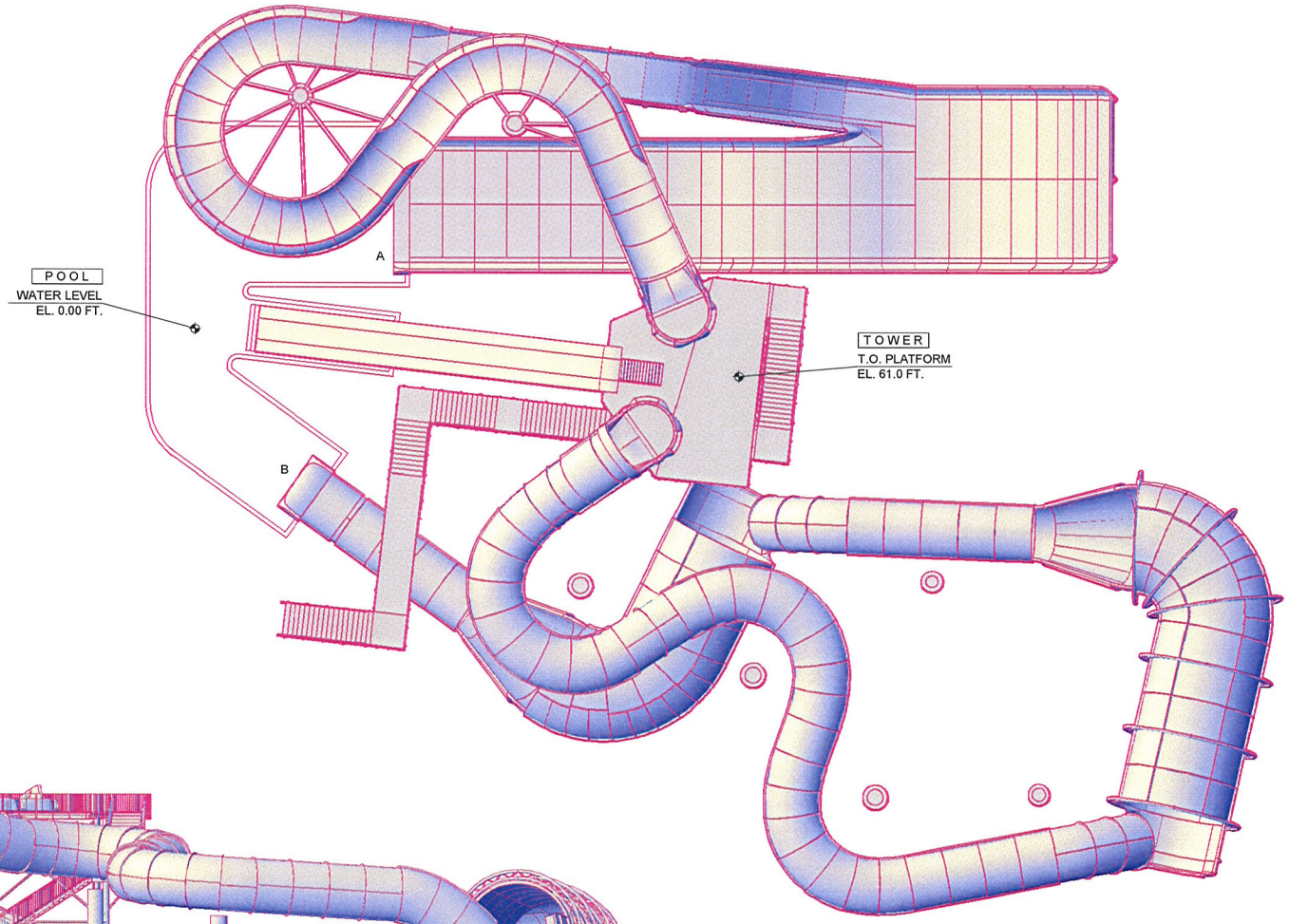
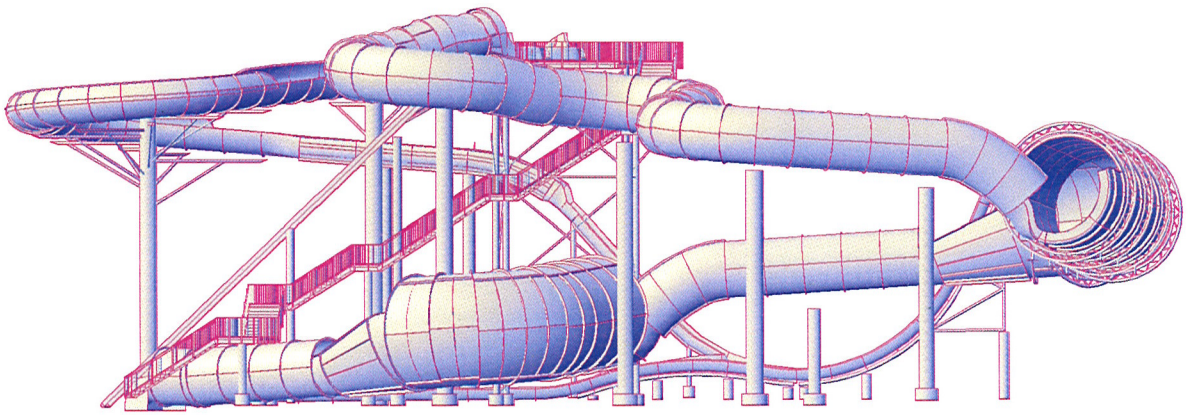
SUP-43356 SDR-43352

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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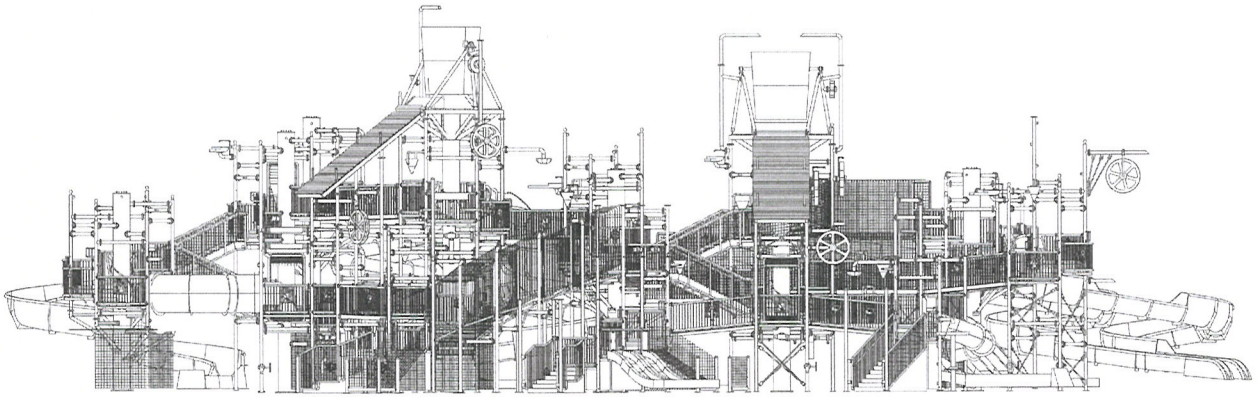
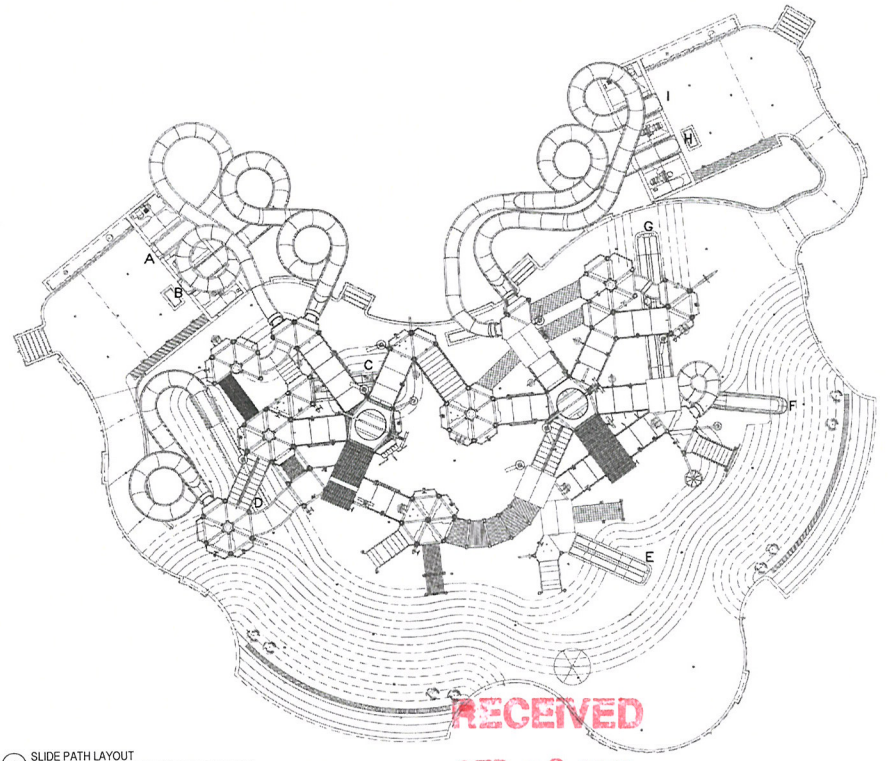


2 ELEVATION VIEW
SCALE: 3/32" = 1'-0"

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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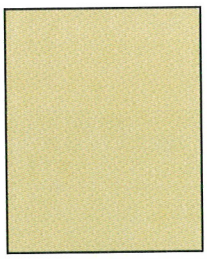
MOSER architecture studio

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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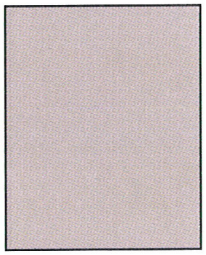
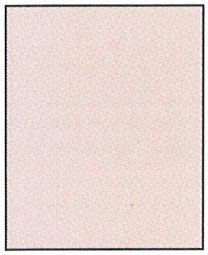
City of Las Vegas

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

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

PALETTE 3

PRIMARY	SECONDARY	ACCENT - 1
		
SW 7025 BACKDROP	SW 7023 REQUISITE GRAY	SW 7021 SIMPLE WHITE

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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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FAX 702 735 4949

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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
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

October 25, 2011

VIA EMAIL: sswanton@lasvegasnevada.gov

CITY OF LAS VEGAS
Planning & Development
333 Rancho Drive
Las Vegas, NV 89106

Re: Revised 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 162-08-303-033**; 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 **and will comply with all parking lot landscaping requirements**. 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 Rancho Drive to access the main entrance into the park in order to minimize pedestrian and vehicle contact within the parking lot.

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Along with the Site Plan Review, the Applicant is seeking the following **exception and** waiver:

(1) An exception for landscaping and amenities 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. Section 19.08.040 (F)(12) does not apply as there are no proposed walls at plaza area; and

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

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

Special Use Permits

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

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

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

Variance

The Applicant is seeking a variance to reduce the amount of parking provided on the Site. Based upon our internal calculations related to maximum occupancy, Title 19 would require 2,488 parking spaces. We will be providing 2,125 parking spaces which is approximately a 15% reduction. We believe this variance is justified because a certain percentage of our visitors will be tourists who will use a taxi or other means to get to the water park and will not utilize existing parking spaces. Additionally, the industry standard from other water parks seems to be a calculation of about 3.5 persons per vehicle. Therefore, we believe the parking spaces we are providing will accommodate all visitors who will drive and park at the Site. We have included a letter from Kenneth Ellis, a partner with CAMELBEACH Mountain Waterpark. In their experience, the visitor per car ranged from 3.5 to 4.0 persons per vehicle on average. Finally, the

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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

VAR-43353 SUP-43355
SUP-43356 SDR-43352
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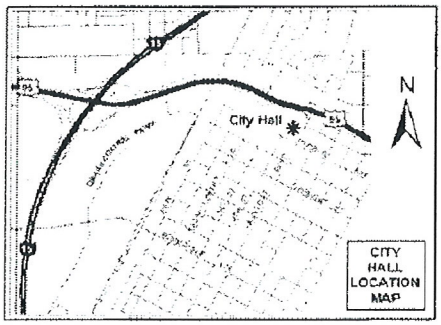
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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.

VAR-43353 & SUP-43355

Planning Commission Meeting of 11/8/2011

Case: VAR-43353
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S & S PHILPOTT L L C
4385 E CARTEGENA WY
LAS VEGAS NV 89121-6503 89121-6503

18-19
A

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.

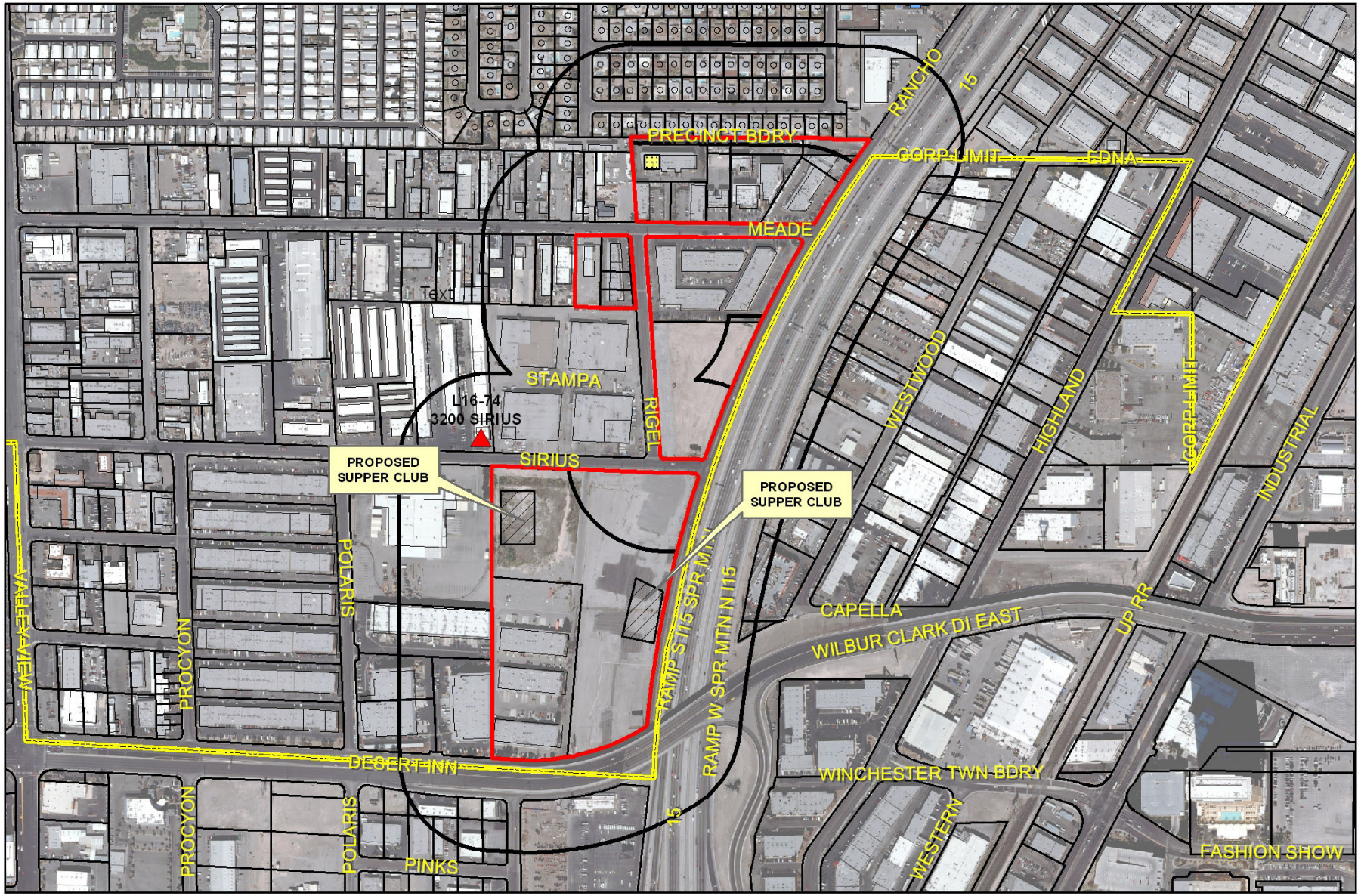
C.C.: 12/07/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
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

Nancy J. de Brito

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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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

Revised 10/27/08

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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City of Las Vegas

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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

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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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

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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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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* _____

*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

FOR DEPARTMENT USE ONLY

Case #	SUP-43355
Meeting Date:	11/8/11
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Received By:	Ben S.

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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.

Revised 10/27/08

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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

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

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
SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Stripper 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

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. DeBrito

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-43355
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BG

*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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1035213.1

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
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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

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: [signature]

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

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City of Las Vegas

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

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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, 2011.

Notary Public 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-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

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1035214.1 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
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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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

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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

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City of Las Vegas

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* _____

*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

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-43355
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
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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City of Las Vegas

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Revised 10/27/08

1035216.1 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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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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.**	**1**
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: 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

Revised 11-14-06

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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, 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
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:	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.

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

Revised 10/27/08

1035217.1

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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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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

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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.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

1035239.1

AMP

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BNS

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

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SEP 22 2011
City of Las Vegas

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
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18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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?

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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
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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

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. 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:	BAS

RECEIVED
SEP 22 2011
City of Las Vegas

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

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

Revised 10/27/08

1035218.1 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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17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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

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
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City of Las Vegas

Revised 1-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

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, 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

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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

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Revised 10/27/08

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1035236.1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

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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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5	162-08-701-003	Fisher Brothers Las Vegas, LLC
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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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 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

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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 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, 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

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$ 6,280.-
Date Received:*	9/22/11
Received By:	

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Revised 10/27/08

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Fisher Brothers Assessor's Parcels Numbers

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2	162-08-701-008	Taos Land Company, LLC
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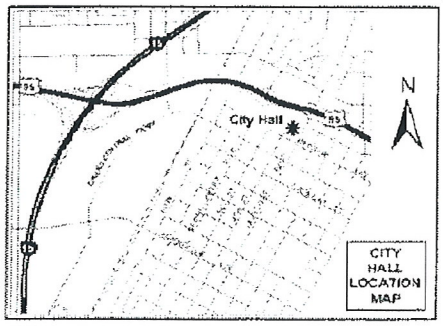
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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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OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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.

Case: SUP-43356

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43356 & SDR-43352
Planning Commission Meeting of 11/8/2011

20-21
A

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.**	**1**
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

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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

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

Revised 11-14-08

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SEP 22 2011
City of Las Vegas

1028810.1 AMP 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 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. 01DE6056317
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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1035196.1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

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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
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18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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

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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 de Brito
Notary Public State of New York
No. 01DE5056317
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Commission Expires March 4, 2014

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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 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

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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 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

RECEIVED
SEP 22 2011
City of Las Vegas

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AMP

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4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
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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: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

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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 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 14th 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

FOR DEPARTMENT USE ONLY

Case #	SDR-13352
Meeting Date:	11/8/11
Total Fee:	$1,030
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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City of Las Vegas

Revised 10/27/08

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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
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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
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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
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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

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. de Buto
Notary Public State of New York
No. 01DE6056317
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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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

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 New York County

Marilyn J. Debbie
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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Revised 10/27/08

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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
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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
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18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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

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

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

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, 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 #	SDR-13352
Meeting Date:	11/8/11
Total Fee:	$1030
Date Received:*	9/22/11
Received By:	Bm S

*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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18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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**

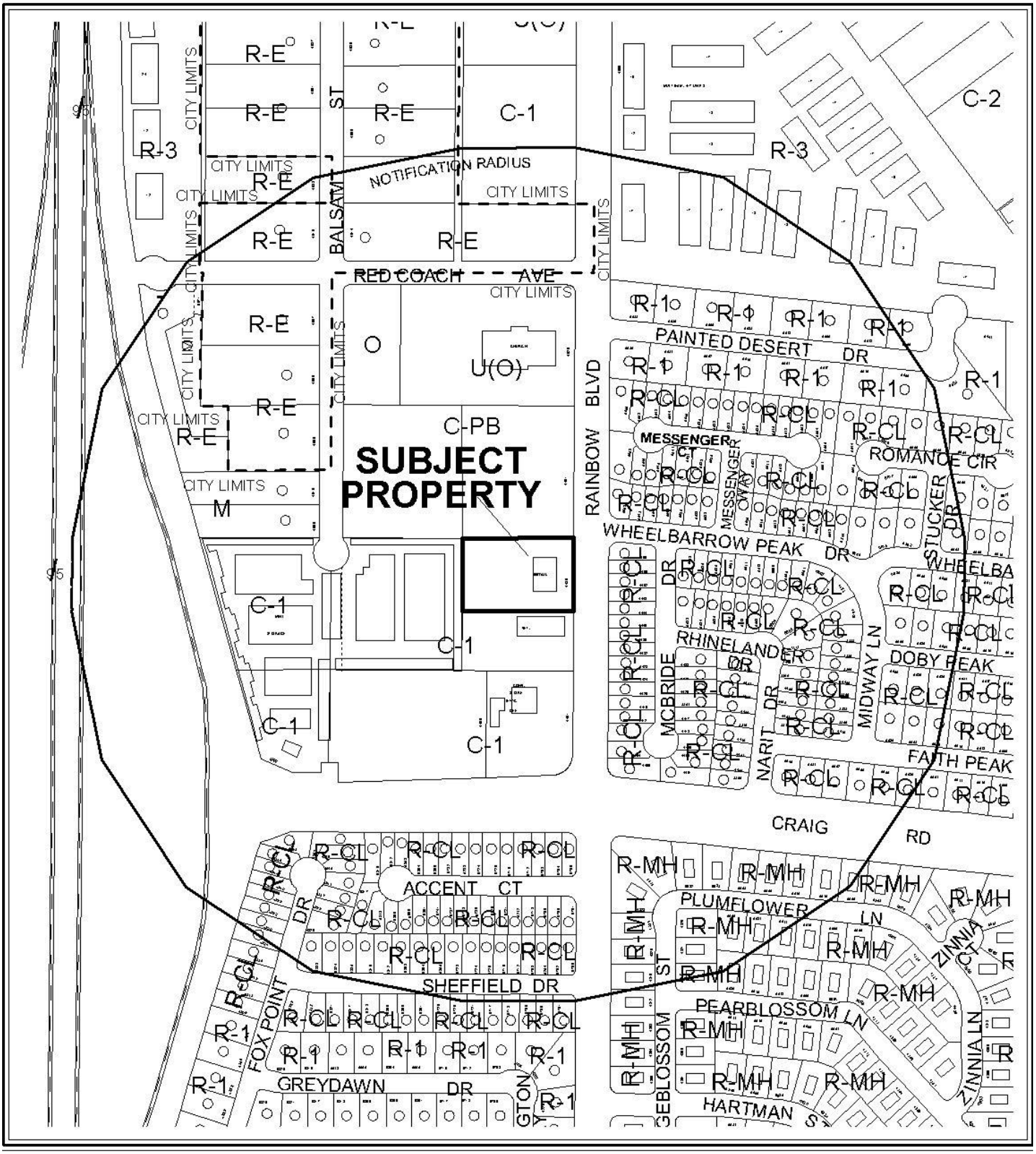
SUBJECT:
SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial)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



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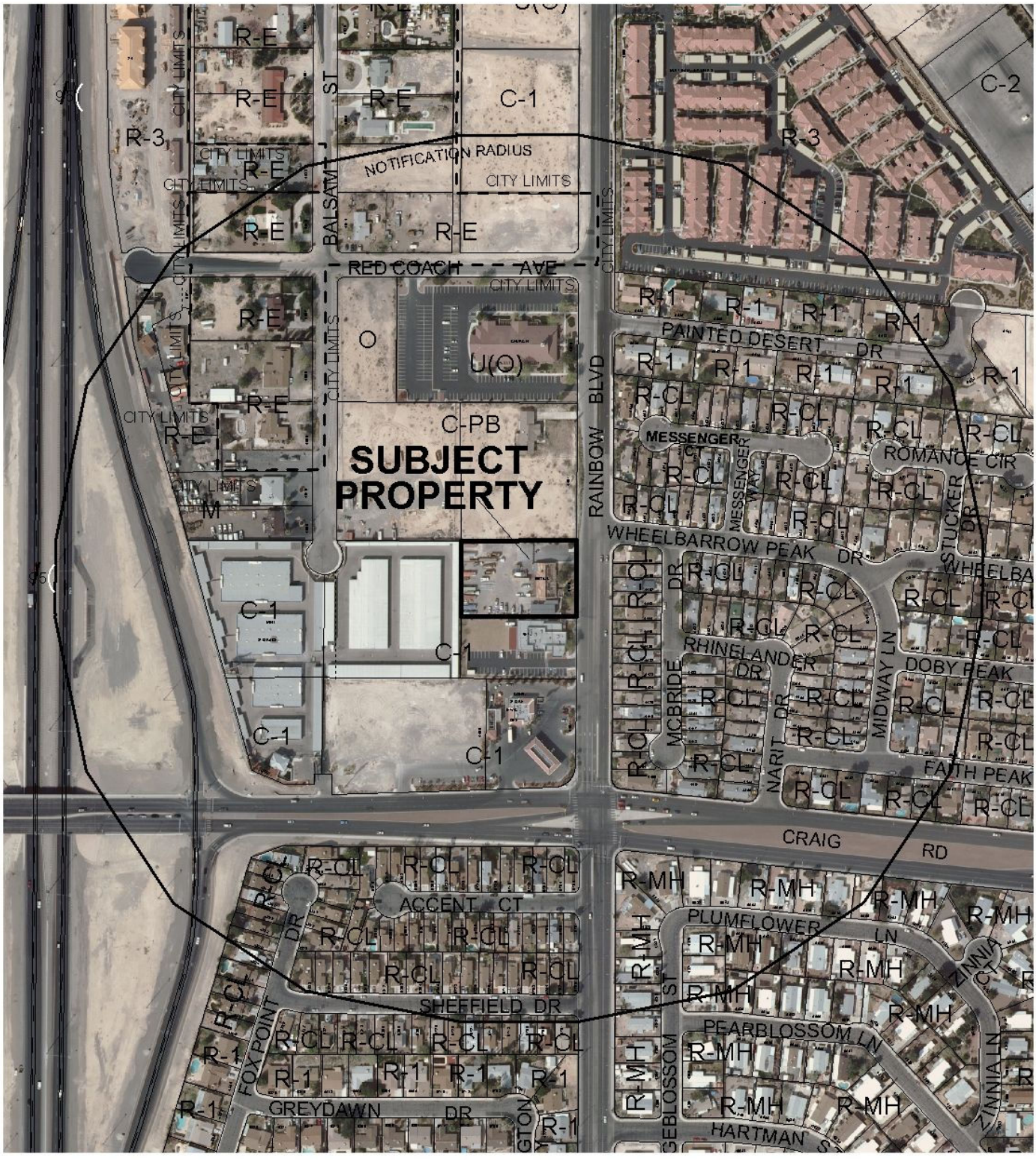
CASE: **SUP-43005 AND SDR-43004**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43005	Staff recommends APPROVAL, subject to conditions:	
SDR-43004	Staff recommends DENIAL, if approved subject to conditions:	SUP-43005

** CONDITIONS **

SUP-43005 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-43004) shall be required.

2. Conformance to the approved conditions for Rezoning (ZON-1112).

3. Heavy equipment and machinery, including, but not limited to tractors, backhoes, dump trucks, tow trucks, bucket or ladder trucks, front end loaders, semi-trucks and trailers and similar vehicles, shall not be parked or stored at the subject site.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-43004 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-43005) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 plan and building elevations, date stamped 10/18/11, except as amended by conditions herein.

4. Outdoor storage shall be limited to the 2,000 square-foot area at the southeast corner of the site as depicted in the site plan date stamped 10/18/11. The outdoor storage area shall be screened from view from Rainbow Boulevard by a screening device of at least eight feet in height.

5. The existing gate shall remain open during business hours. Business hours shall be from 6:30 a.m. to 6:30 p.m. Monday through Friday.

6. A Waiver from 19.08.040(B) is hereby approved, to allow no building articulation or architectural features where required.

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/18/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. 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. Installed landscaping shall not impede visibility of any traffic control device.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. 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.

13. 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.

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

Public Works

15. Remove all substandard sidewalk and sidewalk ramp improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. The existing driveway as shown on the approved Site Plan is acceptable.

16. All landscaping and private improvements 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.

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing 4,011 square-foot office building and parking on 1.21 acres at 4485 North Rainbow Boulevard. The applicant proposes to complete construction of a 30-foot tall, 4,970 building at the rear (west side) of the property for storage and rental of small business-related equipment. The curved building, which lacks certain aesthetic design elements required by Title 19, has already been partially constructed. A raised gravel bed (labeled "Wash Pit" on the submitted site plan) has also been placed near the north perimeter.

The proposal requires approval of a Special Use Permit and Site Development Plan Review. The Building Maintenance Service and Sales use can meet minimum Title 19 requirements and can be compatible with adjacent commercial and residential uses. Staff therefore recommends approval of the Special Use Permit with conditions. The design of the partially existing building requires a waiver of Title 19 commercial design standards; in the absence of any substantial evidence that would justify a design that is not allowed by Title 19, staff recommends denial of the waiver and subsequently the Site Development Plan Review. If denied, a new Site Development Plan must be submitted for any new development on the site, and the partially constructed building may be required to be removed.

ISSUES

- The Building Maintenance Service and Sales use is permitted in the C-1 (Limited Commercial) District with the approval of a Special Use Permit. Outside storage in conjunction with this use is permitted with approval of the Special Use Permit. A Rental Store without Outside Storage is a permitted use as of right within the C-1 District.
- A Waiver of Title 19.08.040(B) is required to allow no building articulation or architectural features where required for building surfaces over 20 feet tall or 50 feet in length. Staff recommends denial of the waiver.
- All unexercised Site Development Plan Review and Special Use Permit approvals on the site have expired.
- The proposed exterior fabric is not a preferred building material per Title 19.08.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/11/99	The City Council approved the Annexation (A-0013-98) of approximately 1.43 gross acres located at 4485 North Rainbow Boulevard into the City of Las Vegas. The Planning Commission and staff recommended approval. The annexation became effective on 01/22/99.
07/12/99	The City Council approved a Rezoning (Z-0029-99) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval. The Resolution of Intent expired on 07/12/00.
12/18/02	The City Council approved a Rezoning (ZON-1112) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/04/04	The City Council approved Ordinance #5668, which amended the Official Zoning Map to change the zoning on the subject site from R-E (Residence Estates) to C-1 (Limited Commercial).
01/19/05	The City Council approved a Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a related Site Development Plan Review (SDR-5553) for a proposed 2,220 square-foot Auto Detail Facility and waivers of parking lot, perimeter and foundation landscaping standards on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/22/07	The Planning Commission approved a Major Amendment (SDR-19122) of a previously approved Site Development Plan Review (SDR-5553) for a proposed two-story, 4,364 square-foot Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. This approval expired 02/22/09.
03/07/07	The City Council approved an Extension of Time (EOT-19400) of a previously approved Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. The approval expired 01/19/09.
02/17/09	A Code Enforcement case (74600) was processed for storing equipment and vehicles on an unpaved lot at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/04/09.
04/30/09	A Code Enforcement case (77677) was processed for storing commercial trucks and operating a business out of a temporary trailer without proper zoning approvals at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/05/10.

04/06/11	The City Council voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-39489) from SC (Service Commercial) to GC (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Rezoning (ZON-34490) from C-1 (Limited Commercial) to C-2 (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Variance (VAR-39492) to allow a zero-foot rear yard setback where 20 feet is required and a zero-foot side yard setback where 10 feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-39491) for the addition of a proposed 9,000 square-foot Rental Store (With Outside Storage) building to a site containing an existing 4,011 square-foot Office, with a Waiver of Perimeter Landscape Buffer standards to allow a seven-foot buffer along a portion of the south property line where eight feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Special Use Permit (SUP-40564) for a Rental Store (With Outside Storage) at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
05/05/11	A Code Enforcement case (101530) was processed for storing equipment illegally at 4485 North Rainbow Boulevard. The case remains open.
05/17/11	A Code Enforcement case (102037) was processed for storage containers and equipment at 4485 North Rainbow Boulevard. The case remains open.
10/11/11	The Planning Commission abeyed SUP-43005 and SDR-43004 to the 11/08/11 Planning Commission at the applicant's request.

Most Recent Change of Ownership	
04/29/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1978	The existing building was constructed on the subject site.
03/19/04	A building permit (#04006226) was issued for city design block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 03/31/04.
02/14/07	A business license (A01-01335) was issued for an administrative office at 4485 North Rainbow Boulevard. The license was marked out on 11/27/07.
07/17/08	A business license (Q13-01135) was issued for a law firm at 4485 North Rainbow Boulevard. The license is still active.
08/28/08	A business license (B20-00912) was issued for a business support service (paralegal services) at 4485 North Rainbow Boulevard. The license was previously issued at another location in the city. The license is still active.
09/18/08	A business license (C11-07585) was issued for an electrical contractor at 4485 North Rainbow Boulevard. The license had been previously issued at another location in the city. The license is still active.
03/24/09	A business license (C11-11397) was issued for an electrical contractor at 4485 North Rainbow Boulevard. The license is still active.
04/07/09	A building permit (137098) was issued for an interior remodel tenant improvement for certificate of occupancy at 4485 North Rainbow Boulevard. A final inspection was completed on 04/22/11.
	A building permit (137104) was issued for non-structural demolition at 4485 North Rainbow Boulevard. A final inspection was completed on 04/16/10.
08/14/09	An application (E02-90960) for a business license for equipment rental at 4485 North Rainbow Boulevard was submitted for staff review. Staff denied the application on 08/18/09. The application was closed out on 02/10/10 at the request of the applicant.
04/29/10	A building permit (161965) was issued for city design block walls and engineering to add courses to existing block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
06/02/10	A building permit (164257) was issued for a city design eight-foot tall block wall on the north side of the site at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
04/13/11	A business license (E02-00936) was issued for equipment rental at 4485 North Rainbow Boulevard. The license is still active.
04/25/11	A business license (M18-05258) was issued for management at 4485 North Rainbow Boulevard. The license is still active.

Pre-Application Meeting	
06/13/11	A pre-application meeting was held with the applicant. Submittal requirements for application of a Special Use Permit for Building Maintenance Service and Sales were discussed. The following items were also discussed: • The proposed storage building cannot be considered an accessory structure, as it is larger than the existing office building. • A Contractor's Plant, Shop and Storage Yard use is not permitted in the C-1 District. • The gate indicated on the north side of the building must remain open during business hours to accommodate the required parking. • The area behind the storage building and proposed landscape buffer along the west property line was of concern, as it must be at least 24 feet wide to accommodate a two-way drive aisle.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
09/01/11	A field check was conducted on the subject site. An office is located on the east part of the site fronting on Rainbow Boulevard. The subject storage building is partially built and is located behind an electric gate that requires authorization for entry. A boat is parked underneath the unfinished structure. A vehicle wash pit is located in the northwest portion of the site within the required landscape buffer area. The site overall is well maintained.

Details of Application Request	
Site Area	
Net Acres	1.21

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached (vacant)	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
South	Animal Hospital (with no Outside Pens)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
West	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	52,942 SF	N/A
Min. Lot Width	100 Feet	185 Feet	Y
Min. Setbacks			
• Front (east)	10 Feet	50 Feet	Y
• Side (north and south)	10 Feet	44 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	91 Feet	Y
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	N/A	30 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, Roofed	Y
Mech. Equipment	Screened	None Indicated	N/A

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	90 Feet	152 Feet	Y
Adjacent development matching setback	10 Feet	152 Feet	Y
Trash Enclosure	50 Feet	98 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	8 Trees	10 Trees	Y
• South	1 Tree / 30 Linear Feet	8 Trees	11 Trees	Y
• East	1 Tree / 20 Linear Feet	7 Trees	13 Trees	Y
• West	1 Tree / 30 Linear Feet	7 Trees	8 Trees	Y
TOTAL PERIMETER TREES		**30 Trees**	**42 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	12 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	15 Feet		30 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet along north and south PL; 12 Feet existing along west PL	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rainbow Boulevard	Secondary Collector	Master Plan of Streets and Highways	90	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Rental Store (Without Outside Storage)	4,970 SF	1 space/250 SF GFA	20				
Office, Other Than Listed	4,011 SF	1 space/300 SF GFA	14				
TOTAL SPACES REQUIRED			**34**		**37**		Y
Regular and Handicap Spaces Required			32	2	35	2	Y
Loading Spaces	8,981 SF	Up to 10,000 SF	1		2		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
19.08.040(B): Building Placement: Single, monolithic forms must be relieved by variations in massing or articulation of facades. Building surfaces over 20 feet in height or 50 feet in length shall be relieved with a change of wall plane	No building articulation	Denial

ANALYSIS

The site is located within the Airport Overlay District as referenced by 19.10.080 with a height restriction of 175 feet. The partially built storage structure will comply with the requirements of the Overlay District.

A Rental Store without Outside Storage is a permitted use in the C-1 District and is intended for rental of general merchandise to the general public that does not include outside storage of the rental items. Items for rent typically include wearing apparel, electronics, videos, tools and garden equipment, furniture and other household appliances and goods for special occasions or seasonal items; the applicant states that only small tools and equipment needed for an electrical contractor business will be available for rent. The items will be located within the proposed 4,930 square-foot building, and the rental area will be partitioned off from interior storage. The Building Maintenance Service and Sales use allows the outside storage of supplies and equipment related to the existing electrical contractor service in the C-1 District with approval of a Special Use Permit. The applicant has also indicated that large vehicles and other heavy equipment for use in the electrical contracting service will be stored offsite in an appropriately zoned contractor's storage yard.

The site and landscape plans were revised from the Planning Commission meeting of 10/11/11 to move the existing gravel wash pit that had been located along the north property line within a required perimeter landscape buffer to the south, thereby complying with the perimeter landscape buffer width standards. The wash pit is intended for cleaning of small equipment related to the contracting service and cannot be used for washing of heavy machinery within the current zoning district. Staff does not object to the existence of the wash pit, as long as no drain is installed and runoff is both contained on site and does not run into public storm sewers. An additional tree was added in the northwest corner of the parking lot to comply with 19.08.110(C)(12) requirements for trees to be included at the ends of all parking rows. Waivers and exceptions for these landscape requirements will not be needed. The site now meets all setback, residential adjacency, lot coverage, wall height, landscape and parking standards. The site adheres in part to the Rental Store parking standards, as this proposed use is more intense than the requested Building Maintenance Service and Sales use.

The design of the proposed storage building is not consistent with Title 19.08.040(B), which requires building surfaces over 20 feet in height or 50 feet in length to be relieved with a change of wall plane. Additionally, single, monolithic forms, such as the proposed semicircular building, must be relieved by variations in massing or articulation of facades. As the subject structure is prefabricated with a tough polyethylene fabric covering, these requirements cannot be met. The proposed location of the storage building is behind the existing office, partially obscuring view from public streets; however, due to the height of the building, it can be seen from farther distances. As a storage building meeting code requirements can be built on the site, staff recommends denial of this waiver and subsequently the Site Development Plan Review.

FINDINGS (SUP-43005)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Building Maintenance Service and Sales use can be conducted in a harmonious and compatible manner with the adjacent commercial and residential uses. A condition of approval ensures that only small equipment appropriate for uses in the C-1 (Limited Commercial) District may be rented or stored onsite. Any proposed outside storage would be appropriately screened from view of the Rainbow Boulevard right-of-way.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is of sufficient size to accommodate the proposed Building Maintenance Service and Sales use, including items for storage and parking.

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

   Rainbow Boulevard can accommodate the requirements of the proposed Building Maintenance Service and Sales use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   As long as all code requirements are met, approval of a Special Use Permit for the Building Maintenance Service and Sales use will not compromise the public health, safety and general welfare. Activities on the site are subject to licensing, permitting and inspection for the public's protection.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Building Maintenance Service and Sales use will comply with the requirement to screen all outside storage from view of adjacent properties and streets.

FINDINGS (SDR-43004)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed storage building is not aesthetically compatible with the buildings on the adjacent commercial sites and is not appropriately designed for the C-1 District, which is intended to be located on the periphery of residential neighborhoods.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with Title 19 standards with the exception of the proposed building design, which requires a waiver. Although the site is not located within the Neighborhood Revitalization Area, the design does not adhere to Policy 2.2.1 of the Las Vegas 2020 Master Plan, which may be appropriately applied to this site and states that any higher intensity redevelopment adjacent to lower density residential development should incorporate appropriate design, transition or buffering elements to mitigate adverse visual, audible, aesthetic and traffic impacts. In addition, the proposed development does not advance Objective 3.5 of the Master Plan, which is to enhance the visual quality of new development within the city.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access from Rainbow Boulevard is appropriate and adequate. The gate access shall remain open during business hours to allow full use of parking facilities. Circulation around the site is logical and should not create negative impacts to traffic in the neighborhood.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed external building fabric is not a preferred building material per Title 19.08 and is not aesthetically compatible with buildings on the adjacent properties.

