



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.

December 13, 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 NOVEMBER 8, 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. VAC-43701 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LYON WILLIAMS HOMES INC. - For possible action on a request for a Petition to Vacate THE EMERGENCY ACCESS EASEMENT WITHIN COMMON ELEMENT D OF THE FINAL MAP ENTITLED STRATTON 35 at the south intersection of Steady Breeze Avenue and Purple Wisteria Street, Ward 6 (Ross). Staff recommends
8. VAC-43714 - VACATION - PUBLIC HEARING - APPLICANT: DWYER ENGINEERING - OWNER: MARK III, LLC - For possible action on a request for a Petition to Vacate A SEWER EASEMENT on property located at the northwest corner of Stange Avenue and Grand Canyon Drive (APN 138-06-203-003), Clark County. Staff recommends

PUBLIC HEARING ITEMS

9. ABEYANCE - VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.
10. VAR-43719 - VARIANCE - PUBLIC HEARING - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 1.17 acres at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends
11. VAR-43723 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC - For possible action on a request for a Variance TO ALLOW EIGHT 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE FOUR SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET FOR EACH SIGN ARE ALLOWED at 321 South Casino Center Boulevard (APNs 139-34-201-0208), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends
12. VAR-43727 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 0.63 acres at 2905 West Charleston Boulevard (APN 162-05-510-004), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends
13. VAR-43728 - VARIANCE RELATED TO VAR-43727 - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 73 PARKING SPACES ARE REQUIRED on 0.63 acres at 2905 West Charleston Boulevard (APN 162-05-510-004), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends
14. SDR-43726 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43727 AND VAR-43728 - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Site Development Plan Review FOR A 6,036 SQUARE-FOOT ADDITION TO AN EXISTING MEDICAL OFFICE BUILDING AND LANDSCAPE IMPROVEMENTS on 1.27 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends
15. SUP-43685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DENNY'S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,300 SQUARE-FOOT SUPPER CLUB at 450 Fremont Street, Suite #195 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends
16. SUP-43691 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRICKET COMMUNICATIONS, INC. -

OWNER: L M JONES, LLC - For possible action on a request for a Special Use Permit TO ADD SIX PANEL ANTENNAS AND TWO MICROWAVE DISHES TO AN EXISTING 110-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (MONOPOLE) at 2003 North Jones Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends

17. SUP-43700 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CROSSING, LP - For possible action on a request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 4580 West Sahara Avenue (APN 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends
18. SUP-43708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 1101 North Las Vegas Boulevard (APN 139-27-603-007), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends
19. SDR-43702 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR THREE EXISTING MODULAR BUILDINGS TOTALING 7,660 SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends
20. SUP-43703 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A CEMETERY/MAUSOLEUM (ANIMALS) AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends
21. SDR-43704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43703 - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28,500 SQUARE-FOOT ADDITION IN TWO BUILDINGS AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends
22. SUP-43705 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A 500-FOOT DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) AND TO ALLOW AN 850-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 388 Promenade Place and 464 Symphony Park Avenue (APNs 139-34-211-001 and 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends
23. SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,000 SQUARE-FOOT PUB BAR OR LOUNGE (TAVERN) at 11700 West Charleston Boulevard (APN 137-34-818-002), P-C [Planned Community (Village Center) Summerlin Land Use Designation] Zone, Ward 2 (Wolfson). Staff recommends
24. SUP-43738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES - For possible action on a request for a Special Use Permit FOR A PROPOSED 46,167 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) USE at 2333 and 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends
25. SDR-43737 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43738 - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 46,167 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) USE at 2333 and 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends
26. SDR-43653 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KELLY K. AND IWONA M. HULSEY - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39338) FOR A REDUCTION OF THE REQUIRED PARKING LOT LANDSCAPE AREA AT AN EXISTING BANQUET FACILITY AND WEDDING CHAPEL on 1.28 acres at 4125 West Charleston

Boulevard (APN 162-06-501-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

27. SDR-43717 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARLES FOX - OWNER: QUALITY COMMERCIAL MAINTENANCE - For possible action on a request for a Major Amendment to Site Development Plan Review (Z-0015-71) FOR A 1,488 SQUARE-FOOT OUTDOOR EXPANSION OF AN EXISTING LEGAL NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) AND TO CONVERT THE EXISTING PARKING LOT INTO A PLAZA on 0.33 acres at 124 South 11th Street (APN 139-34-712-079), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends
28. SDR-43718 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 "H" Street (APNs 139-21-703-003), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends

DIRECTOR'S BUSINESS:

29. DIR-43733 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on request regarding the adoption of the Meadows Walkable Community Plan. Staff recommends

CITIZENS PARTICIPATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF DECEMBER 13, 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



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING
COMMISSION MEETING OF NOVEMBER 8, 2011



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 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.



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAC-43701 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LYON WILLIAMS HOMES INC. - For possible action on a request for a Petition to Vacate THE EMERGENCY ACCESS EASEMENT WITHIN COMMON ELEMENT D OF THE FINAL MAP ENTITLED STRATTON 35 at the south intersection of Steady Breeze Avenue and Purple Wisteria Street, Ward 6 (Ross). Staff recommends

SET DATE: 01/04/2012

C.C.: 01/18/2012

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-9095
6. Justification Letter



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-43701** APN: 125-11-512-080
Name of Property Owner: Lyon William Homes Inc. %T Connelly
Name of Applicant: Mary Connelly
Name of Representative: Taney Engineering - Steve Dumovich

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: K. Martin - Jensen

Print Name: K. Martin - Jensen

Subscribed and sworn before me

This 26 day of October, 20 11

Erica J. Morales
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Emergency Access Easement within Common Lot D
 Project Address (Location) Corner of Steady Breze Ave/Purple Wisteria St
 Project Name Stratton 35 - Plat Book 142 Page 77 Proposed Use No Change Proposed
 Assessor's Parcel #(s) 125-11-512-080 Ward # 6-Ross
 General Plan: existing DR proposed _____ Zoning: existing _____ proposed nochg
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Lyon Williams Homes Inc. %T Connelly ^{NEELY} Contact Mary Connelly
 Address 500 Pilot Rd #G Phone: (702) 263-8200 Fax: (702) 263-8220
 City Las Vegas State NV Zip 89119
 E-mail Address _____

APPLICANT Lyon Williams Homes Inc. %T Connelly Contact Mary Connelly
 Address 500 Pilot Rd #G Phone: (702) 263-8200 Fax: (702) 263-8220
 City Las Vegas State NV Zip 89119
 E-mail Address _____

REPRESENTATIVE Taney Engineering Contact Steve Dumovich
 Address 6030 S. Jones Blvd, Ste 100 Phone: (702) 362-8844 Fax: (702) 362-5233
 City Las Vegas State NV Zip 89118
 E-mail Address steved@taneycorp.com

Property Owner Signature* K. Martin-Jensen
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name K. Martin-Jensen
 Subscribed and sworn before me
 This 26 day of October, 20 11
Eric J. Morales

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAC-43701</u>
Meeting Date:	<u>12/13/11</u>
Total Fee:	<u>\$1000.00</u>
Date Received:*	<u>10/26/11</u>
Received By:	<u>[Signature]</u>

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

F:\depot\4 application Packet Application Form.pdf

RECEIVED
OCT 25 2011



059706

February 1, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Mickey Stratton
Quarter Horse Falls Estates, LLC
5365 South Cameron Street
Las Vegas, Nevada 89118

RE: SDR-9095 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 4, 2006
RELATED TO ZON-9093

Dear Mr. Stratton:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. All perimeter lots shall have a minimum lot size of 18,000 net square feet.
2. A minimum 10-foot wide equestrian access shall be provided from the project interior to the park to the north, subject to the approval of the Planning and Development Department.
3. The perimeter wall along Maverick Street and the southwest property line down to Brent Lane shall be decorative block, eight feet in height.
4. Lots 56 and 57 of the site plan date stamped 12/30/05 shall be limited to single story structures.
5. There shall be no streetlights on interior private streets.
6. Landscaping shall be installed on the north side of Brent Lane in a 6-foot wide planter with 24-inch box trees every 30 linear feet on center. Four five gallon shrubs shall be planted around each tree. All landscaping shall be permanently maintained.
7. All lots minimum 18,000 square feet shall be allowed to maintain domestic animals pursuant to all City ordinances.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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OCT 26 2011
VAC-43701

8. Equestrian access shall be provided along the utility easement between Lots 71 and 73.
9. A Rezoning (ZON-9093) to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District approved by the City Council.
10. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
11. All development shall be in conformance with the site plan for a maximum of 77 units date stamped 12/30/05 and building elevations date stamped 9/01/05, except as amended by conditions herein. Application for and approval of a variance for open space is required prior to submittal for plan check.
12. Models that have casitas as an option will not be permitted to have a kitchen within the casita.
13. The standards for this development shall include the following: Minimum lot size of 10,003 square feet, minimum distance between buildings of 14 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
14. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 7 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
15. The applicant shall construct the required 20-foot Multi-use Transportation Trail along the south side of Iron Mountain Road. The trail is required to have the following components: a five-foot transition strip, a 10-foot public transportation trail, and a five-foot private landscaped corridor.
16. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.
17. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
18. 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. The landscape plan shall include irrigation specifications.

VAC-43701

19. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
20. 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.
21. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
22. Air conditioning units shall not be mounted on rooftops.
23. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
24. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08.
25. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development 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.
26. 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.
27. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

28. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
29. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping 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.

Mr. Mickey Stratton
SDR-9095 – Page Four
February 1, 2006

30. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
31. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
32. 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.
33. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-9093 and all other subsequent applicable site-related actions.
34. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
35. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Evan Nef
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

Mr. Chais Jenkins
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

VAC-43701



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

September 16, 2011

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

**Re: Justification Letter for the Vacation/Relinquish of the Emergency
Access Easement within Common Element D of Stratton 35**

The purpose of this request is for the vacation/relinquishment of the emergency access easement within Common Lot D as shown on the final map (FMP 38588).

The approved civil plans (CLV DWG # 107Y4948) show the emergency access easement in Common Element E and not on Common Element D, and the map inadvertently shows the easement on both common lots.

Approval of our request would succeed in making the recorded final map consistent with the previously approved civil plans. We intend to submit a certificate of amendment to the City Surveyor's office for approval and recordation upon approval of the easement relinquishment.

If you have any questions, please contact me at 362-8844.

Sincerely,

Steve Dumovich, PLS
Principal, Director of Surveying Services

RECEIVED
OCT 26 2011
VAC-43701

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAC-43714 - VACATION - PUBLIC HEARING - APPLICANT: DWYER ENGINEERING - OWNER: MARK III, LLC - For possible action on a request for a Petition to Vacate A SEWER EASEMENT on property located at the northwest corner of Stange Avenue and Grand Canyon Drive (APN 138-06-203-003), Clark County. Staff recommends

SETD ATE: 01/04/2012

C.C.: 01/18/2012

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-43714** APN: 13806203003

Name of Property Owner: Mark III LLC

Name of Applicant: Dwyer Engineering

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

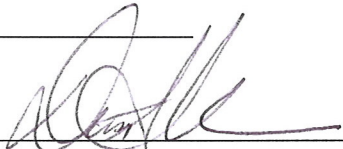
☒ No

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: _____

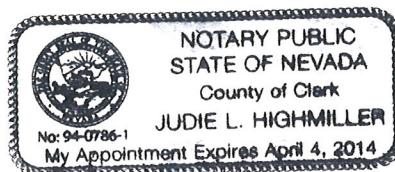
Signature of Property Owner: 

Print Name: DUSTIN ALLEN

Subscribed and sworn before me

This 27 day of October, 2011

Judie L. Highmiller
Notary Public in and for said County and State



RECEIVED

OCT 27 2011

City of Las Vegas



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Sewer Easement
Project Address (Location) NWC Grand Canyon & Red Coach Ave.
Project Name Moore Estates Proposed Use _____
Assessor's Parcel #(s) 13806203003 Ward # _____
General Plan: existing R-E proposed R-E Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Mark III LLC Contact Dusty Allen
Address 10515 20th Street #100 Phone: _____ Fax: _____
City Lake Stevens State WA Zip 98258
E-mail Address _____

APPLICANT Dwyer Engineering Contact Thomas L. Hellums
Address 7310 Smoke Ranch Rd. Ste E Phone: 254-2200 Fax: 254-2236
City Las Vegas State NV Zip 89128
E-mail Address thellums@dwyerengineering.com

REPRESENTATIVE Dwyer Engineering Contact Thomas Hellums
Address 7310 Smoke Ranch Rd. Ste E Phone: 254-2200 Fax: 254-2236
City Las Vegas State NV Zip 89128
E-mail Address thellums@dwyerengineering.com

Property Owner Signature* [Signature]

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

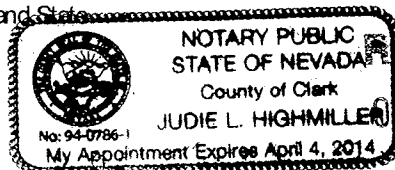
Print Name DUSTIN ALLEN

Subscribed and sworn before me

This 27 day of October, 2011.

Judie L. Highmiller

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAC-43714</u>
Meeting Date:	<u>12/13/11</u>
Total Fee:	<u>\$1,000-</u>
Date Received:	<u>10/27/11</u>
Received By:	<u>BCS</u>

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

[illegible]

APN 138-06-202-006
PER PARCEL MAP FILE 70, PAGE 63
NOT A PART OF THIS SURVEY

11-27-01

APN:138-06-203-003
3.97 acres

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

City of Las Vegas

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE
EXAMINED AND MAY BE DETERMINED BY REFERENCE
TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX.
N.R.S. 278.5695

Dwyer Engineering Inc.
CIVIL ENGINEERS
LAND SURVEYORS
WATER RIGHTS
LAND USE PLANNING
(702) 254-2200
FAX (702) 254-2236
7310 SMOKE RANCH RD., SUITE E
LAS VEGAS, NEVADA 89128

DRAWN BY:	TLH	DATE:	24 OCT 11	JOB No.:	11555
-----------	-----	-------	-----------	----------	-------

VAC-43714

BASIS OF BEARINGS

NORTH 88°05'49" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN ON FILE 115, OF SURVEYS, PAGE 93 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.



DWYER ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

October 24, 2011

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

Re: Justification Letter
Vacation of City of Las Vegas Sewer Easement
APN: 138-06-203-003

Note: Project parcel is in Clark County.

Dear Sirs:

The property owner formally requests the vacation of the existing CLV Sewer Easement. The property has been reverted to raw acreage and no development is foreseen in the future. The existing sewer easement is no longer required for the reverted parcel. This project is located in Clark County.

We request approval of the vacation of this sewer easement.

Sincerely,
DWYER ENGINEERING

Thomas L. Hellums, P.L.S., W.R.S.
Principal

RECEIVED

OCT 27 2011

City of Las Vegas

VAC-43714

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

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

VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/18/2012**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

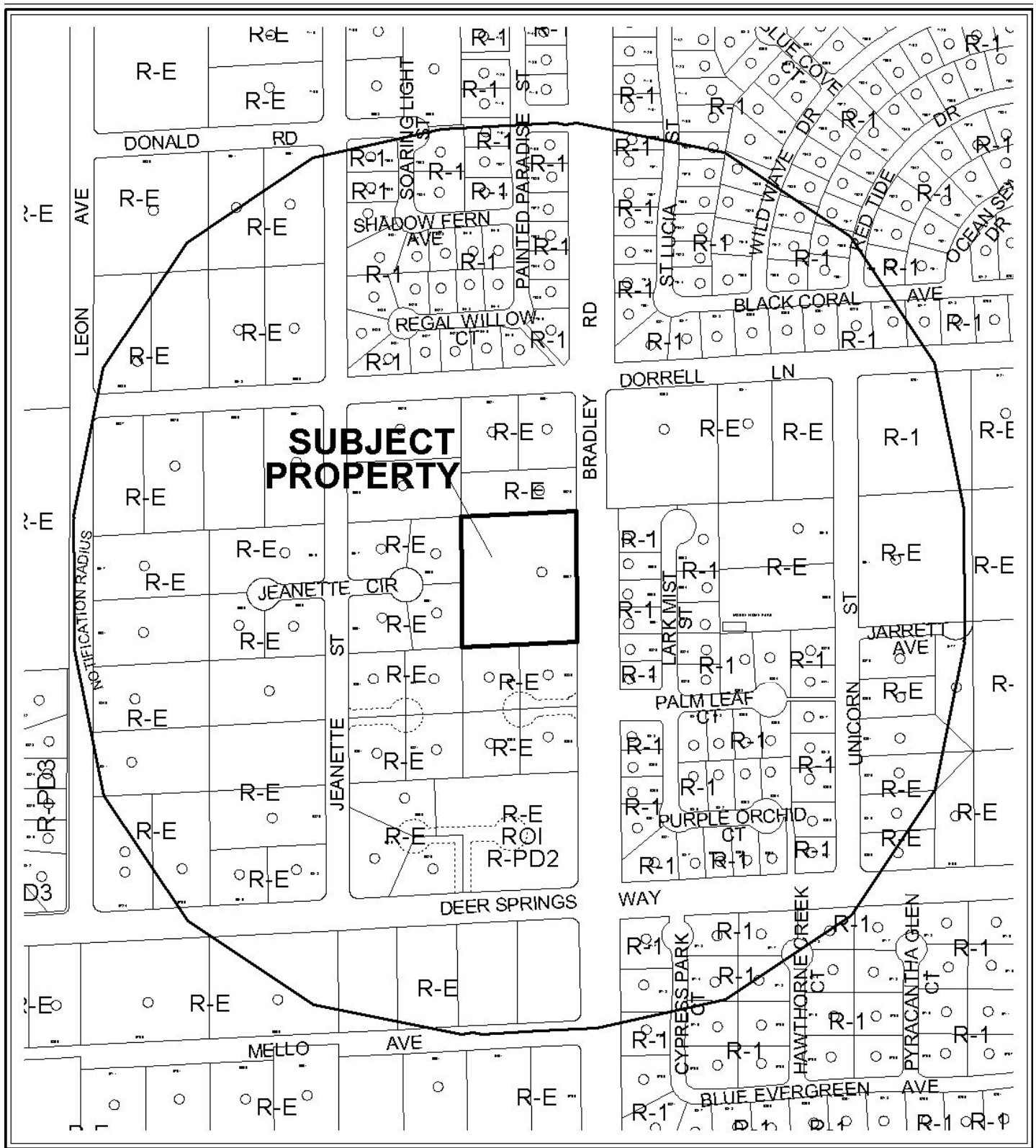
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards and Support Petition



CASE: **VAR-42988**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 300 600 Feet





CASE: **VAR-42988**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-42988** APN: 125-24-203-010
Name of Property Owner: Jack W Jr and Orpha Zerkle
Name of Applicant: Same as above
Name of Representative: Same as above

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

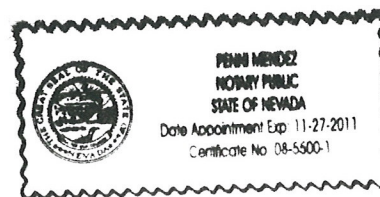
Signature of Property Owner: Orpha Zerkle

Print Name: Orpha Zerkle

Subscribed and sworn before me

This 16th day of August, 20 11

Penny Mendez
Notary Public in and for said County and State



RECEIVED

AUG 24 2011

City of Las Vegas



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) 6902 Bradley Rd, Las Vegas NV 89131 detached
 Project Name Zerkle Residence Proposed Use Single Family Detached
 Assessor's Parcel #(s) 125-24-203-010 Ward # _____
 General Plan: existing L proposed NA Zoning: existing R-E proposed NA
 Commercial Square Footage NA Floor Area Ratio NA
 Gross Acres 2.26 Lots/Units NA Density NA
 Additional Information Variance See Justification Letter

PROPERTY OWNER Jack W. Jr and Orpha Zerkle Contact Orpha Zerkle
 Address 6902 Bradley Rd Phone: 395-9119 Fax: _____
 City Las Vegas State Nevada Zip 89131
 E-mail Address _____

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

REPRESENTATIVE Same as above Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* Orpha Zerkle

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

Print Name Orpha Zerkle

Subscribed and sworn before me

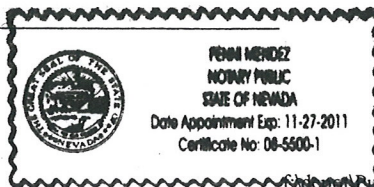
This 16 day of August

Penny Mendez

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # VAR-42988
 Meeting Date: 10/11/11
 Total Fee: \$830
 Date Accepted: 8/24/11
 Accepted By: Bos



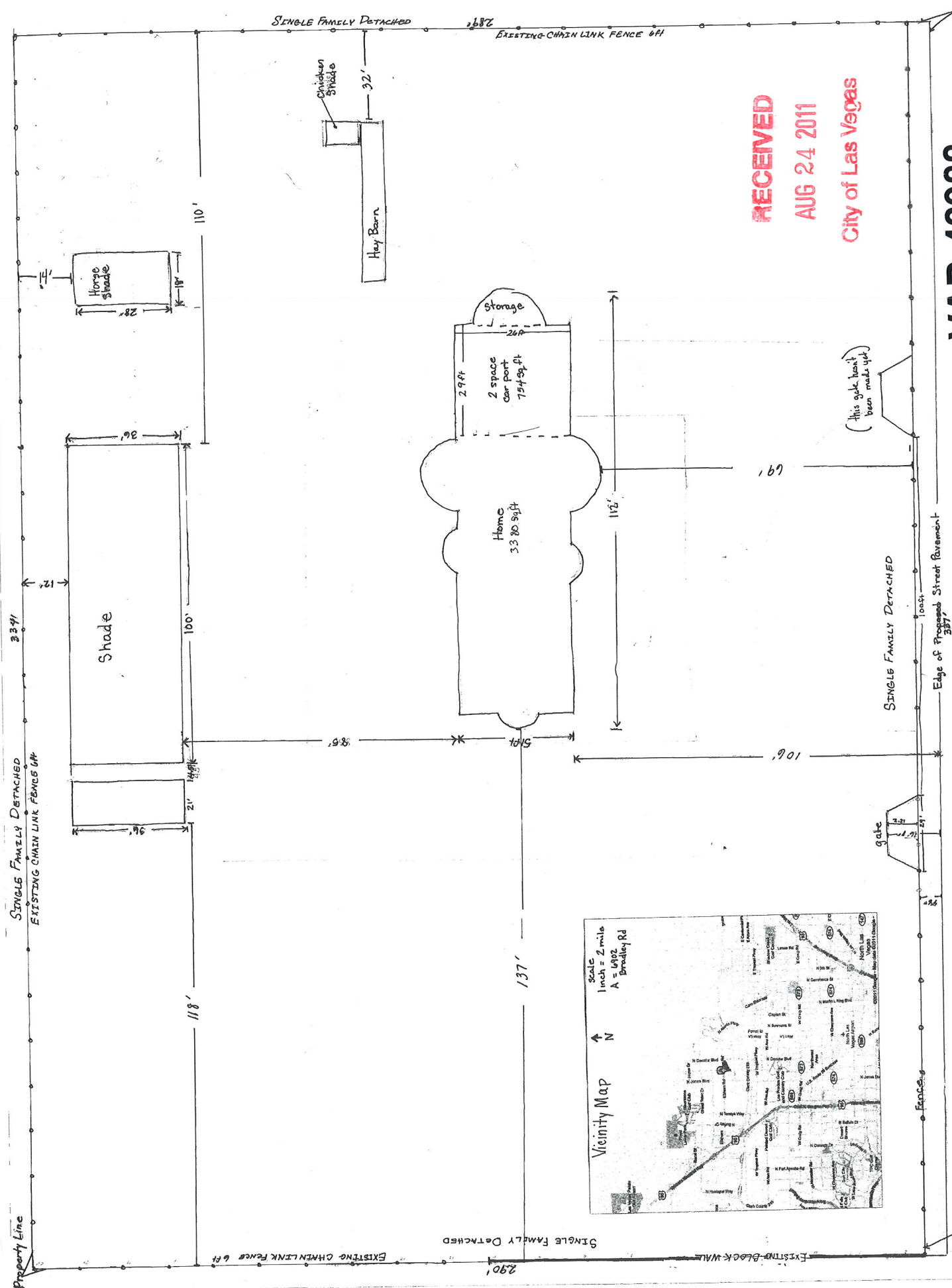
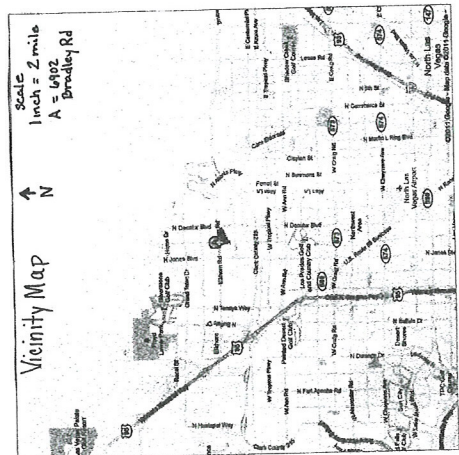
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

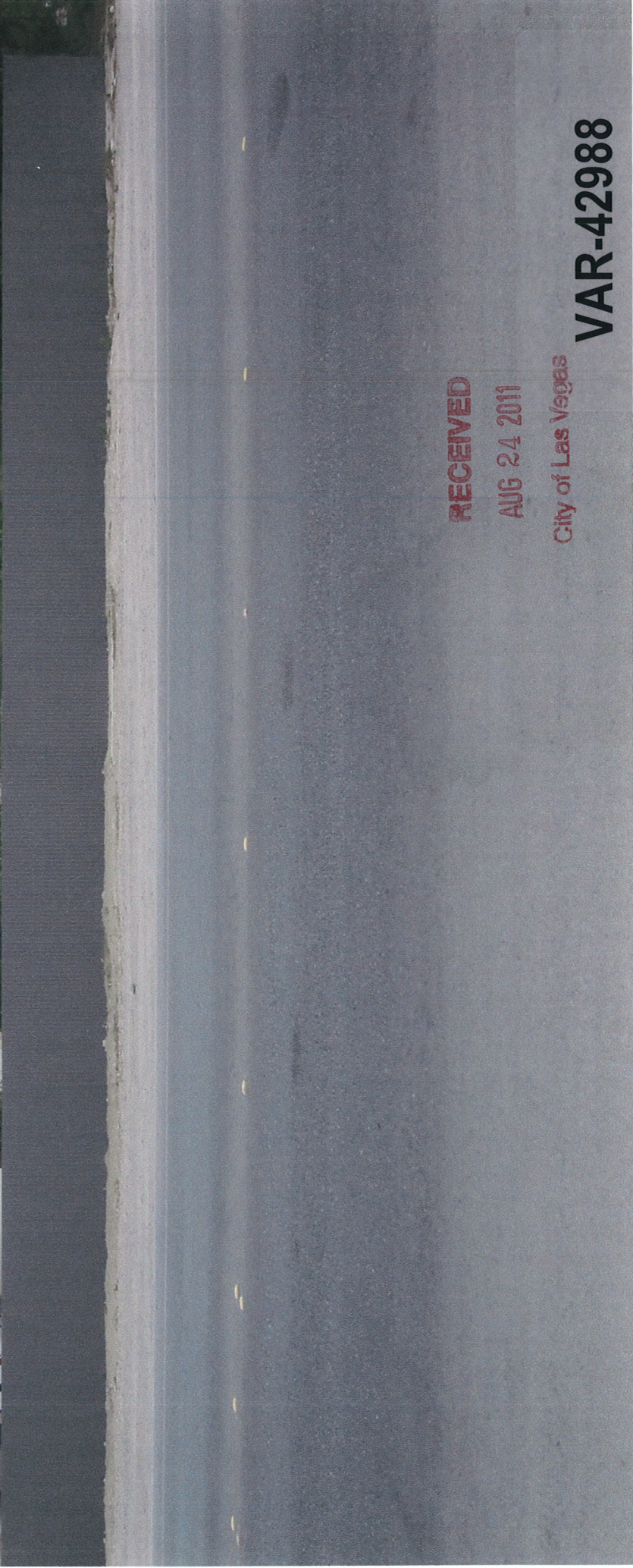
VAR-42988

RECEIVED
AUG 24 2011
City of Las Vegas

Bradley Road

✓ Fence





RECEIVED

AUG 24 2011

City of Las Vegas

VAR-42988

Back Fence Detail

VAR-42988

RECEIVED

AUG 24 2011

City of Las Vegas



RECEIVED

AUG 24 2011

City of Las Vegas

VAR-42988



RECEIVED

AUG 24 2011

City of Las Vegas

VAR-42988



RECEIVED

AUG 24 2011

City of Las Vegas

VAR-42988

4

RECEIVED

AUG 24 2011

City of Las Vegas

VAR-42988



Front Fence Detail
Grey Pre made Panels

VAR-42988

RECEIVED

AUG 24 2011

City of Las Vegas

Front Fence Detail
Rust Premade Panels

RECEIVED

AUG 24 2011

City of Las Vegas

VAR-42988



RECEIVED

AUG 24 2011

City of Las Vegas

VAR-42988



RECEIVED

AUG 24 2011

City of Las Vegas

VAR-42988



**VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD**

09/01/11



VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD

09/01/11



**VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD**

09/01/11



**VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD**

09/01/11



**VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD**

09/01/11



**VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD**

09/01/11

August 3, 2011

To the City of Las Vegas Department of Planning,

We are applying for a variance for a 6 foot solid wall in front yard where five feet is required, to allow no contrasting where 20 percent is required and to allow a screen wall in the front yard where such is not allowed.

The fence is 6 foot high, 337 foot long, corrugated metal fence that runs across the front of our property at 6902 Bradley Road. The fence has two colors of corrugated metal one brick gray and the other will be rust when it gets more rain on it. The rust colored metal is centered between the two gates.

We are a single family home on a 2.26 acre piece of land zoned ranch estate. Our home is set back from the street about 106 feet. There is never a need for us to back out of our property. The return to the gate is slanted at both sides allowing us to see the street very well when driving out.

We enjoy the privacy the solid, 6 foot high fence gives us. Traffic from the street is quieter and the possibility of someone climbing over is less. There has been no more teasing the dog from middle school kids.

The fence looks very nice. It is straight, clean, and goes well with a ranch style property. We have received many complements on our fence. Some have stated they would like to have one like it for their own property.

Orpha Zerkle

VAR-42988

RECEIVED

AUG 24 2011

City of Las Vegas

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-42988

Planning Commission Meeting of 10/11/2011

12524110043
 ROUSE WILLIE N
 HART-ROUSE CLAUDETTE
 P O BOX 750036
 LAS VEGAS NV 89136-0036 89136-0036

Case: VAR-42988

79 HREFN11 09136



RECEIVED

OCT - 3 2011

25P

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-42988

Planning Commission Meeting of 10/11/2011



*Fence is rusting! It looks
terrible! Make it look
 like a junk yard!*

Case: VAR-42988
 12524610026
 PHILLIPS EILEEN E
 6824 LARK MIST ST
 LAS VEGAS NV 89131-2780 89131-2780

10/11/2011 10:11:11



Submitted after final agenda

Date 10-11-2011 Item 25

25P

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.

VAR-42988

Planning Commission Meeting of 10/11/2011



02 1M
0004279218 SEP 29 2011
MAILED FROM ZIP CODE 89101

NOTE: This fence shield abides
by city code. not only
is the fence not in
character w/ the neighborhood,
it was wholly built w/out
a permit.
Fence down & rebuild!!!

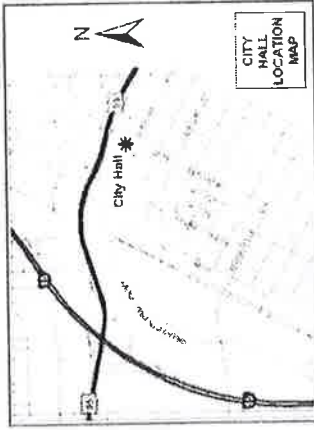
12524710030
VALENZUELA VICTOR H
6717 CYPRESS PARK CT
LAS VEGAS NV 89131-2754 89131-2754

Case: VAR-42988

25P

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-42988

Planning Commission Meeting of 10/11/2011



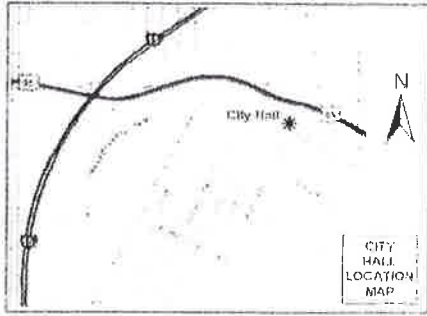
12524610013
Case: VAR-42988
QUINTANA PAVALKO 2008 TRUST
QUINTANA KELLY A TRS
5801 LARK MIST ST
LAS VEGAS NV 89131-2780 89131-2780



65 142044 1 00101

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-42988

Planning Commission Meeting of 10/11/2011



12524601005

Case VAR-42988

SPENDLOVE LORIN K & JANET

6910 UNICORN ST

LAS VEGAS NV 89131-2710 89131-2710

Application Information

VAR-42988 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

*I support this variance.
Bradley is a busy street and
if Jack Zerkle wants privacy
from the many vehicles then
He should be allowed.*

Application Location

The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

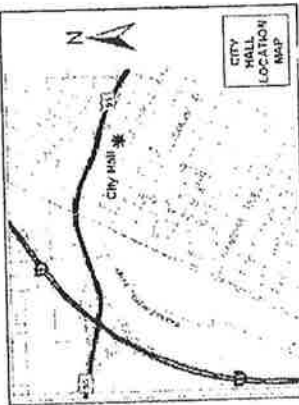
Meeting: Planning Commission
Date: **October 11, 2011**
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD) 386-9108 or go to <http://www.lasvegasnevada.gov>

25A

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-42988
 Planning Commission Meeting of 10/11/2011

Case: VAR-42988
 12524203003
 LAUB KENNETH C & CATHY D
 5501 DORRELL LN
 LAS VEGAS NV 89131-2821



66 14949411 69434

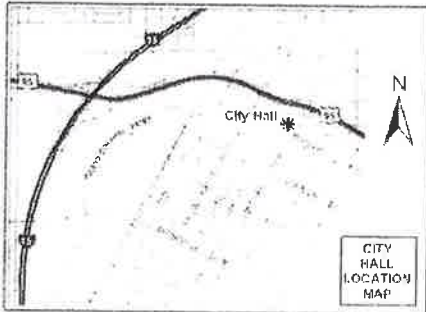
RECEIVED

OCT 6 2011

25
A

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-42988

Planning Commission Meeting of 10/11/2011



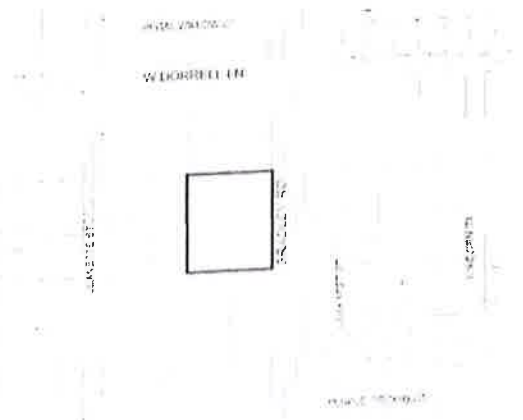
Case VAR-42988
12524710031
KAMIMOTO STANLEY & D LIV TR
KAMIMOTO STANLEY & DORISANNE TRS
6718 CYPRESS PARK CT
LAS VEGAS NV 89131-2754 89131-2754

Application Information

VAR-42988 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

*Their fence is fine.
It gives them the
privacy they deserve.*

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

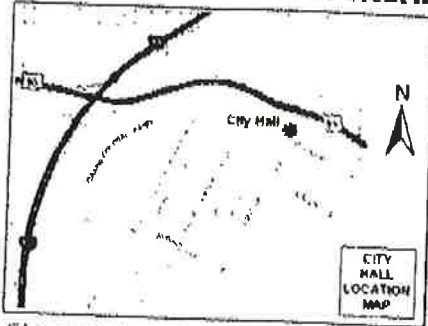
Meeting: Planning Commission
Date: October 11, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

25
A

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



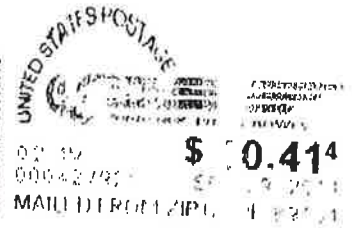
I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

PRESORTED
 FIRST CLASS



12524202004

Case: VAR-42988

HAAS SUSAN PRICE 1993 TRUST

HAAS SUSAN PRICE TRS

P O BOX 161

DYER NV 89010-0161 89010-0161

45 14807141 1 03010



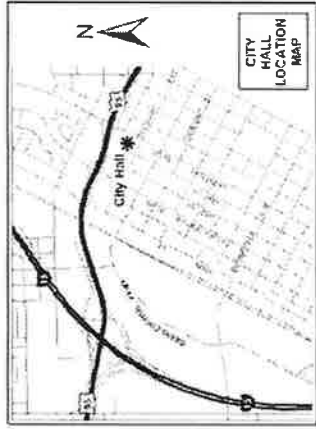
RECEIVED

OCT 10 2011

25A

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

PRESORTED
FIRST CLASS



0 2 1M

\$ 00.41⁴

000 4279218

SEP 29 2011

MAILED FROM ZIP CODE 89101

We totally Support the
Fence! Please do not take
down the fence.
Binghams

12524203001

Case: VAR-42988

I am in support of the 6 foot high corrugated metal fence that is located on the Zerkle residence of 6902 Bradley Road.

~~Owner Signature~~

Address

D. Mery

Al Meyer Astle

702 656 9549

16880 Bradley Rd

Bill My

702.278.4613

6880 Jeanette St.

Shirley Isley

702-494-9516

7900 maverick

my sprall

702-395-1306

6841 Jeanette St.

James Schilling

707.622.1133

6280 Jeanette St.

Karla Dunsmoor

702.525.0899

6844 - Granite A.

Kenneth Lamb

702-645-2057

5501 Dorrell Lane

BLK & WANDA JONES 702-523-7243

6920 BRADLEY RD. 6

Carol Smith

702-658-7874

5353 Dorrell Ln 89131

Steve BRENN

702-321-8246

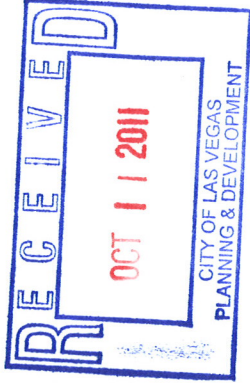
5353 DARRELL RD

RECEIVED

AUG 24 2011

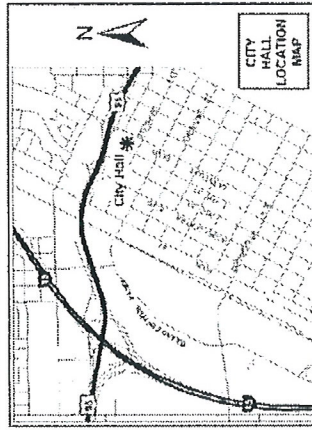
City of Las Vegas

7A



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.

VAR-42988

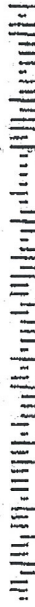
Planning Commission Meeting of 10/11/2011



We need to maintain appearance and standards. It is unsightly!

