City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

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 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).

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) FACILITY on 5.40 acres at 2333 and 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF 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

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

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

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

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.

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

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

RECOMMENDATION:
Staff recommends

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

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 08-100216-14
My Appt. Expires June 26, 2014

RECEIVED
OCT 26 2011

Revised 11-14-06

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

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.%TConnelly **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.

Erica J. Morales

Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-100216-14
My Appt. Expires June 22, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-43701
Meeting Date:	12/13/11
Total Fee:	$1000.00
Date Received:*	10/26/11
Received By:	

*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

RECEIVED
OCT 25 2011



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

February 1, 2006

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.

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.

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

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OCT 26 2011
VAC-43701

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

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

RECOMMENDATION:
Staff recommends

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

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JUDIE L. HIGHMILLER
No: 94-0786-1
My Appointment Expires April 4, 2014

Revised 11-14-06

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

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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* _____

* 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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JUDIE L. HIGHMILLER
No: 94-0786-1
My Appointment Expires April 4, 2014

FOR DEPARTMENT USE ONLY

Case #	VAC-43714
Meeting Date:	12/13/11PC
Total Fee:	$1,000—
Date Received:*	10/27/11
Received By:	BC S

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

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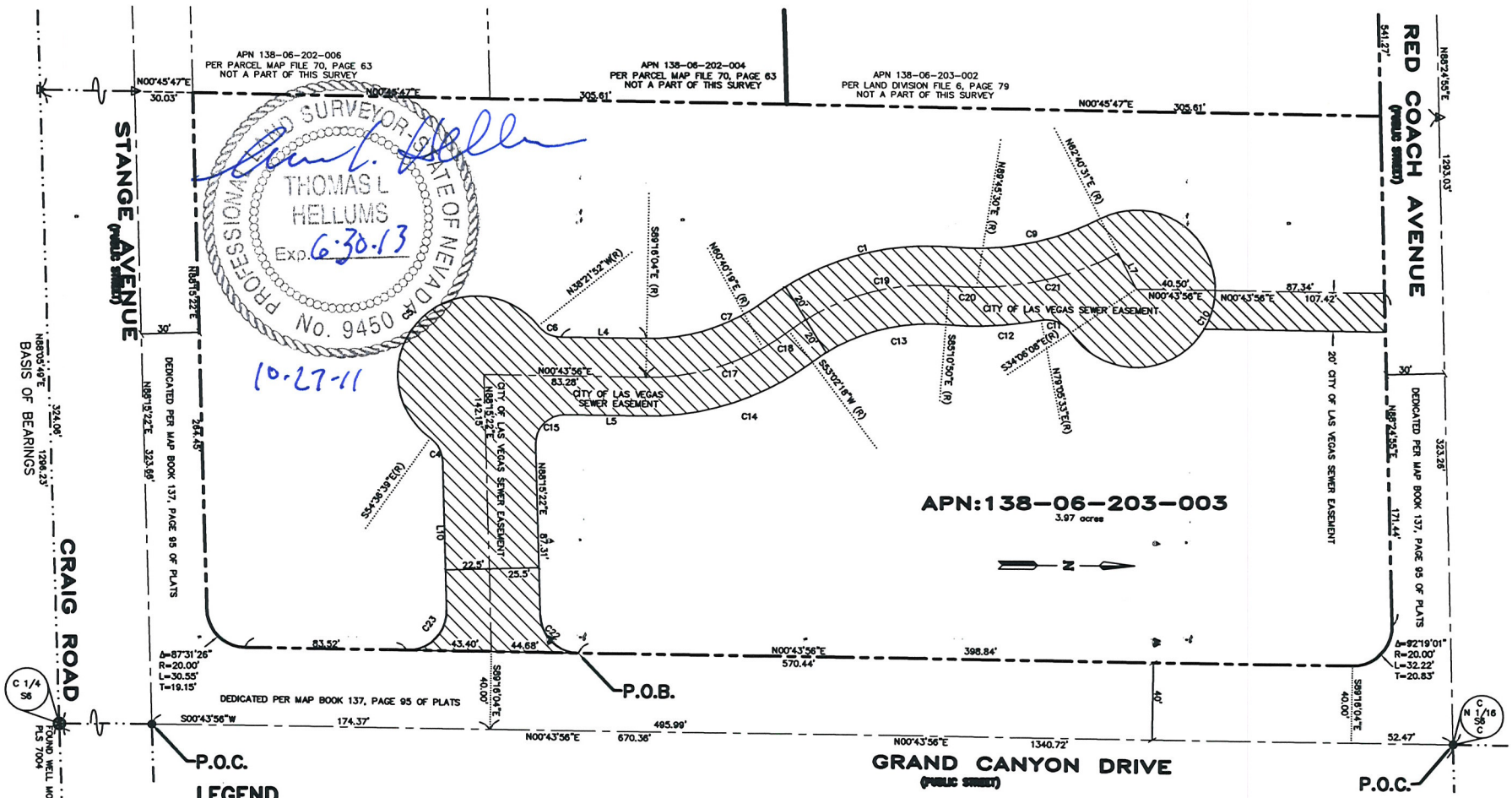
OCT 27 2011
City of Las Vegas

Revised 10/27/08

CITY OF LAS VEGAS SEWER EASEMENT VACATION – EXHIBIT



PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
THOMAS L HELLUMS
No. 9450
Exp. 6-30-13

10-27-11

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OCT 27 2011
City of Las Vegas

LEGEND

- SECTION LINE
- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- CITY OF LAS VEGAS SEWER EASEMENT
- RADIAL/TIE LINE

- FOUND BLM BRASS CAP AS NOTED
- FOUND WELL MON AS NOTED
- FOUND REBAR
- FOUND PLASTIC CAP AS NOTED
- FOUND ALUM. CAP AS NOTED
- FOUND CONCRETE NAIL
- CALCULATED POSITION NOTHING FOUND OR SET

CURVE TABLE				
CURVE	DELTA	LENGTH	TANGENT	RADIUS
C1	41°46'53"	102.09	53.43'	140.00
C4	52°52'00"	13.84'	7.46'	15.00'
C5	196°14'47"	138.72'	283.75'	40.50'
C6	50°54'12"	13.33'	7.14'	15.00'
C7	37°41'38"	65.79'	34.13'	100.00'
C8	41°46'53"	102.09'	53.43'	140.00'
C9	32°08'39"	78.54'	40.34'	140.00'
C10	263°13'21"	186.06'	45.60'	40.50'
C11	66°48'19"	17.49'	9.89'	15.00'
C12	15°43'38"	49.41'	24.86'	180.00'
C13	41°46'53"	72.92'	38.17'	100.00'
C14	37°41'38"	92.10'	47.79'	140.00'
C15	92°28'34"	24.21'	15.66'	15.00'
C17	30°03'37"	62.96'	32.22'	120.00'
C18	7°38'01"	15.99'	8.01'	120.00'
C19	41°46'53"	87.51'	45.80'	120.00'
C20	5°03'41"	14.13'	7.07'	160.00'
C21	27°04'59"	75.63'	38.54'	160.00'
C22	87°31'26"	30.55'	19.15'	20.00'
C23	92°28'34"	32.28'	20.88'	20.00'

LINE TABLE		
LINE	LENGTH	BEARING
L4	44.20'	S00°43'56"W
L5	41.22'	S00°43'56"W
L7	20.50'	N62°40'31"E
L8	9.03'	N89°49'54"E
L9	87.31'	N88°15'22"E
L10	76.22'	N88°15'22"E

CITY OF LAS VEGAS SEWER EASEMENT PER BOOK 137 OF PLATS, PAGE 95

BASIS OF BEARINGS

NORTH 88°05'49" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST 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.

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
7310 SMOKE RANCH RD., SUITE E
LAS VEGAS, NEVADA 89128
(702) 254-2200
fax: (702) 254-2236

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

VAC-43714

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

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OCT 27 2011
City of Las Vegas

VAC-43714

7310 SMOKE RANCH ROAD, SUITE E ▪ LAS VEGAS, NV 89128 ▪ (702) 254-2200 ▪ fax: (702) 254-2236
www.dwyerengineering.com ▪ email: dwyereng@lvcm.com

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

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

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

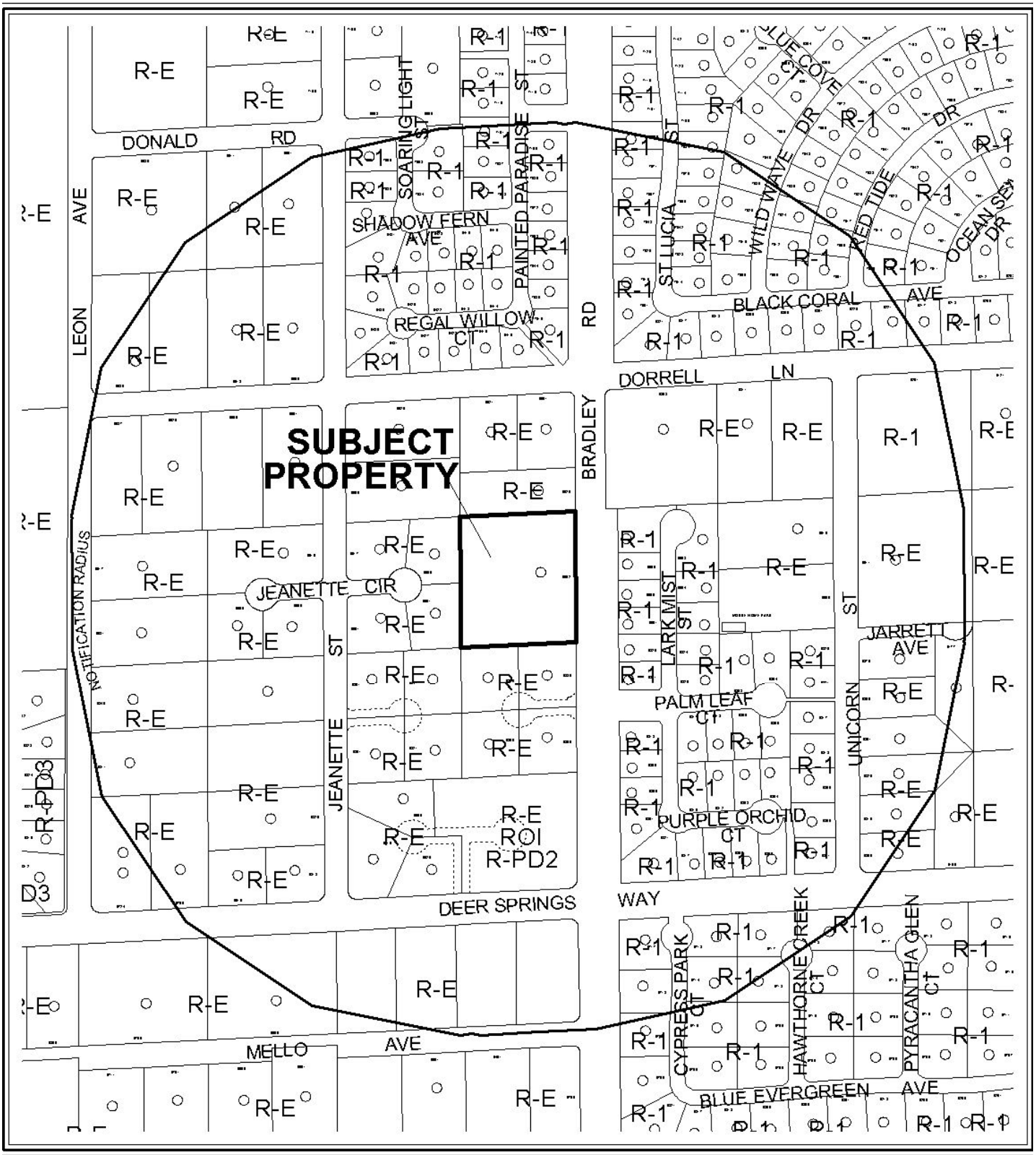
SUBJECT:
VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**14**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **VAR-42988**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-42988**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-42988 APN: 125-24-203-010

Name of Property Owner: Jack W Jr and Orpha Zerkle

Name of Applicant: Same as above

Name of Representative: Same as above

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Orpha Zerkle

Print Name: Orpha Zerkle

Subscribed and sworn before me

This 16th day of August, 2011

Penni Mendez

Notary Public in and for said County and State

PENNI MENDEZ
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-27-2011
Certificate No: 08-5500-1

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

RECEIVED
AUG 24 2011
City of Las Vegas

Subscribed and sworn before me

This 16 day of August, 20 11

Penni Mendez

Notary Public in and for said County and State

PENNI MENDEZ
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-27-2011
Certificate No: 08-5500-1

FOR DEPARTMENT USE ONLY

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

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

Property Line

SINGLE FAMILY DETACHED

EXISTING CHAIN LINK FENCE 6FT

334'

12'

Shade

34'

36'

21'

100'

118'

11'

Horse Shade

28'

18'

110'

EXISTING CHAIN LINK FENCE 6FT

SINGLE FAMILY DETACHED

Chicken Shade

Hay Barn

32'

98'

290'

SINGLE FAMILY DETACHED

137'

94'

Home
3380 sqft

29ft

2 space car port
754 sqft

Storage

26ft

112'

282'

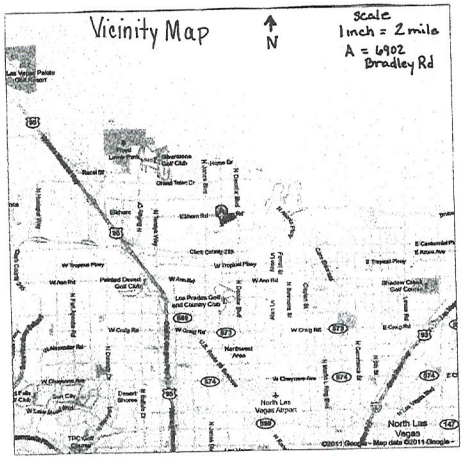
EXISTING CHAIN LINK FENCE 6FT

EXISTING BLOCK WALL

Vicinity Map

N

Scale
1 inch = 2 mile
A = 6902 Bradley Rd



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AUG 24 2011
City of Las Vegas

gate

(this gate hasn't been made yet)

SINGLE FAMILY DETACHED

Fence

4'

29'

100ft

101'

69'

Edge of Proposed Street Pavement

337'

VAR-42988

Bradley Road

Fence

Property Line


3
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AUG 24 2011
City of Las Vegas
VAR-42988


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AUG 24 2011
City of Las Vegas
Back Fence Detail
VAR-42988


1
4ft
6ft
RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988


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AUG 24 2011
City of Las Vegas
VAR-42988


3
RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988

4



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City of Las Vegas

VAR-42988



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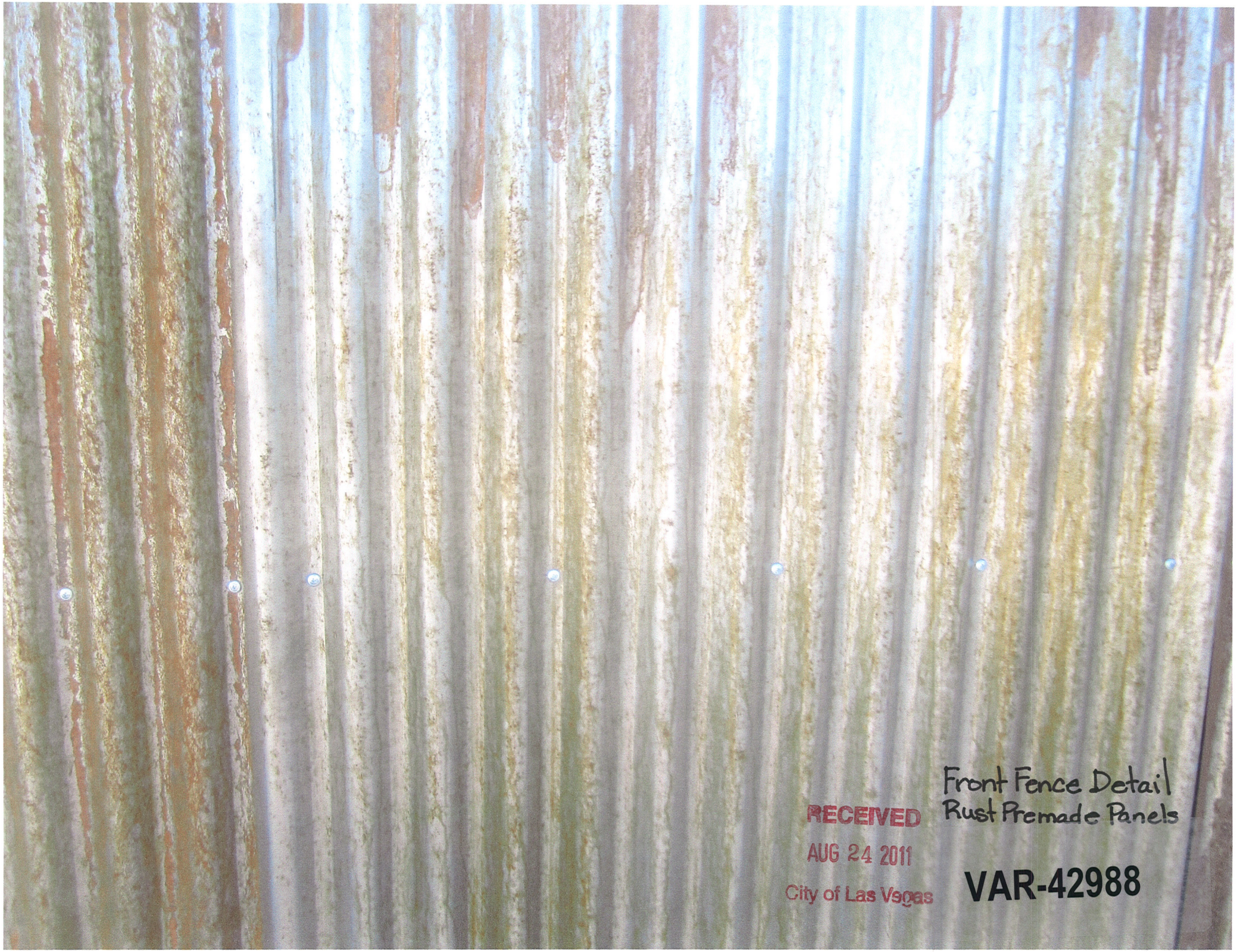
AUG 24 2011
City of Las Vegas

Front Fence Detail
Grey Pre made Panels

VAR-42988



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Front Fence Detail
Rust Premade Panels

VAR-42988


1
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AUG 24 2011
City of Las Vegas
VAR-42988

2



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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

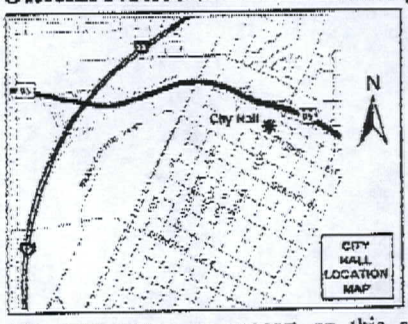
RECEIVED
AUG 24 2011
City of Las Vegas

VAR-42988

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

79 HRDFN11 89136

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OCT - 3 2011

25P

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

RECEIVED
OCT - 4
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Return Service Requested
Official Notice of Public Hearing



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

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
12524610026
PHILLIPS EILEEN E
6824 LARK MIST ST
LAS VEGAS NV 89131-2780 89131-2780

Submitted after final agenda
Date 10-11-2011 Item 25 25P

10/04/2011 12:13

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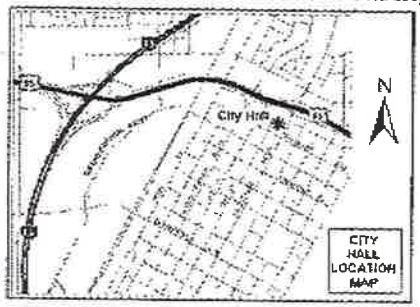
OCT - 4 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
PRESORTED FIRST CLASS

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

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

NOTE: This fence should abide by city code. not only is the fence not in character w/ the neighborhood, it was obviously built w/out a permit.

Tear down & rebuild !!!

Case: VAR-42988

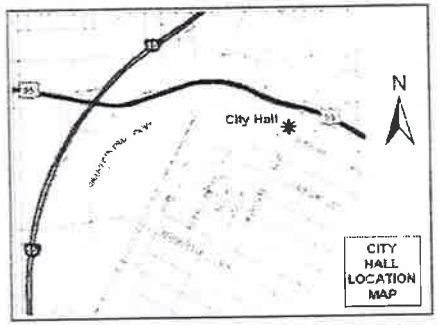
12524710030
VALENZUELA VICTOR H
6717 CYPRESS PARK CT
LAS VEGAS NV 89131-2754 89131-2754

25 P

#6469 P.001 /001

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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VAR-42988

Planning Commission Meeting of 10/11/2011

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UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

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OCT - 6 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: VAR-42988
12524610013
QUINTANA PAVALKO 2008 TRUST
QUINTANA KELLY A TRS
6801 LARK MIST ST
LAS VEGAS NV 89131-2780 89131-2780

66 HRDFN11 89131

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

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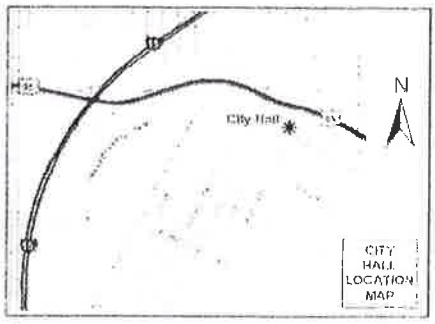
Official Notice of Public Hearing



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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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PLANNING & DEVELOPMENT

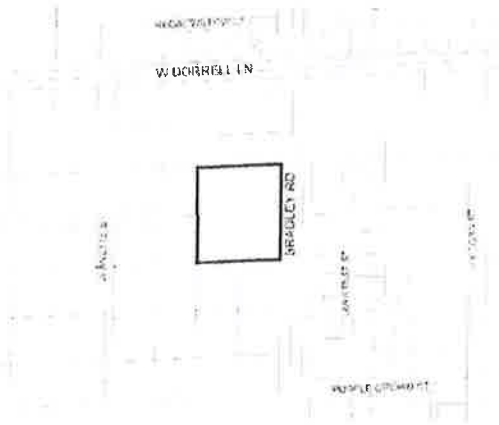
Case VAR-42988
12524601005
SPENDLOVE LORIN K & JANET
6910 UNICORN ST
LAS VEGAS NV 89131-2710 89131-2710

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

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25 A

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

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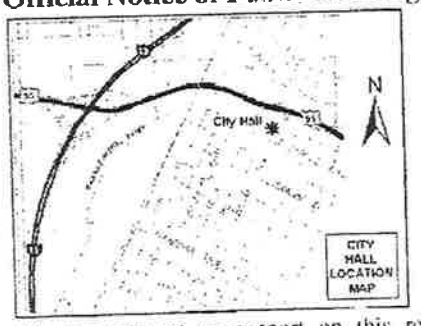
Official Notice of Public Hearing

Acceptable to this rural area!



NO Problem!

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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

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

66 HRDFN11 89131

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OCT 6 2011

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A

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

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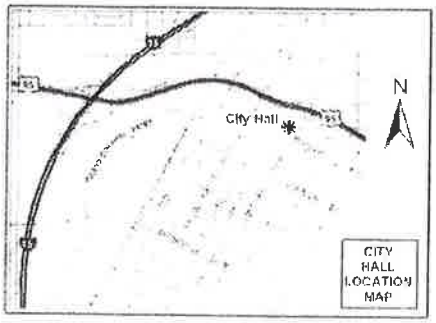
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

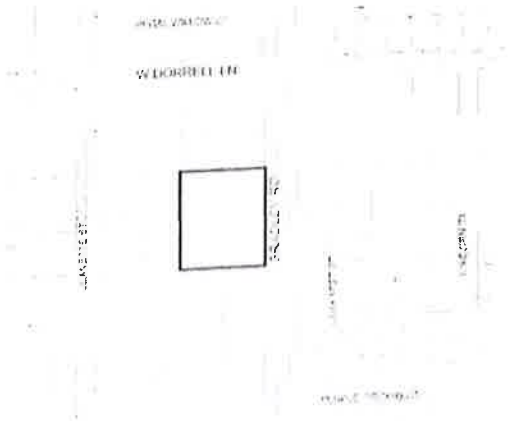
Case VAR-42988
12524710031
KAMIMOTO STANLEY & D LIV TR
KAMIMOTO STANLEY & DORISANNE TRS
6718 CYPRESS PARK CT
LAS VEGAS NV 89131-2754 89131-2754

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



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Public Hearing Information

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25 A

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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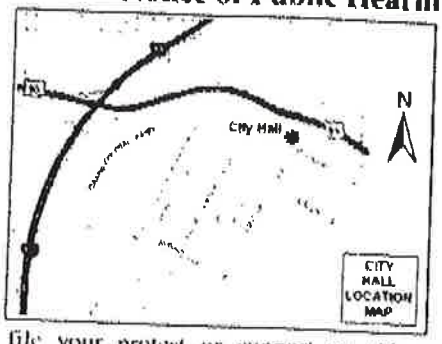

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

12524202004 Case: VAR-42988
HAAS SUSAN PRICE 1993 TRUST
HAAS SUSAN PRICE TRS
P O BOX 161
DYER NV 89010-0161 89010-0161

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

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We totally support the fence! Please do not take down the fence.
Brigitte Sep

12524203001

Case: VAR-42988

To: the City of Las Vegas, Department of Planning,

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

Resident ~~Owner~~ Signature	Contact #	Address	
~~D. Merg~~			
M Meyn Astle	702 6569549	6880 Bradley Rd	1
	702.278.4613	6880 Jeanette St.	2
Shelley Astle	702-494-5516	7900 Maverick	3
Sprigall	702-395-1306	6841 Jeanette St.	4
James Schilling	702.622.1133	6880 Jeanette St.	
Karla Dunsmoor	702.505.0899	6841 Jeanette St.	
Ken & Cathy Lamb	702-645-2057	5501 Dorrell Lane	5
BILL & WANDA JONES	702-523-7243	6920 BRADLEY RD.	6
Carol Smith	702.658.7874	5353 Dorrell Ln 89131	7
Steve BRETH	702-321-8246	5353 DORRELL LANE	

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Las Vegas, Nevada 89106

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SEP 29 2011
MAILED FROM ZIP CODE 89101

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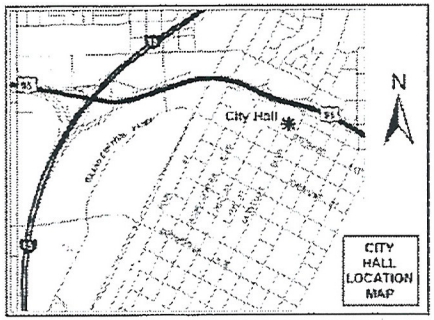

We need to maintain appearances and standards. It is unsightly!