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;**

   The building elevations, which consist of an elongated semicircular metal framework covered by colored, tensile hard fabric, do not contain any windows, articulation or other architectural features and are out of place with other development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed changes to the site are subject to permitting and inspection, thereby protecting the public health, safety and general welfare.

NOTICES MAILED 278

APPROVALS 0

PROTESTS 1

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

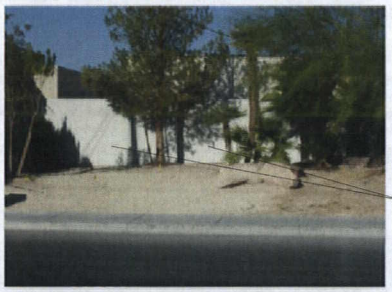
f:\depot\Application Packet\Application Form.pdf



#1 EXISTING FENCE WALL @ SOUTH SIDE



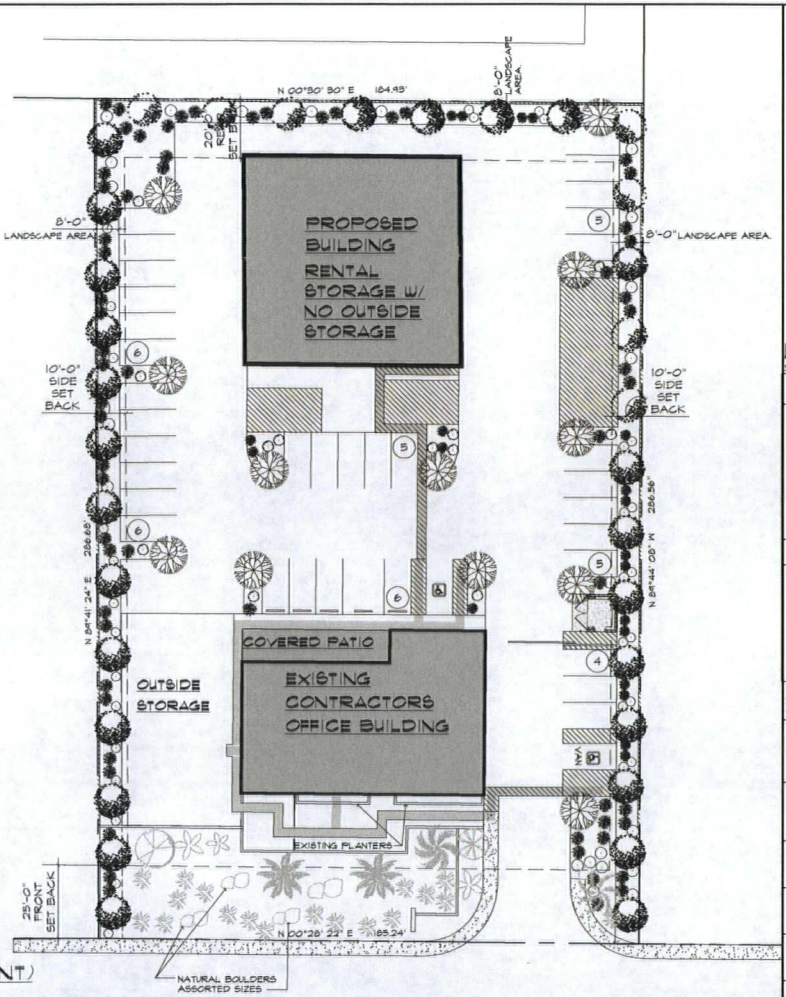
#2 EXISTING FENCE WALL @ NORTH SIDE



#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

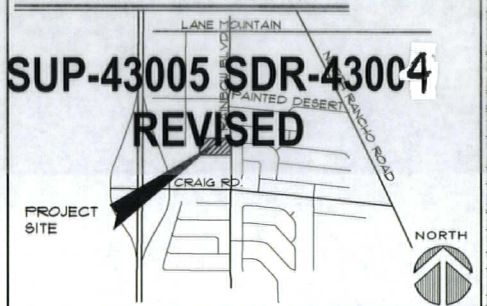
LEGEND

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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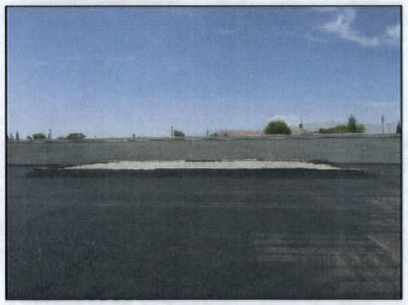
P:\10-129 Rainbow & Craig-Sequoia\LUS\Submitted LUS_06-23-11\ARCH\10-129 AL1.01.dwg plotted: 10/18/2011 10:13 AM by: Patricia Terrazas



#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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OCT 18 2011
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

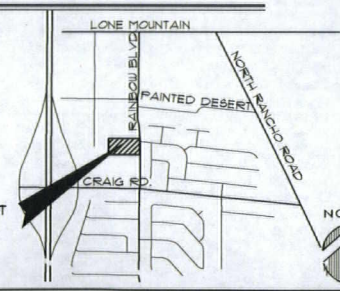
BUILDING AREA TABULATIONS

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:



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PRELIMINARY
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sheet title:
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

issue dates:
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checked by: RCG
project no.: 10-129
revisions:
sheet no.: AS1.01
of sheets

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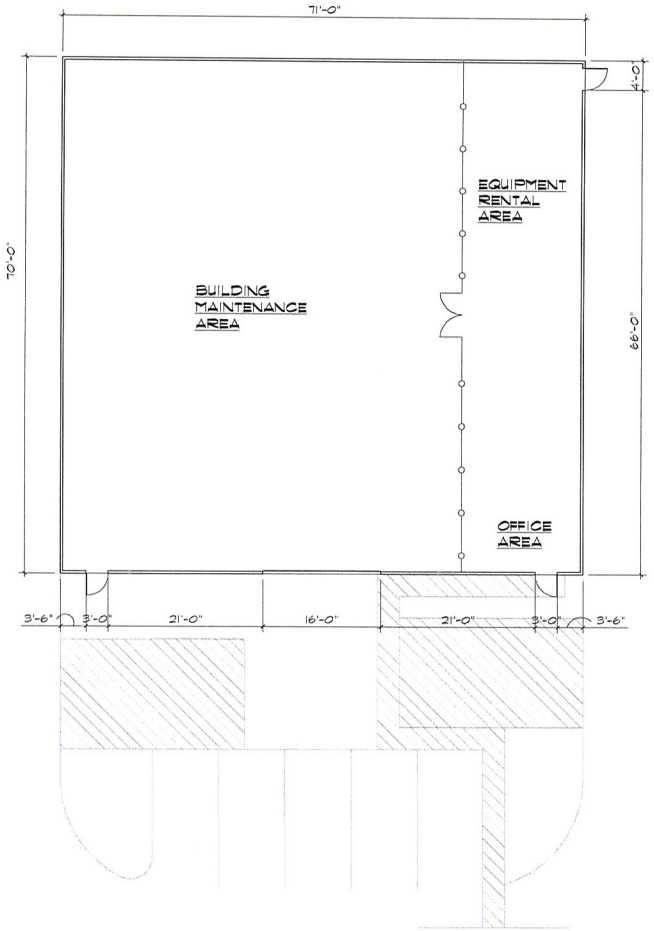
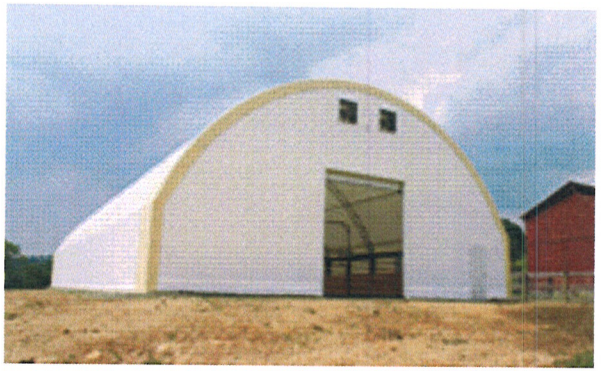
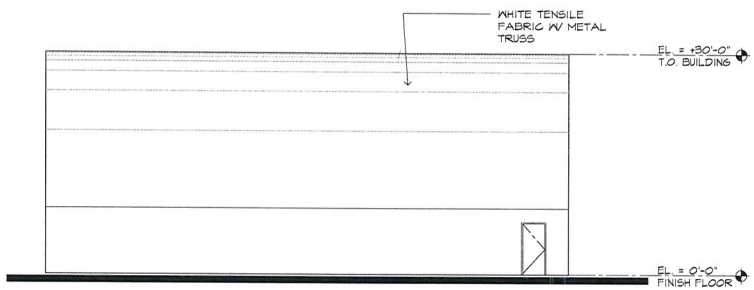
P:\10-129 Rainbow & Craig-Sequoia\LUS\Submitted LUS_06-23-11\ARCH\10-129 AS1.01_B.dwg plotted: 10/18/2011 10:25 AM by: Patricia Terrazas

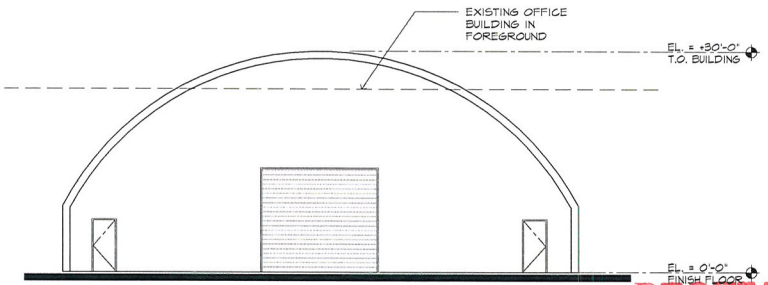


FLOOR PLAN
1/8"= 1'-0"





NORTH ELEVATION (RIGHT SIDE), SOUTH SIMILAR (LEFT SIDE)
1/8"= 1'-0"



EAST ELEVATION (FRONT), WEST SIMILAR (REAR)
1/8"= 1'-0"

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AUG 25 2011
City of Las Vegas

SUP-43005
SDR-43004

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
August 25, 2011

sheet title:
FLOOR PLAN
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:
sheet no.
A1.01
of sheets

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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

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43005

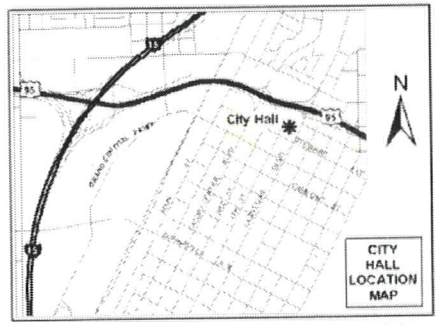
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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

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

RECEIVED
AUG 25 2011
City of Las Vegas

SUP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas, NV 89108

Project Name Rainbow & Craig Sequoia Electric **Proposed Use** Commercial

Assessor's Parcel #(s) 138-03-602-013 **Ward #** _____

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

Commercial Square Footage 4, 970 sq. ft. **Floor Area Ratio** N/A

Gross Acres 1.21 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 454-5842 **Fax:** 454-7842

City Las Vegas **State** NV **Zip** 89108

APPLICANT Sequoia Electric **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 839-9047 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy Suite 200 **Phone:** 454-5842 **Fax:** 454-7842

City Henderson **State** NV **Zip** 89052

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

Tammy J Powell

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-43004
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/25/11
Received By:	BCS

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

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AUG 25 2011
City of Las Vegas

pacific design concepts, llc PDC
3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

August 19, 2011
October 28, 2011 Revised

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Swanton – Senior 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. Rental Store with no Outside Storage/ 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. A Waiver to allow the tensile structure as proposed. These types of structures are difficult to enhance due to the nature of design. The structure is 87 percent blocked from view by the existing front building. The proposed exterior covering of the building is a white tensile fabric that has a clean and futuristic appearance and very appropriate for the desert environment. The building is 30 feet in overall height, and is located behind the existing contractor's 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.
9. The existing wash pit area is designated as an evaporative system and is self contained. The use is for the small company vehicles such as the minivan, passenger car ad regular size pick-up trucks. The frequency of use is about twice a month in effort to keep the vehicles clean and to avoid any debris from falling off while driving on public streets.

RECEIVED
OCT 31 2011

SDR-43004
REVISED

Should you have any questions or require additional information please contact our office.
Sincerely,



Richard C. Gallegos
Principal
RCG/pt

SDR-43004
REVISED

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**

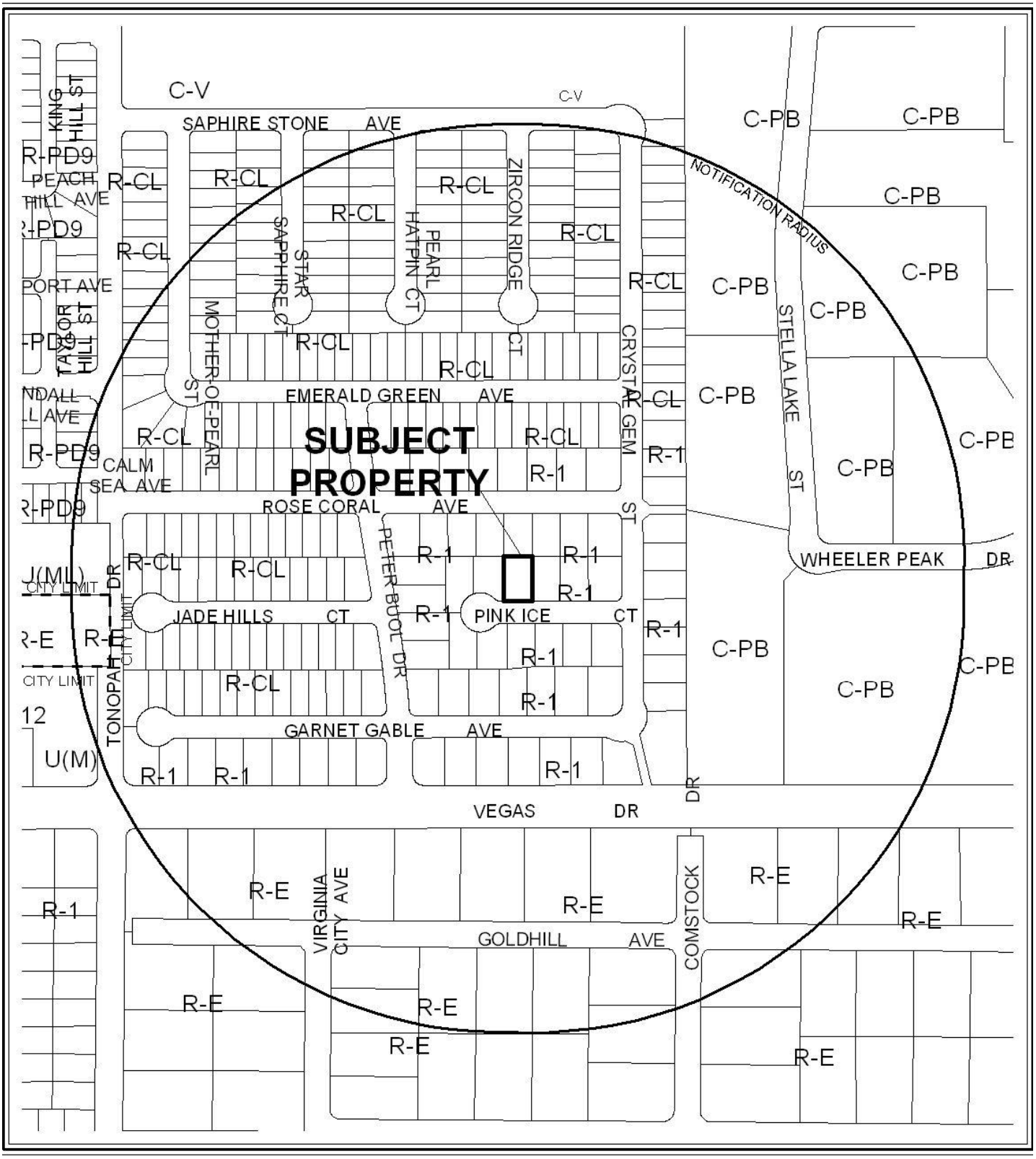
SUBJECT:
VAR-43315 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUOLIANG PANG - For possible action on a request for a Variance FOR A PROPOSED FRONT YARD PATIO COVER, AN EXISTING REAR YARD PATIO COVER AND FOUR EXISTING ACCESSORY STRUCTURES (CLASS II) WITH A COMBINED FLOOR AREA OF 1,659 SQUARE FEET 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.	**1**	**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
6. Protest Postcard



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GUOLIANG PANG

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43315	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-43315 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant installed several accessory structures, carports and patio covers without the required building permits and not to minimum Title 19 standards and was cited by City of Las Vegas Code Enforcement. To address the citations, the applicant is applying for an eleven-part variance to allow the structures to remain. The property is located at 1912 Pink Ice Court and is an R-1 (Single Family Residential) zoned property. If approved, the existing stucco residence will be surrounded by metal fabricated structures that are not aesthetically compatible with the neighborhood and negatively impact the residential nature of the area. In addition, the applicant has presented no evidence of a unique or extraordinary circumstances pursuant to Title 19.16.140(B)2 for granting a variance; therefore, staff recommends denial of all requests. If denied, the structures added without building permits and not meeting minimum setback requirements shall be removed.

ISSUES

A Variance is needed for the following deviations from Title 19.06:

- To allow a zero-foot front yard setback where 20 feet is required for an existing 354 square-foot carport;
- To allow a 59% lot coverage where 50% is the maximum allowed in a residential district;
- To allow Accessory Structures (Class II) to cover 28% more square footage than the 50% primary structure square-footage permits;
- To allow a zero-foot side yard setback where three feet is required for an existing 720 square-foot Accessory Structure (Class II);
- To allow a zero-foot side yard setback where three feet is required for an existing 315 square-foot Accessory Structure (Class II);
- To allow a zero-foot rear yard setback where three feet is required for an existing 270 square-foot Accessory Structure (Class II);
- To allow a zero-foot, two and one-half foot, and three-foot building separation where a minimum six feet is required.
- To allow an accessory structure to be two and one-half foot taller than the principal dwelling; and
- To allow building material that is not aesthetically compatible (metal) with the principal dwelling (Stucco).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/20/95	The City Council approved a Rezoning (Z-0096-95) to R-1 (Single Family Residence) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
02/20/10	A Code Enforcement case (#86639) was processed regarding a boat and trailer on gravel in the side yard. The case was resolved 03/05/10.
08/25/11	A Code Enforcement case (#105179) was processed regarding unpermitted structures at 1912 Pink Ice Court. The case remains unresolved.

Most Recent Change of Ownership	
01/05/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/19/95	A building permit (#95875113) was issued for a single-family dwelling at 1912 Pink Ice Court. A final inspection was approved 10/30/95.
04/29/02	A building permit (#02007686) was issued for installation of a pole mounted solar electrical system at 1912 Pink Ice Court. A final inspection was approved 05/16/02. The pole mounted panels are located in the rear of the lot.

Pre-Application Meeting	
09/14/11	A pre-application meeting was held with the applicant, where submittal requirements for a Variance application were discussed. The following issues were also discussed: • All of the structures requiring a variance have been built without permits. The rear yard patio cover is partially constructed. • Plans with engineering will be required to obtain permits if variance is approved. Construction must be one-hour fire rated within setback areas. • The applicant was advised that the variance may not be approved with the result being removal of the structures.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
09/29/11	A field check was conducted on the site, with the following items noted: • The property was clean and well maintained. • All of the additions and structures added are not aesthetically harmonious with the primary structure or the neighborhood. • There was a foundation for a front patio designed for a similar metal structure as the previously installed patios and carports.

Details of Application Request	
Site Area	
Net Acres	0.15 (6,760 SF)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070 Table 1, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6760 SF	Y
Max. Lot Coverage	50%	59%	N
Min. Front Yard Setback	20 Feet	0 Feet	N
Min. Side Yard Setback	5 Feet	0 Feet	N
Min. Rear Yard Setback	15 Feet	21 Feet	Y

Pursuant to Title 19.06.070 Table 2, the following standards apply for Accessory Structures:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Separation from Main Building	6 Feet	0 Feet	N
Min. Rear Yard Setback	3 Feet	0 Feet	N
Min. Side Yard Setback	3 Feet	0 Feet	N
Max. Building Height (accessory structures)	14 Feet	16.5 Feet	N
Size and Coverage	635 SF	990 SF	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Pink Ice Court	N/A	N/A	51	N/A

ANALYSIS

The applicant has created a self-imposed hardship by installing patios, carports and accessory structures without the required building permits and setback requirements on an R-1 (Single Family Residential) zoned property. The result is the need to obtain eleven variances in order to allow the applicant to pull building permits for these structures to remain. Metal is the material used for all structures and is not harmonious with the stucco style of the primary dwelling. The result is an industrial aesthetic in the center of a residential neighborhood, making the property incompatible with the surrounding development.

The large 720 square-foot accessory structure on the west side of the property dominates the subject parcel and negatively impacts the adjacent parcel due to the tall, blank wall of the structure. It is approximately three feet taller than the primary dwelling and built adjacent to the property line. In addition, it doesn't meet the six-foot separation requirement from the primary dwelling. The accessory structure on the east side of the property is smaller in size, but is also built right up to the property line and doesn't meet the building separation requirement.

A 354 square-foot carport has been added to the front of the primary dwelling and extends to the front property line at the back of the sidewalk. The entire structure is located within the required front yard setback. A 110 square-foot front patio is also planned to be installed. Although this patio will meet the setback requirements, it will use the same metal material that is not harmonious and compatible with the primary dwelling, resulting in a southwestern stucco residence that is surrounded by metal structures.

A 270 square-foot accessory structure has been installed in the rear yard. This structure doesn't meet the required three-foot rear yard setback. The total of all the accessory structures exceeds the maximum square footage allowed by 28%. The result is a clearly visible, over developed residential parcel.

A total of eleven variances are being requested with this application. Each request has been reviewed on its own merits and determined to be a self-imposed hardship. The scale of the request overwhelms the parcel and creates a distracting, visually unappealing aesthetic that is not harmonious with the residential nature of the neighborhood. Staff recommends denial of all requested variances.

FINDINGS (VAR-43315)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by installing patios, carports and accessory structures without building permits and not to code. Alternative design and placement would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 316

APPROVALS 0

PROTESTS 1

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

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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.

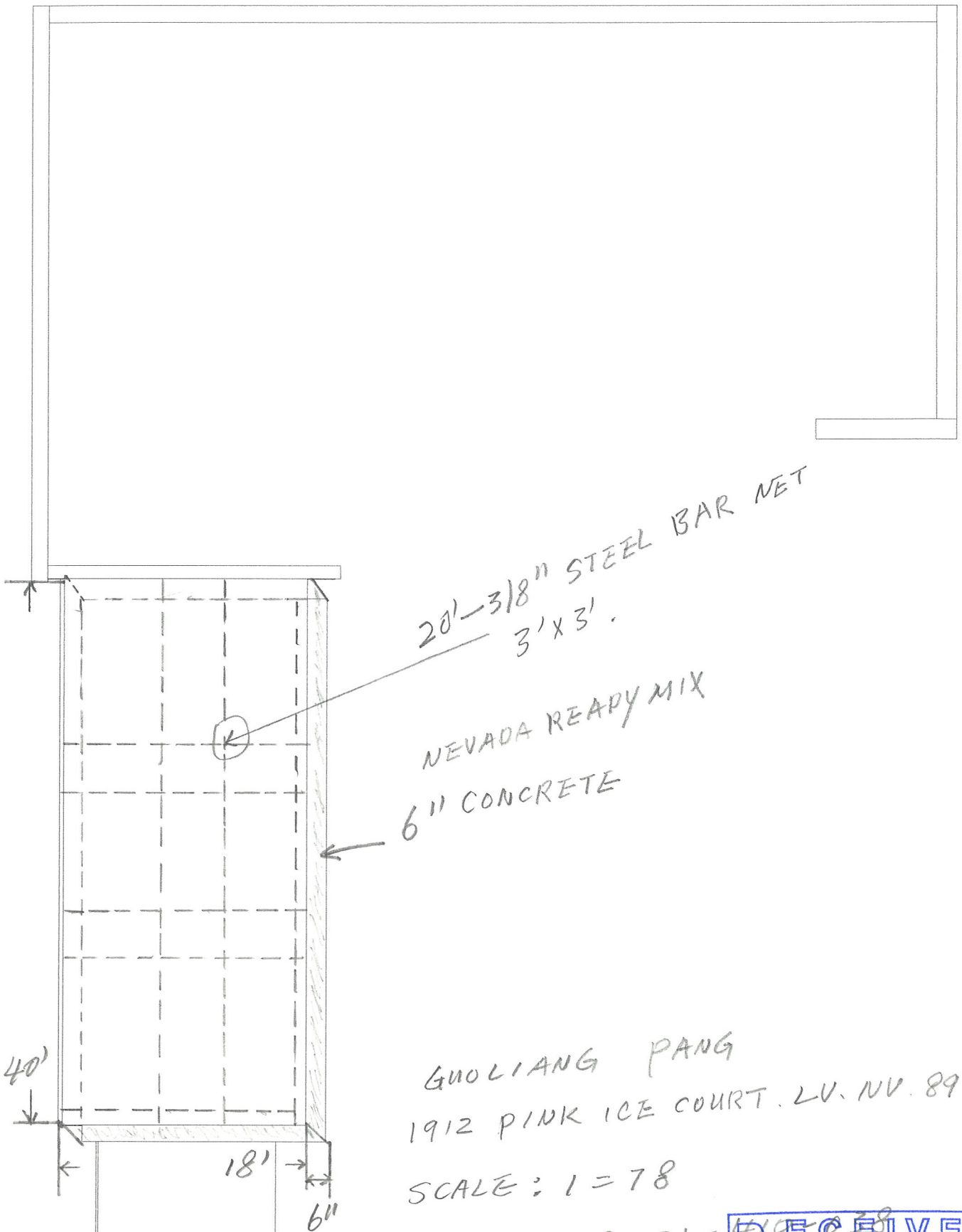
Notary Public in and for said County and State

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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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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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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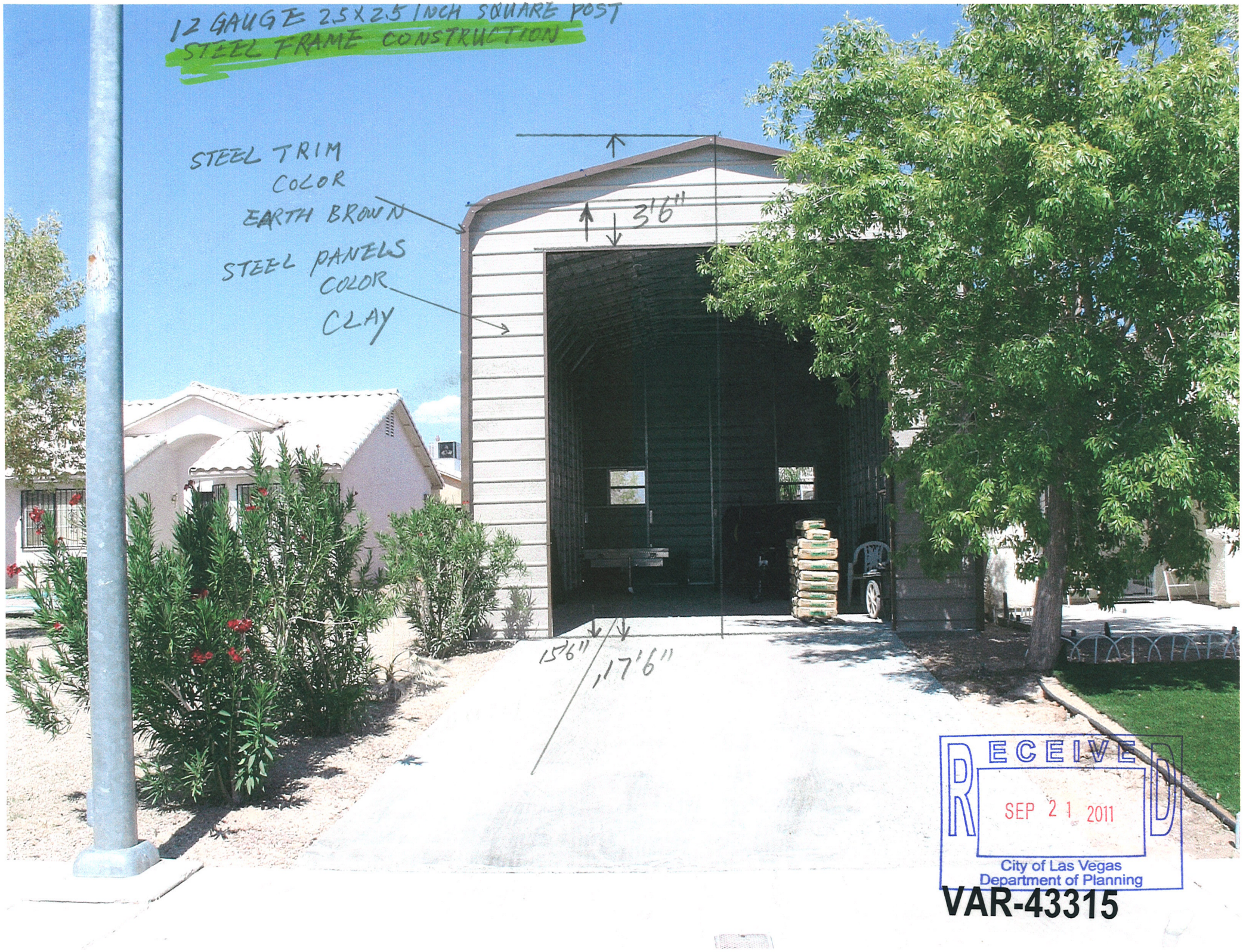
OCT 13 2011
VAR-43315



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City of Las Vegas
Department of Planning
VAR-43315



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VAR-43315


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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

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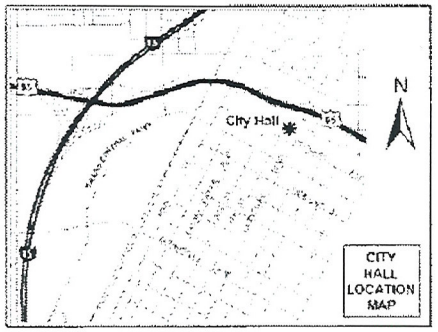
SEP 21 2011
VAR-43315
City of Las Vegas
Department of Planning

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



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.

VAR-43315

Planning Commission Meeting of 11/8/2011

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CITY OF
PLA

Case: VAR-43315
13921410018
LEE SAM & CONNIE HUANG
6524 MOON ROSES CT
LAS VEGAS NV 89108-1860 89108-1860

24 HRDPN11 89108

24P

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**

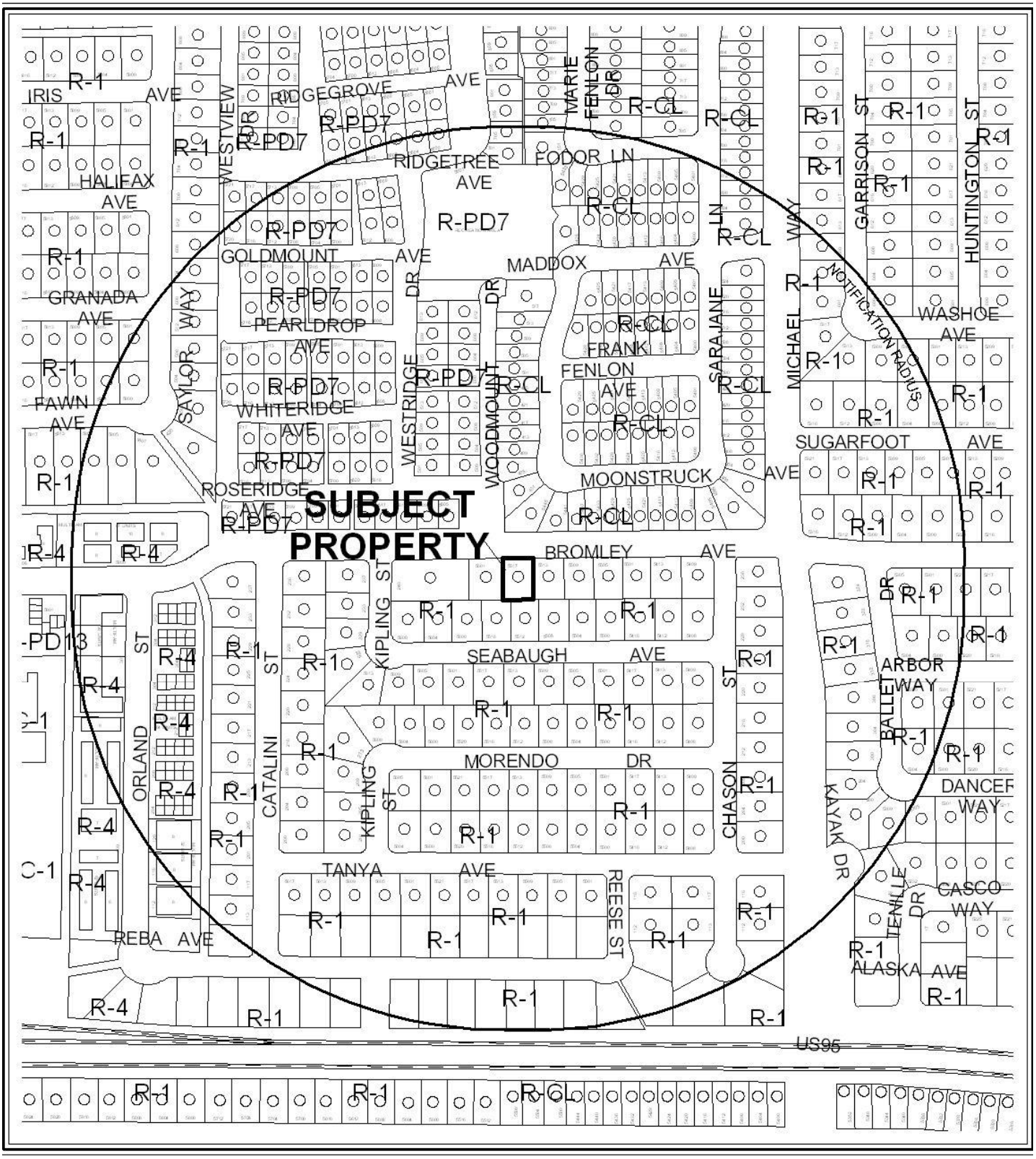
SUBJECT:
VAR-43331 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MANUEL HERNANDEZ - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK FOR AN EXISTING ATTACHED CARPORT WHERE 20 FEET IS REQUIRED on 0.15 acres at 5517 Bromley Avenue (APN 138-25-402-003), R-1 (Single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



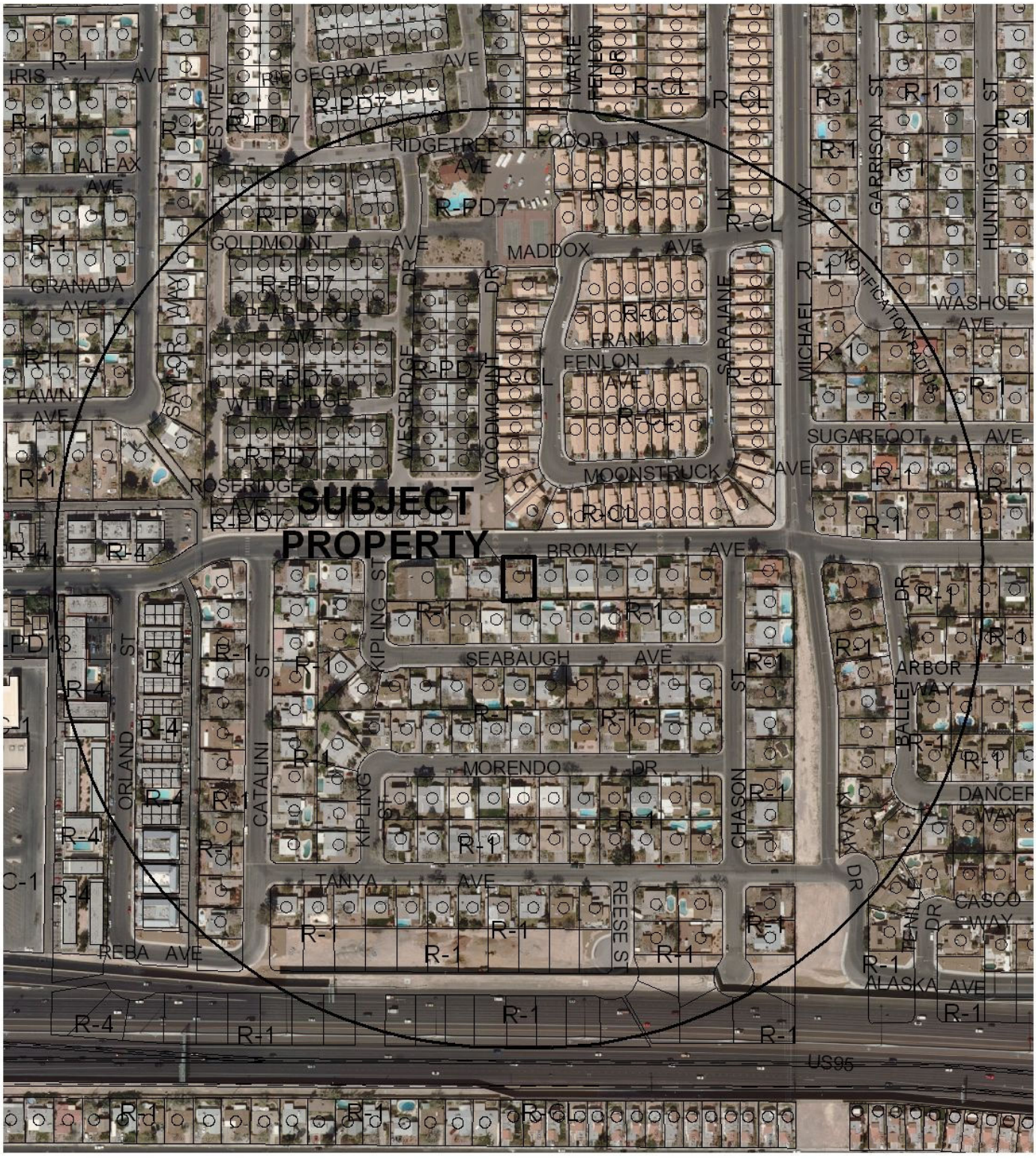
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MANUEL HERNANDEZ

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43331	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

VAR-43331 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow an existing carport that is located within the front yard setback area to remain at 5517 Bromley Avenue. The carport was constructed without first obtaining the required building permits. The proposed Variance is self-imposed and does not meet the minimum standard for the zoning district, therefore; staff recommends denial. If the application is denied the existing structure will have to be removed or altered to meet the minimum R-1 (Single Family Residential) front yard setback of 20 feet.

ISSUES

- A Variance to allow an existing carport to be eight feet from the front property line where 20 feet is the required minimum setback is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/27/06	The Planning Commission approved a Variance (VAR-12081) for a front yard setback of 14.5 feet where 20 feet is required at 5517 Bromley Avenue.
10/17/08	A Code Enforcement case (#70750) was processed regarding building addition without permits at 5517 Bromley Avenue. The case was closed on 10/22/08.

Most Recent Change of Ownership	
11/01/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/13/08	A building permit (#117758) was under review for a block wall at 5517 Bromley Avenue. The permit has not been issued.
02/23/09	A building permit (#127467) was issued for a block wall along the side of the property at 5517 Bromley Avenue. The permit has not been finalized.

Pre-Application Meeting	
08/07/11	A pre-application meeting was held and issues concerning the application submittal of a Variance for setbacks were discussed with the applicant.

DED

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
09/29/11	Staff conducted a field check of the subject property. Staff noted the site was a well maintained residential home.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached	R-1 (Single Family Residential)	L (Low Density Residential)
North	Single Family Detached	R-CL (Single Family Compact-Lot)	ML (Medium Low Density Residential)
South	Single Family Detached	R-1 (Single Family Residential)	L (Low Density Residential)
East	Single Family Detached	R-1 (Single Family Residential)	L (Low Density Residential)
West	Single Family Detached	R-1 (Single Family Residential)	L (Low Density Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,534 SF	Y
Min. Lot Width	65 Feet	68 Feet	Y
Min. Setbacks			
• Front	20 Feet	8 Feet	N
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	N/A	Y
• Rear	15 Feet	15 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Bromley Avenue	Local	N/A	60	N/A

ANALYSIS

The Planning Commission approved Variance (VAR-12081) to allow a 14.5-foot front yard setback at 5517 Bromley Avenue. Condition Number 1 of Variance (VAR-12081) required the variance to be exercised of within two years of approval. The applicant did not secure a building permit for the construction of the carport, which exceeded the previously approved variance. Therefore, a new variance is required.