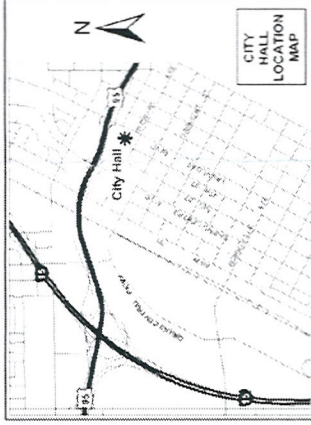
[Signature]

Case: VAR-42988
12524602008
POZOS ALFRED R & TARA
6865 UNICORN ST
LAS VEGAS NV 89131-2739



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

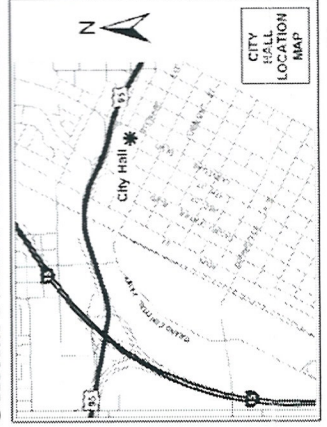
☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

Return Service Requested Official Notice of Public Hearing



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PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
METRY BOXES
0.2 1M
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MAILED FROM ZIP CODE 89101

RECEIVED

OCT 12 2011

*The fence is too tall in front
This fence is also an eyesore
of it. Also, they motorcycle race
over large berms on the property
which causes a great deal
of noise in a quiet, rural neighborhood.*

12524104006

BAKER SANDRA A & ROBERT J

5618 DORRELL LN

LAS VEGAS NV 89131-2820 89131-2820

Case: VAR-42988



PRESORTED
FIRST CLASS



000 4279218 SEP 29 2011
MAILED FROM ZIP CODE 89101

*THIS BEAUTIFUL HOME HAS
BECOME A SITE FOR A
DUMP OR SALVAGE YARD
BECAUSE OF THE FRONT YARD
FENCE!*

S. Brown

Case: VAR-42988

Application Information

VAR-42988 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

DUE TO THE FACT THAT I LIVE
 RIGHT AROUND THE CORNER FROM THIS PROPERTY, I PASS
 3 TO 4 TIMES A DAY. I AM IN SUPPORT OF
 THIS VARIANCE BECAUSE I BELIEVE IT IS NOT
 ONLY SAFER FOR PEDESTRIANS AND MOTORISTS,
 BUT ALSO LOOKS BETTER AND ADDS TO THE
 NEIGHBORHOOD

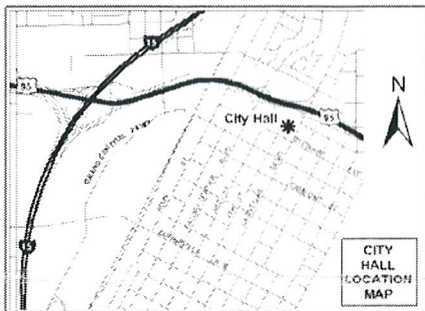
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

THANK YOU!

FOR TAKING THE TIME TO READ THIS

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



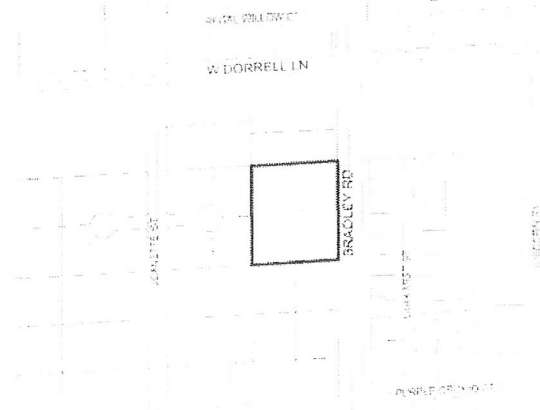
I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: October 11, 2011
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE
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PLEASE SEE

COMMENTS ON REVERSE

SIDE



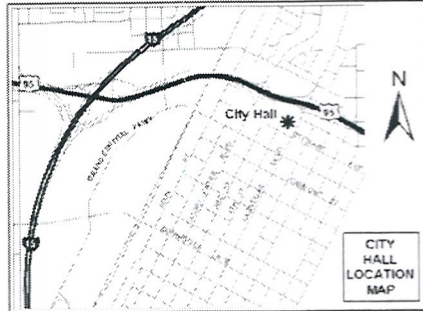
66 HREFN11 69131



Case: VAR-42988
 12524601002
 SPRINGER MICHAEL D & MICHAEL R
 5311 DORRELL LN
 LAS VEGAS NV 89131-2705 89131-2705

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.

VAR-42988

Planning Commission Meeting of 10/11/2011

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FIRST CLASS



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SEP 2011

RECEIVED

OCT 12 2011

12524110033

Case: VAR-42988

JENSEN KENNETH M & LINDA LIV TR
JENSEN KENNETH M & LINDA K TRS
5423 SHADOW FERN AVE
LAS VEGAS NV 89131-2854 89131-2854

66 HRPFN11 00101



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-43719 - VARIANCE - PUBLIC HEARING - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 1.17 acres at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43719** APN: 162-03-112-028

Name of Property Owner: 1213 S Las Vegas Blvd LLC

Name of Applicant: Continental Suites

Name of Representative: Zohar Robin

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: _____

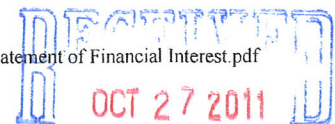
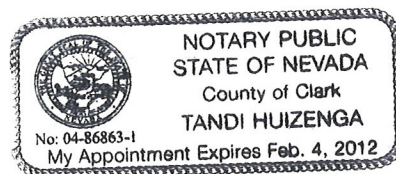
Signature of Property Owner: *ilan gorodezki*

Print Name: ILAN GORODEZKI

Subscribed and sworn before me

This 25 day of Oct, 2011

Tandi Huizenga
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance setback approval of a proposed 25' freestanding sign
Project Address (Location) 1213 South Las Vegas Boulevard
Project Name Continental Suites Proposed Use No Change / Motel
Assessor's Parcel #(s) 162-03-112-028 Ward # 3 - Coffin
General Plan: existing C proposed _____ Zoning: existing C2 / C1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER 1213 S Las Vegas Blvd LLC Contact Zohar Robin
Address 1213 S Las Vegas Blvd Phone: (702) 210-6182 Fax: (702) 643-6292
City Las Vegas State NV Zip 89104
E-mail Address zre702@gmail.com

APPLICANT Continental Suites Contact Zohar Robin
Address 1213 S Las Vegas Blvd Phone: (702) 331-0545 Fax: (702) 331-0546
City Las Vegas State NV Zip 89104
E-mail Address zre702@gmail.com

REPRESENTATIVE Patrick's Signs Inc Contact John L Yurik
Address 9030 West Sahara Avenue Suite 222 Phone: (702) 604-9883 Fax: (702) 873-5657
City Las Vegas State NV Zip 89117
E-mail Address john.yurik@gmail.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 ILAN BORODEZKI

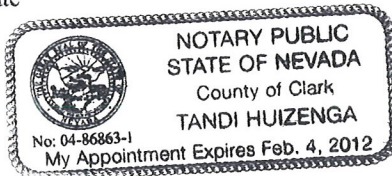
Subscribed and sworn before me

This 25 day of Oct, 20 11.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



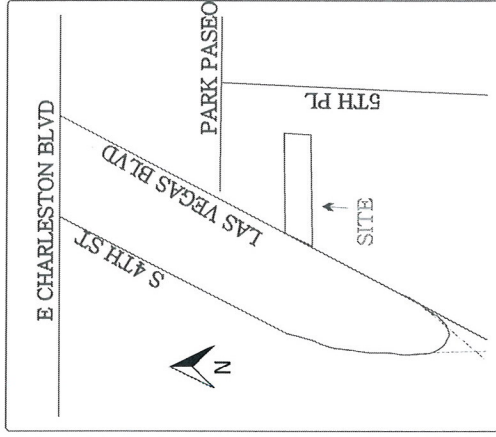
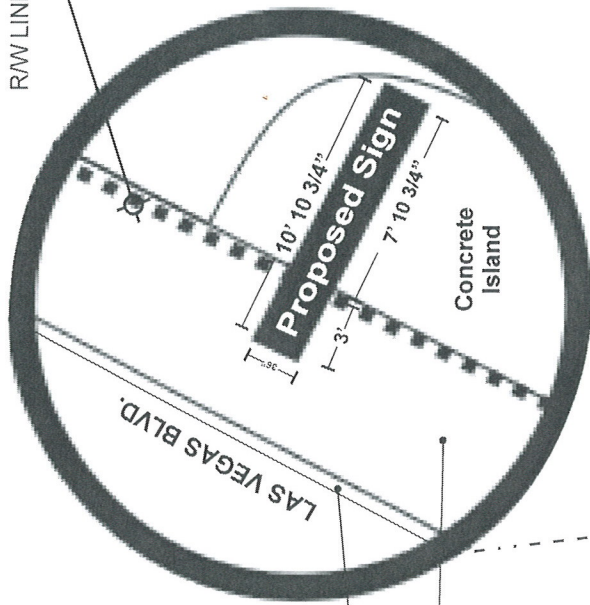
FOR DEPARTMENT USE ONLY

Case #	<u>VAR-43719</u>
Meeting Date:	<u>12/13/11</u>
Total Fee:	<u>\$830.00</u>
Date Received:	<u>10/27/11</u>
Received By:	<u>[Signature]</u>

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

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

RAW LINE PROPERTY LINE



ZOOM

Existing Sign:

Viva Las Vegas

Height: 36'

Area: 386 sf

Setback: 0

Encroachment: 3'

Proposed Sign:

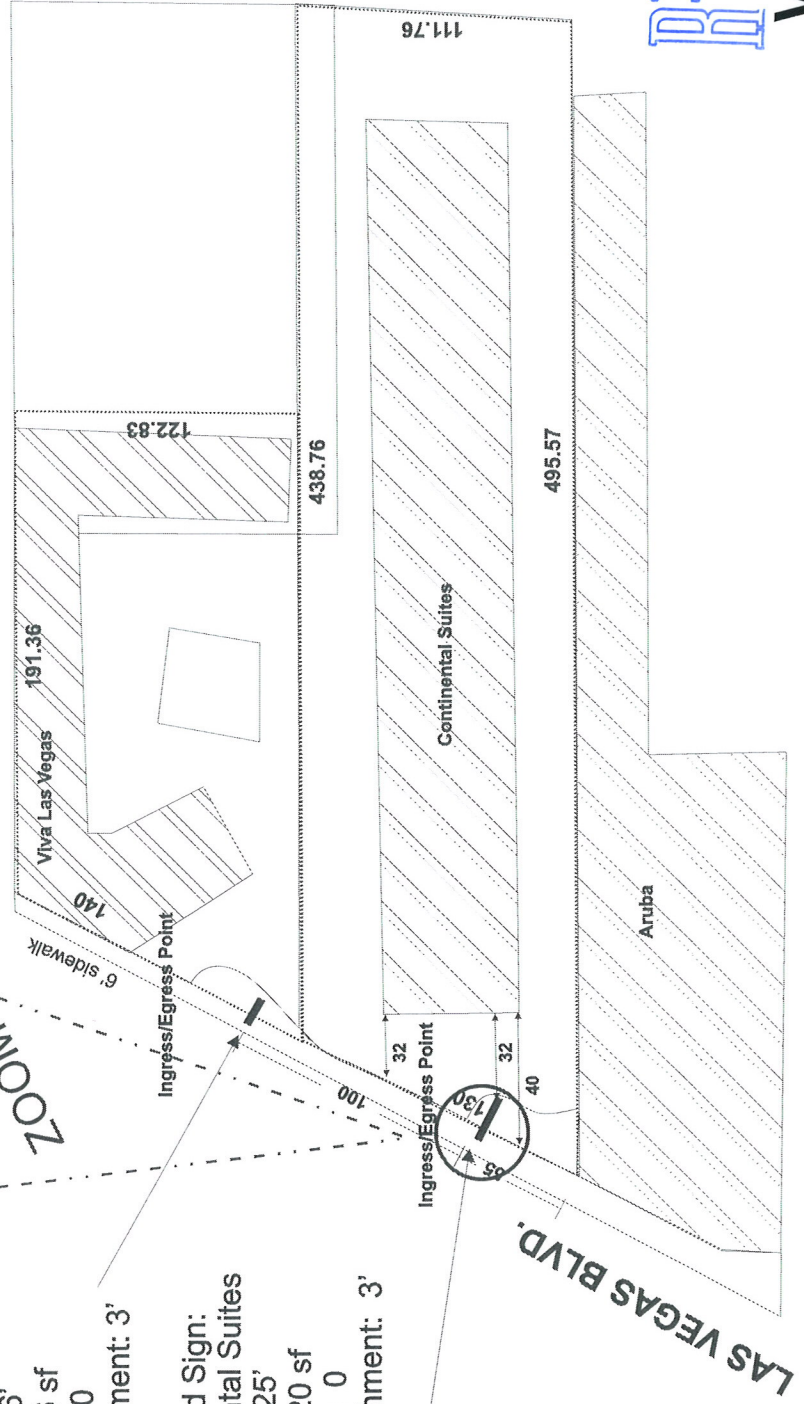
Continental Suites

Height: 25'

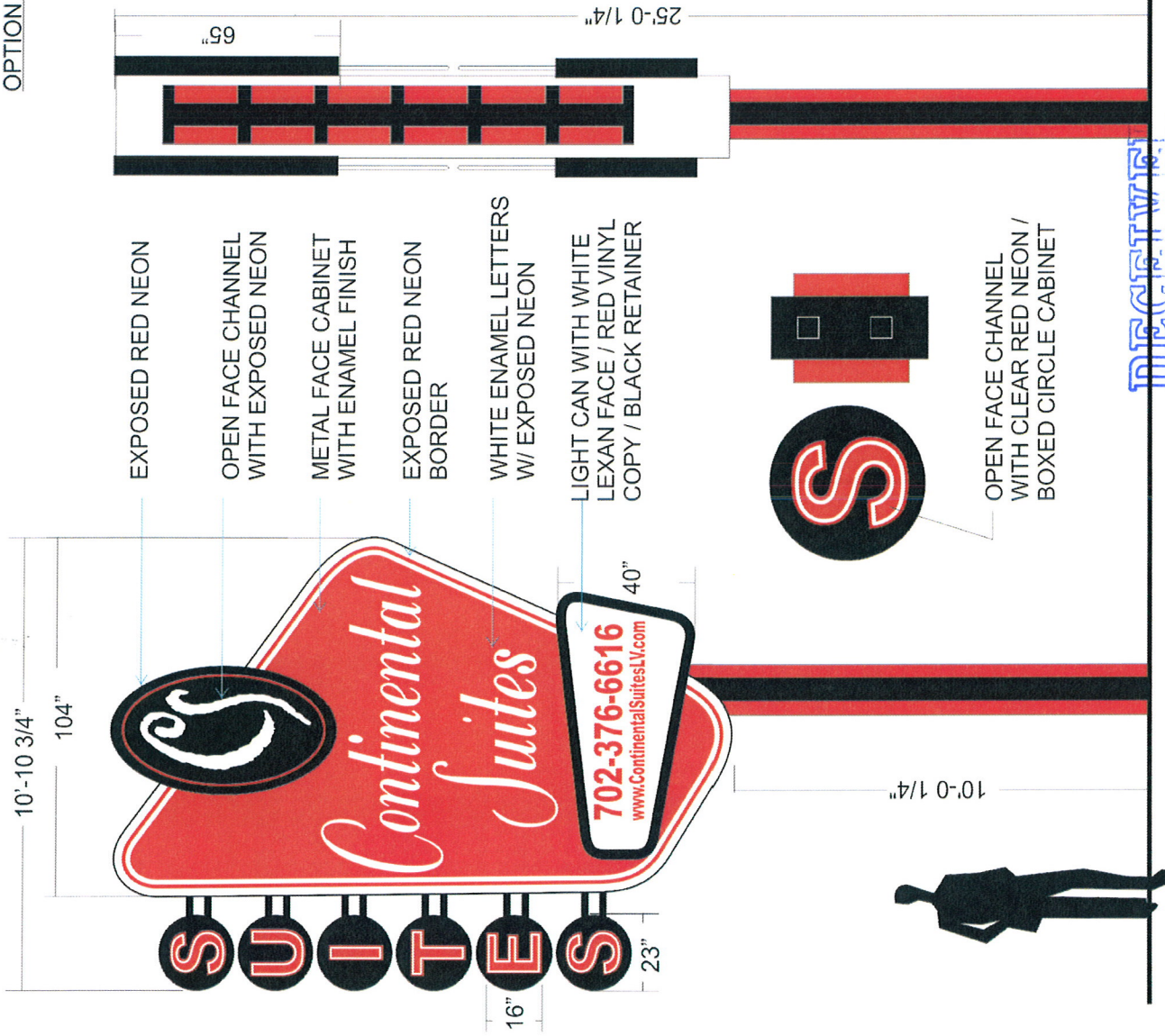
Area: 120 sf

Setback: 0

Encroachment: 3'



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OCT 27 2011
VAR-43719



DEC 27 2011

VAR-43719

City of Las Vegas
Planning Department
Applicant: Continental Suites
Sign Analysis Table

Sign	Type of Sign	Required Setback	Provided Setback	Allowed Height	Provided Height	Allowed Area	Provided Area	Required Lighting	Provided Lighting
1	Free Standing	5'	0'	40'	25'	260 SF	120 SF	75% neon and/or animation	76% neon

OCT 27 2011
VAR-43719



October 6, 2011

License Number: 62560

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Sign Variance Application for Continental Suite's Free Standing Sign

Planning Department:

Please consider this sign variance application of a proposed new 25' tall double faced free standing illuminated sign. Applicant is requesting a reduction in the setback standard of 5' from R/W line to 0'

The applicant has also applied for DDRC approval in conjunction with this variance application for the sign design, as well as an encroachment agreement to allow the sign to extend into the R/W 3'.

The parcel has 130' of street frontage, allowing per code 1 freestanding sign, and 240 sf of surface area. This will be the only freestanding sign on the property and as designed is 120 sf in surface area. The proposed sign is also 100' from the nearest freestanding sign meeting the required separation distance per code.

We feel this variance from the standard is not substantial. The benefits of approving this request will allow the applicant to complete the revitalization of the property and erect it's main and vital marketing tool so it can be seen and function optimally. This sign will greatly add to the City's intent of revitalization of the Scenic Byway Overlay District, and without it the applicant will be at a competitive disadvantage and will not be able to construct an ID sign that functions properly.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "John L. Yurik", is written over a red circular stamp.

John L. Yurik
Applicant's Representative
702-604-9883

RECEIVED
OCT 27 2011
VAR-43719

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-43723 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC - For possible action on a request for a Variance TO ALLOW EIGHT 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE FOUR SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET FOR EACH SIGN ARE ALLOWED at 321 South Casino Center Boulevard (APNs 139-34-201-0208), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43723** APN: 139-34-201-020

Name of Property Owner: Oakbrook Realty & Investments II LLC

Name of Applicant: Oakbrook Realty & Investments

Name of Representative: Kim M. Plencner

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

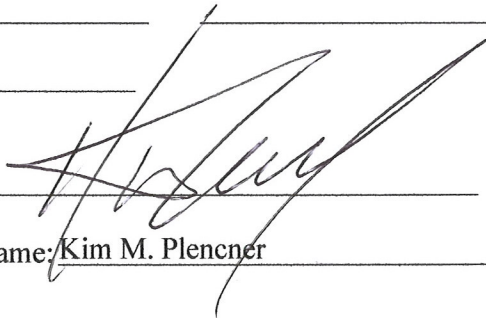
☒ No

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): _____

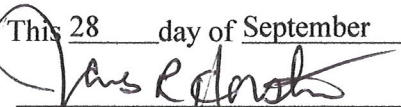
APN: _____

Signature of Property Owner: X 

Print Name: Kim M. Plencner

Subscribed and sworn before me

This 28 day of September, 2011


Notary Public in and for said County and State



RECEIVED

OCT 27 2011



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sign Variance 19.08/120(F)
Project Address (Location) 321 Casino Center, Las Vegas, Nevada
Project Name Lewis Street, First Floor Retail Proposed Use Variance
Assessor's Parcel #(s) 139-34-201-020 Ward # Coffin
General Plan: existing C-2 proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Oakbrook Realty & Investments IFLLC Contact Kevin Plencner
Address 1000 Royce Blvd Phone: (847) 268-4000 Fax: (847) 268-4444
City Oakbrook Terrace State IL Zip 60181
E-mail Address kvplncn@aol.com

APPLICANT Oakbrook Realty & Investments IFLLC Contact Kevin Plencner
Address 1000 Royce Blvd Phone: (847) 268-4000 Fax: (847) 268-4444
City Oakbrook Terrace State IL Zip 60181
E-mail Address kvplncn@aol.com

REPRESENTATIVE Chris Denzel Contact Chris Denzel
Address 1000 Royce Blvd Phone: (630) 268-4000 Fax: (630) 268-4444
City Oakbrook Terrace State IL Zip 60181
E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name Kim M. Plencner, Managing Member

Subscribed and sworn before me

This 28 day of September, 2011

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-43723</u>
Meeting Date:	<u>12/13/11</u>
Total Fee:	<u>\$830</u>
Date Received:*	<u>10/27/11</u>
Received By:	<u>Bio S.</u>

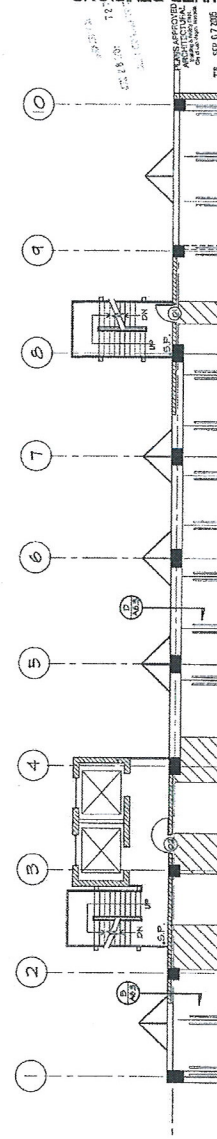
RECEIVED

OCT 27 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.

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





TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

October 26, 2011

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

Re: Justification Letter - Sign Variance 321 Casino Center

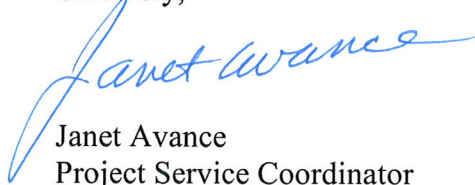
This letter is requesting a sign variance. Originally the banners were architecturally designed into the building to visually break up the building mass for curb appeal and to separate the public parking from the county employee parking lot across the street to avoid confusion. Now that there are tenants moving into the retail space, they require signage to promote their business. The trees in front of the building, planted in the streetscape, required by the downtown centennial plan, obstruct views of any signage on the first floor, thereby not allowing them to promote their business.

Currently there are four business entrances each on Lewis Street and Casino Center Boulevard. There are five signs on Lewis Street and five signs on Casino Center Blvd. The size of the banners are 5' x 42' - 6". To the best of our knowledge the proposed projecting signs meet the minimum setback requirements of 3 feet measured from the back of the curb and do not project more than 6 feet from the building elevation.

The variance we are requesting exceeds the one sign per entrance, maximum height and the maximum area code.

At present, the existing banners have the words "public parking" one on the Lewis side and one on the Casino Center of the subject property. The remaining banners are multi colored. The Justification for the change would number one be the hardship posed by the trees blocking the public from seeing what services are being offered. The banners fit into the long term development plan of the downtown in promoting new business and the excitement of same. Upgraded signage has been allowed at Neonopolis, the new clubs along the block on Fremont at Las Vegas Boulevard and on the parking garage at the outlet mall on Grand Canyon to name a few. They would help the proprietors achieve success in this struggling economy, which also can benefit the sales tax income for the city.

Sincerely,


Janet Avance
Project Service Coordinator

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OCT 27 2011

City of Las Vegas

VAR-43723

OAKBROOK
REALTY AND INVESTMENT,
LLC

October 4, 2011

Justification Letter

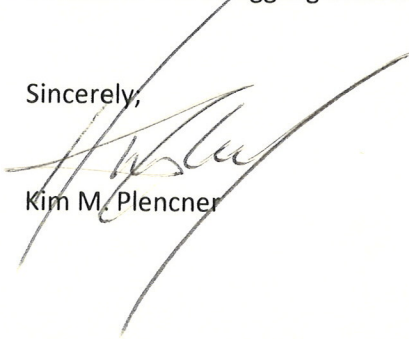
Sign variance 321 Casino Center

The reason we are requesting a sign variance, originally the banners were architecturally designed into the building to visually break up the building mass for curb appeal and to separate the public parking from the county employee parking lot across the street to avoid confusion. Now that we have tenants moving into our retail space, they require signage to promote their business. The trees in front of the building, planted in the streetscape, required by the downtown centennial plan, obstruct views of any signage on the first floor, thereby not allowing them to promote their business.

To the best of our knowledge the proposed projecting signs meet the minimum setback requirements and the minimum clearance standard. The variance we are requesting exceeds the one sign per entrance, maximum height and the maximum area code.

At present the existing banners have the words public parking, one on the Lewis side and one on the Casino Center of the subject property. The remaining banners are multi colored. The Justification for the change would number one be the hardship posed by the trees blocking the public from seeing what services are being offered. The banners fit into the long term development plan of the downtown in promoting new business and the excitement of same. Upgraded signage has been allowed at Neonopolis, the new clubs along the block on Fremont at Las Vegas Boulevard and on the parking garage at the outlet mall on Grand Canyon to name a few. They would help the proprietors achieve success in this struggling economy, which also can benefit the sales tax income for the city.

Sincerely,



Kim M. Plencner

1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

RECEIVED

OCT 27 2011

VAR-43723

From: Tom Burkart <tburkart@LasVegasNevada.GOV>

To: kvplncn <kvplncn@aol.com>

Cc: lvchris <lvchris@hotmail.com>

Subject: RE: 321 Casino Center sign variance package for review prior to submission:

Date: Mon, Oct 3, 2011 4:16 pm

Kevin,

The Justification letter should be expanded upon.

The current code permits projecting signs, the letter submitted should explain why we are proposing to go above and beyond what the current code permits for projecting signs (aka the Variance request). To explain this, I would begin with the history of the decorative banners (originally installed to break-up building mass) and the transition to using the decorative banners for on-site signage (now that we have ground floor businesses and wall signs may be blocked by the trees), and what we're proposing to do to keep some of the decorative elements of the original banners.

I've included the Projecting sign standards below. You should review each requirement and comment on why the proposed sign either meets or does not meet what the current code permits in the justification letter. What does not meet current code will be the subject of the Variance review.

Your questions below also seem to reference Off-Site Advertising (different downtown events advertised on the banners). As we previously discussed any advertising for product not located on-site will be considered a "Billboard" or as the code defines, an "off-premise signage". Off Premise Signage requires the approval of a Special Use Permit, which is a separate review from the Variance for the On-Site Projecting Sign Standards.

The Pre-Application Request Form, Justification letter and Elevations need to be faxed to Planning No later than this Thursday, October 6th to be placed on the next agenda cycle. As long as the applications are signed and notarized by the Property Owner or Legal Representative, Chris will not need any power of attorney, he will simply be listed as the applicant.

Table 20. Projecting Sign Standards in Commercial and Industrial Districts (see Figure 23)

Standard	C-1, C-2, C-M and M
Maximum Number	1 sign per entrance
Maximum Area	32 square feet
Maximum Height	1 foot above eave or rafter line, whichever is higher
Minimum Setback	A projecting sign may project over the public right-of-way, provided the projecting sign maintains a minimum setback of 3 feet measured from the back of the curb and such signs do not project more than 6 feet from the building elevation to which they are attached
Minimum Clearance	8 feet from the ground to the bottom of the sign
Additional Standards	1. Projecting signs shall not be permitted on property that has freestanding signs 2. Projecting signs shall be subject to review by the Department of Public Works to the extent they extend over or near the public right-of-way

City of Las Vegas

10/12/2011 11:55 AM

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-43727 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 0.63 acres at 2905 West Charleston Boulevard (APN 162-05-510-004), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-43727, VAR-43728 and SDR-43726
2. Conditions and Staff Report - VAR-43727, VAR-43728 and SDR-43726
3. Supporting Documentation
4. Photos - VAR-43727, VAR-43728 and SDR-43726
5. Justification Letter - VAR-43727, VAR-43728 and SDR-43726



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43727** APN: 162-05-510-004+005
Name of Property Owner: Scenic Vistas, LLC
Name of Applicant: Scenic Vistas, LLC
Name of Representative: Alain Coppel

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: _____

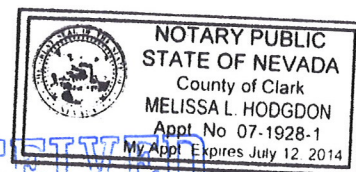
Signature of Property Owner: [Signature]

Print Name: Alain Coppel

Subscribed and sworn before me

This 27th day of October, 20 11

Melissa L. Hodgdon
Notary Public in and for said County and State



RECEIVED
OCT 27 2011



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for zero lot line & expansion non-conforming bldg over 50%

Project Address (Location) 2809 & 2905 West Charleston

Project Name Nevada Comprehensive Pain Center Proposed Use Medical Office

Assessor's Parcel #(s) 162-05-510-004 & 005 Ward # 1-Tarkanian

General Plan: existing O proposed _____ Zoning: existing C-D proposed _____

Commercial Square Footage 19,700 Floor Area Ratio 24.95

Gross Acres 1.27 Lots/Units 2 Density _____

Additional Information _____

PROPERTY OWNER Scenic Vistas LLC

Contact Juan Pena

Address 2820 West Charleston Suite 7

Phone: 476-9999

Fax: 946-1343

City Las Vegas

State Nevada

Zip 89102

E-mail Address JuanP@nvcpc.com

APPLICANT Scenic Vistas LLC

Contact Juan Pena

Address 2820 West Charleston

Phone: 476-9999

Fax: 946-1343

City Las Vegas

State Nevada

Zip 89102

E-mail Address JuanP@nvcpc.com

REPRESENTATIVE Cross Construction Company LLC

Contact Bert Craig & Dustin Belinski

Address 104 Laurel Ave.

Phone: 596-7743

Fax: 940-6162

City Las Vegas

State Nevada

Zip 89104

E-mail Address Bert@bhccraig.com

Property Owner Signature* [Signature]

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

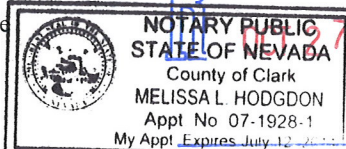
Print Name Alain Coppi

Subscribed and sworn before me

This 27th day of October, 20 11.

Melissa L. Hodgdon

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #

VAR-43727

Meeting Date:

12-13-11

Total Fee:

830.00

Date Received:*

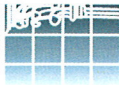
10-27-11

Received By:

[Signature]

*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.

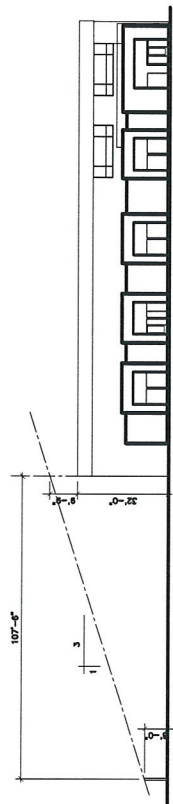
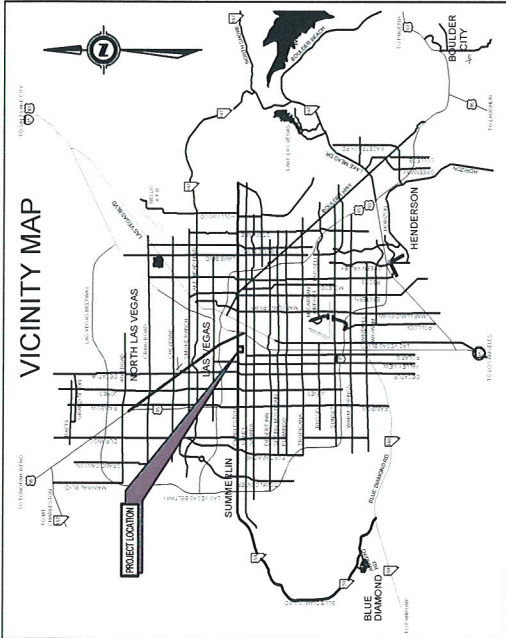
f:\depot\Application Packet\Application Form.pdf



PSWC Architects
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1930 Village Center Circle
Suite 200
Las Vegas, Nevada 89134
702/259-0011
Fax: 702/259-6580

VICINITY MAP



DISTANCE - TO - HEIGHT SLOPE DIAGRAM

PROJECT DATA	
ASSESSORS PARCEL NUMBERS:	162-05-510-005 162-05-510-004
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-O
SQUARE FOOTAGES:	
BUILDING ONE:	6,977 s.f.
BUILDING TWO:	13,013 s.f.
TOTAL:	19,990 s.f.
TOTAL FOOTPRINT:	13,764 s.f.
SITE AREA:	55,166 s.f.
BUILDING COVERAGE:	24.95 %
PARKING ANALYSIS:	
REQUIRED - BUILDING ONE:	
MEDICAL / DENTAL OFFICES	1,200 s.f. UP TO 2,000 s.f. &
1,175 s.f. ALL ADDITIONAL s.f. =	73 SPACES
REQUIRED - BUILDING TWO:	
MEDICAL / DENTAL OFFICES	1,200 s.f. UP TO 2,000 s.f. &
1,175 s.f. ALL ADDITIONAL s.f. =	38 SPACES
REQUIRED ACCESSIBLE SPACES:	5 SPACES
(101 - 150)	
REQUIRED LOADING SPACES:	2 SPACES
10,000 - 29,999	
TOTAL REQUIRED SPACES:	111 SPACES
PROVIDED:	
STANDARD:	57 SPACES
CANOPY (30%):	22 SPACES
ACCESSIBLE:	1 SPACES
LOADING:	1 SPACES
TOTAL PROVIDED SPACES:	81 SPACES

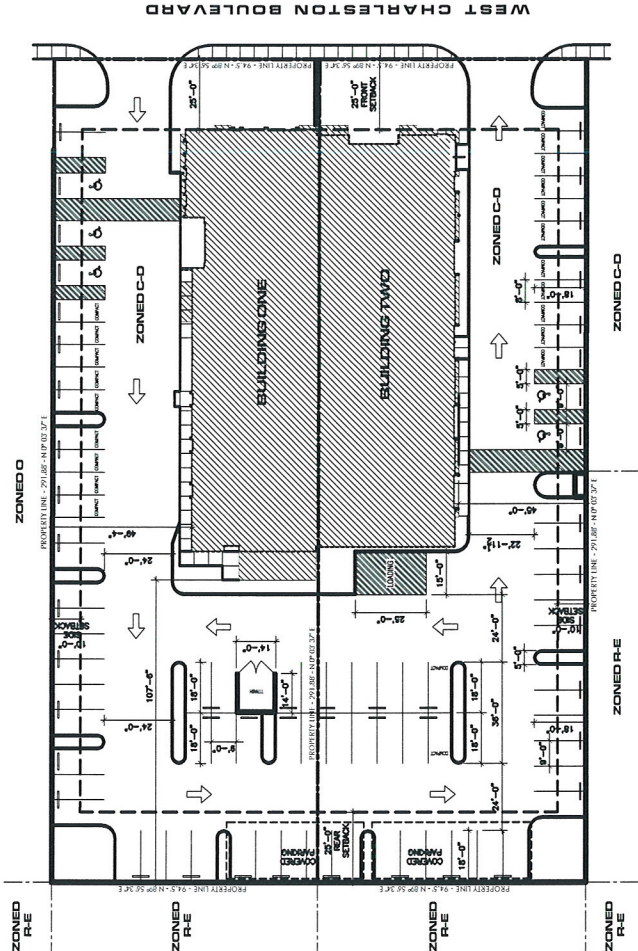


OVERALL SITE PLAN

A Proposed new
Medical Office
Nevada Comprehensive
Pain Center

2809 & 2905 Charleston Ave.
Las Vegas, Nevada, 89048

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October 27, 2011



VAR-43727
VAR-43728
SDR-43726

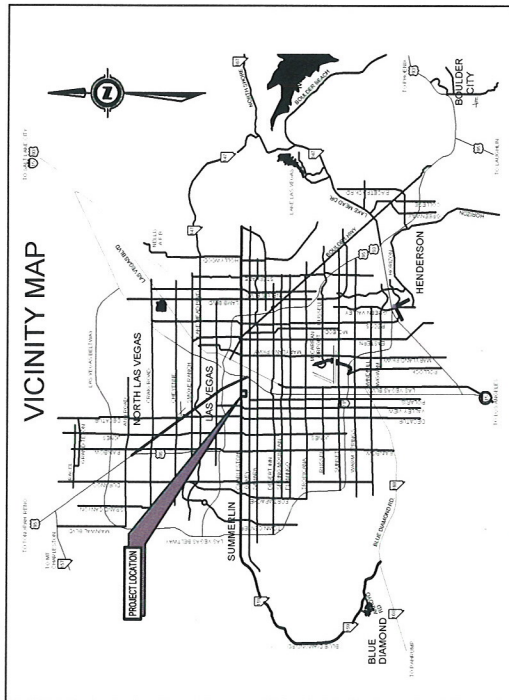
OCT 27 2011

DEC 27 2011

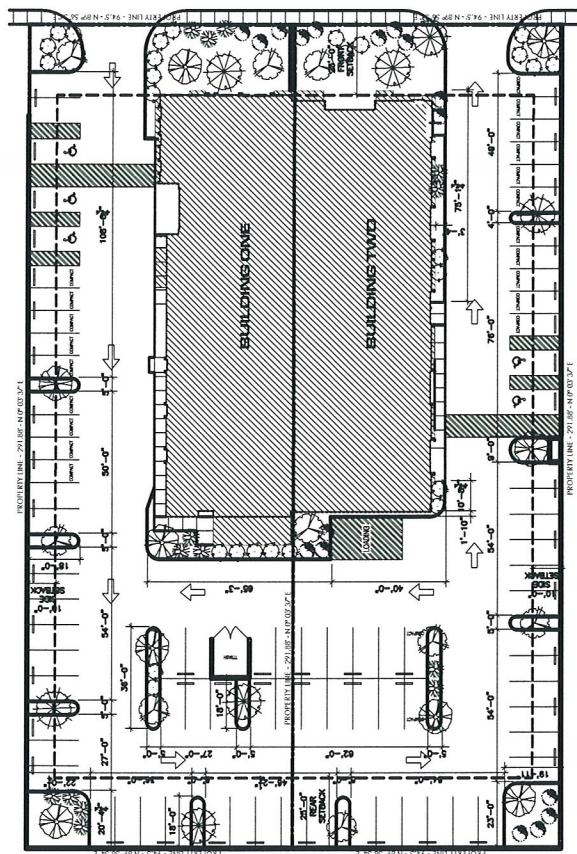


SWC Arch
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1930 Village Center Circle
Suite #3-475
Las Vegas, Nevada 89134
702/259.0011
Fax: 702/259.6380



PLANT LEGEND				
TREES				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES
	PROSOPIS	CHELAN MESQUITE (THORNLESS)	36" BOX	9
	CERCIDIUM	BLUE PALM VERDE	36" BOX	9
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	6
SHRUBS				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES
	ARTEMISIA	TEXAS RANGER SAGE	15 GAL.	25
	LANTANA	BUSH LANTANA	15 GAL (3'x3')	17
	GULLESHI	DESERT BIRD OF PARADISE	15 GAL (3'x3')	14
GROUND COVER				
DECORATIVE ROCK LANDSCAPE COVER • ALL NEW REBEL RED 3/8" STONE NEW ROCK TO BE WATER ROLLED COMPACTED.				