Roger

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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

Case: VAR-42988

12524602008
POZOS ALFRED R & TARA
6865 UNICORN ST
LAS VEGAS NV 89131-2739 89131-2739

89131 HRDFM11 89131

10/10/2011 17:41 NLF&PS (FAX)7024543303 P.001/001

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

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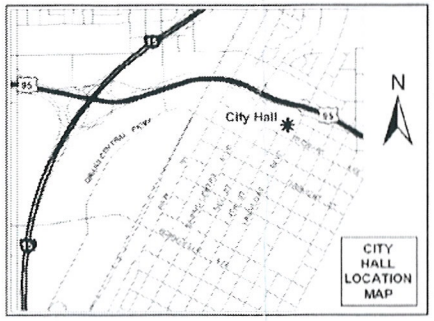

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OCT 12 2011

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-42988
Planning Commission Meeting of 10/11/2011

Case: VAR-42988
12524104006
BAKER SANDRA A & ROBERT J
5618 DORRELL LN
LAS VEGAS NV 89131-2820 89131-2820

65 MRDFM11 89131

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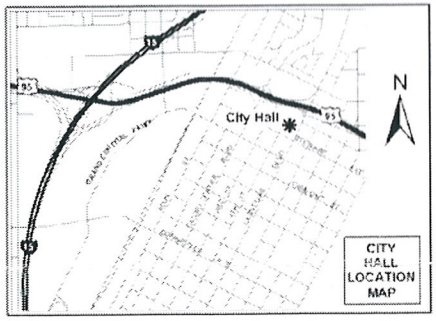

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PRES FIRS
0004279218 SEP 29 2011
MAILED FROM ZIP CODE 89101

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

Sherry

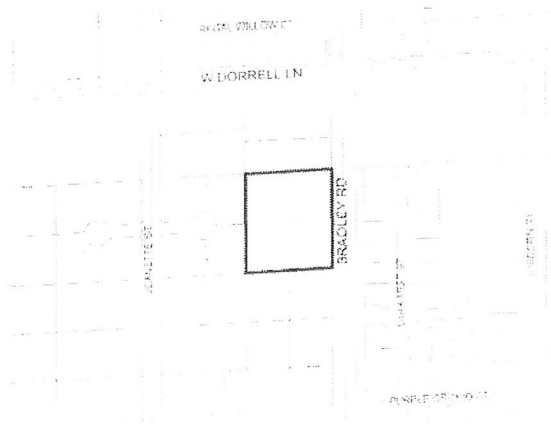
Case: VAR-42988

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 IT 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

Application Location



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THANK YOU! FOR TAKING THE TIME TO READ THIS, Mike Springer

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

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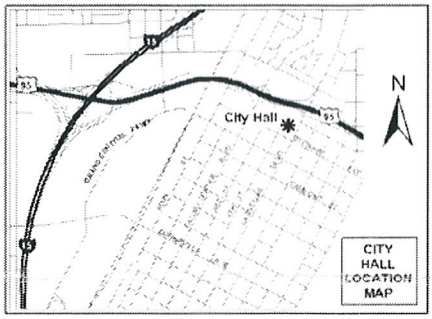

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

PLEASE SEE COMMENTS ON REVERSE SIDE

VAR-42988
Planning Commission Meeting of 10/11/2011

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

GS MRDFN11 89131

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

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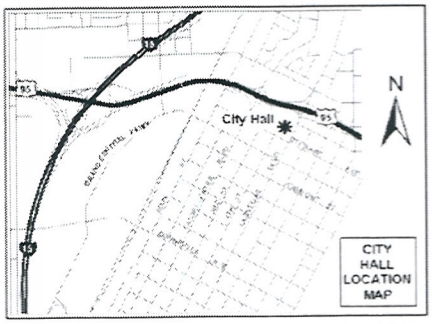
Official Notice of Public Hearing



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Case: VAR-42988

12524110033
JENSEN KENNETH M & LINDA LIV TR
JENSEN KENNETH M & LINDA K TRS
5423 SHADOW FERN AVE
LAS VEGAS NV 89131-2854 89131-285

☒ 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

66 HRDFM11 89131

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

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

RECOMMENDATION:
Staff recommends

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

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

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TANDI HUIZENGA
No: 04-86863-1
My Appointment Expires Feb. 4, 2012

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OCT 27 2011

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* _____

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

Print Name ILAN GORODEZKI

Subscribed and sworn before me

This 25 day of Oct, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TANDI HUIZENGA
No: 04-86863-1
My Appointment Expires Feb. 4, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-43719
Meeting Date:	12/13/11
Total Fee: $	830.00
Date Received:*	10/27/11
Received By:	

* 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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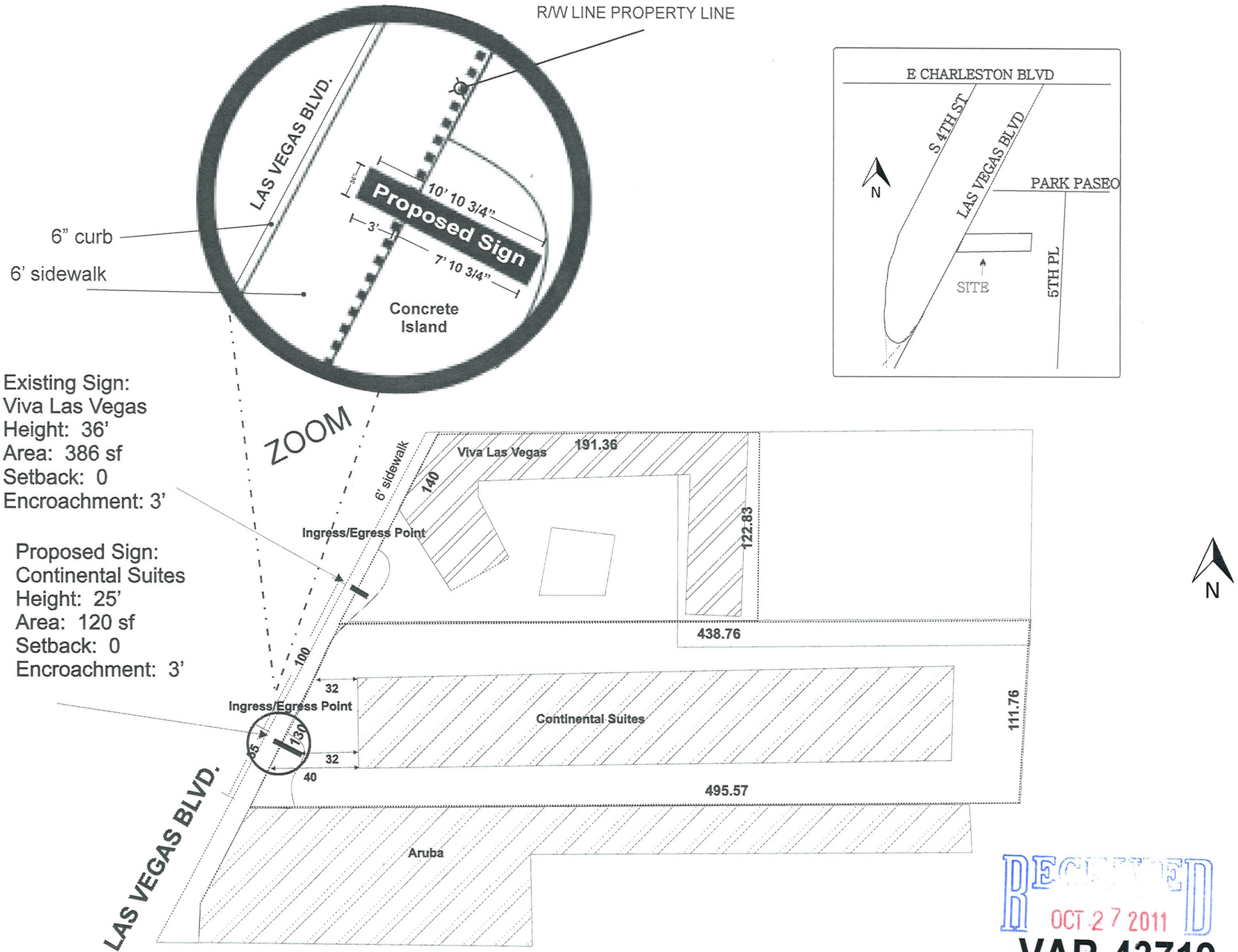
Revised 10/27/08



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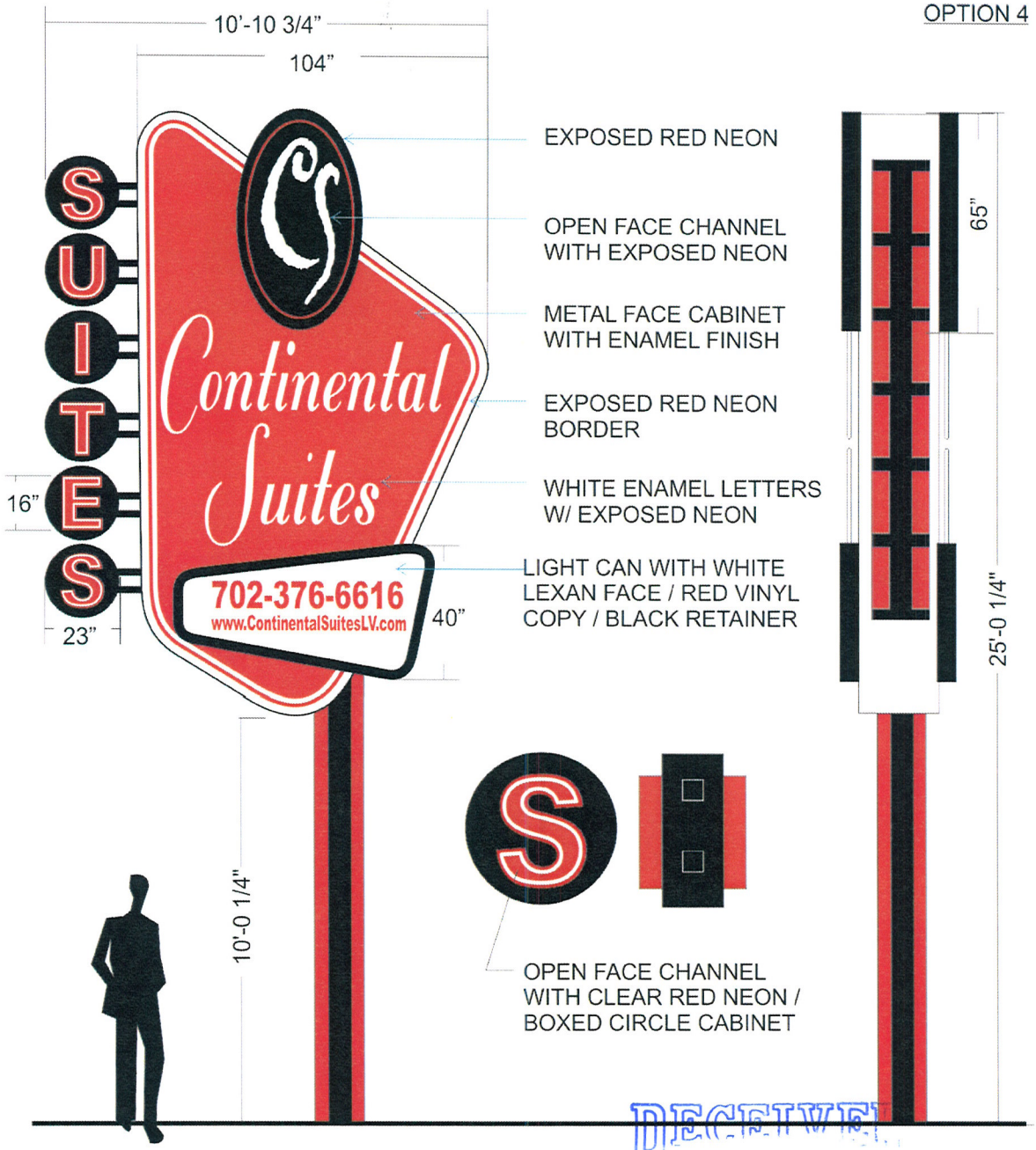
VAR-43719

OPTION 4





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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

PATRICK'S SIGN COMPANY

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.

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

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OCT 27 2011
VAR-43719

5115 South Arville Street Las Vegas, Nevada 89118 - Phone (702) 873-4463 - Fax (702) 873-5657

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

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

RECOMMENDATION:
Staff recommends

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

OFFICIAL SEAL
JAMES R HORSTMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/16/13

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OCT 27 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

19.08/120(F)

Application/Petition For: Sign Varience / PROJECTING SIGNS (24)

Project Address (Location) 321 Casino Center, Las Vegas , Nevada

Project Name Lewis Street, First Floor Retail **Proposed Use** Varience

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 II LLC **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 II LLC **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* X _____

*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

OFFICIAL SEAL
JAMES R HORSTMAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/16/12

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OCT 27 2011
City of Las Vegas

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Case #	VAR-93723
Meeting Date:	12/13/11 P.C.
Total Fee:	$830 —
Date Received:*	10/27/11
Received By:	B.S.

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

Revised 10/27/08

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

CASINO CENTER PARKING PLAZA
321 CASINO CENTER BOULEVARD
LAS VEGAS, NEVADA
CERTIFICATE OF CONSTRUCTION FOR PART OF THE FIRST FLOOR (PHASE 2)

COMMON AREA

OAKBROOK REALTY & INVESTMENT, LLC
8100 ROYCE BOULEVARD
OAKBROOK TERRACE, IL 60181
PHONE: 630-268-4000, FAX: 630-268-4444

SPECIAL INSPECTION REQUIRED

BOLTS OR REBAR WITH EPOXY ANCHORAGE - SEE STRUCTURAL DRAWING S-1

ARCHITECT

PRINCIPAL DESIGN PROFESSIONAL
THOMAS J. O'NEILL
ARCHITECTURE DESIGN & DEVELOPMENT
2160 W. CHARLESTON BLVD.
SUITE J
LAS VEGAS, NV 89102
TELEPHONE: 702-382-0427
FAX: 702-382-9952
EMAIL: add@lvcm.com

STRUCTURAL ENGINEER

JOHN S. KUBOTA
KUBOTA AND ASSOCIATES ENGINEERS, LTD.
5125 W. QUENDO #4
LAS VEGAS, NV 89119
TELEPHONE: 702-367-2800
FAX: 702-367-9669
EMAIL: kubotaengr@aol.com

MECHANICAL & PLUMBING ENGINEER

MOE KAZEMEINI, MSME, P.E.
PRECISION DESIGN GROUP
6275 MCLEOD DRIVE
SUITE 6
LAS VEGAS, NV 89120
TELEPHONE: 702-307-0912
FAX: 702-307-0913
EMAIL: moe@pd-group.net

ELECTRICAL ENGINEER

NOSRAT ROUHANI, P.E.
NRC ENGINEERS, INC.
3320 WYNN ROAD
SUITE D
LAS VEGAS, NV 89102
TELEPHONE: 702-248-1592
FAX: 702-3248-1593
EMAIL: nosrat@nrceng.com

GENERAL CONTRACTOR

RICK RAINEY
MILLENNIUM CONSTRUCTION INC.
3900 S. HUALAPAI WAY
SUITE 140
LAS VEGAS, NV 89147
TELEPHONE: 702-533-6423
FAX: 702-688-6438
EMAIL: rickrainey@mcinv.net

GENERAL NOTES

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF WITH THESE PLANS AND THE EXISTING SITE CONDITIONS AND TO VERIFY ALL DETAILS WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
2. ANY DEVIATIONS FROM STAMPED AND APPROVED CONTRACT DOCUMENTS WITHOUT PROPER WRITTEN NOTIFICATION TO THE ARCHITECT WILL VOID THE ARCHITECTS RESPONSIBILITY FOR THE PROJECT.
3. INDICATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS-DO NOT SCALE DRAWINGS.
4. WHERE NECESSARY, THE SUB-CONTRACTOR IS TO PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC. TO THE ARCHITECT FOR APPROVAL AND FOR ANY CHANGES AND OR SUBMITTAL.
5. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE SAFETY, AND ZONING CODE ISSUES.
6. THE CONTRACTOR SHALL DIRECT ALL INQUIRIES TO THE ARCHITECT REGARDING PLAN CLARIFICATIONS AND SUBMITTALS.
7. CONSTRUCTION TECHNIQUES SHALL CONFORM WITH ALL LOCAL CODES AND ALL APPLICABLE HANDICAPPED ACCESSIBILITY CODEDS (FEDERAL AND LOCAL).
8. ALL PRODUCTS AND SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND OR DETAILS.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS BIFORE STARTING CONSTRUCTION.
10. FAILURE TO COMPLY WITH THE ABOVE GENERAL NOTES AND THE CONSTRUCTION DOCUMENTS WILL VOID THE ARCHITECT'S RESPONSIBILITY FOR SAID PART OR MEANING OF THE ABOVE NOTES FAILURE TO MAKE THE ARCHITECT AWARE OF AND /OR FAILURE TO SUBMIT TO THE ARCHITECT FOR APPROVAL ANY CHANGES, SUBMITTALS, REVISIONS TO CONSTRUCTION DOCUMENTS SHALL ALSO VOID THE ARCHITECT'S RESPONSIBILITY FOR SAID CHANGES, SUBMITTALS OR REVISIONS.
11. ALL FINISHES ARE OWNER SELECT U.N.O.

CODE ANALYSIS

SCOPE OF WORK:

INTERIOR:

-CERTIFICATE OF CONSTRUCTION FOR 1 TENANT AREA (#125) THE TENANT AREA CONSISTS OF DEMISING WALLS ONLY (GRAY SHELL) INDIVIDUAL TENANT IMPROVEMENT CONTRACT DOCUMENTS WILL BE SUBMITTED IN THE FUTURE.

EXTERIOR:

-CONSTRUCT COMMON AREA NEW HANDICAP RAMPS AND NEW PATIO FOR HANDICAP ACCESS ALONG LEWIS STREET.

-REMOVE & ADD DOORS IN EXISTING STOREFRONT

CODES USED: 2006 I.B.C., 2006 IECC/UPC/UMC, 2005 NEC, ICC/ANSI A117.1-2003

ZONING: C-1/C-2 DOWNTOWN OVERLAY

GROSS SITE AREA: 24,500 SQ. FT.

EXISTING BUILDING CONSTRUCTION TYPE: 1A

NEW T.I. SHELL CONSTRUCTION TYPE: 1A

OCCUPANCY GROUP: A-2 (ASSEMBLY) W/KITCHEN FOR TENANT #125

FLOOR AREA:

TENANT #125 = 1,233 SQ. FT.

COMMON AREA EXTERIOR PATIO = 857 SQ. FT.

ALLOWABLE FLOOR AREA (PER I.B.C. TABLE 503): UNLIMITED

OCCUPANCY LOADS (ASSEMBLY @ 1/15 SQ. FT. + KITCHEN @ 1/200 SQ.FT.)

TENANT #125 = 46 OCCUPANTS (ASSUMED AS FUTURE RESTAURANT)

EXITS REQ'D & PROVIDED (PER I.B.C. TABLE 1018.1): 2

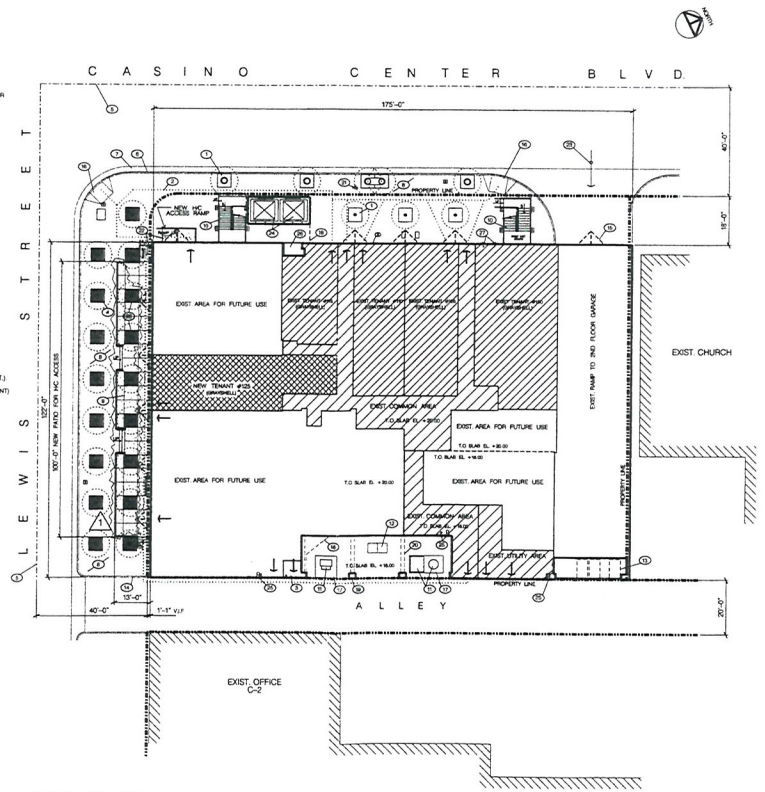
FIRE SPRINKLERS: PROVIDED @ GROUND FLOOR

PARKING REQ'D: RESTAURANT (1 SPACE FOR EACH 100 SF OF GFA, INCLUDING OUTDOOR SEATING/EATING AREAS, PLUS 1 SPACE FOR EACH 200 SF OF THE TOTAL REMAING GFA, WITH A MINIMUM OF TEN SPACES) TO BE DETERMINED IN THE FUTURE T.I. PLANS

PARKING PROVIDED: 426 SPACES PROVIDED (INCLUDING 8 REGULAR HC SPACES & 2 VAN HC SPACES

PLUMBING ANALYSIS

AREA	OCCUPANCY	# OF OCCUPANTS	M.W.C.	W.W.C.	U.W.C.	M.LAV.	W.LAV.	U.LAV.
COMMON AREA	NA	0	0	0	1	0	0	1
TENANT #125	A-2	46 +/-	1 FUTURE MEN & 1 FUTURE WOMEN TOILET ROOM					



SITE PLAN

1" = 20'

KEYNOTES

1. EXIST. CONC GRATE AT EXIST TREE
2. ACCESSIBLE HC ROUTE
3. EXIST FIRE RISER RM
4. EXIST CAST IRON GRATES AT EXIST TREE WELLS
5. CENTERLINE OF STREET
6. EXIST. CONC CURB
7. EXIST. CONC GUTTER
8. EXIST. CONC SIDEWALK
9. NEW PATIO DECK FOR HC ACCESS - SEE FIRST FLOOR PLAN SHEET A-2 & ENLARGED PLAN SHEET A-3
10. EXIST STAIRS
11. EXIST NEVADA POWER EQUIP
12. EXIST NEVADA POWER STEEL HATCH (AT GRADE) FOR ACCESS TO VAULT
13. TRASH CONTAINERS
14. EXIST. TOP OF CONC CURB IS PLUSH W/EXIST. TOP OF ALLEY SURFACE
15. EXIST. BANNER FRAME ABOVE
16. EXIST HC CURB RAMP
17. EXIST. 6" HIGH CONC PAD FOR EQUIPMENT
18. EXIST. 2ND FLOOR SOFFIT LINE ABOVE
19. EXIST. CONC COL.
20. EXIST. 2ND FLOOR CAST CONC BEAMS ABOVE
21. EXIST. FIRE HYDRANT
22. NEW CONC HC RAMP W/GUARDRAILS
23. EXIST. ENTRANCE TO GARAGE
24. EXIST. ELEVATOR
25. EXIST. DRAIN FROM ABOVE
26. EXIST AUTOMATED GARAGE FEE MACHINE
27. EXIST. STANDPIPES
28. ELEVATE EXIST. CAST IRON GRATES - SEE PATIO ENLARGED FLOOR PLAN SHEET A-3

LIST OF DRAWINGS

A-1 COMMON AREA COVER SHEET /SITE PLAN
A-1A TENANT #125 COVER SHEET /SITE PLAN
A-2 FIRST FLOOR PLAN
A-3 FOUNDATION & ENLARGED FLOOR PLAN FOR HANDICAP ACCESS PATIO
A-4 SECOND FLOOR PLAN
A-5 ELEVATIONS
A-6 BUILDING SECTION
A-7 SCHEDULES
A-8 DETAILS
A-9 SECTIONS & DETAILS
A-10 HANDICAP DETAILS

S-1 STRUCTURAL DETAILS & SPECIFICATIONS

MG1.01 MECHANICAL COVER SHEET
M1.01 FIRST FLOOR MECHANICAL PLAN
M2.01 SECOND FLOOR MECHANICAL PLAN

PG1.01 PLUMBING COVER SHEET
P1.01 FIRST FLOOR PLUMBING PLAN

EG.01 SPECIFICATIONS AND LEGEND
EG.02 ONE-LINE DIAGRAM, SCHEDULES & CALCULATIONS
E1.01 FIRST FLOOR ELECTRICAL PLAN

SHEETS REVISED

1 SHEETS REVISED A-1, A-1A A-2, A-3, A-5, A-6, A-9, S-1

REVISIONS	BY
1 3/31/10	

VICINITY MAP



CASINO CENTER PARKING PLAZA
FIRST FLOOR TENANT IMPROVEMENT ROUGH-OUT
PHASE 2 GRAY SHELL AT EXISTING PARKING STRUCTURE
321 CASINO CENTER BLVD.
LAS VEGAS, NV
OAKBROOK REALTY & INVESTMENT, LLC

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-9952
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

SITE PLAN, NOTES & LIST OF DRAWINGS

Date: 8/11/09
Scale: 1" = 20'-0"
Drawn:
Job:
Sheet: A-1 OF

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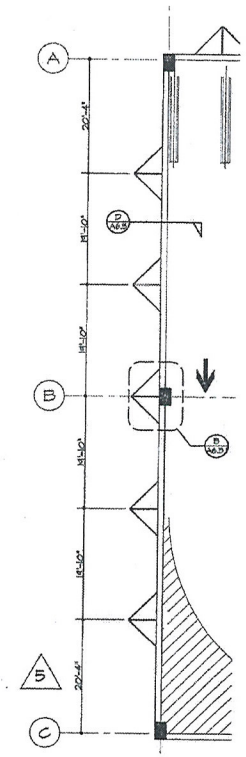
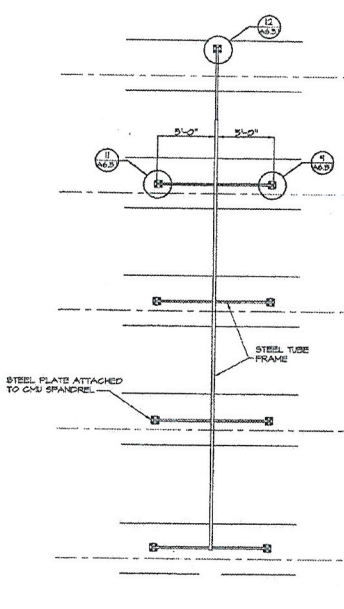
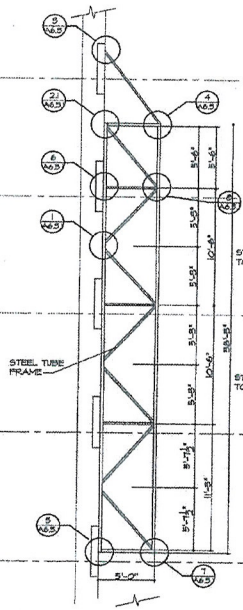
VAR-43723



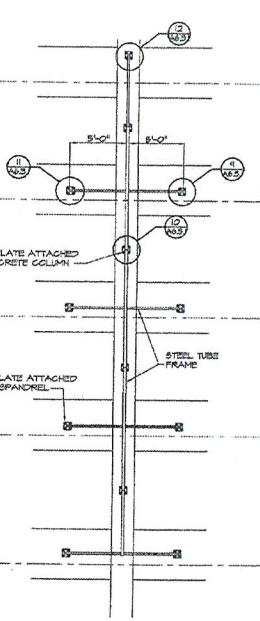
2 PLAN VIEW
NTS



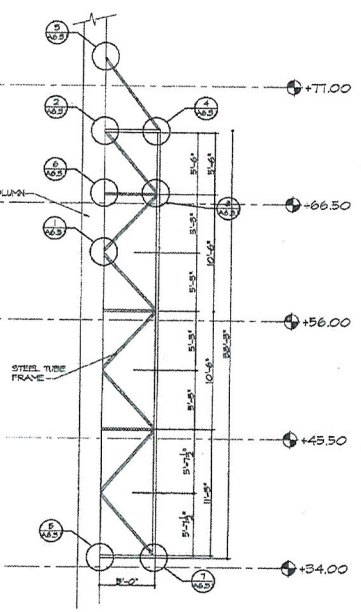
A FRAME FRONT VIEW @ CMU
NTS



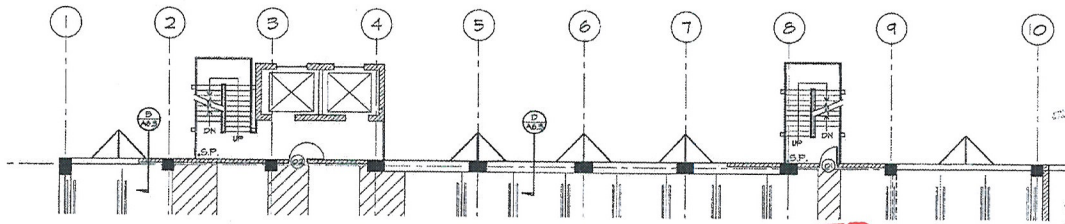
B FRAME SIDE VIEW @ CMU
NTS



C FRAME FRONT VIEW @ COMUMN
NTS



D FRAME SIDE VIEW @ COMUMN
NTS



1 PLAN VIEW
NTS

2 REVISED ENTIRE SHEET

4/15/05 OWNER REVISIONS

PLANS APPROVED ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada
T.S. SEP 07 2005

Does Not Include Structural, Electrical, Plumbing, Mechanical or Other Systems Unless Noted On Drawings
Subject To Field Inspection

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VAR-43723

JESSEN · WRIGHT
Structural Engineers
151 WEST 6th STREET, SUITE 6
SAN PEDRO, CALIFORNIA 90731
(310) 519-1000 FAX (310) 519-1005

LEWIS STREET PARKING STRUCTURE
FOR
LEWIS CENTER PARKING, L.L.C.
LAS VEGAS, NEVADA

BANNER DETAILS

WALTER J. KRAMER JR.
No. S-2390
STATE OF NEVADA
REGISTERED STRUCTURAL ENGINEER

PROJECT NO. 02-110.01
DATE 3/21/2003
DRAWN BY RL
CHECKED BY
REVISED DATE
1 4/17/03 - CITY CORRECTIONS
2 4/15/05 - OWNER REVISIONS
3 6/7/05 - REDESIGN

A-6.3

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

Janet Avance
Project Service Coordinator

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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

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City of Las Vegas

VAR-43723

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

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

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City of Las Vegas

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-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: _____

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt. No. 07-1928-1
My Appt. Expires July 12, 2014

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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@bhcraig.com

Property Owner Signature* A Coppel

*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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12, 2011