The carport is eight feet nine-inches from the front yard property line and is a deviation of 60% from the R-1 (Single Family Residential) setback of 20 feet. The intent of the R-1 (Single Family Residential) district is to provide low density residential setting with a buffer from the street. The proposed addition is inconsistent with the intent of the district and the request is a self-imposed hardship. The existing structure does not meet the minimum standard for the zoning district; therefore, staff recommends denial.

This property is located within the A-O (Airport Overlay) District and is in compliance with the standards of the district.

FINDINGS (VAR-43331)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a structure within the front yard setback area. To meet Title 19 requirements the structure must be removed or altered. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 316

APPROVALS 0

PROTESTS 0

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.

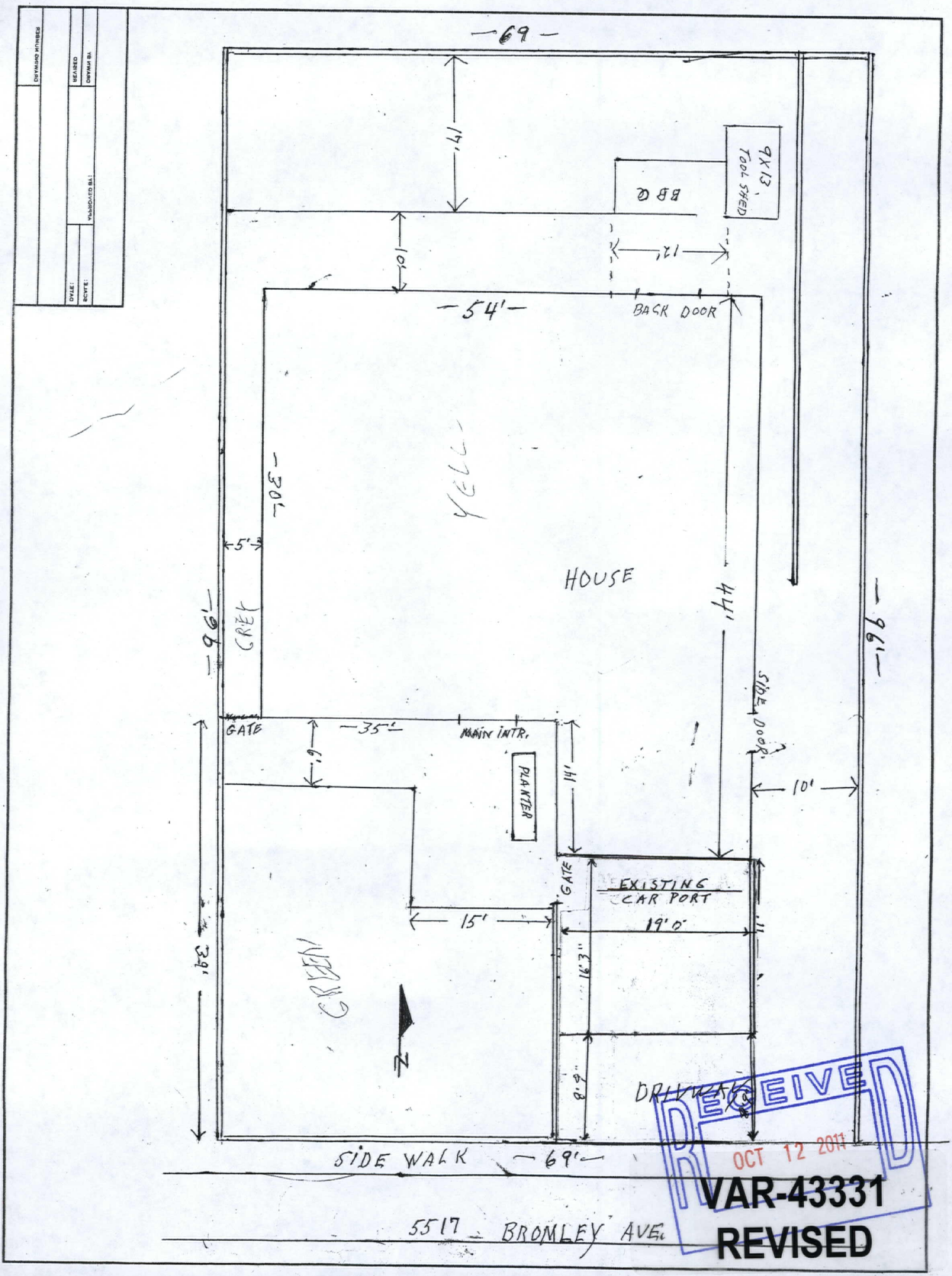
Notary Public in and for said County and State

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.



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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**

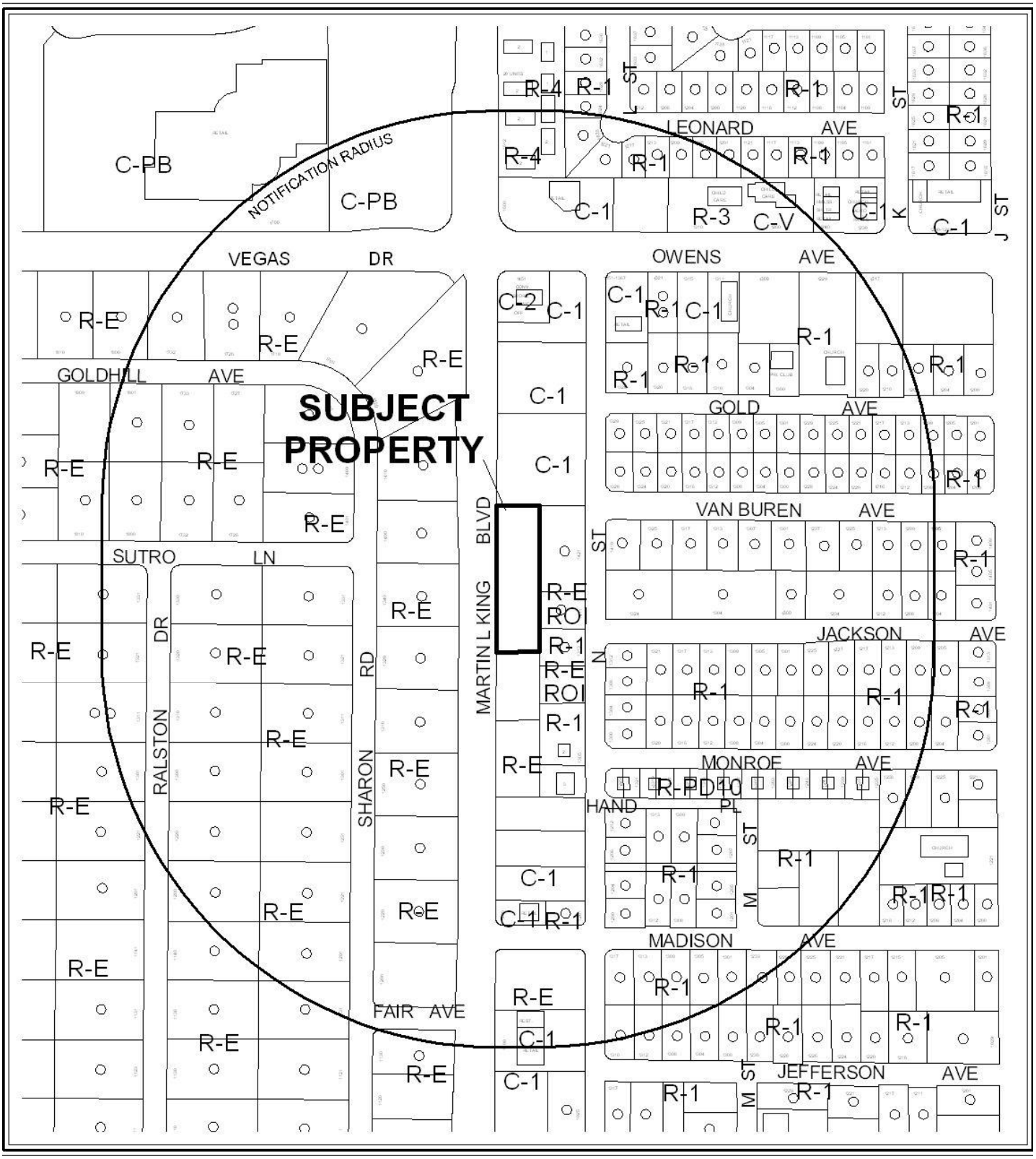
SUBJECT:
VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (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



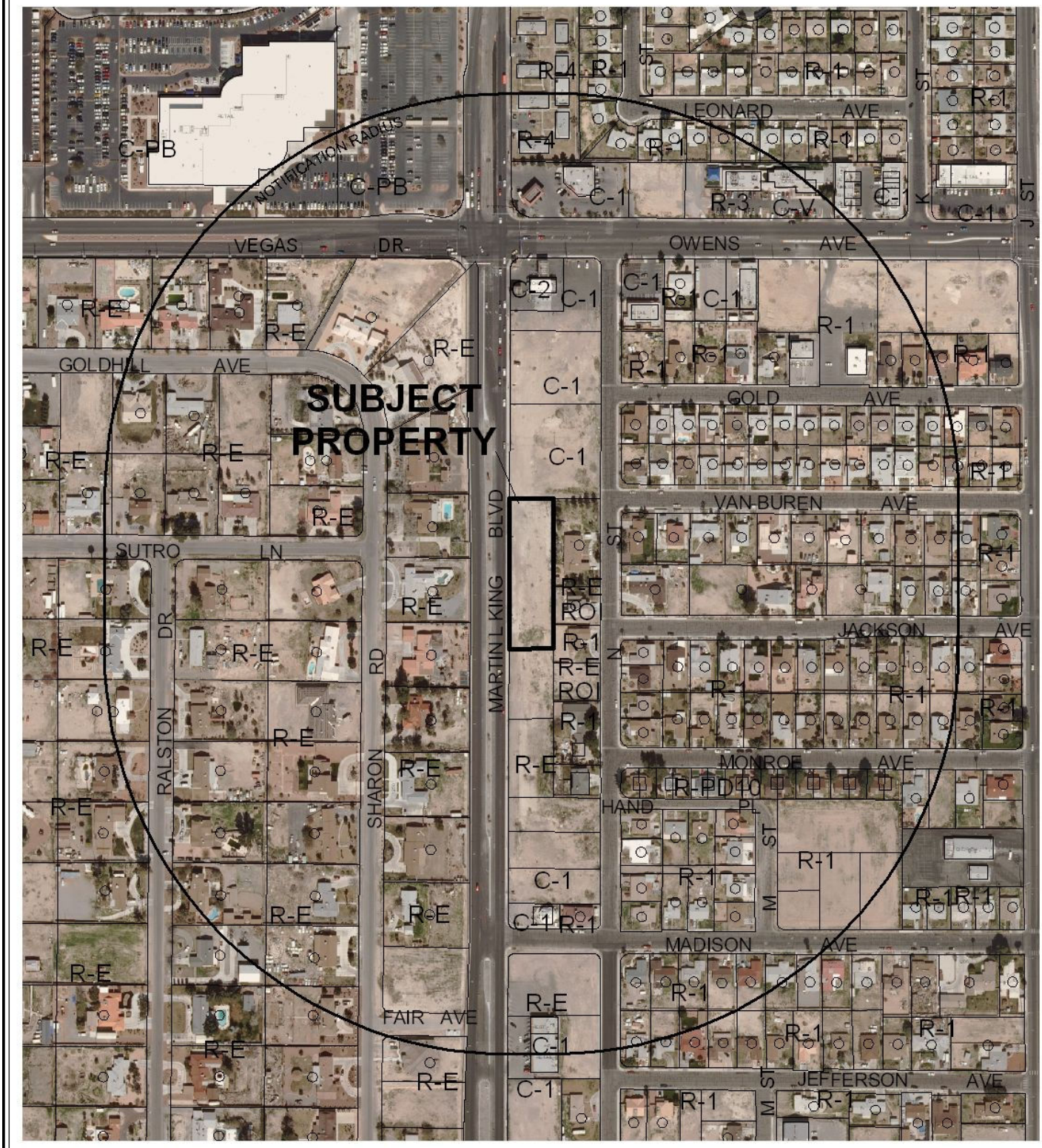
CASE: **SDR-43360;SUP-43358 AND VAR-43359**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43359	Staff recommends APPROVAL, subject to conditions:	
SUP-43358	Staff recommends APPROVAL, subject to conditions:	**VAR-43359**
SDR-43360	Staff recommends APPROVAL, subject to conditions:	**VAR-43359 SUP-43358**

** CONDITIONS **

VAR-43359 CONDITIONS

Planning

1. Approval of and conformance to the approved conditions for Special Use Permit (SUP-43358) and Site Development Plan Review (SDR-43360).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-43358 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing Use.

2. Approval of and conformance to the approved conditions for Variance (VAR-43359) and Site Development Plan Review (SDR-43360).

3. Hours of operation are limited daily to 7:00 A.M. to 7:00 P.M.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-43360 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/02/11, except as amended by conditions herein.

3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/02/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. 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. Installed landscaping shall not impede visibility of any traffic control device.

7. 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).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

10. 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.

11. 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.

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

Public Works

13. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

14. Prior to the submittal of offsite construction drawings for this site, the applicant shall meet with the Sanitary Sewer Planning section of the Department of Public Works to provide the anticipated amount of wastewater to be generated from this business. If the proposed amount of wastewater to be discharged to the sanitary sewer is significant, or the wastewater discharge increases significantly after business operations begin, the applicant may be required to construct a relief public sewer at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works either concurrently with development of this site or when it is determined that discharge flow from this site exceeds allowable thresholds.

15. All landscaping and private improvements (including monument signage) 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.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This project is for a proposed 3,985 square-foot, 22-foot tall Car Wash, Full Service or Auto Detailing Facility to be located at 1326 North Martin Luther King Boulevard. The proposal will offer full service and moderated levels of service so that customers may vacuum and clean their own interiors at lower rates. The Car Wash will provide an internal lobby area with restrooms, offices, and equipment rooms that house all mechanical equipment, including the vacuums. There is an anticipated staffing of five to 15 employees, depending on the levels of business. Staff recommends approval.

ISSUES

- The Car Wash, Full Service or Auto Detailing Use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The approval of the requested Variance to allow 21 parking spaces where the proposed use requires 27 spaces is required for approval of the Special Use Permit and Site Development Plan Review.
- The hours of operation are limited daily to 7 A.M. to 7 P.M.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There is no relevant development history associated with the subject site.

Most Recent Change of Ownership	
06/03/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses associated with the subject site.

Pre-Application Meeting	
09/19/11	A pre-application meeting was held with the applicant and his representative to discuss the requirements for submitting a Site Development Plan Review and Special Use Permit for a proposed Car Wash, Full Service use. During the meeting it was determined that a request for a Variance to allow a 22% deficiency in the required parking would be needed.

Neighborhood Meeting
A neighborhood meeting is not required for these types of requests, nor was one held.

Field Check	
09/29/11	A field check was performed on the subject site by staff. The undeveloped parcel abuts three existing residential dwellings with a six-foot tall block wall between the rear yard of two of the properties and a wire fence placed between the third property and the subject property.

Details of Application Request	
Site Area	
Net Acres	0.89

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
South	Undeveloped	C (Commercial)	R-E (Residence Estates)
East	Single Family, Detached	C (Commercial)	R-E (Residence Estates)
West	Right-Of-Way	Right-Of-Way	Right-Of-Way

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District - 140	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	68 Feet	Y
• Rear	20 Feet	57 Feet	Y
Max. Lot Coverage	50 %	21 %	Y
Max. Building Height	N/A	22 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof	Screened, Gated, w/ a Roof	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	54 Feet	57 Feet	Y
Adjacent development matching setback	35 Feet	57 Feet	Y
Trash Enclosure	50 Feet	51 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
• South	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
• East	1 Tree / 20 Linear Feet	18 Trees	18 Trees	Y
• West	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
TOTAL PERIMETER TREES		**43 Trees**	**43 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	7 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	10 Feet		10 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Martin L King Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Car Wash, Full Service or Auto Detailing	3,985 SF	1:150 SF					
TOTAL SPACES REQUIRED			27		21		
Regular and Handicap Spaces Required			25	2	20	1	N
Percent Deviation			22%				

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ANALYSIS

The proposed Car Wash, Full Service or Auto Detailing facility meets all Title 19.08 Development and Landscaping Standards and adheres to the West Las Vegas Plan by providing a suitable commercial use along Martin Luther King Boulevard. The overall site design, building scale, and massing demonstrate the appropriate level of sensitivity to the three residential structures that abut the subject site to the east. The applicant has placed all mechanical equipment, including the vacuum, internally and has proposed an eight-foot solid screen wall with landscaping to provide a suitable buffer.

Although the site provides good circulation and access, the applicant is requesting a Variance to allow 21 parking spaces where 27 are required. Staff supports this request, as the narrowness of the lot has provided a unique circumstance where the applicant will not be able to provide the full amount of required parking. The proposed site design provides ample landscaping with relatively low lot coverage; any changes to provide additional parking on site would require the applicant to eliminate landscaping and reduce building footprint for relatively small gains.

This development proposal is in conformance with the General Plan, the Title 19.08 Development Standards, and the West Las Vegas Plan and all Minimum Special Use Requirements for the proposed Car Wash use have been met. Staff recommends approval, with conditions.

FINDINGS (VAR-43359)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented, in that a hardship has been created by an exceptionally narrow lot. Any alternative that would allow conformance to the Title 19 requirements would cause an unnecessary reduction in site landscaping and require a building footprint that would not be functional for its purpose. It is concluded that the applicant's hardship is not preferential in nature; therefore, it is within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-43358)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   This proposal can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses in the West Las Vegas Master Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is currently undeveloped and maintains the C (Commercial) land use designation and is with the C-1 (Limited Commercial) zoning district. The proposed Car Wash, Full Service or Auto Detailing Use meets all minimum requirements for the Special Use Permit and the applicant has provided a design that greatly mitigates any potential impacts the adjacent residential properties to the east.

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

   Vehicular access to the site is provided solely from Martin Luther King Boulevard, which is adequate for traffic generated by the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   A Car Wash, Full Service or Auto Detailing Use will be subject to regular City inspections for construction and licensing; therefore, public health, safety, and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Car Wash, Full Service or Auto Detailing Use meets all applicable conditions and Minimum Special Use Permit Requirements as listed for such use in Title 19.12.

FINDINGS (SDR-43360)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Car Wash, Full Service or Auto Detailing facility is compatible with the adjacent development; the applicant has provide suitable buffering to the single family residences to the east by means of landscaping and an eight-foot screen wall. The level of commercial activity proposed is in context with the types of commercial uses along Martin Luther King Boulevard.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The site is consistent with the General Plan, Title 19.08 and the West Las Vegas Plan, policies and standards. The applicant has provided suitable means to address site screening and impact mitigation to the adjacent residential properties by means of landscaping, enclosed mechanical equipment rooms, and an eight-foot solid wall. Although a variance has been requested for a 22% deficiency in onsite parking, this request is support by staff.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The access is solely from Martin Luther King Boulevard, a 100-foot Primary Arterial. The circulation provided is logical and will not have a negative impact on adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building and landscaping materials are appropriate for the area and for the City. The proposed building colors are muted earth tones accented with blue trim that complements the blue metal canopies that cover portions of the parking lot.

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;**

   The proposed elevations provide an overall commercial street front appearance, while providing the suitable massing and scale that remains sensitive to the adjacent residential properties to the east. Overall, the proposed development is harmonious and compatible with the neighborhood.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed project is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 207

APPROVALS 0

PROTESTS 0

MH

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

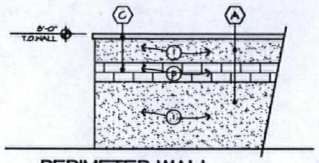
This 22nd day of September 2011

Notary Public in and for said County and State

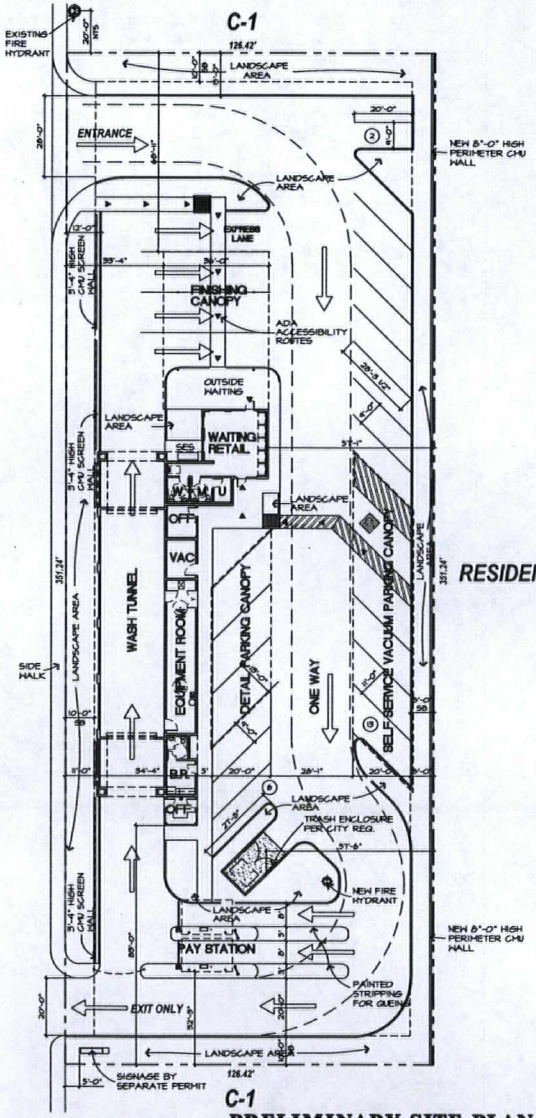
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
My Appt. Expires Feb. 28, 2012

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.



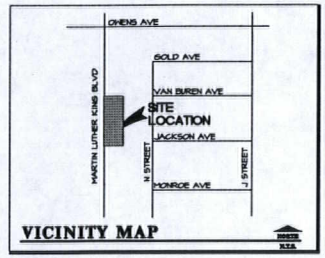
PERIMETER WALL



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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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

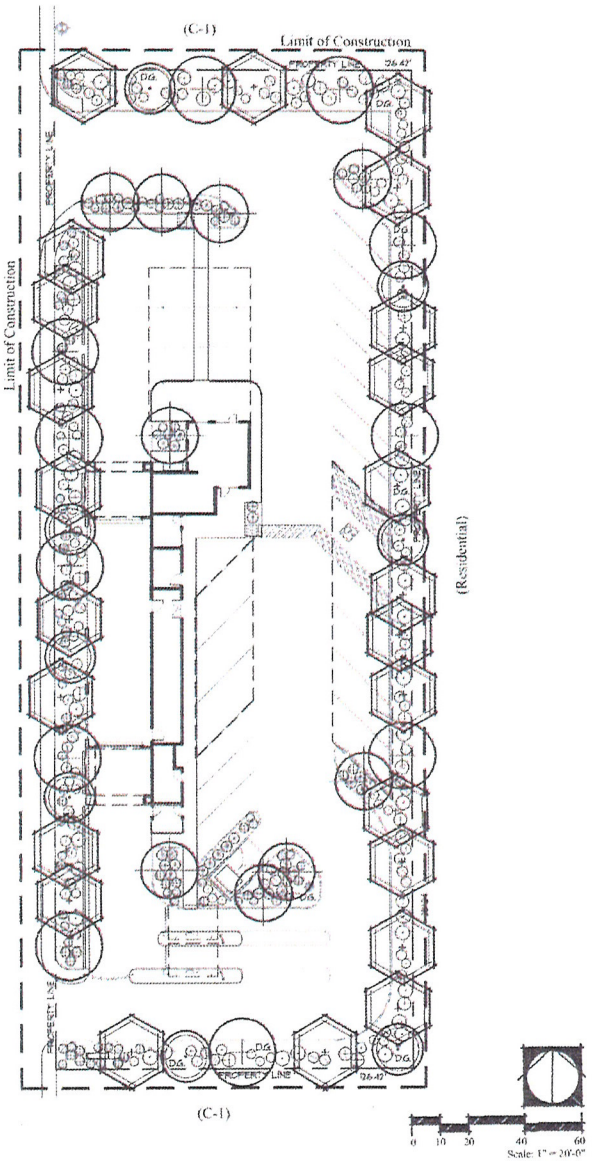
BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

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

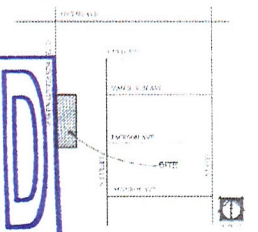
Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks
Trees					
	ACACIA SALICINA	WILLOW ACACIA	5	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 1.50" MIN CALIPER)
	CERCIDIUM 'HYBRID' DESERT MUSEUM - STD.	DESERT MUSEUM PALO VERDE	24	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING 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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SEP 2 2011
City of Las Vegas
Department of Planning

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.

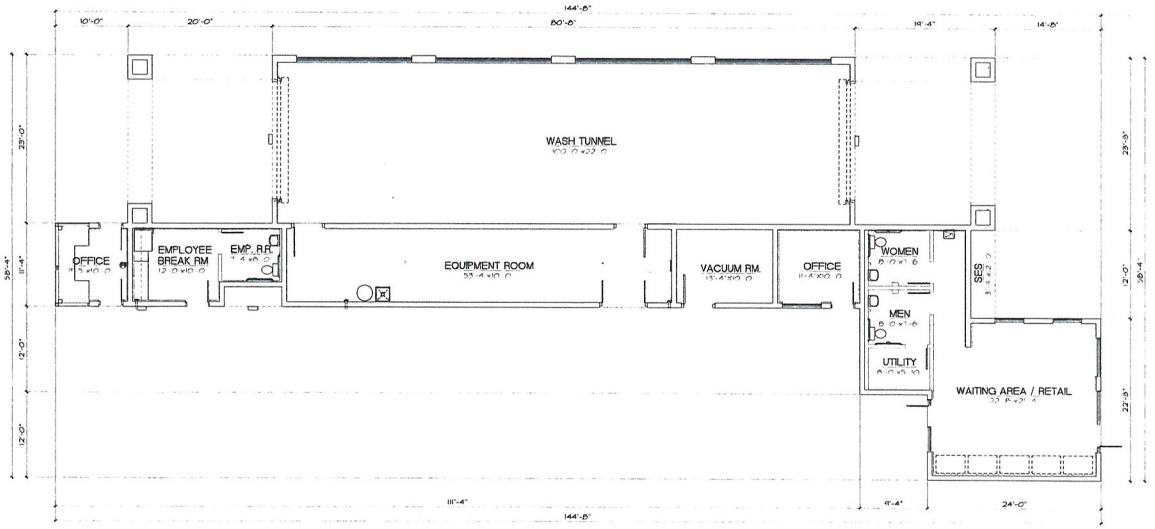
PROJECT NUMBER 1107
DATE 09.21.11
REVISIONS
REVISIONS

landscape plan

L-1

1 of 1

Copyright © 2011 by Wildwood Design Studio



FLOOR PLAN

NORTH

1/8"= 1'-0"

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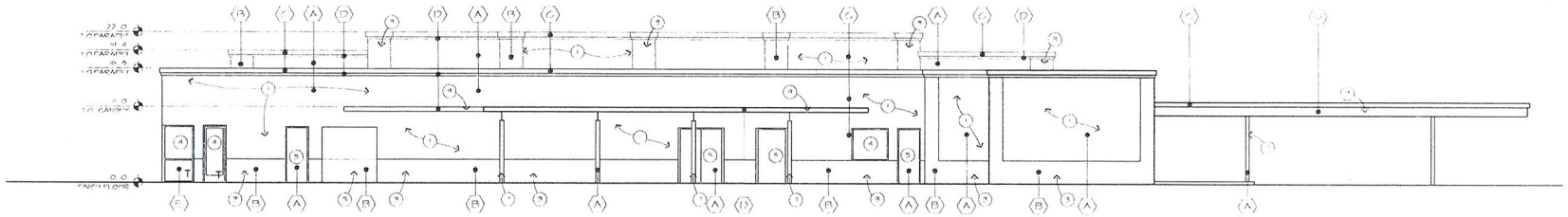
Department

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

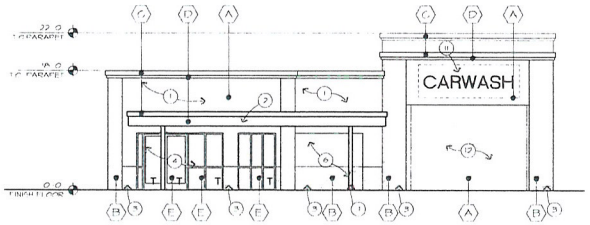
John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/21/11
Revisions:

VAR-43359
SUP-43358
SDR-43360



EAST



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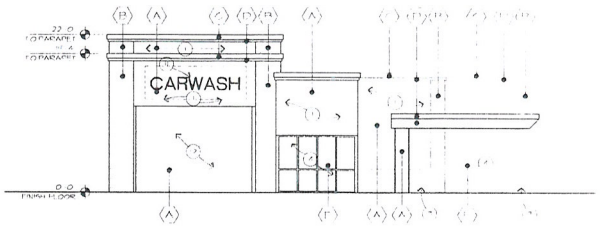
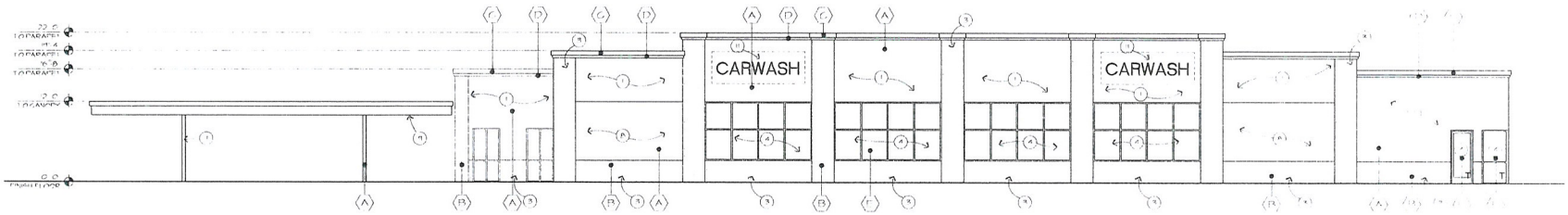


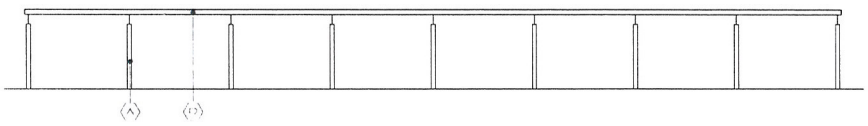
SOUTH



WEST

BUILDING ELEVATIONS

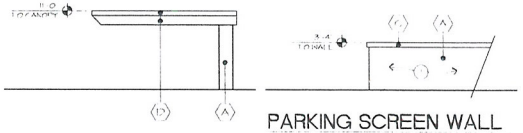
1/8"=1'-0"



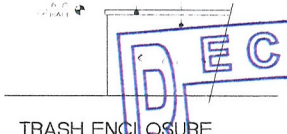
VACUUM CANOPYS

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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SEP 2 2011
City of Las Vegas
Department of Planning

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: john@reddellarchitects.com

Date: 9/21/11

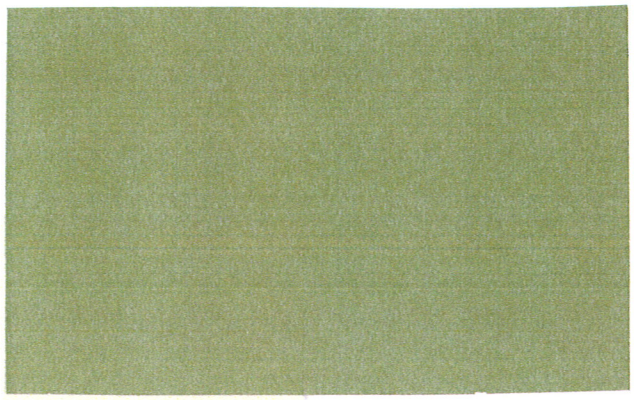
VAR-43359
SUP-43358
SDR-43360

MATERIAL / COLOR SCHEDULE

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

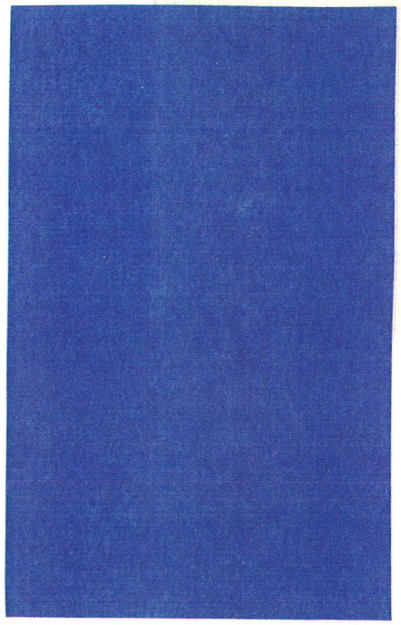
Building Color - B

Splitface CMU
DUNN-EDWARDS: DE 6145
COLOR: Rocky Ridge



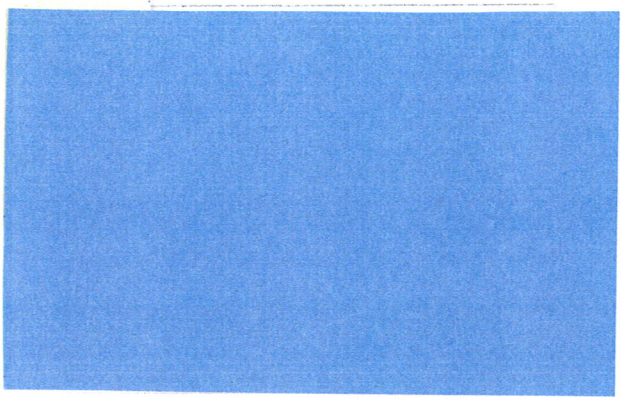
Building Color - A

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

RECEIVED
SEP 12 2011
City of Las Vegas
Planning

VAR-43359
SUP-43358
SDR-43360



VAR-43359, SUP-43358 & SDR-43360 - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC
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

John Reddell Architects, Inc.

Architecture Interiors Land Planning

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SEP 22 2011
City of Las Vegas
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**

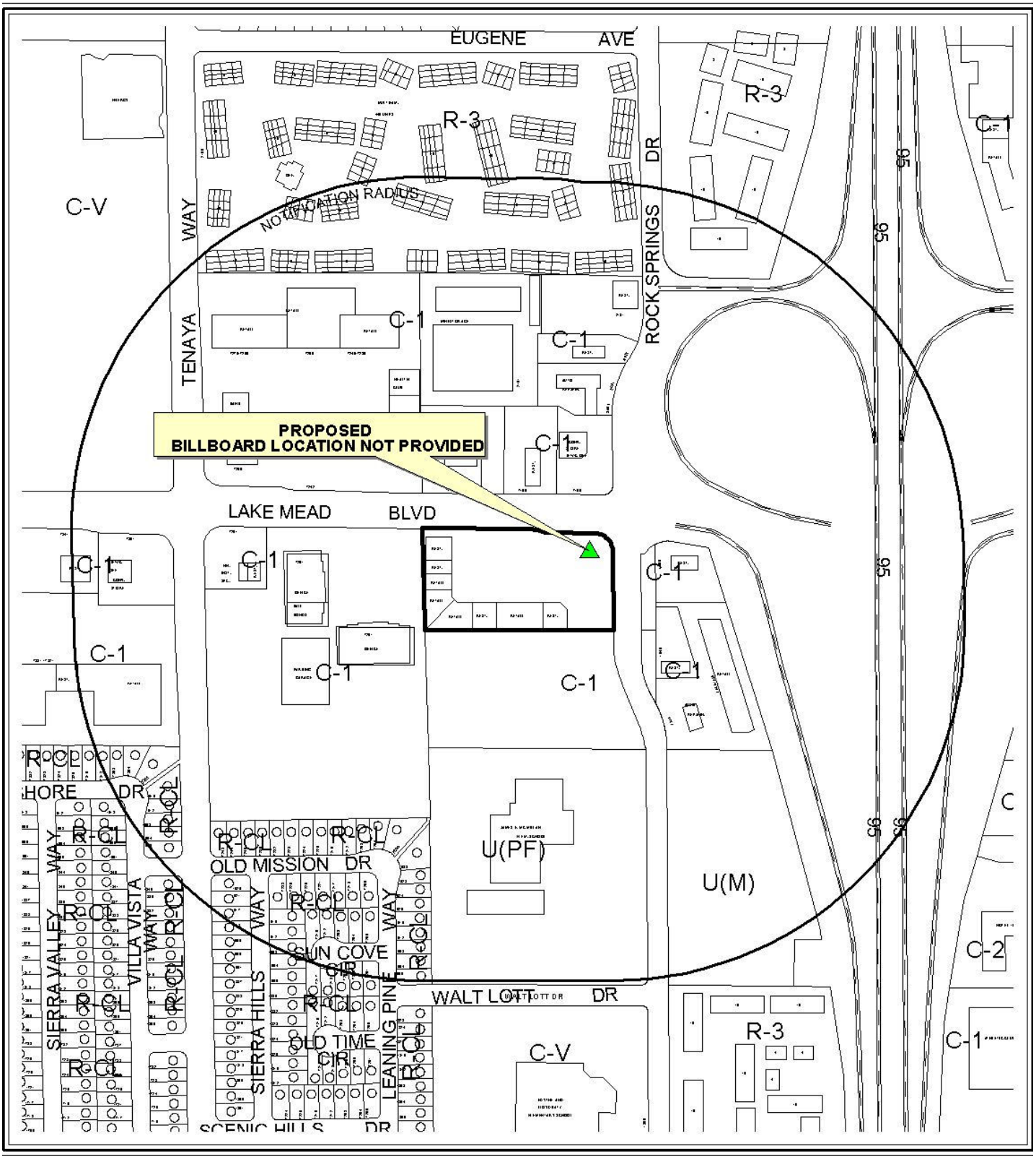
SUBJECT:
SUP-43285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 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.	**1**	**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
6. Protest Postcard



0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



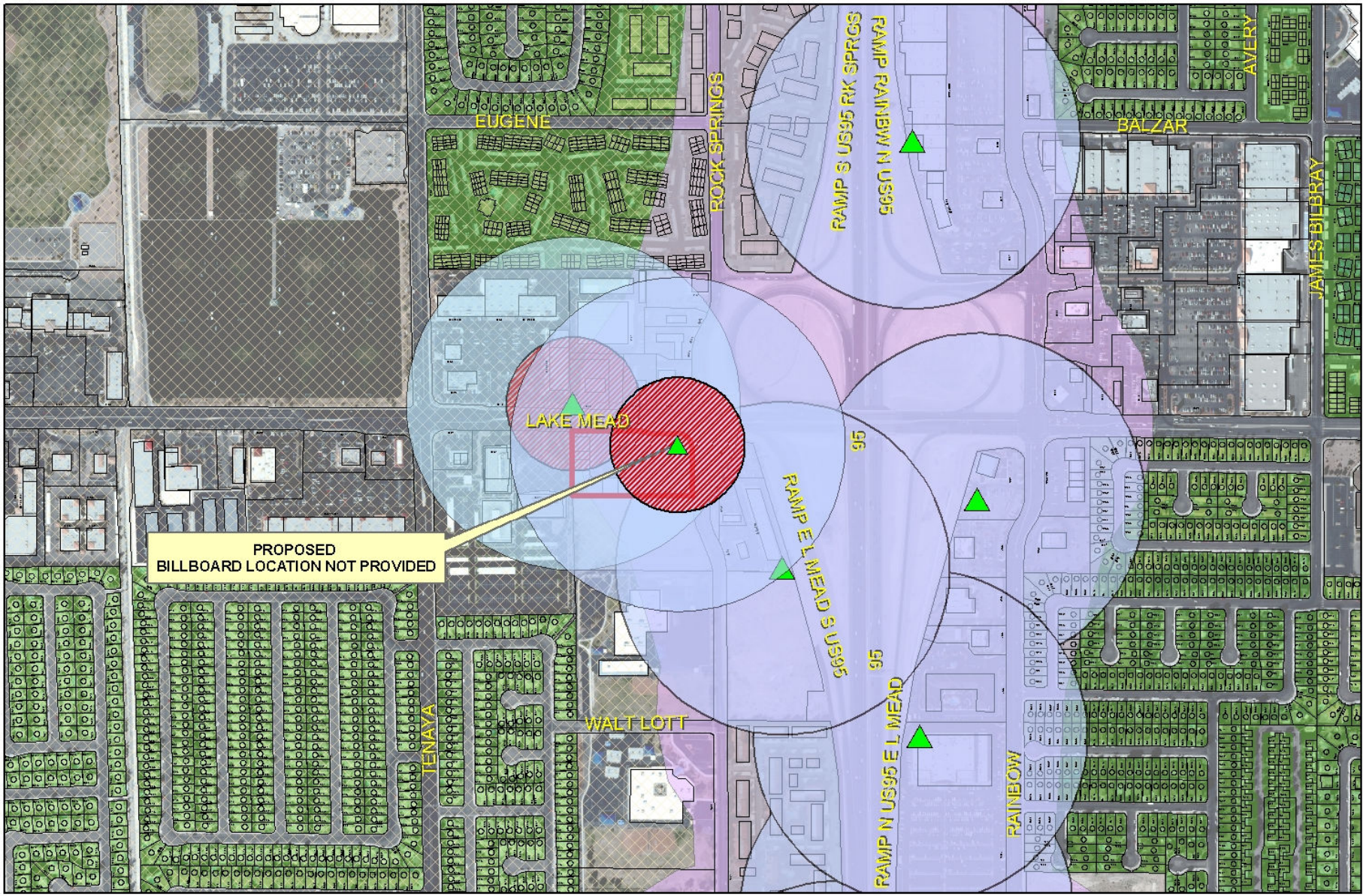
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROCKSPRINGS PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43285	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43285 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-5711).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

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

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

9. Only one advertising sign is permitted per sign face.

10. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

11. The Off-Premise Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

12. Bird deterrent devices shall be installed on the sign.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to install a 40-foot tall, 14-foot x 48-foot Off-Premise Sign within an existing Shopping Center located at 7175 West Lake Mead Boulevard. The supporting base of the proposed sign will be located within a landscape island with the sign projecting northwards within 11-feet of the north property line. The double-face v-shaped sign will be oriented towards the eastbound and westbound traffic along Lake Mead Boulevard. Staff recommends approval, with conditions. If denied, the applicant will not be allowed to construct an Off-Premise Sign at this location.