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

**A Proposed new
Medical Office
Nevada Comprehensive
Pain Center**

2809 & 2905 Charleston Ave.
Las Vegas, Nevada, 89048

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October 27, 2011

VAR-43727 OCT 2 / 2011

VAR-43728

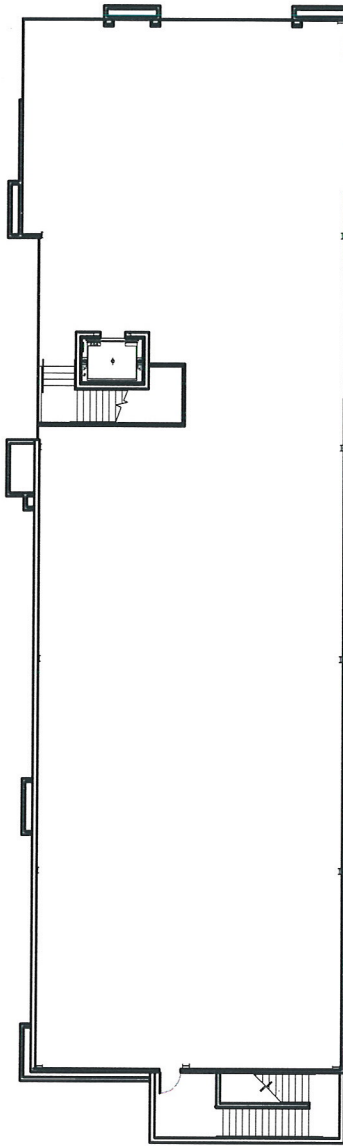
SDR-43726

PSWC Architects

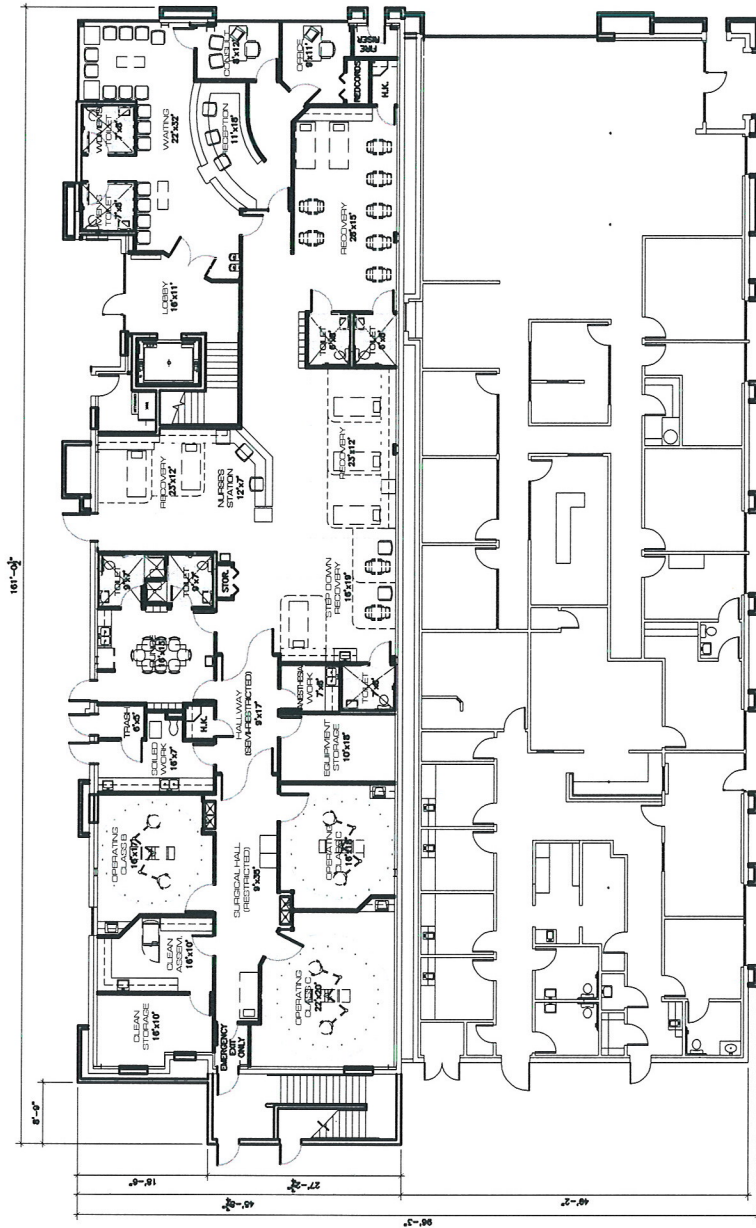
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1930 Village Center Circle
Suite #3-475
Las Vegas, Nevada 89134
702/259-0011
Fax: 702/259-6380

**SECOND LEVEL
FLOOR PLAN
(WEST BUILDING)**



**FIRST LEVEL
FLOOR PLAN
(WEST BUILDING)**



**FIRST LEVEL
FLOOR PLAN
(EAST BUILDING)**



FLOOR PLAN

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

**A Proposed new
Medical Office
Nevada Comprehensive
Pain Center**

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October 27, 2011

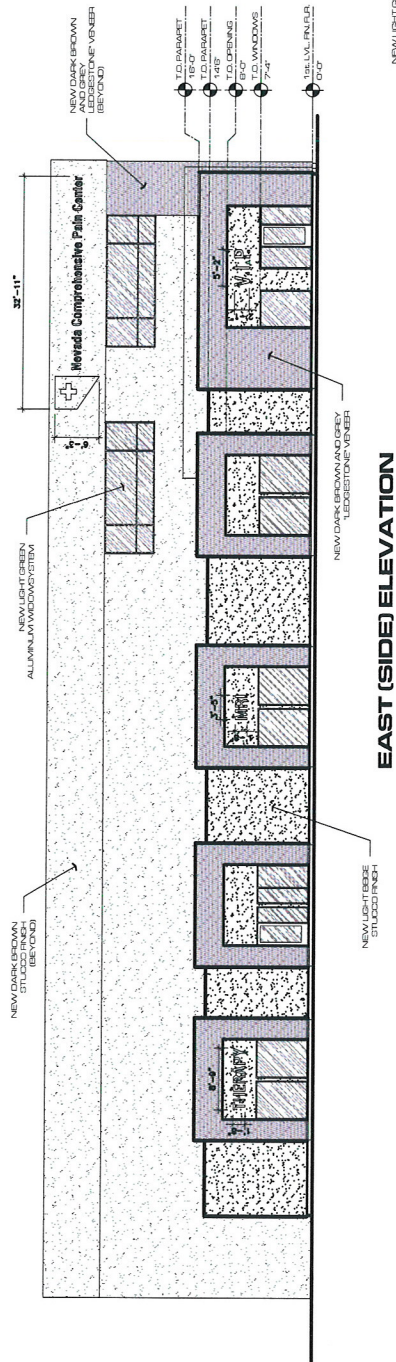
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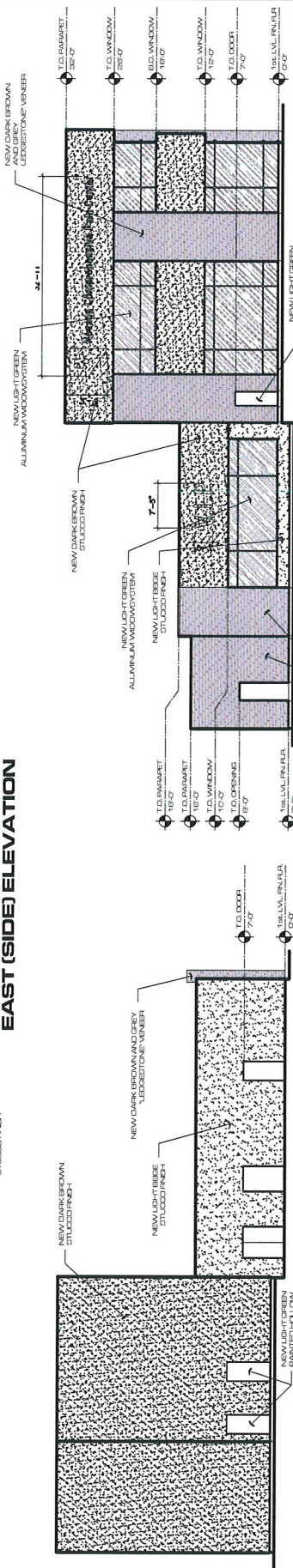
VAR-43727

VAR-43728

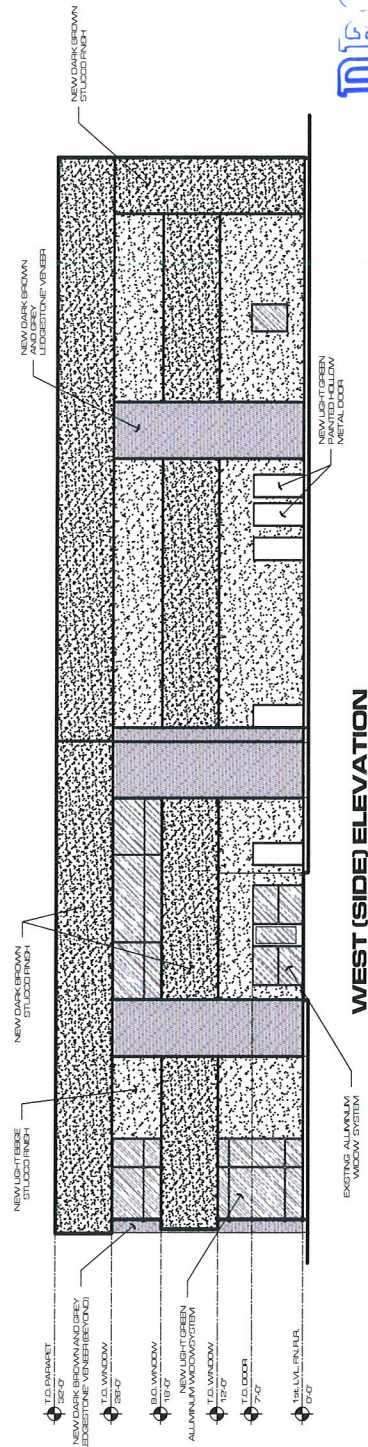
SDR-43726



EAST (SIDE) ELEVATION



SOUTH (REAR) ELEVATION



WEST (SIDE) ELEVATION

EXTERIOR ELEVATIONS

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

A Proposed new Medical Office

Nevada Comprehensive

2809 & 2905 Charleston Ave.
Las Vegas, Nevada, 89048

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October 27, 2011

OCT 2 / 2011

VAR-43727

VAR-43728

SDR-43726

October 26, 2011

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: JUSTIFICATION LETTER
PROPOSED SECOND STORY ADDITION FOR NEW MEDICAL CENTER
2905 W Charleston Blvd.
Assessors Parcel Numbers: 162-050-510-004 & 162-050-510-005

Owner: Nevada Comprehensive Pain Center, Dr. Alain Coppel

To Whom it may concern:

We are a leading medical practice in Southern Nevada providing interventional pain management to patients who have been injured in many ways or who have developed long term debilitating disabilities which have caused them to seek medical care with us.

We are desperately in need of more space to accommodate our operations. We are currently located on West Charleston Blvd. in Las Vegas, NV, in the medical district which has developed over the years adjacent to and near University Medical Center, and directly across from the subject location.

Our building on W Charleston Blvd. must be expanded as part of the tenant improvement in order to suit the operational requirements of our practice. We need to add a second story of up to thirty-two feet in overall height and is proposed to be an additional 6,036 sq. ft to the existing 6,977 sq.ft west building and the existing 6,787 sq.ft east building. This addition will be required to accommodate our medical practice. This addition in conjunction with the first floor will be improved with all of the necessary components for an in house ambulatory surgery center and a VIP type medical office. The east building is anticipated to provide a physical therapy suite, a diagnostic MRI suite and a small medical office.

In addition to meeting all of the Southern Nevada requirements, all facilities must meet strict State and Federal Health and Medical Board requirements in order to satisfactorily operate this type of facility.

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OCT 27 2011
VAR-43727
VAR-43728
SDR-43726

The finished cosmetic appearance will be compatible with the recently constructed building appearances in the area. The exterior will be finished with clean lined modern architecture, similar to that rendered by many of the government and civic centers generally located across the desert southwest and those in the city. This architectural theme is present in numerous buildings located on W Charleston Blvd. which bear similar size and shape to our proposed facility. This proposed project will provide a much needed facelift to the Charleston C-D district.

Our current licensed medical practice is located across the street in the Quail Park office plaza. We have between ten and fifteen employees at this location and more at other various locations throughout the valley. Once fully operational, we will house between twenty and thirty employees at the facility. We will be open during normal business hours in the area: 7:00am – 5:00 pm, Monday thru Saturday. In addition to meeting regional regulation requirements we must also meet the very strict standards set by the Nevada Department of health and Human Services, and regulatory requirements issued by the U.S. Department of Health and Human Services.

The proposed uses of the building are not intended to provide any type of emergency “clinic” type occupancies.

The proposed building setbacks to the adjacent residential uses exceeds the City of Las Vegas minimum adjacency standards.

The proposed project will not be using the City of Las Vegas green building standards.

The current parcels are part of the C-D district which limits buildings to one story. In order to provide adequate space for our practice, it will be required to build a second story over the existing west building. The proposed project will be a maximum of 32 feet high.

The proposed project has limited the amount of glazing (windows) at the rear of the west and east walls of the second level. There are no proposed windows at the south end of the second floor. The intent of this feature is to provide for the privacy of the adjacent residential uses and minimize the impact of the second story on these uses.

A parking analysis of the proposed buildings indicates that 111 parking spaces will be required for this project per the latest Title 19. The current parking lot configuration is only capable of providing 76 spaces. We propose to combine both parking lots creating better traffic flow and increasing the parking to 85 spaces which is 26 short of the required 111 spaces. This will require the removal of the existing CMU wall that currently separates the two parking lots. The proposed facilities will all be Medicare certified which limits a facility to seeing only 4 patients per hour. It is anticipated that these buildings will accommodate a maximum of 5 facilities so this will limit the buildings to seeing a total of 20 patients per hour. Anticipating a maximum of a 1-hour overlap there will be a maximum of 40 patients requiring parking. With a maximum of 30

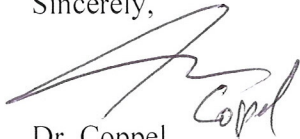
VAR-43727
VAR-43728
SDR-43726

employees there will be a total of 70 anticipated parking spaces required. This will leave the proposed parking lot with an excess of 15 spaces.

The parking analysis indicates the two loading zones are required for this project. It is proposed to provide only one loading zone. This is due to the fact that the nature of the proposed uses do not heavily rely on the delivery of supplies. There will never be the need for more than one loading space on this project.

The proposed project will require a waiver for the rear lot landscape buffer to be at zero when 8'-0" is required by Title 19.

Sincerely,

A handwritten signature in dark ink, appearing to read "Coppel", written over a horizontal line.

Dr. Coppel
Nevada Comprehensive Pain Center

VAR-43727
VAR-43728
SDR-43726

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-43728 - VARIANCE RELATED TO VAR-43727 - PUBLIC HEARING -
APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a
Variance TO ALLOW 39 PARKING SPACES WHERE 73 PARKING SPACES ARE
REQUIRED on 0.63 acres at 2905 West Charleston Boulevard (APN 162-05-510-004), C-D
(Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43728** APN: 162-05-510-004 & 005
Name of Property Owner: Scenic Vistas, LLC (Alain Coppel)
Name of Applicant: Alain Coppel, MD - Scenic Vistas, LLC
Name of Representative: Alain Coppel

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

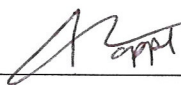
☒ No

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: _____

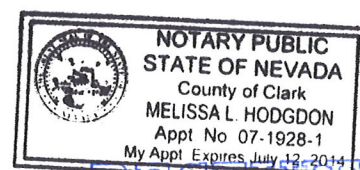
Signature of Property Owner: 

Print Name: Alain Coppel, MD

Subscribed and sworn before me

This 27th day of October, 2011

Melissa L. Hodgdon
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for reduction in parking
Project Address (Location) 2809 & 2905 West Charleston
Project Name Nevada Comprehensive Pain Center Proposed Use Medical Office
Assessor's Parcel #(s) 162-05-510-004 & 005 Ward # 1- Tarkanian
General Plan: existing O proposed _____ Zoning: existing C-D proposed _____
Commercial Square Footage 19,700 Floor Area Ratio 24.95
Gross Acres 1.27 Lots/Units 2 Density _____
Additional Information _____

PROPERTY OWNER Scenic Vistas LLC Contact Juan Pena
Address 2820 West Charleston Suite 7 Phone: 476-9999 Fax: 946-1343
City Las Vegas State Nevada Zip 89102
E-mail Address JuanP@nvcpc.com

APPLICANT Scenic Vistas LLC Contact Juan Pena
Address 2820 West Charleston Phone: 476-9999 Fax: 946-1343
City Las Vegas State Nevada Zip 89102
E-mail Address JuanP@nvcpc.com

REPRESENTATIVE Cross Construction Company LLC Contact Bert Craig & Dustin Belinski
Address 104 Laurel Ave. Phone: 596-7743 Fax: 940-6162
City Las Vegas State Nevada Zip 89102
E-mail Address Bert@bhccraig.com

Property Owner Signature* [Signature]

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

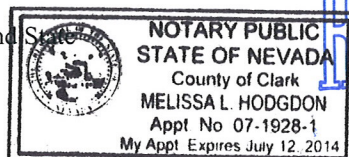
Print Name Alain Coppel

Subscribed and sworn before me

This 27th day of October, 20 11.

Melissa L. Hodgdon

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-43728</u>
Meeting Date:	<u>12-13-11</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>10-27-11</u>
Received By:	<u>[Signature]</u>

RECEIVED
OCT 27 2011

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-43726 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43727 AND VAR-43728 - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Site Development Plan Review FOR A 6,036 SQUARE-FOOT ADDITION TO AN EXISTING MEDICAL OFFICE BUILDING AND LANDSCAPE IMPROVEMENTS on 1.27 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43726** APN: 162-05-510-004+005
Name of Property Owner: Scenic Vistas, LLC
Name of Applicant: Scenic Vistas, LLC
Name of Representative: Alain Coppel

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: Alain Coppel

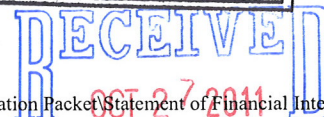
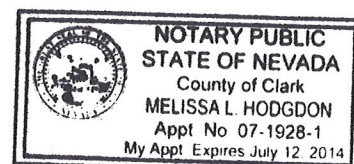
Print Name: Alain Coppel

Subscribed and sworn before me

This 27th day of October, 2011

Melissa L. Hodgdon

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 2809 & 2905 West Charleston
Project Name Nevada Comprehensive Pain Center Proposed Use Medical Office
Assessor's Parcel #(s) 162-05-510-004 & 005 Ward # 1-Tarkanian
General Plan: existing O proposed _____ Zoning: existing C-D proposed _____
Commercial Square Footage 19,700 Floor Area Ratio 24.95
Gross Acres 1.27 Lots/Units 2 Density _____
Additional Information Wavier for landscape reduction zero feet buffer where Eight feet is Required

PROPERTY OWNER Scenic Vistas LLC Contact Juan Pena
Address 2820 west Charleston Phone: 476-9999 Fax: 946-1343
City Las Vegas State Nevada Zip 89102
E-mail Address JuanP@nvcpc.com

APPLICANT Scenic Vistas LLC Contact Juan Pena
Address 2820 West Charleston Phone: 476-9999 Fax: 946-1343
City Las Vegas State Nevada Zip 89102
E-mail Address JuanP@nvcpc.com

REPRESENTATIVE Cross Construction Company LLC Contact Bert Craig & Dustin Belinski
Address 104 Laurel Ave. Phone: 596-7743 Fax: 940-6162
City Las Vegas State Nevada Zip 89104
E-mail Address Bert@bhccraig.com

Property Owner Signature* [Signature]

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

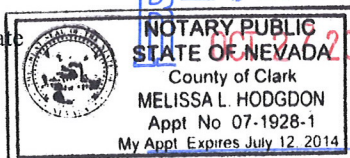
Print Name Alain Coppel

Subscribed and sworn before me

This 27th day of October, 20 11.

Melissa L. Hodgdon

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-43726</u>
Meeting Date:	<u>12-13-11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>10-27-11</u>
Received By:	<u>[Signature]</u>

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-43685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DENNY'S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,300 SQUARE-FOOT SUPPER CLUB at 450 Fremont Street, Suite #195 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43685** APN: 139-34-513-002 / -003

Name of Property Owner: FABC Holdings Warrulla LLC

Name of Applicant: Denny's, Inc. dba Denny's Restaurant #2337

Name of Representative: Benjamin J. Volmer, Esq.

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

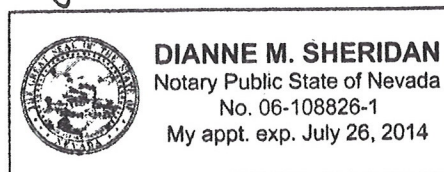
Subscribed and sworn before me

This 3rd day of Oct, 2011

Dianne M. Sheridan

Notary Public in and for said County and State

Clark County, Nevada





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Denny's, Inc.
 Project Address (Location) 450 Fremont Street, Suite 195, Las Vegas, NV 89101
 Project Name Denny's Restaurant #2337 Proposed Use Supper Club
 Assessor's Parcel #(s) 139-34-513-002 / -003 Ward #
 General Plan: existing proposed Zoning: existing proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information

PROPERTY OWNER FAEC Holdings Wrrulla LLC Contact Dan Bhanabhai
 Address 450 Fremont Street, #285 Phone: 243-0654 Fax: 671-0092
 City Las Vegas State NV Zip 89101
 E-mail Address danewirulla.com

APPLICANT Denny's, Inc. Contact Wayne Hall
 Address 203 East Main Street Phone: (864) 597-8000 Fax:
 City Spartanburg State SC Zip 29319
 E-mail Address

REPRESENTATIVE Kolesar & Leatham, Chtd. Contact Benjamin J. Volmer, Esq.
 Address 400 S. Rampart Blvd., Suite 400 Phone: (702) 362-7800 Fax:
 City Las Vegas State NV Zip 89145
 E-mail Address bvolmer@klnvada.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 Dharmesh Bhanabhai

Subscribed and sworn before me

This 3rd day of October, 20 11

Dianne M. Sheridan

Clark County, Nevada

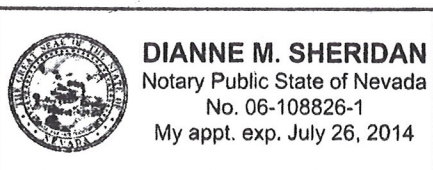
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-43685</u>
Meeting Date:	<u>12/13/2011</u>
Total Fee:	<u>1280.00</u>
Date Received:	<u>12/25/2011</u>
Received By:	<u>M K E P</u>

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

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C-2 C-2 C-2

SITE INFORMATION

ZONING:

C-2 - General Commercial District

COMMERCIAL AREA:

Parcel 1: (Approximate, to be Verified)
Gross Area 119,790 sq ft
Building: 320,000 sq ft
Overall Area: 2.75 acres

Suite 195:
Total Area: 6,300 gsf

PARKING REQUIREMENTS

Parking Required:
Shopping Center 1 per 250 sq ft
Total Required: 25

Provided:
* per City Public Parking Garage Below
Total Provided: 25

Parking Ratio: 4.0 per 1000 1 per 250

H/C Required:

Total Spaces per chart
Total Provided: 1

* per City Public Parking Garage Below

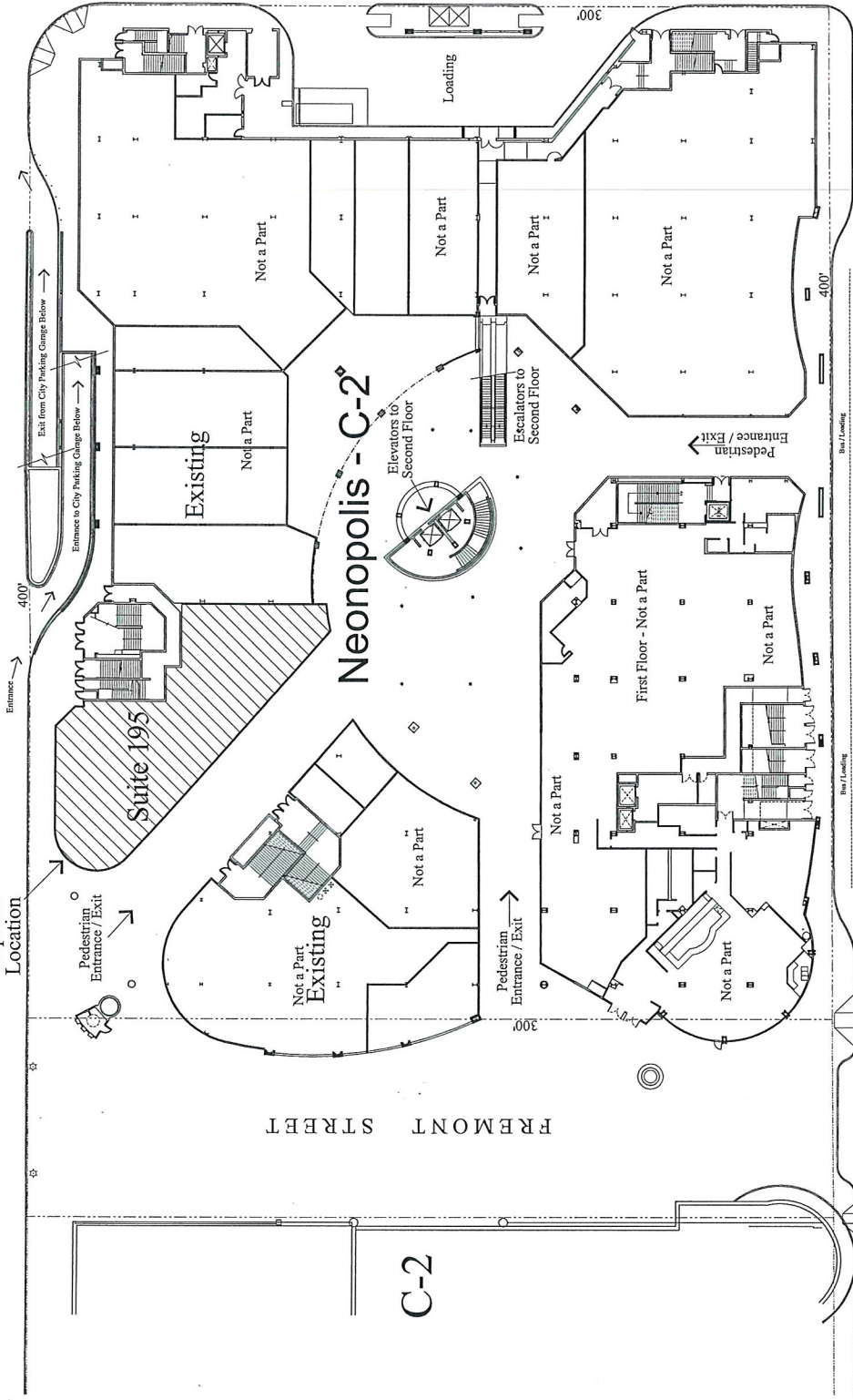
OGDEN STREET

C-2



FOURTH STREET

Proposed Location



FREMONT STREET

C-2

LAS VEGAS BOULEVARD

Site Plan

C-2

C-2

Denny's at Neonopolis
Las Vegas, Nevada

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Project No. 111032 September 29, 2011

Environmental
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE

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OCT 25 2011
SUP-43685

KOLESAR & LEATHAM

October 25, 2011

VIA HAND-DELIVERY

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

Re: Denny's, Inc. - Special Use Permit Application for Supper Club Establishment

Applicant: Denny's, Inc. d/b/a Denny's Restaurant #2337
APN: 139-34-513-002 and 003
Business Address: 450 Fremont Street, Suite 195
Las Vegas, NV 89101

Dear Sir/Madam:

This firm represents Denny's, Inc., a Florida corporation, dba Denny's Restaurant #2337 (the "Applicant") with respect to liquor licensing matters in Nevada. Enclosed for processing, please find the Applicant's Supper Club Special Use Permit Application packet which includes the following:

- 1) Original Submittal Checklist;
- 2) Original Special Use Permit Application/Petition Form;
- 3) Original Statement of Financial Interest;
- 4) Copy of Grant Bargain Sale Deed;
- 5) Assessor's Parcel Map;
- 6) Site Plan – 6 folded and 1 rolled colored; and
- 7) Floor Plan – 1 folded and 1 rolled;
- 8) Reduced 8.5" x 11" Site Plan and Floor Plan; and
- 9) Check in the amount of \$1,280 in payment of the required fees.

The Applicant is proposing to open a Supper Club restaurant establishment (the "Restaurant") within the Neonopolis shopping mall at the above-referenced address (the "Premises"). The Applicant desires to engage in the sale and service of retail alcoholic beverages from a bar area as permitted with a Supper Club liquor license. The Restaurant will operate twenty-four (24) hours per day and will employ approximately twenty-five (25) employees.

ATTORNEYS AT LAW
400 SOUTH RAMPART, SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
KLNEVADA.COM

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OCT 25 2011
SUP-43685

City of Las Vegas Planning and Development
Page 2
October 25, 2011

The Restaurant will provide a benefit to the community and the neighboring businesses on Fremont Street and within the Neonopolis. As an anchor tenant and national restaurant brand, the Restaurant will draw customer traffic to the Neonopolis and Fremont Street. The Restaurant will be conducive to the City's policy of adding more entertainment and restaurant businesses to Fremont Street. The restaurant will provide employment for approximately 25 persons.

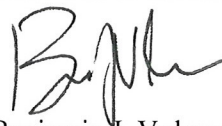
The introduction of alcoholic beverage sales at the Premises will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a restaurant with alcohol service, the proposed use is harmonious and compatible with the General Plan, adjacent development and with existing land uses in the immediate vicinity. No additional public services, utilities, parking or waivers will be necessary to accommodate the Restaurant at the Premises. The approval of a Special Use Permit at the Premises will not be inconsistent with or compromise the public health, safety and welfare of the overall objectives of the General Plan.

There is adequate employee and customer parking available at the Neonopolis within the City of Las Vegas Neonopolis Parking Garage (two levels below grade) and additional parking is located at the City of Las Vegas Red Garage across Fremont Street. Further, the Neonopolis provides adequate pedestrian and vehicle ingress/egress to and from the Premises from Fremont Street and Fourth Street and the Premises is located adjacent to a main transit line on Las Vegas Boulevard.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM



Benjamin J. Volmer, Esq.

BJV:klm

Enclosures: as stated

cc: Mitch Riese (w/o encls.)
John Whitlock (w/o encls.)
Wayne Hall (w/o encls.)
Dharmesh Bhanabhai (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)
Ashley E. Ganz, Paralegal (w/o encls.)



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-43691 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRICKET COMMUNICATIONS, INC. - OWNER: L M JONES, LLC - For possible action on a request for a Special Use Permit TO ADD SIX PANEL ANTENNAS AND TWO MICROWAVE DISHES TO AN EXISTING 110-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (MONOPOLE) at 2003 North Jones Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Department of Planning Denial Letter for SDR-42096
6. Justification Letter



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43691** APN: 138-24-215-006

Name of Property Owner: LM Jones, LLC

Name of Applicant: Cricket Communications, Inc.

Name of Representative: Spectrum Surveying & Engineering, Inc.,; Attn: Tracy Cline

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: _____

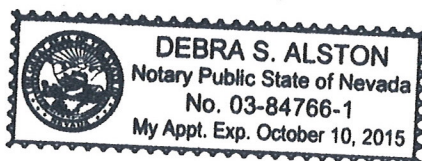
Signature of Property Owner: _____

Print Name: Ernest A. Becker, Jr., Manager

Subscribed and sworn before me

This 25th day of October, 2011

Debra S. Alston
Notary Public in and for said County and State



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OCT 26 2011

City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Wireless Communications Facility, Non-Stealth Design
Project Address (Location) 2003 N. Jones Blvd., Las Vegas, Nevada 89108
Project Name Cricket site LAS-362B Verizon Jones Proposed Use _____
Assessor's Parcel #(s) 138-24-215-006 Ward # 5
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
Commercial Square Footage n/a Floor Area Ratio n/a
Gross Acres _____ Lots/Units n/a Density n/a
Additional Information Add antennas to an existing communications tower.

PROPERTY OWNER L M Jones, LLC Contact Ernest Becker, Jr.
Address 8090 S. Durango Drive, Suite 115 Phone: (702) 395-9244 Fax: _____
City Las Vegas State Nevada Zip 89113-4427
E-mail Address _____

APPLICANT Cricket Communications, Inc. Contact Amy Maggard-Jones
Address 4031 Sorrento Valley Blvd. Phone: (858) 882-6306 Fax: (858) 550-2025
City San Diego State CA Zip 92121
E-mail Address amaggardjones@cricketcommunications.com

REPRESENTATIVE Spectrum Surveying & Engineering, Inc. Contact Tracy Cline
Address 8905 West Post Road, Suite 100 Phone: 702-985-1964 Fax: 702-367-8733
City Las Vegas State Nevada Zip 89148
E-mail Address tcline@spectrumse.com

LM Jones, LLC

Property Owner Signature* _____

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

Print Name Ernest A. Becker, Jr., Manager

Subscribed and sworn before me

This 7th day of October, 20 11.

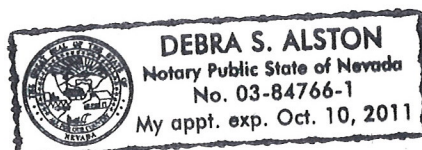
Debra S. Alston
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-43691</u>
Meeting Date:	<u>12/13/11 PC</u>
Total Fee:	<u>\$530</u>
Date Received:*	<u>10/26/11</u>
Received By:	<u>Brn 3</u>

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

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



cricket

JONES
LAS-362-E
2003 N JONES BLVD
LAS VEGAS, NEVADA 89108

CONSULTANT TEAM

ARCHITECT / ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705
FAX: (702) 367-8733

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705
FAX: (702) 367-8733

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705
FAX: (702) 367-8733

POWER:
NV ENERGY

TELEPHONE:
CERTULINK

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT
THE SCALE OF THE DRAWING. THESE DRAWINGS ARE
PRINTED IN AN 11" x 17" FORMAT

VICINITY MAP



COORDINATES: LATITUDE: 36.1866
LONGITUDE: -115.223

DRIVING DIRECTIONS

BEGINNING AT THE CRICKET COMMUNICATIONS OFFICE AT
5795 W BARDURA AVE, LAS VEGAS, NEVADA 89116:
- GOING WEST ON W BARDURA AVE
- TURN RIGHT ONTO S JONES BLVD
- END AT 2003 N JONES BLVD

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS
FACILITY AND IS EXEMPT FROM DISABLED ACCESSIBILITY
REQUIREMENTS FOR 602.110.2.9 (EQUIPMENT SPACES)

PROJECT SUMMARY

APPLICANT:
CRICKET COMMUNICATIONS
1007 PACIFIC CIRCLE
SAN DIEGO, CALIFORNIA 92121
CONTACT: GEORGE HICE
PHONE: (658) 926-8665

PROPERTY OWNER:
FREEMONT WEST SUPPLY CENTER
50 S JONES BLVD, SUITE 100
LAS VEGAS, NEVADA 89107

DEVELOPMENT SUMMARY:

- INSTALLATION OF TELECOMMUNICATIONS CABINETS MOUNTED ON A 110' MONOPOLE AT A 90' CENTERLINE ON AN EXISTING PLACE CONCRETE PAD
- INSTALLATION OF (3) ANTENNAS AND (2) MICROWAVE DISHES MOUNTED AT A 90' CENTERLINE ON AN EXISTING 110' MONOPOLE
- INSTALLATION OF A 5'-6" BLOCK WALL TO MATCH EXISTING BLOCK WALL
- INSTALLATION OF A 4" WIDE SWING GATE
- INSTALLATION OF A NEW GPS ANTENNA
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF NEW TELCO SERVICE

LAND USE DATA:

ASSESSORS PARCEL NUMBER: 138-24-215-006
CURRENT ZONING: C-1 (COMMERCIAL DISTRICT)
ZONING APPLICATION: 138-24-215-006-001
TOTAL PARCEL AREA: 5.72 ACRES

BUILDING CLASSIFICATION:

PROPOSED AREA OF CONSTRUCTION: 127 SQ. FT.
EXISTING OCCUPANCY: S-2
PROJECT OCCUPANCY: NONE (OUTDOOR RADIO EQUIPMENT CABINET ONLY)
TYPE OF CONSTRUCTION: V-B

SHEET SCHEDULE

T-1 TITLE SHEET & PROJECT DATA
A-1 SITE PLAN AND ANTENNA & CABLE SCHEDULE
A-2 ENLARGED SITE PLAN AND ANTENNA LAYOUT
A-3 EXTERIOR ELEVATIONS

APPLICABLE CODES

JURISDICTION: CITY OF LAS VEGAS
INTERNATIONAL BUILDING CODE (IBC) 2006 EDITION WITH
NEVADA STATE AMENDMENTS
NATIONAL ELECTRICAL CODE (NEC) 2006 EDITION
UNIFORM MECHANICAL CODE (UMC) 2006 EDITION
UNIFORM FIRE CODE (UFC) 2006 EDITION
ANSI/ISA/TIA STANDARDS FOR BROADCAST STRUCTURES
LOCAL CODES AND ORDINANCES
IN THE EVENT OF A CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

APPROVALS

PROPERTY OWNER/LANDLORD: _____ DATE: _____

CRICKET R.F. ENGINEER: _____ DATE: _____

RECEIVED

OCT 26 2011

City of Las Vegas

cricket

1007 PACIFIC CENTER CT
SAN DIEGO, CALIFORNIA 92121

PROJECT NAME

JONES
LAS-362-E

2003 N JONES BLVD
LAS VEGAS, NEVADA 89108

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWING DATES

06/20/07 PRELIM 2D REVIEW (CP)
07/25/07 FINAL 2D REVIEW (SM)
07/25/07 ISSUE TOWER HEIGHT (JH)
11/02/09 UPDATE (CP)
01/25/11 CLIENT REVISION (R.S.)
03/09/11 CLIENT REVISION (R.R.)