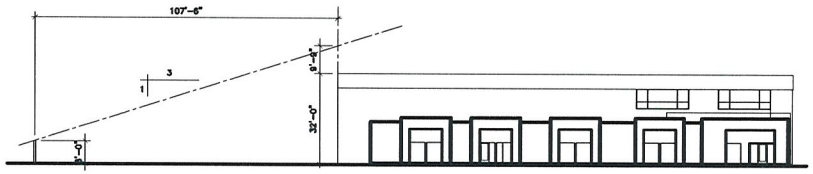
RECEIVED
OCT 27 2011

FOR DEPARTMENT USE ONLY

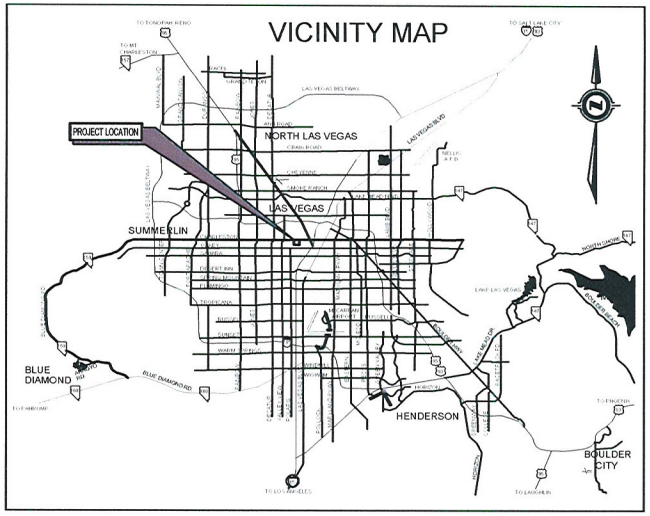
Case #	VAR-43727
Meeting Date:	12-13-11
Total Fee:	830.00
Date Received:*	10-27-11
Received By:	JFmel

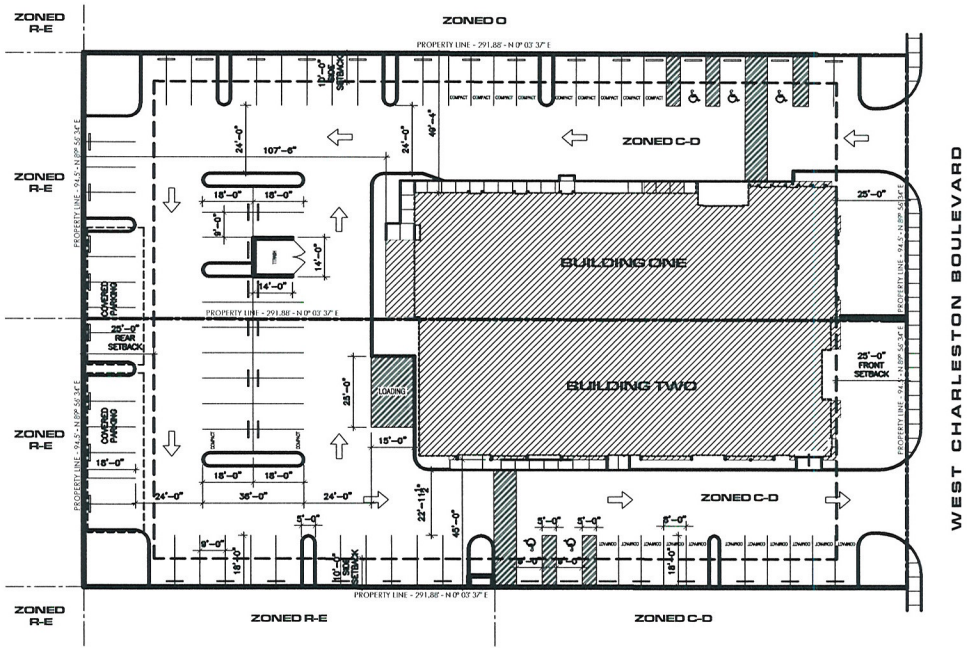
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



DISTANCE - TO - HEIGHT SLOPE DIAGRAM





PSWC Architects
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1930 Village Center Circle
Suite #3-475
Las Vegas, Nevada 89134
702/259 0011
Fax: 702/259.6380

PROJECT DATA

ASSESORS PARCEL NUMBERS:	162-05-510-005 162-05-510-004
JURISDICTION :	CITY OF LAS VEGAS
CURRENT ZONING :	C-D
SQUARE FOOTAGES :	
BUILDING ONE :	
LEVEL ONE :	6,977 s.f.
LEVEL TWO :	6,036 s.f.
TOTAL :	13,013 s.f.
BUILDING TWO:	
LEVEL ONE	6,787 s.f.
TOTAL :	19,700 s.f.
TOTAL FOOTPRINT :	13,764 s.f.
SITE AREA :	55,166 s.f. 1.27 acres
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 : (101 - 150)	5 SPACES
REQUIRED LOADING SPACES : 10,000 - 29,999)	2 SPACES
TOTAL REQUIRED SPACES :	111 SPACES
PROVIDED :	
STANDARD :	57 SPACES
COMPACT (30%) :	22 SPACES
ACCESSIBLE :	5 SPACES
LOADING :	1 SPACES
TOTAL PROVIDED SPACES :	85 SPACES

N

OVERALL SITE 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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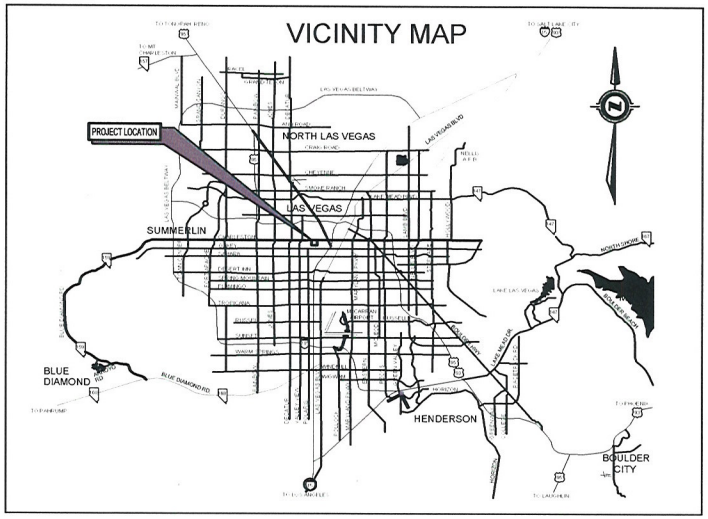
VAR-43727
VAR-43728
SDR-43726



PLANT LEGEND

TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
	PROSOPIS	CHILEAN MESQUITE (THORNLESS)	36" BOX	9	
	CERCIDIUM	BLUE PALO VERDE	36" BOX	9	
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	6	SINGLE TRUNK

SHRUBS

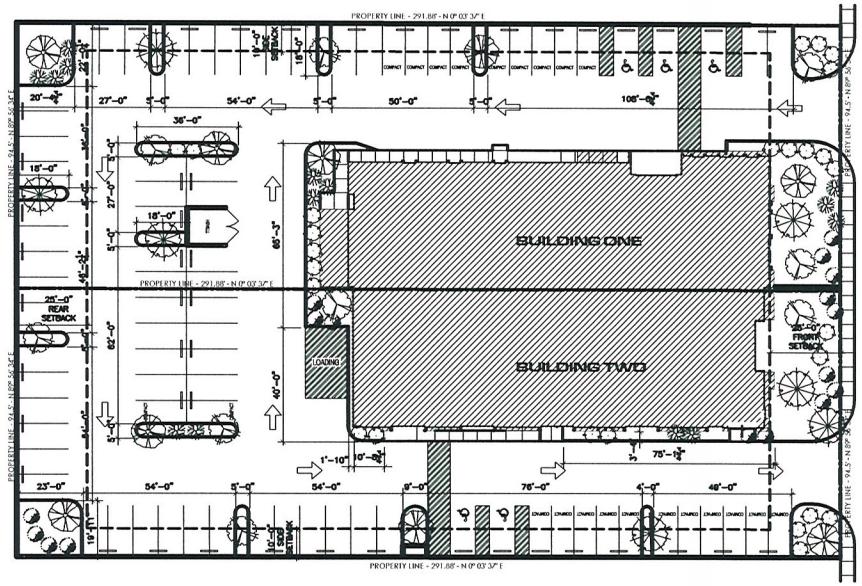
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
	ARTEMISIA	TEXAS RANGER SAGE	15 GAL.	25	
	LANTANA	BUSH LANTANA	15 GAL. (3'x3')	17	
	GILLIESII	DESERT BIRD OF PARADISE	15 GAL. (3'x3')	14	

GROUND COVER

DECORATIVE ROCK LANDSCAPE COVER @ ALL NEW
LANDSCAPE AREAS TO BE
REBEL RED 3/8" STONE
NEW ROCK TO BE WATER ROLLED COMPACTED.

PSWC Architects
ARCHITECTURE
PLANNING
INTERIOR DESIGN

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



LANDSCAPE PLAN

SCALE : 1" = 20'-0"

A Proposed new Medical Office

Nevada Comprehensive Pain Center

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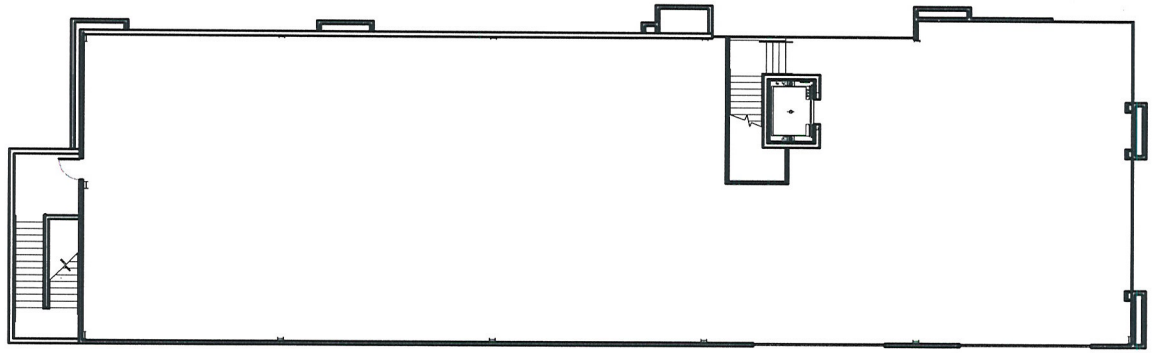
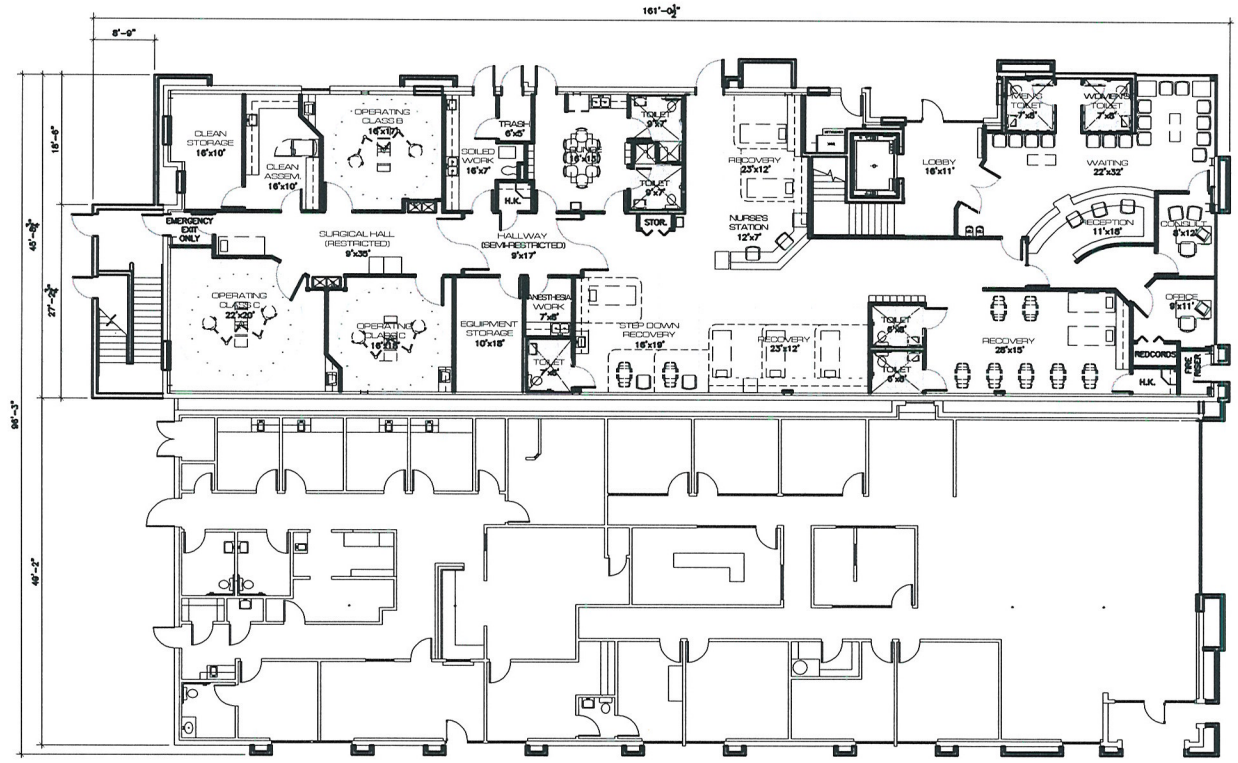
SDR-43726



SECOND LEVEL FLOOR PLAN (WEST BUILDING)



FIRST LEVEL FLOOR PLAN (WEST BUILDING)

FIRST LEVEL FLOOR PLAN (EAST BUILDING)

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INTERIOR DESIGN

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702/259-0011
Fax: 702/259.6380

N

FLOOR PLAN

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

A Proposed new Medical Office

Nevada Comprehensive Pain Center

2809 & 2905 Charleston Ave.
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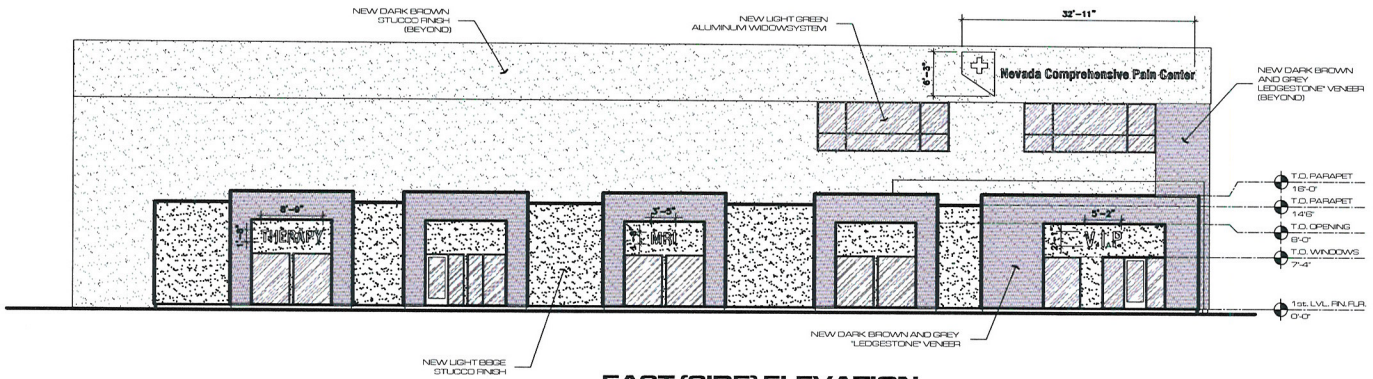
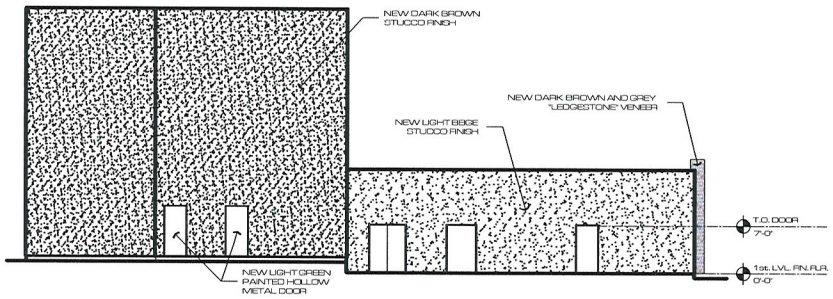
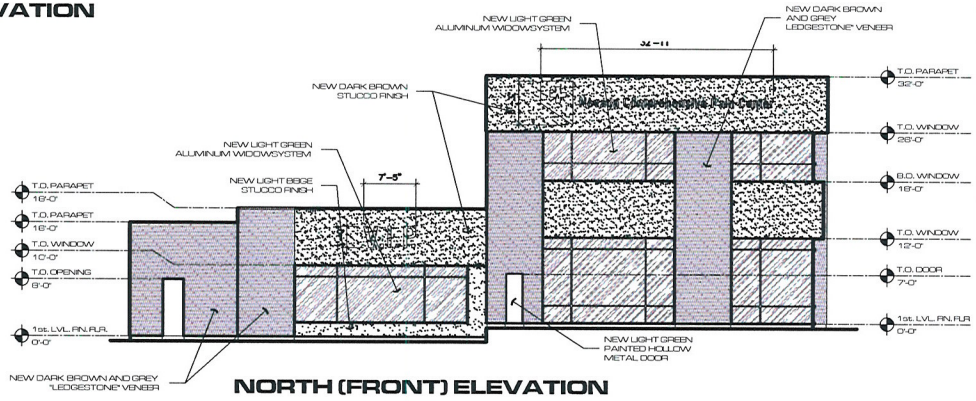


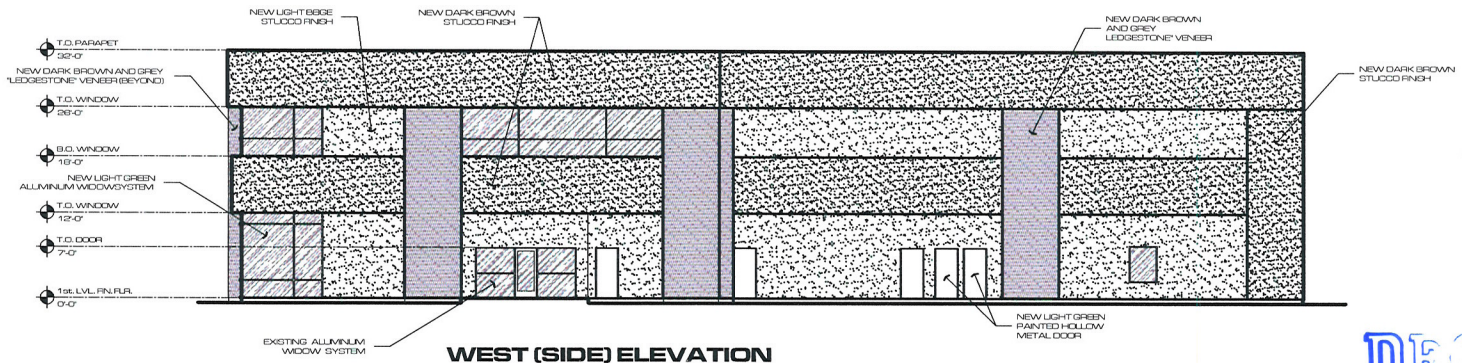
EAST (SIDE) ELEVATION



SOUTH (REAR) ELEVATION



NORTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION

EXTERIOR ELEVATIONS

SCALE : 1/8" = 1'-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

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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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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,

Coppel

Dr. Coppel
Nevada Comprehensive Pain Center

VAR-43727
VAR-43728
SDR-43726

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12, 2014

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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@bhcraig.com

Property Owner Signature* _____

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

Print Name 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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12, 2014

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OCT 27 2011

FOR DEPARTMENT USE ONLY

Case #	VAR-43728
Meeting Date:	12-13-11
Total Fee:	830.00
Date Received:*	10-27-11
Received By:	

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

Revised 10/27/08

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-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: A 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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12 2014

RECEIVED
OCT 27 2011

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@bhcraig.com

Property Owner Signature* A Coppel

*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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12, 2014

RECEIVED
OCT 27 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-43726
Meeting Date:	12-13-11
Total Fee:	1030.00
Date Received:*	10-27-11
Received By:	JFree

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

Revised 10/27/08

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

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: FAEC Holdings Wirrulla 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

Revised 11-14-06

DIANNE M. SHERIDAN
Notary Public State of Nevada
No. 06-108826-1
My appt. exp. July 26, 2014

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 (Nevada) 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 dan@virrulla.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@klnevada.com

Property Owner Signature* _____

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

Print Name Dharmesh Bhanabhai

Subscribed and sworn before me

This 3rd day of October, 20 11.

Dianne M. Sheridan

Clark County, Nevada

Notary Public in and for said County and State

Revised 10/27/08

DIANNE M. SHERIDAN
Notary Public State of Nevada
No. 06-108826-1
My appt. exp. July 26, 2014

FOR DEPARTMENT USE ONLY

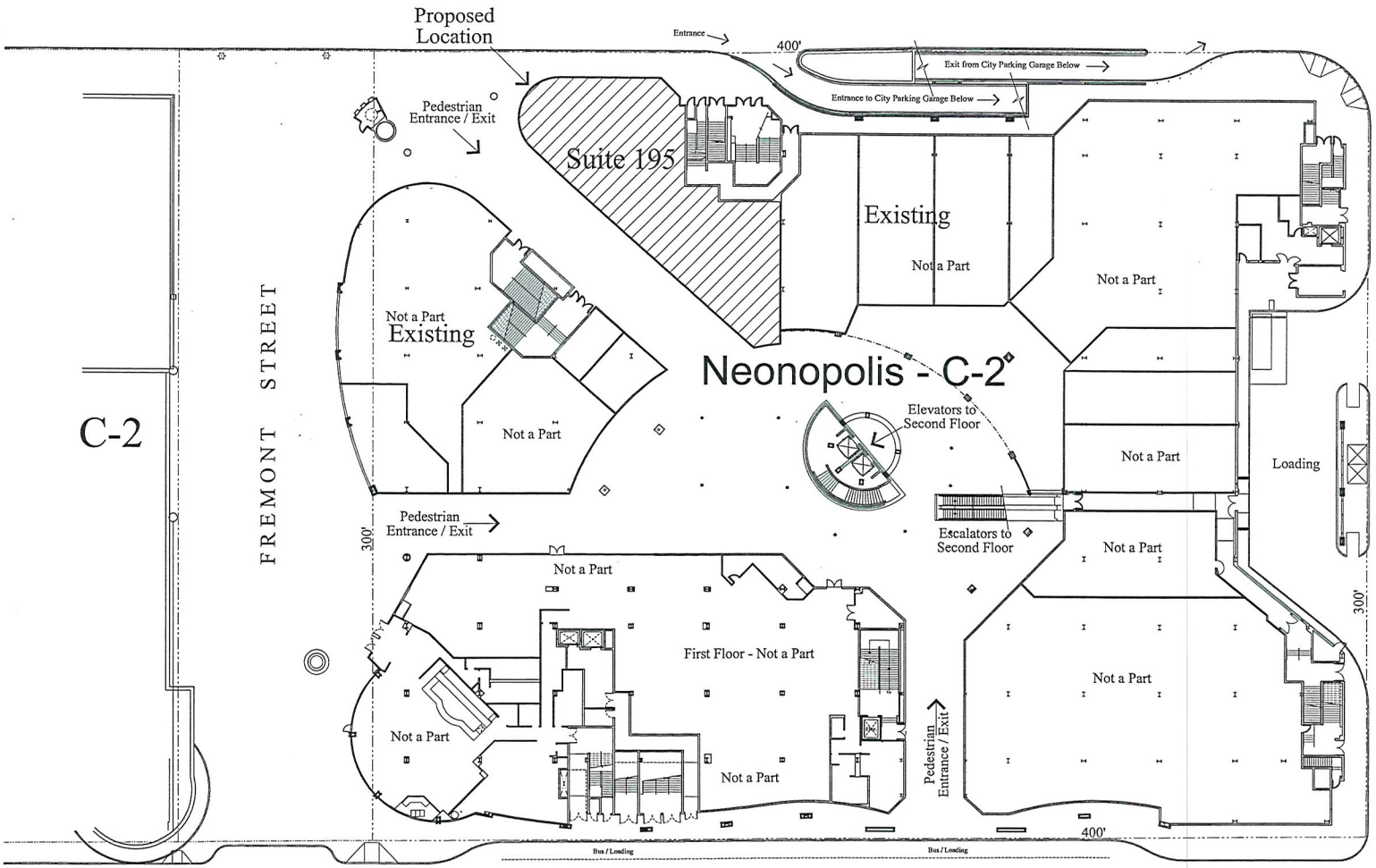
Case #	SUP-43685
Meeting Date:	12/13/2011
Total Fee:	1290.00
Date Received:*	10/25/2011
Received By:	MREP

*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

C-2 C-2 C-2

FOURTH STREET



LAS VEGAS BOULEVARD

SITE INFORMATION

ZONING:
C-2 - General Commercial District

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)
Gross Area 119,790 sf 2.75 acres

Building:
Overall Area 320,000 sf

Suite 195:
Total Area: 6,300 gsf

PARKING REQUIREMENTS

Parking Required:
Shopping Center 1 per 250 sf
Total Required: 6.3 * 4 = 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 1
Total Provided: 1
* per City Public Parking Garage Below

C-2



Vicinity Map

© Copyright 2011, Environmental Design Group, LLC
This Plan is Conceptual in Nature and No Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

C-2 **Site Plan** C-2

North

Scale: 1" = 20'
0 20 40 80

Project No.: 111032 September 29, 2011

Denny's at Neonopolis

Las Vegas, Nevada

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

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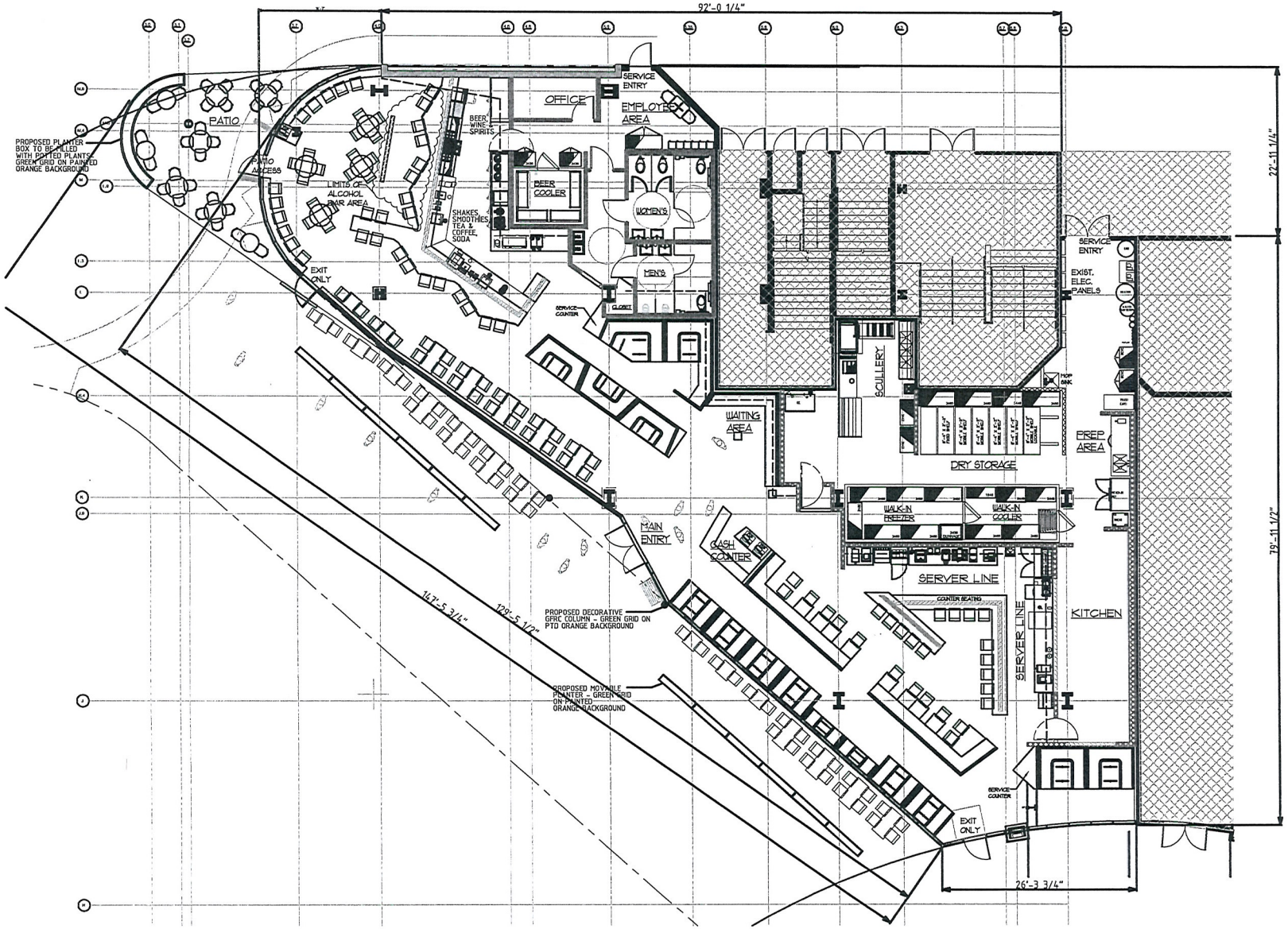
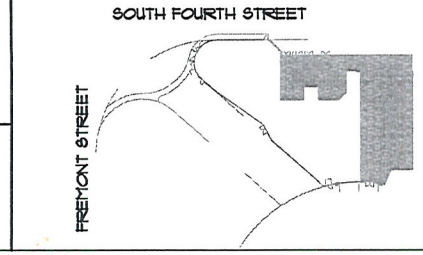
OCT 25 2011
SUP-43685



N

KEY PLAN:



OCCUPANCY:

TOTAL INSIDE SEATING:	176 SEATS
TOTAL EXTERIOR SEATING:	70 SEATS
TOTAL SEATING:	246
MAXIMUM OCCUPANCY:	288

CONSTRUCTION LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING TO BE DEMOLISHED
- 34" FINISH HEIGHT CHASE PARTITION FOR PLUMBING, ELECTRICAL/ DATA CONSIST OF 3-1/2" STEEL STUDS 16" OC TO ARC[illegible] BRACING REQUIRED W/3/[illegible] ON BOTH SIDES - FOH: V[illegible]TE METAFOR PANEL; BOH: FRP
- EXISTING STRUCTURAL COLUMN DEMISING WALL TO REMAIN
- NEW PERIMETER WALL SYSTEM - CODE-REQUIRED RATED CONSTRUCTION
- NEW STOREFRONT SYSTEM ON NEW LOW WALL: CLEAR ANODIZED METAL FRAMED - NANAWALL SYSTEM ALONG RADIAL CURVE ONLY. CLEAR ANODIZED METAL FIXED STOREFRONT OTHERWISE. SILL AT 24"AFF/ HEAD AT 10'-6"AFF
- FULL HEIGHT METAL STUD CHASE WALL FOR PLUMBING/ ELECTRICAL/ DATA - - CODE-REQUIRED RATED CONSTRUCTION
- 42" FINISH HEIGHT CHASE PARTITION FOR PLUMBING, ELECTRICAL/ DATA CONSIST OF 3-1/2" STEEL STUDS 16" OC TO ARCH LATERAL BRACING REQUIRED W/3/4" PLYWOOD ON BOTH SIDES - FOH: VM ZINC VERTE METAFOR PANEL; BOH: FRP
- 48" FINISH HEIGHT PARTITION FOR ELECTRICAL/ DATA CONSIST OF 3-1/2" STEEL STUDS 16" OC TO ARCH LATERAL BRACING REQUIRED W/3/4" PLYWOOD ON BOTH SIDES
- 36" FINISH HEIGHT CHASE PARTITION FOR PLUMBING, ELECTRICAL/ DATA CONSIST OF 3-1/2" STEEL STUDS 16" OC TO ARCH LATERAL BRACING REQUIRED W/3/4" PLYWOOD ON BOTH SIDES - FOH FINISH: VM ZINC VERTE METAFOR PANEL; BOH: FRP

APPROVAL: DATE:

Denny's
CORPORATE OFFICES
203 EAST MAIN STREET
SPARTANBURG, SC 29319
PHONE: 1-864-597-8592
Denny's @ Neonopolis
450 Freemont Street
LAS VEGAS NV 89101

DRAWN BY:	BH
CHECKED BY:	MR
DATE:	10/21/11
SCALE:	NTS
REVISIONS:	

RECEIVED
OCT 25 2011

TITLE: PROPOSED FLOOR PLAN

SHEET: A1.1

SUP-43685

ISSUED FOR CONCEPTUAL REVIEW

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

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.)