ISSUES

- An Off-Premise Sign is only permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The proposed sign will not reduce onsite parking nor impede onsite circulation.
- The proposed Off-Premise Sign meets all Minimum Special Use Permit requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/16/05	The City Council approved a Site Development Plan Review (SDR-5711) for a proposed 40,125 square-foot commercial development and Waivers of the build-to line, front landscaping, and front, side and rear setback standards on the subject site. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/14/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses relate to this request for a proposed Off-Premise Sign (Billboard)

Pre-Application Meeting	
09/13/11	A pre-application meeting was held with the applicant to discuss the requirements for a submitting a Special Use Permit for a proposed Off-Premise Sign (Billboard).

Neighborhood Meeting
A neighborhood meeting is not required for this type of application, nor was one held.

Field Check	
09/29/11	Staff conducted a field check of the subject site and found the location for the proposed sign's structural base as adequate in size and location. The proposed location should allow for unimpeded site circulation and have no impact on the provided onsite parking.

Details of Application Request	
Site Area	
Net Acres	3.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial) Zone
North	Restaurant Tavern	SC (Service Commercial)	C-1 (Limited Commercial) Zone
South	Undeveloped	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation)
East	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial) Zone
West	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial) Zone

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 Feet	X		Y
Trails			N/A
Rural Preservation Overlay District			N/A
Las Vegas Redevelopment Plan Area			N/A
Development Impact Notification Assessment			N/A
Project of Regional Significance			N/A

DEVELOPMENT STANDARDS

Pursuant to Title19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	40,125 SF	1:250SF					
Off Premise Sign	-	-					
TOTAL SPACES REQUIRED			161		212		Y
Regular and Handicap Spaces Required			155	6	205	7	Y

Pursuant to Title 19.12.120, the following standards apply:

Off Premise Signs: *[type in sign reference]*			
Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	The sign is located in a C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign is 672 square feet in size and it does not have an embellishment on it.	Y

Off Premise Signs: *[type in sign reference]*			
Standards	***Code Requirement***	***Provided***	***Compliance***
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are screened from public view.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	Sign is at least 450 feet from another Off-Premise Sign along Lake Mead Boulevard.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is approximately 850 feet northeast of property zoned for residential use.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is located on commercially zoned property.	Y

ANALYSIS

The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign is located in the C-1 (Limited Commercial) zoning district and is not located within the Off-Premise Sign Exclusionary Zone. The sign's supporting base will be located within a parking lot landscape finger island with the sign's structure cantilevered over two parking spaces in the northeast corner of the site. There is no anticipated impact to either the onsite circulation or parking and the sign meets all necessary setbacks. There is no anticipated change to the existing landscaping and no trees are proposed to be removed.

All Minimum Special Use Permit Requirements for the proposed Off-Premise Sign use have been met and that there are no adverse impacts regarding the proposed use at this location; therefore, staff recommends approval with conditions.

FINDINGS (SUP-43285)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Off-Premise Sign can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is currently developed as a Shopping Center and maintains the C (Commercial) land use designation and is with the C-1 (Limited Commercial) zoning district. The proposed Off Premise Sign Use meets all minimum requirements as listed in Title 19.12.

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

   Vehicular access to the site will remain unaffected by the proposed use. The applicant proposes to install the sign base within an existing parking lot landscape island, which will leave all existing parking spaces and site circulation intact.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Off Premise Sign will be subject to regular City inspections; therefore, public health, safety, and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Off-Premise Sign Use meets all applicable conditions and Minimum Special Use Permit Requirements as listed for such use in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 85

APPROVALS 0

PROTESTS 1

MH

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.

_____

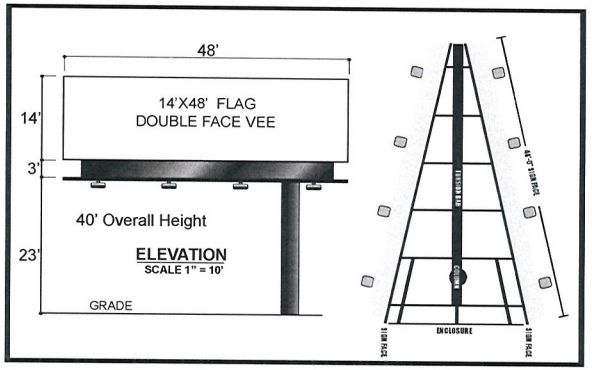
Notary Public in and for said County and State

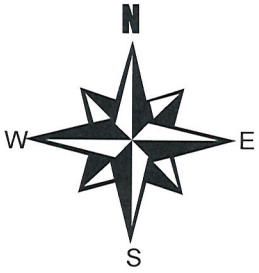
BRIELLE BROWNLEE
Notary Public, State of Nevada
Appointment No. 11-4488-1
My Appt. Expires Nov 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43285
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Accepted:	9-20-11
Accepted By:	

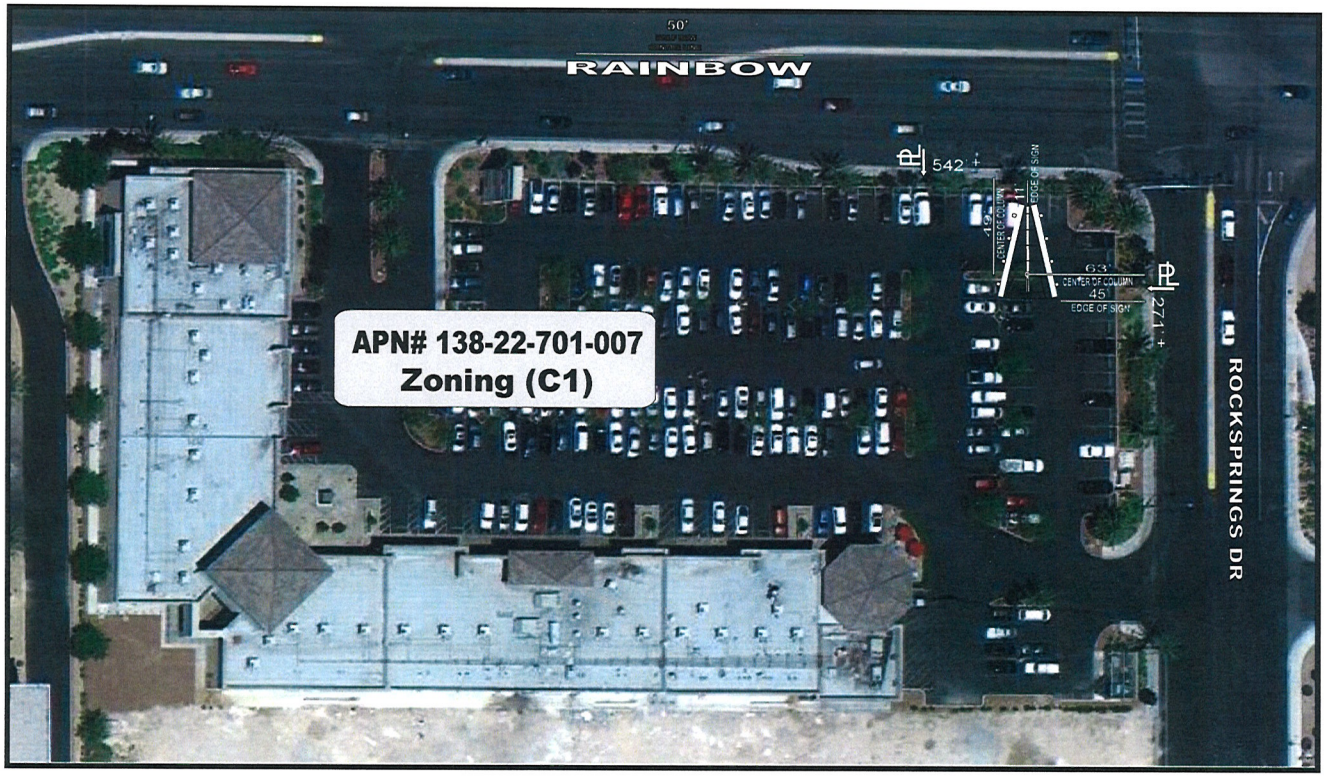
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.





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

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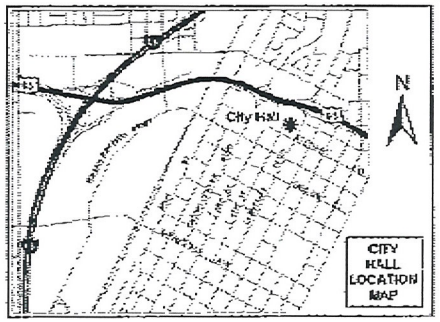
SEP 20 2011
City of Las Vegas
Department of Planning

SUP-43285

PAGE 01/01
LVICC
7025155310
10/26/2011 10:40

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



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-43285

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.414
0004279218 OCT 27 2011
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43285
13822710016
MORAN SHAUNA M
1924 LEANING PINE WY
LAS VEGAS NV 89128-3173 89128-3173

29P

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**

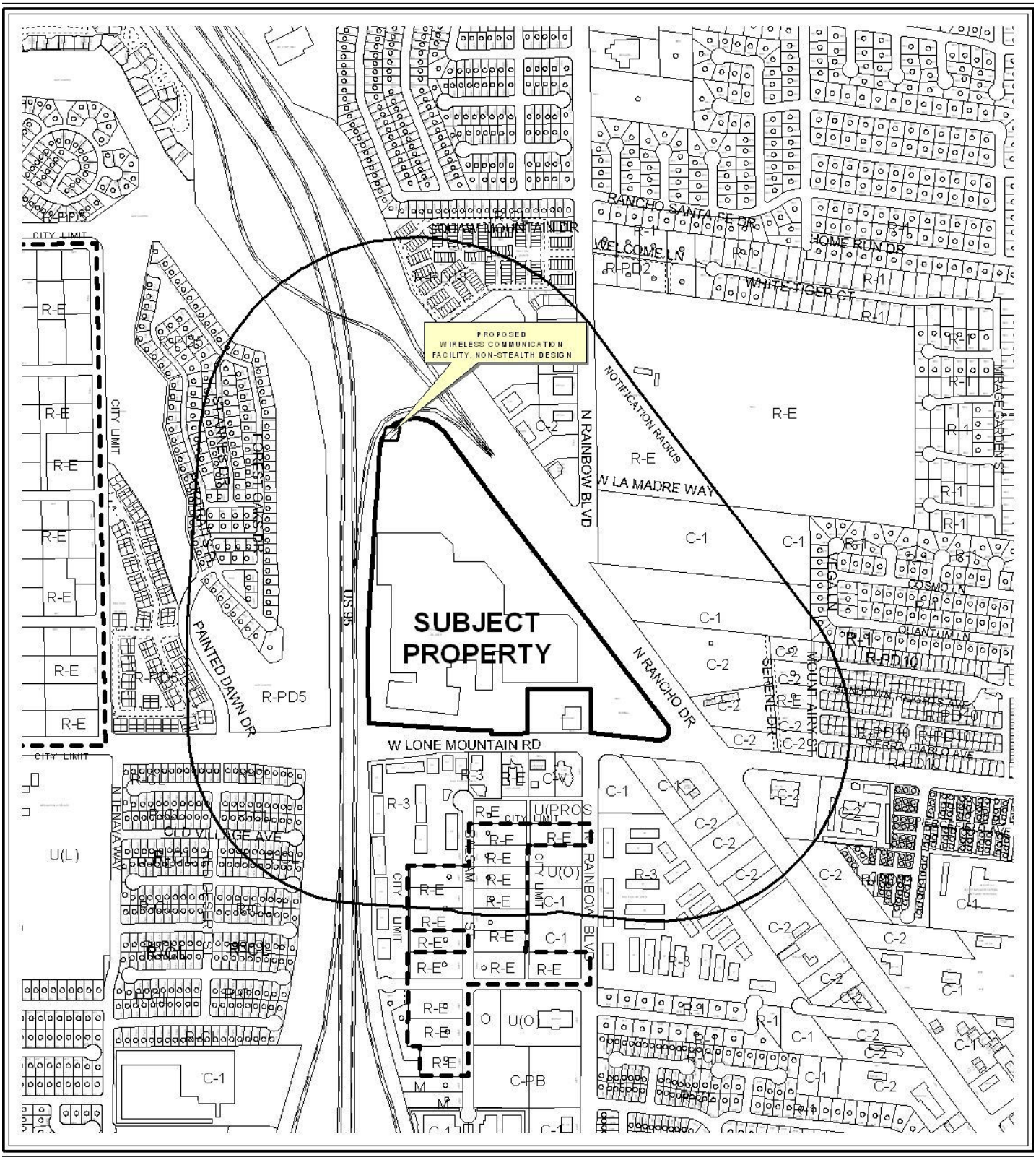
SUBJECT:
SUP-43288 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: N P SANTA FE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 32-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN ON TOP OF AN EXISTING 51-FOOT TALL BUILDING at 4901 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.	**1**	**Planning Commission Mtg.**	**1**
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
7. Protest/Support Postcards



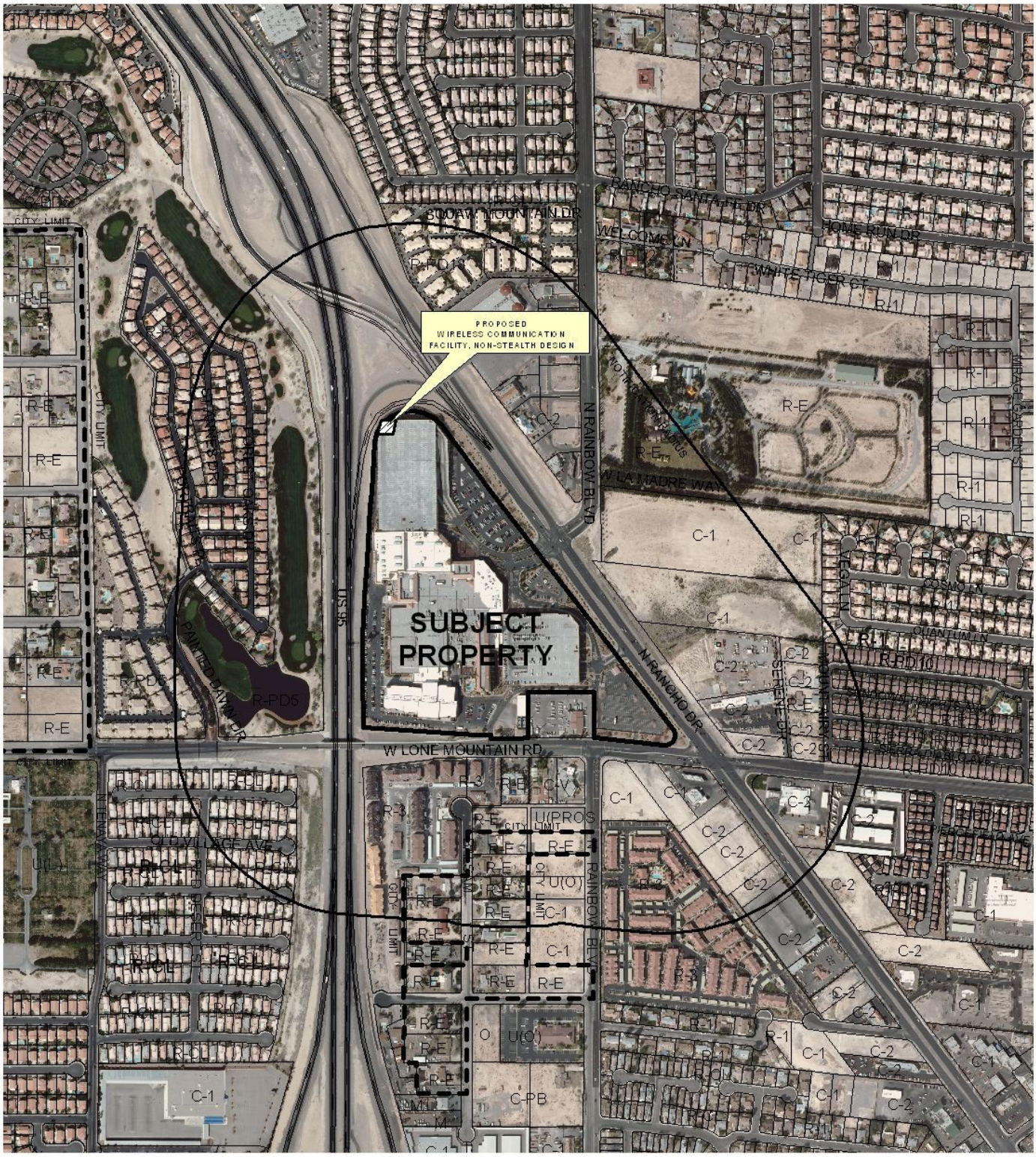
0 600 1200 Feet

CASE: **SUP-43288**

RADIUS: 1000 FEET

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

N



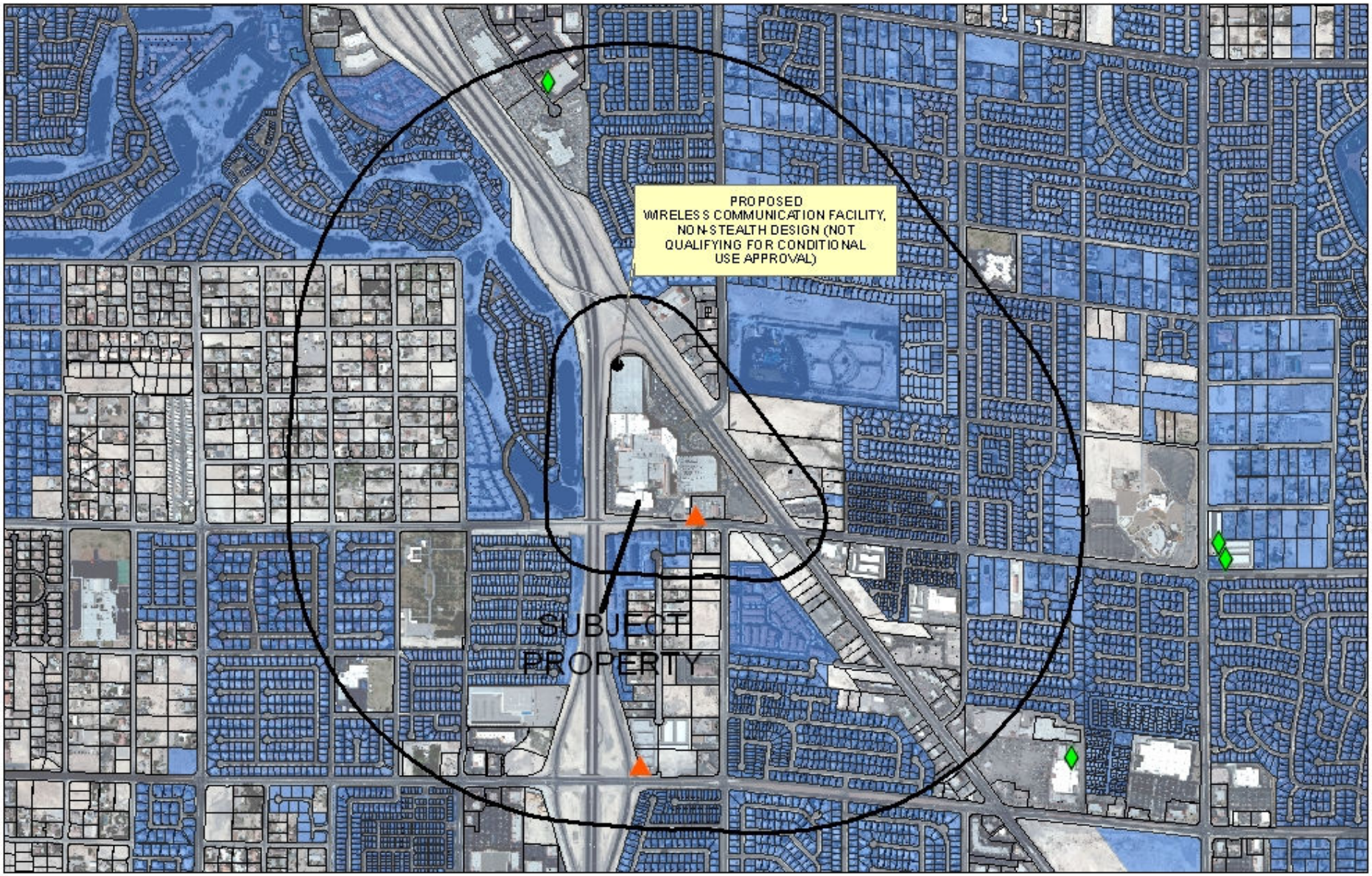
0 600 1200 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AT&T MOBILITY - OWNER: N P SANTA FE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43288	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43288 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval) use.

2. Conformance to the approved conditions for Rezoning (Z-0032-85), and Site Development Plan Review (SDR-6936).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits

6. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to locate a Wireless Communication Facility, Non-Stealth Design on the roof of the north parking garage at 4949 North Rancho Drive. The facility will have very limited visibility from the public right-of-way (US-95) and will not negatively impact the surrounding adjacent development. Staff is recommending approval with conditions since the use is compatible and harmonious with the surrounding neighborhood. If denied, the Wireless Communication Facility, Non-Stealth Design could not be located at this site.

ISSUES

- A Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval) is permitted in a C-2 (General Commercial) zone with an approved Special Use Permit. Staff supports the request as it is compatible with the existing and surrounding uses.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/19/85	The City Council approved a Rezoning (Z-0032-85) request from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) for the subject property. The Planning Commission recommended approval of the action at their meeting of 06/13/85.
03/15/89	The City Council approved a Special Use Permit (U-0182-88) for the development of a hotel and casino.
08/10/98	The City Council approved a Site Development Plan [Z-0032-85(9)] for a three-story parking garage on the subject property. The Planning Commission and staff recommended approval.
10/12/00	The Planning Commission approved a Site Development Plan [Z-0032-85(10)] for a four-story parking garage on the subject property. Staff recommended approval.
12/07/00	The Planning Commission approved a Site Development Plan [Z-0032-85(12)] for a temporary reduction in the amount of on-site landscaping and in the amount of on-site parking. Staff recommended approval.
12/22/01	The Planning and Development Department administratively approved a Site Development Plan [Z-0032-85(13)] for a 27,300 square-foot addition to the existing hotel and casino.

YK

12/17/03	The City Council approved a request to permit new freestanding signage on the site (MSP-2881). The Planning Commission recommended denial of the request at their meeting of 09/25/03.
04/21/04	City Council approved a Site Development Plan Review (SDR-3923) application for a proposed expansion of the casino and the addition of a movie theater. The Planning Commission and staff recommended approval.
08/17/05	City Council approved a Site Development Plan Review (SDR-6936) request for a proposed 118,000 square foot casino expansion and a 2,910 space parking structure with waivers of the parking lot, perimeter and foundation landscaping requirements at 4949 North Rancho Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/17/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/19/91	A Business License (H06-00015) for a hotel was issued for 4949 North Rancho Drive. The license is currently active.
10/09/00	A Business License (G08-00048) for non-restricted gaming was issued for 4949 North Rancho Drive. The license is currently active.
02/07/06	A Building Permit (#6000937) was issued for a casino expansion at 4949 North Rancho Drive. The permit was finalized on 08/15/07.

Pre-Application Meeting	
09/14/11	Staff met with the applicant and reviewed the requirements for a Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval) Special Use Permit application. It was noted that a parking analysis would be required since spaces would be removed from the parking garage to make way for the new facility.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/29/11	A field check was conducted on the subject site. The parking garage roof currently contains a standard light pole and striped parking in the location of the proposed wireless communications facility.

Details of Application Request	
Site Area	
Net Acres	38.57

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel/Casino	GC (General Commercial)	C-2 (General Commercial)
North	U.S. 95 Interchange	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)
	Commercial Center	GC (General Commercial)	C-2 (General Commercial)
South	Service Station Use	GC (General Commercial)	C-2 (General Commercial)
	Fire Station	PF (Public Facilities)	C-V (Civic)
	Apartments	MLA (Medium-Low Density Residential)	R-3 (Medium Density Residential)
	Child Care Facility	R-E (Residence Estates)	R-E (Residence Estates)
	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Sexually Oriented Business Use	GC (General Commercial)	C-2 (General Commercial)
	Auto Repair Use		
	Undeveloped	MLA (Medium-Low Density Residential)	C-1 (Limited Commercial)
		SC (Service Commercial)	
West	U.S. 95	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
A-O (Airport Overlay) District (200-Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
U.S. 95	Freeway	Master Plan of Streets and Highways	250	Y
Rancho Drive	Primary Arterial with limited Access (flyover)	Master Plan of Streets and Highways	200	Y
Lone Mountain Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	200 Rooms	1: room	200				
Casino	208,628 SF	1: 90 SF	2,318				
Bowling Alley	60 Lanes	3: lane	180				
Movie Theater	3,394 seats – 20 Employees	1: 4 seats, 1: employee	869				
Conference Center	5,995 SF	1: 100 SF	60				
Office	27,618 SF	1: 300 SF	93				
Restaurant	49,996 SF	1: 50 SF	712				
TOTAL SPACES REQUIRED			5,544		6,492		Y

ANALYSIS

The applicant is requesting to locate a Wireless Communication Facility, Non-Stealth use on the northwestern portion of the roof on the north parking garage at a Hotel and Casino at 4949 North Rancho Drive. The project will remove three parking spaces from the garage. This site is currently over-parked by 948 spaces. The reduction of three spaces will have no effect on the overall parking for the site.

The proposed location will only be visible from the U.S. 95 R.O.W. and the Rancho Drive R.O.W. Rancho Drive is elevated at this location as a flyover of U.S. 95 and effectively blocks the view of the project from properties to the north and east of the site. The proposal meets the minimum Special Use Permit requirements for a Wireless Communication Facility, Non-Stealth Design as listed in Title 19.12. Due to the remote northwest location of the project on the site and the fact that it is on the roof of a parking garage, staff is recommending approval.

FINDINGS (SUP-43288)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Wireless Communication Facility, Non-Stealth use is harmonious and compatible with existing surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed Wireless Communication Facility, Non-Stealth use will be located on the roof of the north parking garage, which is physically suitable for the type and intensity of the use.

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

   This site has direct access off both Rancho Drive and West Lone Mountain Road. These roads are adequate to meet the needs of the site. The proposed use will not increase the traffic demands for the site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   This development will be required to obtain all of the necessary development permits, including Building and Safety Department requirements, which will insure the protection of the public health, safety and general welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The project meets all conditions for a Wireless Communication Facility, Non-Stealth use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 616

APPROVALS 1

PROTESTS 1

YK

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

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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.

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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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Department of Planning

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:

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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Department of Planning

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
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:
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REV.:	DATE:	DESCRIPTION:	BY:
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PLANS PREPARED BY:
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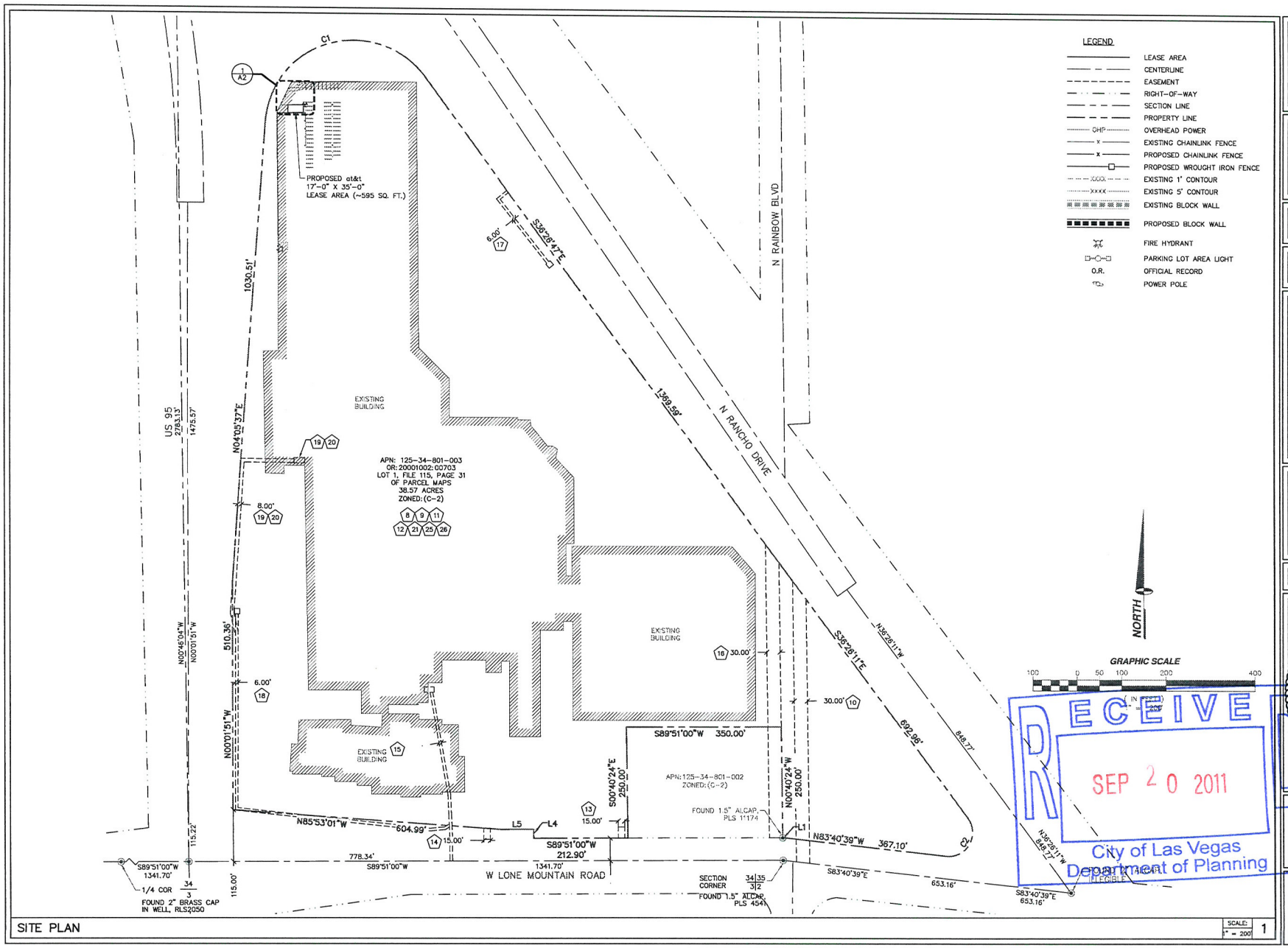
CHRIS WENER
Exp.06/30/12
CIVIL
No. 11930

SHEET TITLE:
ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES

SHEET NUMBER:	REVISION:
T2	1

BV-L166

SUP-43288



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SHEET TITLE:

SITE PLAN

SHEET NUMBER: A1 REVISION: 1

BV-L166

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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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Department of Planning

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:

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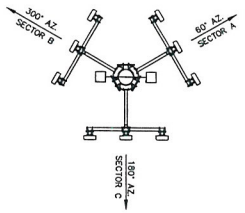
PROFESSIONAL ENGINEER · STATE OF NEVADA
CHRIS WENER
Exp.06/30/12
CIVIL
No. 11930

SHEET TITLE:
LEGAL DESCRIPTION, NOTES & TITLE REPORT EXCEPTIONS

SHEET NUMBER: A2 | REVISION: 1

BV-L166

SUP-43288



ANTENNA LAYOUT

SCALE: 1" = 10' | 3

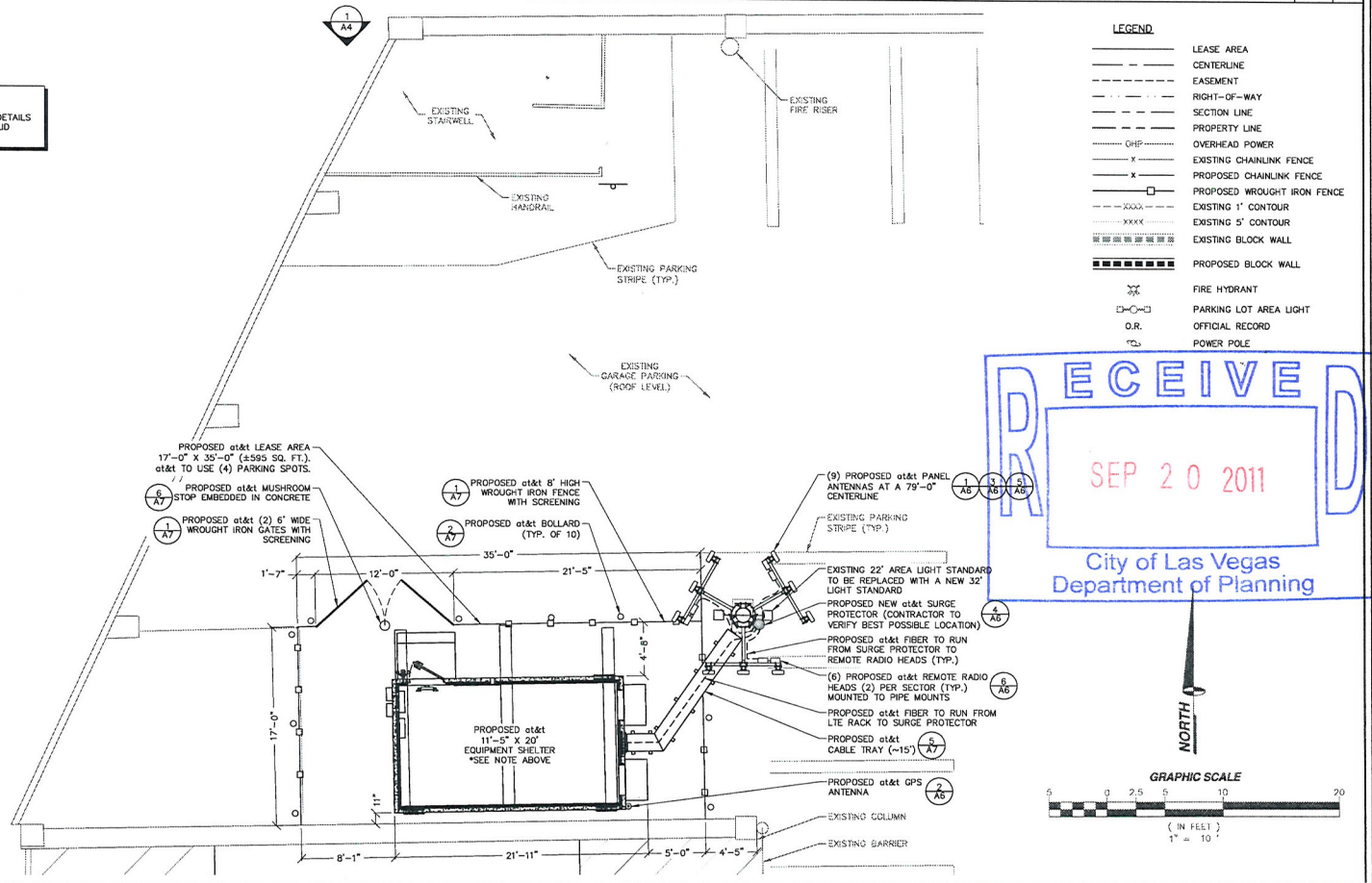
ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	60°	(3) POWERWAVE 7755	55'	(6) 7/8" COAX		79'-0"	5'	6' (10' MAX)	-
SECTOR B	300°	(3) POWERWAVE 7755	55'	(6) 7/8" COAX		79'-0"	5'	6' (10' MAX)	-
SECTOR 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

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CHRIS WENER
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CIVIL
No. 11930

SHEET TITLE:
SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: A3 | REVISION: 1

BV-L166

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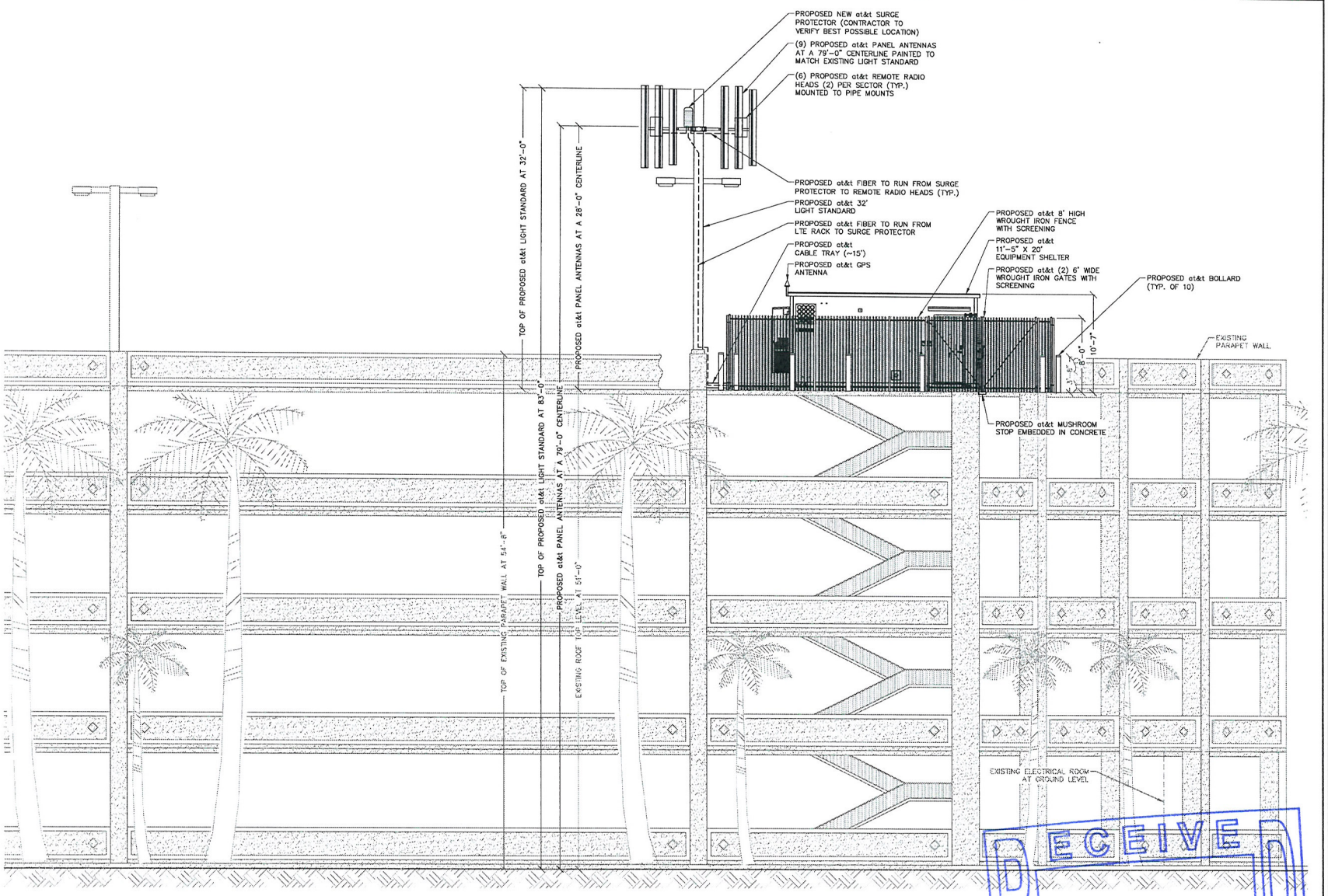