DRAWN BY: C. PANGANIBIAN
CHK: M. CEFALLI
APP: C. PANGANIBIAN

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

T-1

SUP-43691

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS RECORDED IN A GRANT, BARGAIN & SALE DEED RECORDED JULY 6, 1995 IN BOOK 9400 RECORDER'S OFFICE, CLARK COUNTY, NEVADA, BEING THE 20 SOUTH, RANGE 60 EAST, (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASES OF BEARINGS

NORTH: 0°12'03" EAST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 37 OF PLAT BOOKS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT #1100 24NW66, BEING A 1/2" X 1/2" X 1/2" TOP OF CORNER IRON RETURN AT JONES BLVD. AND EUGENE AVENUE.
ELEVATION: 2284.33 FEET (NAVD 1989)
690.3358 METERS (NAVD 1989)

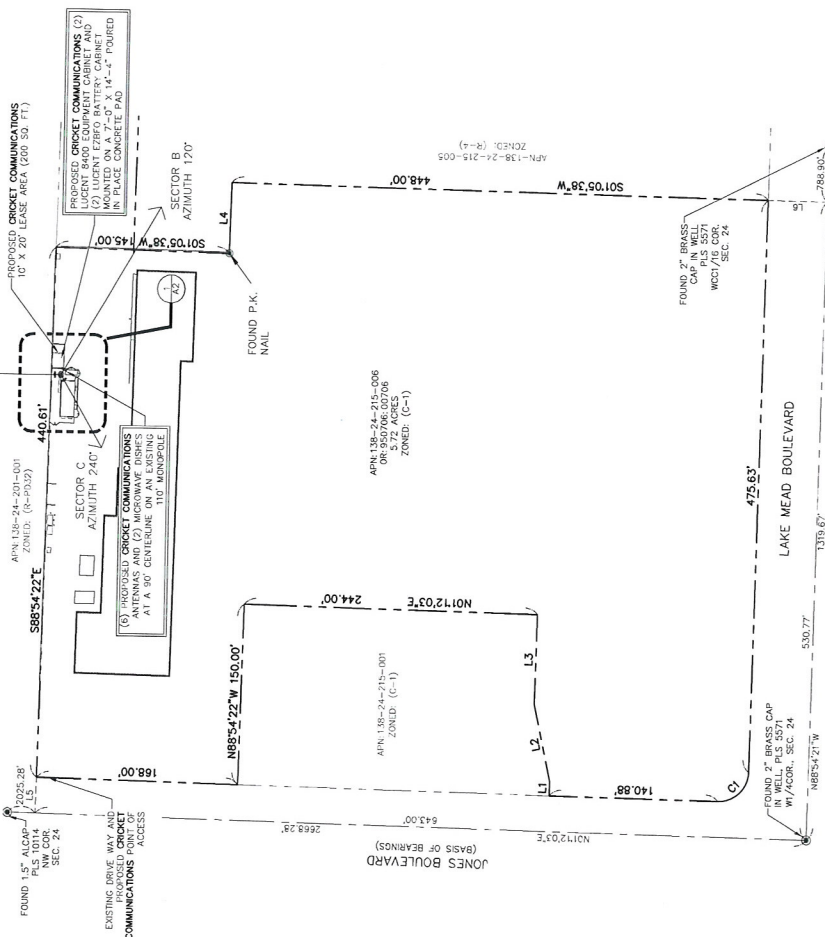
NOTES & TITLE REPORT EXCEPTIONS

PENDING TITLE INFORMATION

ANTENNA AND COAXIAL CABLE SCHEDULE			
ANTENNA AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	DIMENSIONS AND WEIGHT
A	UMWC-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 52.5" LONG x 29.0 LBS
B	UMWC-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 52.5" LONG x 29.0 LBS
C	UMWC-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 52.5" LONG x 29.0 LBS
			COAX. CABLE (- / - / -)
			7/8"
			100'
			7/8"
			100'

NOTES:

1. NUMBER OF ANTENNAS PER SECTOR: ONE (1) TYPICAL
2. NUMBER OF CABLES PER ANTENNA: TWO (2) TYPICAL
3. JUMPER CABLE LENGTH SHALL BE 6'-0" MAXIMUM



SITE PLAN
SCALE: 1" = 100'



10327 PACIFIC CENTER CT
SAN DIEGO, CALIFORNIA 92121

PROJECT NAME

JONES

LAS-362-E

2003 N JONES BLVD
LAS VEGAS, NEVADA 89108



DRAWING DATES

09/20/07 PRELIM 2D REVIEW (C.P.)
10/15/07 PRELIM 2D REVIEW (C.P.)
11/02/07 PRELIM 2D REVIEW (C.P.)
11/02/07 UPDATE DRAWINGS (C.P.)
03/09/11 CLIENT REVIEW (R.S.)
03/09/11 CLIENT REVISION (R.S.)

DRAWN BY: C. PANICANIAN
CHK: M. CEFALO
APV: C. WENER

SHEET TITLE

SITE PLAN AND
ANTENNA & CABLE
SCHEDULE

A-1

OCT 26 2011
City of Las Vegas
SUP-43691

cricket®

10307 PACIFIC CENTER CT
SAN DIEGO, CALIFORNIA 92121

PROJECT NAME

**JONES
LAS-362-E**

2003 N. JONES BLVD
LAS VEGAS, NEVADA 89108



SPECTRUM
SURVEILLANCE & ENGINEERING
8000 W. P.O. BOX 8000
LAS VEGAS, NEVADA 89148
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWING DATES

06/09/07 PRELIMINARY REVIEW (CP)
07/23/07 FINAL 20' X 20' LEASE
01/15/08 REUSE TOWER HEIGHT (LH)
01/22/10 UPDATE DRAWINGS (CP)
03/09/10 REUSE TOWER HEIGHT (LH)
03/09/10 CLIENT REVISION (R/R)

DRAWN BY: C. PANCANIDIAN
CHK.: M. CEFALU
APV.: C. WENER

SHEET TITLE

**ENLARGED SITE PLAN AND
ANTENNA LAYOUT**

A-2

PROPOSED CRICKET COMMUNICATIONS (2) LUCENT 8400
CABINET MOUNTED ANTENNAS AT 90° CENTERLINE
AREA (220 SQ. FT.)

PROPOSED CRICKET COMMUNICATIONS 10' X 20' LEASE
AREA (220 SQ. FT.)

PROPOSED CRICKET COMMUNICATIONS
COAX SUPPORT (-17)

PROPOSED CRICKET COMMUNICATIONS 5'-8" HIGH
BLOCK WALL TO MATCH EXISTING BLOCK WALL

PROPOSED CRICKET COMMUNICATIONS 4" WIDE
CHAINLINK SWING GATE

PROPOSED CRICKET COMMUNICATIONS PTC CABINET
AND DISCONNECT MOUNTED TO BLOCK WALL

EXISTING CHAINLINK SWING GATE

EXISTING VERIZON WIRELESS 10' MONOPOLE
(EXISTING ANTENNAS AND MOUNTS NOT SHOWN FOR CLARITY)

EXISTING VERIZON WIRELESS CABLE TRAY

EXISTING VERIZON WIRELESS MODULAR EQUIPMENT
SHELTER

EXISTING VERIZON WIRELESS GENERATOR ON CONCRETE
PAD

EXISTING VERIZON WIRELESS ELECTRIC SWITCH

EXISTING VERIZON WIRELESS METAL GUARDRAIL

EXISTING VERIZON WIRELESS (2) CHAINLINK SWING GATES
(TYP. 4)

EXISTING VERIZON WIRELESS R CHAINLINK FENCE ENCLOSURE

EXISTING TRASH ENCLOSURE TO BE RELOCATED

EXISTING 5'-6" BLOCK WALL

EXISTING 5'-6" BLOCK WALL TO BE REMOVED

PROPOSED NEW LOCATION OF EXISTING TRASH
ENCLOSURE

PROPERTY LINE

PROPOSED CRICKET COMMUNICATIONS 200A METER
MOUNTED TO BLOCK WALL WITH UNISTRUT

PROPOSED CRICKET COMMUNICATIONS GPS ANTENNA

PROPOSED CRICKET COMMUNICATIONS (2) MICROWAVE
ANTENNAS

PROPOSED CRICKET COMMUNICATIONS MICROWAVE
CABINET

PROPOSED CRICKET COMMUNICATIONS MICROWAVE
CABINET

PROPOSED CRICKET COMMUNICATIONS MICROWAVE
CABINET

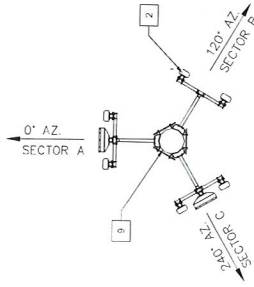


RECEIVED

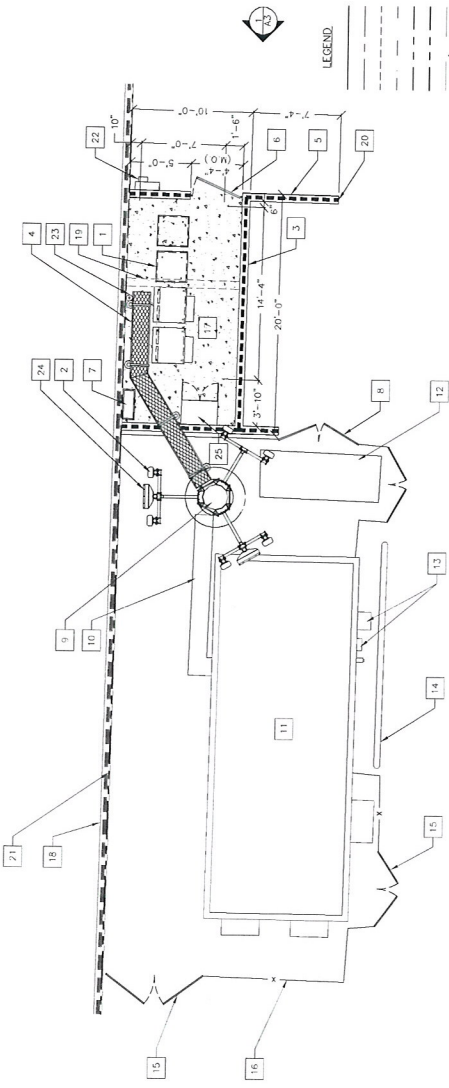
SUP-43691

OCT 26 2011

City of Las Vegas



ANTENNA LAYOUT
SCALE: 1" = 10'



LEGEND

- LEASE AREA
- CONTAINER
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R.
- OFFICIAL RECORD
- POWER POLE

① ENLARGED SITE PLAN
SCALE: 1" = 10'



PROJECT NAME

JONES

LAS-362-E

2003 N JONES BLVD
LAS VEGAS, NEVADA 89108



SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWING DATES

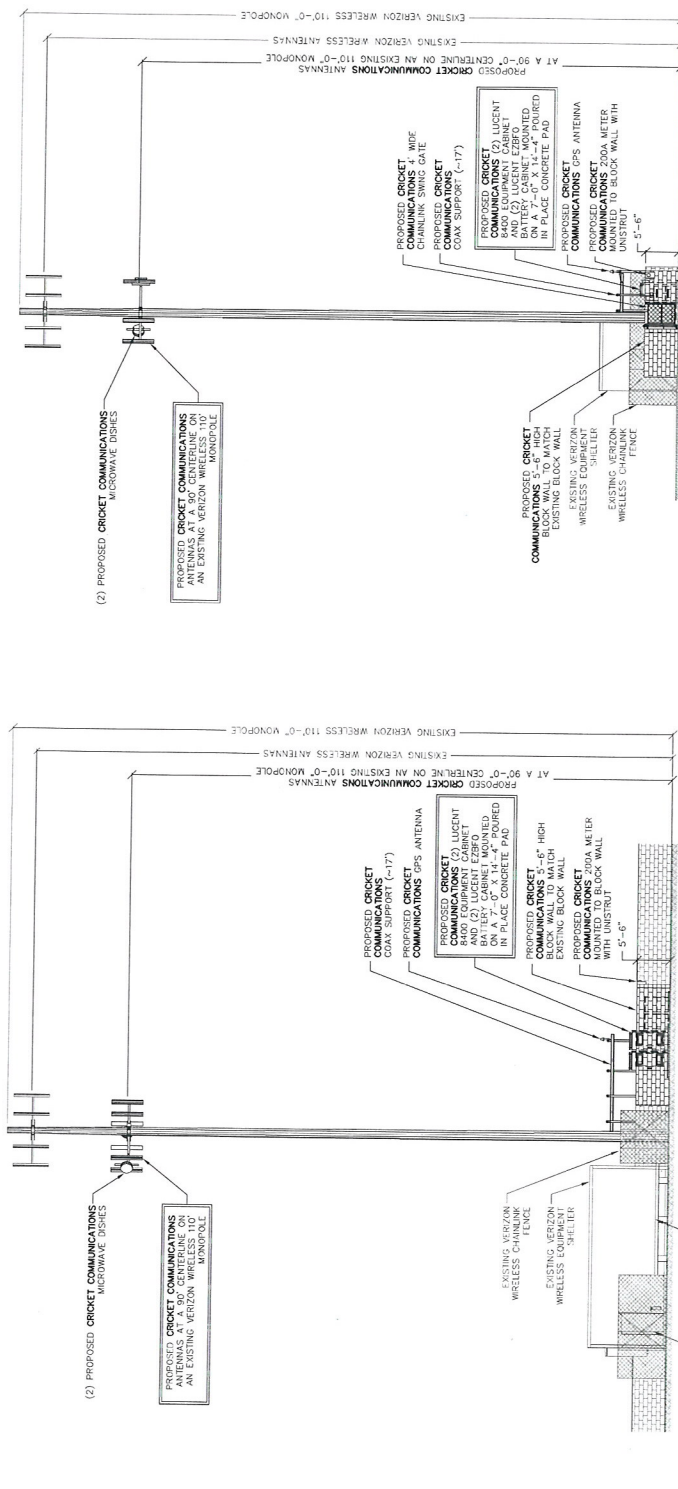
06/20/07	PRELIM ZD REVIEW (C.P.)
07/31/07	FINAL ZD REVIEW (B.M.)
01/15/08	REVISE TOWER HEIGHT (J.H.)
11/11/02/10	UPDATE DRAWINGS (C.P.)
01/25/11	CLIENT REVISION (R.S.)
03/09/11	CLIENT REVISION (R.R.)

DRAWN BY: C. PANGANIBAN
CHK.: M. CEFALU
APV.: C. WENER

SHEET TITLE

EXTERIOR ELEVATIONS

3-A



EAST ELEVATION ①
SCALE: 1" = 20'

SOUTH ELEVATION ②
SCALE: 1" = 20'

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OCT 26 2011
City of Las Vegas

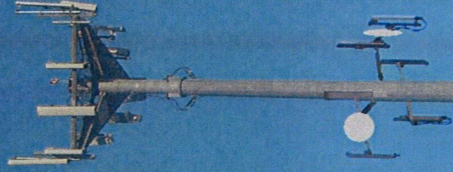
SUP-43691

SUP-43691

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OCT 26 2011

City of Las Vegas





September 6, 2011

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SEP 07 2011

BY:.....

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

Spectrum Engineering & Surveying
Attn: Tracy Cline
8905 West Post Road, Suite 100
Las Vegas, Nevada 89148

RE: Cell Facility for Cricket Communications (APN 138-24-215-006) located at 2101 North Jones Boulevard: SDR-42096

Dear Mr. Cline:

Planning and Development Department staff has reviewed the proposed plans to install six (6) new antennas and two (2) microwave dish antennas at the 90-foot centerline of an existing 110-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole); in addition to installing one (1) GPS antenna near the base of the facility located at 2101 North Jones Boulevard. 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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

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OCT 26 2011

City of Las Vegas

SUP-43691

FM-0073-07-11





8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705 ext 219
facsimile (702) 367-8733
mobile (702) 539-2249

October 25, 2011

City of Las Vegas, Planning & Development Department
Attn: Flinn Fagg, Director
333 N. Rancho Drive
Las Vegas, Nevada 89106

re: Special Use Permit Application; APN 138-24-215-006; Cricket site LAS-362E

Mr. Fagg,

Pursuant to Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas, enclosed please find an application for a Wireless Communications Facility, Non-Stealth Design, at 2003 N. Jones Blvd., Las Vegas, Nevada 89108. The project consists of adding six panel antennas and two microwave dishes to an existing monopole-type wireless communications facility. I have enclosed drawings that illustrate the project and a photographic simulation of the proposed installation.

The purpose of the facility is to provide enhanced wireless communications service to Cricket customers in the area. There are no other structures in the area to which Cricket can attach its antennas and reasonably meet its coverage objective. The project meets the standard for approval for the following reasons:

- It is "[a]n antenna that is to be co-located on an existing antenna tower..."
- "The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility." A finding of "compatibility" was made when the existing tower was approved, there has been no material change in the surrounding area since that finding, and there would be no material change to the appearance of the facility.

Please contact me if I may assist your consideration in any way.

Sincerely,

Tracy Cline
tccline@spectrumse.com

RECEIVED

OCT 26 2011

City of Las Vegas

SUP-43691

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-43700 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
SAHARA CROSSING, LP - For possible action on a request for a Special Use Permit FOR A
THRIFTSHOP, NON-PROFIT at 4580 West Sahara Avenue (APN 162-06-411-004), C-1
(Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43700** APN: 162-06-411-004

Name of Property Owner: Sahara Crossing, LP

Name of Applicant: Sahara Crossing, LP

Name of Representative: John Stewart, Manager Sahara Crossing Development Company, 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: JOHN STEWART

Subscribed and sworn before me

This 18th day of October, 20 11

[Signature] Clark County, Nevada
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 4580 W. Sahara Avenue
Project Name Goodwill Proposed Use Thrift Shop
Assessor's Parcel #(s) 162-06-411-004 Ward # 1
General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1
Commercial Square Footage Approx 17,000 sf space Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Sahara Crossing, LP Contact John Stewart
Address 8357 W. Flamingo Ave. #200 Phone: 368-5800 Fax: 368-5801
City Las Vegas State Nevada Zip 89147
E-mail Address john@julietlasvegas.com

APPLICANT same Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE B2 Development Services, LLC Contact Diana Bossard
Address 209 S. Stephanie St. #B128 Phone: 451-3510 Fax: 451-4988
City Henderson State Nevada Zip 89012
E-mail Address dbinbc@cox.net

Property Owner Signature* _____

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

Print Name JOHN STEWART

Subscribed and sworn before me

This 18th day of October, 20 11

Heather Strong Clark County, Nevada

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-43700</u>
Meeting Date:	<u>12-13-11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>10-26-11</u>
Received By:	<u>[Signature]</u>

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

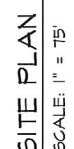
OCT 26 2011

City of Las Vegas
Department of Planning

Beltway Business Park
5650 West Sahara Ave.
Las Vegas, Nevada

These drawings (including all designs, details, specifications and information, are the sole copyright of DRI Group, Inc. and are for use on this specific project and shall not be used on any other work without agreement and written authorization of DRI Group, Inc.

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City of Las Vegas
Department of Planning

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SAHARA CROSSING, L.P.

October 24, 2011

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

Subject: Goodwill Industries at Sahara Crossing
Special Use Permit

Dear Mr. Howe:

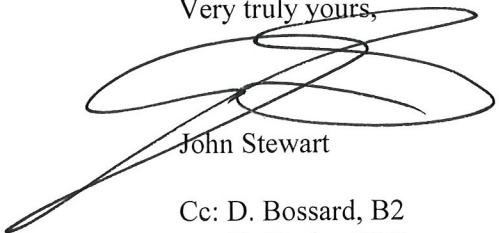
Attached please find a Special Use Permit Application relative to Goodwill Industries proposed retail operation within the existing Sahara Crossing commercial center. We respectfully request your review and approval of this application. Sahara Crossing is a commercial center generally located west of Arville Street on the north side of Sahara Avenue, previously known as Sahara Marketplace prior to being acquired by Sahara Crossing, LP. The Assessor's Parcel Number is 162-06-411-004, containing approximately 6.15 acres, and has a zoning designation of C-1. With approval of a Special Use Permit, Goodwill Industries will replace the Walgreen's Drug Store that previously occupied the approximate 17,032 square-foot retail space within the Sahara Crossing commercial center.

Goodwill Industries of Southern Nevada, Inc., a non-profit organization, is well known throughout Clark County for providing education, employment and training for those people who have disabilities. There are currently eight locations within Clark County. This location will offer for sale new and gently used merchandise. The store will be open from 8:00 AM until 10:00 PM Monday through Sunday. It will employ approximately 34 individuals at any given time and enable job placement and job training services for many more. All deliveries, loading, unloading and services to the Premises shall be completed between 8:00 am and 6:00 pm each day. All deliveries, loading, unloading and services to the Premises shall be accomplished within the service areas of the Project.

Since Goodwill Industries of Southern Nevada, Inc. is incorporated within the State of Nevada as a non-profit entity, it is not required to have a Nevada State Business License.

Please place this item on the December 13, 2011 Planning Commission Agenda and do not hesitate to contact our office or Diana Bossard, if any questions arise during the review of the application documents. Thank you for your assistance with this project. You may reach Diana Bossard on her cell phone at 604-5965 or email dbinbc@cox.net.

Very truly yours,


John Stewart

Cc: D. Bossard, B2
R. Starks, DLR



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-43708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 1101 North Las Vegas Boulevard (APN 139-27-603-007), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43708** APN: 139-27-603-007

Name of Property Owner: Pantheon 1101 Las Vegas, LLC / Noah Grassi

Name of Applicant: Cashman Field Inn

Name of Representative: Noah Grassi

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

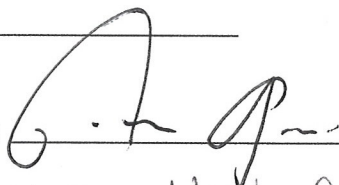
☒ No

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: _____

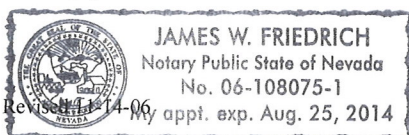
Signature of Property Owner: 

Print Name: Noah Grassi

Subscribed and sworn before me

This 26th day of October, 2011

James Friedrich
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 1101 N. Las Vegas Blvd.
 Project Name Pantheon 1101 Las Vegas, LLC DBA Proposed Use Hotel/Residence
Cashman Field Inn
 Assessor's Parcel #(s) 139-27-603-007 Ward # _____
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .61 (estimated) Lots/Units 39 Density _____
 Additional Information _____

PROPERTY OWNER Pantheon 1101 Las Vegas, LLC Contact Noah Grassi
 Address 3975 S. Durango Dr., Ste. 108 Phone: 702-308-9161 Fax: 702-982-2074
 City Las Vegas State NV Zip 89147
 E-mail Address noahgrassi@aol.com

APPLICANT Cashman Field Inn Contact Noah Grassi
 Address 1101 N. Las Vegas Blvd. Phone: 702-308-9161 Fax: 702-982-2074
 City Las Vegas State NV Zip 89101
 E-mail Address noahgrassi@aol.com

REPRESENTATIVE Same as owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name Noah Grassi

Subscribed and sworn before me

This 26th day of October, 2011

James Friedrich

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #

SUP-43708

Meeting Date: 12-13-11

Total Fee: 1030.00

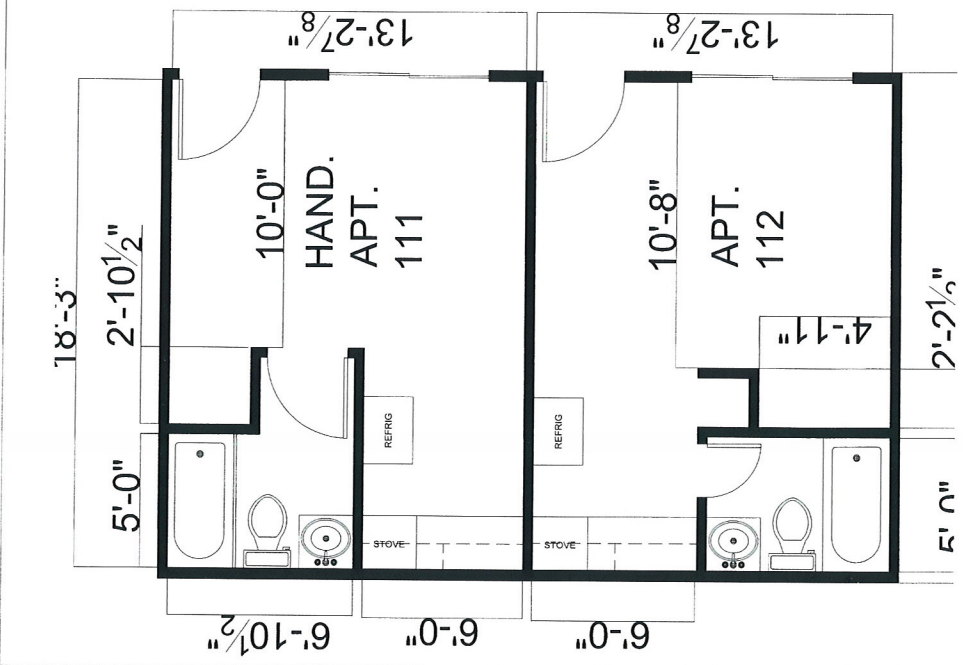
Date Received: * 10-26-11

Received By: J. Friedrich

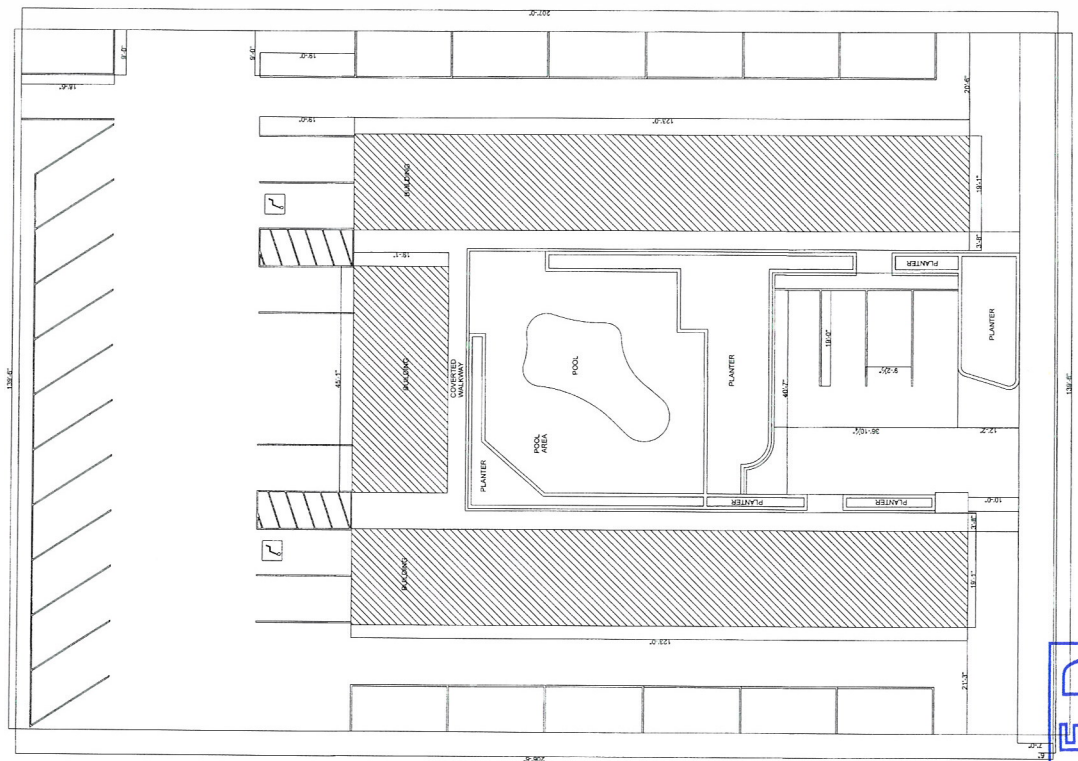
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

City of Las Vegas
 Department of Planning

\\depot\Application Packet\Application Form.pdf



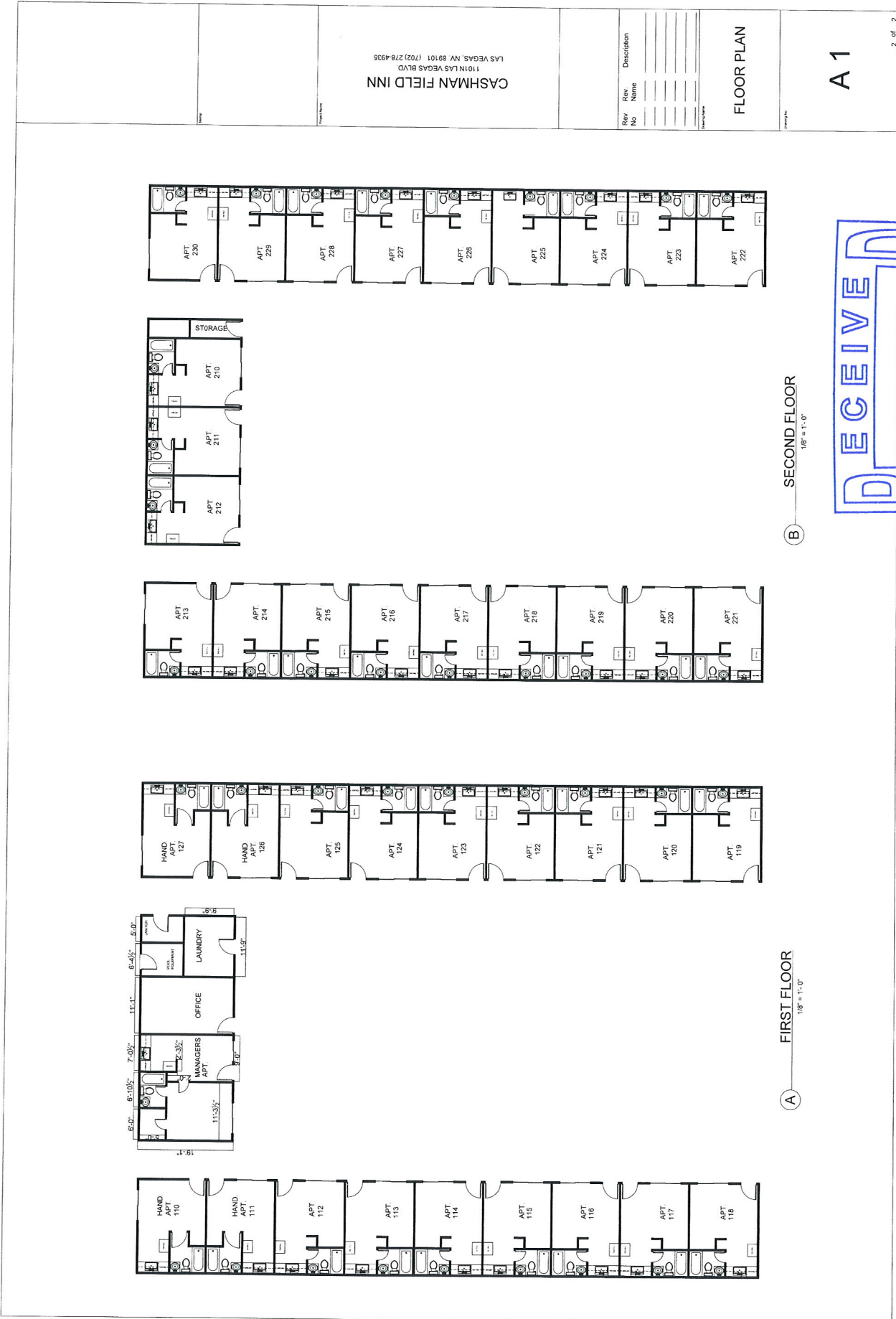
B DETAIL VIEW
 1/2" = 1'-0"



A SITE PLAN
 5/8" = 1'-0"

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 OCT 26 2011
 City of Las Vegas
 Department of Planning

SUP-43708



A 1

2 of 2



GRASSI BUILDING GROUP, LLC

October 17, 2011

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

Re: Special Use Permit – Justification Letter
Cashman Field Inn
1101 N. Las Vegas Blvd.
Las Vegas, NV 89101

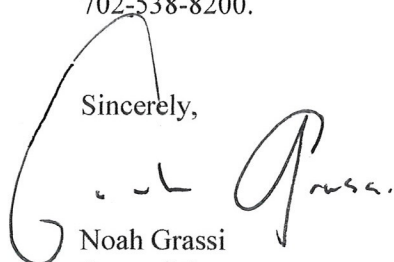
Dear Planning Dept.,

I am writing to request a Special Use Permit for the property known as Cashman Field Inn located at 1101 N. Las Vegas Blvd., Las Vegas, NV 89101. It is currently licensed as a motel with weekly use, whereas, people can rent a room for one week at a time and must be checked in and out and back in again weekly. There has been considerable interest in monthly rentals at this location and we would like to proceed with getting the required special use permit to operate the property as a residence hotel.

Currently there is one on-site manager and a total of 39 units for rent. The tenants have use of the pool on the property. The hours of operation are Monday – Friday 7am – 4pm and Saturday 7am – 1pm.

If you have any questions or need additional information please do not hesitate to contact our office at 702-538-8200.

Sincerely,



Noah Grassi
Owner/Manager
Pantheon 1101 Las Vegas, LLC
Grassi Building Group, LLC



SUP-43708

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-43702 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR THREE EXISTING MODULAR BUILDINGS TOTALING 7,660 SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



Case Number: **SDR-43702** APN: 139-25-405-008

Name of Property Owner: The City of Las Vegas

Name of Applicant: The Animal Foundation

Name of Representative: Jennifer Lazovich - Kaempfer Crowell

 Yes ~~X~~ No

APN: _____

Print Name: Robin Voakum

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Review for additional structures
 Project Address (Location) 655 N. Mojave Road
 Project Name The Animal Foundation Proposed Use Animal Shelter
 Assessor's Parcel #(s) 139-25-405-008 Ward # _____
 General Plan: existing PF proposed n/a Zoning: existing C-V proposed n/a
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 8± Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER The City of Las Vegas Contact Robin Yokum
 Address 400 E. Stewart Ave. Phone: 229-1022 Fax: 464-2522
 City Las Vegas State NV Zip 89101
 E-mail Address ryokum@lasvegasnevada.gov

APPLICANT The Animal Foundation Contact Christine Robinson
 Address 655 N. Mojave Road Phone: 384-3333 Fax: 384-4563
 City Las Vegas State NV Zip 89101
 E-mail Address crobinson@animalfoundation.com

REPRESENTATIVE Kaempfer Crowell Contact Jennifer Lazovich
 Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181
 City Las Vegas State NV Zip 89113
 E-mail Address jll@kcncvlaw.com

Property Owner Signature* Robin Yokum

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

Print Name Robin Yokum

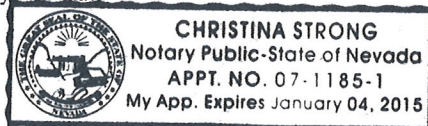
Subscribed and sworn before me Robin Yokum

This 24th day of October, 20 11

Christina Strong

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

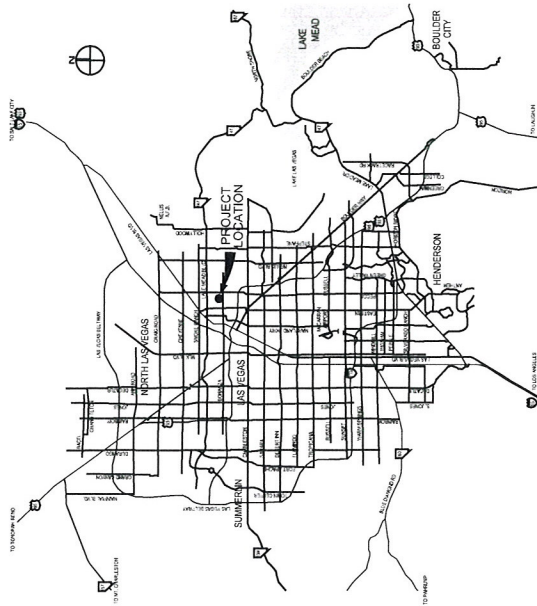
Case #	<u>SDL-437#2</u>
Meeting Date:	<u>12/13/2011</u>
Total Fee:	<u>1030⁰⁰</u>
Date Received:*	<u>10/26/2011</u>
Received By:	<u>MREY</u>

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

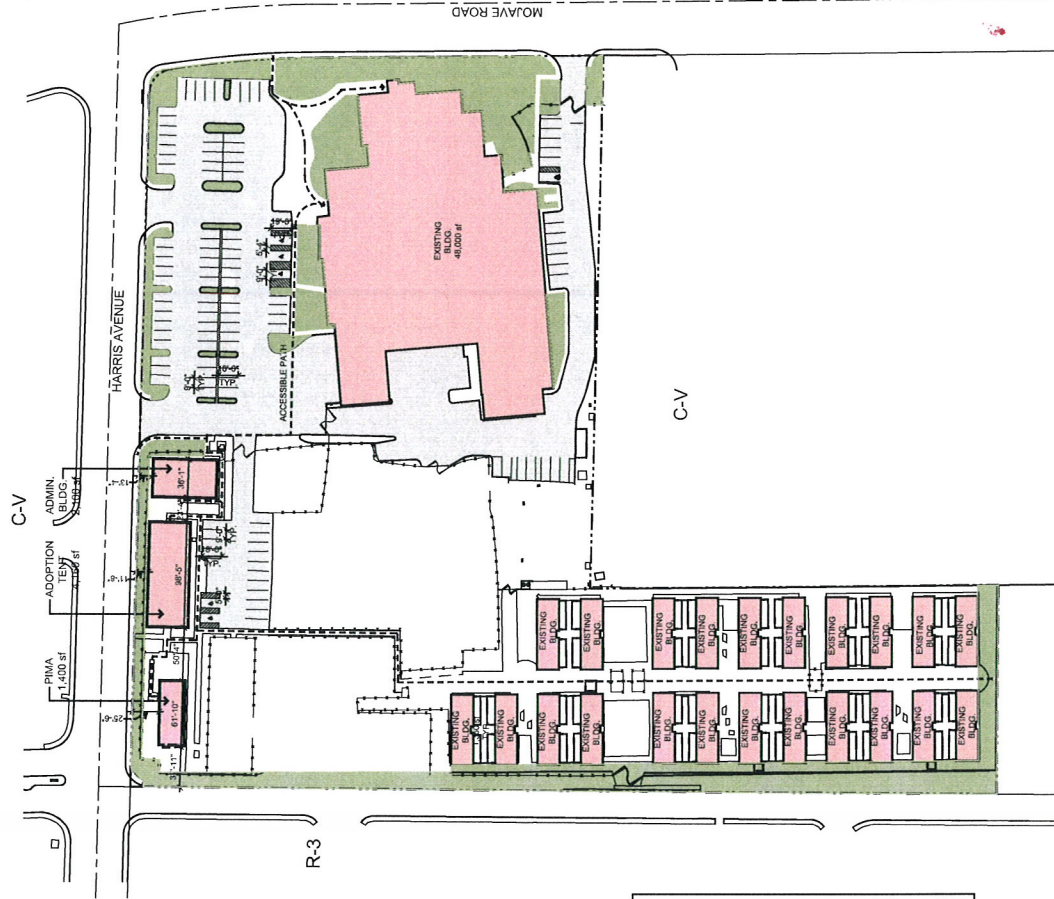
f:\depot\Application Packet\Application Form.pdf

10987.126

VICINITY MAP



SITE AREA	385,532 SF
TOTAL BUILDING AREA	8.4 ACRES
F.A.R.	85,560 SF
	23.4%
PARKING ANALYSIS	
ANIMAL SHELTER	
80 - ON DUTY EMPLOYEES (1 SPACE/2 EMPLOYEES)	40 SPACES
3 - ON DUTY DOCTORS (1 SPACE EA.)	3 SPACES
4 - EXAM ROOMS (1 SPACE EA.)	4 SPACES
PIMA CLASSROOM	
70 - STUDENTS (1 SPACE/2 STUDENTS)	35 SPACES
1 - STAFF (1 SPACE/STAFF)	1 SPACE
TOTAL REQUIRED	83 SPACES
TOTAL PROVIDED	118 SPACES
HANDICAP ACCESSIBLE PARKING	
REQUIRED	5 SPACES
PROVIDED	5 SPACES



SITE PLAN - EXISTING

SCALE: 1"=50'-0"

SITE PLAN - EXIST.
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.