RECEIVED
OCT 25 2011
SUP-43685

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

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

RECOMMENDATION:
Staff recommends

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

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My Appt. Exp. October 10, 2015

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OCT 26 2011
City of Las Vegas

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

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

State of Nevada, County of Clark

Notary Public in and for said County and State

DEBRA S. ALSTON
Notary Public State of Nevada
No. 03-84766-1
My appt. exp. Oct. 10, 2011

FOR DEPARTMENT USE ONLY

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

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

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OCT 26 2011
City of Las Vegas

Revised 10/27/08

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
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

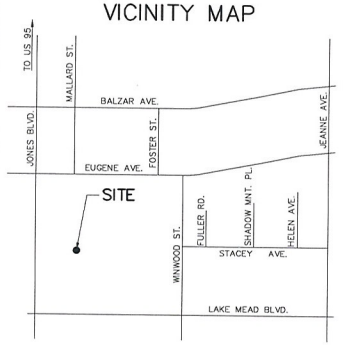
ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASIELLO
PHONE: (702) 363-9530

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

POWER:
NV ENERGY
-

TELEPHONE:
CENTURYLINK
-

VICINITY MAP



COORDINATES: LATITUDE: 36.1966
LONGITUDE: -115.223

DRIVING DIRECTIONS

BEGINNING AT THE CRICKET COMMUNICATIONS OFFICE AT 5795 W BADURA AVE., LAS VEGAS, NEVADA 89118:

- GOING WEST ON W BADURA AVE TOWARD S JONES BLVD. — 0.2 MILES
- TURN RIGHT ONTO S JONES BLVD. — 9.3 MILES
- 2003 N JONES BLVD IS ON THE RIGHT
- END AT 2003 N JONES BLVD

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN AN 11" x 17" FORMAT

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND IS EXEMPT FROM DISABLED ACCESSIBILITY REQUIREMENTS PER IBC 1103.2.9 (EQUIPMENT SPACES)

PROJECT SUMMARY

APPLICANT: CRICKET COMMUNICATIONS
10307 PACIFIC CENTER CT
SAN DIEGO, CALIFORNIA 92121
CONTACT: GEORGE HICE
PHONE: (858) 926-8665

PROPERTY OWNER: FREMONT WEST SHOPPING CENTER
50 S JONES BLVD #100
LAS VEGAS, NEVADA 89107

DEVELOPMENT SUMMARY:

- INSTALLATION OF TELECOMMUNICATIONS CABINETS MOUNTED ON A NEW POURED IN PLACE, 7'-0" X 14'-4" POURED IN PLACE CONCRETE PAD
- INSTALLATION OF (6) 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:	----------
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 ELECTRIC CODE (NEC) 2006 EDITION
UNIFORM MECHANICAL CODE (UMC) 2006 EDITION
UNIFORM PLUMBING CODE (UPC) 2006 EDITION
UNIFORM FIRE CODE (UFC) 2006 EDITION
ANSI/EIA/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 _____

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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
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.)
11/02/10	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

TITLE SHEET
&
PROJECT DATA

T-1

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED JULY 6, 1995 IN BOOK 950706 AS INSTRUMENT NO. 00706 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS:

NORTH 01°12'03" EAST, BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 37 OF PLATS, PAGE 92 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT #LV00 24NWW6, BEING A RIVET AND PLATE IN TOP OF CURB, NW RETURN AT JONES BLVD. AND EUGENE AVENUE.

ELEVATION: 2264.93 FEET (NAVD 1988)
690.3535 METERS (NAVD 1988)

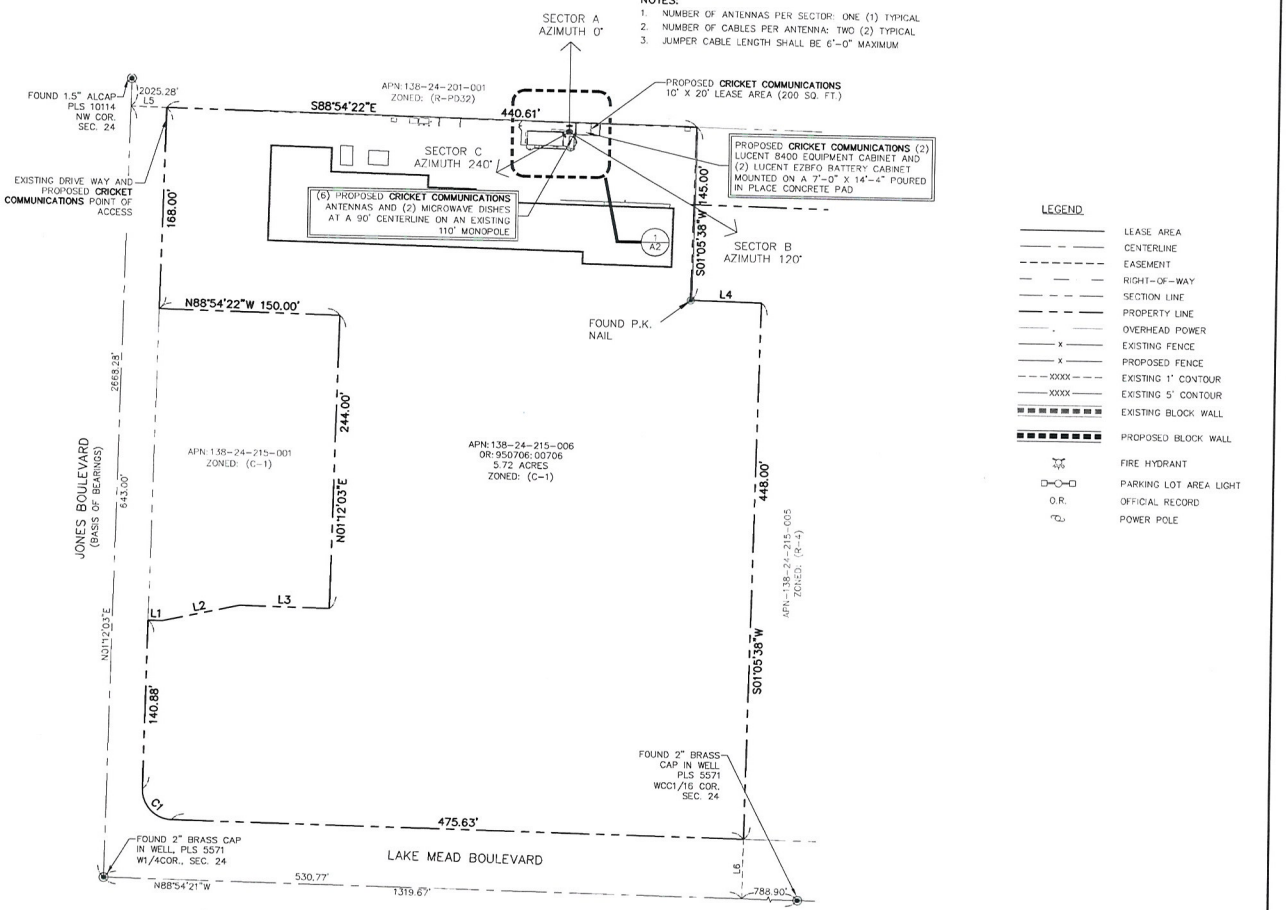
NOTES & TITLE REPORT EXCEPTIONS

PENDING TITLE INFORMATION

ANTENNA AND COAXIAL CABLE SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	DIMENSIONS AND WEIGHT	COAX CABLE LENGTH (+ / - 5')	COAX SIZE
A	0°	UMWD-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 57.5" LONG x 29.0 LBS.	100'	7/8"
B	120°	UMWD-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 57.5" LONG x 29.0 LBS.	100'	7/8"
C	240°	UMWD-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 57.5" LONG x 29.0 LBS.	100'	7/8"

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'

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- 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

GRAPHIC SCALE
50 0 25 50 100 200
IN FEET
1" = 100'

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

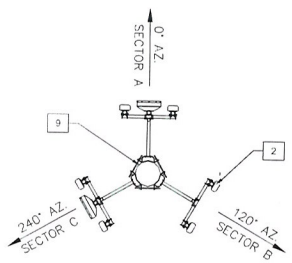
DRAWING DATES

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

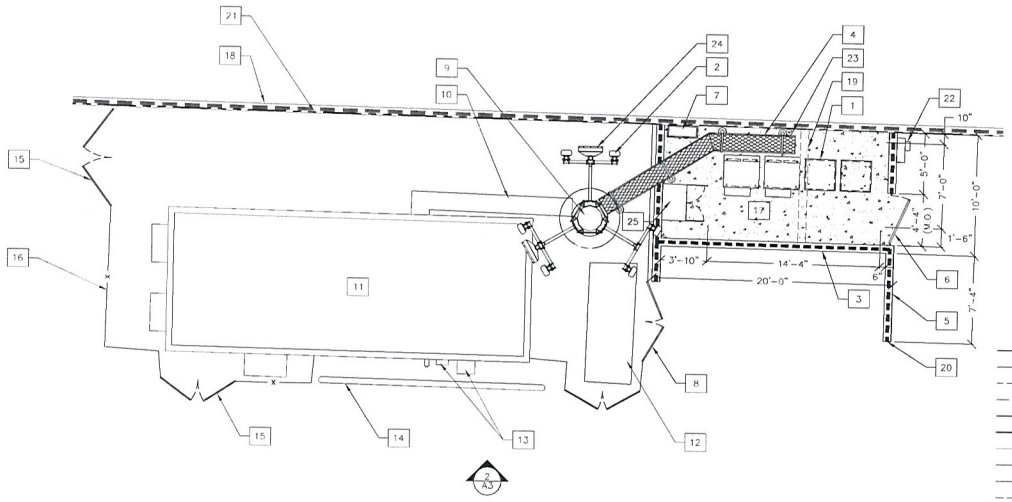
DRAWN BY: C. PANGANIBAN
CHK.: M. CEFALU
APV.: C. WENER

SHEET TITLE
SITE PLAN AND ANTENNA & CABLE SCHEDULE

A-1



ANTENNA LAYOUT
SCALE: 1" = 10'



① ENLARGED SITE PLAN
SCALE: 1" = 10'

N

LEGEND

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

1. PROPOSED **CRICKET COMMUNICATIONS** (2) LUCENT 8400 EQUIPMENT CABINET AND (2) LUCENT EZBFO BATTERY CABINET MOUNTED ON A 7'-0" X 14'-4" POURED IN PLACE CONCRETE PAD
2. PROPOSED **CRICKET COMMUNICATIONS** ANTENNAS AT A 90° CENTERLINE
3. PROPOSED **CRICKET COMMUNICATIONS** 10' X 20' LEASE AREA (200 SQ. FT.)
4. PROPOSED **CRICKET COMMUNICATIONS** COAX SUPPORT (~17')
5. PROPOSED **CRICKET COMMUNICATIONS** 5'-6" HIGH BLOCK WALL TO MATCH EXISTING BLOCK WALL
6. PROPOSED **CRICKET COMMUNICATIONS** 4' WIDE CHAINLINK SWING GATE
7. PROPOSED **CRICKET COMMUNICATIONS** PTC CABINET AND DISCONNECT MOUNTED TO BLOCK WALL
8. EXISTING CHAINLINK SWING GATE
9. EXISTING VERIZON WIRELESS 110' MONOPOLE (EXISTING ANTENNAS AND MOUNTS NOT SHOWN FOR CLARITY)
10. EXISTING VERIZON WIRELESS CABLE TRAY
11. EXISTING VERIZON WIRELESS MODULAR EQUIPMENT SHELTER
12. EXISTING VERIZON WIRELESS GENERATOR ON CONCRETE PAD
13. EXISTING VERIZON WIRELESS ELECTRIC SWITCH
14. EXISTING VERIZON WIRELESS METAL GUARDRAIL
15. EXISTING VERIZON WIRELESS (2) CHAINLINK SWING GATES (TYP. 4)
16. EXISTING VERIZON WIRELESS 8' CHAINLINK FENCE ENCLOSURE
17. EXISTING TRASH ENCLOSURE TO BE RELOCATED
18. EXISTING 5'-6" BLOCK WALL
19. EXISTING 5'-6" BLOCK WALL TO BE REMOVED
20. PROPOSED NEW LOCATION OF EXISTING TRASH ENCLOSURE
21. PROPERTY LINE
22. PROPOSED **CRICKET COMMUNICATIONS** 200A METER MOUNTED TO BLOCK WALL WITH UNISTRUT
23. PROPOSED **CRICKET COMMUNICATIONS** GPS ANTENNA
24. PROPOSED **CRICKET COMMUNICATIONS** (2) MICROWAVE ANTENNAS
25. PROPOSED **CRICKET COMMUNICATIONS** MICROWAVE CABINET

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1" = 10 '

cricket

10307 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

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01/15/08	REVISE TOWER HEIGHT (J.H.)
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

ENLARGED SITE PLAN AND ANTENNA LAYOUT

A-2

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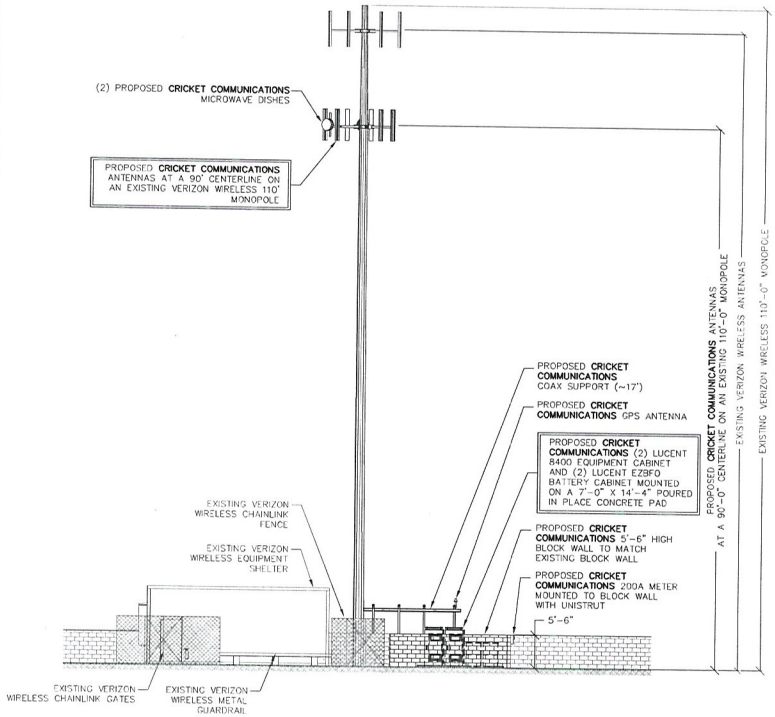
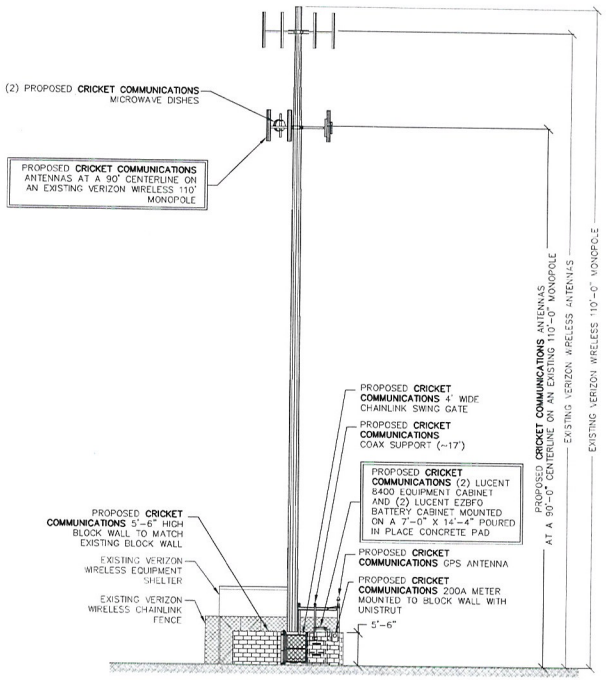


SOUTH ELEVATION ②
SCALE: 1" = 20'



EAST ELEVATION ①
SCALE: 1" = 20'

cricket
10307 PACIFIC CENTER CT
SAN DIEGO, CALIFORNIA 92121

PROJECT NAME

JONES
LAS-362-E

2003 N JONES BLVD
LAS VEGAS, NEVADA 89108

SPECTRUM
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DRAWING DATES

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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

A-3

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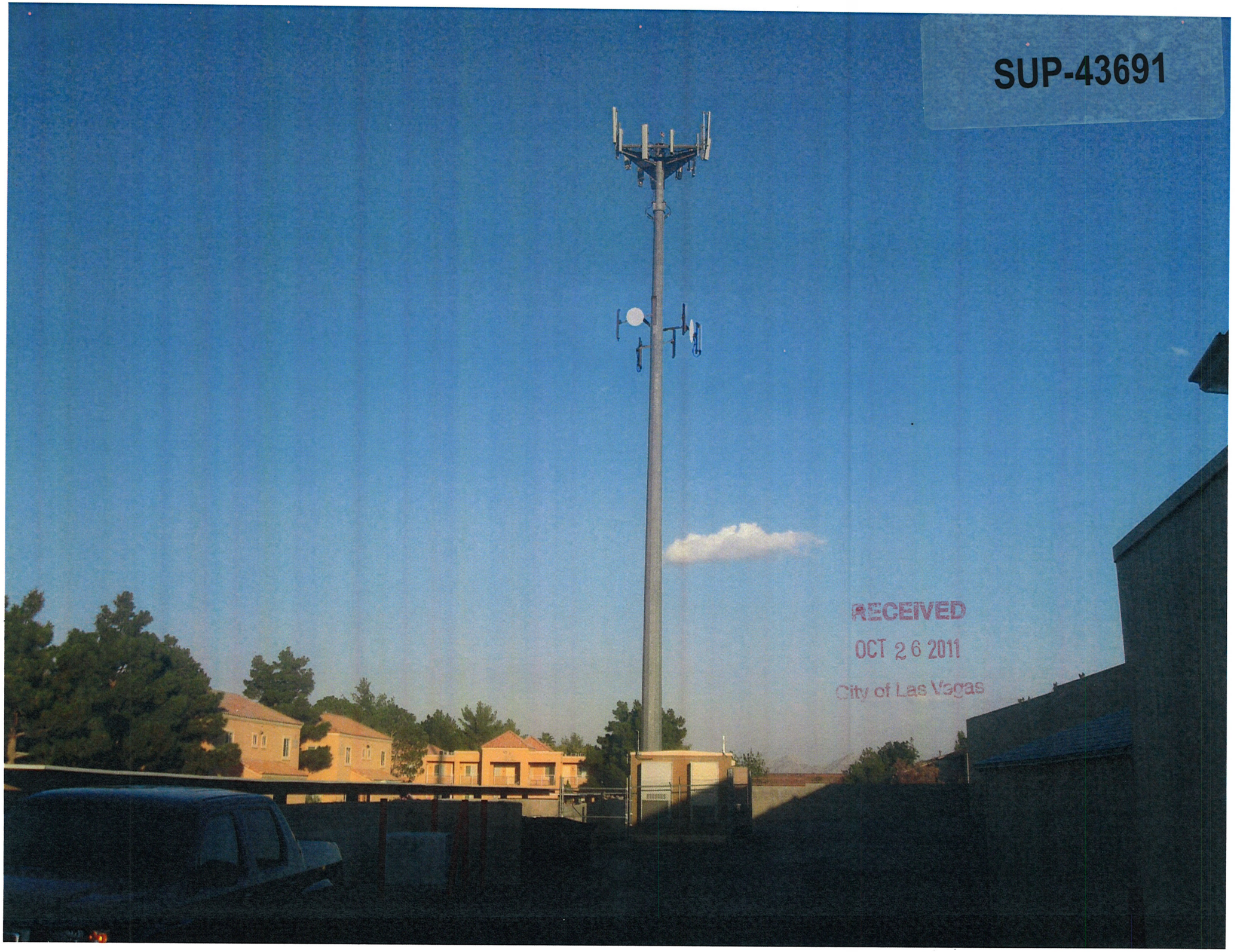
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LAS VEGAS CITY COUNCIL

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

September 6, 2011

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SEP 07 2011
BY:.....

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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City of Las Vegas

SUP-43691

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
tcline@spectrumse.com

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City of Las Vegas

SUP-43691

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

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

RECOMMENDATION:
Staff recommends

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

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, 2011

_____ Clark County, Nevada

Notary Public in and for said County and State

HEATHER STRONG
Notary Public State of Nevada
No 06-107806-1
My Appt. Exp. July 26, 2014

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 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.

_____ Clark County, Nevada

Notary Public in and for said County and State

HEATHER STRONG
Notary Public State of Nevada
No. 06-107806-1
My Appt. Exp. July 26, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43700
Meeting Date:	12-13-11
Total Fee:	1030.00
Date Received:*	10-26-11
Received By:	

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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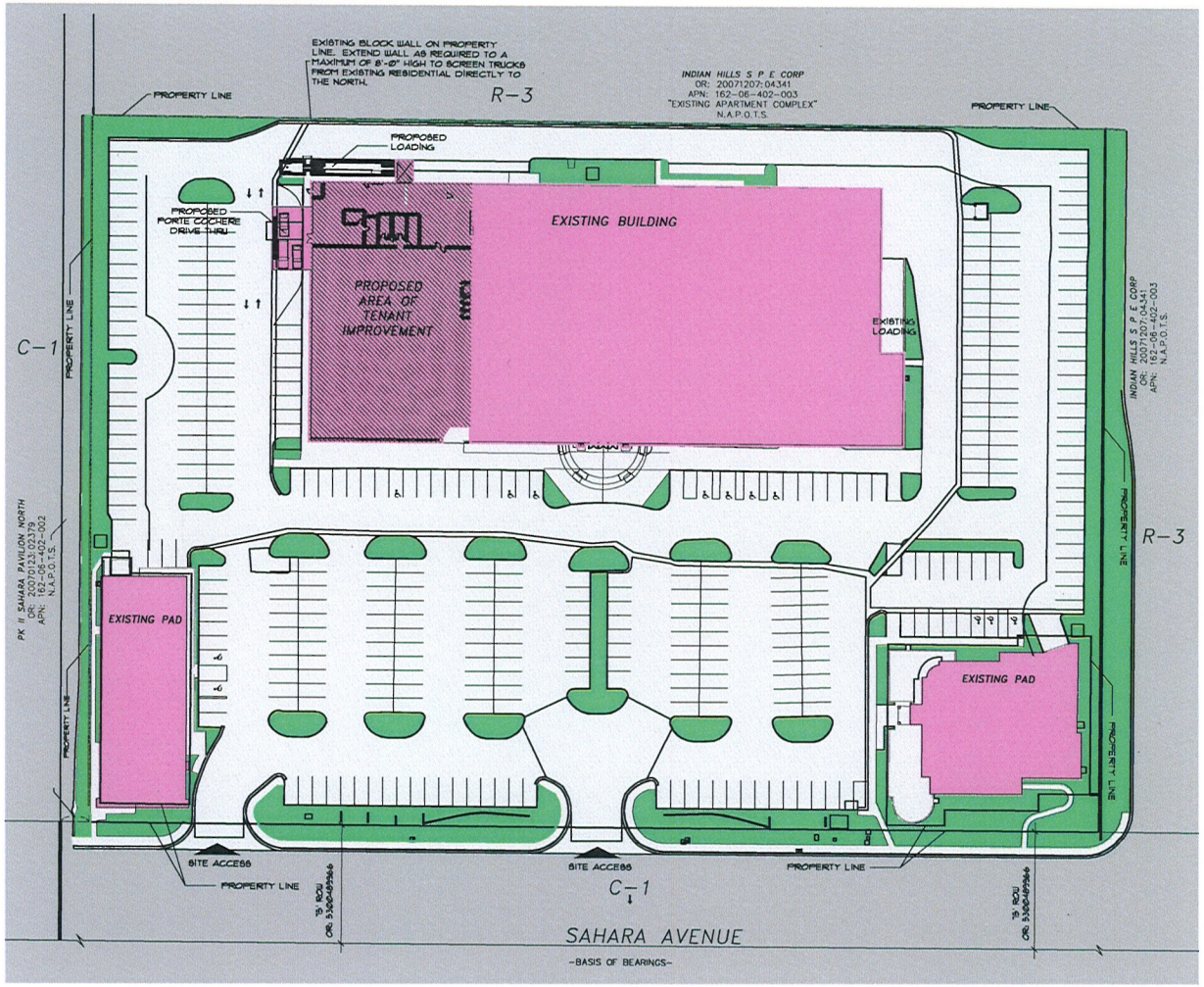
Department of Planning

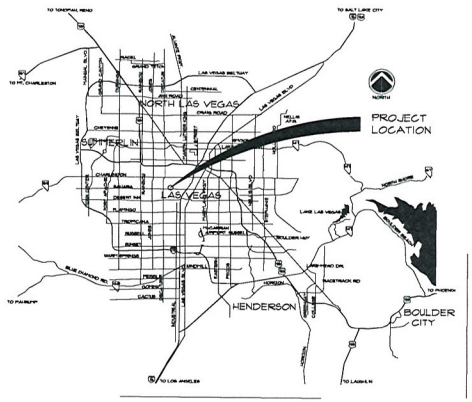


1 SITE PLAN
SCALE: 1" = 75'

NORTH

VICINITY MAP

SITE INFORMATION



SITE NOTES

SITE INFORMATION

PARCEL:	A.P.N. #162-06-411-003 #162-06-411-004 #162-06-411-005
ZONING:	C-1
PARCELS TOTAL AREA:	6.666 ACRES
A.P.N. #162-06-411-003	0.32 ACRES
#162-06-411-004	6.156 ACRES
#162-06-411-005	0.19 ACRES
BUILDINGS TOTAL AREA:	77,930 SF
A.P.N. #162-06-411-003	8,492 SF
#162-06-411-004	8,124 SF
#162-06-411-005	61,314 SF
PROJECT TOTAL AREA:	16,965 SF
PARKING REQUIREMENTS:	1 PER 250 SF
BUILDING TOTAL AREA:	77,930 SF / 250 SF
TOTAL PARKING REQUIRED:	312 SPACES
PARKING PROVIDED:	
COVERED SPACES	0
OPEN SPACES	333
COMPACT SPACES	16
ACCESSIBLE SPACES	15
TOTAL PARKING PROVIDED	364 SPACES