NORTH ELEVATION

SCALE: 1" = 10'

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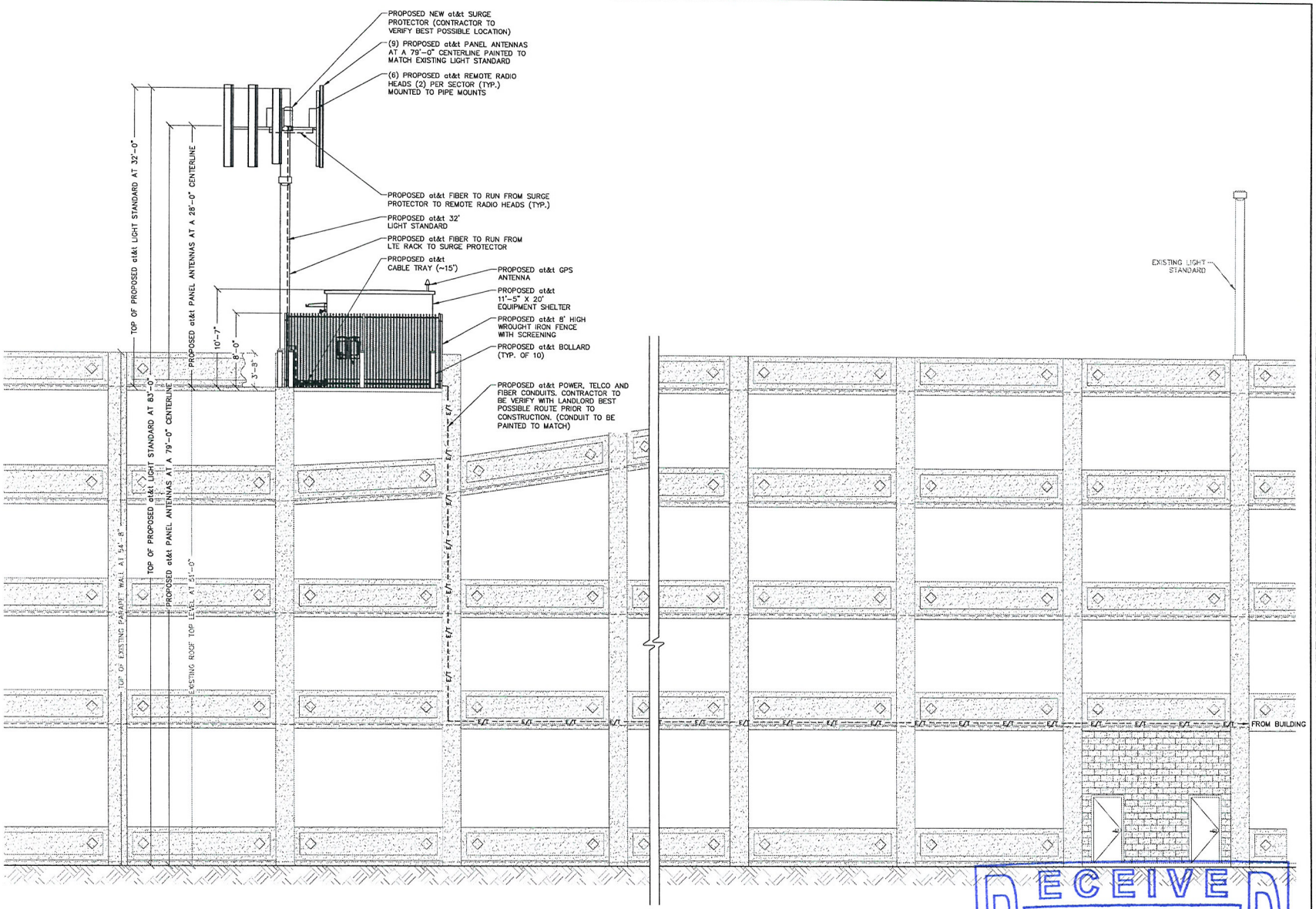
CIVIL
No. 11930

SHEET TITLE:

NORTH ELEVATION

SHEET NUMBER:	REVISION:
A4	1

BV-L166



WEST ELEVATION

SCALE 1" = 10'-0" 1

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CHRIS WENER
Exp.06/30/12
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SHEET TITLE:
WEST ELEVATION

SHEET NUMBER: A5 REVISION: 1
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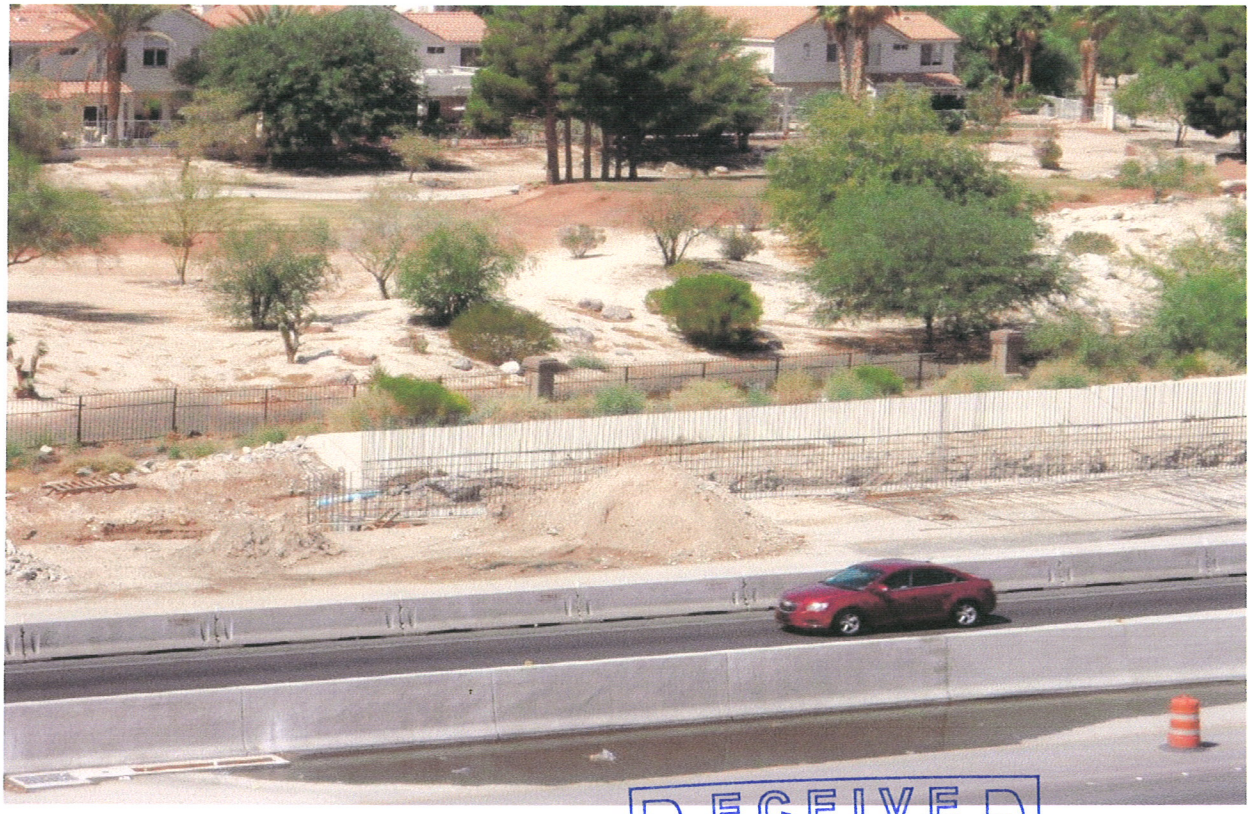

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SUP-43288

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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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MAYOR

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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

SUP-43288

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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

702-460-8926 Office 6 Sunset Way Suite B108 702-614-4650 Fax Henderson, Nevada 89014

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Department of Planning

at&t
SUP-43288

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
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Department of Planning

at&t

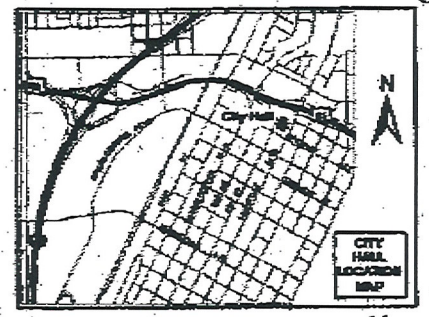
SUP-43288

Page 1 7028708057 FRIENDLY FORD Oct 31 2011 8:11AM

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



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-43288

Planning Commission Meeting of 11/8/2011

70 HRDFN11 89130

PRESORTED FIRST CLASS

UNITED STATES POSTAGE FIRST CLASS

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OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43288

12534714082
NAZMI HOSSEIN & ELIZABETH E
6908 INDIAN CHIEF DR #203
LAS VEGAS NV 89130-3831 89130-3831

30P

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

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02 1M $ 00.41⁴
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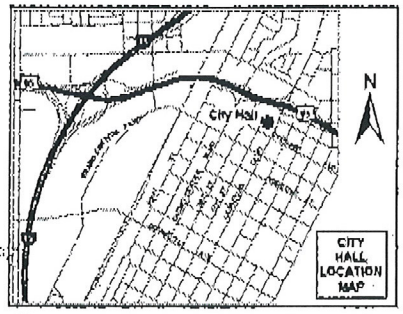
Return Service Requested

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-43288

Planning Commission Meeting of 11/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43288

12534713050
WHITE DAVID M & DOLORES
6704 INDIAN CHIEF DR #102
LAS VEGAS NV 89130-3819 89130-3819

30A

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**

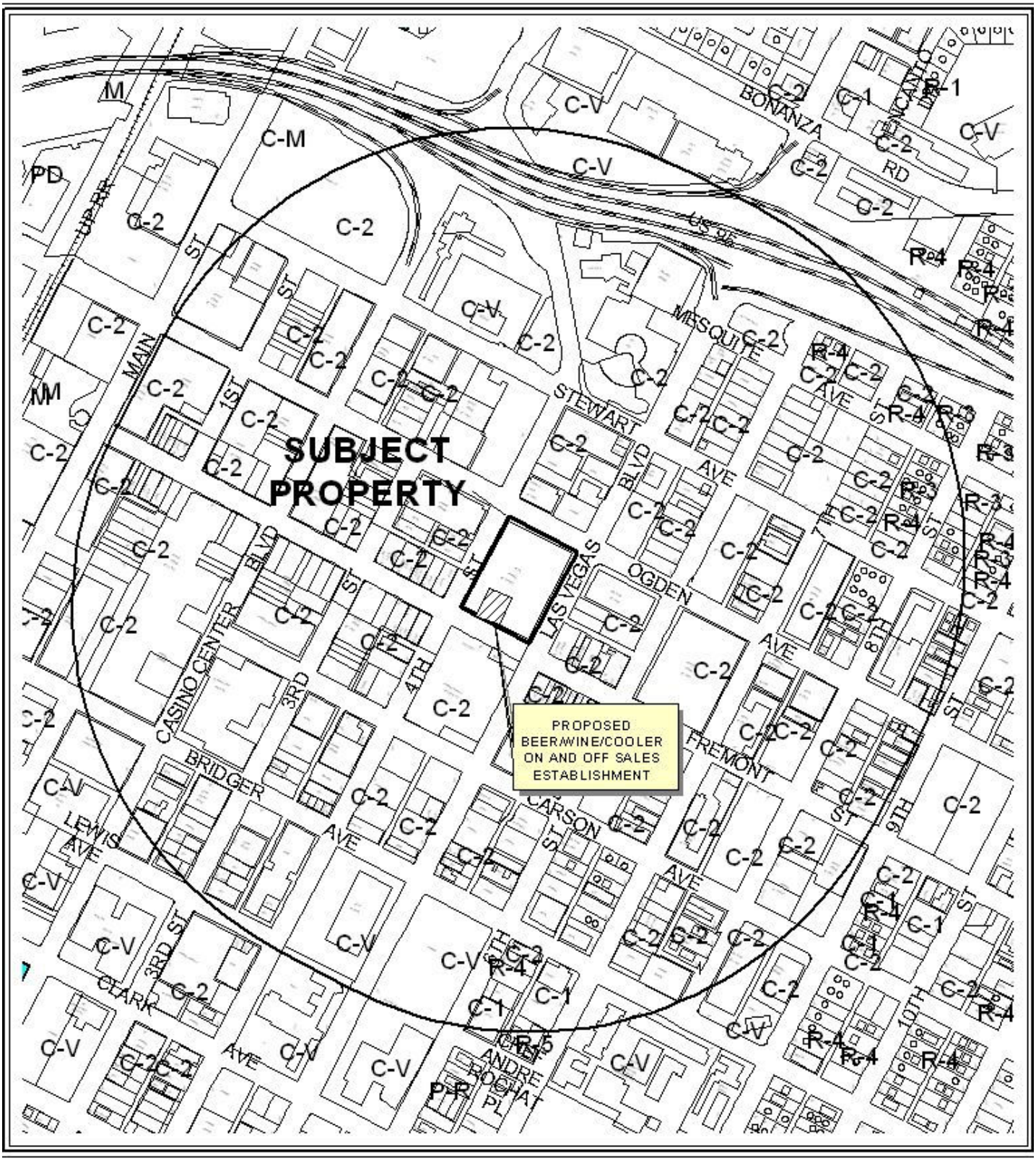
SUBJECT:
SUP-43347 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BJC ENTERPRISES, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED 1,255 SQUARE-FOOT RESTAURANT 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)



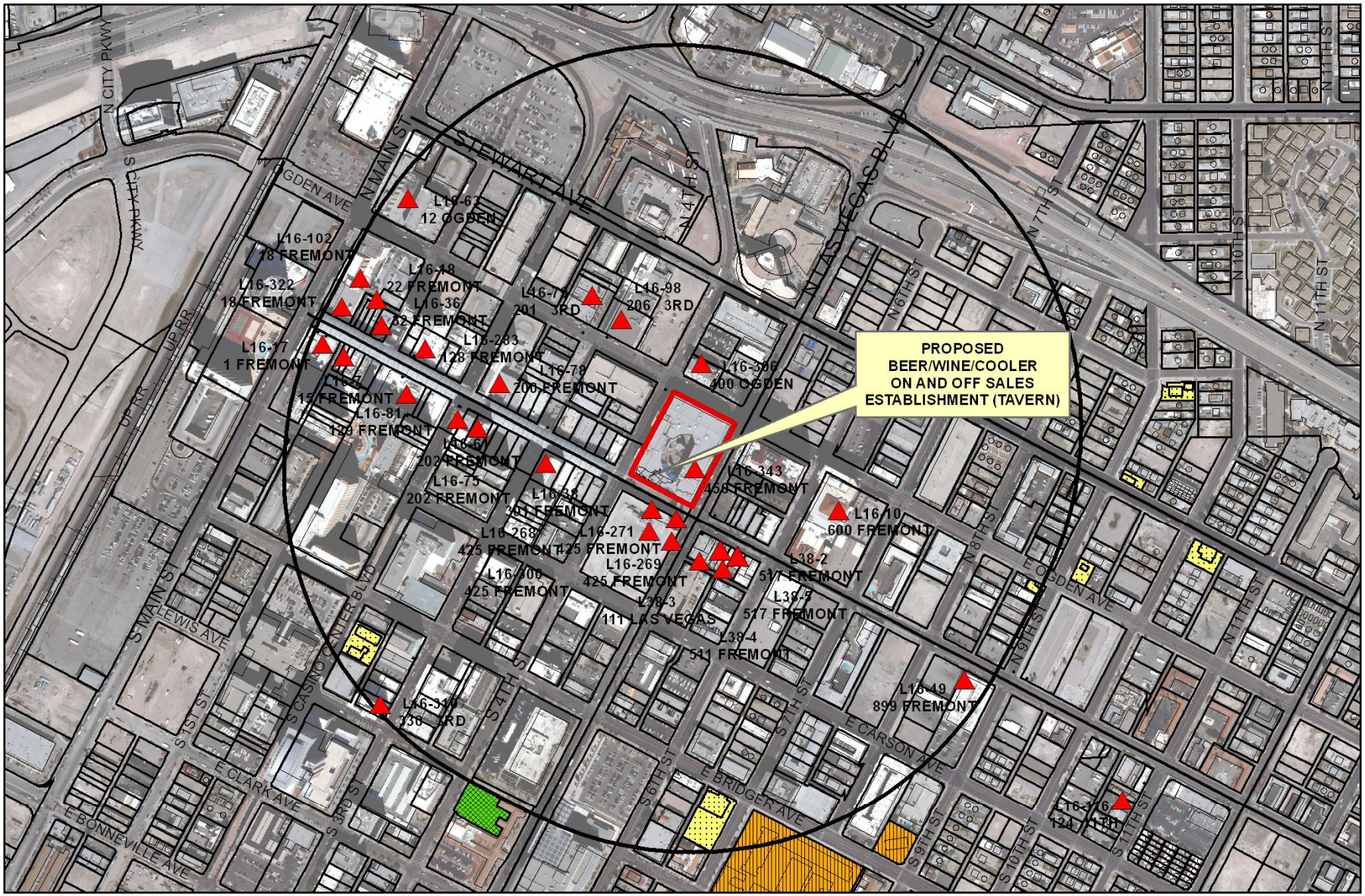
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BJC ENTERPRISES, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43347	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43347 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The applicant shall meet with staff to develop an address plan for the site prior to the issuance of a business license.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. No Off-Sale of Beer/Wine/Coolers is permitted.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is seeking a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment in conjunction with a proposed restaurant at 450 Fremont Street, Suite 123 located in the Neonopolis complex. This suite previously housed a similar use in a manner compatible with the surrounding businesses. Neonopolis is located between Fremont Street Experience and the Entertainment District and will not have a negative impact on the surrounding area. The proposed use meets all Title 19.08 requirements; therefore, staff recommends approval, with conditions.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit.
- The applicant originally applied for a Beer/Wine/Cooler On-and Off-Sale Establishment use. However, via a revised justification letter received October 19, 2011, the applicant removed the Off-Sale portion of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission approved Reclassification of this property.
03/23/98	The City Council approved a Site Development Plan (SD-0003-98) on property bounded by Fremont Street, 4th Street, Ogden Avenue, and Las Vegas Boulevard South for a proposed 264,210 square-foot Retail/Entertainment Complex. The Planning Commission and staff recommended approval.
10/03/01	The City Council approved a Special Use Permit (U-0117-01) for a proposed 2,162 square-foot Liquor Establishment (Tavern) in conjunction with a Retail/Entertainment Complex at 450 Fremont Street, Suite 195. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Sign Plan (MSP-0014-01) for a Retail/Entertainment Complex at 450 Fremont Street. The Planning Commission and staff recommended approval.

YK

05/01/02	The City Council approved a Special Use Permit (U-0024-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot separation requirement from religious facilities, Liquor Establishment (Taverns) and a school. The Planning Commission and staff recommended approval.
08/07/02	The City Council approved a Special Use Permit (U-0063-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 130 with a Waiver of the minimum 1,500-foot separation requirement from religious facilities, Liquor Establishment (Taverns) and a school. The Planning Commission and staff recommended approval. This use expired on 01/25/11.
11/20/02	The City Council approved a Special Use Permit (U-0124-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 320 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval.
10/15/08	The City Council approved a Special Use Permit (SUP-29230) for a proposed Liquor Establishment (Tavern) at 450 Fremont Street, Suite 150 with a Waiver of the minimum 1,500-foot distance separation requirement from a religious facility, Liquor Establishment (Tavern) and a school. The Planning Commission and staff recommended approval. This use expired on 10/15/09.
	The City Council approved a Special Use Permit (SUP-29237) for a proposed Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval. This use expired on 10/15/09.
11/05/08	The City Council approved a Special Use Permit (SUP-29607) for a Beer/Wine/Cooler On-Sale Establishment at 450 Fremont Street, Suite 117. The Planning Commission and staff recommended approval. This use expired on 11/05/10.
8/17/11	The City Council approved a Special Use Permit (SUP-41908) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval.
09/13/11	The Planning Commission approved a Special Use Permit (SUP-42686) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 130 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. Staff recommended approval.

Most Recent Change of Ownership	
06/08/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/07/08	A Business License (R07-00816) for a restaurant was issued at 450 Fremont Street, Suite 123. The license expired as out-of-business on 11/13/09.
09/14/11	A Business License (R07-00970) for a restaurant was issued at 450 Fremont Street, Suite 123. This license remains active.
08/30/11	A Business License (L09-94418) for a Beer/Wine/Cooler On-Sale Establishment was applied for at 450 Fremont Street, Suite 123. This license is on hold pending the approval of a Special Use Permit. Please note: the applicant has changed the request to a Beer/Wine/Cooler On-and Off-Sale Establishment.

Pre-Application Meeting	
09/20/11	A Pre-Application meeting was held with the applicant to discuss the requirements for a Beer/Wine/Cooler On-and Off-Sale Establishment use at 450 Fremont Street, Suite #123.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/29/11	Staff conducted a field visit to the site and found a vacant suite in the Neonopolis complex. The site was clean and well maintained.

Details of Application Request	
Site Area	
Net Acres	2.75

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Retail	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
South	Parking/Restaurant Taverns	C (Commercial)	C-2 (General Commercial)
East	Parking, Retail	C (Commercial)	C-2 (General Commercial)
West	Retail	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District	X		N/A
Downtown Casino Overlay District	X		Y
Downtown Entertainment Overlay District	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		N/A
Trails	X		N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	264,210 SF	1:250 SF	1,057				
TOTAL SPACES REQUIRED			1,057		680		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. Ample parking is provided in the basement parking garage and another parking garage located just to the south of the project. In addition, the site is located on a major mass transit route.

ANALYSIS

A Beer/Wine/Cooler On-Sale Establishment use is defined per Title 19.18.020 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which thirty or more people may be served with meals at any one time at tables or stools." The use will be located in a proposed 54-seat restaurant where a similar use operated without incident.

The subject property has 680 parking spaces located within the subterranean parking garage below the existing retail and entertainment development, with additional parking available in other parts of the Casino Core District. This proposal will not increase the intensity of the use within the given suite any more than the alcohol and restaurant uses that were originally approved for the suite.

The applicant originally applied for a Beer/Wine/Cooler On-and Off-Sale Establishment use but decided that an Off-Sale Establishment use was not required. They will not sell alcohol for off-premise consumption. Since the proposed use can be conducted in a manner that is harmonious and compatible with existing uses in the surrounding area, staff recommends approval, with conditions.

FINDINGS (SUP-43357)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   This proposal can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses in the Neonopolis Entertainment Complex.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed location has previously operated as a restaurant within a 264,210 square-foot multi-level retail/entertainment venue in the Downtown Casino Overlay District. There are similar types of uses of the same level of intensity; therefore, this proposal will contribute to the entertainment attractions that are supported in this area.

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

   Vehicular traffic will utilize the Fremont Street Experience parking garage, which is accessed from Carson Avenue and 4th Street, both of which are 80-foot Secondary Collectors and the underground parking garage, which is accessed from 4th Street, and will be adequate for traffic generated by the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   A Beer/Wine/Cooler On-Sale Establishment use within a Retail /Entertainment Complex will be subject to regular City and County inspections for licensing; therefore, public health, safety, and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Beer/Wine/Cooler On-Sale Establishment use meets all Title 19.12 requirements. There is no anticipated impact to the surrounding Downtown Casino Core District with this use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 237

APPROVALS 0

PROTESTS 0

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

RECEIVED
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

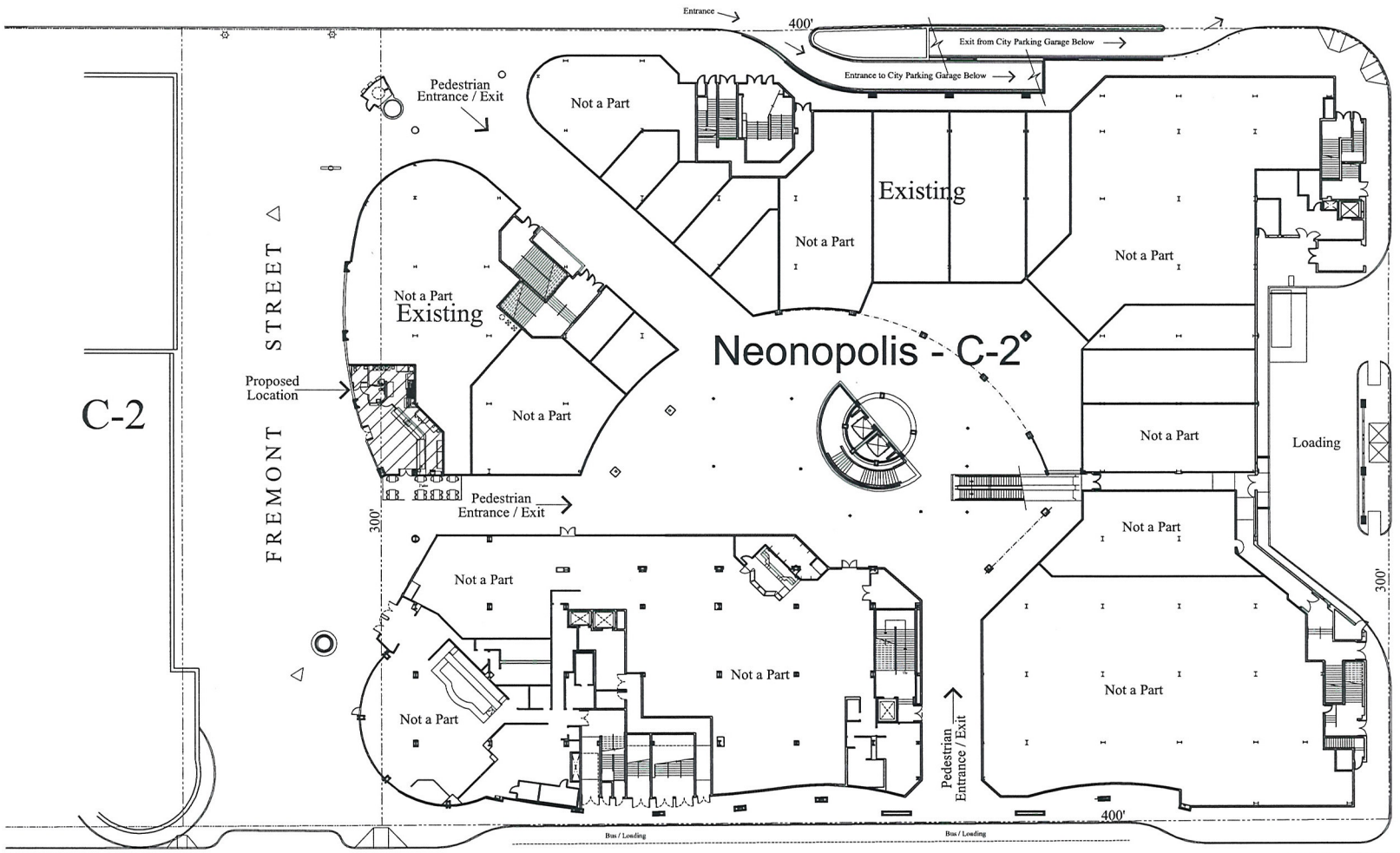
Case #	SUP-43347
Meeting Date:	11-8-11
Total Fee:	1280.00
Date Received:*	9-22-11
Received By:	JFM

*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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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.

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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SEP 22 2011
City of Las Vegas
Department of Planning

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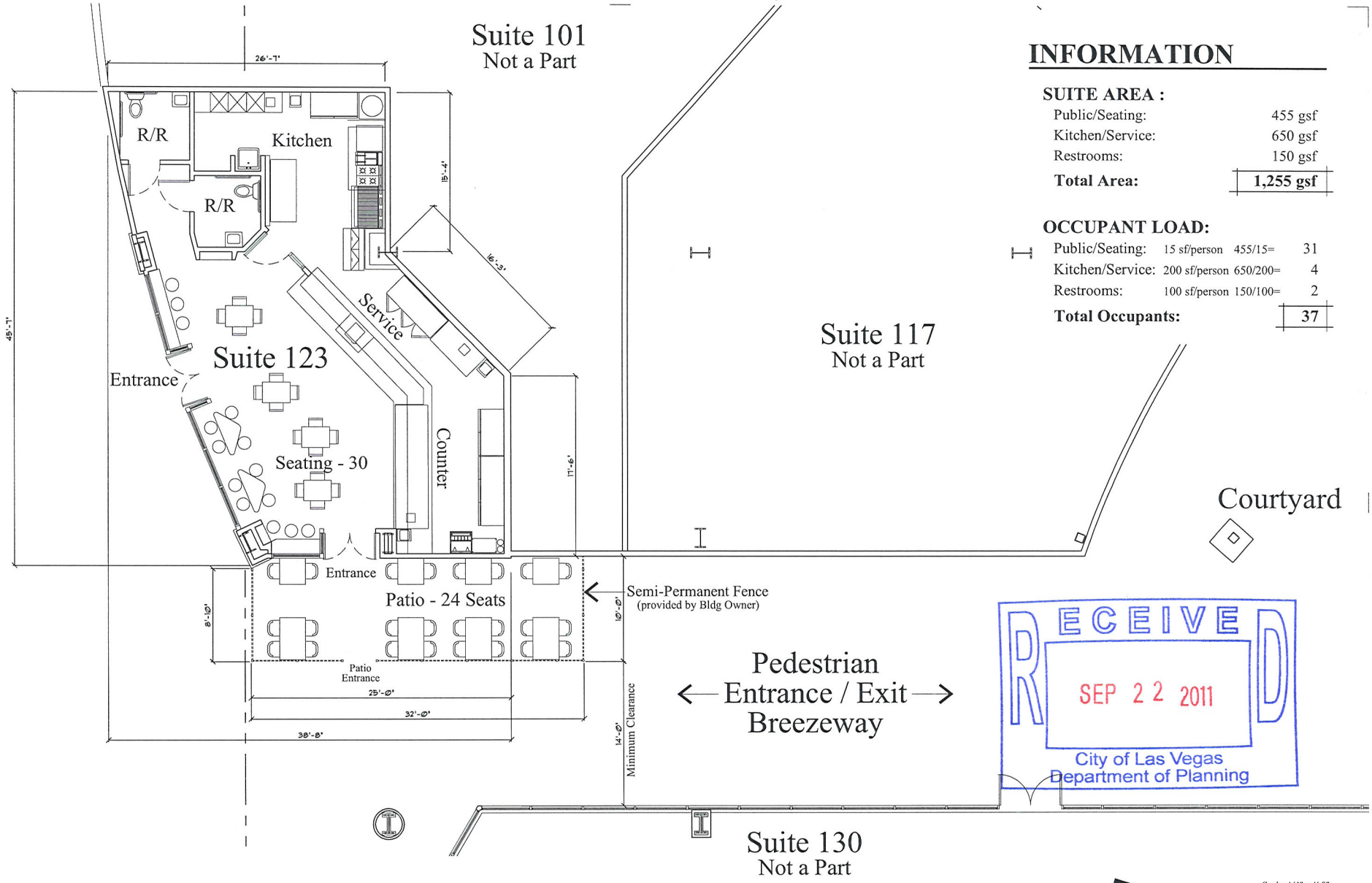
LAS VEGAS • SCOTTSDALE



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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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

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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 19 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-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 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**

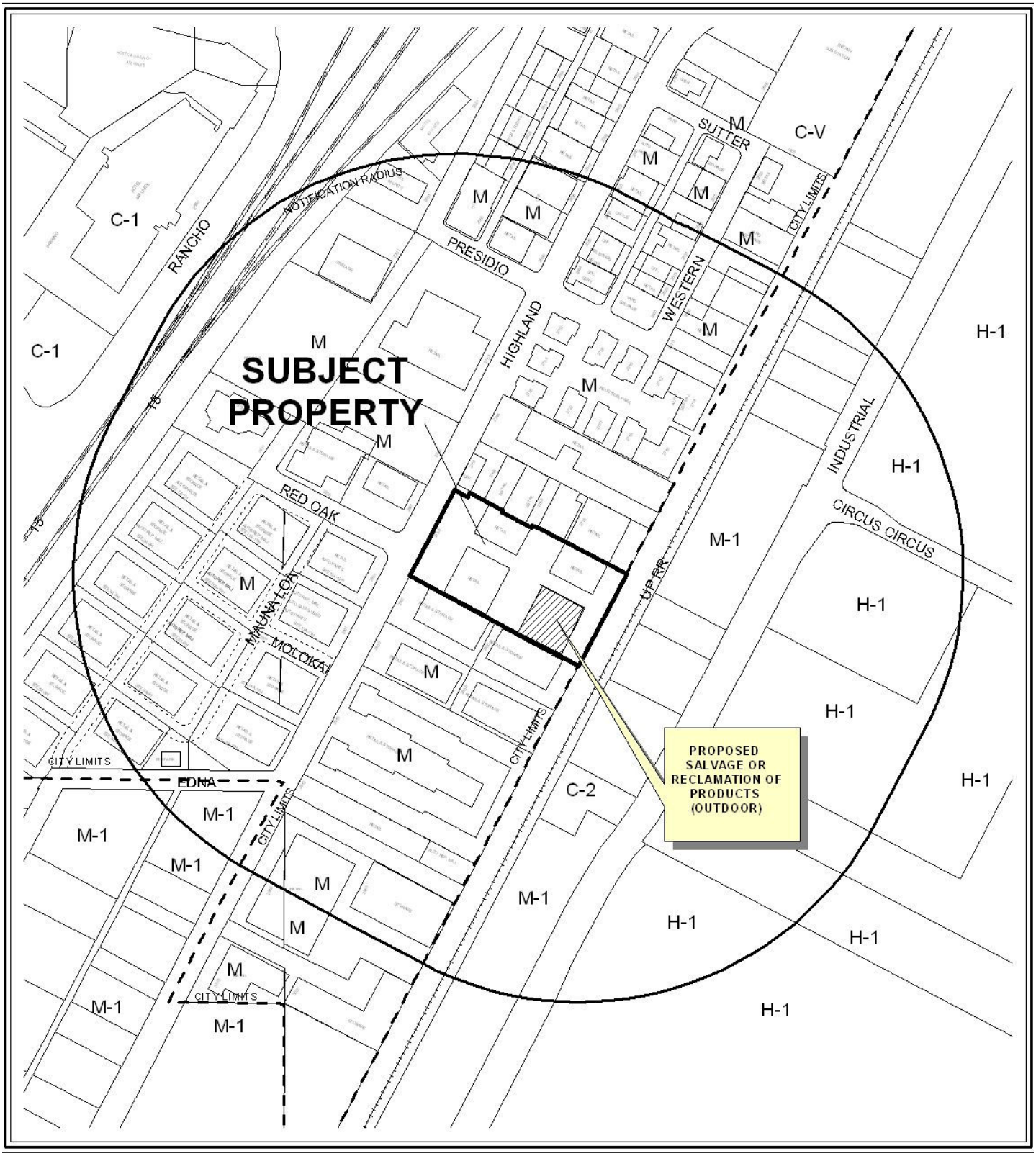
SUBJECT:
SUP-43354 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,300 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43354	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43354 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Salvage or Reclamation of Products (Outdoor) use.

2. No evergreen trees for screening is approved.

3. A six-foot tall wire fence with barbed wire along a portion of the side and rear property line in lieu of an eight-foot solid screen wall is approved.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

MH

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

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a 26,300 square-foot Salvage or Reclamation of Products (Outdoor) use at 2866 South Highland Drive. The use consists of an 11,400 square-foot warehouse and 14,900 square feet of outside yard area. The applicant proposes to receive, store and process only source-separated recyclables such as ferrous metals, non-ferrous metals, plastics, paper, cardboard, wood, and glass. Customers are directed towards a designated parking area where they will unload and weigh the recyclables, which are then stored inside the warehouse. Staff recommends approval of this request because it is the appropriate location for the industrial use proposed. If denied, the applicant will not be able to operate a Salvage or Reclamation of Products (Outdoor) use at this location.

ISSUES

- A Special Use Permit is required for the proposed Salvage or Reclamation of Products (Outdoor) use does not meet the conditional use requirements for the C-M (Limited Commercial) zoning district.
- A request to allow no evergreen trees for screening accompanies this Special Use Permit request.
- A request to allow the existing six-foot tall wire fence with barbed-wire along portions of the front and rear property line in lieu of the required eight-foot screen wall accompanies this Special Use Permit request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/18/61	The Board of City Commissioners approved the Rezoning of this site to M-1 (Light Industry) as part of a larger request (Z-0062-60). The zoning was later changed to the current equivalent M (Industrial) designation. The Planning Commission and staff recommended approval on January 12, 1961.
10/20/93	The City Council approved a Special Use Permit (U-0202-93) for a Tavern in conjunction with a proposed Banquet Facility on the subject site. The Board of Zoning Adjustment and staff recommended.
04/07/04	The City Council approved a Special Use Permit (SUP-3545) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign located at 2798 Highland Drive. Planning Commission and Staff recommended approval.

05/17/06	The City Council approved a request to amend the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/01/89	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/08/08	A business license (#A16-01286) was issued at 2812 South Highland Drive for Used Auto Sales. This license is active
08/10/11	A business license (#B20-01570) was issued at 2810 South Highland Drive for Business Support Services. This license is active
08/10/11	A business license (#M06-03235) for was issued at 2810 South Highland Drive for Miscellaneous Sales. This license is active
08/10/11	A business license (#A02-02336) for was issued at 2812 South Highland Drive for an Advertising or Marketing Service. This license is active

Pre-Application Meeting	
09/12/11	A pre-application meeting was held with the applicant to discuss the conditional requirements for the Salvage or Reclamation of Products (Outdoor) use. A Special Use Permit was determined necessary in order for the applicant to request waivers of the conditional requirements.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
09/29/11	A field check was performed by staff and it was noticed that there is existing wire fencing with barbed-wire in place along the rear and side property lines. It is also of note that the existing warehouse is addressed as 2866 South Highland Drive. The proposed location is not visible from the public right of way and is adjacent to the railroad.

Details of Application Request	
Site Area	
Net Acres	3.97

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
South	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
East	Right Of Way (Railroad)	Right Of Way (Railroad)	Right Of Way (Railroad)
West	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Salvage or Reclamation of Products (Outdoor) use (Warehouse)	11,400 SF	1:1,000 SF	12				
Salvage or Reclamation of Products (Outdoor) use (Yard)	14,900 SF	1:10,000 SF	2				
TOTAL SPACES REQUIRED			14		14		
Regular and Handicap Spaces Required			13	1	13	1	Y
Loading Spaces	11,400 SF	1:10,000 SF	2		2		Y

Requirements	***Request***	***Staff Recommendation***
Mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from surrounding properties.	To provide no mature evergreen trees along the perimeter property line.	Approval
Perimeter walls, a minimum of 8 feet in height, shall be installed along all property lines	To allow a 6-foot high wire fence topped with barbed-wire along a portion of the rear and side property line.	Approval

ANALYSIS

The proposed Salvage or Reclamation of Products (Outdoor) use is within the range of light industrial uses permitted in the M (Industrial) zoning district. This particular use requires a Special use Permit, since it does not meet the conditional requirements for evergreen trees and eight-foot tall walls placed along the property perimeter. Staff supports the applicant's requested waiver of these requirements, as the proposed use is located more than 500 feet away from the front property line and out of view from the public right of way. There are additional public safety and security concerns regarding the placement of evergreen trees adjacent to the railroad.

MH

The applicant proposes to house the use inside an existing 11,400 square-foot warehouse and within a fenced outside storage yard located towards adjacent the back of the building at the rear of the property. The proposed use will not interfere with sight visibility zones, impede traffic flow or reduce the number of required on-site parking spaces. There are no objections to the proposed Salvage or Reclamation of Products (Outdoor) use at this location; therefore, staff recommends approval of this request, subject to the conditions of approval.

FINDINGS (SUP-43354)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Salvage or Reclamation of Products (Outdoor) use can be conducted in a suitable manner, as this property maintains the LI/R (Light Industry/Retail) land use designation and is appropriately located within the M (Industrial) zoning district. The property abuts the railroad and is compatible with the surrounding industrial uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed use is located within a warehouse at the southeast corner of an industrial lot that contains three other warehouses. There is a service yard that is contained by wire fencing with barbed wire placed along the top for security. The proposed use is not visible from Highland Drive, as the warehouse screens all activity from the public right-of-way.

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

   The site is served by Highland Drive, which is a fully-dedicated 80-foot wide right-of-way. Addition to the current traffic demand as a result of the proposed use is negligible.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Salvage or Reclamation of Products (Outdoor) use will not be a threat to the public health, safety, and welfare, as its license would be subject to ongoing City inspection and enforcement.