DRAWING APPROVED:
DATE:

8965 S. Eastern
Suite 101
Las Vegas, NV 89123
P 702-456-1070
F 702-456-7070

SHT A1.1

SDR-43702
OCT 20 2011
RECEIVED

CLIENT:

CONSULTANT:

STAMP:

THE ANIMAL FOUNDATION
645 N. MOJAVE ROAD
LAS VEGAS, NEVADA

REFERENCE:

SHEET COMMENTS:

EXISTING
CONDITIONS

DRAWN BY: SJA
CHECKED BY: JBY
DATE: OCTOBER, 2011
SCALE: 1/8"=1'-0"

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OCT 26 2011
11.01

SDR-43702

PLANTING LEGEND

TREES			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CLIPPER MINIMUM SIZE
	SPRING TREE PRINCE OF WALES		
SHRUBS			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	SPRING SHRUB PRINCE OF WALES		
LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	DECOMPOSED GRANITE, COARSE GRAIN, 2" MINIMUM GROUND, 2" MINIMUM GROUND	IN THE SITE	

PLANTING NOTES

1. DECOMPOSED GRANITE (DGS) - INSTALL THE UNIFORM LAYER OF DECOMPOSED GRANITE (DGS) TO PROTECT THE EXISTING GRASS AND SOIL FROM THE IMPACT OF THE PLANTING. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE FOR APPROVAL. BEFORE INSTALLATION, CONTRACTOR TO REMOVE ALL EXISTING GRASS AND SOIL FROM THE PLANTING AREA. CONTRACTOR TO INSTALL DGS TO A MINIMUM DEPTH OF 2" AND TO A MINIMUM WIDTH OF 2'.
2. ALL MULTI-TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
3. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES IDENTIFIED ON PLAN BY ALL EXISTING TREE SYMBOLS. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF WORK.
4. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES IDENTIFIED ON PLAN BY ALL EXISTING TREE SYMBOLS. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF WORK.
5. PRIOR TO BEGINNING WORK, CONTRACTOR TO SURVEY EXISTING PLANTS AND TREES TO BE REMOVED FOR APPROVAL BY OWNER. CONTRACTOR TO VERIFY THAT EXISTING TREES TO BE REMOVED ARE IDENTIFIED ON PLAN BY ALL EXISTING TREE SYMBOLS. CONTRACTOR TO REMOVE ALL EXISTING TREES AND PLANTS IDENTIFIED ON PLAN BY ALL EXISTING TREE SYMBOLS. CONTRACTOR TO REMOVE ALL EXISTING TREES AND PLANTS IDENTIFIED ON PLAN BY ALL EXISTING TREE SYMBOLS.
6. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITIES LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION, CALL BEFORE YOU DIG AND CALL BEFORE YOU CUT OTHER TRENCH.

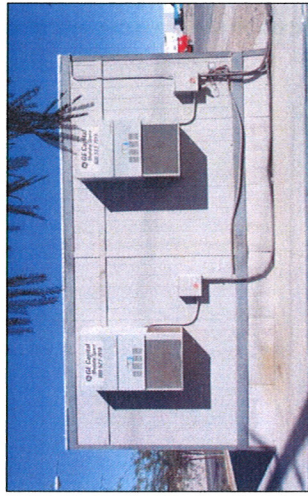
SITE NOTES:

EXISTING
TOTAL LANDSCAPE AREA: 26,326 S.F.
TOTAL OPEN SPACE AREA: 97,445 S.F.
TOTAL AREA: 123,771 S.F.

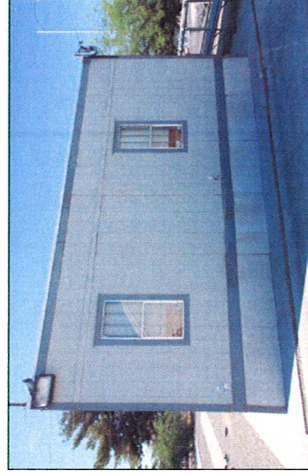




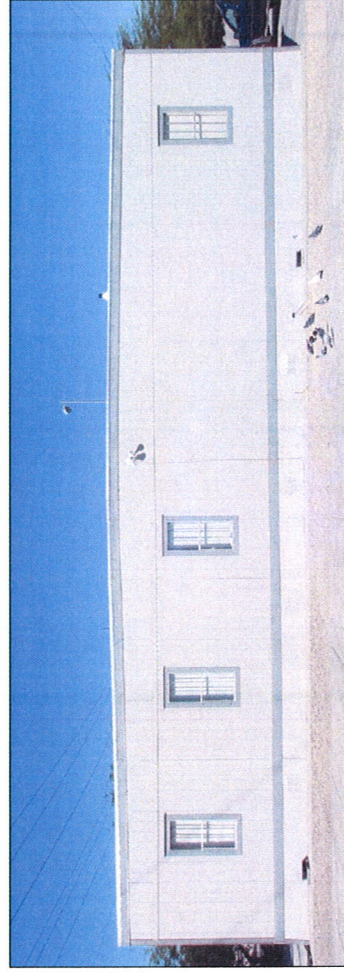
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS - EXISTING PIMA

SCALE : NO SCALE

10-27-11

SHT A5.3

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ELEVATIONS - PIMA
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

8965 S. GARDEN
SUITE 100
LAS VEGAS, NV 89123
P 702.456.1070
F 702.456.7020

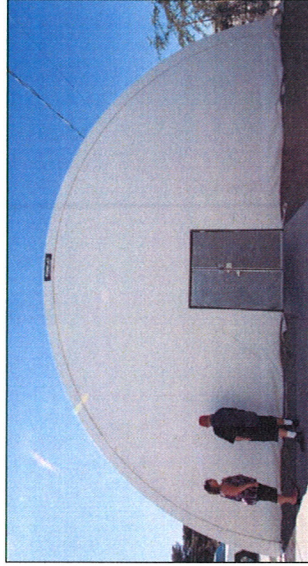
DRAWING APPROVED:
DATE:



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS - EXISTING ADOPT. TENT

SCALE : NO SCALE

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SDR-43702

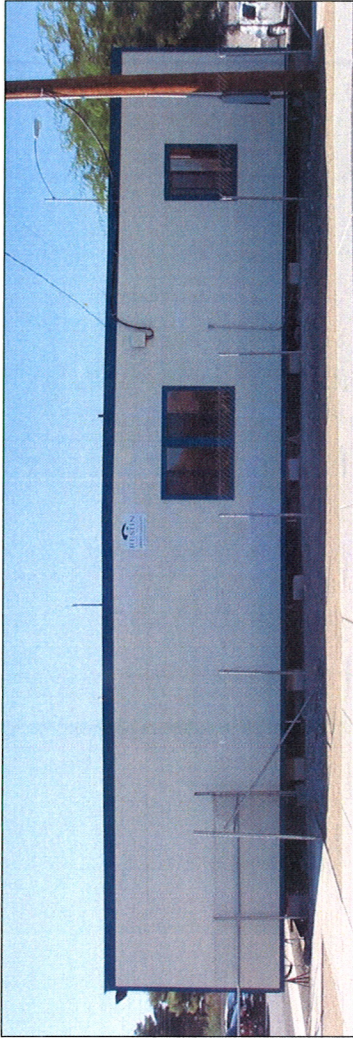
8965 S. GASTON
SUITE 100
LAS VEGAS, NV 89123
P 702-456-7020
F 702-456-7020

DRAWING APPROVED:
DATE:

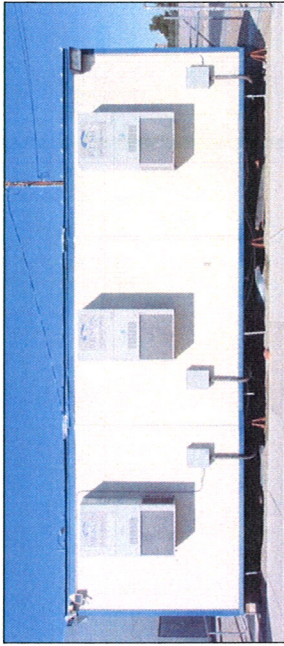


ELEVATIONS - ADOPT.
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SHT A5.2



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

ELEVATIONS - EXISTING ADMIN. BLDG.

SCALE : NO SCALE

10-27-11

SHT A5.1

Received
OCT 26 2011

SDR-43702



ELEVATIONS - ADMIN.
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

DRAWING APPROVED:
DATE:

8965 S. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

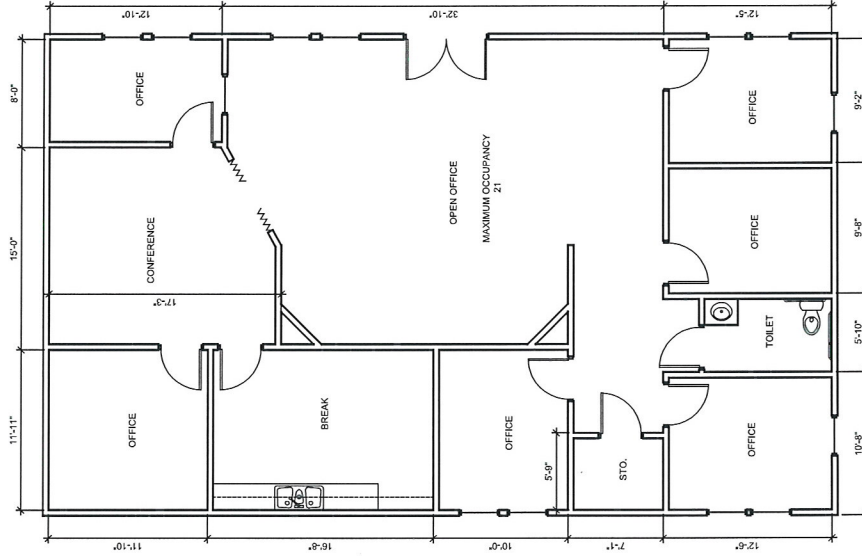
8965 S. Eastern
Las Vegas, NV 89123
P 702.456.1070
F 702.456.7020

DRAWING APPROVED: _____
DATE: _____



FLOOR PLAN - ADMIN
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SHT A2.1



FLOOR PLAN - EXISTING ADMIN. BLDG.

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

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OCT 26 2011

SDR-43702

FLOOR PLAN - EXISTING ADOPT. BLDG.

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

DEC 12
OCT 26 2011
SDR-43702

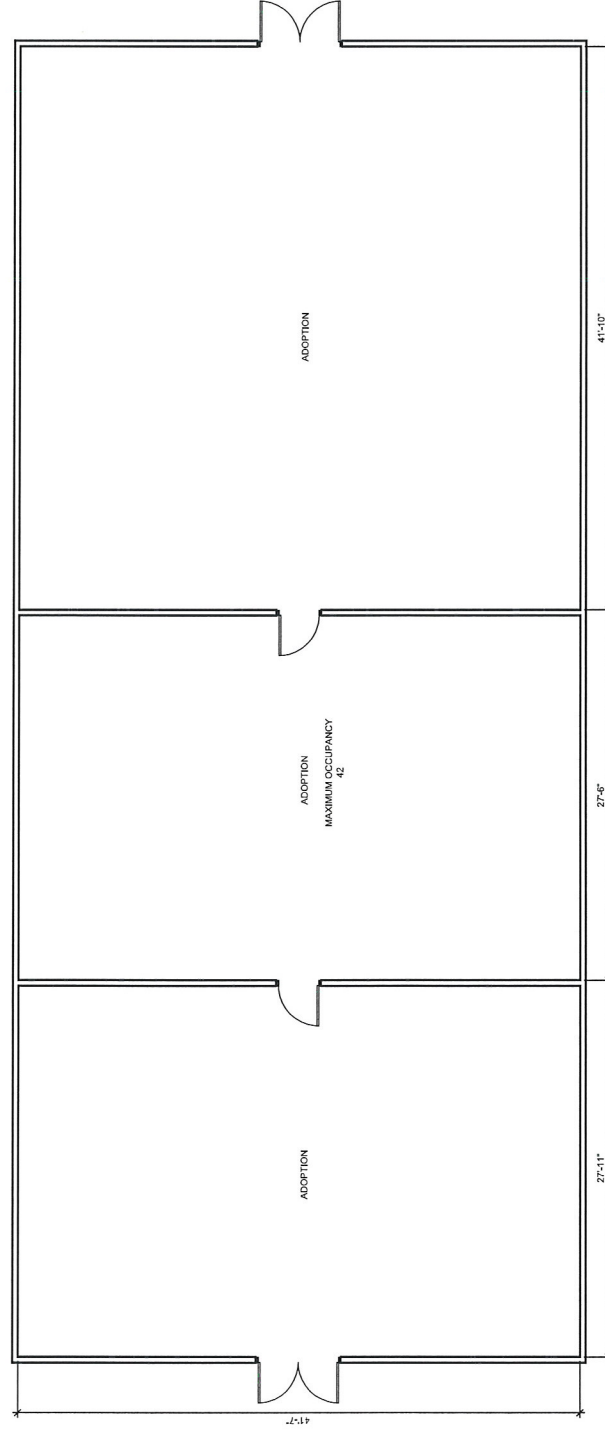
SHT A2.2

FLOOR PLAN - ADOPT
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.



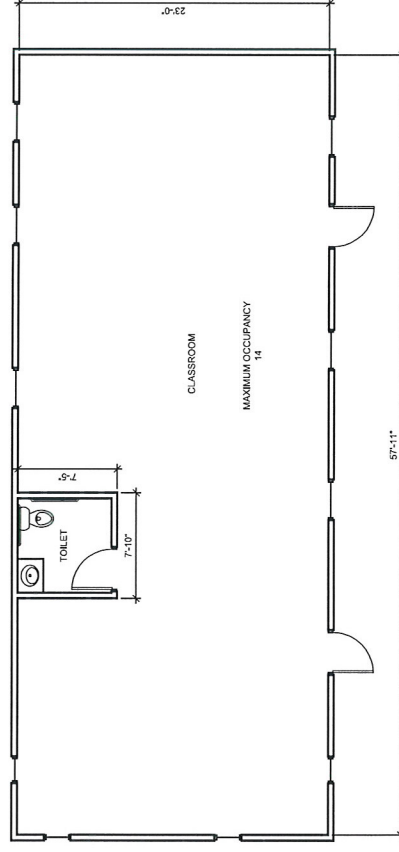
DRAWING APPROVED:
DATE:

8905 S. Eastern
Suite 100
Las Vegas, NV 89123
P 702.456.1070
F 702.456.7020



FLOOR PLAN - EXISTING PIMA

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



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OCT 20 2011

0 2 4 8
10-27-11

SHT A2.3

FLOOR PLAN - PIMA
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.



DRAWING APPROVED:
DATE:

8965 S. Eastern
Suite 100
Las Vegas, NV 89123
p 702.456.1070
f 702.456.7020

SDR-43702

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jilazovich@kcnvlaw.com
702.792.7050

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

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

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

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

October 26, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & ZONING
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

**Re: Justification Letter – Site Development Plan Review-Existing
Animal Foundation
APN: 139-25-405-008**

To Whom It May Concern:

Please be advised, this office represents the Animal Foundation with respect to land use entitlements (the "Applicant"). On behalf of the Applicant, we are submitting this justification letter seeking a site development plan review for existing modular buildings. The Animal Foundation is located on the southwest corner of Mojave Road and Harris Avenue (the "Site").

The Site is zoned C-V. There are three (3) existing modular buildings on the Site located adjacent to Harris Avenue. These modular buildings house a veterinarian training facility, administrative offices and cat adoption facility. The Applicant will be securing the required permits from the City of Las Vegas for the modular buildings.

Future plans for the Site include constructing a 28,500 square foot new building to house the uses currently operating inside the modular buildings. However, until such time as funding is secured to construct the new building on the Site, use of the modular buildings is critical to the daily operation of the Animal Foundation.

The Applicant is seeking a waiver for some deficiency in the existing landscaping along the perimeter of the Site. It is the Applicant's intent to comply with all landscaping requirements upon completion of the new building and removal of the modular buildings. Once the modular buildings are removed, this area will be used for additional parking. However, even with the modular buildings, the Applicant exceeds the parking required by the City of Las Vegas for this type of use.

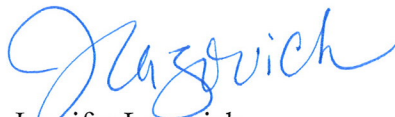
RECEIVED
OCT 26 2011

SDR-43702

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/sfm

Encl.

cc: Chris Robinson
Bonnie Rinaldi
John Lopeman

RECEIVED
OCT 26 2011

~~SDR-43702~~

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-43703 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A CEMETERY/MAUSOLEUM (ANIMALS) AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-43703 and SDR-43704
2. Conditions and Staff Report - SUP-43703 and SDR-43704
3. Supporting Documentation
4. Photos - SUP-43703 and SDR-43704
5. Justification Letter - SUP-43703 and SDR-43704



Case Number **SUP-43703** APN: 139-25-405-008



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a mausoleum (Columbarium)
Project Address (Location) 655 N. Mojave Road
Project Name The Animal Foundation Proposed Use Animal Shelter
Assessor's Parcel #(s) 139-25-405-008 Ward # _____
General Plan: existing PF proposed n/a Zoning: existing C-V proposed n/a
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 8± Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER The City of Las Vegas Contact Robin Yoakum
Address 400 E. Stewart Ave. Phone: 229-1022 Fax: 464-2522
City Las Vegas State NV Zip 89101
E-mail Address ryoakum@lasvegasnevada.gov

APPLICANT The Animal Foundation Contact Christine Robinson
Address 655 N. Mojave Road Phone: 384-3333 Fax: 384-4563
City Las Vegas State NV Zip 89101
E-mail Address crobenson@animalfoundation.com

REPRESENTATIVE Kaempfer Crowell Contact Jennifer Lazovich
Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89113
E-mail Address jil@kcnvlaw.com

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

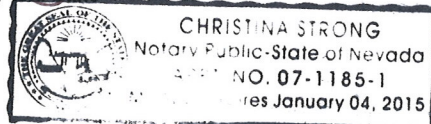
Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 24th day of October, 20 11

Christina Strong

Notary Public in and for said County and State



Revised 10/27/08

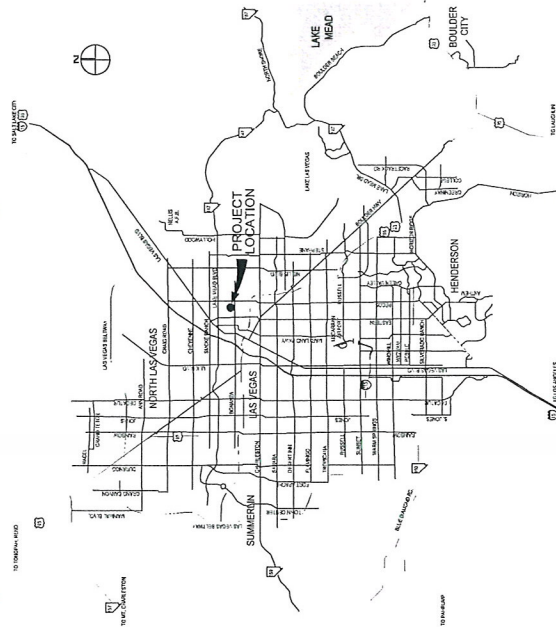
FOR DEPARTMENT USE ONLY

Case #	<u>SUP-73743</u>
Meeting Date:	<u>12/13/2011</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>10/26/2011</u>
Received By:	<u>MIZEX</u>

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

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

VICINITY MAP



SITE AREA	
305,532 SF	8.4 ACRES
106,415 SF	2.9 ACRES
PARKING ANALYSIS	
ANIMAL SHELTER	
80 - ON DUTY EMPLOYEES (1 SPACE/2 EMPLOYEES)	40 SPACES
3 - ON DUTY DOCTORS (1 SPACE EA.)	3 SPACES
4 - EXAM ROOMS (1 SPACE EA.)	4 SPACES
PRIMA CLASSROOM	
80 - STUDENTS (1 SPACE/2 STUDENTS)	40 SPACES
2 - STAFF (1 SPACE/STAFF)	2 SPACES
TOTAL REQUIRED	89 SPACES
TOTAL PROVIDED	157 SPACES
HANDICAP ACCESSIBLE PARKING	
REQUIRED	6 SPACES
PROVIDED	6 SPACES

SITE PLAN

SCALE : 1"=50'-0"



SITE PLAN

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.



DRAWING APPROVED: _____
DATE: _____

8965 S. Eastern
Suite 100
Las Vegas, NV 89123
P 702.486.1070
F 702.486.7020

SHT A1.1

10-27-11

SUP-43703
SDR-43704



970600 *Mitochondria*
and *energy metabolism* of
bone cells

QUESTION

645 N. MOJAVE ROAD
LAS VEGAS, NEVADA

100% CONTINUITY

SLA	SLA
-----	-----

NOT
FINISHED BY

JULY 15, 2011

PROJECT NO. 11-506

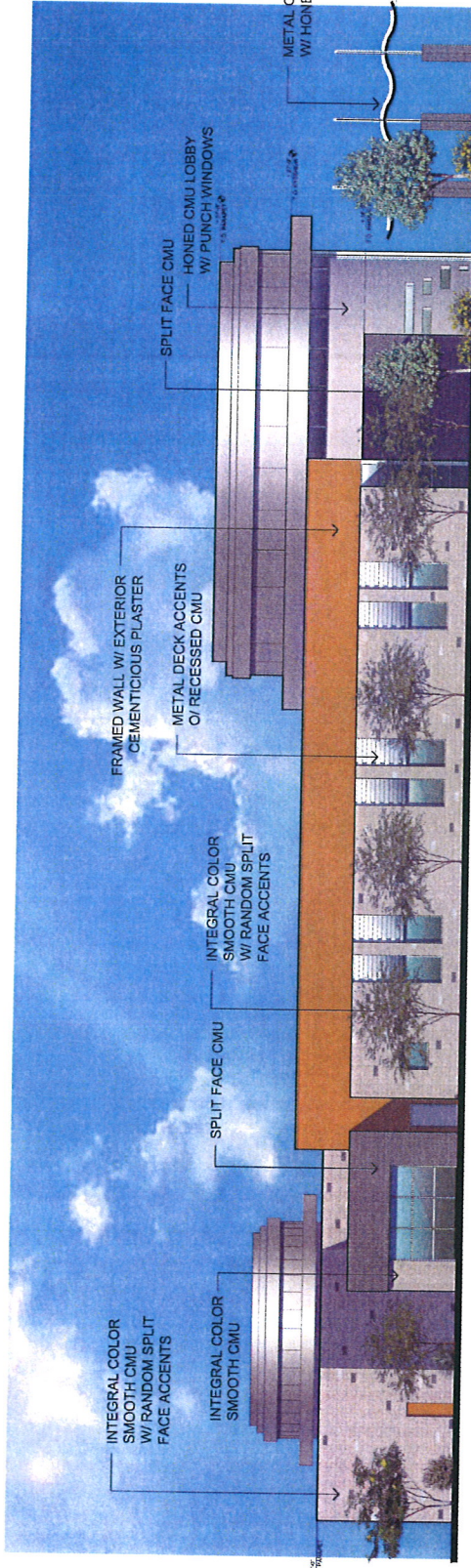
L1.01

SCALE: 1" = 30'

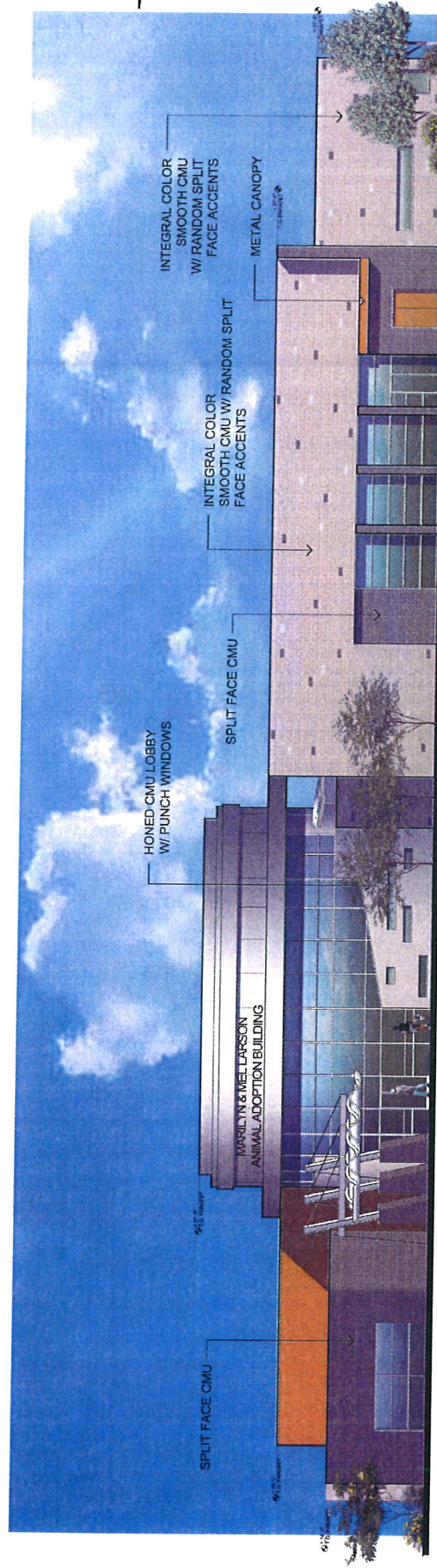
SUP-43703

SDR-43704

[illegible]



EAST ELEVATION



NORTH ELEVATION

ELEVATIONS 1

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

RECEIVED
OCT 26 2011

06-15-11
16
8
4
0

SUP-43703
SDR-43704

SHT A5.1



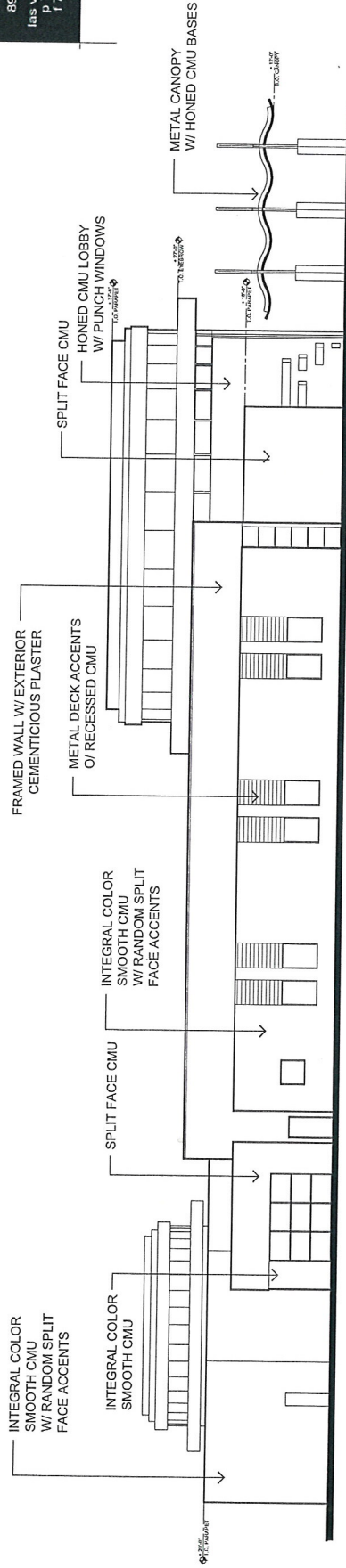
ELEVATIONS 1
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

8886 S. Eastern
Suite 225
Las Vegas, NV 89123
P 702.456.1070
F 702.456.1070

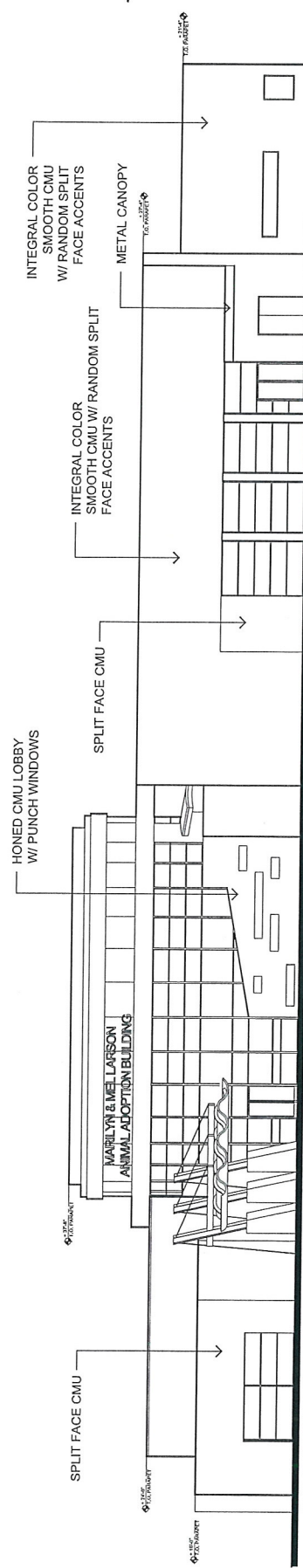
DRAWING APPROVED:
DATE:

8985 s. oasys
 suite 220
 las vegas, nv 89123
 p 702.456.1070
 f 702.456.7020

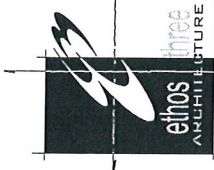
DRAWING APPROVED:
 DATE:



EAST ELEVATION



NORTH ELEVATION



THE ANIMAL FOUNDATION
 645 N. MOJAVE RD.

ELEVATIONS 1

SHT A5.1

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 OCT 20 2011

ELEVATIONS 1

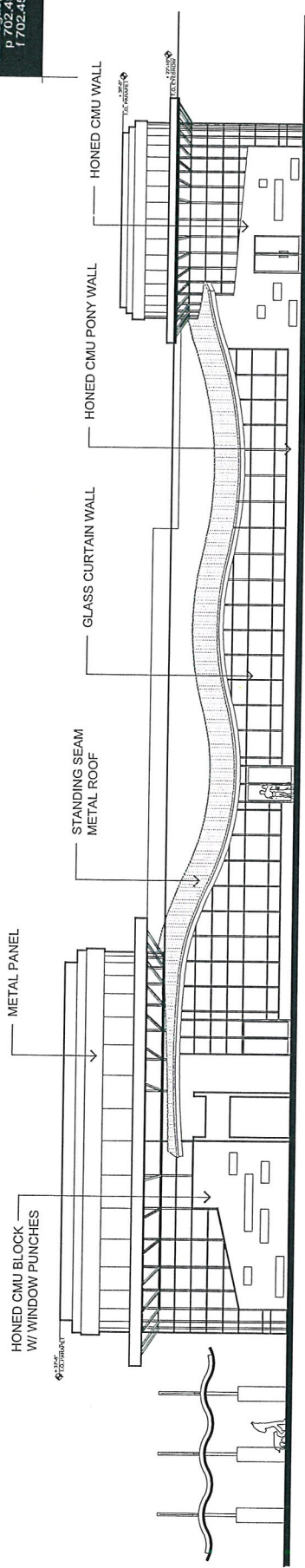
SCALE: 1/8"=1'-0"

10-25-11

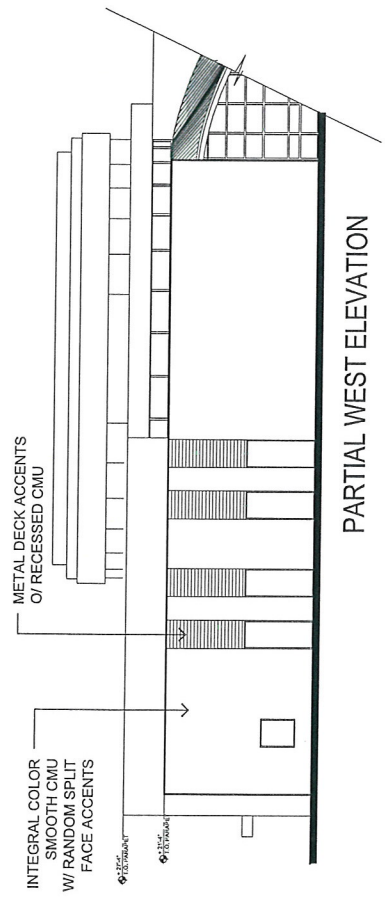
SUP-43703
SDR-43704

8985 s. eastern
suite 220
las vegas, nv 89123
1 702-453-7020
1 702-453-7020

DRAWING APPROVED:
DATE:



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

ELEVATIONS 2

RECEIVED
OCT 20 2011

ELEVATIONS 2

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

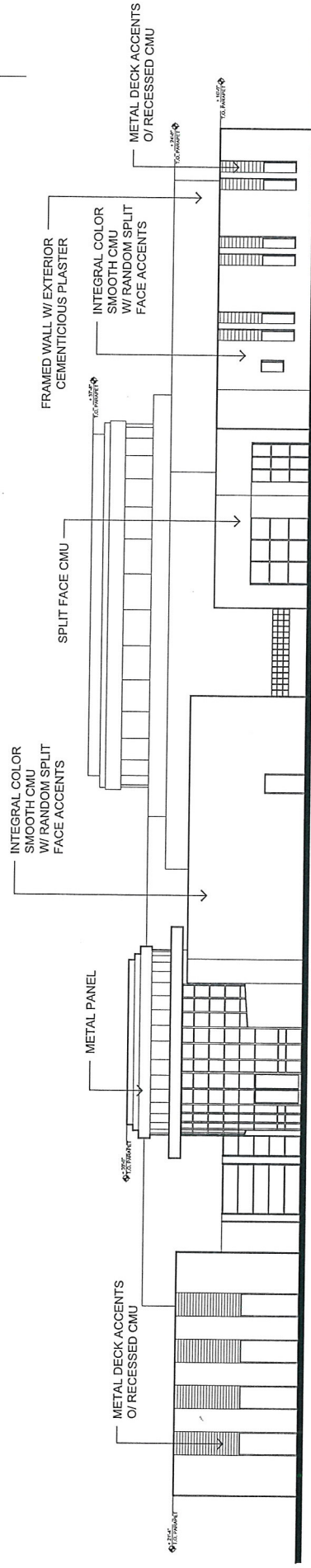
10-25-11
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SUP-43703
SDR-43704

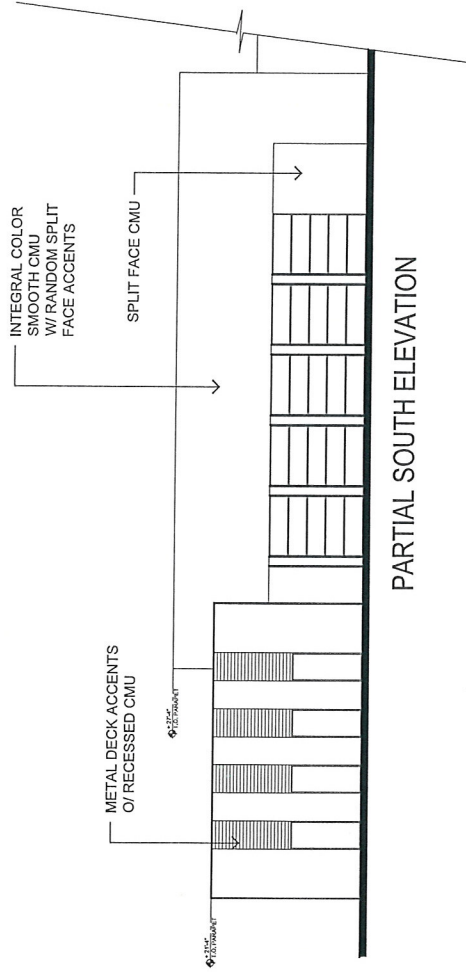
SHT A5.2

8985 S. O'Brien
Las Vegas, NV 89123
P 702.456.1070
F 702.456.7020

DRAWING APPROVED:
DATE:



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION



THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

ELEVATIONS 3

RECEIVED
OCT 26 2011
10-25-11

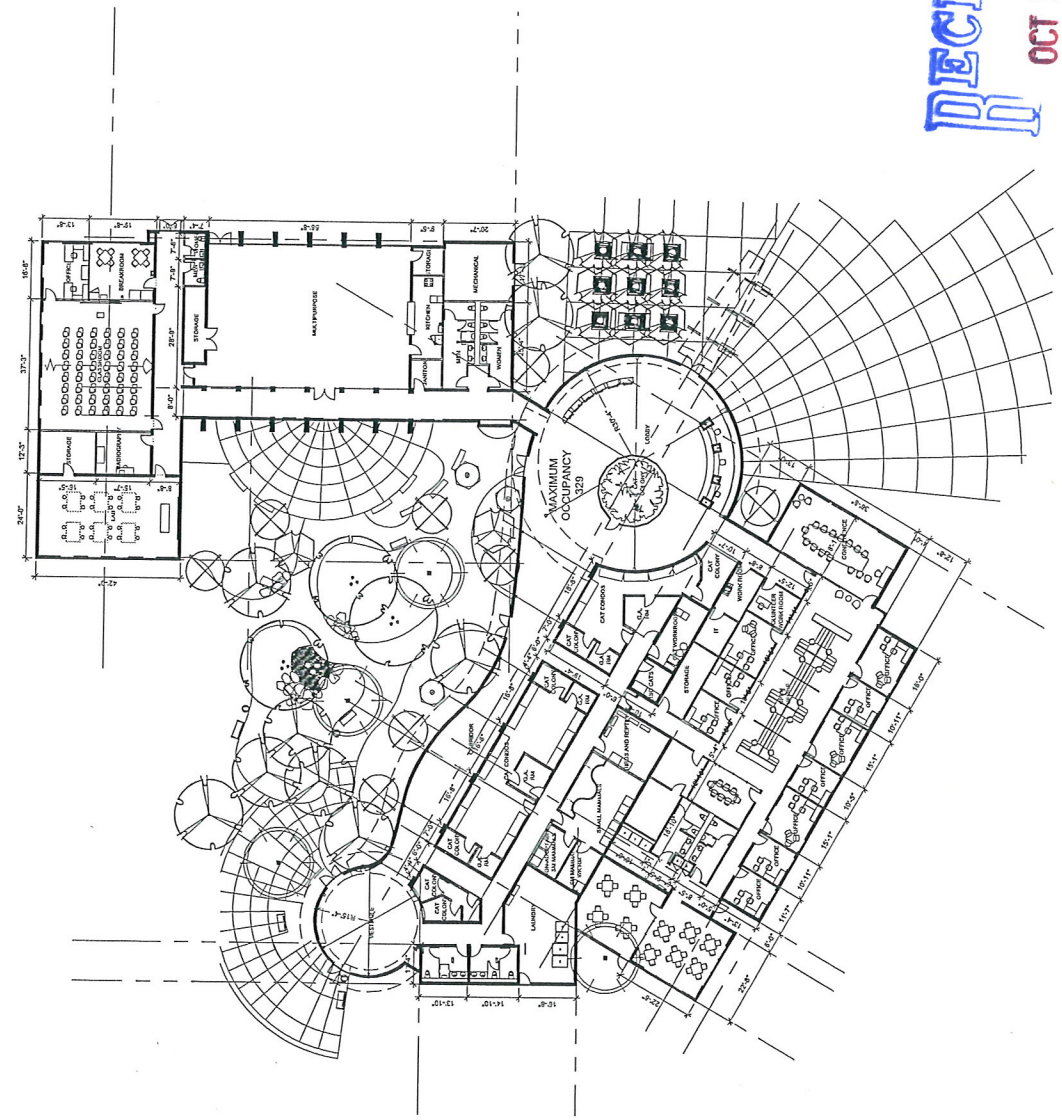
ELEVATIONS 3

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

SHT A5.3

SUP-43703

SDR-4370H



8965 S. Eastern
Suite 100
Las Vegas, NV 89123
P 702.450.7070
F 702.450.7020

DRAWING APPROVED: _____
DATE: _____



THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

FLOOR PLAN

RECEIVED
OCT 26 2011

ADOPTION BUILDING FLOOR PLAN

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

10-25-11

SUP-43703

SDR-43704

SHT A2.1

4965 S. Eastern
Las Vegas, NV 89123
P 702.456.1070
F 702.456.7020

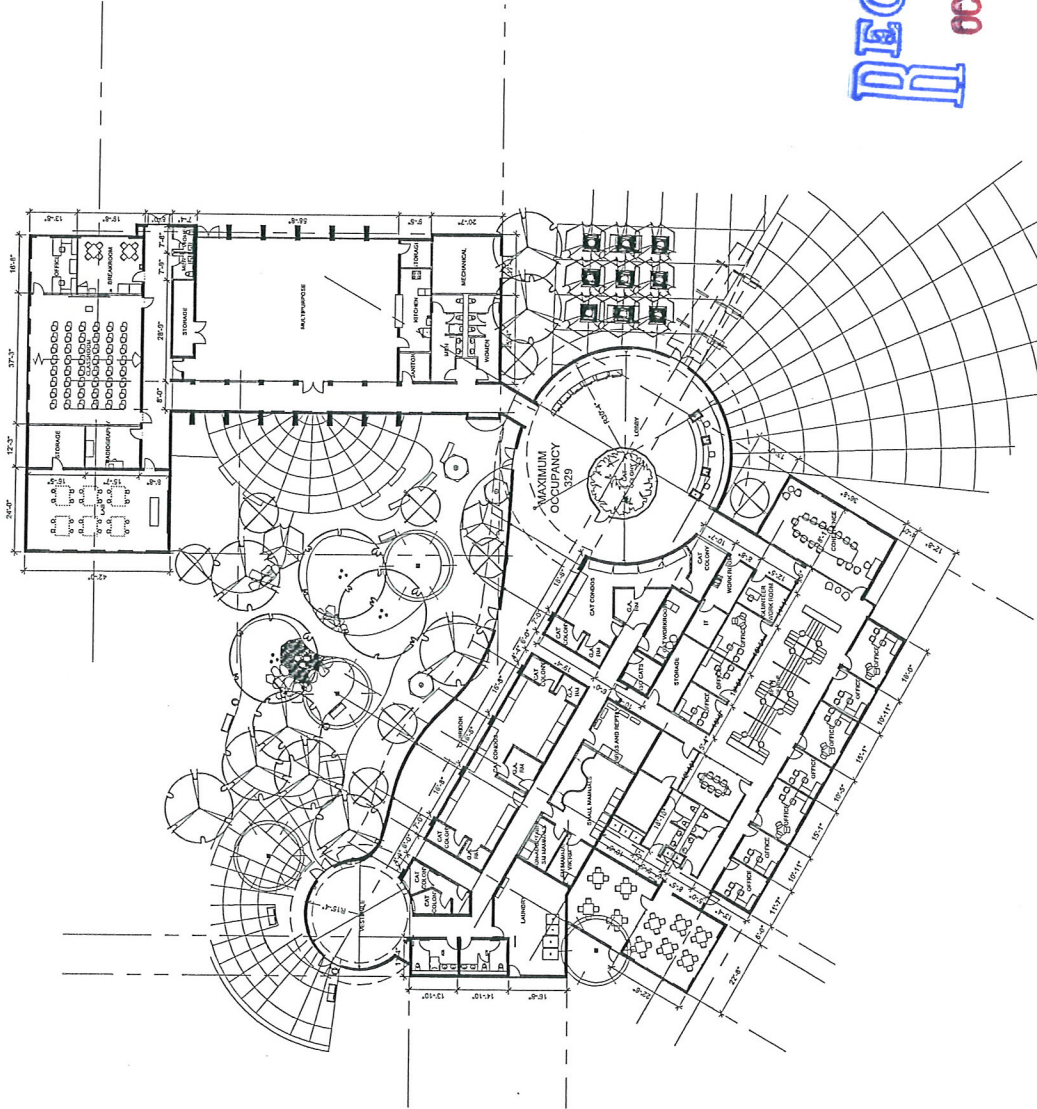
DRAWING APPROVED: _____
DATE: _____



THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

FLOOR PLAN

RECEIVED
OCT 26 2011



ADOPTION BUILDING FLOOR PLAN

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

0 8 16 32 10-25-11

SHT A2.1

SUP-43703
SDR-43704

8965 S. Eastern
Suite 100
Las Vegas, NV 89123
P 702.456.1020
F 702.456.7020

DRAWING APPROVED:
DATE:



THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

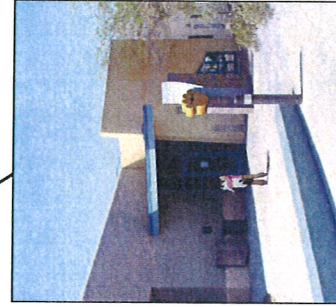
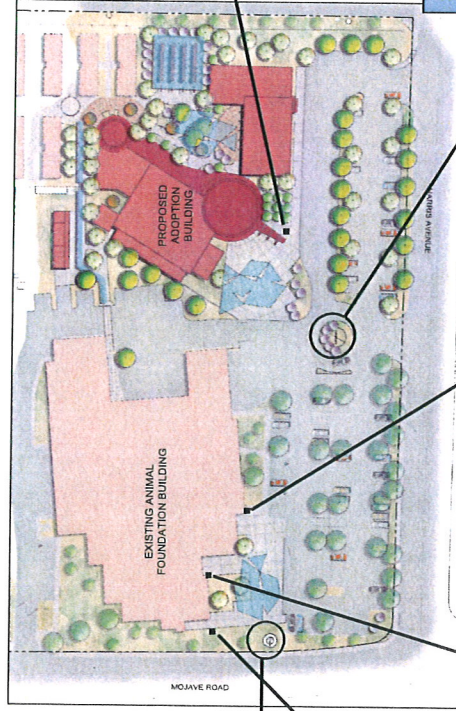
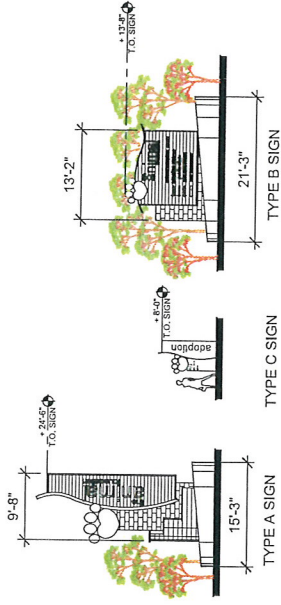
WAY FINDING

SHT A1.3

120 OCT 26 2011

SUP-43703

SDR-43704



WAY FINDING

SCALE : 1"=60'-0"

KAEMPFER**CROWELL****KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICHjlazovich@kcnvlaw.com
702.792.7050LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 26, 2011

VIA HAND DELIVERYCITY OF LAS VEGAS
PLANNING & ZONING
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106**Re: Justification Letter – Site Plan Review & Special Use Permit
Animal Foundation
APN: 139-25-405-008**

To Whom It May Concern:

Please be advised, this office represents the Animal Foundation with respect to land use entitlements (the "Applicant"). On behalf of the Applicant, we are submitting this justification letter seeking a site development plan review and a special use permit. The Animal Foundation is generally located on the southwest corner of Mojave Road and Harris Avenue (the "Site").

Site Development Plan Review

The Site is zoned C-V. The Applicant is proposing to construct new buildings that total approximately 28,500 square feet and will include an adoption center, administrative offices, a veterinary tech training center, a public education/multi-purpose room, a large animal barn and central plant. Also contemplated is the interior re-model of the clinic portion of the existing shelter building (approximately 11,500 square feet) and interior renovation of the rest of the shelter building as well as the dog bungalows. These existing buildings will be painted in a complimentary color to match the new building.

In the future, the modular buildings that currently exist on the property will be removed. The modular buildings currently house the administrative offices, the veterinary tech classrooms as well as the cat adoption area. However, until the Animal Foundation raises sufficient funds to complete the permanent buildings contemplated with this site development plan review, the modular buildings will be used.

RECEIVED
OCT 26 2011**SUP-43703
SDR-43704**

The Applicant is also contemplating a small retail area as an accessory use to adoption of pets. The retail area may be operated by an independent vendor and will sell equipment, food and accessories needed by new owners of adopted pets. The approximate size of the retail area will be 2,850 square feet.

Additionally, the Applicant is contemplating holding special events at the Site. These events could be sponsored by the Animal Foundation or the events could be sponsored by public or private entities that want to use certain areas of the new building such as the multi-purpose facility. As contemplated, these facilities could be used for outside events, meetings and other needs unrelated to the Animal Foundation.

The Applicant is seeking a waiver for landscaping. There is some deficiency in the amount of landscaping that is currently provided along the perimeter of the Site. The Applicant is not asking for a permanent waiver but rather a deferral of installing the missing landscaping until such time as the new buildings are constructed and the modular buildings are removed from the Site. Finally, the Applicant meets all necessary parking requirements.

Signage

The applicant is also seeking approval of signage for the site. A copy of the sign elevations is attached as well as the location of the proposed signs. All signs are complimentary to the design of the existing and new buildings.

Special Use Permit

The Applicant is seeking a special use permit for a Columbarium. A Columbarium is similar to a mausoleum in the sense that ashes can be interred on the Site. There will be no cremation activities or pet cemetery on the Site. Rather, the Applicant is seeking a special use permit for the Columbarium only so that animal owners have the option of interring their deceased pet's ashes within the Columbarium with a memorial plaque. The Columbarium is limited to a specific area within the new project area and will be a peaceful and tranquil place to honor deceased pets.

Summary

Finally, we are seeking the City's assistance to determine the correct address for The Animal Foundation. The mailing address is 655 N. Mojave Road but the site is assigned the address of 645 N. Mojave Road.

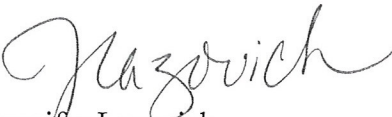
We believe the new buildings will be an upgrade to the existing facilities and will further the goals of the Animal Foundation in partnership with the City of Las Vegas and other government agencies.

SUP-43703
SDR-43704

Thank you for your consideration of this request. Please do not hesitate to contact me if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/sfm

Encl.

cc: Chris Robinson
Bonnie Rinaldi
John Lopeman

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-43704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43703 - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28,500 SQUARE-FOOT ADDITION IN TWO BUILDINGS AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

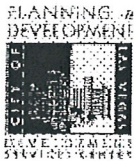
Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Review for existing structures
Project Address (Location) 655 N. Mojave Road
Project Name The Animal Foundation Proposed Use Animal Shelter
Assessor's Parcel #(s) 139-25-405-008 Ward # _____
General Plan: existing PF proposed n/a Zoning: existing C-V proposed n/a
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 8± Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER The City of Las Vegas Contact Robin . Yockum
Address 400 E. Stewart Ave. Phone: 229-1022 Fax: 464-2522
City Las Vegas State NV Zip 89101
E-mail Address ryockum@lasvegasnevada.gov

APPLICANT The Animal Foundation Contact Christine Robinson
Address 655 N. Mojave Road Phone: 384-3333 Fax: 384-4563
City Las Vegas State NV Zip 89101
E-mail Address crobinson@animalfoundation.com

REPRESENTATIVE Kaempfer Crowell Contact Jennifer Lazovich
Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89113
E-mail Address jil@kcnvlaw.com

Property Owner Signature* Robin Yockum

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

Print Name Robin Yockum

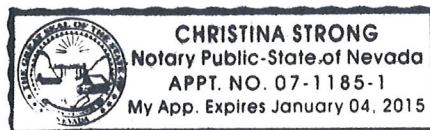
Subscribed and sworn before me Robin Yockum

This 24th day of October, 20 11

Christina Strong

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-43704</u>
Meeting Date:	<u>12/13/2011</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>10/26/2011</u>
Received By:	<u>MNEY</u>

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-43705 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A 500-FOOT DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) AND TO ALLOW AN 850-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 388 Promenade Place and 464 Symphony Park Avenue (APNs 139-34-211-001 and 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Promenade Place

Project Name The Smith Center Proposed Use Liquor Establishment (tavern)

Assessor's Parcel #(s) 139-34-211-001 and 139-33-610-026 Ward # 5

General Plan: existing MXU proposed n/a Zoning: existing PD proposed n/a

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 5 ± Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER City Parkway V, Inc. Contact Elizabeth N. Fretwell

Address 400 E. Stewart Ave., 9th Floor Phone: 702-229-6501 Fax: 702-388-1807

City Las Vegas State NV Zip 89101

E-mail Address bfretwell@lasvegasnevada.gov

APPLICANT The Smith Center Contact Paul Beard

Address 241 Charleston Blvd., Suite 111 Phone: 702-614-0109 Fax: 702-614-0205

City Las Vegas State NV Zip 89102

E-mail Address pbeard@thesmithcenter.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 Phone: 702-792-7000 Fax: 702-796-7181

City Las Vegas State NV Zip 89113

E-mail Address jll@kcnvlaw.com

Property Owner Signature* Elizabeth N. Fretwell

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

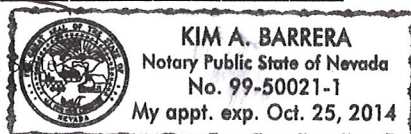
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 6 day of October, 20 11

Kevin Chay

Notary Public in and for said County and



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-43705-</u>
Meeting Date:	<u>12/13/2011</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>10/26/2011</u>
Received By:	<u>MRE</u>

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

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 360 Promenade Place

Project Name The Smith Center Proposed Use Liquor Establishment (tavern)

Assessor's Parcel #(s) 139-34-211-001 and 139-33-610-026 Ward # 5

General Plan: existing MXU proposed n/a Zoning: existing PD proposed n/a

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 5 ± Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER The City of Las Vegas Contact Elizabeth N. Fretwell

Address 400 E. Stewart Ave., 9th Floor Phone: 702-229-6501 Fax: 702-388-1807

City Las Vegas State NV Zip 89101

E-mail Address bfretwell@lasvegasnevada.gov

APPLICANT The Smith Center Contact Paul Beard

Address 241 Charleston Blvd., Suite 111 Phone: 702-614-0109 Fax: 702-614-0205

City Las Vegas State NV Zip 89102

E-mail Address pbeard@thesmithcenter.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 Phone: 702-792-7000 Fax: 702-796-7181

City Las Vegas State NV Zip 89113

E-mail Address jll@kcnvlaw.com

Property Owner Signature Elizabeth N. Fretwell

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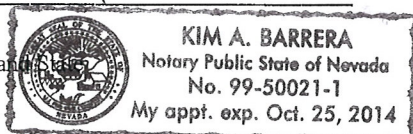
Print Name Elizabeth N Fretwell

Subscribed and sworn before me

This 25 day of October, 20 11

Kim A. Barrera

Notary Public in and for said County and State of Nevada



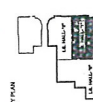
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SOP-43705</u>
Meeting Date:	<u>12/13/2011</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>10/26/2011</u>
Received By:	<u>MJB</u>

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

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AVISION

LIN AUCHEMUM #0
05-27-2008

LIN AUCHEMUM #6
05-28-2008

LIN AUCHEMUM #7
05-29-2008

LIN AUCHEMUM #8
05-30-2008

LIN AUCHEMUM #9
05-31-2008

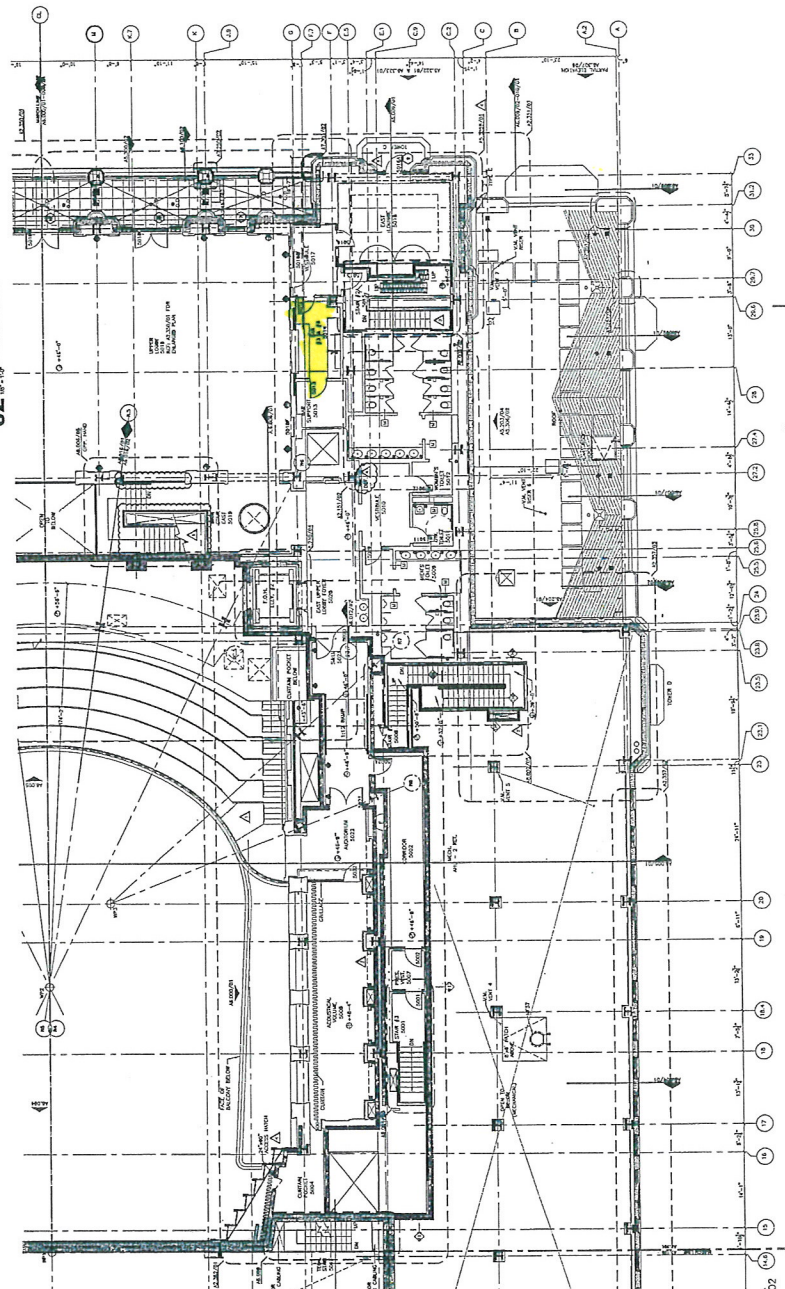
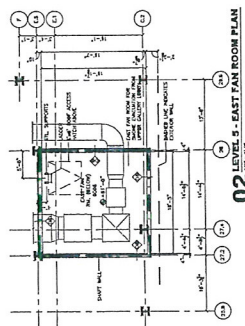
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DATE 11-21-2008
BOX
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CD PACKAGE
10267-012

SHEET TITLE
LEVEL 5
UPPER LOBBY
FLOOR PLAN - 1

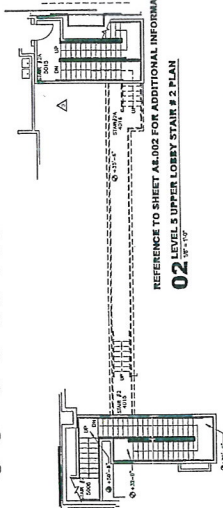
SHEET NO.
A2-151

GENERAL PLAN NOTES

1. NOTES TO PAGE 42.008 FOR TYPICAL FLOOR PLAN NOTES.
2. SHELLED SPACES SHALL HAVE GROUND FLOOR, NO CEILING AT SECOND FLOOR, AND NO WALLS AT THIRD FLOOR. ALL SHELLED SPACES SHALL HAVE FLOORING, PLUMBING, SANITARY, VENTING, HOT & COLD WATER SUPPLY AND BE EXTENDED AROUND THE SLAB GRAB INTO THE SHELLED SPACE AND CAPPED OFF TO BE COMPLY WITH CODE REQUIREMENTS. SHELLED SPACES SHALL BE CONSIDERED AS UNOCCUPIED SPACE, MUST BE SECURED TO KEEP THE REMOVED FLOORING, PARTS, AND BE SECURED TO KEEP THE REMOVED FLOORING.
3. APPROXIMATE 42.3 NOTES FOR EXTENDED REMOVED FLOORING.



LEVEL 5 UPPER LOBBY FLOOR PLAN - 1



LEVEL 5 UPPER LOBBY STAIR # 2 PLAN

SUP-43705

70 26.1 ± 8.5
 $18^\circ \pm 10^\circ$

GENERAL PLAN NOTES

1. REFER TO SHEET 01 FOR TRUCK LOADING ZONES.

2. REFER TO SHEET 02 FOR TRUCK LOADING ZONES.

3. REFER TO SHEET 03 FOR TRUCK LOADING ZONES.

4. REFER TO SHEET 04 FOR TRUCK LOADING ZONES.

5. REFER TO SHEET 05 FOR TRUCK LOADING ZONES.

6. REFER TO SHEET 06 FOR TRUCK LOADING ZONES.

7. REFER TO SHEET 07 FOR TRUCK LOADING ZONES.

8. REFER TO SHEET 08 FOR TRUCK LOADING ZONES.

9. REFER TO SHEET 09 FOR TRUCK LOADING ZONES.

10. REFER TO SHEET 10 FOR TRUCK LOADING ZONES.

HKS

PROJECT TEAM

ARCHITECT: HKS
 ENGINEER: HKS
 INTERIOR DESIGNER: HKS
 LANDSCAPE ARCHITECT: HKS
 PLANNING: HKS
 PROGRAM MANAGER: HKS
 PROJECT MANAGER: HKS
 QUALITY CONTROL: HKS
 SCHEDULING: HKS
 TRAFFIC ENGINEER: HKS
 VEHICLE COUNTING: HKS
 VISUALIZATION: HKS
 WRITING: HKS

CLIENT

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION



KEY PLAN



SYMBOL	DESCRIPTION
(Symbol)	EXISTING WALL
(Symbol)	EXISTING DOOR
(Symbol)	EXISTING WINDOW
(Symbol)	EXISTING STAIR
(Symbol)	EXISTING ELEVATOR
(Symbol)	EXISTING MECHANICAL EQUIPMENT
(Symbol)	EXISTING ELECTRICAL EQUIPMENT
(Symbol)	EXISTING PLUMBING EQUIPMENT
(Symbol)	EXISTING FIRE PROTECTION EQUIPMENT
(Symbol)	EXISTING LANDSCAPE
(Symbol)	EXISTING SITE UTILITIES
(Symbol)	EXISTING SITE FURNITURE
(Symbol)	EXISTING SITE LIGHTING
(Symbol)	EXISTING SITE PAVING
(Symbol)	EXISTING SITE GRASS
(Symbol)	EXISTING SITE TREES
(Symbol)	EXISTING SITE SHRUBS
(Symbol)	EXISTING SITE FENCES
(Symbol)	EXISTING SITE SIGNAGE
(Symbol)	EXISTING SITE UTILITIES
(Symbol)	EXISTING SITE FURNITURE
(Symbol)	EXISTING SITE LIGHTING
(Symbol)	EXISTING SITE PAVING
(Symbol)	EXISTING SITE GRASS
(Symbol)	EXISTING SITE TREES
(Symbol)	EXISTING SITE SHRUBS
(Symbol)	EXISTING SITE FENCES
(Symbol)	EXISTING SITE SIGNAGE

PROJECT NUMBER: 0081.012

DATE: 11.21.2008

PROJECT TITLE: BOX TIER MEZZANINE

FLOOR PLAN - 2

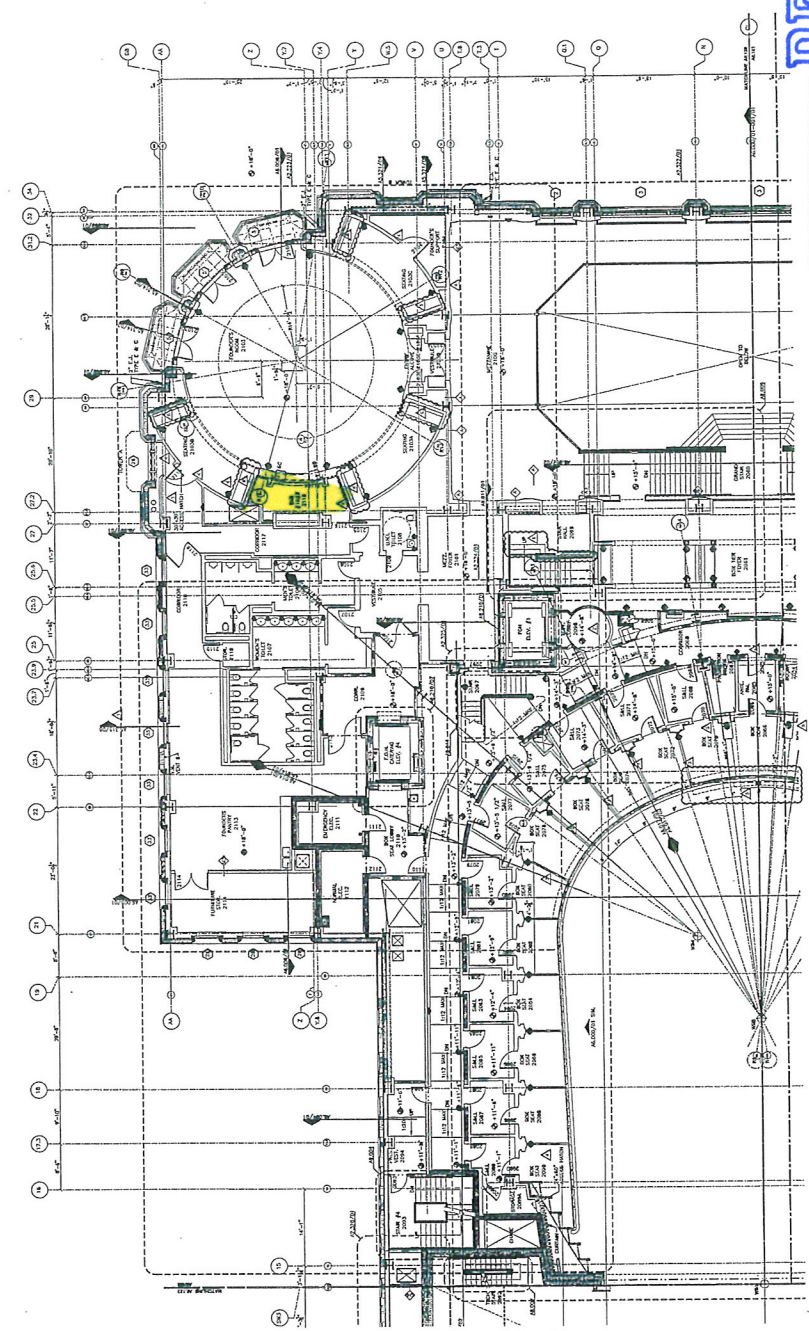
LEVEL 2

SHEET NO. A2.122

RECEIVED

OCT 26 2011

SUP-43705



01 LEVEL 2 BOX TIER MEZZ. FLOOR PLAN - 2



GENERAL PLAN NOTES

1. REFER TO SHEET 01 FOR THE GENERAL NOTES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND FEATURES.

HKS

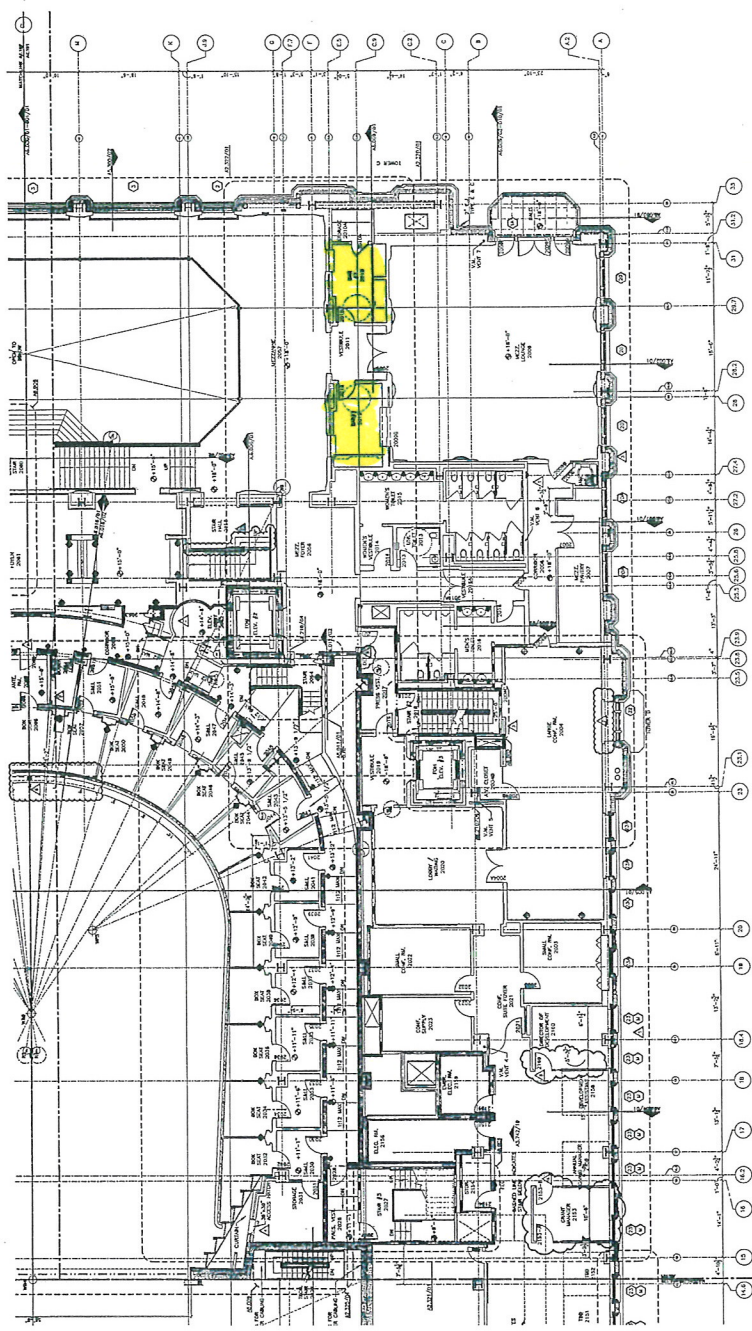
- ARCHITECT: HKS ARCHITECTS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSARCHITECTS.COM
- ARCHITECT OF RECORD: HKS ARCHITECTS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSARCHITECTS.COM
- INTERIOR ARCHITECT: HKS INTERIOR ARCHITECTS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSINTERIORARCHITECTS.COM
- MECHANICAL ENGINEER: HKS MECHANICAL ENGINEERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSMECHANICALENGINEERS.COM
- ELECTRICAL ENGINEER: HKS ELECTRICAL ENGINEERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSELECTRICALENGINEERS.COM
- PLUMBING ENGINEER: HKS PLUMBING ENGINEERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSPLUMBINGENGINEERS.COM
- STRUCTURAL ENGINEER: HKS STRUCTURAL ENGINEERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSSTRUCTURALENGINEERS.COM
- LANDSCAPE ARCHITECT: HKS LANDSCAPE ARCHITECTS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSLANDSCAPEARCHITECTS.COM
- ENVIRONMENTAL ENGINEER: HKS ENVIRONMENTAL ENGINEERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSENVIRONMENTALENGINEERS.COM
- ACoustical ENGINEER: HKS ACOUSTICAL ENGINEERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSACOUSTICALENGINEERS.COM
- TRANSPORTATION ENGINEER: HKS TRANSPORTATION ENGINEERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSTRANSPORTATIONENGINEERS.COM
- SAFETY ENGINEER: HKS SAFETY ENGINEERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSSAFETYENGINEERS.COM
- CONSTRUCTION MANAGER: HKS CONSTRUCTION MANAGERS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSCONSTRUCTIONMANAGERS.COM
- GENERAL CONTRACTOR: HKS GENERAL CONTRACTORS, LLP
1000 WEST END AVENUE, SUITE 2000
DALLAS, TEXAS 75201
TEL: 214.760.1000
FAX: 214.760.1001
WWW.HKSGENERALCONTRACTORS.COM

THE LAS VEGAS PERFORMING ARTS CENTER FOUNDATION



REVISION	DATE	BY	CHKD
1	11.21.2008	10251.012	
2	11.21.2008	10251.012	
3	11.21.2008	10251.012	
4	11.21.2008	10251.012	
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8	11.21.2008	10251.012	
9	11.21.2008	10251.012	
10	11.21.2008	10251.012	

PROJECT NAME: LAS VEGAS PERFORMING ARTS CENTER
DATE: 11.21.2008
DRAWN BY: 10251.012
CHECKED BY: 10251.012
APPROVED BY: 10251.012
PROJECT TITLE: LAS VEGAS PERFORMING ARTS CENTER
LEVEL 2: BOX TIER/MEZZANINE
FLOOR PLAN - 1
SHEET NO.: A2.121



01 LEVEL 2 BOX TIER/MEZZANINE FLOOR PLAN - 1

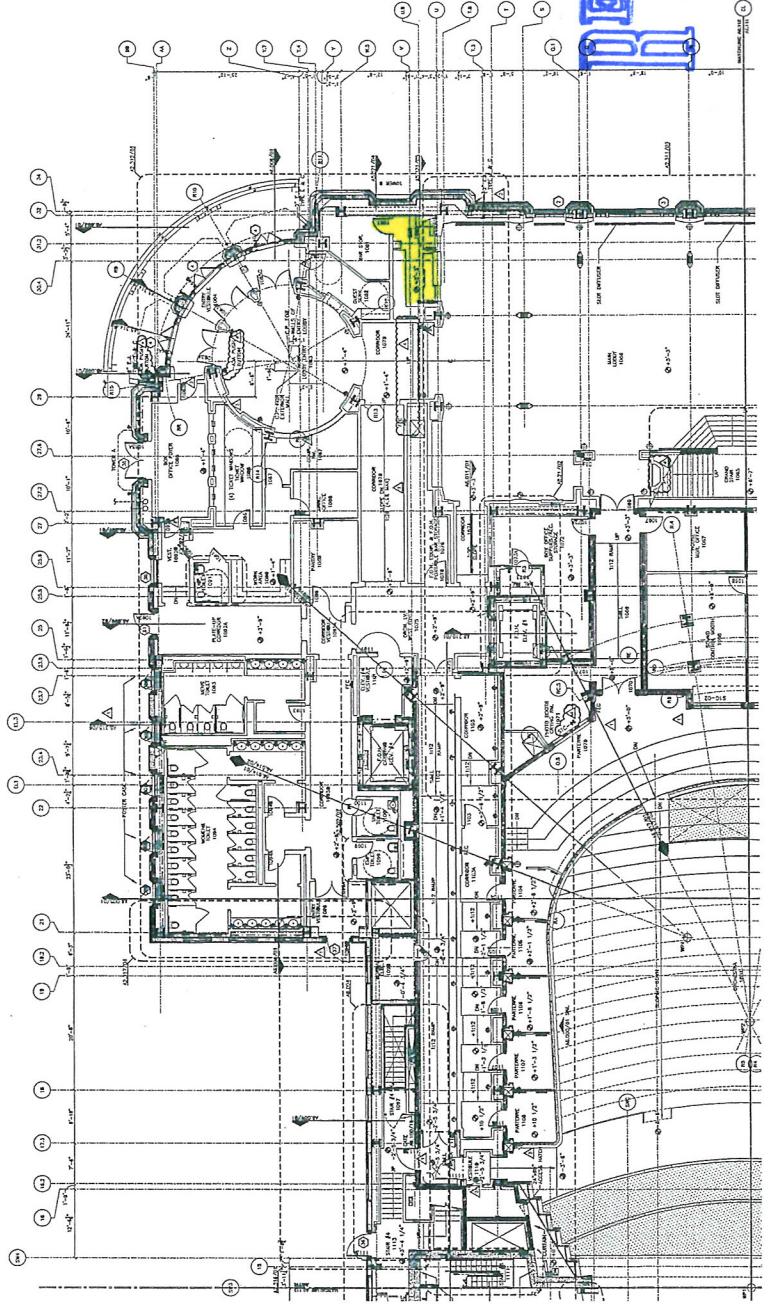
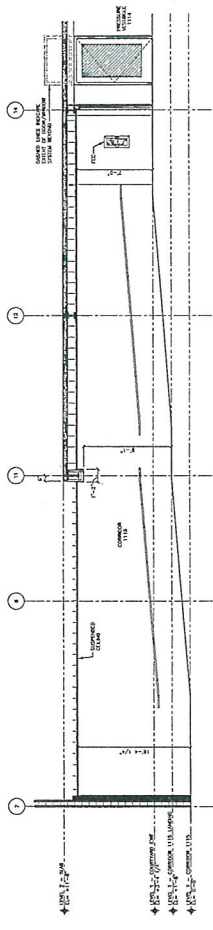
RECEIVED
OCT 26 2011

SUP-43705



GENERAL PLAN NOTES

1. REFER TO SHEET 001 FOR FINISH, FLOOR, AND ROOF.
2. REFER TO SHEET 001 FOR FINISH, FLOOR, AND ROOF.
3. REFER TO SHEET 001 FOR FINISH, FLOOR, AND ROOF.
4. REFER TO SHEET 001 FOR FINISH, FLOOR, AND ROOF.
5. REFER TO SHEET 001 FOR FINISH, FLOOR, AND ROOF.