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City of Las Vegas
Department of Planning

DLR Group
Architecture Engineering Planning Interiors
6775 Edmond Street
suite 260
Las Vegas, Nevada 89118
(702) 269-6615
(702) 269-6625 FAX
www.dlrgroup.com

Tenant Improvement for:

GOODWILL AT SAHARA CROSSING

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

No.	Date	Description

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Project	xx-xxxxx-xx
Drawing Number	
Date	04-21-2011
Drawn by	SS/RS
Checked by	RS

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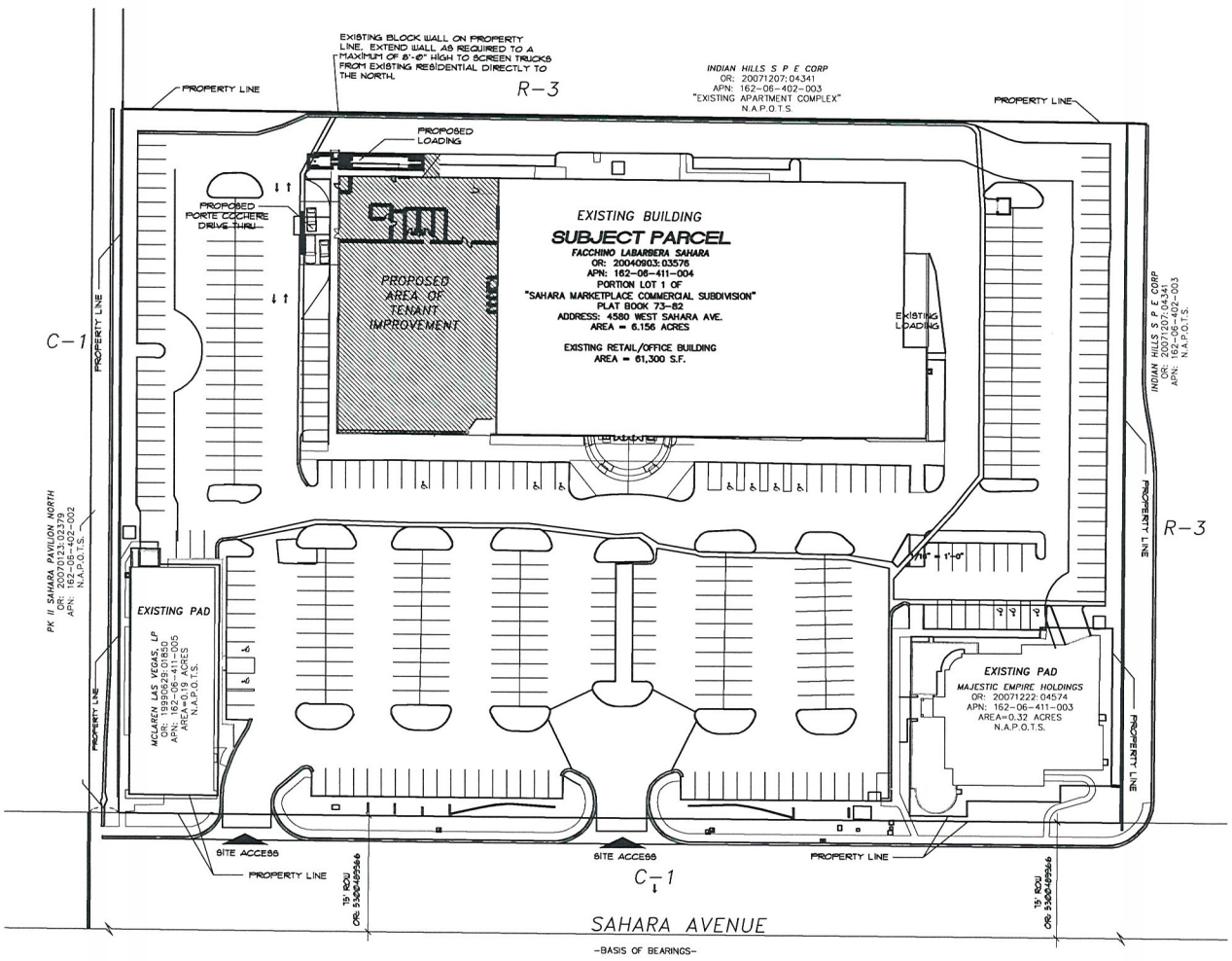


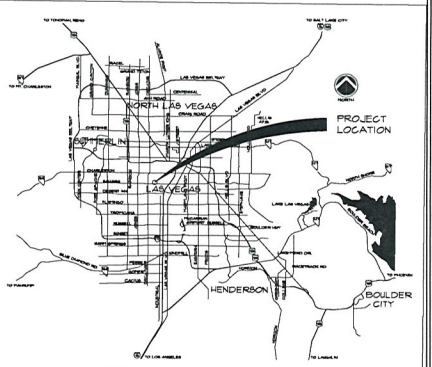
1 SITE PLAN

SCALE: 1" = 75'

NORTH

VICINITY MAP

SITE INFORMATION



SITE NOTES

SITE INFORMATION

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#162-06-411-005	61,314 SF
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PARKING REQUIREMENTS:	1 PER 250 SF
BUILDING TOTAL AREA:	77,930 SF / 250 SF
TOTAL PARKING REQUIRED:	312 SPACES
PARKING PROVIDED:	
COVERED SPACES	0
OPEN SPACES	333
COMPACT SPACES	16
ACCESSIBLE SPACES	15
TOTAL PARKING PROVIDED:	364 SPACES

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Department of Planning

DLR Group
Architecture Engineering Planning Interiors

6775 Edmond Street
suite 260
Las Vegas, Nevada 89118

(702) 269-6615
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www.dlrgroup.com

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

No.	Date	Description

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Project	xx-xxxxx-xx Drawing Number
Date	04-27-2011
Drawn by	SS/RS
Checked by	RS

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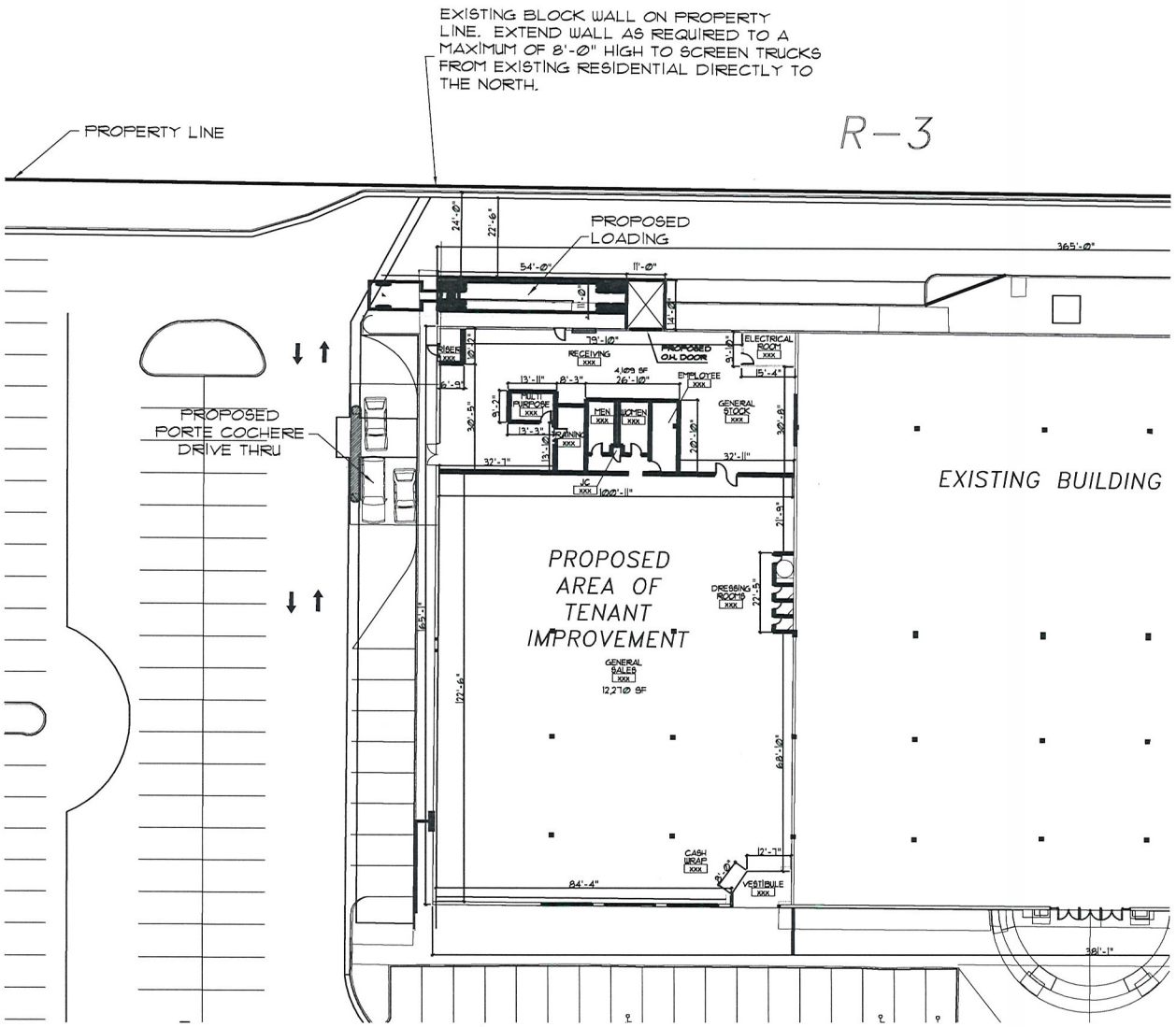

1 FLOOR PLAN
SCALE: 1/32" = 1'-0"

NORTH

NOTES

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:	M		
AREA OF TENANT IMPROVEMENT:	16,965 SF		
	AREA	ALLOWANCES	OCC LOAD
MERCHANTILE	16,965 SF	30 GROSS	566

DLR Group
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Las Vegas, Nevada 89118
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Tenant Improvement for:

GOODWILL AT SAHARA CROSSING

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

No.	Date	Description

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Project	xx-xxxxx-xx
Drawing Number	
Date	04-21-2011
Drawn by	SS/RS
Checked by	RS

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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

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OCT 26 2011
City of Las Vegas
Department of Planning

8375 W. Flamingo Road, Suite 200 Las Vegas, NV 89147 Tel.: 702.368.5800 / Fax: 702.368.5801

SUP-43700

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

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

RECOMMENDATION:
Staff recommends

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

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

JAMES W. FRIEDRICH
Notary Public State of Nevada
No. 06-108075-1
My appt. exp. Aug. 25, 2014

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OCT 26 2011
City of Las Vegas
Department of Planning

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 Cashman Field Inn **Proposed Use** Hotel / Residence

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* _____

*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

Notary Public in and for said County and State

JAMES W. FRIEDRICH
Notary Public, State of Nevada
No. 06-108075-1
My appt. exp. Aug. 25, 2014

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:	JFriedrich

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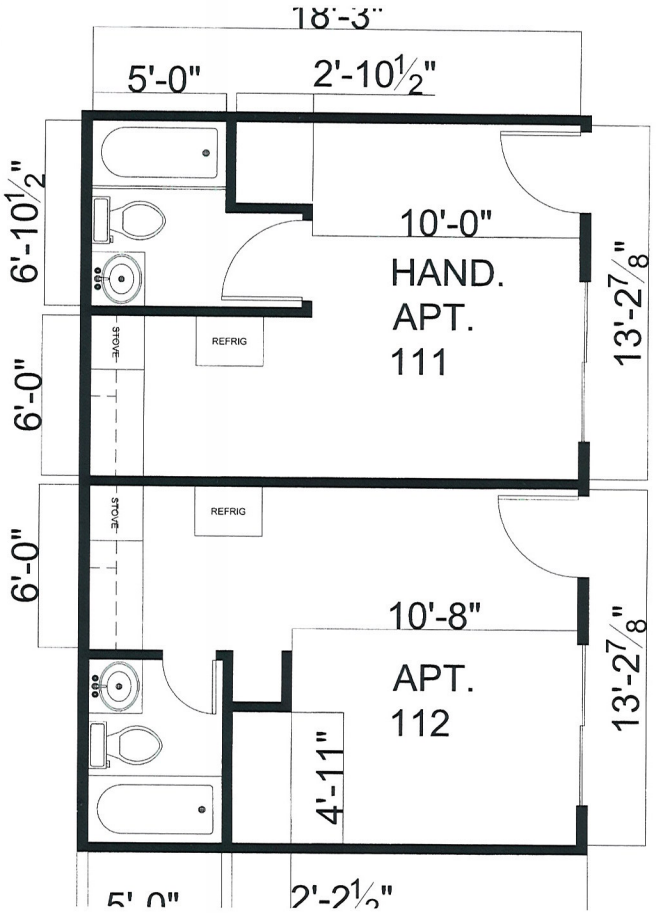
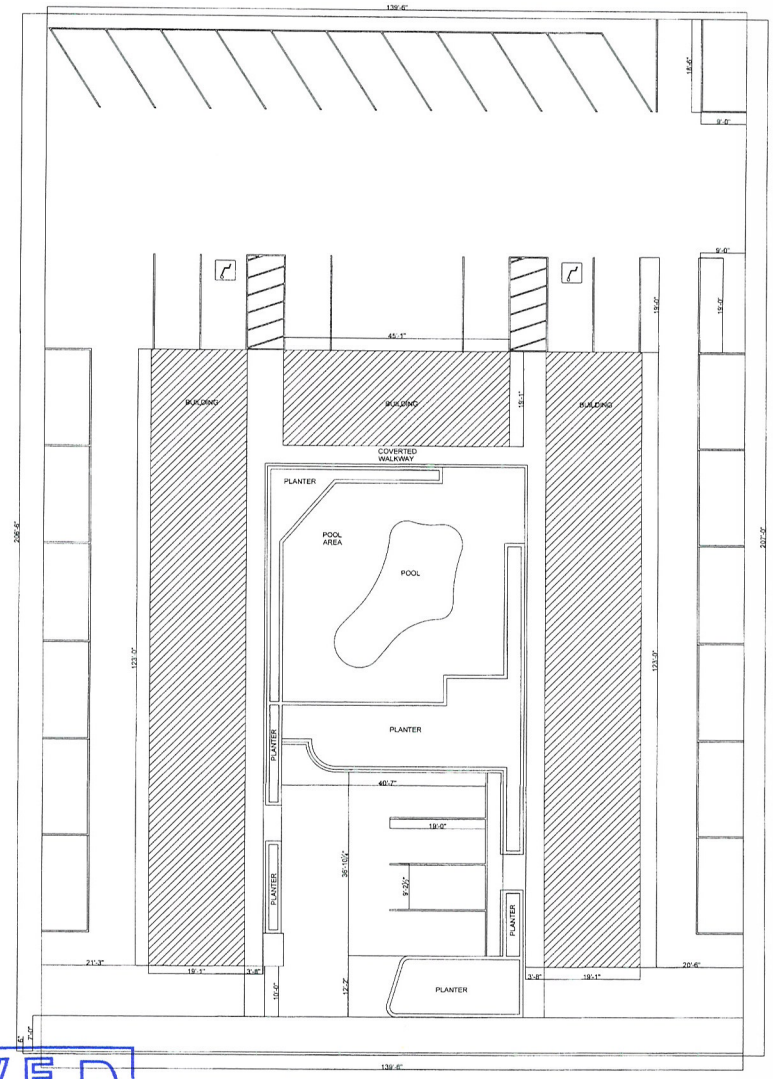
City of Las Vegas
Department of Planning

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



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



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

CASHMAN FIELD INN
1101N LAS VEGAS BLVD.
LAS VEGAS, NV. 89101 (702) 278-4935

Rev. No	Rev. Name	Description

SITE PLAN

AS 1

1 of 2

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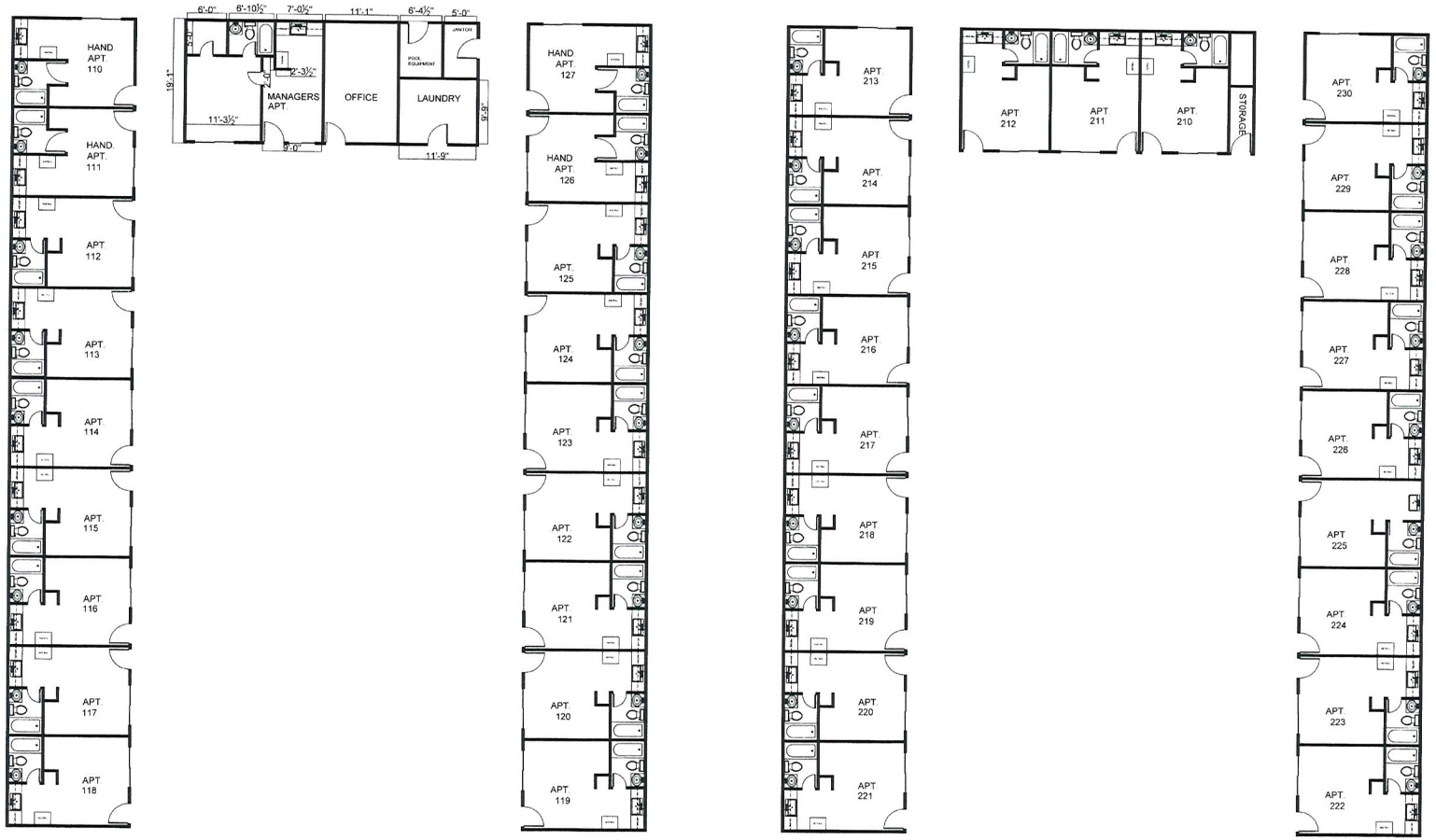
City of Las Vegas
Department of Planning

SUP-43708



A FIRST FLOOR
1/8" = 1'- 0"

B SECOND FLOOR
1/8" = 1'- 0"

CASHMAN FIELD INN
1101 N LAS VEGAS BLVD.
LAS VEGAS, NV 89101 (702) 278-4935

Rev No	Rev. Name	Description

FLOOR PLAN

A 1

2 of 2

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City of Las Vegas
Department of Planning

SUP-43708

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

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City of Las Vegas
Department of Planning

SUP-43708

3975 S. Durango Dr., Suite 108 • Las Vegas, Nevada 89147 • P 702.538.8200 • F 702.982.2074

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

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me – Robin Yoakum –

This 24th day of October, 2011

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

Revised 11-14-06

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

1052247.1

10987.126

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 Yoakum

Address 400 E. Stewart Ave. **Phone:** 229-1022 **Fax:** 464-2522

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

E-mail Address ~~ryokum~~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 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 jjl@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

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-43782
Meeting Date:	12/13/2011
Total Fee:	1030.00
Date Received:*	10/26/2011
Received By:	MREY

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

Revised 10/27/08

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

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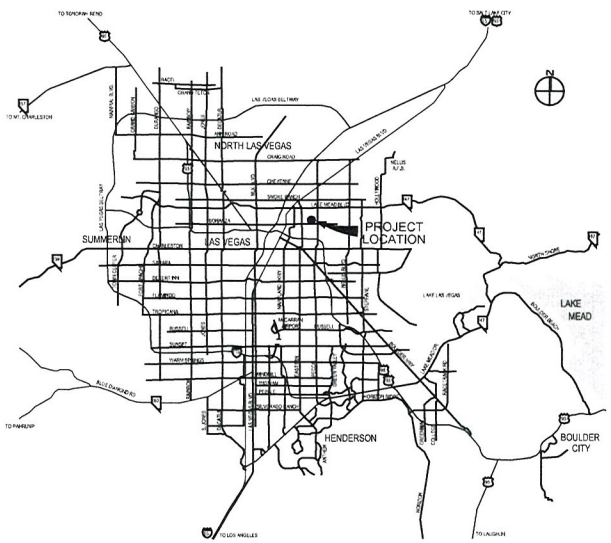
10987.126

VICINITY MAP



SITE AREA	365,532 SF 8.4 ACRES
TOTAL BUILDING AREA	85,580 SF
F.A.R.	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"

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

DRAWING APPROVED: _____
DATE: _____

ethos three

SITE PLAN - EXIST.

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

0 25 50 100 10-27-11 SHT A1.1

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SDR-43702



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	EXISTING TREE. PROTECT IN PLACE		

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	EXISTING SHRUBS PROTECT IN PLACE		

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	DECOMPOSED GRANITE, COLOR: GOLD. 2" MINIMUM DEPTH. SEE NOTE #1	26,326 S.F.	

PLANTING NOTES

1. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE - RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 2" BELOW TREE GRATE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. ALL MULTI TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
3. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL 'E', SHEET L3.05.
4. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES IDENTIFIED ON PLAN BY AN EXISTING TREE SYMBOL. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF LANDSCAPE WORK.
5. PRIOR TO BEGINNING WORK, CONTRACTOR TO INVENTORY EXISTING PLANTS AND MARK THOSE TO REMAIN FOR APPROVAL BY OWNER. CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN WILL NOT BE DAMAGED BY DEMOLITION OR CONSTRUCTION. IF EXISTING TREES AND/OR LANDSCAPE TO REMAIN IS DAMAGED DURING DEMOLITION OR CONSTRUCTION, TREES/SHRUBS/SOD TO BE REPLACED AT CONTRACTORS EXPENSE WITH PLANT(S) OF SAME GENUS, SPECIES, VARIETY, FORM AND SIZE.
6. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION. CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.

SITE NOTES: EXISTING

TOTAL LANDSCAPE AREA	26,326 S.F.
TOTAL OPEN SPACE AREA	97,665 S.F.
TOTAL AREA	145,877 S.F.

southwick
LANDSCAPE ARCHITECTS
702.597.3108
12 Cummings Center Drive
Henderson, NV 89014
www.southwickla.com

CLIENT:

CONSULTANT:

STAMP:

THE ANIMAL FOUNDATION

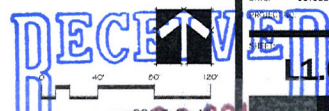
645 N. MOJAVE ROAD
LAS VEGAS, NEVADA

REVISIONS:

SHEET CONTENTS:

EXISTING CONDITIONS

DRAWN BY:	SLA
REVIEWED BY:	JDV
DATE:	OCTOBER, 2011
PROJECT #:	11-006
SHEET #:	L1.01



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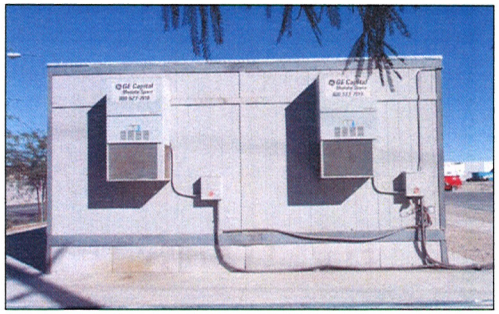
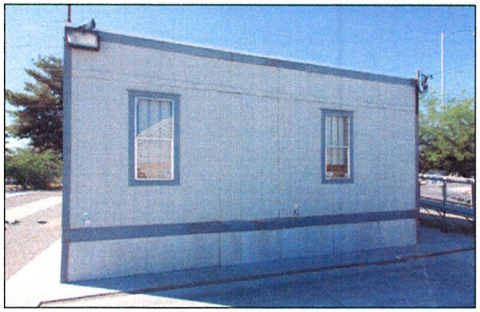
SDR-43702



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS - EXISTING PIMA

SCALE : NO SCALE

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

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

ELEVATIONS - PIMA

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

10-27-11

SHT A5.3

SDR-43702

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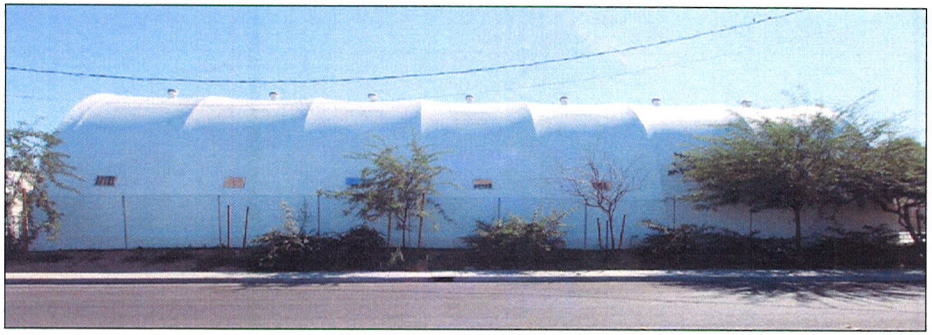
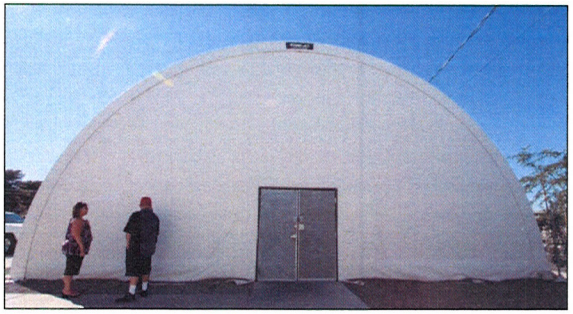
OCT 26 2011



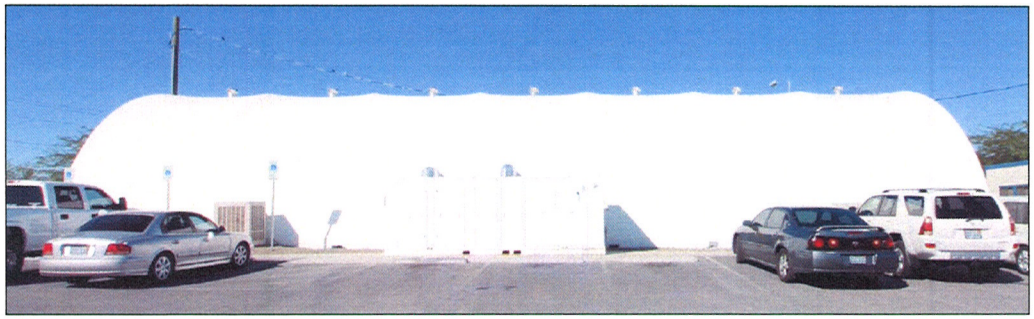
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS - EXISTING ADOPT. TENT

SCALE : NO SCALE

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

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

ELEVATIONS - ADOPT.