5. The use meets all of the applicable conditions per Title 19.12.

The applicant has requested waiver to the conditional requirements to allow a six-foot wire fence with barbed wire along portions of the rear and side yards in lieu of an eight-foot screen wall along all perimeter walls and to allow no evergreen trees along the perimeter property lines. Staff supports this request, as the location of the existing warehouse minimizes visual intrusion from the public right-of-way and as a means to avoid any potential security and safety issues with having trees placed alongside the railroad.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 53

APPROVALS 0

PROTESTS 0

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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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) 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

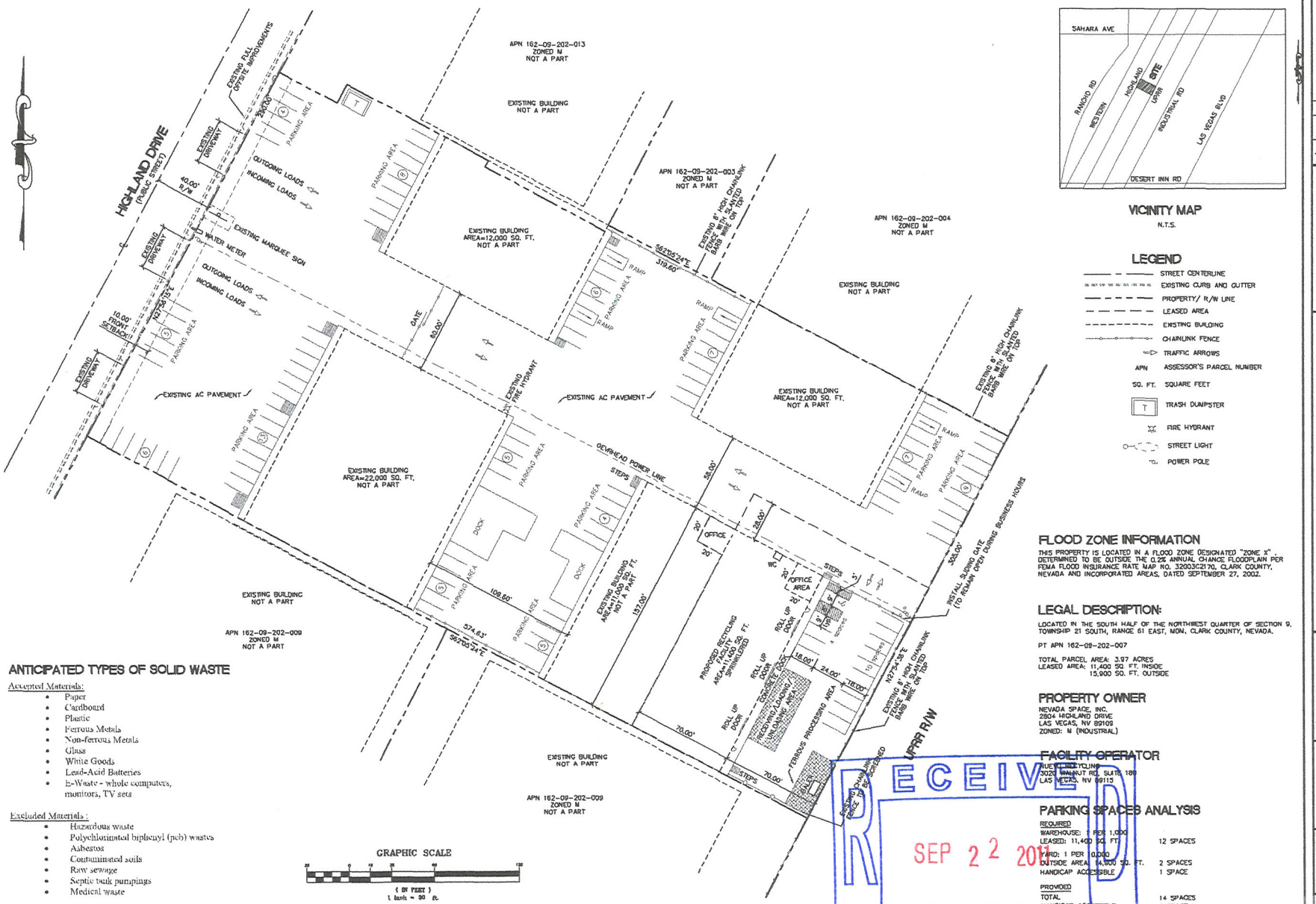
OFFICIAL SEAL
LISA M. JAGODZINSKI
Notary Public · State of Nevada
CLARK COUNTY
My Comm. Expires June 25, 2012

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 WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH DRAWINGS AND DESIGNS MAY BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER OTHER THAN THAT AUTHORIZED BY BALOVA ENGINEERING AND NO REPRODUCTION OF ANY KIND MAY BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF BALOVA ENGINEERING.

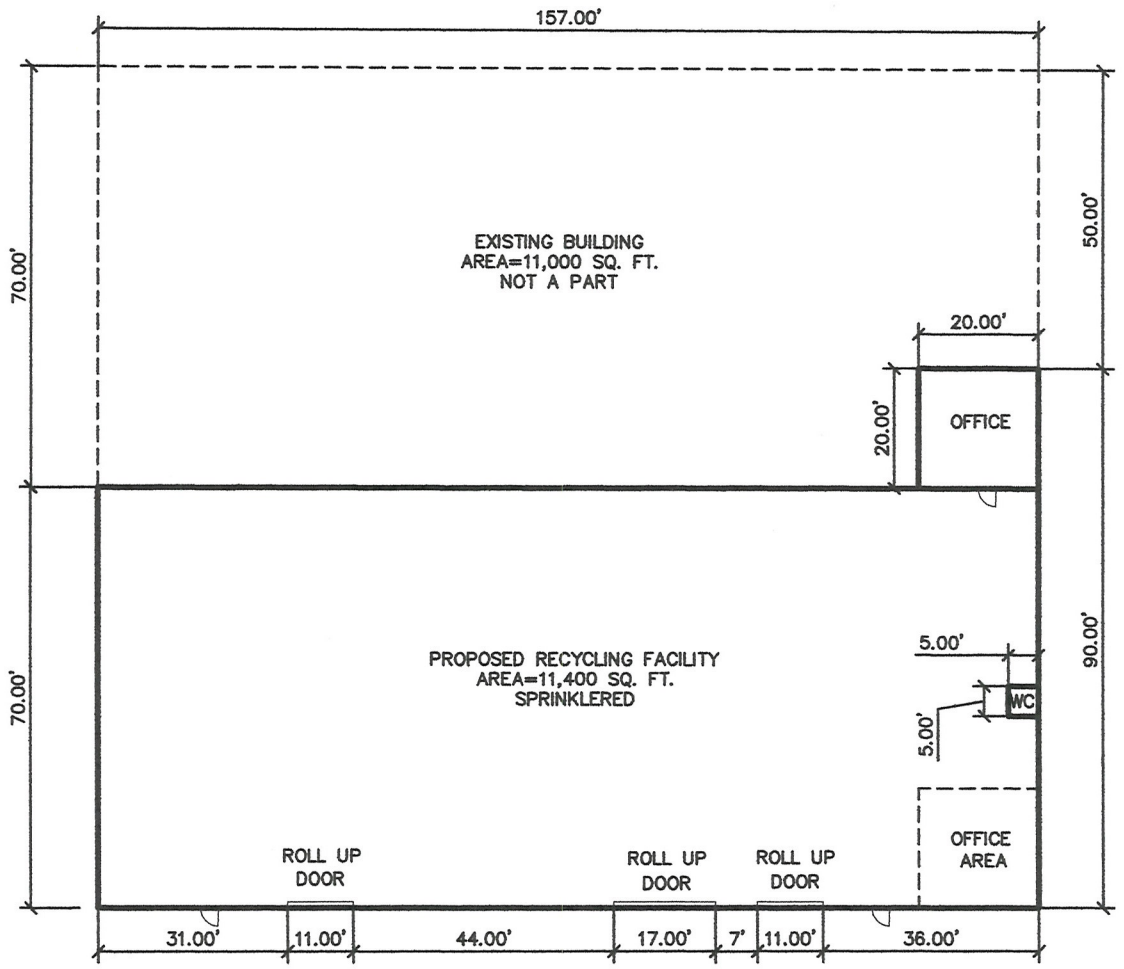
BALOVA ENGINEERING
6130 ELTON AVENUE
SUITE 104
LAS VEGAS, NV 89107
702-216-0330 T
702-216-6001 F

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: 1 of 1
SCALE: HORZ 1" = 30'

SHEET #
SP
1 OF 1



FLOOR PLAN

SCALE: 1"=20'

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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

RECEIVED
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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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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City of Las Vegas
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**

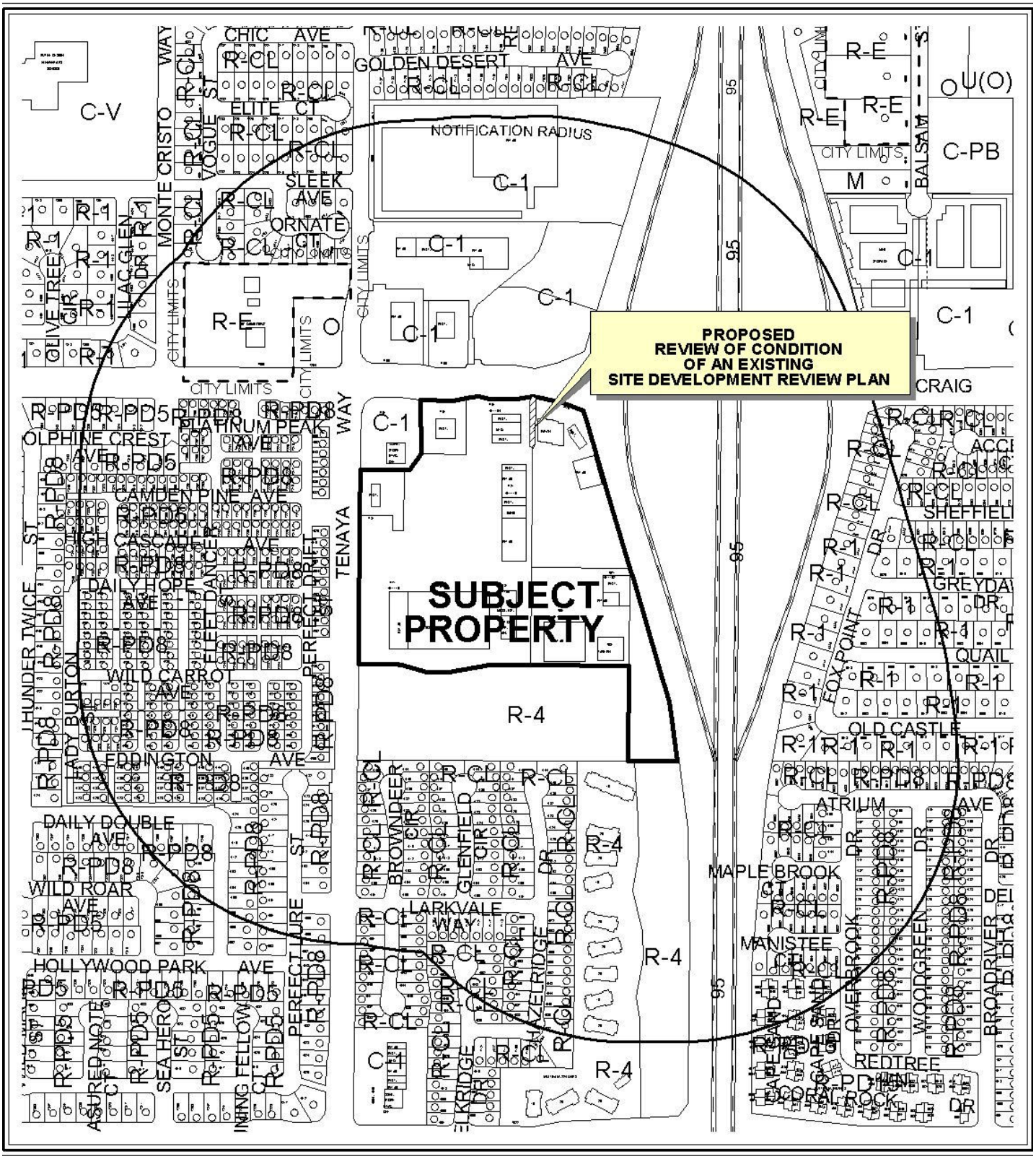
SUBJECT:
ROC-43312 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: CRAIG MARKETPLACE, LLC, ET AL - For possible action on a request for a Review of Condition to delete Condition #14 of an approved Site Development Plan Review (SDR-25484), WHICH REQUIRED CONSTRUCTION OF A RAISED MEDIAN ISLAND 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.	**1**	**Planning Commission Mtg.**	**2**
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
7. Protest/Support Postcards



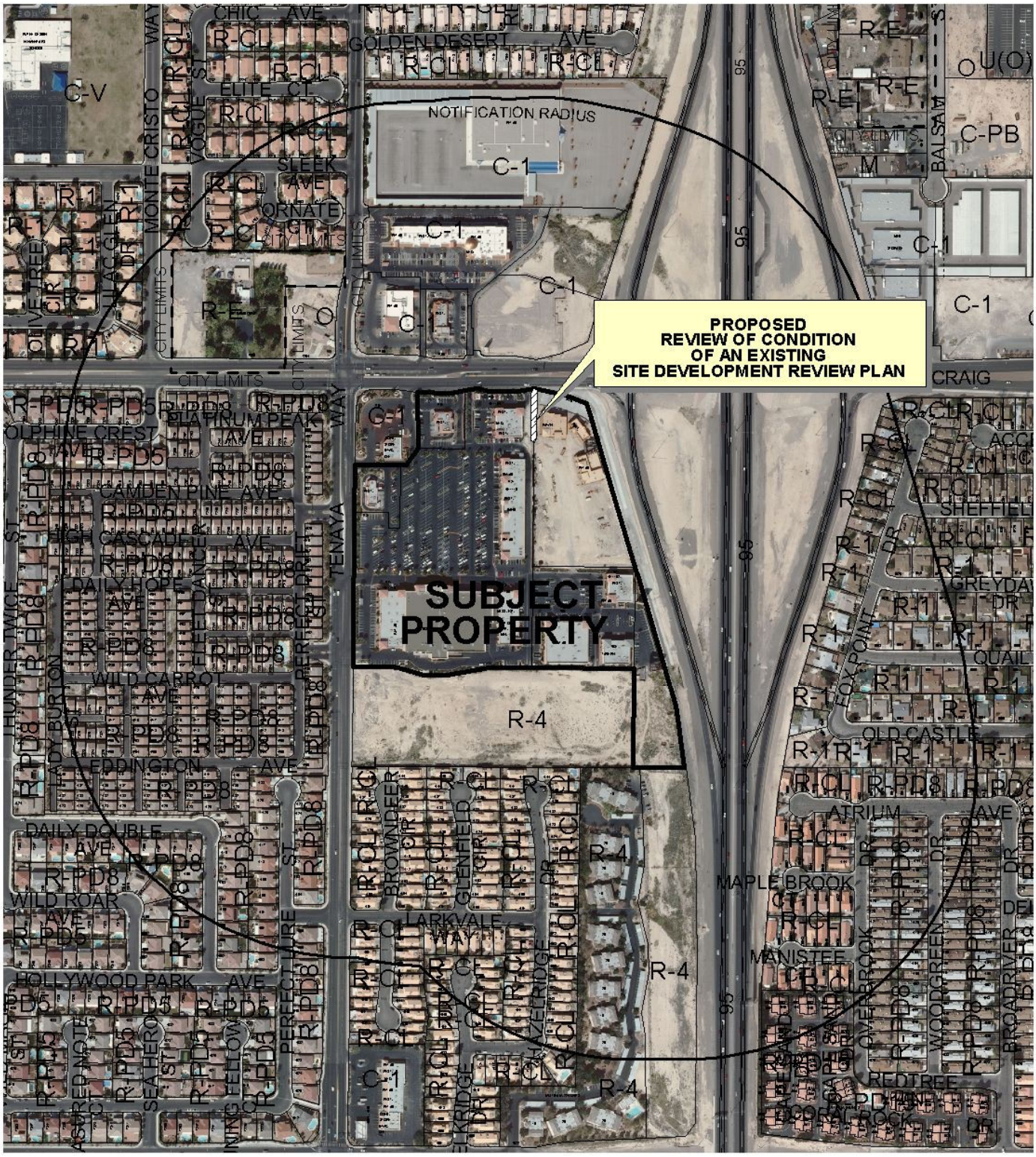
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CRAIG MARKETPLACE, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ROC-43312	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

ROC-43312 CONDITIONS

Planning

1. Conformance to the conditions of approval of the Site Development Plan Review (SDR-25484) and all other site related actions as required by the Department of Planning and Department of Public Works, except as amended herein.

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

Public Works

3. Amend Condition #14 of Site Development Plan Review (SDR-25484) to read,

   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. Alternatively, construction of the median may be deferred at this time, provided the applicant posts a surety bond with the City of Las Vegas in the amount of $10,000.00 to guarantee the future installation of the median. If allowed by the City Traffic Engineer, the bond may be released one year after the last Certificate of Occupancy has been issued for this overall site. However, since the subject median is not proposed on the applicant's parcel but on the parcel to the west, the applicant must provide proof that the parcel to the west is in accord with the revised condition concerning the installation of the median in the future if needed."

DED

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of a proposed shopping center that has 19,900 square feet of retail space and 18,025 square feet of commercial space located at the southwest corner of Craig Road and the US-95 on ramp. The shopping center is still under construction with a portion already open for business. Condition #14 of the Site Development Plan Review (SDR-25484) requires the applicant to "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 east side of the shared access driveway." The purpose of this condition was to eliminate a potential conflict between traffic entering the site from Craig Road and the traffic exiting from the on-site northern driveway.

The applicant is requesting Condition #14 be deleted, as it contends that a raised median island at the shared access driveway will reduce the width of the northbound travel lane, causing patrons with trucks or SUVs to hit the median island when turning right onto the access road from the northernmost driveway. The Department of Public Works has considered the applicant's request and determined that the installation of the raised median island may be deferred to allow time to evaluate whether the median is necessary. If no issues arise, the median will not be required. Staff supports the amended condition and recommends approval.

ISSUES

- Amendment of condition #14 which states "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 east side of the shared access driveway."

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/01/07	The City Council approved a request for Rezoning (ZON-19647) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 3.53 acres on the south side of Craig road, west of US-95. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-19643) for a 37,925 square-foot commercial center and waivers of perimeter landscape buffer standard to allow no landscaping along the south and east property lines where an eight-foot wide buffer is required and a two-foot wide buffer along a portion of the north property line where an eight-foot wide buffer is required.

02/28/08	The Planning Commission approved a request for a Major Amendment (SDR-25484) 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 US-95. Staff recommended approval.
10/01/08	The City Council approved a request for a Special Use Permit (SUP-29027) for a proposed Pawn Shop with a waiver to allow a zero-foot distance separation to another financial institution-specified where 1,000 feet is required at the southwest corner of US-95 and Craig Road. The Planning Commission recommended approval and staff recommended denial.
05/06/09	The City Council approved a request for a Special Use Permit (SUP-33584) for Beer/Wine/Cooler On-Sale Establishment within an existing restaurant at 7121 West Craig Road. The Planning Commission and staff recommended approval.
06/17/09	The Planning Department administratively approved a request for a Minor Amendment (SDR-34582) of an approved Site Development Plan Review (SDR-25484) for a Restaurant with drive-through and a reduction in square footage of an approved shopping center with a waiver to allow a zero-foot perimeter landscape buffer where two feet was approved on 3.53 acres adjacent to the south side of Craig Road, west of US-95.
09/02/09	The City Council approved a request for an Extension of Time (EOT-35333) of a previously approved Rezoning (ZON-19647) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 3.53 acres on the south side of Craig Road, west of US-95. Staff recommended approval.

Most Recent Change of Ownership	
07/13/05	A deed was recorded for a change in ownership for 138-03-701-003.
09/10/04	A deed was recorded for a change in ownership for 138-03-715-007.

Pre-Application Meeting	
10/24/07	A pre-application meeting was held and issues concerning the submittal of a Review Of Condition for Site Development Review (SDR-25484 and SDR-19643) were discussed with the applicant.

Site Visit	
10/11/11	Staff conducted a field check of the subject property. Staff noted the subject median island was well maintained within the commercial development.

Details of Application Request	
Site Area	
Net Acres	3.53

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	H (High Density Residential)	R-4 (High Density Residential)
East	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting that Condition #14 of the Site Development Plan Review (SDR-25484) be deleted, as it contends that a raised median island at the shared access driveway will reduce the width of the northbound travel lane, causing patrons with trucks or SUVs to hit the median island when turning right onto the access road from the northernmost driveway. The Department of Public Works proposes to modify the condition to defer construction of the median island until the commercial subdivision is fully built out to allow time to evaluate whether the median is necessary. If no issues arise, the median will not be required.

This property is located within the A-O (Airport Overlay) District and is in compliance with the standards of the district.

FINDINGS (ROC-43312)

The Department of Public Works has considered the applicants request and determined that the installation of the raised median island may be deferred to allow time to evaluate whether the median is necessary. Staff supports the Department of Public Works recommendation to amend Condition #14 of the Site Development Plan Review (SDR-25484) and therefore recommends approval of this request, with the amended condition.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 716

APPROVALS 2

PROTESTS 1

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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SEP 21 2011
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

RECEIVED
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

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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

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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

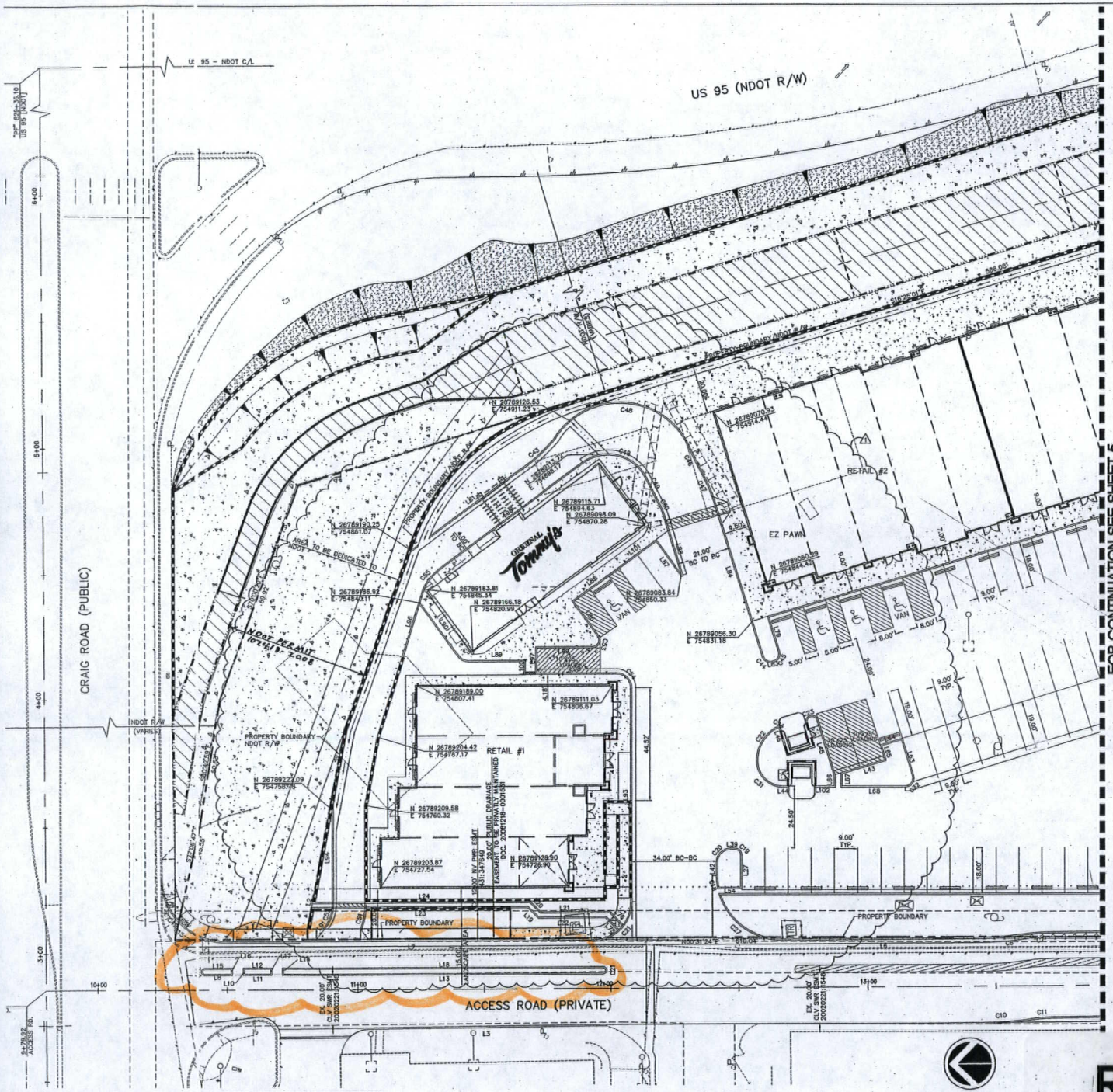
KLOEDIA M. VANG
Notary Public, State of Nevada
Appointment No. 03-82201-1
My Appt. Expires May 8, 2012

FOR DEPARTMENT USE ONLY

Case #	ROC-73312
Meeting Date:	11/8/11 P.C.
Total Fee:	$ 830
Date Received:*	9/21/11
Received By:	

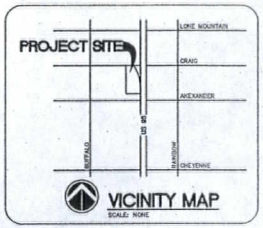
RECEIVED
SEP 21 2011
City of Las Vegas

*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

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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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City of Las Vegas
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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City of Las Vegas



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

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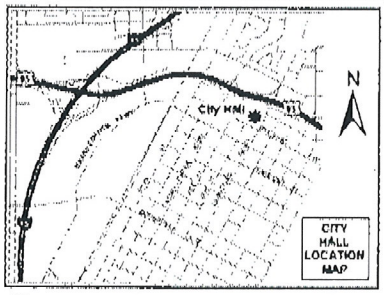
UNITED STATES POSTAGE
$ 00.41⁴
OCT 27 2011
MAILED FROM ZIPCODE 89101

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.

ROC-43312
Planning Commission Meeting of 11/8/2011

Case: ROC-43312
13803215008
EMERSON JOHN M & CLENIA
7301 BUSH GARDEN AVE
LAS VEGAS NV 89129-5946 89129-5946

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33P

OCT-31-2011 07:59 From:

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

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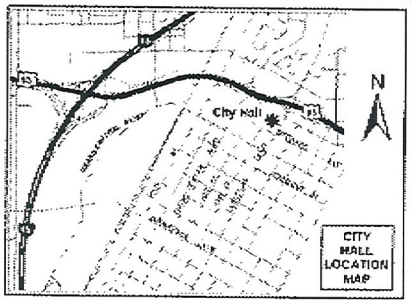
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-43312

Planning Commission Meeting of 11/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ROC-43312

13803819001
M L C TRUST
CARMOUCHE MARVELL L TRS
537 N MARKET ST #8
INGLEWOOD CA 90302-3061 90302-3061

33A

To:9170238572 68 Page:1/1

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

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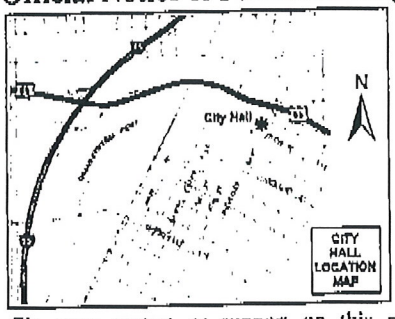
$ 00.41

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request

[redacted]

Please use available blank space on card for your comments.

ROC-43312

Planning Commission Meeting of 11/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ROC-43312
13803217015
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986 89129-5986

33A

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**

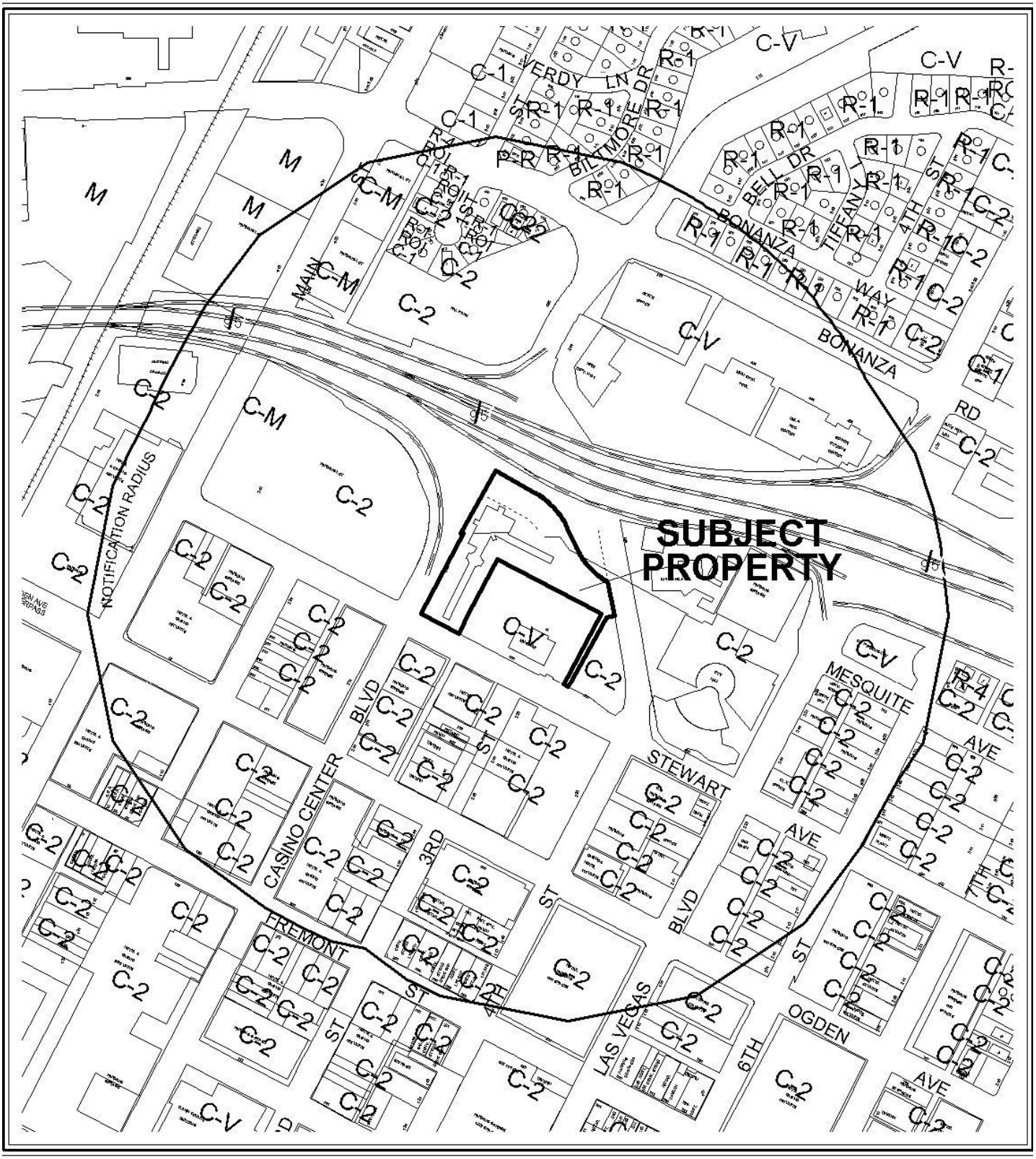
SUBJECT:
SDR-42987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED AND PLAZA on 2.83 acres at 300 North Casino Center 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-42987	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-42987 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/24/11, except as amended by conditions herein.

3. All proposed signage depicted on the site plan shall comply with the requirements of Title 19.08 and be approved through separate building permits. No signage shall be approved as part of this Site Development Plan Review.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

7. Remove all substandard sidewalk improvements, including sidewalk ramps adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

8. All landscaping and private improvements 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.

9. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is to convert an existing bus transportation facility located at 300 North Casino Center Boulevard into a General Retail Store, with an outdoor plaza area for additional activities, including, but not limited to, vending, events and food trucks. The existing site is to remain in its current configuration, with areas set aside for the outdoor activities to occur. This adaptive re-use of the site is anticipated to fill the void between the vacancy created when the new transportation terminal opened at Bonneville Avenue and Casino Center Boulevard, and future redevelopment of the site. The re-use of the site supports Policy 1.2.6 of the Las Vegas 2020 Master Plan, which states "That the City encourage street vendors as a means of improving the pedestrian environment," and also supports the Downtown Centennial Plan's Urban Design Goals and Objectives for the Pedestrian Environment to "encourage a network of arcades throughout downtown." Staff is recommending approval with conditions.

ISSUES

- Currently, NRS requires that food trucks remain mobile, with a maximum stay at any one location limited to 30 minutes, unless otherwise approved through a Special Event Permit.
- Additional inspections may be required to ensure the welfare, health and safety of the general public. These inspections, including but not limited to tent inspections by the Department of Fire and Rescue, shall be conducted as required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/12/85	The Planning Commission approved a request for a Civic Review (CV-0002-85) of property generally located at Mesquite Avenue and Casino Center Boulevard, for the purpose of establishing a Downtown Transportation Center. Staff recommended approval.
09/25/97	Planning staff administratively approved a Site Development Plan Review (SD-0016-97) for a proposed building and parking expansion to the existing 9,700 square-foot Transit Passenger Facility located at 300 North Casino Center Boulevard.
03/07/07	A Code Enforcement case (51068) was processed for trash and debris at 300 North Casino Center Boulevard. The case was resolved 03/12/07.

08/02/07	A Code Enforcement case (56367) was processed for pigeon droppings at 300 North Casino Center Boulevard. The case was resolved 08/16/07.
11/17/10	The City Council approved a General Plan Amendment (GPA-39192) from PF (Public Facilities) to MXU (Mixed Use) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
11/17/10	The City Council approved a Rezoning (ZON-39193) from C-V (Civic) to C-2 (General Commercial) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
07/01/1947	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1987	A Transit Passenger Facility (Downtown Transportation Center) was constructed at 300 North Casino Center Boulevard.
11/12/98	A building permit (98022323) was issued for a remodel of the Transit Passenger Facility located at 300 North Casino Center Boulevard. A final inspection was approved on 09/10/99.

Pre-Application Meeting	
08/18/11	A pre-application meeting was held with the applicant, where submittal requirements for a Site Development Plan Review for changes to the existing site were discussed. The applicant was informed that a parking analysis would be necessary and justification would be required for any parking deficiency. The applicant described what types of uses would be proposed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
09/29/11	A field check was conducted on the site. The site is clean and free of debris. Crash barriers have been set up to block access to two areas of the site.

Details of Application Request	
Site Area	
Net Acres	2.83

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Transit Passenger Facility (vacant)	MXU (Mixed Use)	C-2 (General Commercial)
North	I-515/U.S. 95 right-of-way	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Hotel parking garage	C (Commercial)	C-2 (General Commercial)
	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
	Government Facility	MXU (Mixed Use)	C-2 (General Commercial)
West	Hotel surface parking lot	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (Downtown Gateway District)	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed (≥3500 SF)	11,981 SF	1 space/175 SF GFA	69				
Restrooms	1,650 SF	N/A	0				
	13,631 SF						
TOTAL SPACES REQUIRED			**69**		**28**		N
Regular and Handicap Spaces Required			66	3	24	4	N
Loading Spaces	11,981 SF	10,000-29,999 SF	2	N/A	1	N/A	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of Title 19 parking requirements. However, the above table is used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

The subject site was used as the downtown bus terminal until recently, when it moved to a site at Bonneville Avenue and Casino Center Boulevard. Since then, the site has remained vacant. This proposal would convert the facility into a General Retail Store with a plaza area for outdoor vending, including a farmer's market and space for mobile food trucks.

The subject site was approved for and developed as a bus terminal, and all site amenities, including parking areas, landscaping and structures, are already present on the site. No new facilities or landscaping are proposed at this time. The intent is to adaptively reuse the site in its current configuration pending future redevelopment of the site. No Waivers or Exceptions are required for the re-use.

Parking is to be accommodated on-site with 28 spaces, with approximately 152 spaces available in publicly owned parking lots located to the north in public rights-of-way immediately adjacent to the site. The parking available is more than adequate for the proposed use. Due to the size of the existing building, the site requires two loading spaces. However, the proposed mobile vending area is more than adequate to supplement the loading needs of the site, and Title 19 loading standards are not automatically applied within the Downtown Gateway District of the Downtown Centennial Plan.

The proposed re-use of the existing bus terminal as a General Retail Store with a plaza area for outdoor activity is consistent with Policy 1.2.6 of the Las Vegas 2020 Master Plan, which states "That the City encourage street vendors as a means of improving the pedestrian environment," and also supports the Downtown Centennial Plan's Urban Design Goals and Objectives for the Pedestrian Environment to "encourage a network of arcades throughout downtown." Staff is recommending approval of the request.

FINDINGS (SDR-42987)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with adjacent development and development in the area, as previously approved.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the goals and policies of the 2020 Master Plan and the Downtown Centennial Plan.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation are adequate for the proposed activity, and will not negatively impact the adjacent roadways or traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The existing building and landscape materials, as previously approved, are appropriate for the area and 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;**

   No new facilities are proposed. Existing facilities, as previously approved, create an aesthetically pleasing environment and are compatible with development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Building permits will be required for any tenant improvements needed, and inspections will be conducted as needed to ensure the public health, safety and general welfare is secure.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 114

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42987** APN: 139-34-501-008

Name of Property Owner: City of Las Vegas

Name of Applicant: CIM/POB Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for proposed general retail within a plaza area

Project Address (Location) 300 N. Casino Center Blvd.

Project Name Downtown Transit Center Reuse Proposed Use Retail

Assessor's Parcel #(s) 139-34-501-008 Ward # 5

General Plan: existing C proposed n/a Zoning: existing C-2 proposed n/a

Commercial Square Footage 13,361 Floor Area Ratio 0.11

Gross Acres 2.83 Lots/Units n/a Density n/a

Additional Information

ELIZABETH N. FRETWELL

PROPERTY OWNER City of Las Vegas Contact ~~David Bratcher~~

Address 400 E. Stewart Ave. Phone: 229-2201 Fax:

City Las Vegas State NV Zip 90801

E-mail Address dbratcher@lasvegasnevada.gov

APPLICANT CIM/POB Las Vegas, LLC Contact Bradley Aaronson

Address 6922 Hollywood Blvd. #900 Phone: (323) 860-4988 Fax: (323) 446-7172

City Los Angeles State CA Zip 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler Contact n/a

Address 206 N. 3rd St. Phone: (702) 296-2600 Fax: (702) 477-0045

City Las Vegas State NV Zip 90801

E-mail Address Todd@rgglv.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11.