HKS

ARCHITECT
HKS
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.HKS.COM

ENGINEER
THE ENGINEERING GROUP
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

STRUCTURAL ENGINEER
THE ENGINEERING GROUP
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

MECHANICAL ENGINEER
THE ENGINEERING GROUP
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TEL: 702.734.4000
WWW.ENGGRUP.COM

ELECTRICAL ENGINEER
THE ENGINEERING GROUP
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SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

PLUMBING ENGINEER
THE ENGINEERING GROUP
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

LANDSCAPE ARCHITECT
THE ENGINEERING GROUP
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

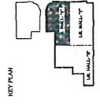
INTERIOR ARCHITECT
THE ENGINEERING GROUP
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

SCULPTOR
THE ENGINEERING GROUP
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

PAINTER
THE ENGINEERING GROUP
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

CONTRACTOR
THE ENGINEERING GROUP
1000 WEST END AVENUE
SUITE 1000
LAS VEGAS, NV 89101
TEL: 702.734.4000
WWW.ENGGRUP.COM

THE SAM CENTER
LAS VEGAS
PERFORMING
ARTS CENTER
FOUNDATION



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DATE
11.21.2008
PROJECT NAME
LAS VEGAS
CD PACKAGE

LEVEL 1
ORCHESTRA
FLOOR PLAN - 2
SHEET 1
A2.112

SUP-43705

HKS

ARCHITECT
10000 WEST TOWERS
SUITE 1000
DALLAS, TEXAS 75201
PHONE: 214.760.1000
FAX: 214.760.1001
WWW.HKS.COM

GENERAL CONTRACTOR
10000 WEST TOWERS
SUITE 1000
DALLAS, TEXAS 75201
PHONE: 214.760.1000
FAX: 214.760.1001
WWW.HKS.COM

MECHANICAL ENGINEER
10000 WEST TOWERS
SUITE 1000
DALLAS, TEXAS 75201
PHONE: 214.760.1000
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ELECTRICAL ENGINEER
10000 WEST TOWERS
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PLUMBING ENGINEER
10000 WEST TOWERS
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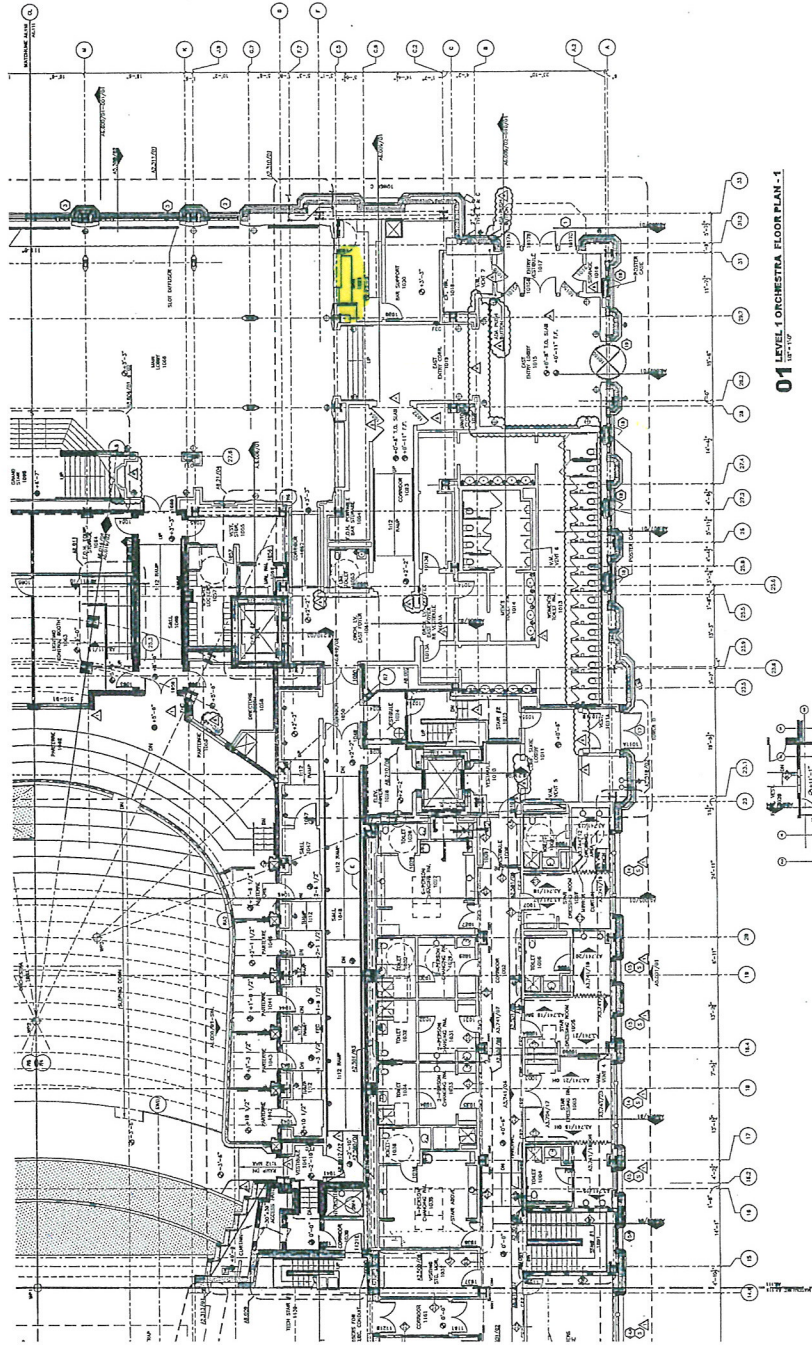
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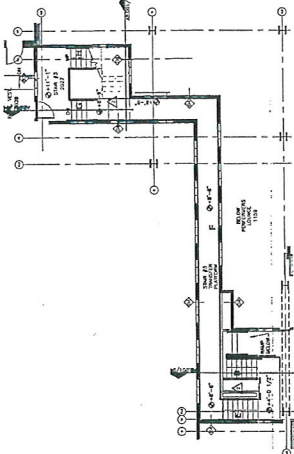
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GENERAL PLAN NOTES
1. REFER TO SHEET 01 FOR THE GENERAL PLAN NOTES.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
3. THE MECHANICAL ENGINEER SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL SYSTEMS.
4. THE ELECTRICAL ENGINEER SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ELECTRICAL SYSTEMS.
5. THE PLUMBING ENGINEER SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL PLUMBING SYSTEMS.



01 LEVEL 1 ORCHESTRA FLOOR PLAN - 1



02 LEVEL 1 STAIR # 3

REFER TO SHEET 01 FOR ADDITIONAL INFORMATION

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OCT 26 2011

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LEVEL 1
ORCHESTRA
FLOOR PLAN - 1
SHEET NO.
A2.111

DATE
11.21.2008

PROJECT
LARGE HALL
CD PACKAGE

PROJECT TITLE
ORCHESTRA
FLOOR PLAN - 1

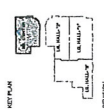
PROJECT NO.
10061.012

PROJECT NAME
LARGE HALL
CD PACKAGE

PROJECT NO.
10061.012

PROJECT NAME
LARGE HALL
CD PACKAGE

PROJECT NO.
10061.012



REVISION	BY	DATE	DESCRIPTION
1	W. J. J. J.	05/07/2008	Initial design
2	W. J. J. J.	05/07/2008	Revised design
3	W. J. J. J.	05/07/2008	Final design
4	W. J. J. J.	05/07/2008	Revised design
5	W. J. J. J.	05/07/2008	Final design

10261013
HHS PROJECT NUMBER
DATE 01.05.2009
ISSUE
EDUCATION CENTER
CD PACKAGE

Sheet Title
FIRST FLOOR PLAN
(LEVEL 1)

SUP-43705 (LEVEL 1)
FIRST FLOOR PLAN
SHEET NO. **A2.110**
© 2007 KVA, INC.

MEET NO. **A2-110**

1. Write a plan for the 1000 square centimeter rectangle.
2. Draw a rectangle that is 1000 square centimeters.
3. Draw a rectangle that is 1000 square centimeters.
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17. Draw a rectangle that is 1000 square centimeters.

DISCOVERY AVENUE

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OCT 26 2011

OCT 26 2011

SUP-43705

HKS

- DESIGN TEAM**
- ARCHITECT: HKS
 - MECHANICAL ENGINEER: HKS
 - ELECTRICAL ENGINEER: HKS
 - PLUMBING ENGINEER: HKS
 - STRUCTURAL ENGINEER: HKS
 - ENVIRONMENTAL ENGINEER: HKS
 - LANDSCAPE ARCHITECT: HKS
 - INTERIOR ARCHITECT: HKS
 - EXTERIOR ARCHITECT: HKS
 - GRAPHIC DESIGNER: HKS
 - PROJECT MANAGER: HKS
 - CLIENT: LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

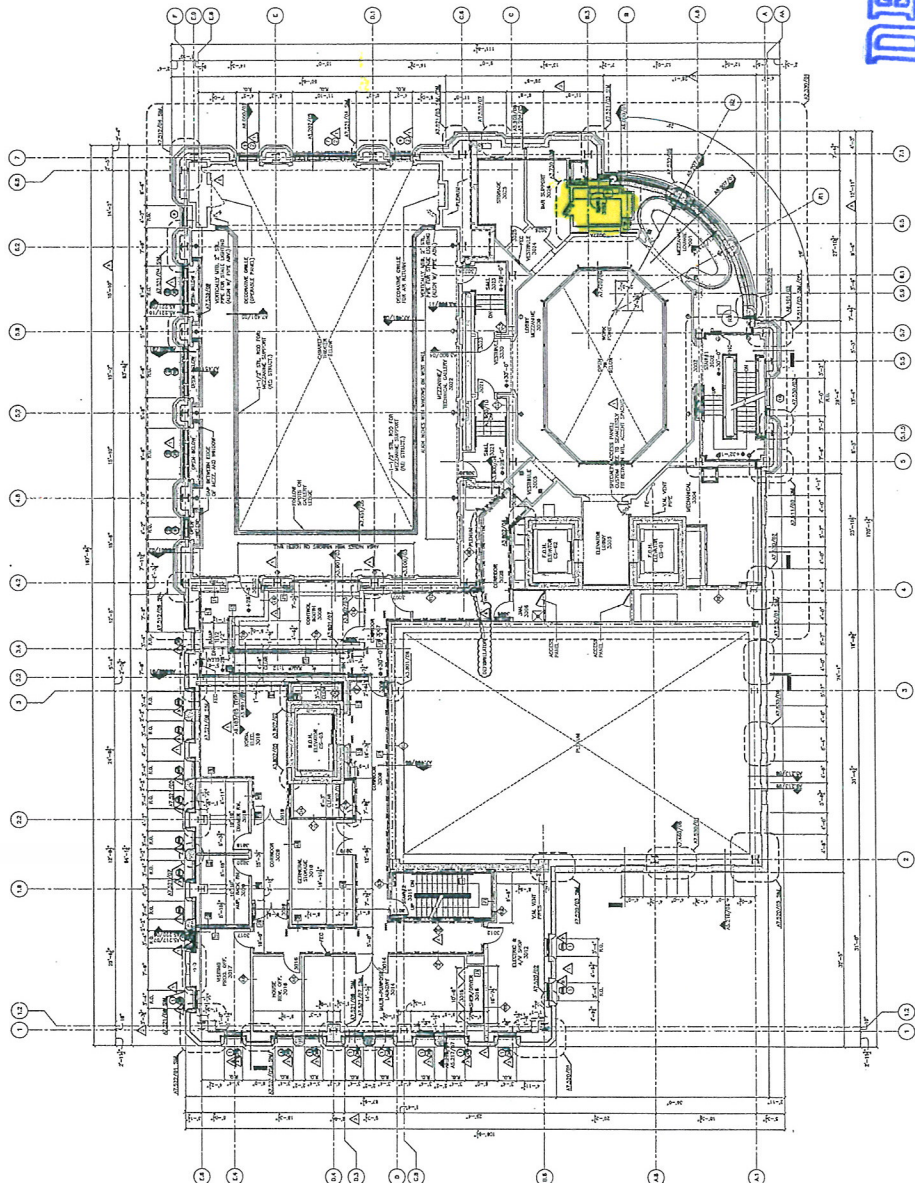


KEY PLAN

- LEGEND**
- 1. AIR CONDITIONING
 - 2. ELECTRICAL
 - 3. PLUMBING
 - 4. MECHANICAL
 - 5. STRUCTURAL
 - 6. ENVIRONMENTAL
 - 7. LANDSCAPE
 - 8. INTERIOR
 - 9. EXTERIOR
 - 10. GRAPHIC
 - 11. PROJECT
 - 12. CLIENT

PROJECT NUMBER: 12261.013
DATE: 01.05.2009
DRAWING: MECHANICAL CENTER
PACKAGE: 01
THIRD FLOOR PLAN
(LEVEL 3)
SHEET NO. A2.130

- REVISIONS**
- 1. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 2. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 3. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 4. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 5. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 6. REVISED TO ADD NEW MECHANICAL EQUIPMENT
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 - 12. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 13. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 14. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 15. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 16. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 17. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 18. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 19. REVISED TO ADD NEW MECHANICAL EQUIPMENT
 - 20. REVISED TO ADD NEW MECHANICAL EQUIPMENT



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01 THIRD FLOOR PLAN

SUP-43705



City of Las Vegas, Nevada

SYMPHONY PARK
LAS VEGAS, NEVADA

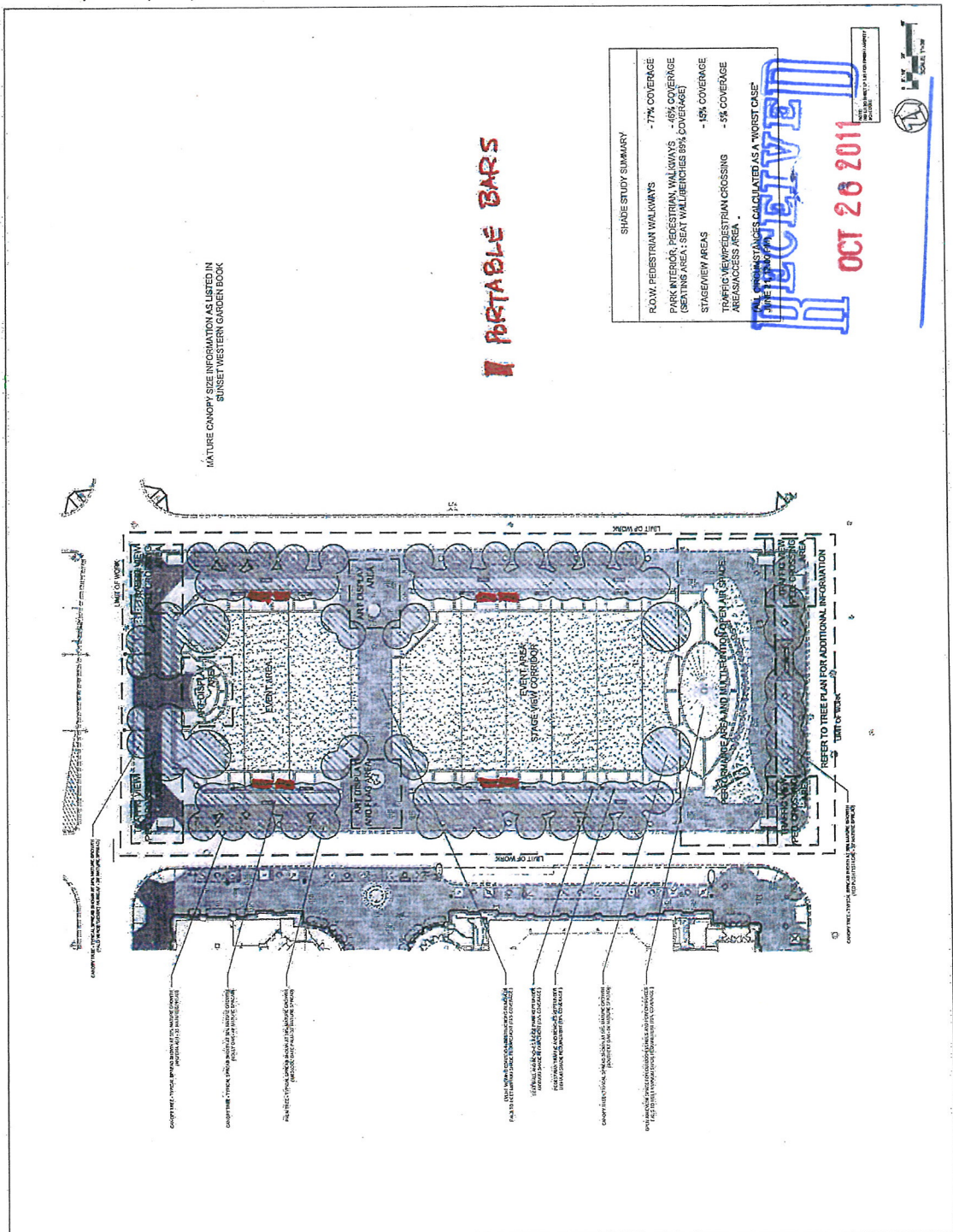


Project Name	Project Number
Project Location	Project Date
Project Status	Project Budget
Project Manager	Project Engineer
Project Designer	Project Checker
Project Approver	Project Reviewer

Project Name	Project Number
Project Location	Project Date
Project Status	Project Budget
Project Manager	Project Engineer
Project Designer	Project Checker
Project Approver	Project Reviewer

L2.03

SUP-43705



SHADE STUDY SUMMARY	
ROW, PEDESTRIAN WALKWAYS	-7% COVERAGE
PARK INTERIOR, PEDESTRIAN, WALKWAYS	-40% COVERAGE
(SEATING AREA: SEAT WALLS/CHIEFS 85% COVERAGE)	
STAGE VIEW AREAS	-15% COVERAGE
TRAFFIC VIEW/PEDESTRIAN CROSSING	-5% COVERAGE
AREAS/ACCESS AREA	

ALL DISTANCES CALCULATED AS A 'Worst Case' BASED ON THE SHADE STUDY SUMMARY.

OCT 26 2011



SCALE: 1" = 20'

REFER TO TREE PLAN FOR ADDITIONAL INFORMATION

PERFORMANCE AND MULTIMEDIA OPEN SPACE

STAGE VIEW CORRIDOR

ART DESK AND LAGUNA AREA

EVENT AREA

PERFORMANCE AND MULTIMEDIA OPEN SPACE

STAGE VIEW CORRIDOR

ART DESK AND LAGUNA AREA

EVENT AREA

PERFORMANCE AND MULTIMEDIA OPEN SPACE

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EVENT AREA

PERFORMANCE AND MULTIMEDIA OPEN SPACE

STAGE VIEW CORRIDOR

ART DESK AND LAGUNA AREA

EVENT AREA

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

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

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

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

October 26, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & ZONING
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106



***Re: Justification Letter – Tavern Use
The Smith Center & Symphony Park***

To Whom It May Concern:

Please be advised, this office represents The Smith Center (the “Applicant”). The Smith Center is located on APN: 139-33-610-016. Symphony Park is located on APN: 139-34-211-001 (together with The Smith Center, the “Site”). The Applicant is seeking a special use permit for a tavern to offer alcoholic beverages (beer, liquor and wine) to its patrons while on the Site.

At The Smith Center, there will be a main bar on the first floor and permanent bars on the upper levels of the building. Additionally, there may be “add a” bars (portable bars) that are used within all areas of The Smith Center including, but not limited to: Donald W. Reynolds Discovery Children’s Museum, Bowman Pavilion, Reynolds Hall, the parking garage and all courtyard and plaza areas on the exterior of The Smith Center. The service of alcoholic beverages may occur in various locations and at simultaneous times. In addition to alcoholic beverage service during performances, there will also be service of alcoholic beverages for events, charitable galas, weddings or other meetings wherein portions of The Smith Center (inside and out) are being utilized.

Symphony Park will be used for smaller outdoor concerts, festivals, fairs and other events. We are asking that the tavern special use permit cover this area as well. We anticipate that Symphony Park can accommodate crowds of about 250 to 1000 people and the service of alcoholic beverages in Symphony Park during these types of events may occur.

The Applicant is also seeking a waiver for the 1500 foot distance separation from other tavern uses. More specifically, 1) there is a tavern inside World Market Center – Mundo; 2) the Golden Gate casino has a tavern use; and 3) the Golden Nugget also has a tavern use. We are allowed to seek such a waiver since the Site is located within the Parkway Center District which is within the Downtown Centennial Plan. We believe this waiver is appropriate because the

SUP-43705

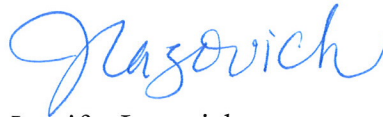
operational aspects of each of the tavern uses are not the same. The Applicant's tavern use will only be utilized by patrons of The Smith Center or people attending specific events at The Smith Center or Symphony Park. Whereas a more traditional tavern is not centered around special events or performances nor are the operational aspects of a casino with a tavern use similar to the proposed tavern use at The Smith Center and Symphony Park. Finally, the Applicant is also seeking a waiver to the distance separation between a tavern use and a religious use. There is a religious facility located on Main Street near Charleston Boulevard. However, given the distance between The Smith Center and the religious facility, there will be no negative impacts.

In addition to service of alcoholic beverages on the Site, the Applicant will also provide food service, when appropriate, for certain events.

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/sfm

cc: Rick Johnson
Paul Beard

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SUP-43705

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,000 SQUARE-FOOT PUB BAR OR LOUNGE (TAVERN) at 11700 West Charleston Boulevard (APN 137-34-818-002), P-C [Planned Community (Village Center) Summerlin Land Use Designation] Zone, Ward 2 (Wolfson). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



STATEMENT OF FINANCIAL INTEREST



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Pub Bar Lounge (Tavern)
Project Address (Location) 11700 West Charleston
Project Name Bar Taco **Proposed Use** Tavern
Assessor's Parcel #(s) 137-34-818-002 **Ward #** 2
General Plan: existing Summerlin proposed n/a **Zoning:** existing PC-VC proposed n/a
Commercial Square Footage _____ **Floor Area Ratio** _____
Gross Acres _____ **Lots/Units** _____ **Density** _____
Additional Information _____

PROPERTY OWNER The Vista Commons Center, LLC **Contact** _____
Address 4350 Von Karman Ave., 4th Floor **Phone:** _____ **Fax:** _____
City Newport Beach **State** CA **Zip** 92660
E-mail Address _____

APPLICANT Cross Creek Development, LLC **Contact** Mitch Wilson
Address 9701 Orient Express Court **Phone:** 279-6000 **Fax:** 360-5373
City Las Vegas **State** NV **Zip** 89145
E-mail Address mitchwilson@cox.net

REPRESENTATIVE Kaempfer Crowell **Contact** Tom Amick
Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181
City Las Vegas **State** NV **Zip** 89113
E-mail Address tda@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 Dave Petty

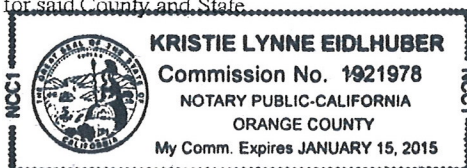
Subscribed and sworn before me

This 25th day of October, 20 11

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP- 43724</u>
Meeting Date:	<u>12-13-11</u>
Total Fee:	<u>1280.00</u>
Date Received:*	<u>10-27-11</u>
Received By:	<u>[Signature]</u>

The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
f:\dept\A\Packet\Application Form.pdf



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 City of Las Vegas
 Department of Planning

bartaco

11700 W CHARLESTON BLVD
 LAS VEGAS, NEVADA, 89135



SITE PLAN

SCALE: 1/32" = 1'-0"

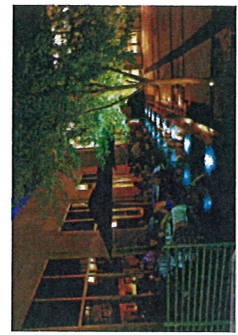
SUP-43724

DESERT FOOTHILLS DRIVE

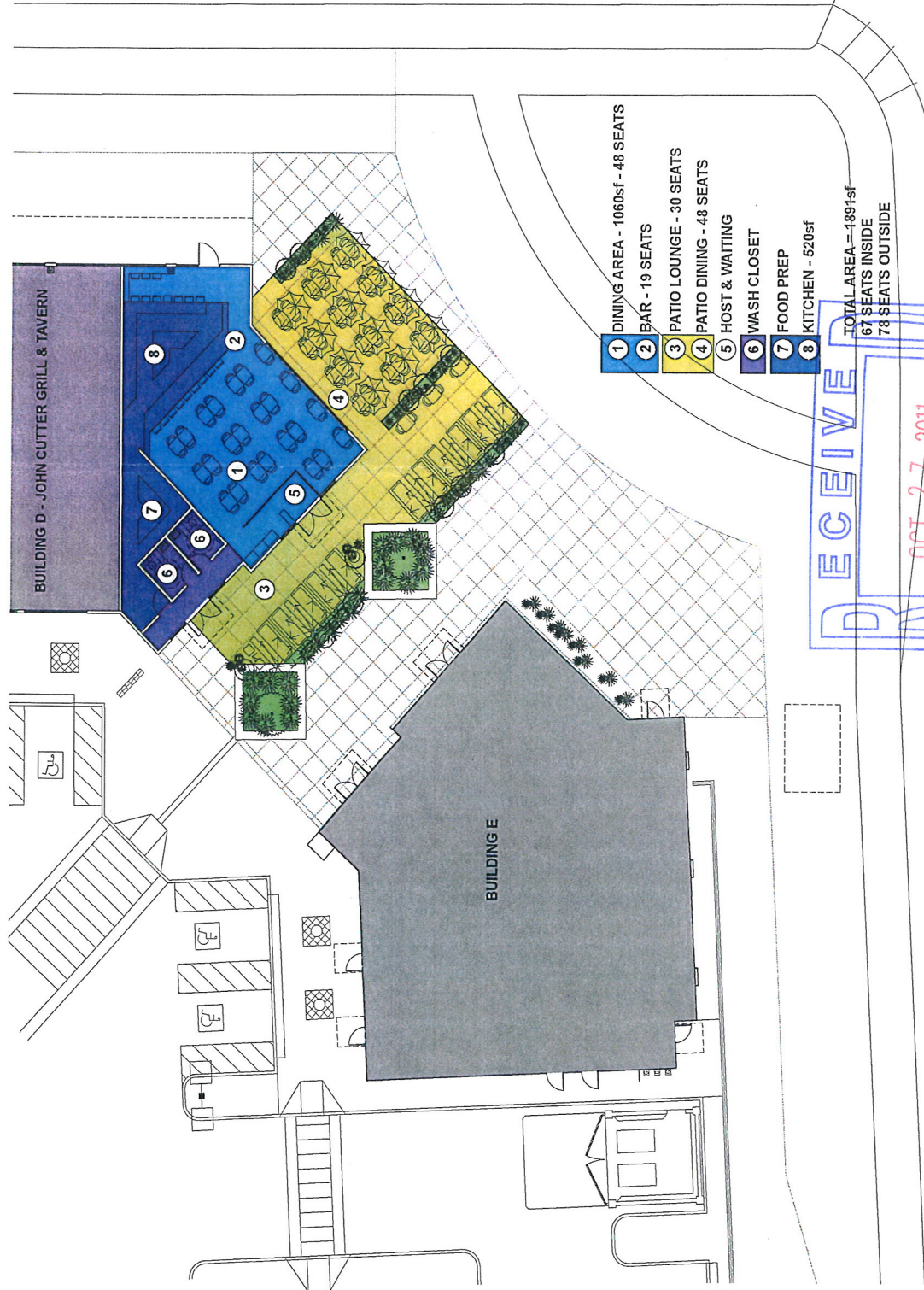


bartaco

11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135



WEST CHARLESTON BLVD.



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OCT 27 2011

SUP-43724
DESERT FOOTHILLS DRIVE
City of Las Vegas
Department of Planning

FLOOR PLAN



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

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
tamick@kcnvlaw.com
702.693.4265

**KAEMPFER CROWELL RENSCHAW
GRONAUER & FIORENTINO**

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

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5585 Kietzke Lane
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Fax: 775.882.0257

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Carson City, NV 89703
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Fax: 775.882.0257

October 26, 2011

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 S. Rancho Road
Las Vegas, NV 89104

**Re: Justification Letter – APN 137-34-818-002
Special Use Permit Application
Cross Creek Development – Bar Taco**

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a "Pub, Bar & Lounge" (tavern), within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed establishment is located within an existing Albertsons shopping center and faces Charleston Boulevard, a 100 foot right-of-way. The establishment, known as "Bar Taco" will be located in an approximately 2,000 square foot inline space on the southeast end of the site within Building D.

Bar taco is a casual yet upscale dining and drinking establishment offering a large outdoor seating area located within an existing courtyard between buildings D and E. The existing shopping center was designed to offer a variety of neighborhood friendly shopping and dining choices to serve the many rooftops located west of the 215 and to supplement the dining and shopping alternatives east of the 215. The proposed use is consistent with and compatible with the surrounding area and will serve as a desirable amenity for the nearby residential communities.

The proposed establishment will not have any gaming machines.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSCHAW
GRONAUER & FIORENTINO



Thomas D. Amick

TDA/EED



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-43738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES - For possible action on a request for a Special Use Permit FOR A PROPOSED 46,167 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) USE at 2333 and 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-43738 and SDR-43737
2. Conditions and Staff Report - SUP-43738 and SDR-43737
3. Supporting Documentation
4. Photos - SUP-43738 and SDR-43737
5. Justification Letter - SUP-43738 and SDR-43737

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-43737 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43738 - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 46,167 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) USE at 2333 and 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-43653 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: KELLY K. AND IWONA M. HULSEY - For possible action on a
request for a Major Amendment to a previously approved Site Development Plan Review (SDR-
39338) FOR A REDUCTION OF THE REQUIRED PARKING LOT LANDSCAPE AREA AT
AN EXISTING BANQUET FACILITY AND WEDDING CHAPEL on 1.28 acres at 4125 West
Charleston Boulevard (APN 162-06-501-005), C-1 (Limited Commercial) Zone, Ward 1
(Tarkanian). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SDR-39338
6. Justification Letter



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43653** APN: 162-06-501-005

Name of Property Owner: Kelly Hulsey

Name of Applicant: Kelly Hulsey

Name of Representative: Kelly Hulsey or David Srait

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: _____

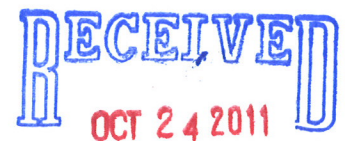
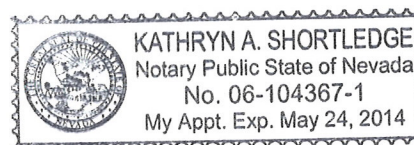
Signature of Property Owner: [Signature]

Print Name: Kelly Hulsey

State of: NEVADA County of: CLARK
Subscribed and sworn before me

This 24th day of OCTOBER, 20 11

Kathryn A Shortledge
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Waiver of 19.10.10 and 19.10.11 landscape islands standard
Project Address (Location) 4125 W. Charleston, Las Vegas, NV
Project Name Rainbow Gardens Site Renovation Proposed Use Banquet Facility
Assessor's Parcel #(s) 162-06-501-005 Ward # 1
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage 1.25 Acres Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Kelly Hulsey Contact Kelly Hulsey
Address 4125 W. Charleston Blvd Phone: 7028784686 Fax: 7022581135
City Las Vegas State Nevada Zip 89102
E-mail Address <rgbanquets@aol.com>

APPLICANT Kelly Hulsey Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE D.W. Strait Architecture Contact David Strait
Address 1223 Heather Oaks Way Phone: 7022391838 Fax: 7026428600
City North Las Vegas State NV Zip 89031
E-mail Address _____

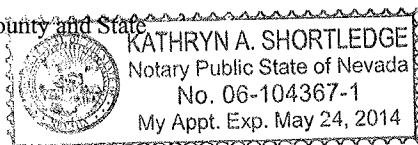
Property Owner Signature* [Signature]
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kelly Hulsey
State of: NEVADA County of: CLARK
Subscribed and sworn before me

This 24th day of OCTOBER, 20 11.

Kathryn A. Shortledge

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
<u>SPR-43653</u>
Meeting Date:
<u>12/13/2011</u>
Total Fee:
<u>\$1030.00</u>
Date Received:*
<u>10/24/2011</u>
Received By:
<u>M REX</u>

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

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

Rainbow Gardens
4125 W. Charleston Blvd.
Las Vegas, NV 89108

10/21/2011

SDR-43653



*Rainbow
Gardens*

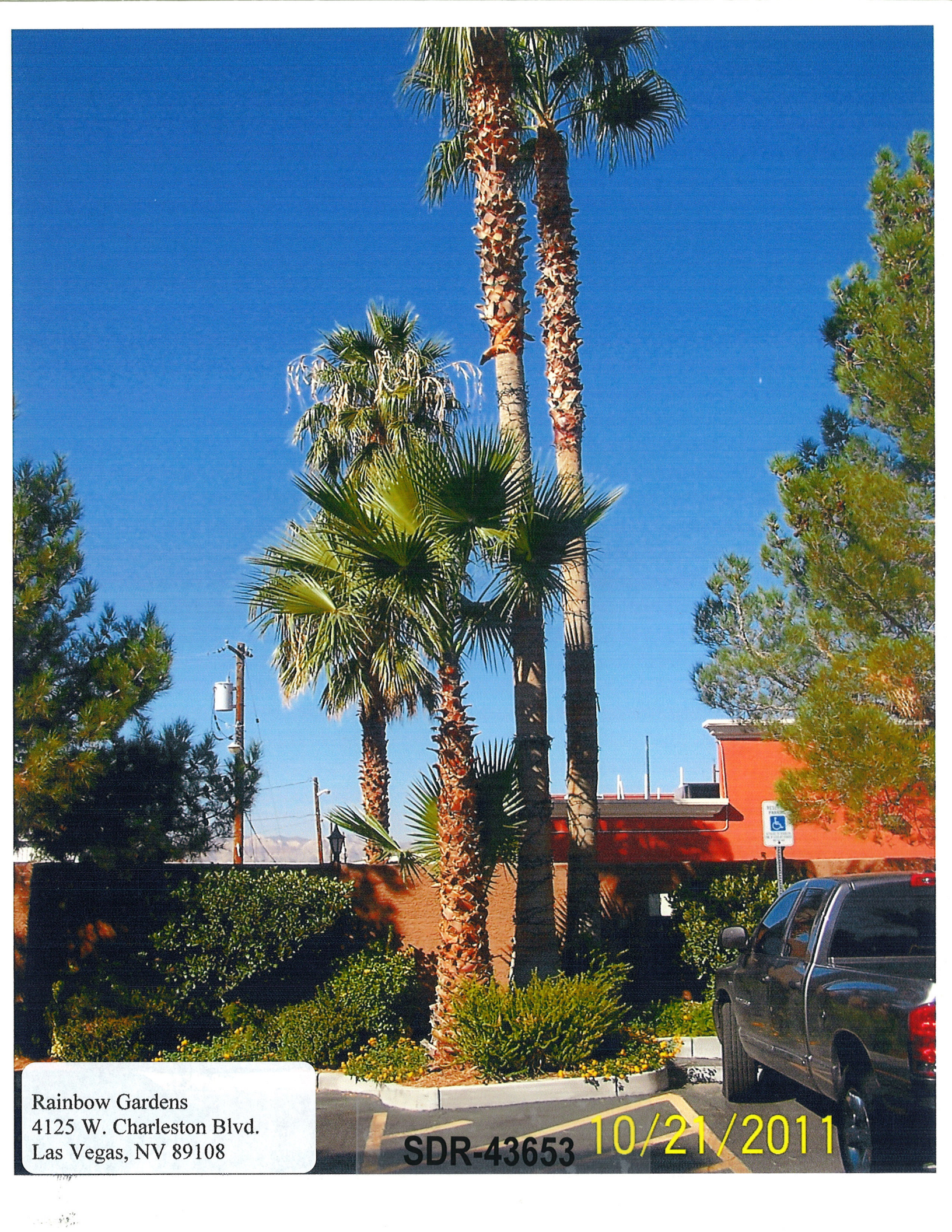
Weddings & Receptions

4125

Rainbow Gardens
4125 W. Charleston Blvd.
Las Vegas, NV 89108

10/21/2011

SDR-43653



Rainbow Gardens
4125 W. Charleston Blvd.
Las Vegas, NV 89108

SDR-43653

10/21/2011

Rainbow Gardens
4125 W. Charleston Blvd.
Las Vegas, NV 89108

10/21/2011

SDR-43653

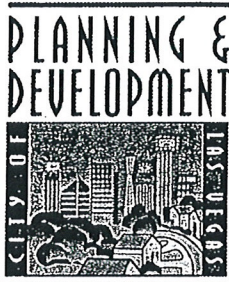


Rainbow Gardens
4125 W. Charleston Blvd.
Las Vegas, NV 89108

10/21/2011

SDR-43653





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

October 14, 2010

CORRECTED LETTER

Mr. and Mrs. Kelly Hulsey
4125 West Charleston Boulevard
Las Vegas, Nevada 89102

**RE: SDR-39338 – MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2010**

Dear Mr. and Mrs. Hulsey:

Your request for a Minor Site Development Plan Review FOR THE ADDITION OF 2,436 SQUARE FEET OF GARDEN BANQUET AREA TO AN EXISTING 18,014 SQUARE-FOOT BANQUET FACILITY AND WEDDING CHAPEL on 1.28 acres at 4125 West Charleston Boulevard (APNs 162-06-510-023 and 024), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to:

Planning and Development

1. Recordation and execution of an agreement satisfactory to the City Attorney outlining the terms and conditions of shared parking between the owners of APNs 162-06-510-023, 024 and 028 shall be required prior to the issuance of any building permits.
2. Conformance to the approved conditions for Rezoning (Z-0030-80).
3. This approval shall be void two years from the date of final approval, unless a building permit for new construction has been issued. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan date stamped 09/29/10, and building elevations, date stamped 08/26/10, except as amended by conditions herein.
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 09/29/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



07101-001-06-09

SDR-43653

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 Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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 approval of a final inspection.
9. 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.
10. Revised elevations and floor plans shall be submitted to and approved by the Planning and Development Department, prior to or at the time application is made for a building permit, to remove canopies along the west elevation that are no longer a part of this approval.
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.

Mr. and Mrs. Kelly Hulsey
SDR-39338 - Page Three - **CORRECTED LETTER**
October 14, 2010

Public Works

15. Remove and replace all substandard sidewalk improvements adjacent to this site and replace with new sidewalk improvements meeting Current City Standards unless otherwise allowed by the City Engineer. The existing "pan" style driveways may remain.
16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the ITS Communication Infrastructure Phase 1B project, the Oakley Meadows Storm Drain Phase 2 project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
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.

This action by the Planning and Development Department staff on October 14, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

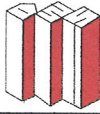


Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. David Strait
101 West Brooks Avenue, Suite C
North Las Vegas, Nevada 89030

SDR-43653



D. W. STRAIT Architecture & Planning

101. W. Brooks Ave. Suite C • N. Las Vegas • Nevada 89030
Tel (702) 657-0684 • Fax (702) 657-0936 • Email: dave@dwstrait.mpowermail.com

Date: September 21, 2011

To: City of Las Vegas Planning Commission and Staff

Subject: **Justification Letter**
Ref: SDR-39338,
Request for Variances
Rainbow Gardens Parcel 162-06-501-005

Request

We request a variance to landscape standards to allow revised site landscaping configuration without standard finger islands (per 19.10.10 and 19.10.11) at perimeter parking to be accepted. All other provisions of SDR-39338 will remain.

Background

According to the previous approved plan, permits were issued and construction carried out. In the course of reconfiguring existing landscaping, the exact location of mature trees and planting, and the presence of existing site utilities forced adjustments in the construction of curbs and island layout.

Justification

Mature trees, have existed along the west and north property lines for many years, and their value in the overall landscape is much greater than new planting would be. Moreover the added vegetation far exceeds all minimum standards and follows the spirit of **Urban Forestry Initiative**. To preserve these trees on the west property line, the position of the accessible parking had to be shifted northward. The resulting shift caused the finger island to interfere with the fire lane. Accordingly the finger island had to be truncated so that the fire lane would be preserved.