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

10.27.11

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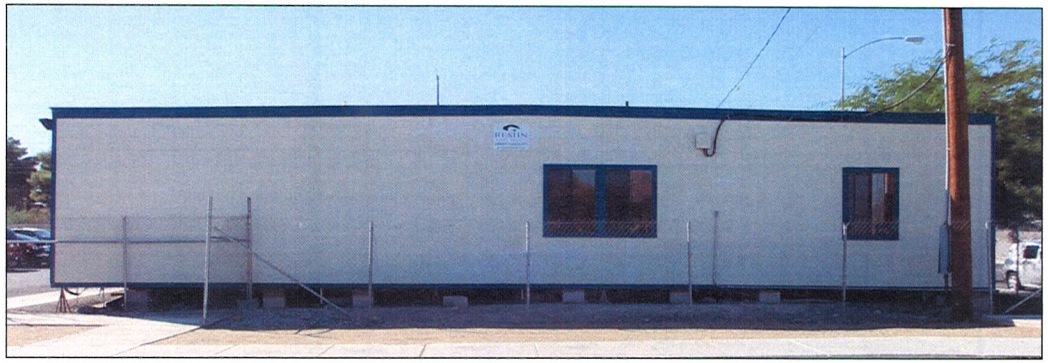
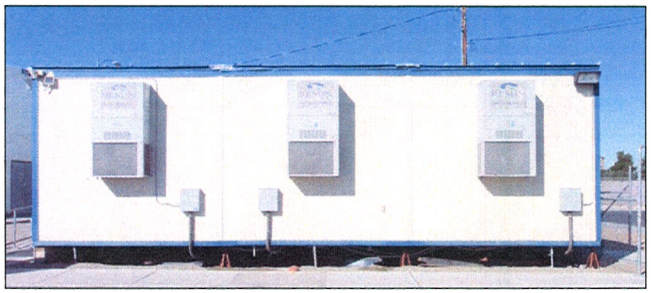
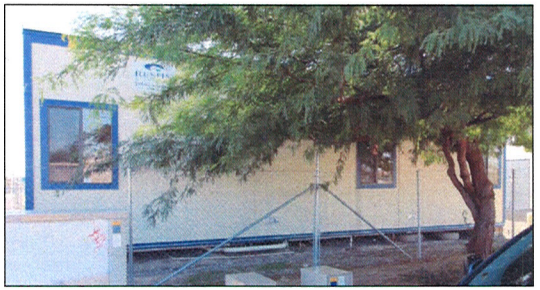
OCT 26 2011
SDR-43702



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

ELEVATIONS - EXISTING ADMIN. BLDG.

SCALE : NO SCALE

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

DRAWING APPROVED:
DATE:

ethos three

ELEVATIONS - ADMIN.

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

10-27-11

SHT A5.1

SDR-43702

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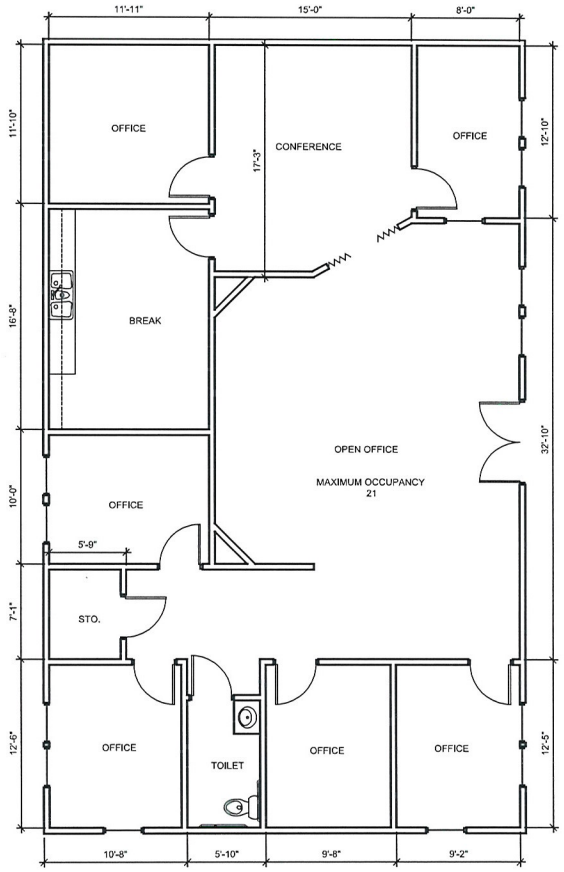
OCT 26 2011



FLOOR PLAN - EXISTING ADMIN. BLDG.

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

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

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

FLOOR PLAN - ADMIN

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SHT A2.1

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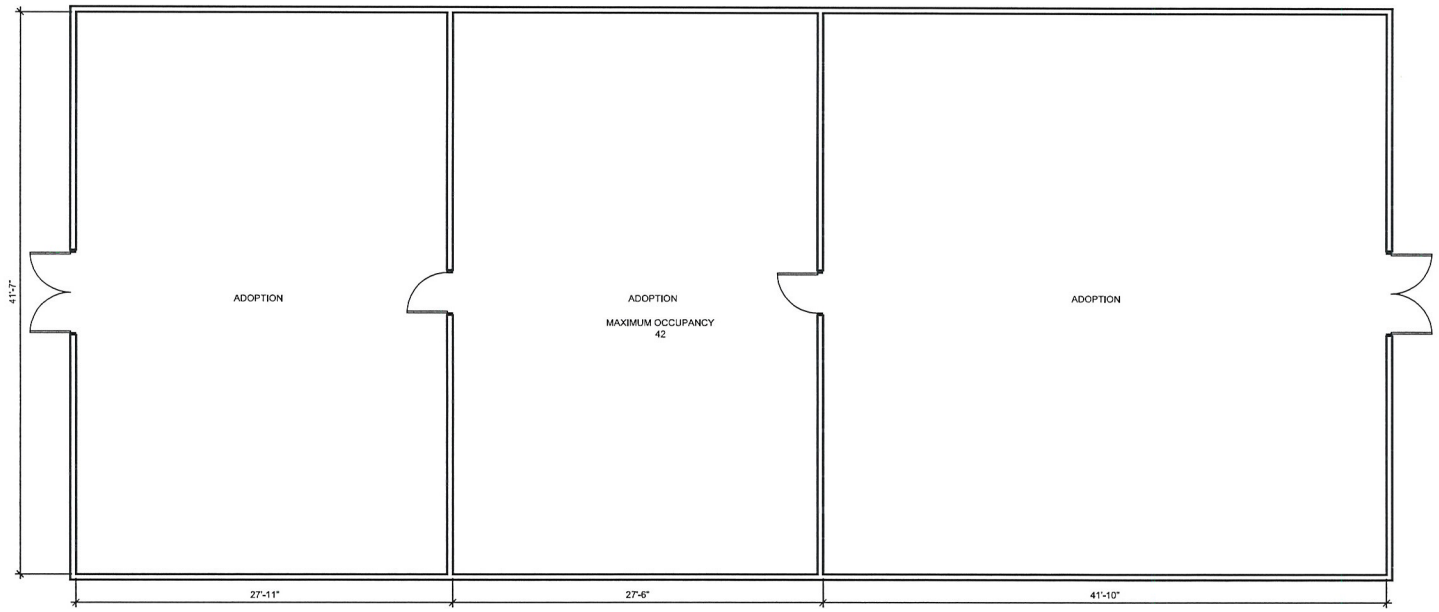
OCT 26 2011
SDR-43702



FLOOR PLAN - EXISTING ADOPT. BLDG.

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

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

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

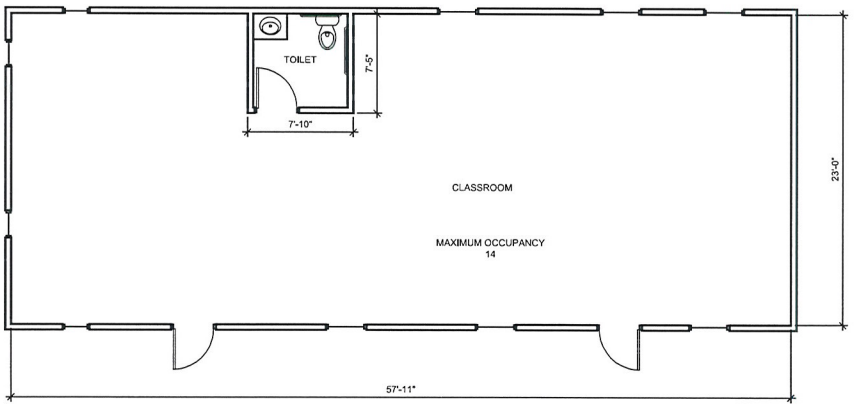
FLOOR PLAN - ADOPT

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

0 2 4 8 10-27-11

SHT A2.2

RECEIVED
OCT 26 2011
SDR-43702



FLOOR PLAN - EXISTING PIMA

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

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

DRAWING APPROVED:

DATE:

ethos ARCHITECTURE

FLOOR PLAN - PIMA

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

0 2 4 8

10-27-11

SHT A2.3

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SDR-43702

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

October 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.

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KAEMPFER CROWELL

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

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OCT 26 2011
SDR-43702

City of Las Vegas Agenda Item No.: **20.**

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43703** 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

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 24th day of October, 2011

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

Revised 11-14-06

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

1052247.1

10987.126

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~~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 jjl@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

CHRISTINA STRONG
Notary Public-State of Nevada
NO. 07-1185-1
Expires January 04, 2015

Revised 10/27/08

1052228.1

FOR DEPARTMENT USE ONLY

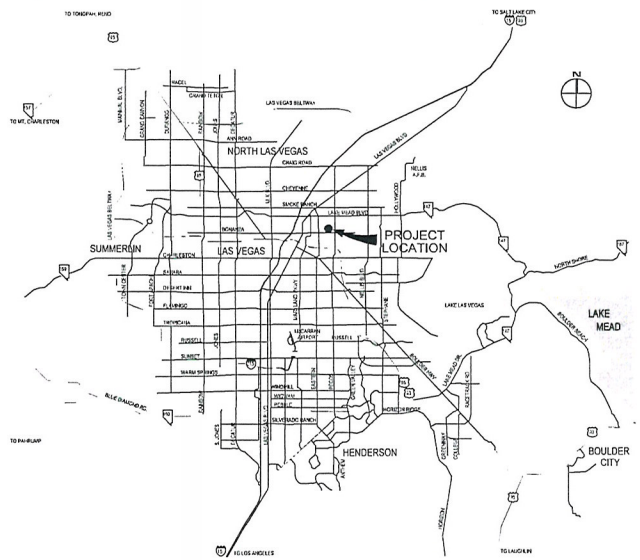
Case #	SDP-73703
Meeting Date:	12/13/2011
Total Fee:	1030.00
Date Received:*	10/26/2011
Received By:	MIREX

*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.

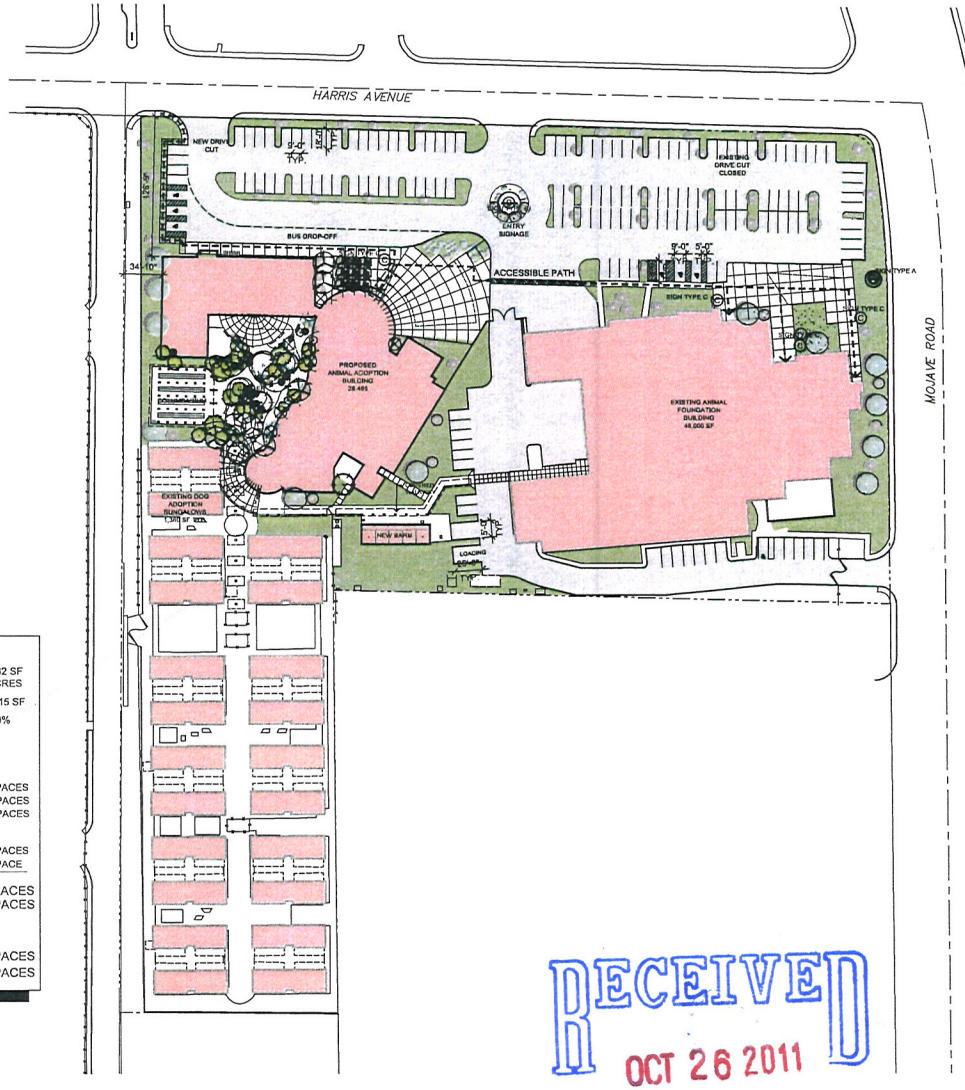
f:\depot\Application Packet\Application Form.pdf

10987.126

VICINITY MAP



SITE AREA	365,532 SF 8.4 ACRES
TOTAL BUILDING AREA	106,415 SF
F.A.R.	29.0%
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	
80 - STUDENTS (1 SPACE/2 STUDENTS)	40 SPACES
2 - STAFF (1 SPACE/STAFF)	2 SPACE
TOTAL REQUIRED	89 SPACES
TOTAL PROVIDED	157 SPACES
HANDICAP ACCESSIBLE PARKING	
REQUIRED	6 SPACES
PROVIDED	6 SPACES



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

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

SITE PLAN

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

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OCT 26 2011

SITE PLAN

SCALE : 1"=50'-0"

0 25 50 100

10-27-11

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SUP-43703
SDR-43704



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	CALIPER / MINIMUM SIZE
	[illegible] / PURPLE TREE		2" CAL. 24" BOX
	CHITALPA x TASHKENTENSIS / CHITALPA TREE		24" BOX
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / RAYWOOD ASH		24" BOX
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA		24" BOX
	PISTACIA CHINENSIS / CHINESE PISTACHE		24" BOX
	PYRUS CALLERYANA 'WHITEHOUSE' / WHITEHOUSE PEAR		24" BOX
	RHUS LANCEA / AFRICAN SUMAC		24" BOX
	ROBINIA x AMBIGUA 'PURPLE ROBE' / PURPLE ROBE LOCUST		24" BOX
	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL		24" BOX

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OCT 26 2011

SCALE: 1" = 30'

SUP-43703
SDR-43704

southwick
LANDSCAPE ARCHITECTS
702 597 3106
10 Constellation Centre Drive
Henderson NV 89014
www.southwickla.com

CLIENT:

CONSULTANT:

SEAL/SIG:

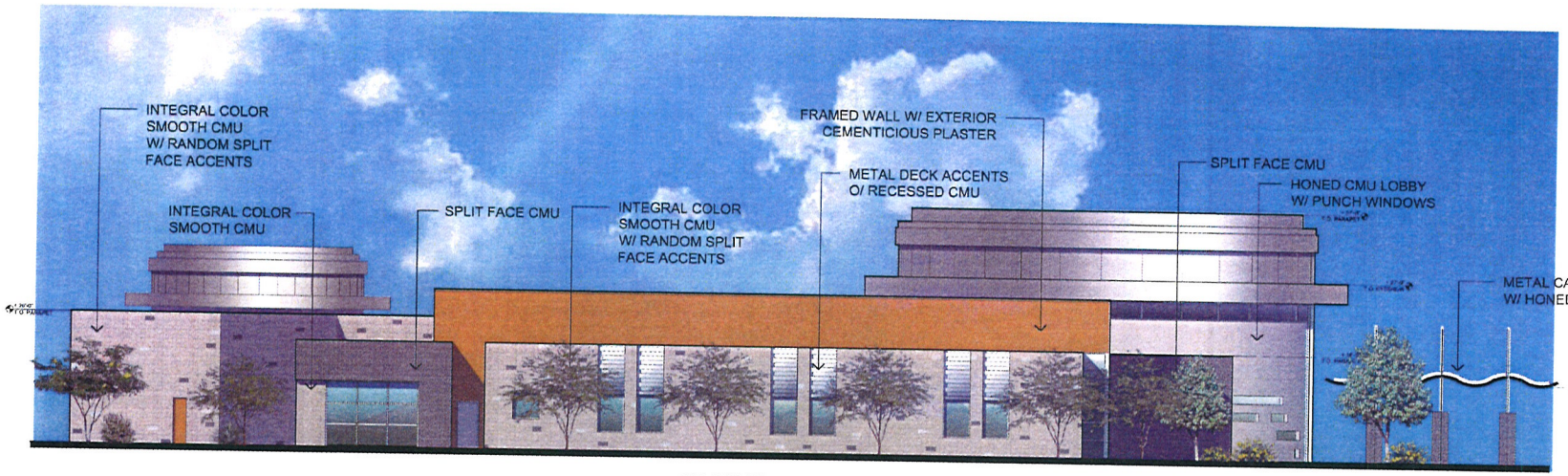
THE ANIMAL FOUNDATION
645 N. MOJAVE ROAD
LAS VEGAS, NEVADA

REVISIONS:

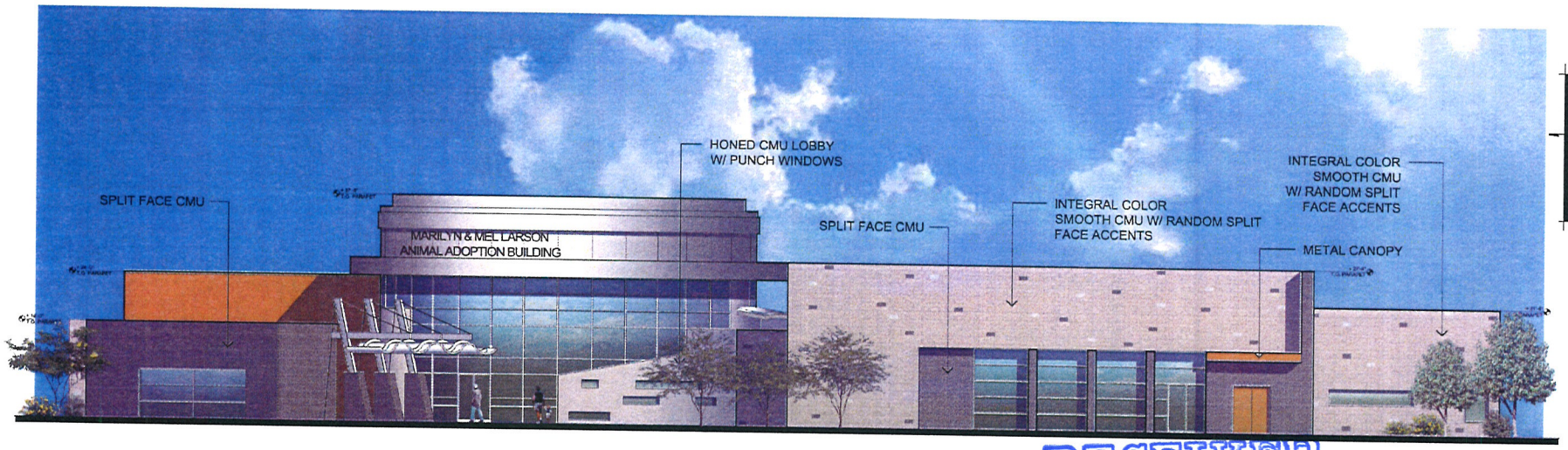
SHEET CONTENTS:

DRAWN BY: SLA
REVIEWED BY: JDV
DATE: JULY 15, 2011
PROJECT NO: 11-006

SHEET:
L1.01



EAST ELEVATION



NORTH ELEVATION

ELEVATIONS 1

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

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

DRAWING APPROVED:
DATE:

ethos

ELEVATIONS 1

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

0 4 8 16

06-15-11

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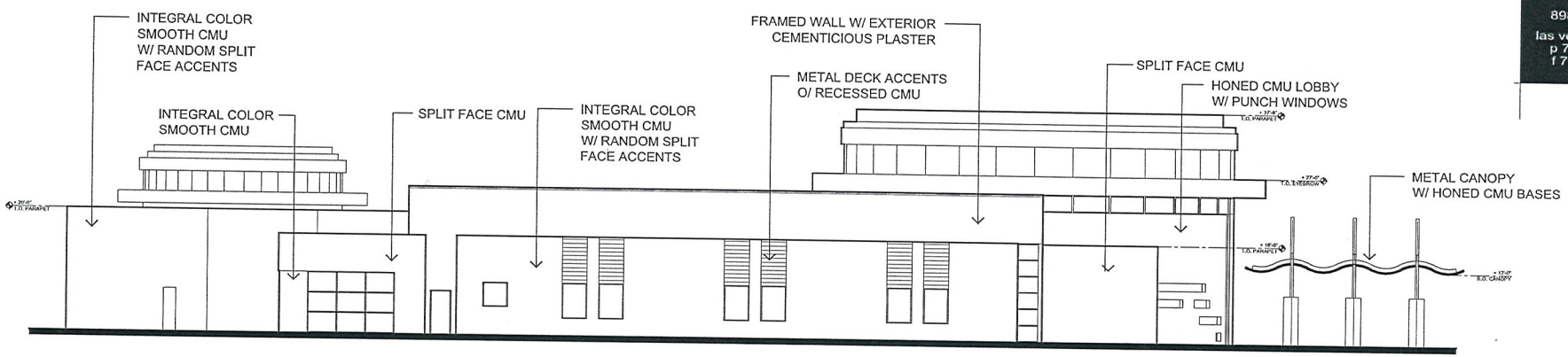
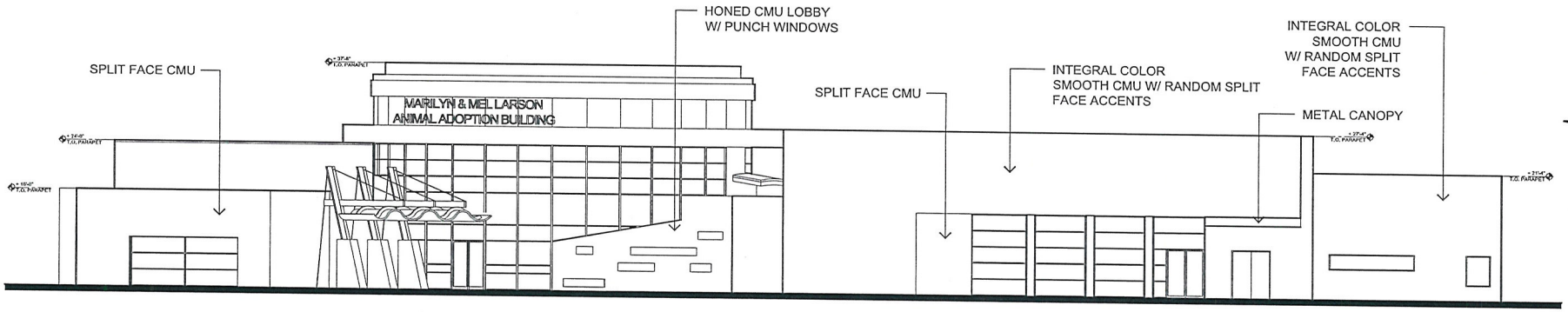
OCT 26 2011