Kim 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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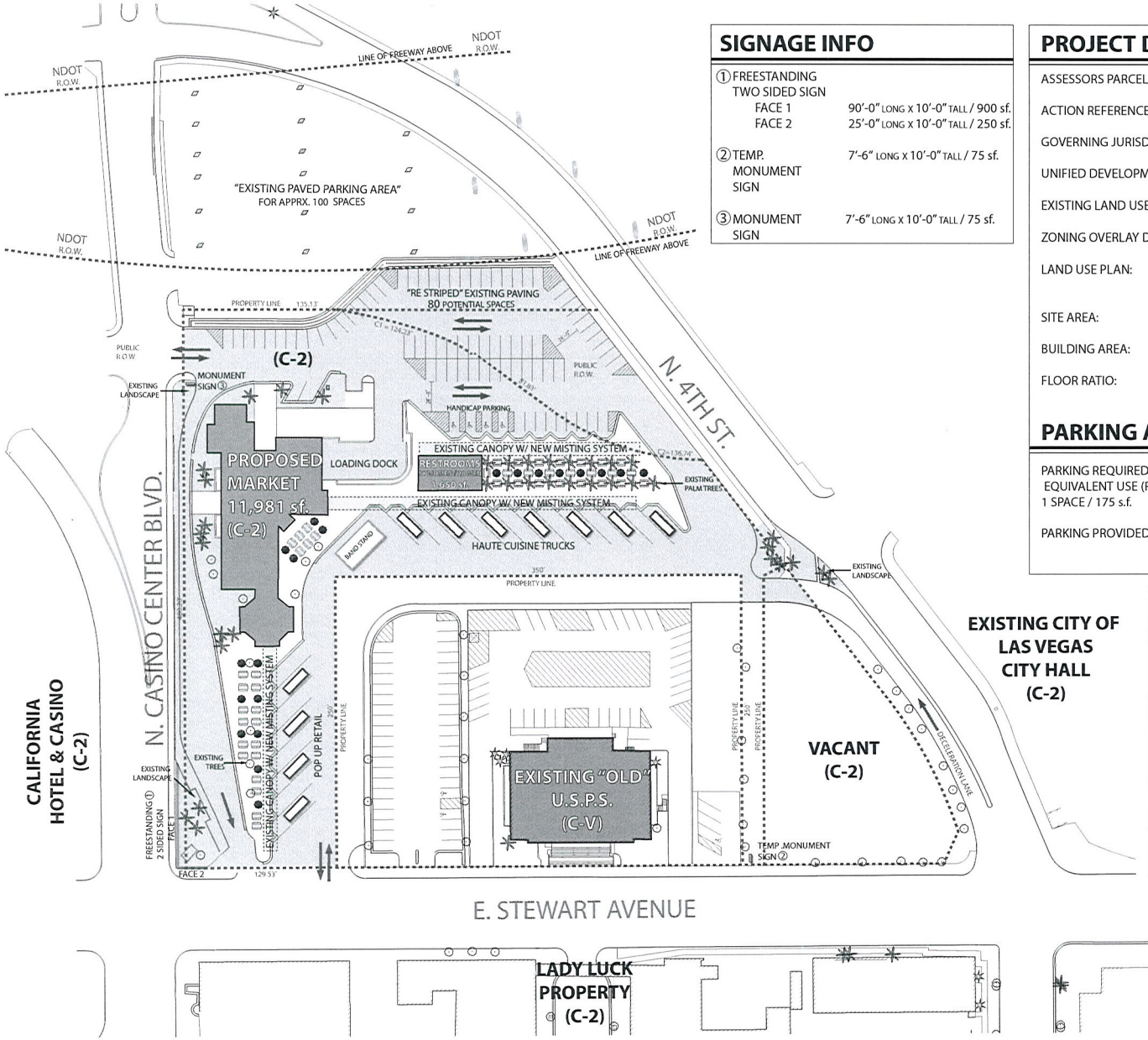
Department of Planning

* 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.

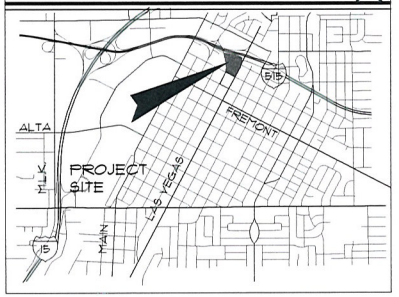
PROJECT DATA

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
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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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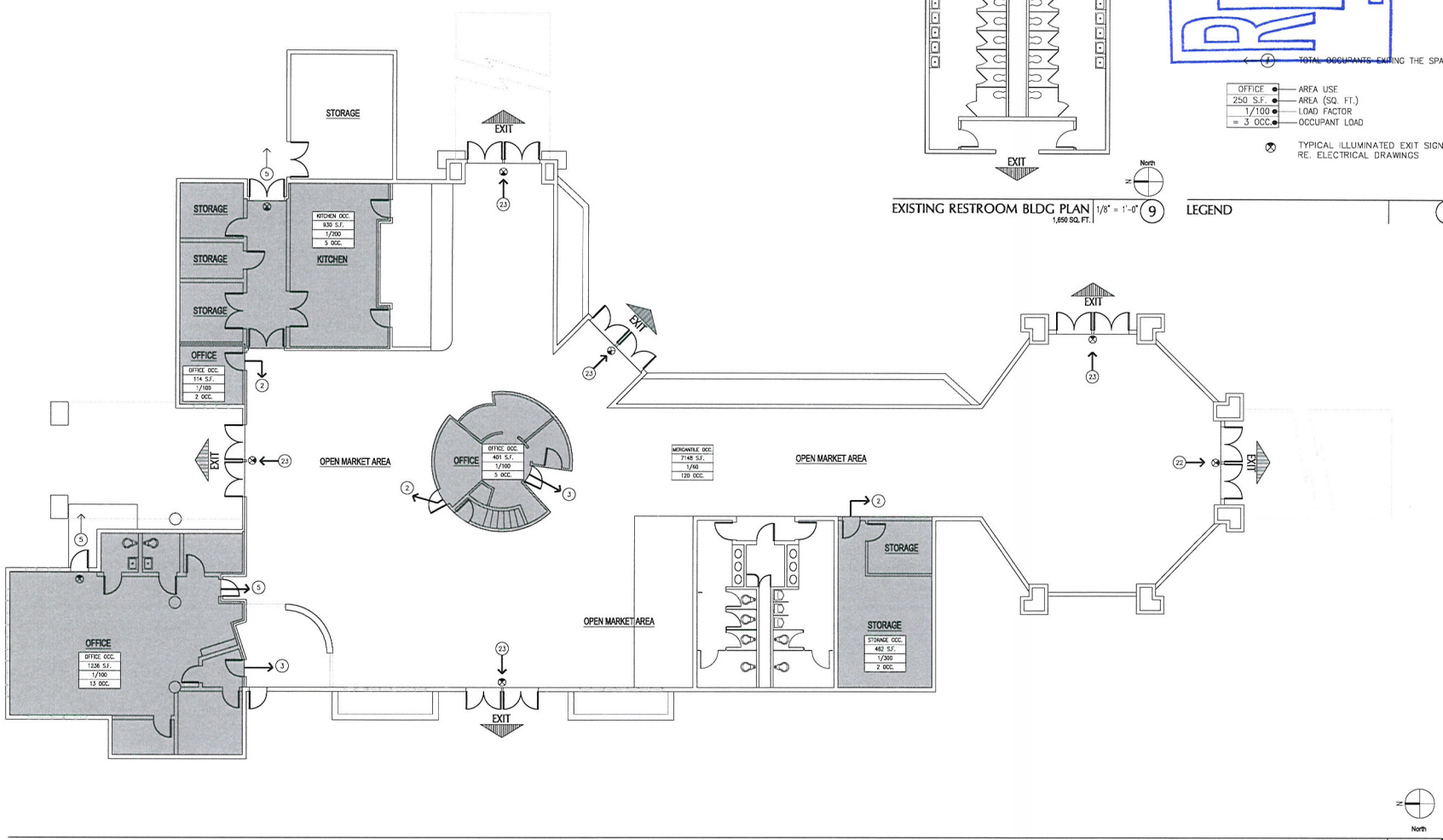
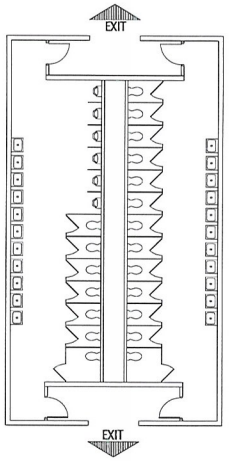
SDR-42987



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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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

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PROJECT NUMBER

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EXITING PLANS

SHEET NUMBER
A0.01

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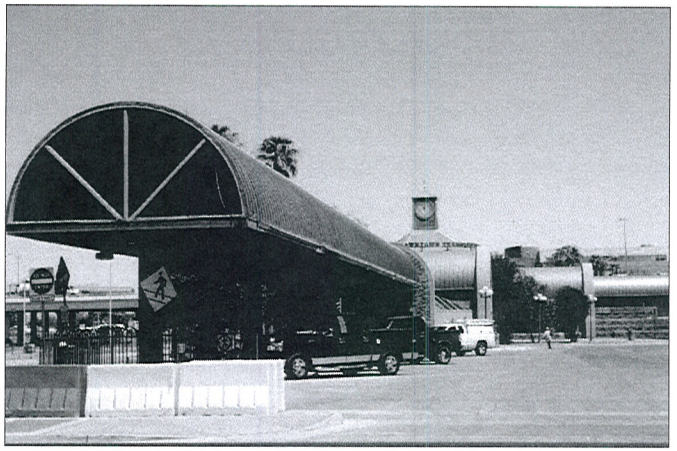
SDR-42987



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 NUMBER

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EXISTING ELEVATIONS

SHEET NUMBER
A6.01

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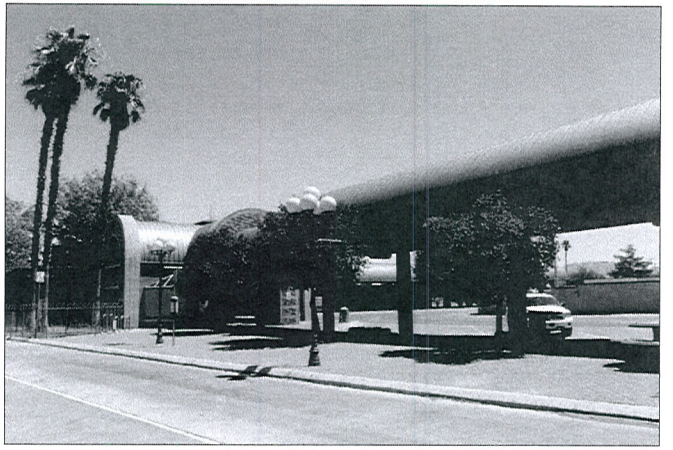
EXISTING LANDSCAPE NO SCALE (13)



EXISTING LANDSCAPE NO SCALE (3)



EXISTING LANDSCAPE NO SCALE (11)



EXISTING LANDSCAPE NO SCALE (1)

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SHEET TITLE
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SHEET NUMBER
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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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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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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**

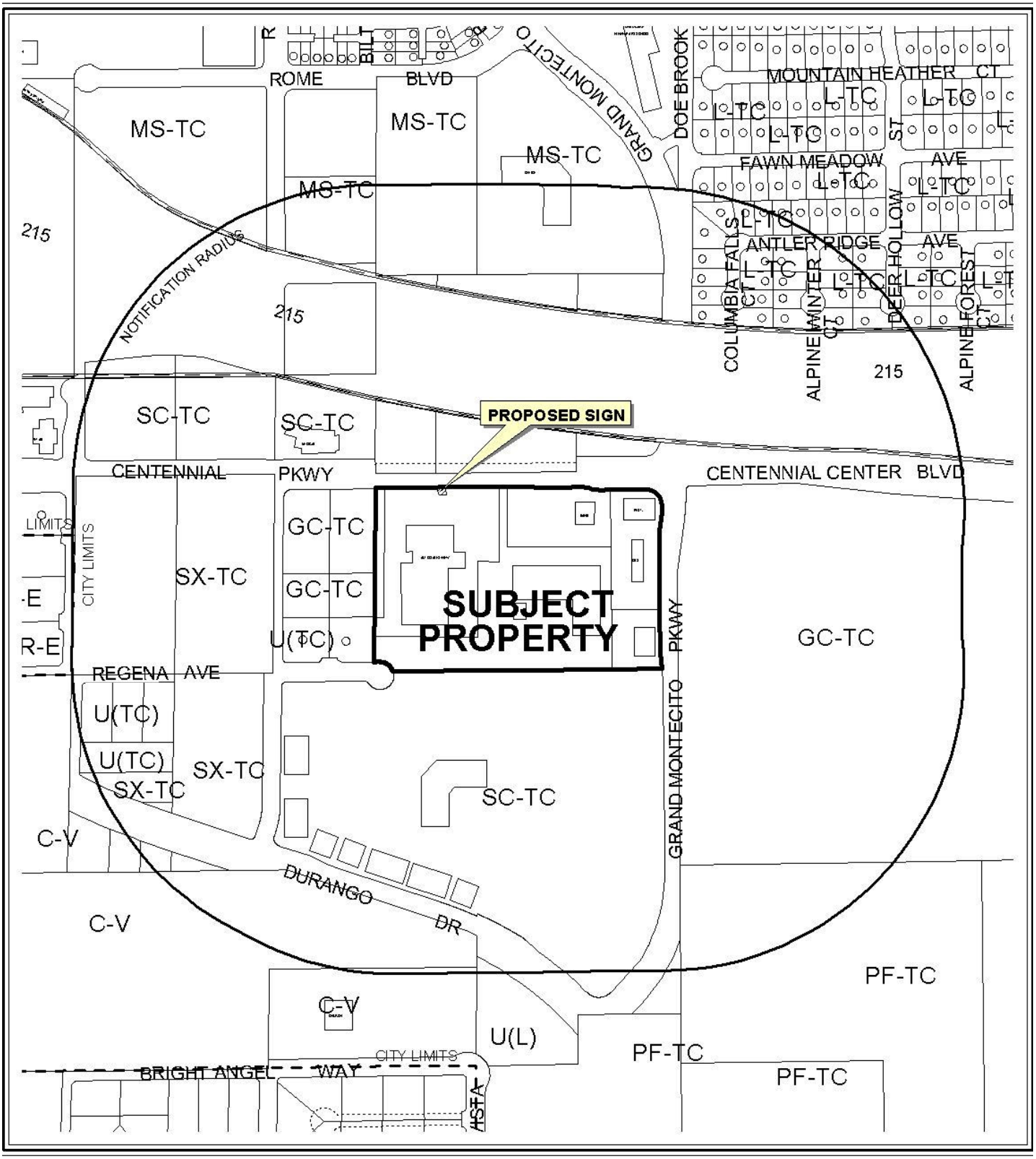
SUBJECT:
SDR-43247 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - For possible action on a request for a Site Development Plan Review FOR A WAIVER TO ALLOW AN ELECTRONIC READER BOARD ON AN EXISTING 24-FOOT TALL FREESTANDING SIGN on 3.98 acres at 8555 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.**	**1**
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
6. Support Postcard



0 300 600 Feet

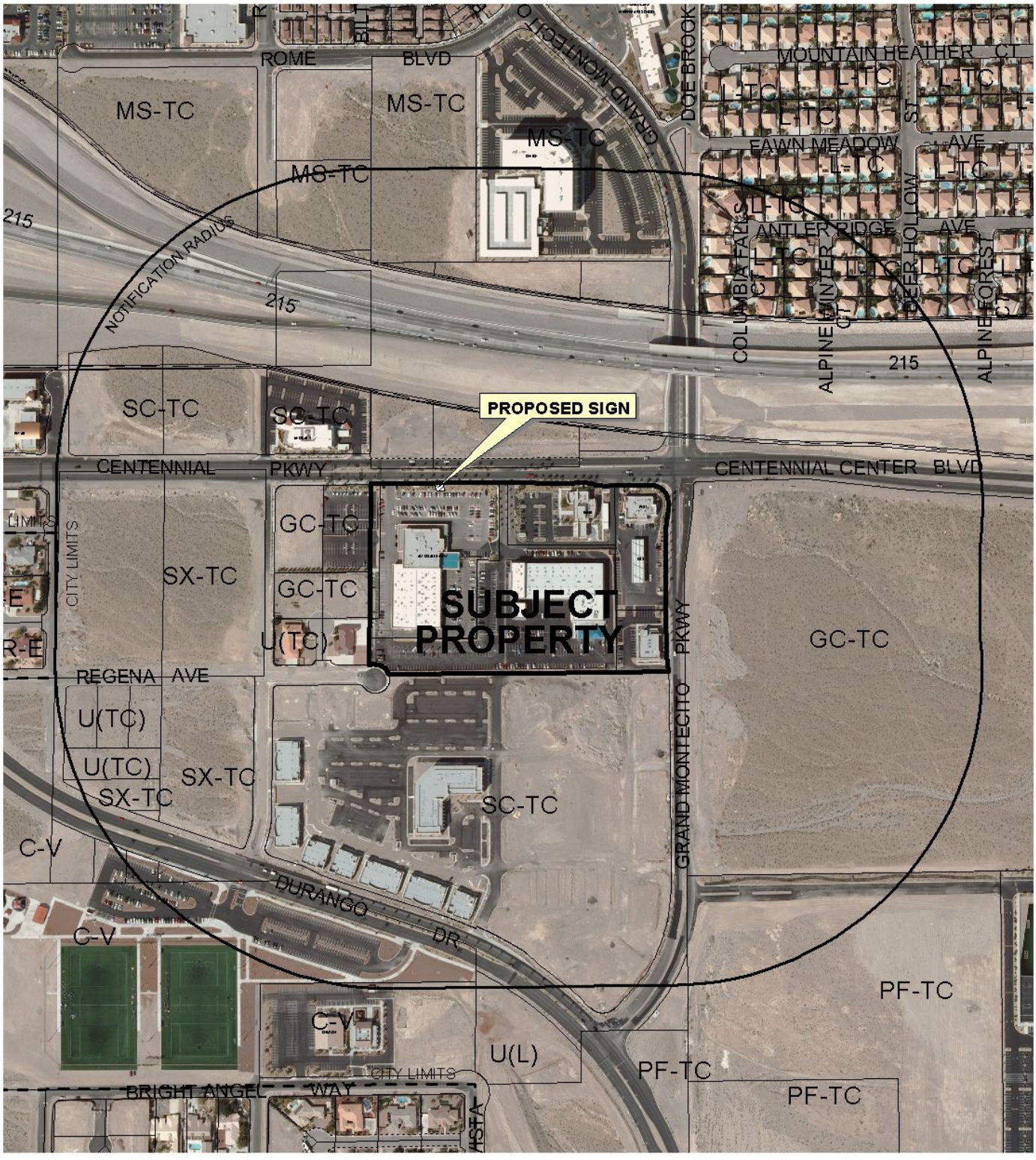
CASE: **SDR-43247**

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]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43247	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-43247 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for all previously approved cases for this site except as amended herein shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 and sign elevations, date stamped 09/15/11, except as amended by conditions herein.

4. A Waiver from Town Center Development Standards F(2)a1(b)7 is hereby approved, to allow a reader board on an existing pylon (freestanding) sign.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review to install a reader board to an existing 24-foot tall freestanding (pylon) sign at 8555 Centennial Parkway in Town Center. Staff recommends denial since it is not compatible and will change the aesthetics of the area. If denied, no reader board could be installed on the site.

ISSUES

- A Waiver from Town Center Development Standards F.2.A.1.b7 is required, to allow a reader board on an existing freestanding (pylon) sign. Staff does not support the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/10/99	The City Council approved an annexation (A-0010-98(A) of this property as part of a larger application. The Planning Commission and staff recommended approval.
10/06/99	The City Council approved a Site Development Plan Review (SD-0020-99) for a 38,295 square-foot automobile dealership at 8555 West Centennial Parkway. The Planning Commission and staff recommended approval.
12/02/99	The Planning Commission approved a Tentative Map (TM-0046-99) for a one lot commercial subdivision at 8555 West Centennial Parkway. Staff recommended approval.
08/21/02	The City Council approved a request for a Rezoning (Z-0043-02) from U (Undeveloped) [L (Low Density Residential) General Plan Designation], U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] and U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) to TC (Town Center). The Planning Commission and staff recommended approval.

08/21/02	The City Council approved a request for a request to amend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan (GPA-0019-02) to match the alignment of the proposed S Curve; and to amend the future land use within the revised boundary area from ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center) on parcels north of the proposed S Curve, south of Centennial Parkway and west of Durango Drive. The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission approved a request for a Site Development Review (SDR-5283) and Waivers of perimeter setback buffering and landscaping requirements and to allow a zero-foot setback along the west property line for a proposed 8,346 square-foot auto body shop and a proposed 1,976 square-foot office with a 5,205 square-foot canopy as additions to an existing auto dealership on 4.28 acres at 8555 West Centennial Parkway. Staff recommended approval.

Most Recent Change of Ownership	
01/07/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/22/01	A Building Permit (#1001158) was issued for a sign at 8555 West Centennial Parkway. The Permit was finalized on 04/27/01.
02/28/01	A Building Permit (#1003195) was issued for a sign at 8555 West Centennial Parkway. The Permit was finalized on 04/27/01.
06/26/01	A Building Permit (#1011523) was issued for a pole sign at 8555 West Centennial Parkway. The Permit was finalized on 07/10/01.
08/14/02	A Building Permit (#2015913) was issued for a sign at 8555 West Centennial Parkway. The Permit was finalized on 11/26/02.
04/02/04	Code Enforcement issued a Notice of Violation (#8992) for illegal signage at 8555 West Centennial Parkway. The case was resolved on 04/05/04.
06/11/08	Code Enforcement issued a Notice of Violation (#66529) for illegal banners on trees at 8555 West Centennial Parkway. The case was resolved on 06/27/08.
07/25/08	A Building Permit (#120847) was issued for a double face illuminated freestanding sign at 8555 West Centennial Parkway.

03/03/09	A Building Permit (#134671) was issued to raise an existing double face illuminated freestanding sign to 24 feet at 8555 West Centennial Parkway.
04/28/11	Code Enforcement issued a Notice of Violation (#101297) for illegal balloons, banners, flags, and portable signs at 8555 West Centennial Parkway. The case was resolved on 05/12/11.

Pre-Application Meeting	
09/07/11	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review with a Waiver to allow a reader board on an existing freestanding sign.

Neighborhood Meeting
No neighborhood meeting is required, nor was one held.

Field Check	
09/29/11	Staff conducted a field check and found a well maintained new automobile dealership. The freestanding sign being requested for modification was to code and also well maintained.

Details of Application Request	
Site Area	
Net Acres	3.98

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motor Vehicle Sales (New)	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
South	Office	GC-TC (General Commercial – Town Center)	T-C (Town Center)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Motor Vehicle Sales (New)	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	Parking Lot	GC-TC (General Commercial – Town Center)	T-C (Town Center)
	Single Family Dwelling, Detached		

Master Plan Areas	***Yes***	***No***	***Compliance***
Town Center Master Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
T-C (Town Center) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Parkway	Frontage Road	Town Center Development Standards Manual	100	Y

Freestanding Signs: Town Center Development Standards F(2)A(1)b		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1
Maximum Area	N/A	120 SF
Maximum Height	24 Feet	24 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	No fugitive light or exposed neon	LED

Waivers		
Requirement	***Request***	***Staff Recommendation***
No Reader Board signs permitted.	To permit a Reader Board sign.	Denial

ANALYSIS

The applicant is requesting to install a reader board on an existing 24-foot tall freestanding sign at an automobile dealership at 8555 Centennial Parkway. The purpose of this request is to promote community events, such as high school football games and neighborhood meetings, etc. The applicant has indicated that no revenue will be collected for these notices and no off-premise commercial advertising will take place.

The development of the Town Center included extensive community meetings and public hearings before it was approved by City Council on November 7, 2001. When the Town Center Development Standards were adopted, a provision was made to forbid the installation of any reader board signs in the Town Center boundaries. As a result, a waiver of this standard is required. The content displayed on the reader board was not at issue when the ban was proposed; it was the aesthetic affect such signs would have on the area in general. The residents did not want the Town Center to have the same look and feel as downtown and the Strip and one avenue to prevent this was to ban all reader board signs in Town Center.

The Town Center Development Standards specifically prohibit the use of reader board signs in Town Center. Approval would change the aesthetics of the area and would not be compatible. For these reasons, staff recommends denial.

FINDINGS (SDR-43247)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed reader board sign is not compatible with adjacent development since such signs are prohibited in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

This proposal is not consistent with the Town Center Development Standards in that a waiver is being requested to allow a reader board sign where such signs are specifically prohibited. The proposal does not meet Policy 2.4.8 of the 2020 Master Plan, which requires the city to improve the quality and appearance of signage through the consistent application of its sign code.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The proposed reader board sign will not have an impact on access and circulation to the site.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed material for a reader board sign is not appropriate for the area.

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;**

   The proposed reader board sign will create an undesirable aesthetic on the area if a waiver is granted.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed sign would require staff review and inspection for adherence to all safety requirements to protect the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 60

APPROVALS 1

PROTESTS 0

YK

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.

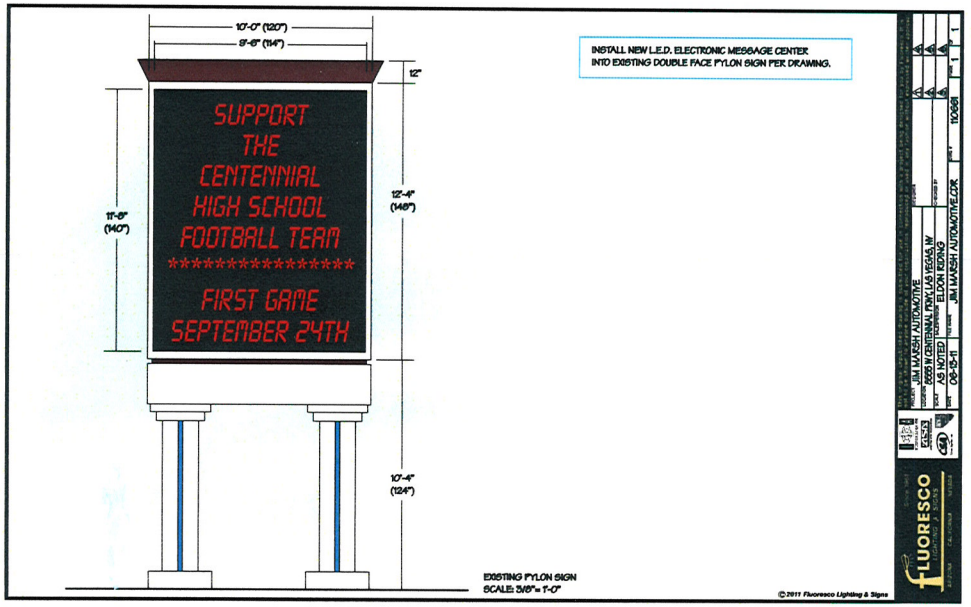
Revised 10/27/08

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:
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Contractor:
Fluoresco
2778 Pomona Blvd.
Pomona, CA 91768-3222
Phone 909-592-0870

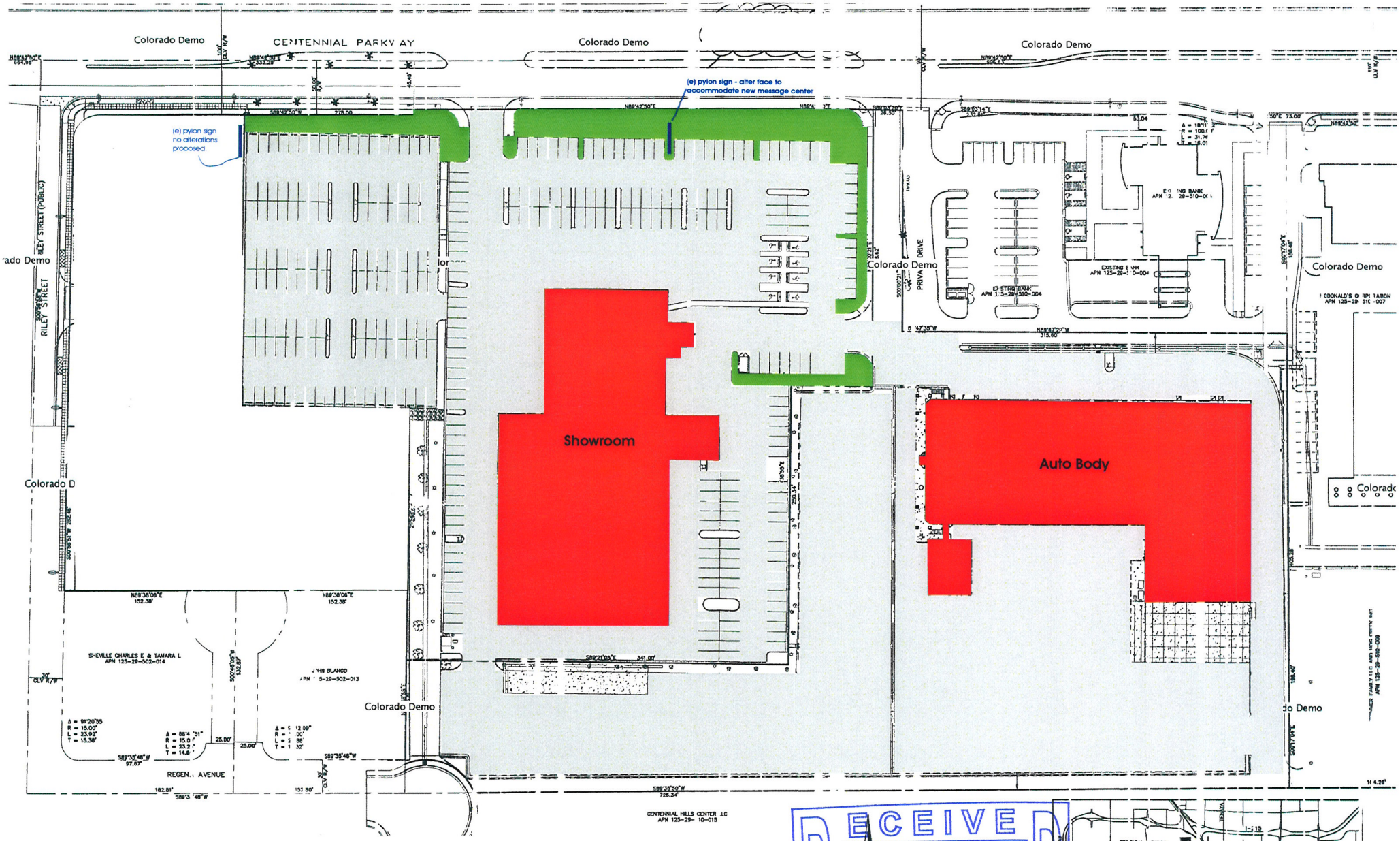
Property Owner:
Jim Marsh American Corp.
Jim Marsh
P.O. Box 42156
Las Vegas, NV 89116
Phone 702-946-1000

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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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

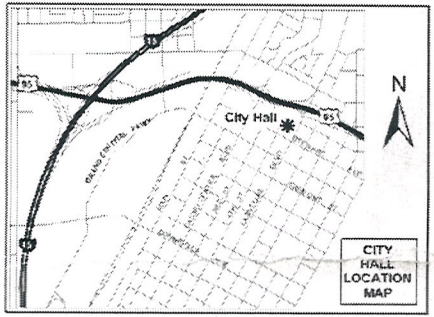
SDR-43247

City of Las Vegas
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
0004279218
$ 00.41⁴
OCT 27 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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.

SDR-43247
Planning Commission Meeting of 11/8/2011

Case: SDR-43247
12521412019
LOZANSKI ROBERT T & PATRICIA R
6513 ALPINE WINTER CT
LAS VEGAS NV 89149-4523 89149-4523

35A

31 HRDFN11 89149

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**

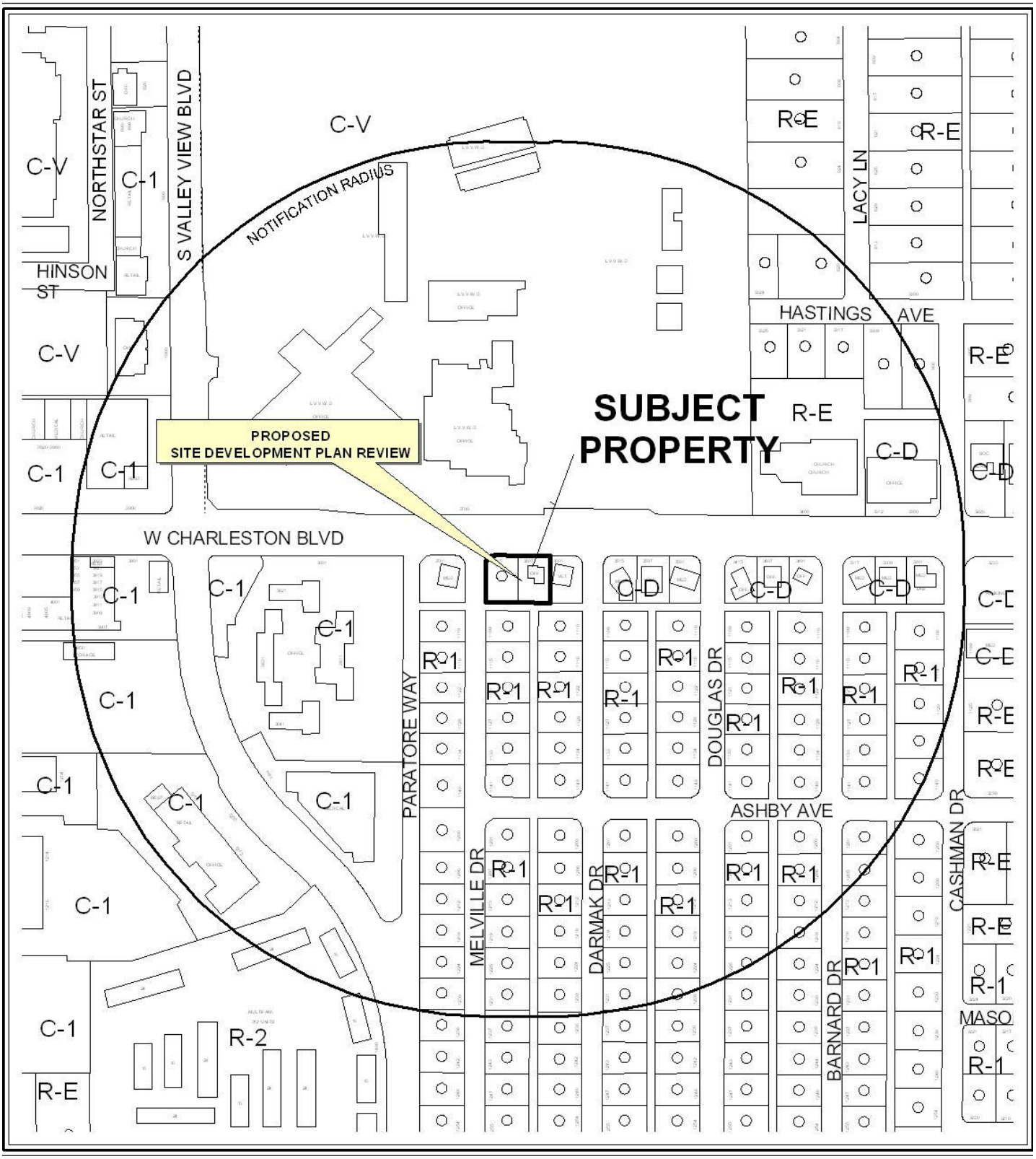
SUBJECT:
SDR-43290 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHELO, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 13-FOOT TALL, 1,007 SQUARE-FOOT SINGLE-STORY RESIDENCE TO AN OFFICE WITH A WAIVER TO ALLOW A SIX-FOOT 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHELO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43290	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-43290 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0062-96) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 and landscape plan, date stamped 10/13/11; and the building elevations and floor plans, date stamped 09/20/11, except as amended by conditions herein.

4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate APNs 162-05-110-014 and 015. The mapping action shall be completed and recorded prior to the issuance of any building permits.

5. A Waiver from Title 19.08.050 (Prior to May 1, 2011) is hereby approved, to allow a six-foot perimeter landscape buffer along a portion of the west perimeter near the alley where a minimum of 15 feet is required.

6. An Exception from Title 19.10.010 is hereby approved, to allow zero shade trees in the parking lot where four are required.

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/13/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. 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. Installed landscaping shall not impede visibility of any traffic control device. The landscape plan shall be amended to reflect an additional four trees and four shrubs per tree in the north and west perimeter landscape buffer areas.

11. 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).

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

14. 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.

15. 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.

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

Public Works

17. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard sidewalk improvements and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing "pan" style driveways may remain.

18. A map consolidating this property with the adjacent parcel, such as FMP-43244, shall record prior to the issuance of permits for this site.

19. 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.

20. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.

21. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Charleston Boulevard and Melville Drive public rights-of-way prior to occupancy. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review to convert an existing legal, nonconforming 1,007 square-foot single family residence into an office at 3615 W. Charleston Boulevard. The property is currently vacant and was rezoned to allow an office use in 1976. The scope of the project entails enhancements to the façade and landscape; installing a wrought iron fence, new handicapped accessible sidewalks and a parking lot. The purpose of the conversion is to operate a private psychiatric practice. Staff recommends approval, with conditions since the project will bring this property into conformance with the General Plan. If denied, the property will remain as a legal, nonconforming residence.

ISSUES

- Consolidating APNs 162-05-110-014 and 015 via the remapping process is required to avoid a parking variance request. The applicant filed a Reversionary Final Map (FMP-43244) request with the city on September 15, 2011.
- A Waiver is required to allow a six-foot wide landscape perimeter buffer along a portion of the west perimeter where a 15-foot wide buffer is the minimum required. Staff supports this request.
- An Exception is required to allow zero parking lot shade trees where four are required. Staff supports the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
C. 1951	The building at 3615 West Charleston Boulevard was constructed.
08/07/96	The City Council approved a Rezoning (Z-0062-96) from R-1 (Single Family Residential) to C-D (Designed Commercial) for 3615 West Charleston Boulevard as part of a larger request. The Planning Commission and staff recommended approval.
06/16/02	The City Council approved General Plan Amendment (GPA-0047-01) from SC (Service Commercial) to O (Office) at 3615 West Charleston Boulevard as part of a larger request. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
07/15/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/15/11	An application for a Final Reversionary Map (FMP-43244) to merge two lots on approximately 0.40 acres at 3615 and 3607 West Charleston Boulevard (APNs 162-05-110-014 and 015) was filed with the Planning Department for processing. The map has not recorded, pending approval of this Site Development Plan Review.

Pre-Application Meeting	
09/08/11	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review. It was noted that a parking variance would be required unless the parcel was remapped with the adjacent parcel. The applicant owns both parcels and agreed to file a request for a reversionary final map to avoid the need for a parking variance request. It was noted that a Waiver for Perimeter Landscape Buffers may be required along the Mellville Drive frontage. An Exception will be needed for the lack of shade trees in the parking lot.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
09/29/11	Staff conducted a site visit and found a vacant building. This property was built as a single family dwelling but is being converted for an office use. The grounds were clean and well maintained.

Details of Application Request	
Site Area	
Net Acres	.20

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	O (Office)	C-D (Designed Commercial)
North	LVVWD Offices	PF (Public Facility)	C-V (Civic)
South	Single Family, detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office	O (Office)	C-D (Designed Commercial)
West	Office, Medical	O (Office)	C-D (Designed Commercial)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Unified Development Code Title 19.00.100(C) and Title 19.08.050 (C), the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	77 Feet	Y*
Min. Setbacks			
• Front	25 Feet	28 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	25 Feet	47 Feet	Y
Max. Lot Coverage	30 %	16.5 %	Y
Max. Building Height	20 Feet	13 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A	N/A
Mech. Equipment	Screened	Y	Y

- Determined to be a legal non-conforming lot.

Pursuant to Unified Development Code Title 19.00.100(c), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
TOTAL PERIMETER TREES		**8 Trees**	**8 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		25 Feet	Y
• South	0 Feet		0 Feet	Y
• East	0 Feet		0 Feet	Y
• West	15 Feet		6 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Mellville Drive	N/A	N/A	50	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Psychology Practice	1,007 SF	1:200 SF	6				
Office	1,122 SF	1:300 SF	4				
TOTAL SPACES REQUIRED			10		13		Y
Regular and Handicap Spaces Required			9	1	12	1	Y
Loading Spaces			N/A		N/A		N/A

YK

Waiver		
Requirement	***Request***	***Staff Recommendation***
To provide a 15' wide perimeter landscape buffer along the west perimeter.	To provide a 6' wide perimeter landscape buffer along a portion of the west perimeter.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To provide four shade trees in the parking lot area.	To provide zero shade trees in the parking lot area.	Approval

ANALYSIS

This project is a conversion of a legal, nonconforming residence into an office for a private psychiatric practice. The property is within the boundaries and adheres to the recommendations outlined in the Rancho Charleston Land Use Study Overlay. Specifically, the building will remain well under the 20-foot height limit called for in the Study.

The applicant is requesting one Waiver and one Exception. The Waiver is required, as the applicant is only providing a six-foot wide perimeter landscape buffer where a 15-foot wide perimeter landscape buffer is required along a portion of the west perimeter. The waiver is to allow for additional parking. Staff supports the request for the waiver, as it is minor in nature and provides for the required parking.

The Exception is for the required parking lot shade trees. Staff supports this request, as the size of the lot does not allow for the trees to be placed without losing required parking. Since this is a legal, nonconforming lot, the request is warranted.

An Encroachment Agreement from Public Works is required to place perimeter landscape in the right-of-way along Melville Drive. A condition has been added to address this requirement.

The overall aesthetic of the building will remain residential in nature providing a nice transition between Charleston Boulevard and the single family residential neighborhood to the south. The applicant has agreed to combine this lot with the lot to the east that he also owns in order to prevent the need for a parking variance. This allows for the site to maintain good circulation and provide all the required parking onsite for both office buildings. Additional landscaping and a wrought iron fence will be added to the front and side yards that will enhance the visual appeal of the property.

The proposal will bring this property into conformance with both the General Plan and Zoning District designations previously adopted for the site; therefore, staff recommends approval, with conditions.