The existing landscape island along Charleston was reduced in size to accommodate the traffic and parking configuration. Similarly, the mature trees in this island are located so that the island could not be reduced as much as planned the south side of the island moved only 3 feet northward, making the resulting finger island an odd fragment of the existing curb less than 3 feet long and not suitable for an significant planting. The contractor rebuilt the south curb line and the curves at each end. Here again tree islands would interfere with fire lanes, so we ask that the trees be counted in available gardens rather than corrupt the traffic flow by forcing Islands to intrude on the small remaining paved area. This north island resides beneath an overhead electric power line, and moving mature trees was not feasible without destroying them. The large trees in this area far exceed the minimum planting requirements in size and density. The mature multi trunk palm (humilus) is not movable it would take 40 to 50 years to reach its present size. The trees of this site exceed the effect intended by the Title 19 standards.

Justification Letter - 10/24/2011
Rainbow Gardens Parcel 162-06-501-005

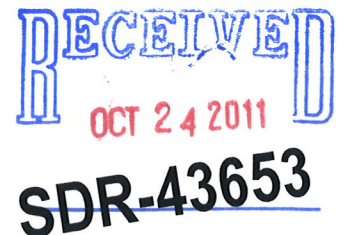
Summary

We have retained the number of parking places as previously approved. Found conditions during construction caused minor adjustments to perimeter landscaping. The resulting configuration still provides much more planting, trees, ground cover, and buffering than is required by the code. Contriving to make finger islands where they don't fit is of no real value. We ask that the alternative landscaping be accepted.

Submitted on behalf of the applicant,



D.W. Strait
Architect 2841



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-43717 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARLES FOX - OWNER: QUALITY COMMERCIAL MAINTENANCE - For possible action on a request for a Major Amendment to Site Development Plan Review (Z-0015-71) FOR A 1,488 SQUARE-FOOT OUTDOOR EXPANSION OF AN EXISTING LEGAL NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) AND TO CONVERT THE EXISTING PARKING LOT INTO A PLAZA on 0.33 acres at 124 South 11th Street (APN 139-34-712-079), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43717** APN: 139-34-712-079

Name of Property Owner: Quality Commercial Maintenance, Inc.

Name of Applicant: Charles Fox

Name of Representative: N/A

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: Charles Fox

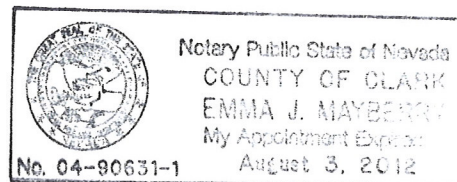
RECEIVED

OCT 27 2011

Subscribed and sworn before me

This 27th day of October, 20 11

Emma J. Mayberry
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 124 S. 11th St
Project Name Bunkhouse Saloon Proposed Use Tavern
Assessor's Parcel #(s) 139-34-712-079 Ward # 5
General Plan: existing C proposed N/A Zoning: existing C-2 proposed N/A
Commercial Square Footage 4,468 SF Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Expansion of Tavern (1,488 SF outdoor seating area) and Private
Outdoor Plaza Area Designation (approximately 8,000 SF)

PROPERTY OWNER Quality Commercial Maintenance Contact Charles Fox
Address 120 S. 11th St Phone: (702) 361-5005 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT Charles Fox Contact _____
Address 120 S. 11th St Phone: (702) 361-5005 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address _____

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

Property Owner Signature* Charles Fox

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

Print Name Charles Fox

Subscribed and sworn before me

This 27th day of October, 20 11.

Emma J. [Signature]

Notary Public in and for said County and State

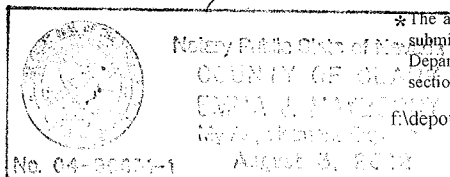
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>50R-43717</u>
Meeting Date:	<u>12-13-11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>10-27-11</u>
Received By:	<u>[Signature]</u>

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

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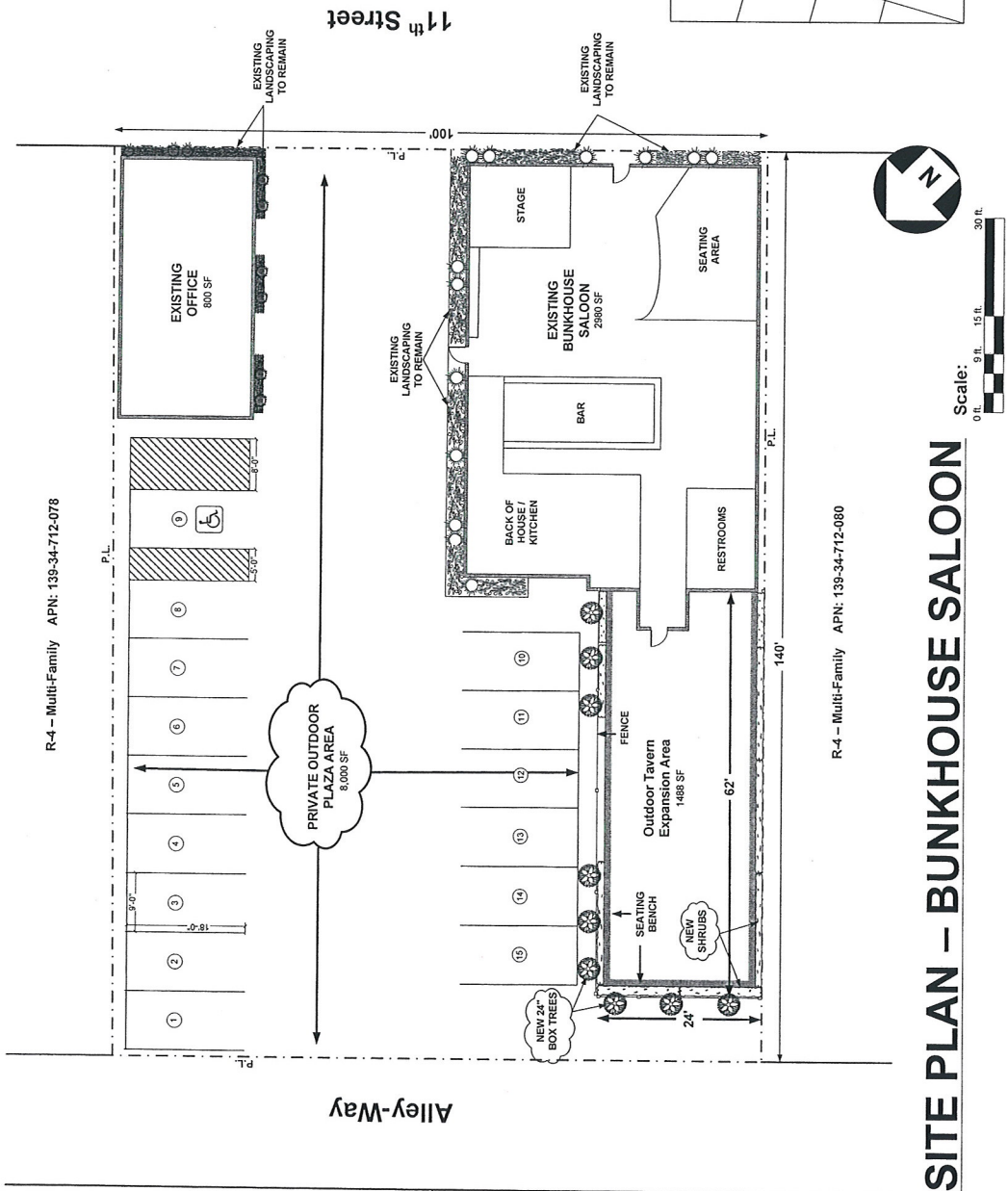
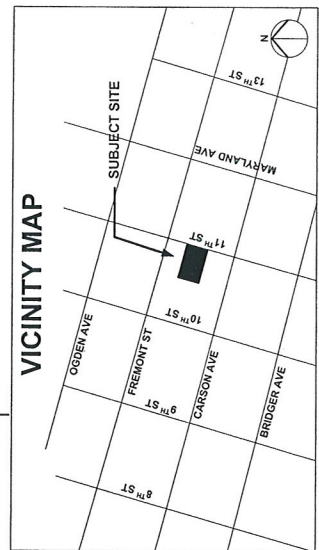
50R 43717

LEGEND

ADDRESS: 124 S. 11TH ST
 APN: 139-34-712-079
 ZONING: C-2 (GENERAL COMMERCIAL)
 USE: TAVERN
 LOT SIZE: 14,000 SF
 EXISTING TAVERN BUILDING SIZE: 2,980 SF
 OUTDOOR TAVERN EXPANSION: 1,488 SF
 PARKING REQUIRED: 83
 SEATING/DINING (INCLUDING OUTDOOR): 4,018 SF = 80.36
 REMAINING GFA: 450 SF = 2.25
 TOTAL: 4,468 SF = 83
 PARKING PROVIDED: 0*
 * On-Site parking during Private Outdoor Plaza non-event days will be 15 stalls

LANDSCAPING

= 24" BOX TREE (CHATATPA)
 = SHRUBS IN PLANTER BOX



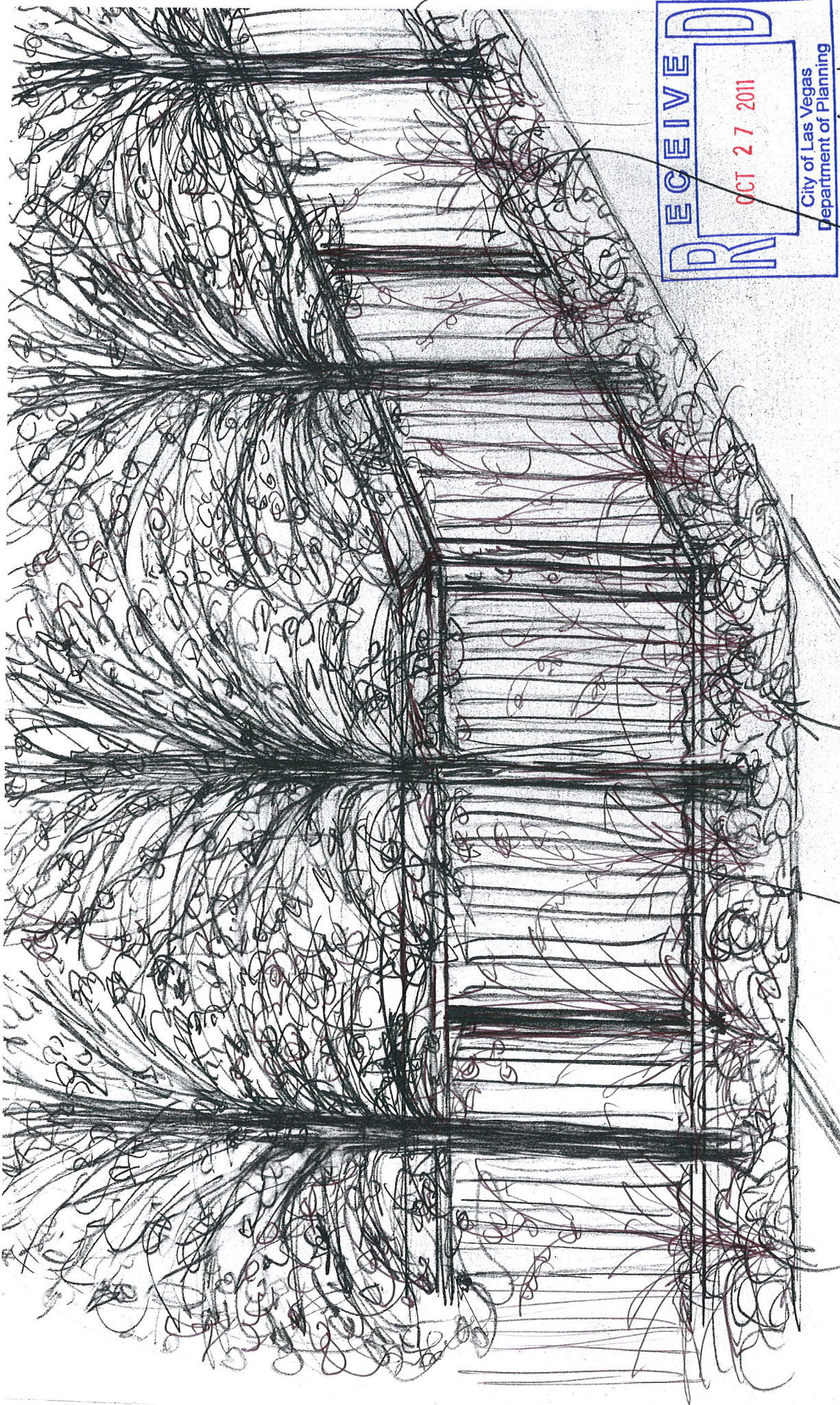
SITE PLAN – BUNKHOUSE SALOON

RECEIVED

OCT 27 2011

SDR-43717

City of Las Vegas
 Department of Planning



RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

6' Corrugated
Metal Fence
with wood cap
SDR-43717 And Posts

Sq. ft.
Red
Yucca Flamingo

Chataya
Standards
24" Box

The Bunkhouse Saloon

124 S. 11th St

Las Vegas, NV 89101

(702) 384-4536 Site

(702) 361-5005 Office

October 27th 2011

Attn: Planning Department

Please accept this justification letter as a request to expand the existing Tavern, The Bunkhouse Saloon, at 124 S. 11th Street. The Tavern expansion area will consist of a 1,488 SF outdoor seating area located off the rear exit of the Bunkhouse Saloon. The expansion area is less than the 50-percent expansion allowance under the City Zoning Code for a Legal-Non Conforming Use, as this business was not subject to a Special Use Permit requirement under the former Code.

The Tavern expansion area will consist of outdoor seating areas for our patrons along with landscaping and a fence to prohibit access to the space from the outside. The addition of the outdoor area will not eliminate any existing parking, as we are proposing to re-strip the parking lot from the current angled parking configuration to 90-degree stalls, thus allowing us to create a Van Accessible stall and still increase the overall parking on-site by one stall. The new design will allow for a total of 15 stalls.

We are also requesting the approval of a "Private Outdoor Plaza Area" designation for the parking lot area. This "Plaza Area" will not be part of the Tavern Expansion Area; rather it will be utilized for Special Events, such as our monthly Classic Car Shows and similar. We are currently limited to 6 special events through the Temporary Commercial Permit process; therefore, we would like to request that this area be permanently designated as a "Private Outdoor Plaza Area" to allow us to conduct more special events. We understand that we will still be subject to any Special Event License regulations through the City's Licensing Division.

During Event days, we will be reducing the on-site parking to zero stalls. All of our employees are notified weeks prior to the event and alternative modes of transportation are arraigned. For customers, we will often draw from the local residences or adjacent Entertainment District patrons which results in a majority walk-up crowd. All City protocol is followed for these events in terms of licensing, security, barricade, etc...

For any further questions please do not hesitate to call.

Yours truly,

Charles Fox, Managing Partner

RECEIVED

OCT 27 2011

SDR-43717

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-43718 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH - For possible action on a request
for a Site Development Plan Review FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION
TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 "H" Street (APNs
139-21-703-003), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 01/18/2012

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43718** APN: 139-21-703-003

Name of Property Owner: TRUE LOVE BAPTIST CHURCH

Name of Applicant: TRUE LOVE BAPTIST CHURCH

Name of Representative: CURTIS R. WILSON

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

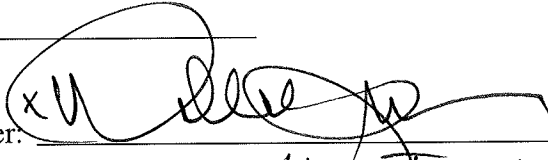
☒ No

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: _____

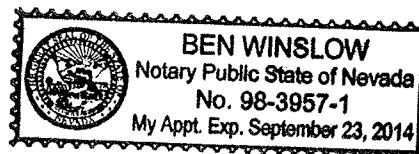
Signature of Property Owner: 

Print Name: Willie Jacobs, Jr.

Subscribed and sworn before me

This 26th day of OCTOBER, 20 11

Ben Winslow
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: True Love Baptist Church Addition
 Project Address (Location) 1941 H Street
 Project Name True Love Baptist Church Addition Proposed Use Classrooms
 Assessor's Parcel #(s) 139-21-703-003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-V proposed C-V
 Commercial Square Footage 15,850 Floor Area Ratio 15.95%
 Gross Acres 2.28 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER True Love Baptist Church Contact CURTIS WILSON
 Address 1941 NORTH "H" ST Phone: (702) 672-8087 Fax: -
 City LAS VEGAS State NV Zip 89106
 E-mail Address DEACON 2 @ COX.NET / CURTIS @ LOCHSA.COM

APPLICANT True Love Baptist Church Contact CURTIS WILSON
 Address 1941 NORTH "H" ST Phone: (702) 672-8087 Fax: -
 City LAS VEGAS State NV Zip 89106
 E-mail Address DEACON 2 @ COX.NET / CURTIS @ LOCHSA.COM

REPRESENTATIVE ethos three ARCHITECTURE Contact John Lopeman, AIA
 Address 8985 S. Eastern Ave., Suite 220 Phone: 456-1070 Fax: 456-7020
 City Las Vegas State NV Zip 89123
 E-mail Address jlopeman@ethosthree.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 WILLIE JACOBS JR

Subscribed and sworn before me

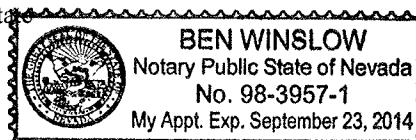
This 26th day of OCTOBER, 20 11

Ben Winslow

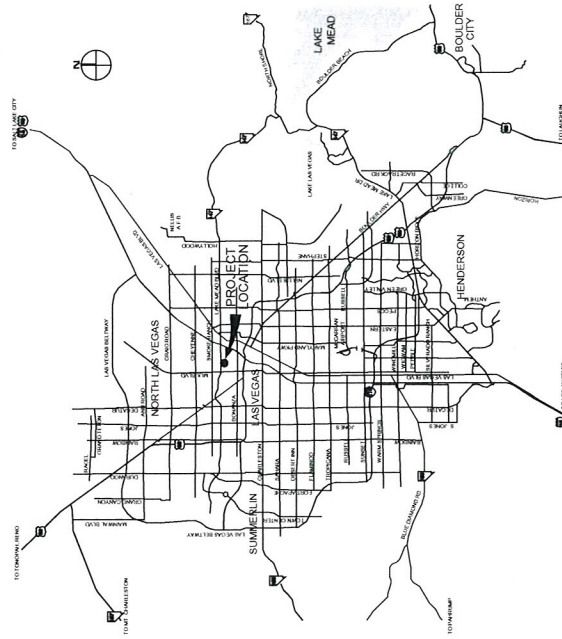
FOR DEPARTMENT USE ONLY

Case #	<u>SDR-43719</u>
Meeting Date:	<u>12/13/2011</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>12/21/2011</u>
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State

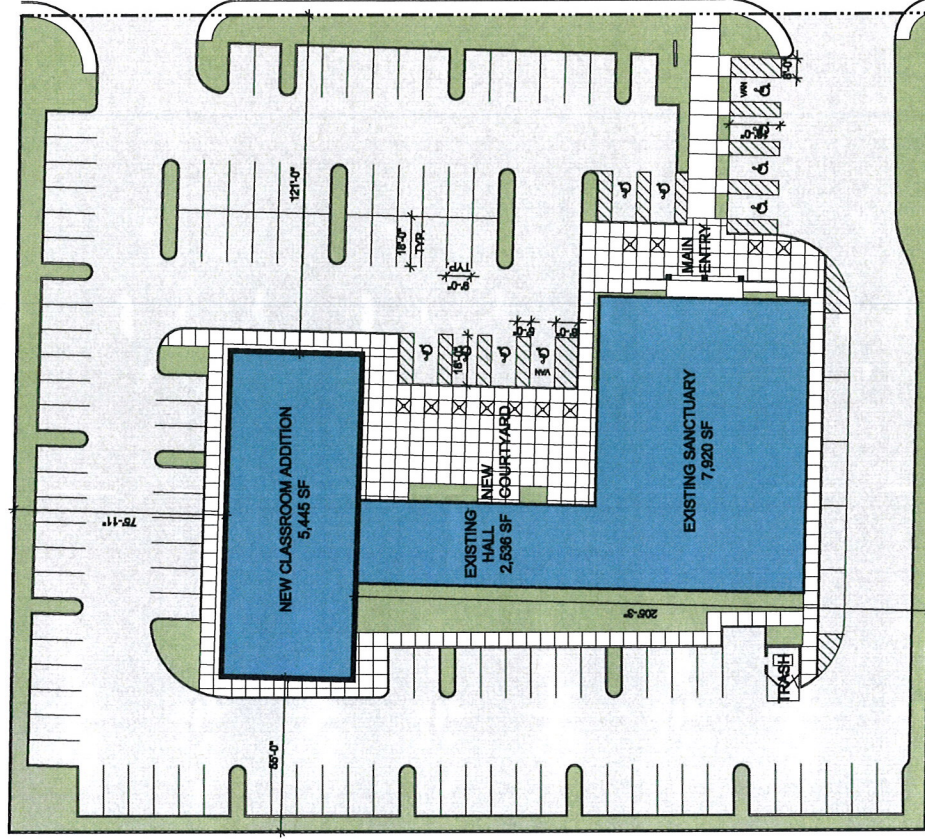


VICINITY MAP



C-V

R-4



H STREET



DRAWING APPROVED:
DATE:

8985 s. eastern
suite 220
las vegas, nv 89123
P 702.458.1070
F 702.458.7020

SITE PLAN

True Love Baptist Church
1941 H Street

SHT A1.1

RECEIVED
OCT 27 2011

SDR-43718

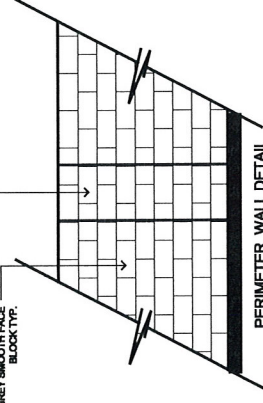
R-4

SITE DATA PARKING ANALYSIS

SITE AREA	65,797 SF	129
F.A.R.	22.6% RES	5
NEW BUILDING AREA:	5,445 SF	10
JURISDICTION:	CITY OF LAS VEGAS	2
PARKING REQUIRED:	NOT APPLICABLE	2
PARKING PROVIDED:		
HANDICAP ACCESSIBLE PARKING REQUIRED:		
HANDICAP ACCESSIBLE PARKING PROVIDED:		
VAN ACCESSIBLE PARKING REQUIRED:		
VAN ACCESSIBLE PARKING PROVIDED:		

GREY SMOOTH FACE
BLOCK TYP.

BROWN SMOOTH FACE
PLASTER TYP.

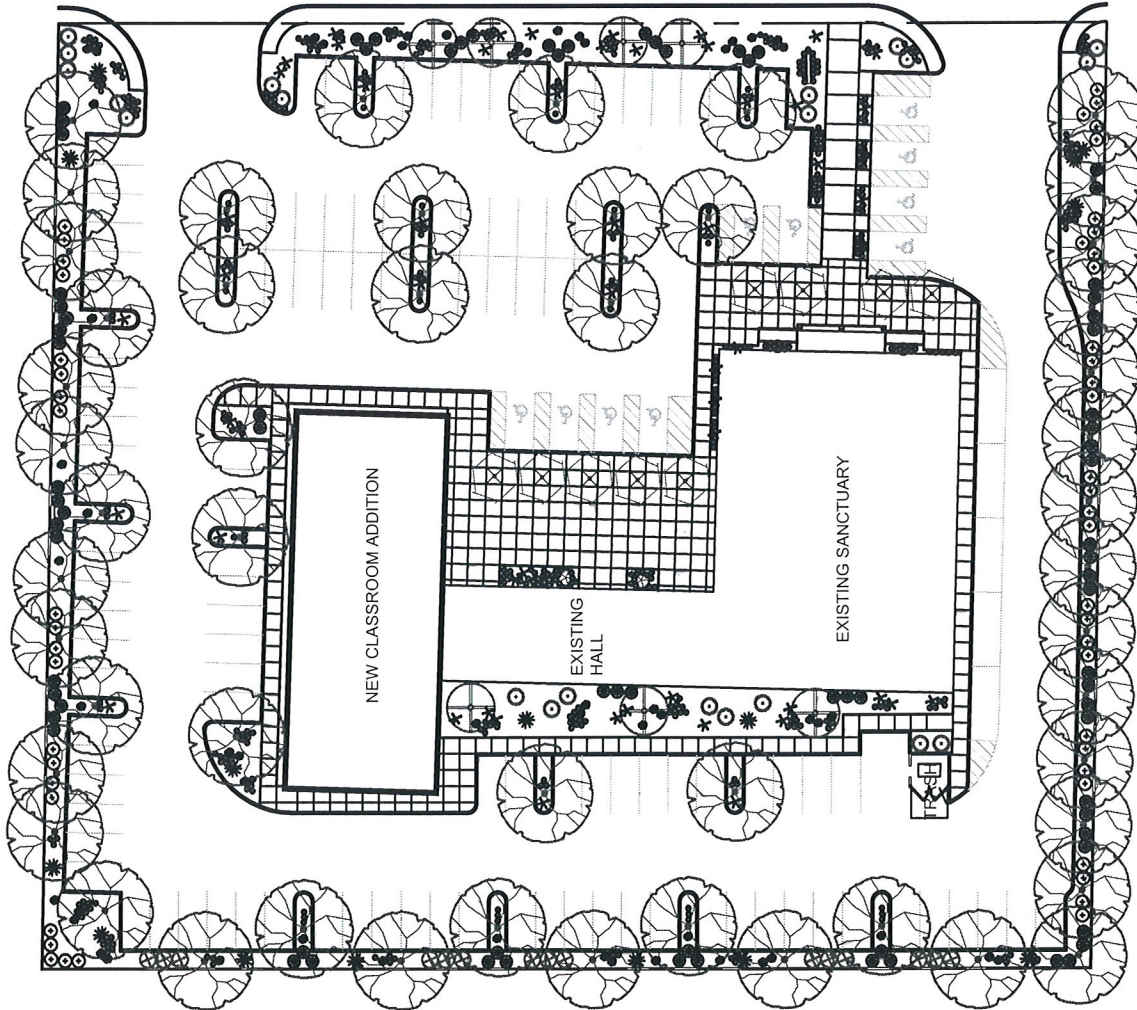


PERIMETER WALL DETAIL

SITE PLAN

SCALE : 1"=20'-0"

Consultant



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	ELAEAGARUS DECIPENS	JAPANESE BLUEBERRY TREE		24" BOX	STD.
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL		24" Box	STD.
	QUERCUS ILEX	HOLLY OAK		24" BOX	STD.
	EUPHORBIA ANTISTHYPHILITICA	CANDELLA		5 GAL	
	LONICERA X AMERICANA	PINK PINK HONEYBUCKLE		5 GAL	
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL		15 GAL	
	XYLOSMA CONGESTUM	COMPACT XYLOSMA		5 GAL	
	ROSMARINUS OFFICINALIS	UPRIGHT ROSEMARY		5 GAL	MIN. 18" O.C.
	TEUCRIUM CHAMAEDRYS	BUSH GERMANDER		1 GAL	
	CYCAS REVOLUTA	SAGO PALM		24" BOX	
	DASYLIRION	TOOTHLESS SOTOL		5 GAL	
	HESPERALOE PARVIFLORA	RED YUCCA		5 GAL	
	YUCCA PALLIDA	PALE-LEAF YUCCA		5 GAL	
	BOULDERS	CHERRY WIST BOULDERS FROM MINERAL PARK	14	2' - 3' DIAMETER	SEE DETAIL 'N' SHEET LIST

H STREET

TRUE LOVE BAPTIST CHURCH
LAKE MEAD BLVD. & H STREET
LAS VEGAS, NV
PLANTING PLAN

- LANDSCAPE NOTES:
- CITY OF LAS VEGAS STANDARDS TO BE FOLLOWED.
 - ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF 3/4" SCREENED CRUSHED GRANITE ROCK GROUNDCOVER, INCLUDING THE AREA OF FUTURE ROADWAY AND CURBING AS INDICATED ON THE PLAN. ("HUALAPAI RED" COLOR, FROM MINERAL PARK DECORATIVE ROCK, or "REBEL RED" FROM KALAMAZOO MATERIALS, or "RED GRANITE" FROM VISTA LANDSCAPE CENTER.)
 - PLANT QUANTITIES SHOWN ON PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.

RECEIVED
OCT 27 2011
north
0 30' 60'
SCALE: 1"=60'-0"
SDR-43718

PLANTING PLAN

8985 S. Eastern
Suite 220
Las Vegas, NV 89123
P 702.456.1070
F 702.456.7020

DRAWING APPROVED:
DATE:



True Love Baptist Church
1941 H Street

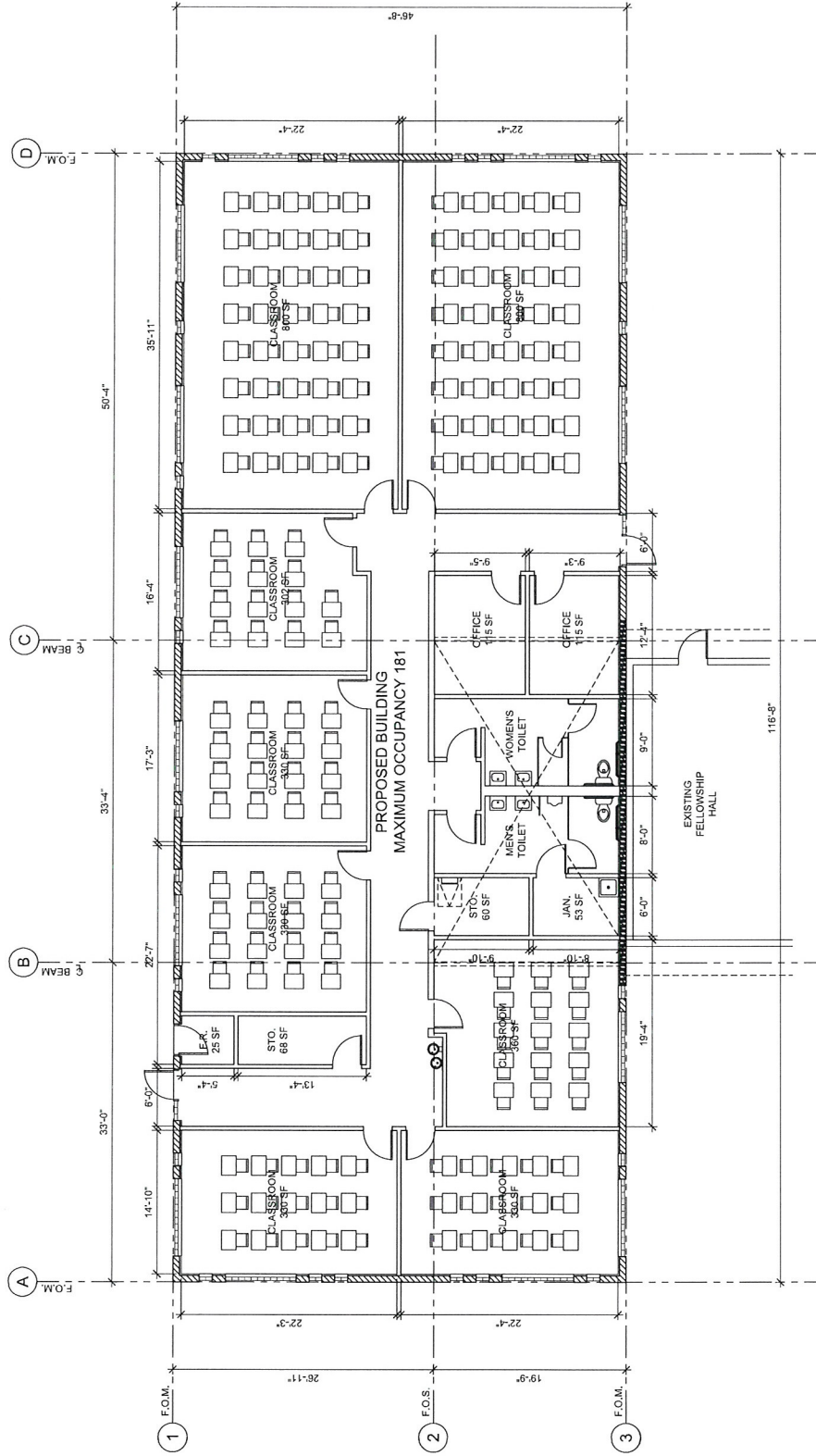
Floor Plan

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OCT 27 2011

SHT A2.1

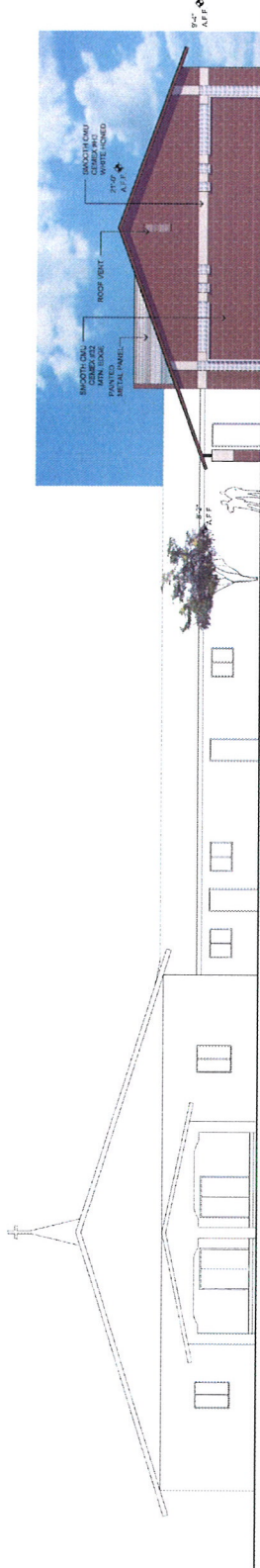
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SDR-43718

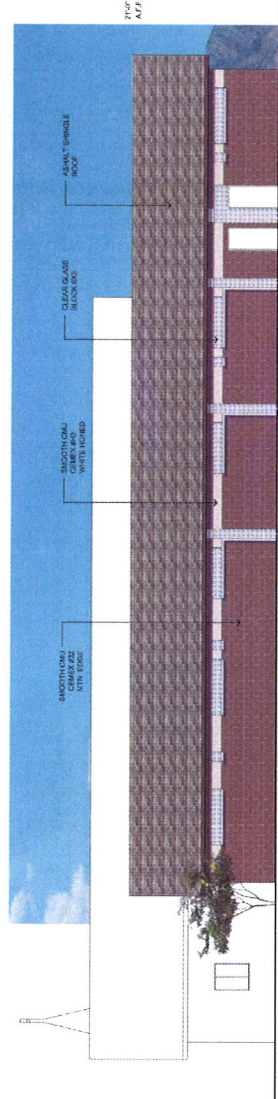


FLOOR PLAN

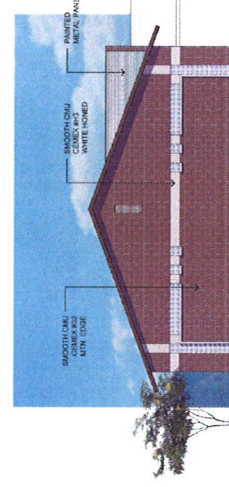
SCALE: 3/16" = 1'-0"



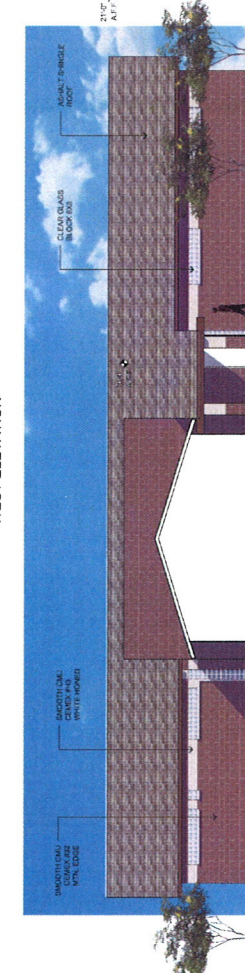
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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

RECEIVED
OCT 27 2011

SHT A5.1

True Love Baptist Church
1941 H Street



DRAWING APPROVED: _____
DATE: _____

8985 S. Eastern
Suite 220
Las Vegas, NV 89123
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F 702.456.7020

SDR-43718



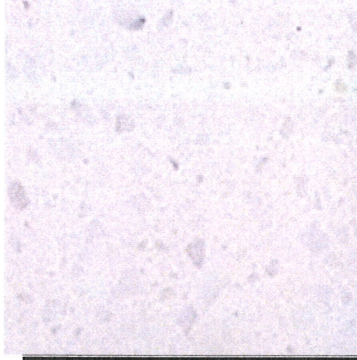
ethos three
ARCHITECTURE

TRUE LOVE ♥ Missionary Baptist Church

classroom addition



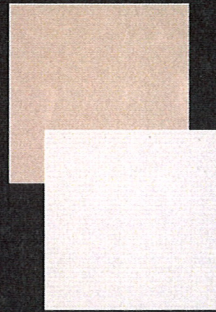
CEMEX CMU
WHITE
HONED



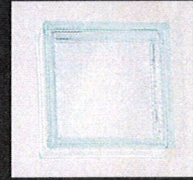
CEMEX CMU
MTN. EDGE
SMOOTH



SHERWIN WILLIAMS
SW 6066
SAND TRAP



SHERWIN WILLIAMS
SW 7003
TOQUE WHITE



CLEAR GLASS BLOCK
8"X8"



DEC 11

OCT 27 2011

SDR-43718

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

DIR-43733 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on request regarding the adoption of the Meadows Walkable Community Plan. Staff recommends

C.C.: 01/18/2012

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

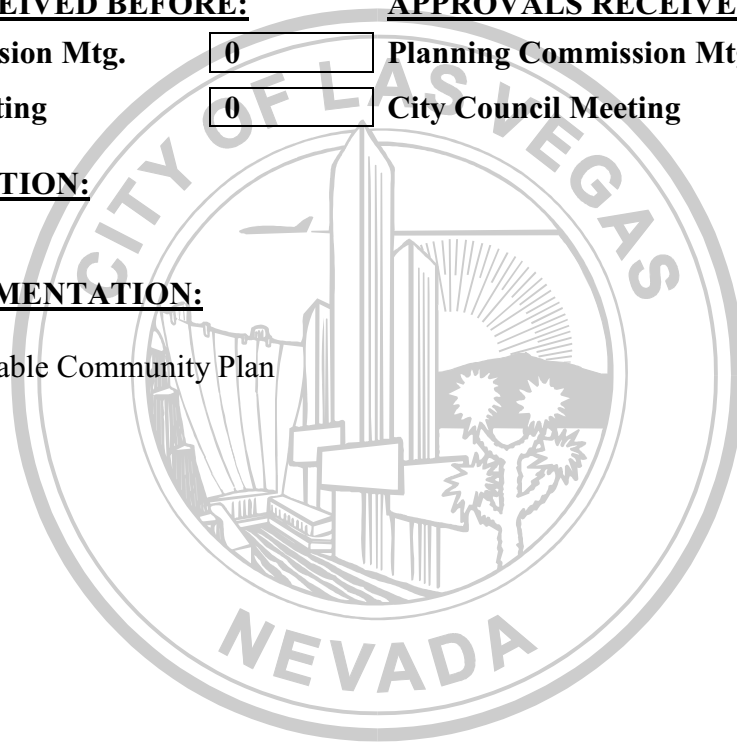
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Staff Report
2. Meadows Walkable Community Plan



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