SUP-43703
SDR-43704

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



EAST ELEVATION



NORTH ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

ELEVATIONS 1

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

ELEVATIONS 1

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

RECEIVED
OCT 20 2011

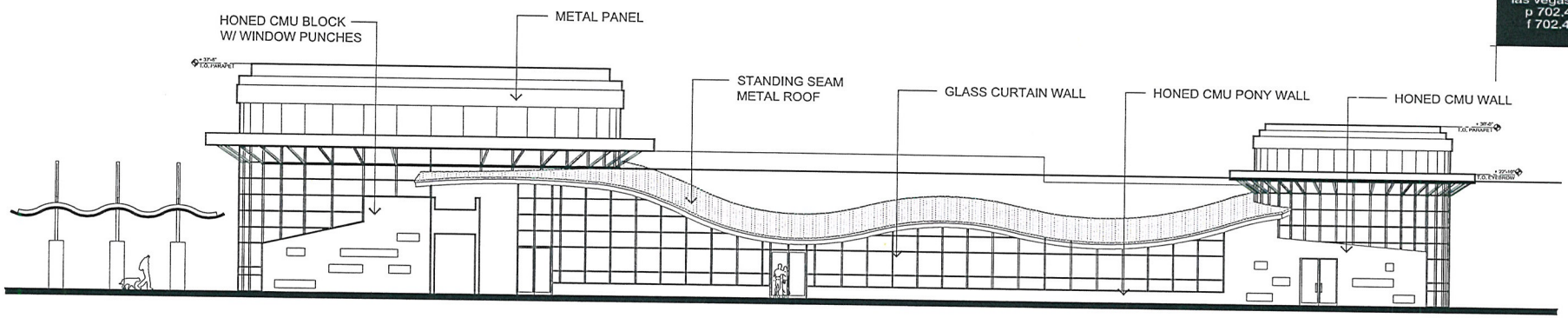
0 4 8 16

10-25-11

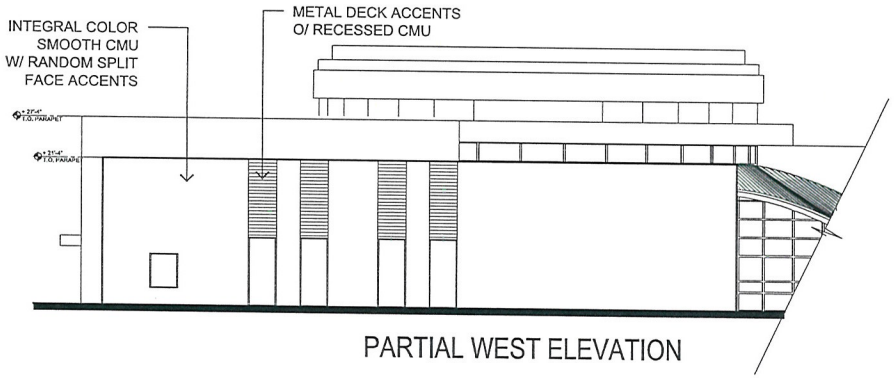
SHT A5.1

SUP-43703
SDR-43704

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



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

ELEVATIONS 2

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

RECEIVED
OCT 26 2011

ELEVATIONS 2

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

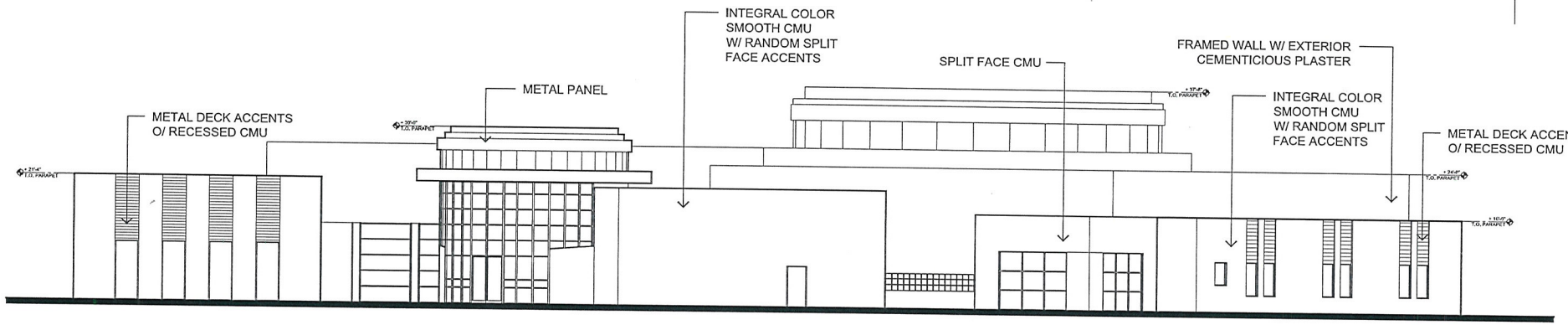
0 4 8 16

10-25-11

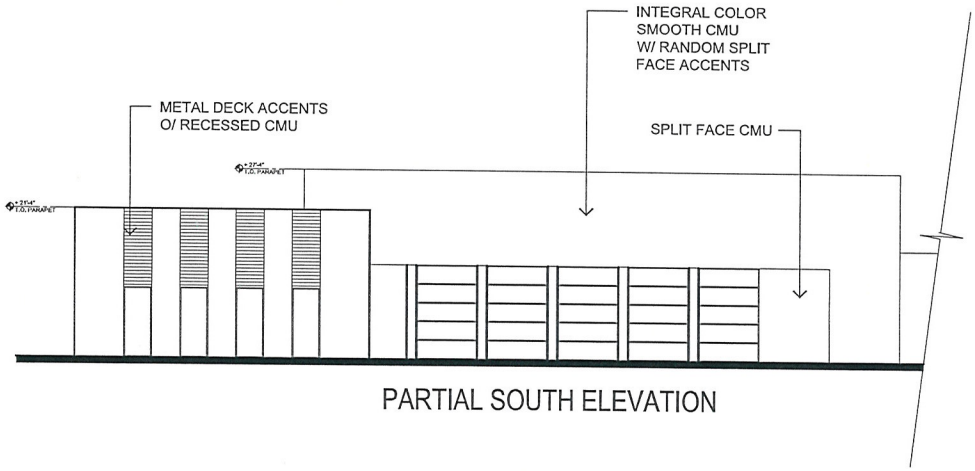
SHT A5.2

SUP-43703
SDR-43704

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



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

ELEVATIONS 3

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

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ELEVATIONS 3

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

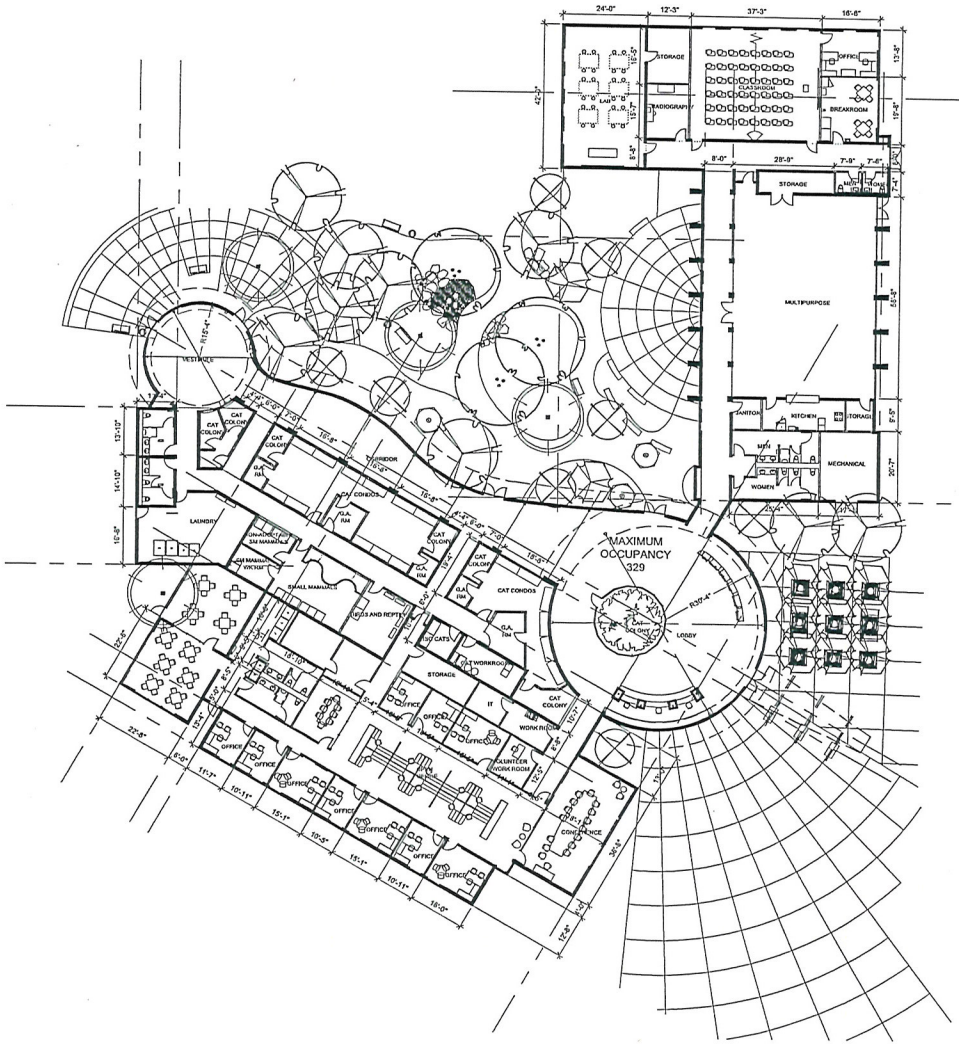
0 4 8 16

10-25-11

SHT A5.3

SUP-43703
SDR-43704

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



ADOPTION BUILDING FLOOR PLAN

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

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

0 8 16 32

10-25-11

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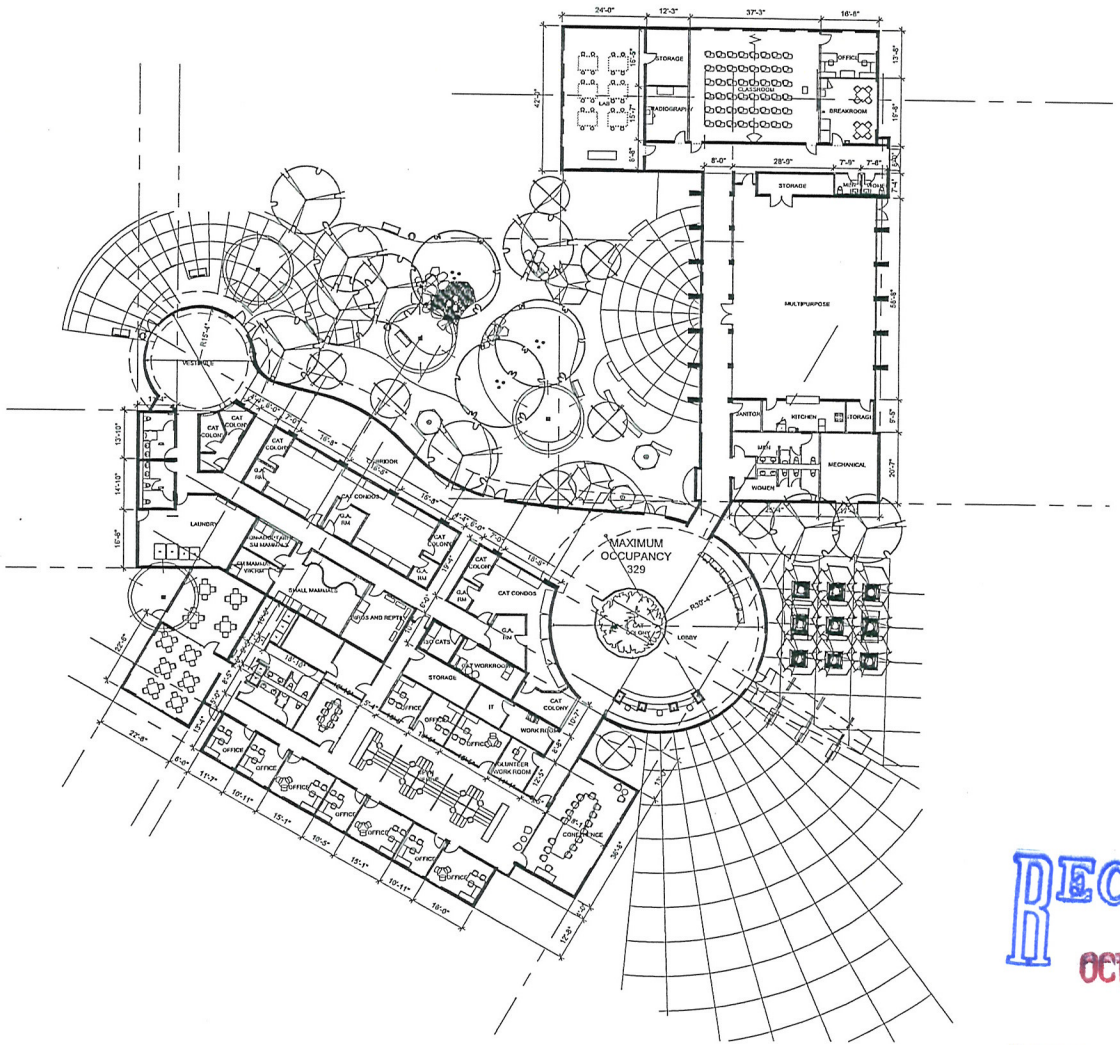
SUP-43703
SDR-43704

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



DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

RECEIVED
OCT 26 2011

ADOPTION BUILDING FLOOR PLAN

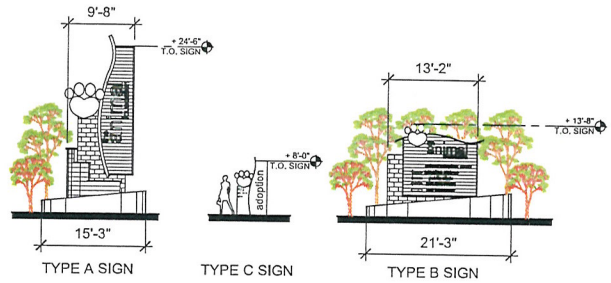
SCALE : 1/16"=1'-0"

0 8 16 32

10-25-11

SHT A2.1

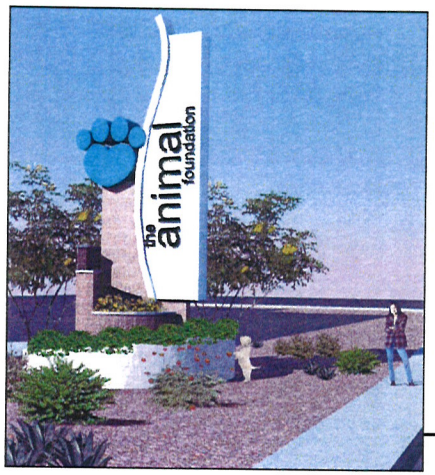
SUP-43703
SDR-43704



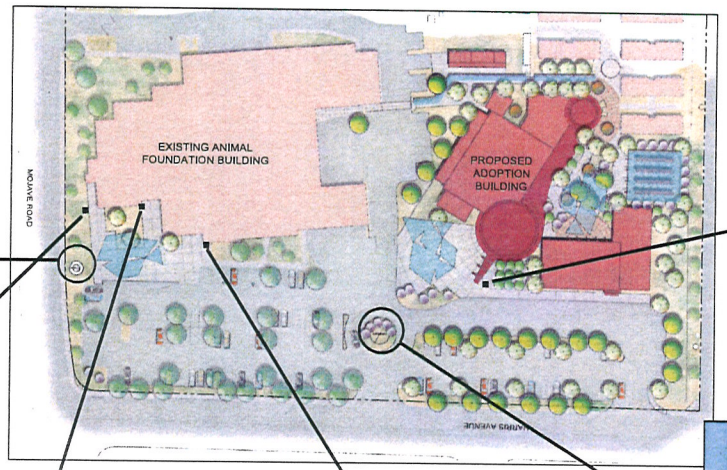
TYPE A SIGN

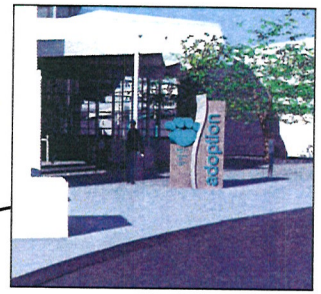
TYPE C SIGN

TYPE B SIGN



SIGN AT MOJAVE ROAD (A)





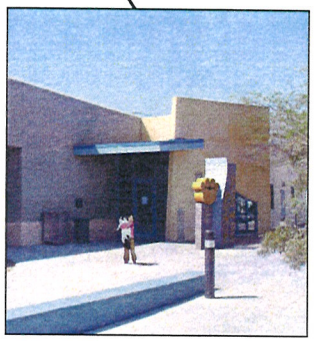
SIGN AT ADOPTION LOBBY (C)



SIGN AT CLINIC LOBBY (C)



SIGN AT ADOPTION PICK-UP LOBBY (C)



SIGN ATRECIEVING/ LOST & FOUND LOBBY (C)



MAIN ENTRY DIRECTORY (B)

WAY FINDING

SCALE : 1"=60'-0"

0 30 60 120 10-27-11

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

DRAWING APPROVED:

DATE:

ethos three ARCHITECTURE

WAY FINDING

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SHT A1.3

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OCT 26 2011

SUP-43703

SDR-43704

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

October 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 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-remodel 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.

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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

KAEMPFER
CROWELL

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

SUP-43703
SDR-43704

City of Las Vegas Agenda Item No.: **21.**

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43704** 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

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 24th day of October, 2011

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public - State of Nevada
APPT. NO 07-[illegible]85-1
My App Expires January 04 2015

Revised 11-14-06

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

1052247.1

10987.126

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 Yoakum

Address 400 E. Stewart Ave. **Phone:** 229-1022 **Fax:** 464-2522

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

E-mail Address ryoakum~~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 jjl@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

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

Revised 10/27/08

1052234.1

FOR DEPARTMENT USE ONLY

Case #	SDR-43704.
Meeting Date:	12/13/2011
Total Fee:	1030 no fee
Date Received:*	10/26/2011
Received By:	MNEY

*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

City of Las Vegas Agenda Item No.: **22.**

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number. **SUP-43705** APN: 130-34-211-001 and 139-33-610-026

Name of Property Owner: The City of Las Vegas

Name of Applicant: The Smith Center

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

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N Fretwell

Subscribed and sworn before me

This 25 day of October, 2011

Kim A. Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43705** APN: 139-34-211-001 and 139-33-610-026

Name of Property Owner: City Parkway V, Inc.

Name of Applicant: The Smith Center

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 6 day of October, 2011

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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 jjl@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.

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-63705
Meeting Date:	12/13/2011
Total Fee:	1280.00
Date Received:*	10/26/2011
Received By:	MRE

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

Revised 10/27/08

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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 jjl@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 25 day of October, 20 11.

Kim Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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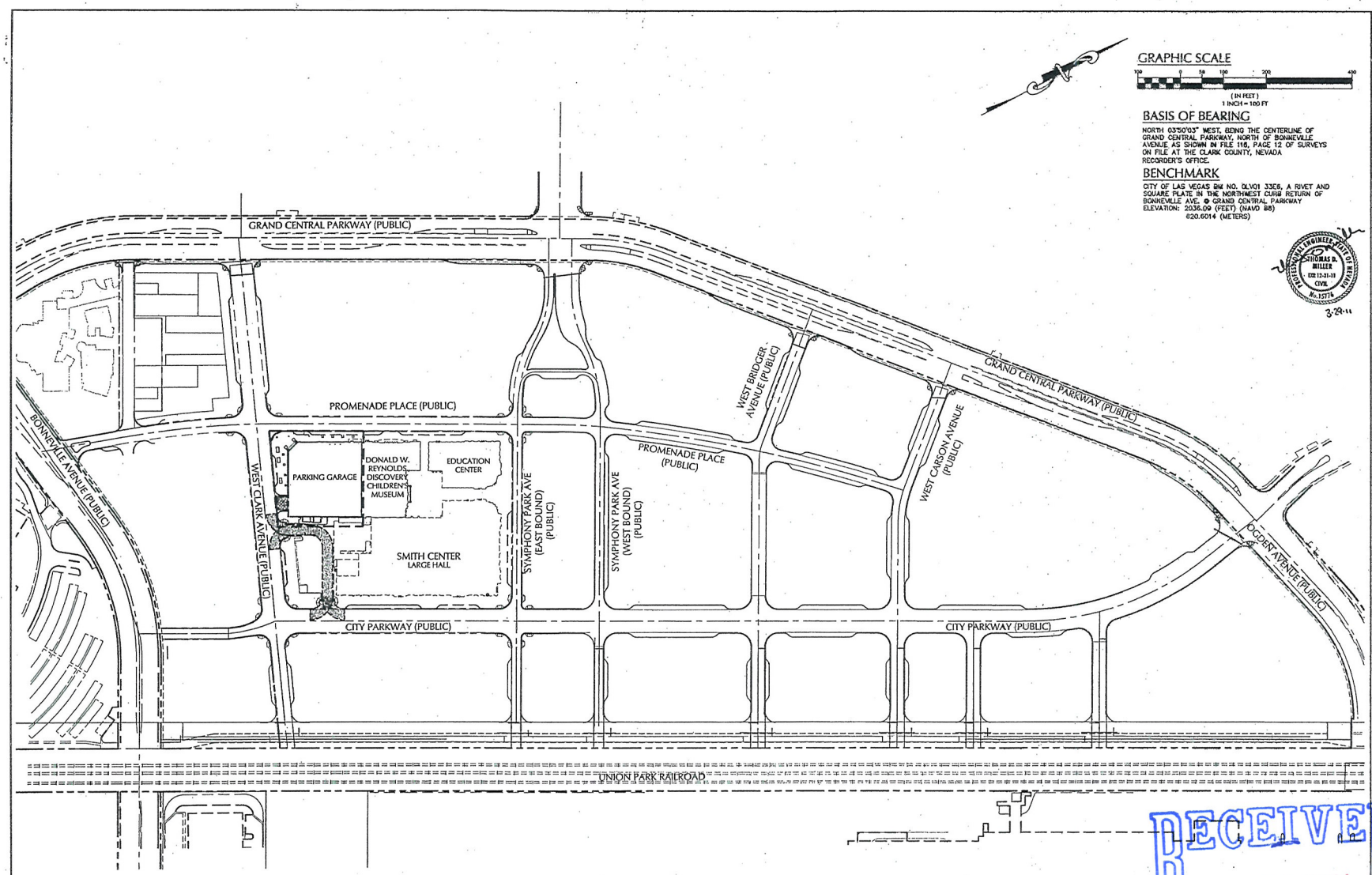


GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT

BASIS OF BEARING

NORTH 03°50'03" WEST, BEING THE CENTERLINE OF GRAND CENTRAL PARKWAY, NORTH OF BONNEVILLE AVENUE AS SHOWN IN FILE 116, PAGE 12 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BM NO. BLV01 3326, A RIVET AND SQUARE PLATE IN THE NORTHWEST CURB RETURN OF BONNEVILLE AVE. & GRAND CENTRAL PARKWAY
ELEVATION: 2636.09 (FEET) (NAVD 88)
620.6014 (METERS)

NO. | DESCRIPTION OF REVISIONS | DATE | INITIALS

PROFESSIONAL ENGINEER STATE OF NEVADA THOMAS D. MILLER EXP. 12-31-11 CIVIL NO. 15776 — 3-22-11

DATE 03/15/11
JOB NUMBER 2184
DESIGN BY R.GOEBEL
DRAWN BY R.GOEBEL
CHECKED BY T. MILLER, P.E.

ONSITE PARKING GARAGE

AT THE SMITH CENTER FOR THE PERFORMING ARTS
APN: 139-33-610-026
OVERALL SITE PLAN
(FOR REFERENCE ONLY)

MARTIN & MARTIN
Civil Engineers
2356 RED ROCK STREET, #103
Las Vegas, Nevada 89146
Phone (702) 248-8080
Fax (702) 248-8076

RECEIVED
OCT 26 2011

AVOID CUTTING UNDERGROUND UTILITY LINES IT'S COSTLY. CALL BEFORE YOU DIG, GRADE OR EXCAVATE. CALL 1-702-432-5300 (NOT INCLUDING LAS VEGAS VALLEY)

AVOID CUTTING OVERHEAD POWER LINES IT'S COSTLY. CALL BEFORE YOU DO OVERHEAD WORK. CALL 1-702-227-3928

AVOID CUTTING UNDERGROUND UTILITY LINES IT'S COSTLY. CALL 811 OR 1-800-227-2600

MARTIN & MARTIN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

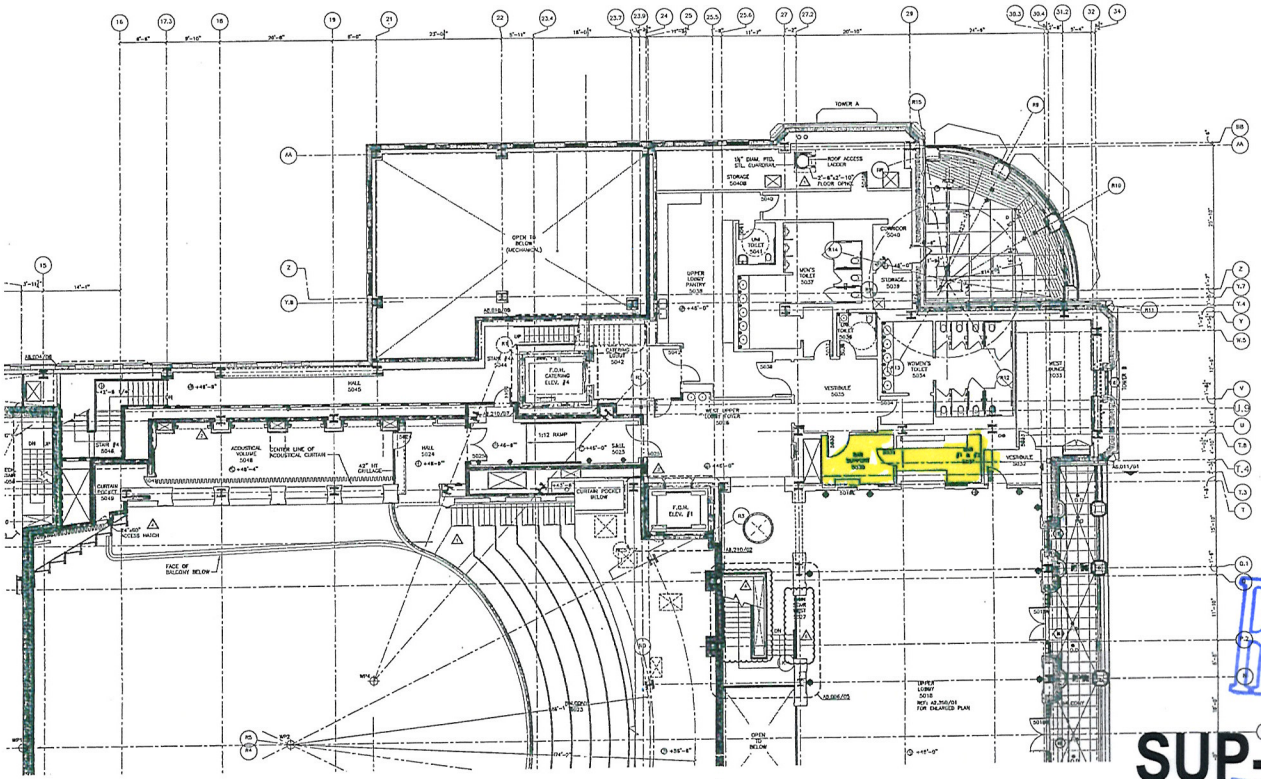
SUP-43705

SHEET NUMBER C1.03
SHEET 3 OF 7

H# 40887

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE GYP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING, SANITARY, VENTING, ETC. IS ROUGHED IN AND CAPPED OFF AT THE FLOOR. ALL WORK IN THE SHELLED SPACE WILL BE CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR ENVELOPES.



01 LEVEL 5 UPPER LOBBY FLOOR PLAN - 2
1/8" = 1'-0"

NORTH

©2010 HKS, INC.

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76182

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89109

DEVELOPER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATE
TAMPA, FL 33602

DEVELOPER'S THEATRE PLANNING CONSULTANTS
PIANKA DACHE ASSOCIATES
NEW YORK, NY 10011

ACOUSTICAL
ARUP
ARUP/BBI, L.L.C.
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20008

MEP CONSULTANT
MBA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEERS
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75261

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89144

LANDSCAPE ARCHITECT
LPDESIGNPLUS INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
RMI CONSULTANTS, INC.
LAS VEGAS, NV 89119

LIGHTING CONSULTANT
SBLD STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10018

SECURITY CONSULTANT
TMA CONSULTING
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FSA DESIGN
LOS ANGELES, CA 90045

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTAI
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER FOR THE PERFORMING ARTS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

ROBERT WILLIAM MORRISON TESTIFYING No. 5030 ARCHITECT STATE OF NEVADA

05/15/2008

KEY PLAN



REVISION

- 1 LIB ADDENDUM #5 07.07.2008
- 2 LIB ADDENDUM #6 07.28.2008
- 3 LIB ADDENDUM #7 08.04.2008
- 4 LIB ADDENDUM #8 08.18.2008
- 5 LIB ADDENDUM #9 08.27.2008

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

SCALE
LARGE HALL CD PACKAGE

SHEET NAME
LEVEL 5 UPPER LOBBY FLOOR PLAN - 2

SHEET NO.
A2.152

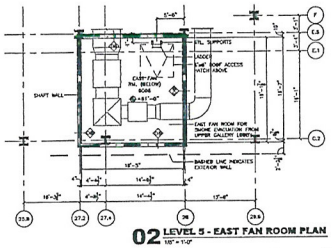
RECEIVED
OCT 20 2011

SUP-43705

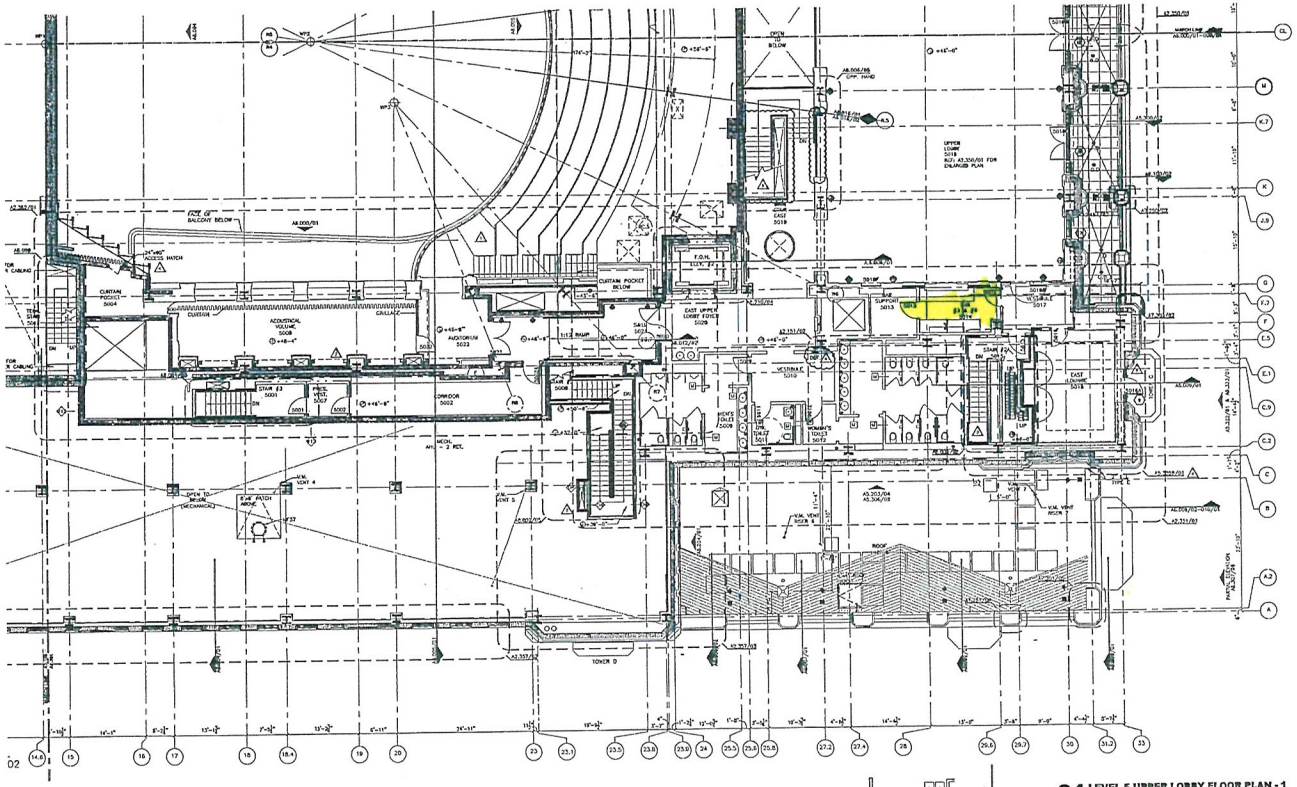
PLOT DATE: FILE NAME: FILE DATE: XREFS:

GENERAL PLAN NOTES

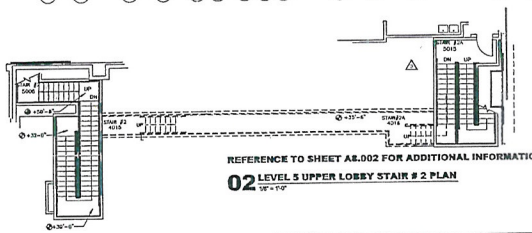
1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE GYP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING SANITARY, VENTING, HOT & COLD WATER SUPPLY ARE TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR DIMENSIONS.