FINDINGS (SDR-43290)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed office use is compatible with the adjacent development and provides a proper buffer between a primary arterial road and the single family residences to the south.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The site is consistent with the General Plan, Charleston/Rancho Study, Unified Development Code Title 19.00.100(c) and other duly-adopted city plans, policies and standards except for the requested perimeter landscape buffer waiver and tree exception that are support by staff, with conditions.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The primary access is from Charleston Boulevard, a 100-foot Primary Arterial. A secondary access is available from the rear of the property via a public alley. The circulation provided will not have a negative impact on adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building and landscaping material is 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;**

The building will retain an overall residential aesthetic and remain harmonious and compatible with the neighborhood.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed project is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 132

APPROVALS 0

PROTESTS 0

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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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

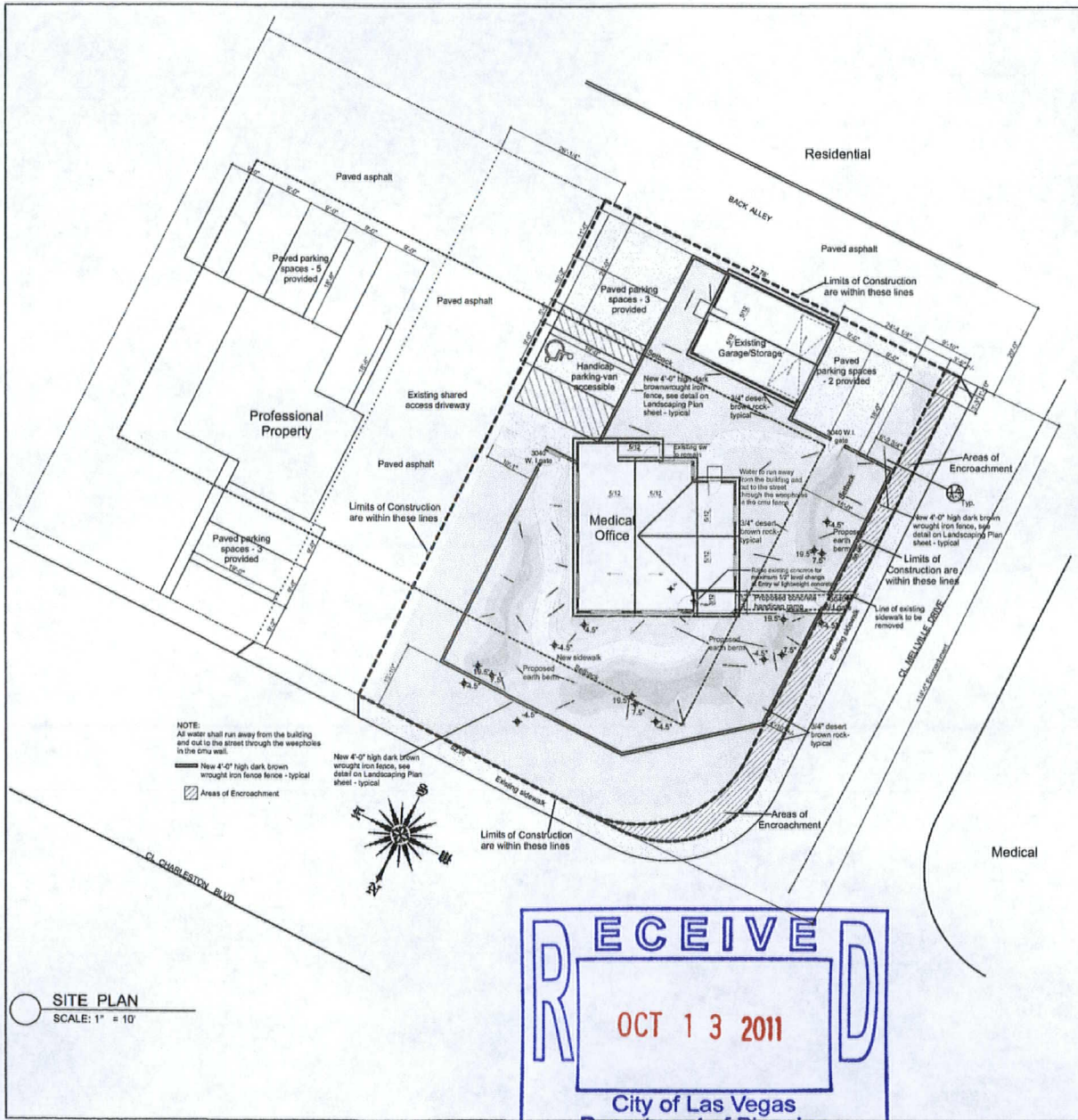
Revised 10/27/08

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

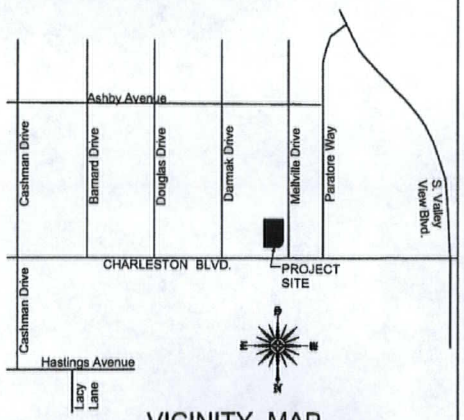
CHELO L.L.C.
2700 ASHBY LANE
LAS VEGAS, NEVADA 89102

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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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

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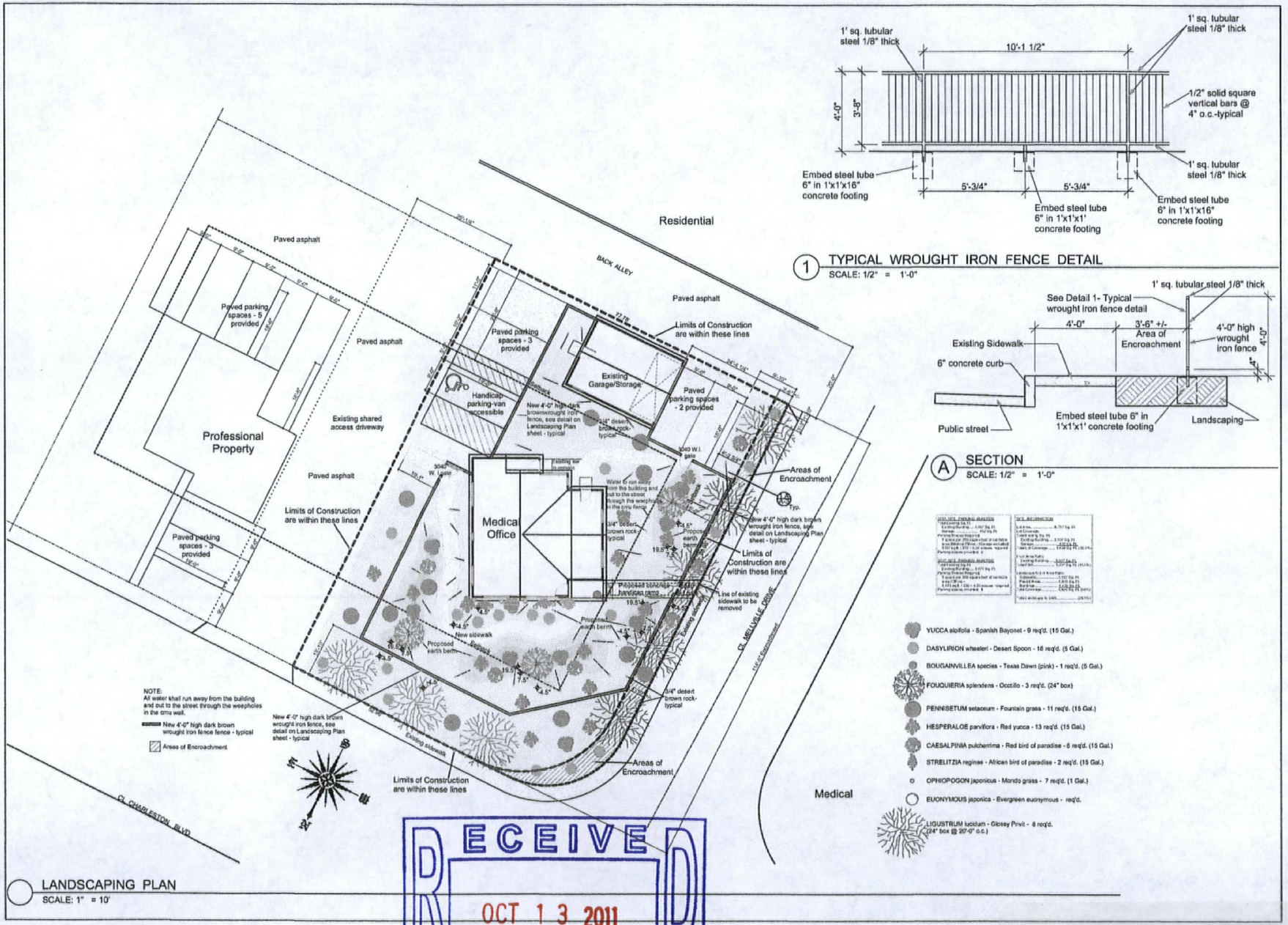

LANDSCAPING PLAN
SCALE: 1" = 10'

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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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

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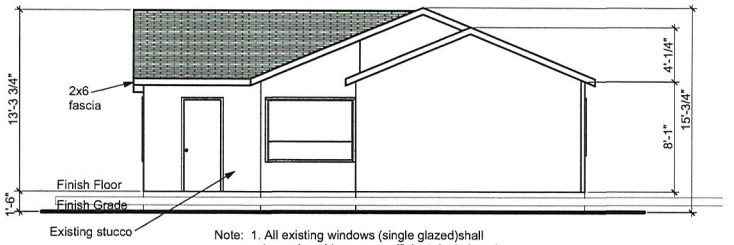
Note: 1. All existing windows (single glazed)shall be replaced by energy efficient dual glazed windows with a maximum S.H.G.C. of .4 and a maximum U value of .4.
2. The exterior finish of the building is stucco.

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.
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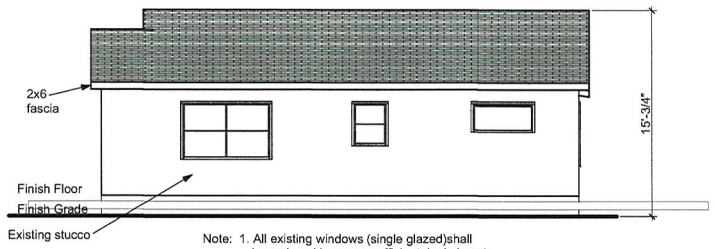
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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.
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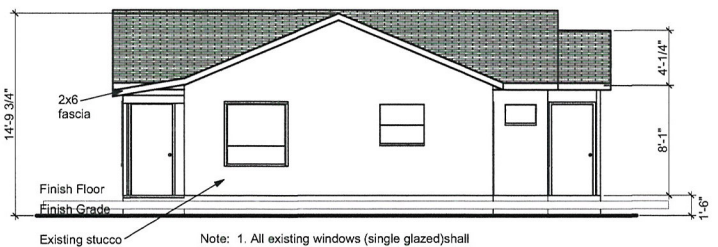
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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2. The exterior finish of the building is stucco.

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

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EXISTING ELEVATIONS

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La Crescenta, CA. 91214
Phone # (702) 461-1820

Remodel For:
CALEB AND SHAILY BROOKS
3615 W Charleston Blvd.
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Date:	8/15/11
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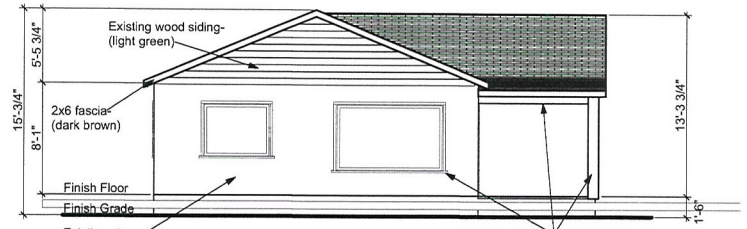
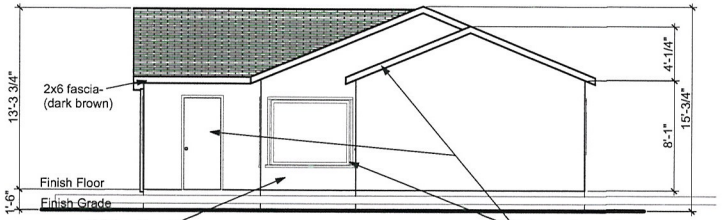
Sheet # :	A-



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



SOUTH ELEVATION
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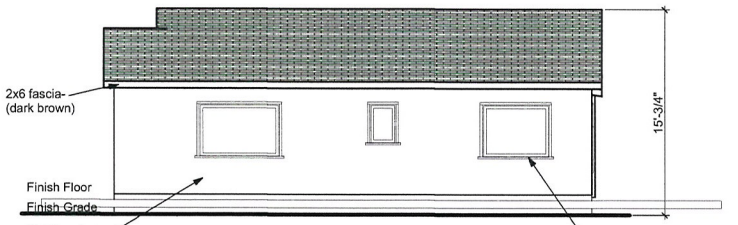

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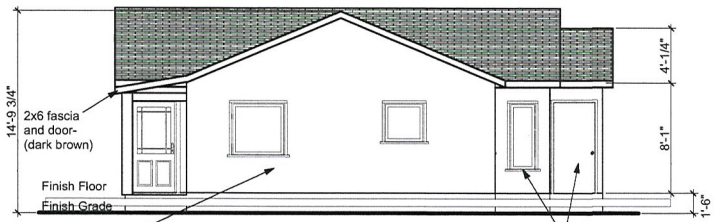

WEST ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED ELEVATIONS

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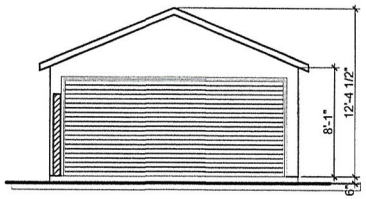
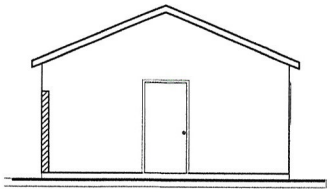


GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



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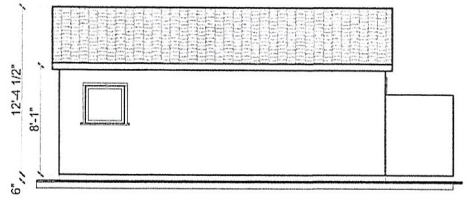
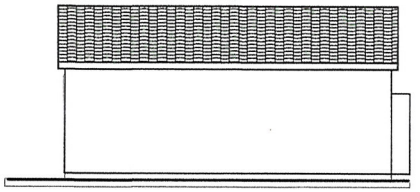
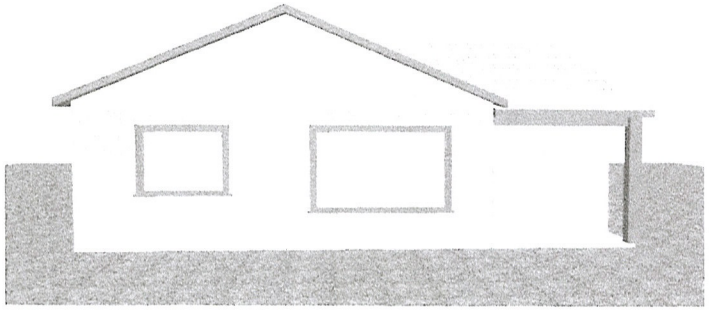


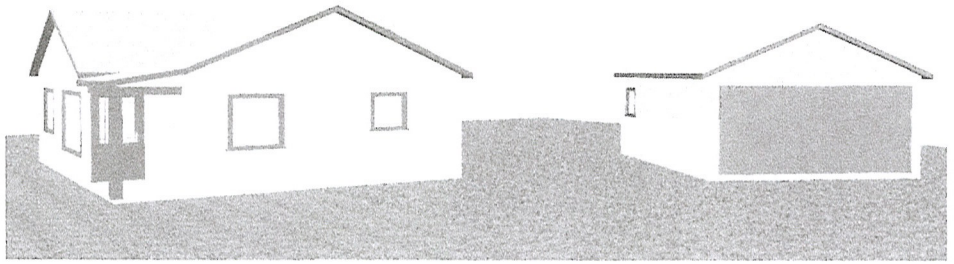
GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



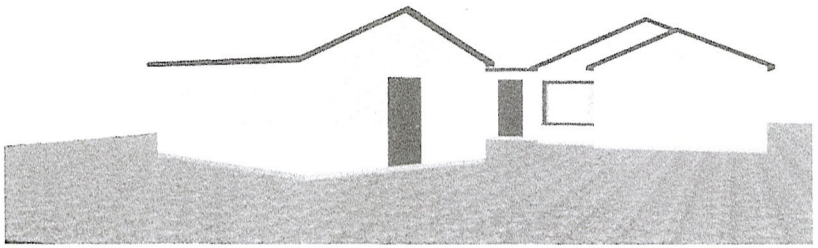
GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



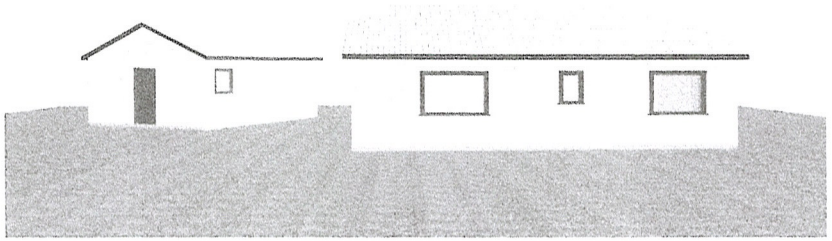
NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION



EAST ELEVATION

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	CTK

GARAGE ELEVATIONS

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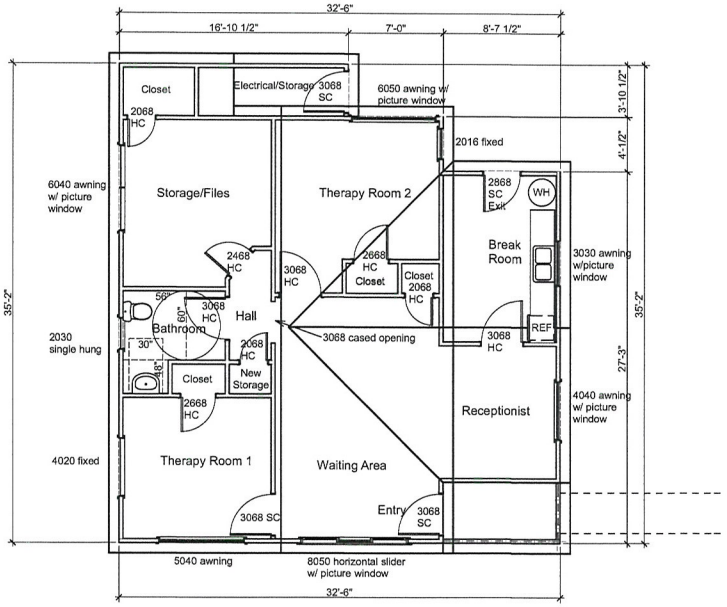
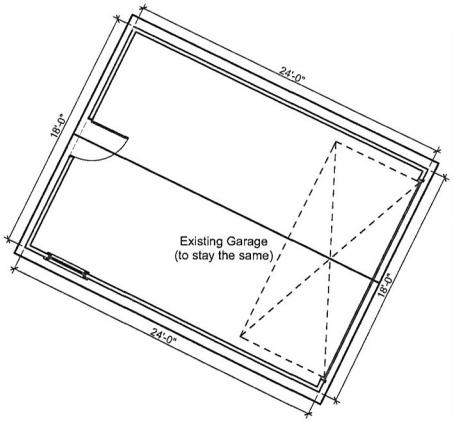
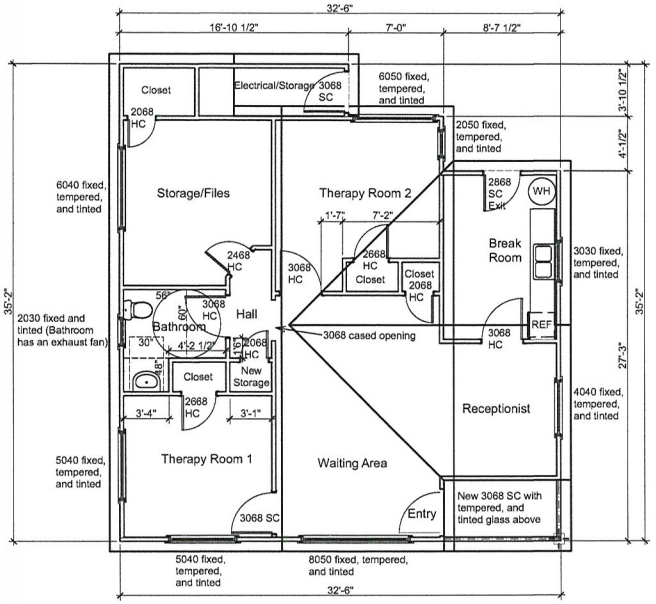


EXISTING FLOOR PLAN - 1,007 Sq. Ft.

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

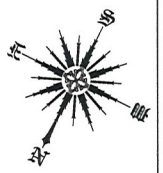






PROPOSED FLOOR PLAN - 1,007 Sq. Ft.; Garage - 432 Sq. Ft. (additional)

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-

RECEIVED
SEP 20 2011
City of Las Vegas

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

RECEIVED
SEP 20 2011
City of Las Vegas
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:
Request for Abeyance Letter

Carman Burney

From: Robert Summerfield
Sent: Tuesday, October 25, 2011 1:00 PM
To: Steve Gebeke
Cc: Carman Burney; Flinn Fagg; Doug Rankin; James Marshall; Courtney Mooney
Subject: TXT-43007 (UDC 6-month Review)

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
MAYOR
STAVROS S. ANTHONY
MAYOR PRO TEM
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

October 25, 2011

Mr. Steve Gebeke
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: TXT-43007 - TEXT AMENDMENT

Dear Mr. Gebeke:

I would like to request that case number TXT-43007 be held in abeyance for 30-days at the November 8, 2011 Planning Commission meeting. Holding this item for an additional 30 days (to the December 13th meeting) will allow staff additional time to address further concerns that have been raised since this item was held in abeyance at the October 11th Planning Commission meeting. Please let me know if there are any questions.

Sincerely,

Robert T. Summerfield, AICP
Planner II
Long Range Planning Division

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

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	City Council Meeting Date
November 3, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 1, 2011	December 19, 2011	February 14, 2012	March 21, 2012
January 5, 2012	January 26, 2012	March 13, 2012	April 18, 2012
February 2, 2012	February 23, 2012	April 10, 2012*	May 16, 2012
March 1, 2012	March 22, 2012	May 8, 2012	June 6, 2012
April 5, 2012	April 26, 2012	June 12, 2012	July 18, 2012
May 3, 2012	May 24, 2012	July 10, 2012*	August 15, 2012
June 7, 2012	June 28, 2012	August 14, 2012	September 19, 2012
July 5, 2012	July 26, 2012	September 11, 2012	October 17, 2012
August 2, 2012	August 23, 2012	October 9, 2012*	November 7, 2012
September 6, 2012	September 27, 2012	November 13, 2012	December 19, 2012
October 4, 2012	October 25, 2012	December 11, 2012	January 16, 2013
November 1, 2012	November 21, 2012	January 8, 2013*	February 20, 2013
November 29, 2012	December 20, 2012	February 12, 2013	March 20, 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

DEPARTMENT OF PLANNING

2011
PLANNING COMMISSION MEETING SCHEDULE

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 9, 2010	January 25, 2011*	February 16, 2011
December 2, 2010	December 23, 2010	February 8, 2011	March 16, 2011
December 23, 2010	January 20, 2011	March 8, 2011	April 6, 2011
February 3, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 3, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 7, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 5, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 2, 2011	June 23, 2011	August 9, 2011	September 7, 2011
July 7, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 4, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 1, 2011	September 22, 2011	November 8, 2011	December 7, 2011
October 6, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 3, 2011	November 23, 2011	January 10, 2012	February 15, 2012
December 1, 2011	December 19, 2011	February 14, 2012	March 21, 2012

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**

REVISED 10/25/11

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 MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-43393	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. Chapter VII(J) is hereby deleted as a standalone chapter and relocated to Chapter VII(E) as a new Section 9: "Symphony Park."

2. Chapter VII(E) is hereby amended by creating a new Section 9: "Symphony Park."

3. The Table of Contents: Maps is herby amended by deleting Map 19 and amending Map 5 to read, "Nine Downtown Planning Districts"

4. Map 5 is amended by deleting standalone District 10: Symphony Park, and merging it with District 5: Parkway Center.

5. Map 6 is amended by deleting stand-alone District 10: Symphony Park, and merging it with District 5: Parkway Center.

6. Map 14 is amended by making the UPRR the entire eastern boundary of the Parkway Center District.

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for discussion and possible action to amend the Las Vegas Downtown Centennial Plan by deleting Chapter VII(J) "Symphony Park District" as a standalone section, relocating it within Chapter VII(E) "Parkway Center District" as a subsection named 'Symphony Park." The design standards would remain those of the Symphony Park Design Standards Manual. The permitted uses would be those permitted in the Parkway Center District. Staff recommends approval. If denied, Symphony Park would remain as a standalone section and would not benefit from the uses allowed in the Parkway Center District.

ISSUES

- The permitted uses in the Parkway Center District are more liberal than those allowed in the Symphony Park District. By merging Symphony Park as a subsection under the Parkway Center District, the uses permitted in Parkway Center would also be permitted in Symphony Park.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/05/00	The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission and staff recommended approval.
08/05/09	The City Council adopted Bill No. 2009-29, to adopt a revised Downtown Centennial Plan. The Planning Commission and staff recommended approval.
11/04/09	The City Council adopted Bill No. 2009-42, to adopt a revised Downtown Centennial Plan. The Planning Commission and Staff recommended approval.
11/03/10	The City Council adopted Bill No. 2010-43, to adopt a revised Downtown Centennial Plan. The Planning Commission and Staff recommended approval.
02/02/11	The City Council adopted Bill No. 2011-1, to make various corrections and updates to the Downtown Centennial Plan. The Planning Commission and staff recommended approval.

06/14/11	The Planning Commission recommended approval of Text Amendment (TXT-41601) that would allow outdoor dining without a Site Development Plan Review application in the Downtown Centennial Plan boundaries. Staff recommended approval. The case is pending placement on a City Council agenda.
10/11/11	The Planning Commission is scheduled to consider a Text Amendment (TXT-43042) that would extend hours for outdoor events in the Downtown Centennial Plan boundaries. Staff recommended approval.

ANALYSIS

The purpose of the Downtown Centennial Plan is to create guidelines to foster an active urban development in the core of the city by the private sector. This amendment will enable the Symphony Park area to benefit from the Parkway Center permitted uses as well as enable taverns to waive the distance separation requirement between similar uses. The end result will provide for a more cohesive development pattern for the entire area west of the Union Pacific Railroad.

FINDINGS

The proposed amendment will further the goals of developing an active downtown urban environment and remove the distance separation requirements for taverns in the new Symphony Park Sub-District.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

YK

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 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 MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-43411	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. Title 19.12.010, Permitted Use – Table 2 is hereby amended to include the "Community Garden" land use.

2. Chapter 19.18.020 is hereby amended to include the definition of "Community Garden."

MH

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

** STAFF REPORT **

EXECUTIVE SUMMARY

This is a request to amend Table 2 of 19.12.010 to modify the applicable zoning districts and Conditional Use Regulations for the Community Garden use and to add a definition for such use to Title 19.18.

ISSUES

- This amendment includes a definition of Community Garden
- The Community Garden use is conditionally permitted in residential zones.
- The Community Garden use is permitted in commercial and industrial zones.
- Animal Production and Livestock Farming are not included within the scope of the proposed Community Garden use.

INTENT:

Community gardens promote healthy neighborhoods and provide food security for low-income persons. Community gardens may function as interim uses of land that serve to utilize vacant lots until a higher and better use is developed. In an urban setting, community gardens can serve as a component of an open space network by creating sustainable uses for the space. Community gardens strengthen community bonds by creating recreational and therapeutic opportunities while serving as educational resources and promoting environmental awareness to the public.

PROPOSED AMENDMENTS:

Title 19.12.010 Table 2 (Permitted Uses) is hereby amended by adding the "Community Garden" use and corresponding description:

	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-M	M	C-V*	Additional Information
Community Garden	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	page 318

*C-V zoning district to be removed from table

Description: Any area of land gardened by a group of people with the intent of harvesting vegetables, flowers, and herbs for personal or public consumption. This use does not include Urban Farms (Animal and/or Crop Production).

MH

Conditional Use Regulations:

1. Structures shall comply with the development standards for the respective zoning district, except as amended below.
2. In all residential zones, and in the U (Undeveloped) zone where a primary structure exists, Community Garden structures shall comply with the requirements for an Accessory Structure. Where a primary structure does not exist, the total gross floor area of all Community Garden structures on undeveloped lots may not exceed **1,000** square feet or 10% of the lot, whichever is less. In addition, structures shall not exceed 12 feet in height.
3. Sales or donations, if applicable, may not occur within a residential dwelling unit.
4. Sales or donations, if applicable, are limited to the hours of 7 a.m. to 7 p.m.
5. Deliveries, if applicable, are limited to once-per-week.
6. Garden equipment is limited to a maximum of 25 horsepower.
7. One identification sign is permitted, not exceeding 64 square inches in area.

On-site Parking Requirements: One space per delivery vehicle. If non-paved parking is utilized, a dust control permit approved by the Clark County Department of Air Quality & Environmental Management is required.

Title 19.18.020 is hereby amended by adding the following definition of "Community Garden":

> Any area of land gardened by a group of people with the intent of harvesting vegetables, flowers, and herbs for personal or public consumption. This use does not include Urban Farms (Animal and/or Crop Production).

ANALYSIS

Currently, there is no language within Title 19 to address a Community Garden as a land use or to provide a definition. This amendment proposes to modify Title 19.12.010 to include such use and to add a definition to Title 19.18.020. The conditional requirements for the Community Garden use are to ensure that significant conflict in the principal operating hours of the Community Garden and other uses on the lot meets the intent of the Community Gardens to provide a means for individual citizens and Community Supported Agriculture

As proposed, Community Garden use is described as any area of land gardened by an individual or group of people with the intent of harvesting vegetables, flowers, and herbs for personal or public consumption. This use does not include Urban Farms (Animal and/or Crop Production).

LAS VEGAS 2020 MASTER PLAN

The proposed Community Garden use supports the following policies of the Las Vegas 2020 Master Plan Element:

Reurbanization - Policy 1.2.1: That each District be focused around a central open space, park, public facility or landmark which lends identity and character to that District.

Neighborhood Revitalization - Policy 2.1.2: That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development.

Neighborhood Revitalization - Policy 2.6.1: That the City investigates the development of an incentive program designed to encourage property owners to redevelop vacant or derelict sites within the Neighborhood Revitalization area.

Cultural Enhancement – Policy 5.3.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

RECOMMENDATION

Staff's recommendation is to allow the creation of the Community Garden Use in order to meet above listed 20202 Master Plan Policies. The proposal at this time is to allow Community Gardens to operate as a tentative use on undeveloped and developed lots with the intent of providing a food and economic resource to the individuals and Community–Supported Agriculture (CSA) groups that maintain such gardens.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report
2. Proposed Supergraphic Signage Overlay District Map

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-43463	Staff has NO RECOMMENDATION.	N/A

** PROPOSED AMENDMENT **

1. Title 19.10.190 is hereby amended as follows:

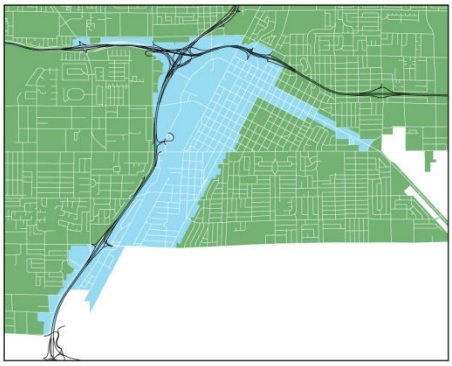
Title 19.10.190 SS-O SUPERGRAPHIC SIGNAGE OVERLAY DISTRICT

(A) Purpose and Intent

(1) The purpose of the Supergraphic Signage Overlay District is to provide for the establishment of areas within the City where Supergraphic Signage may be located. In addition to the establishment of the overlay district boundaries, this Section is intended to provide regulations in regards to time, place and manner applicable to Supergraphic Signage.

(B) Boundaries

There is hereby created the Supergraphic Signage Overlay District, whose boundaries are depicted in the map that appears below.



FF

(C) General Provisions

(1) Supergraphic signage:

(a) Shall be limited to occupied buildings on parcels owned by any of the following units of government:

(i) City of Las Vegas;

(ii) Clark County; and

(iii) State of Nevada.

(b) Must be integrated with the architectural features and fenestration of the building to which it is affixed.

(2) No variance, waiver, or other exception to any provision of Subparagraph (a) above may be granted.

(3) A sign certificate may be withheld for supergraphic signage for any building that is not occupied, unless the reason for non-occupancy is the completion of tenant improvements for which an active building permit exists.

(D) Locational Provisions. Supergraphic signage shall be permitted only within the boundaries of the Supergraphic Signage Overlay District.

(E) Dimensional and Other Standards

(1) Minimum area. Supergraphic signage shall have a minimum area of 1,000 square feet.

(2) Maximum area. None.

(3) Maximum height. Supergraphic signage shall not extend above the roof or parapet of the building to which it is attached. Supergraphic signage shall be located a minimum height of 15 feet above grade of the abutting sidewalk or the average finished grade of the subject property, whichever is greater.

(4) Maximum projection. Supergraphic signage shall not project more than 5 feet from the façade of the building to which it is attached. Any projection from the building façade that extends over the public right-of-way may be subject to the approval of an encroachment agreement.

(5) Maximum number. A maximum number of three supergraphic signs may be permitted per parcel, with no more than one supergraphic sign per building elevation.

(6) Orientation. To reduce impacts to residential properties, supergraphic signage shall not be oriented towards any adjacent "R"-zoned residential properties.

(7) Illumination.

(a) Supergraphic signage may be illuminated externally. External fixtures shall be shielded so that the light source is not directly visible from adjacent properties or the public rights-of-way; lighting shall be focused directly on the supergraphic signage and shall not extend to adjacent buildings or properties.

(b) Supergraphic signage located within the boundaries of the Downtown Casino Overlay District, the downtown Entertainment Overlay District or the Scenic Byway Overlay District, as defined in LVMC Chapter 19.10, shall be exempt from the requirements for animation or neon illumination.

(8) Maintenance. Supergraphic signage shall be maintained in compliance with all building codes and with the requirements of this title at all times. Supergraphic signage that is faded, torn, ripped, or any similar state of deterioration shall be removed, repaired, or replaced.

(9) Removal Upon Notice. Supergraphic signage is subject to removal, and a sign certificate therefore may be revoked, when the building to which the signage is attached has remained unoccupied for a period of three months. For purposes of the preceding sentence, a building shall be deemed unoccupied if its only use is for storage or for displaying supergraphic signage. Such signage shall be removed upon notice to do so from the Department. If the signage is not removed with the time period established by the Department, the City may cause the signage to be removed and assess the costs thereof against the sign owner or the property in accordance with LVMC Chapter 9.04.

(F) Review and Approval Procedures

(1) Certificate Required. All supergraphic signage shall require the approval of a sign certificate. No supergraphic signage shall be installed unless a sign certificate has been obtained.

(2) Master Sign Plan Required. Approval of a Master Sign Plan application, in accordance the requirements listed in LVMC 19.16.270, shall be required for all supergraphic signage. The Master Sign Plan shall illustrate how the supergraphic signage will be integrated with the architectural features of the subject building, and with any other types of existing or future signage proposed for the site.

(3) Signage in Certain Overlay Districts. Applications for supergraphic signage within the Downtown Casino Overlay District, the Downtown Entertainment Overlay District and the Las Vegas Boulevard Scenic Byway District, as defined in LVMC Chapter 19.10, shall be reviewed by the Downtown Design Review Committee (DDRC) prior to the approval of a Master Sign Plan or any associated Special Use Permit applications. The DDRC shall not have the ability to approve waivers from the dimensional standards and locational provisions contained in this Section.

(4) Off-Premise Messages. In addition to the approval procedures listed in this Paragraph, supergraphic signage that is to be utilized for off-premise messages shall be subject to the Special Use Permit procedures and standards set forth in Section 19.12.120(B), including the provisions of Section 19.12.120(B)(3).

Title 19.20.020 WORDS AND TERMS DEFINED

Adjacent. With respect to a particular property, refers to being separated from that property only by one of the following:

(1) A common property line or lot line; or

(2) A public or private street, access easement or other right-of-way (other than a freeway or arterial), where the properties so separated are directly across from each other.

Building Façade. That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

Supergraphic Sign. A large-format sign, consisting of an image printed on vinyl, mesh or other material with or without written text, that is supported by and attached to a building wall by an adhesive, stranded cable and eye-bolts, other similar materials or methods, or any combination thereof. Such a sign typically features a single product or idea, with an emphasis on graphic or pictorial representations.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend Title 19.10 to create a Supergraphic Signage Overlay District, which would allow the installation of large-format signage on properties owned by units of government. The proposed amendment would not allow large-format signage on commercial or private property; a separate text amendment may be prepared at a later date to allow Supergrahpic Signage for commercial or private property under certain conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/28/08	The Planning Commission recommended approval of TXT-26651, which proposed the creation of a new district within the Downtown Centennial Plan, and would have allowed the installation of building wrap (supergraphic) signage within the new district. The text amendment was stricken from the 11/05/08 City Council agenda.
01/25/11	TXT-38353, which established standards for supergraphic signage within the Downtown Centennial Plan area, was stricken by the Planning Commission and replaced with TXT-40334. Planning Commission recommended approval of TXT-40334 with modifications.
07/05/11	Bill No. 2011-25 (TXT-40334) was stricken by City Council. Staff was directed to work with a stakeholder group to reach consensus on supergraphic signage regulations and return with a new text amendment.

ANALYSIS

The amendment as proposed would create a new type of sign called "Supergraphic," which is defined as large-format signage that is affixed or adhered to a building façade. The new sign type would be limited to buildings in an overlay district and that are owned by units of government.

As there are also concerns that Supergraphic signage has the potential to impact residential neighborhoods, several protections have been put in place. First, building wrap signage may not be located on a building elevation that directly faces a residential zoning district. Secondly, any lighting used in conjunction with Supergraphic signage must adhere to the same Residential Protection Standards as applies to any other sign types within the city.

In addition to location and residential adjacency regulations, this amendment will provide for height, number of signs per parcel, minimum size requirements and other dimensional standards. Applications for all supergraphic signage will be processed the same as a Master Sign Plan. In addition, supergraphic signage which is for off-premise advertising will be processed as both a Master Sign Plan Application and a Special Use Permit Application.

FINDINGS

The proposed text amendment is intended to achieve the following:

- Establish standards for supergraphic signage for government entities within the boundaries of a signage district;
- Requires the approval of a Master Sign Plan application so as to review the integration of the signage with the building design;
- Restrict building wrap signage to buildings with commercial uses that meet minimum height and square footage requirements, limiting the possibility for excessive signage;
- Require approval of a Master Sign Plan application for supergraphic signage to adequately review the character and integration of the proposed signage and any potential impacts to adjacent properties;
- Require approval of a Special Use Permit for Off-premise supergraphic signage.

Overall this text amendment will provide for regulations of supergraphic signage in regards to time, place and manner. The following table summarizes the proposed standards:

Supergraphic Signage	Standard
Purpose:	• To establish an overlay district and to provide appropriate time, place and manner standards
Minimum requirements:	• Limited to occupied buildings on property owned by the city of Las Vegas, Clark County or the State of Nevada
Where permitted:	• Within the new overlay district only
Minimum sign area:	• 1,000 SF
Maximum sign area:	• None
Maximum height:	• Cannot extend above roof/parapet • Must be minimum of 15' above grade
Maximum #:	• 1 per building elevation/3 maximum per parcel
Maximum projection:	• 5' max from building face
Orientation:	• Cannot be oriented towards residential districts
Illumination:	• External only; no spillover permitted • Neon not required in downtown overlay districts
Approval:	• Master Sign Plan required • Downtown overlay districts require DDRC review

Off-premise messages:	• SUP required
Maintenance:	• Faded/torn/ripped must be removed or replaced
Time Limit/Review Period	• For off-premise signage a time limit or review period may be established as a part of the SUP otherwise, none
Definitions	• Introduces a definition for "Adjacent," "Building Façade" and "Supergraphic Sign"

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas

Supergraphic Signage Overlay District

LAS VEGAS BLVD.

MARYLAND PKWY.

EASTERN AVE.

PECOS RD.

US 95

SAHARA AVE

BOULDER HWY.

0 0.25 0.5 1 Miles

N

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

Geographic Information System

Planning & Development Dept.
702-229-6301

Printed: February 16, 2011

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