02 LEVEL 5 - EAST FAN ROOM PLAN
1/8" = 1'-0"



01 LEVEL 5 UPPER LOBBY FLOOR PLAN - 1
1/8" = 1'-0"



REFERENCE TO SHEET A8.002 FOR ADDITIONAL INFORMATION

02 LEVEL 5 UPPER LOBBY STAIR # 2 PLAN
1/8" = 1'-0"

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

DEVELOPER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

DEVELOPER'S TRAFFIC ENGINEER AND PLANNING
PEGAR DACHS ASSOCIATES
NEW YORK, NY 10011

DEVELOPER'S ACOUSTICAL CONSULTANT
AKUSTINE, L.L.C.
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20036

MEP CONSULTANT
MEA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIPESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92658

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

LIGHTING CONSULTANT
BRUD STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10019

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FSA DESIGN
LOS ANGELES, CA 90046

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CON-TECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

MICHAEL WILLIAM MORRISON
REGISTERED
No. 5050
ARCHITECT
STATE OF NEVADA
08/15/2018

KEY PLAN



REVISION

1. LH ADDENDUM #3 05.22.2008
2. LH ADDENDUM #4 05.30.2008
3. LH ADDENDUM #7 10.09.2008
4. LH ADDENDUM #8 12.08.2008
5. LH ADDENDUM #9 01.15.2009

HKS PROJECT NUMBER
10251.012

DATE
11.21.2008

ISSUE
LARGE HALL
CD PACKAGE

SHEET TITLE
LEVEL 5
UPPER LOBBY
FLOOR PLAN - 1

SHEET NO.
A2.151

TRUE NORTH
NORTH

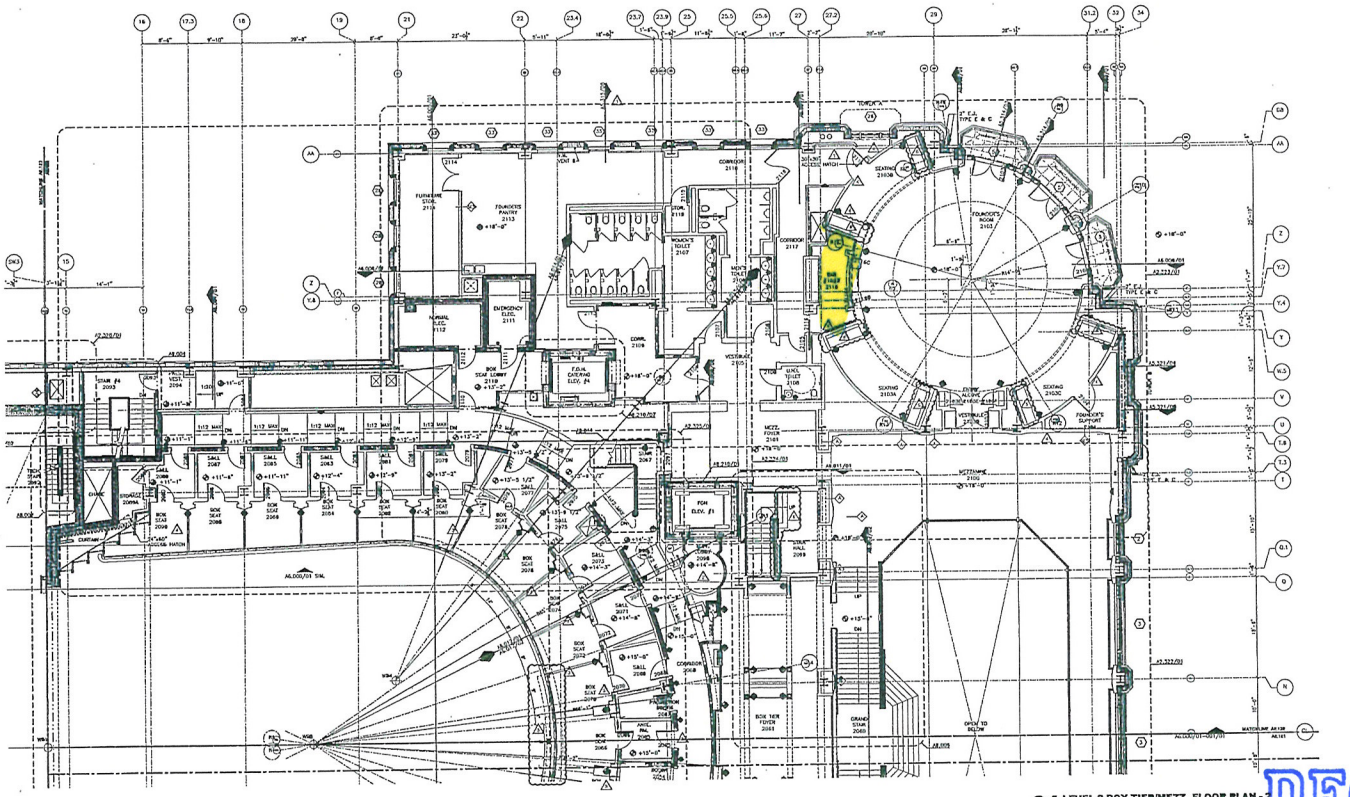
RECEIVED
OCT 26 2018

SUP-43705

©2018 HKS, INC.

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES.
2. INSULATED SPACES SHALL HAVE CONC FLOORS, NC CEILING AT THE EXTERIOR WALLS THE CHP BOARD IN TO EXTEND FULL HEIGHT TO THE UNDERSIDE OF THE ROOF DECK. THE CHP BOARD SHALL ALSO BE EXTENDED OVER THE SLAB EDGE INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING ADJACENT TO WE PVC INFILL MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR DIMENSIONS.



01 LEVEL 2 BOX TIER/MEZZ. FLOOR PLAN - 2
1/8" = 1'-0"

RECEIVED
OCT 26 2011

SUP-43705

NORTH

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89118

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HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20008

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LAS VEGAS, NV 89118

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75081

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TWO TWELVE ASSOCIATES
NEW YORK, NY 10018

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H&A CONSULTING
LAS VEGAS, NV 89119

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LOS ANGELES, CA 90048

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THE SMITH CENTER
FOR THE PERFORMING ARTS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

WILLIAM LOMBARDI
No. 3580
STATE OF NEVADA
ARCHITECT
02/15/2018

KEY PLAN

REVISION
- LH ADDENDUM #5
- LH ADDENDUM #6
- LH ADDENDUM #7
- LH ADDENDUM #8
- LH ADDENDUM #9

HKS PROJECT NUMBER
20261.012

DATE
11.21.2008

ISSUE
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SHEET TITLE
LEVEL 2
BOX TIER/MEZZANINE
FLOOR PLAN - 2

SHEET NO.
A2.122

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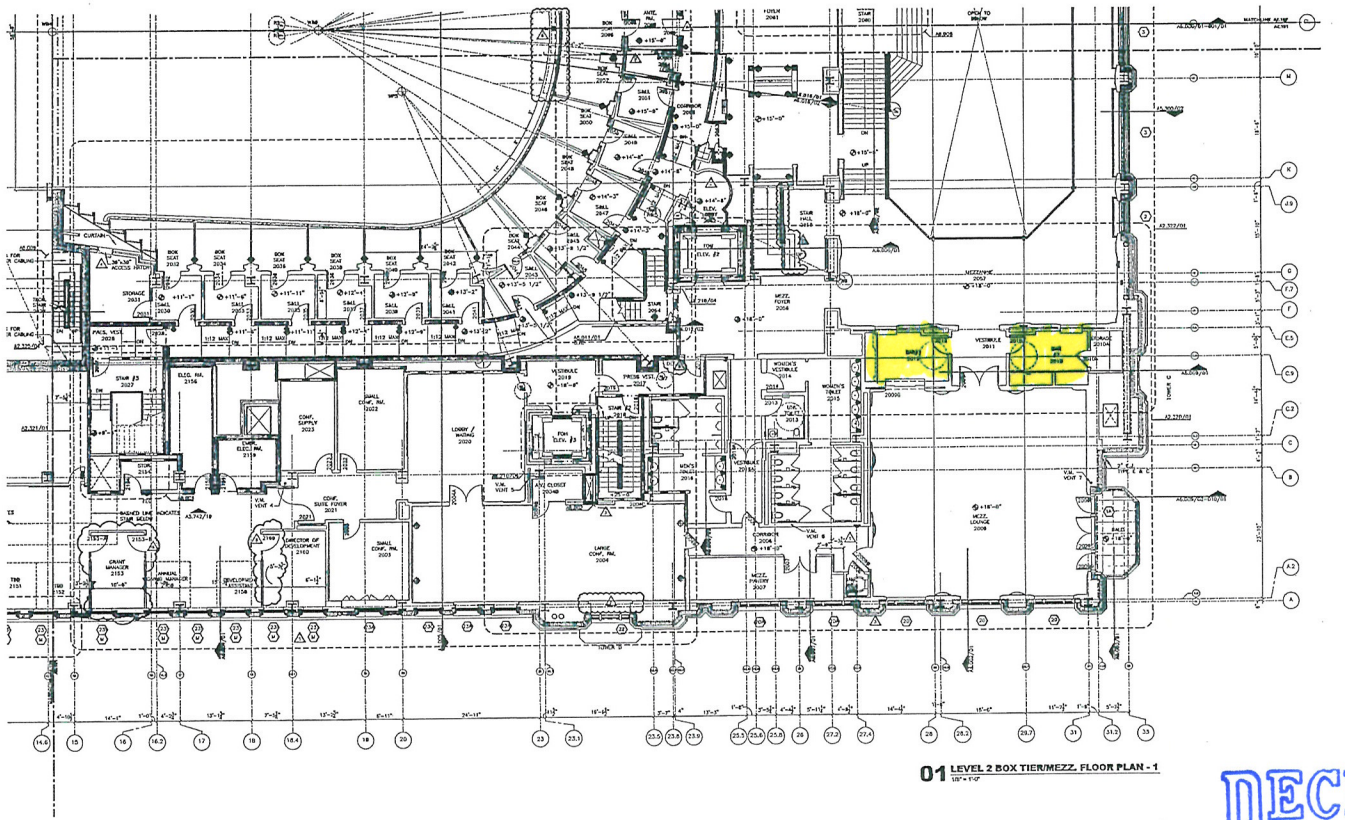
PLOT DATE: FILE NAME: FILE DATE: DRWG:

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE GYP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING SANITARY, VENTING, HOT & COLD WATER SUPPLY ARE TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE. ALL WALLS SHALL BE GYP BOARD AND METAL STUDS, ALL WALLS/CEILINGS REQUIRED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR DIMENSIONS.



01 LEVEL 2 BOX TIER/MEZZ. FLOOR PLAN - 1
1/8" = 1'-0"

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THE PROJECT GROUP
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THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

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TAMPA, FL 33607

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FISHTA DACHE ASSOCIATES
NEW YORK, NY 10011

DEVELOPER'S ACOUSTICAL CONSULTANT
AMUSTKA, L.L.C.
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20036

MEP CONSULTANT
M&A ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75261

CIVIL ENGINEER
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LAS VEGAS, NV 89146

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LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
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TERRACON
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FEA DESIGN
LOS ANGELES, CA 90046

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PORTLAND, OR 97204

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CON-TECH CONSULTANTS
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THE SMITH CENTER FOR THE PERFORMING ARTS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

ROBERT WILLIAM MORRISON — No. 5000 — STATE OF NEVADA — ARCHITECT

05/15/2008

KEY PLAN

REVISION
- LV ADDENDUM #6 11.27.2006
- LV ADDENDUM #4 01.26.2007
- LV ADDENDUM #7 04.06.2007
- LV ADDENDUM #8 12.06.2007
- LV ADDENDUM #9 05.15.2008

HKS PROJECT NUMBER
10251.012

DATE
11.21.2008

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SHEET TITLE
LEVEL 2
BOX TIER/MEZZANINE
FLOOR PLAN - 1

SHEET NO.
A2.121

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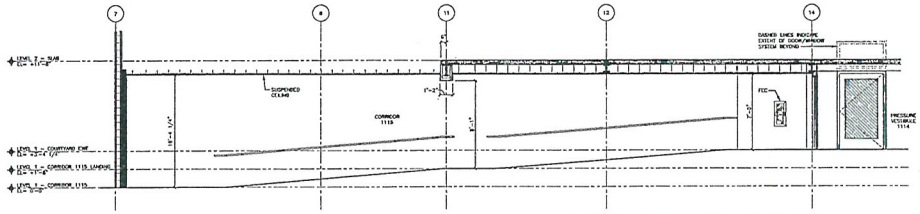
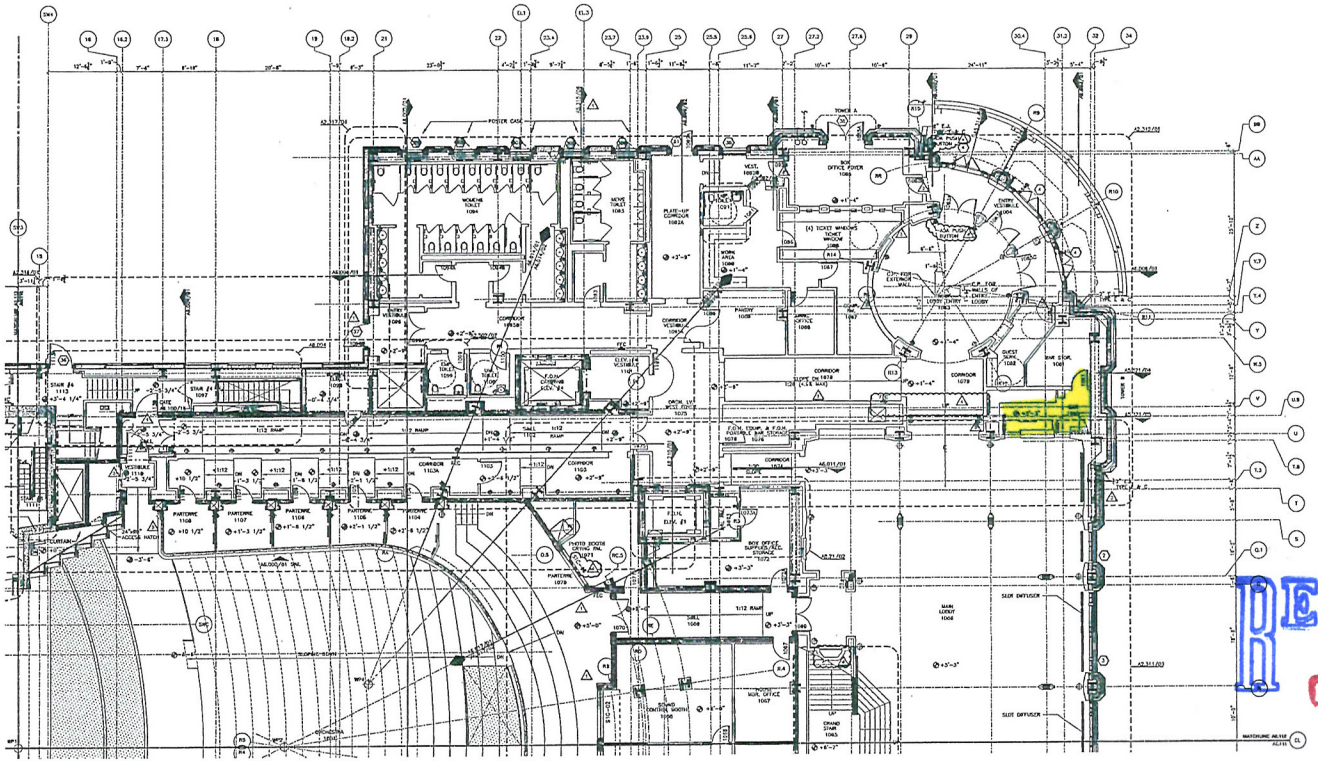
PLOT DATE: FILE NAME: FILE PATH: XREFS:

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE CODE FLOORS, NO CEILING AT 1ST LEVEL (WHERE THE CITY BOARD IS), TO EXTEND FULL HEIGHT, PLUMBING SUMP/VENT, HEATING, HOT & COLD WATER SUPPLY ARE TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR DIMENSIONS.



△ 02 LEVEL 1 - BOH CORRIDOR 1115 - SECTION
1/8" = 1'-0"



01 LEVEL 1 ORCHESTRA FLOOR PLAN - 2
1/8" = 1'-0"

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THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

DEVELOPER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

DEVELOPER'S THEATRE DESIGNER AND PLANNING
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

DEVELOPER'S ACOUSTICAL CONSULTANT
AQUATECH, L.L.C.
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89118

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEER
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
RAF
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 94119

LIGHTING CONSULTANT
3RD.D STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10019

SECURITY CONSULTANT
IMA CONSULTING
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FGA DESIGN
LOS ANGELES, CA 90044

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTAI
CON-TECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER FOR THE PERFORMING ARTS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

ANDREW WILLIAM MORRISON No. 12857 REGISTERED ARCHITECT STATE OF NEVADA

10/19/2011

KEY PLAN

REVISION
△ 01.22.2008
△ 06.16.2008
△ 07.09.2008
△ 08.15.2008

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

ISSUE
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SHEET TITLE
LEVEL 1
ORCHESTRA
FLOOR PLAN - 2

SHEET NO.
A2.112

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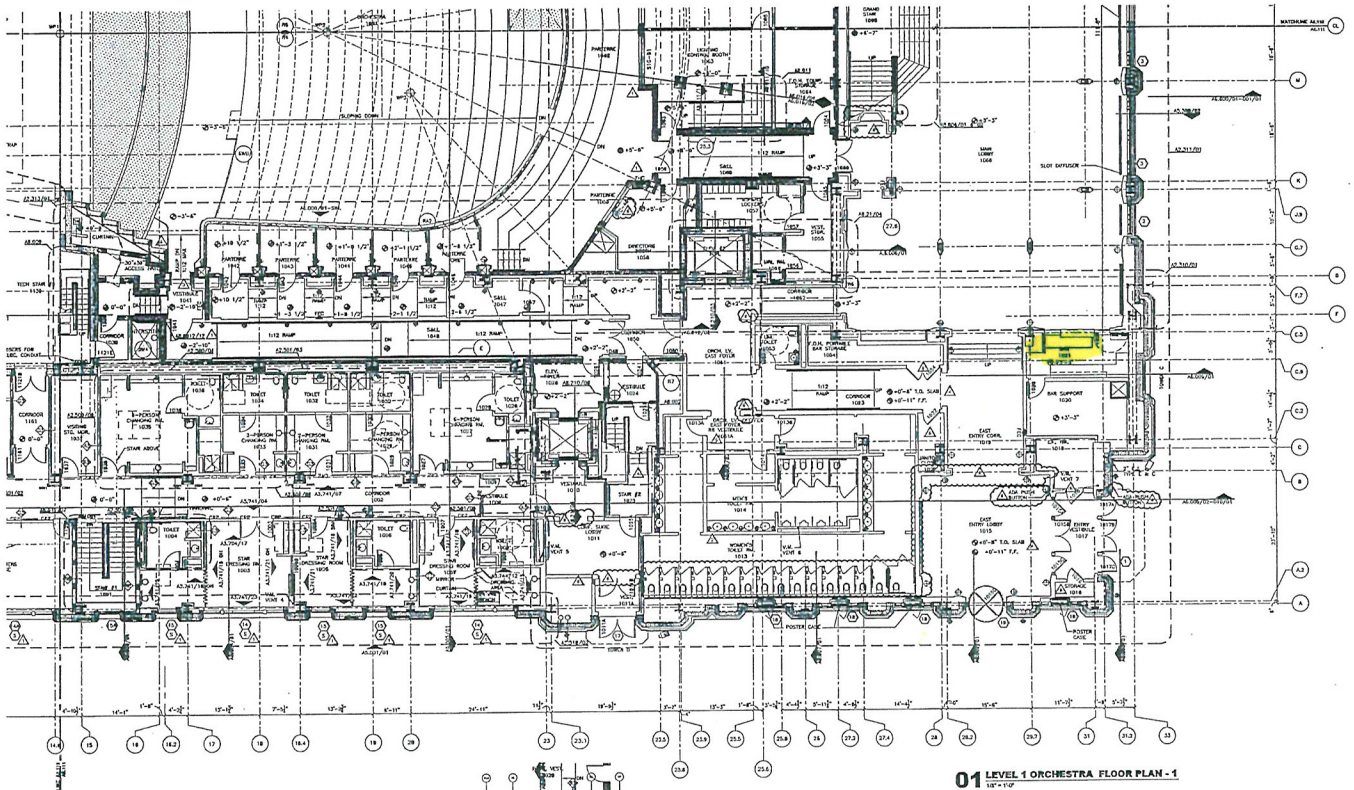
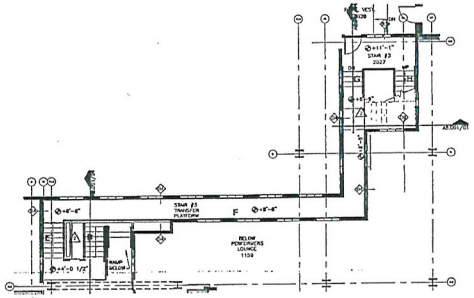
PLOT DATE: FILENAME: FILE DATE: SHEETS

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. DEFLECTED SPACES SHALL HAVE CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE CYP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING SANITARY, VENTING, HOT & COLD WATER SUPPLY AND TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FINE WATER, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR DIMENSIONS.



01 LEVEL 1 ORCHESTRA FLOOR PLAN - 1
1/8" = 1'-0"



02 LEVEL 1 STAIR # 3
1/8" = 1'-0"

REFER TO SHEET A8.001 FOR ADDITIONAL INFORMANTION

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FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

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ARUP/TOLL L.L.C.
SOUTH NORWALK, CT 06854

DESCRIPTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEER
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LIPESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92589

LIFE SAFETY CONSULTANT
ARUP
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GEOTECHNICAL CONSULTANT
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GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10019

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FSA DESIGN
LOS ANGELES, CA 90045

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GREEN BUILDING SERVICES
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DUBLIN, CA 94568

THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

HONEY WILLIAM MCKRESSEY
REGISTERED ARCHITECT
No. 5030
STATE OF NEVADA
08/19/2010

KEY PLAN



REVISION

1	LH ADDENDUM #8 10.20.2008
2	LH ADDENDUM #4 10.20.2008
3	LH ADDENDUM #6 10.20.2008
4	LH ADDENDUM #7 10.20.2008
5	LH ADDENDUM #8 12.02.2008
6	LH ADDENDUM #9 08.15.2010

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

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SHEET TITLE
LEVEL1
ORCHESTRA
FLOOR PLAN - 1

SHEET NO.
A2.111

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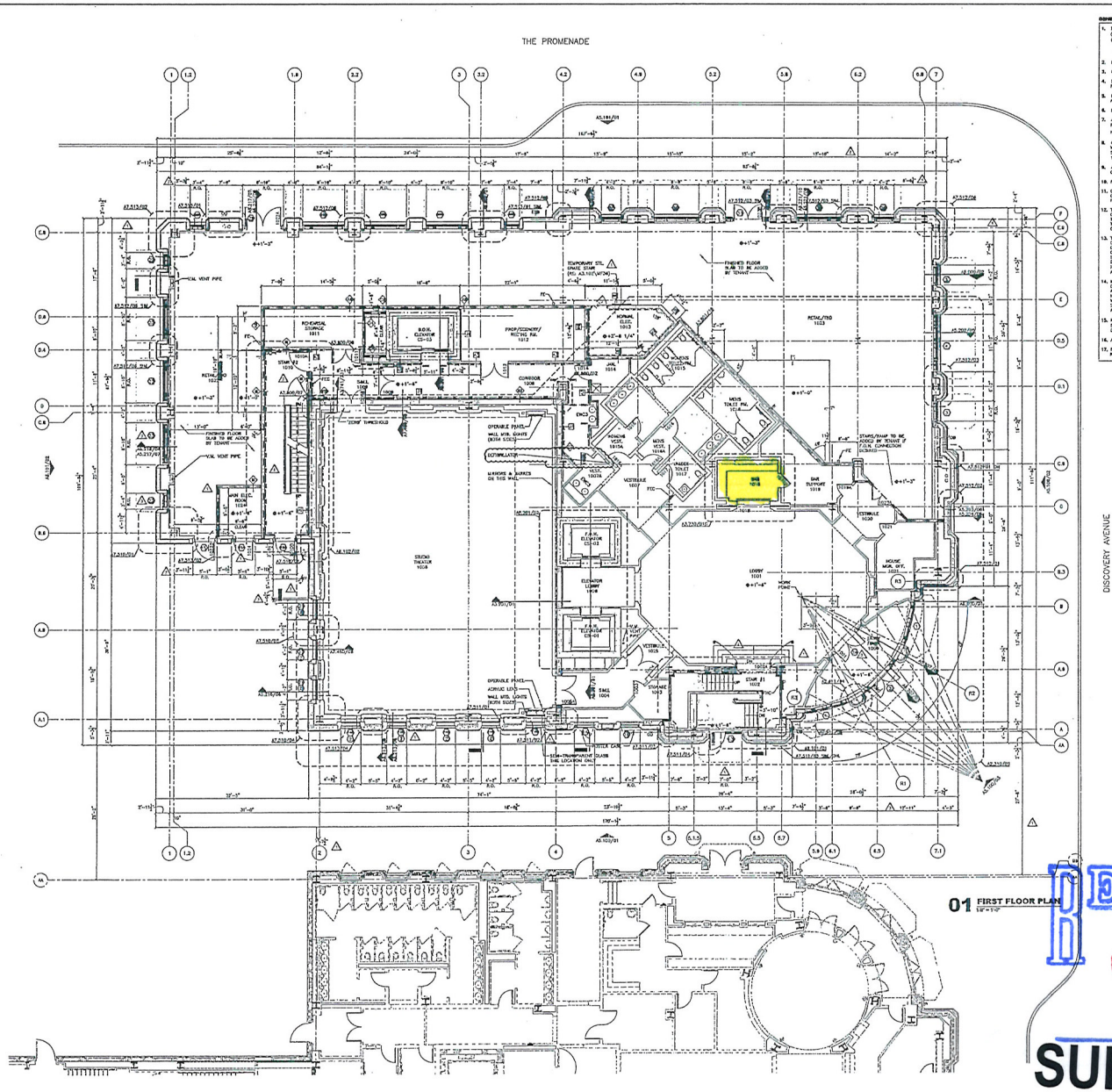

01 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO A5.300 FOR TYP. WINDOW ELEVATION DESIGNATIONS.
   W — WINDOW DESIGNATION.
   "1" INDICATES MANUAL SINGLE ROLLER – SX OPENS.
   "2" INDICATES MANUAL DOUBLE ROLLER – SX OPENS & ASYMMETRIC BLACKOUT SHADES.
2. REFER TO A3.202 FOR TYP. CASEWORK & CORNER GUARD INFO.
3. REFER TO A3.001 & 3.002 FOR PARTITION TYPES.
4. FINISH FLOOR ELEVATION TAG RELATIVE TO LARGE HALL STAGE FINISHED FLOOR ELEVATION (0'-0").
5. REFER TO SHEET A3.201 FOR TOILET LAYOUTS & STANDARD ACCESSORIES.
6. REFER TO A3.301 FOR DOOR SCHEDULES.
7. ALL SPACES WITH FLOOR DRAINS TO HAVE UNIFORM SLOPE FROM WALL TO FLOOR DRAIN, MINIMUM ¼" PER 12" BUT NOT TO EXCEED ½" PER FOOT.
8. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" THICK RCMP, W/ #3 BARS AT 18" O.C.E.W. AND PROVIDE 1" 45 DEGREE CHAMFERED EDGES.
9. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR (UNLESS NOTED OTHERWISE).
10. REFER TO A3.302 SERIES SHEET FOR ENLARGED FLOOR PLANS.
11. COORDINATION DRAWINGS OF ALL BUILDING SYSTEMS SHALL BE COMPLETED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO THE INSTALLATION OF ANY SYSTEM.
12. THESE DRAWINGS SHALL BE MUTUALLY PREPARED BY ALL CONTRACTORS. THE BIDDET MECHANICAL CONTRACTOR SHALL INVESTIGATE THE EXISTING LOCATION, SIZE AND CAPACITY OF ALL EXISTING MECHANICAL EQUIPMENT AND SYSTEMS. FULL COORDINATION, EACH TRADE SHALL DATE AND SIGN CONTRACTS DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR AFTER INITIATION OF THE BUDGET WITH CONTRACTORS. THE COMPLETION OF THE DRAWINGS. IF A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL RESOLVE THE CONFLICT. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, THE ARCHITECT/ENGINEER SHALL REVIEW AND DETERMINE RESOLUTION.
14. IF LOCATIONS WERE DURING CONSTRUCTION WHERE MULTIPLE SYSTEMS OCCUPY THE SAME SPACE AND CONFLICTS OCCUR AS A RESULT OF THE NON-COORDINATED DISCIPLINARY SYSTEM INSTALLATION, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAILS TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEM FIT WITH THE APPROVAL OF THE ARCHITECT AND ENGINEER.
15. KITCHEN EQUIPMENT/MECHANICAL & ELECTRIC EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.
16. ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL.
17. FOR WATERPROOFING AND VAPOR MITIGATION SYSTEM DETAILS REFER TO KLEINFELDER DRAWINGS.

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FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89146

DEVELOPER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

DEVELOPER'S TRAFFIC CONSULTANT
PARSONS BRINCKERHOFF
NEW YORK, NY 10911

DEVELOPER'S ACOUSTICAL CONSULTANT
AKUSTIKOS, LLC
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89118

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

CIVIL ENGINEERING
MARTIN & MARTIN
LAS VEGAS, NV 89148

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89118

LIGHTING CONSULTANT
SBLD STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10018

SECURITY CONSULTANT
HMA CONSULTANTS
LAS VEGAS, NV 89118

FOOD & BEVERAGE CONSULTANT
AEA DESIGN
LOS ANGELES, CA 90045

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GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

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LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

JEFFREY WILLIAM TEMPEST
REGISTERED
No. 9300
ARCHITECT
STATE OF NEVADA

02/15/2010

KEY PLAN

REVISION

HKS PROJECT NUMBER
19251.013

DATE
01.05.2009

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SHEET TITLE
FIRST FLOOR PLAN (LEVEL 1)

SHEET NO.
A2.110

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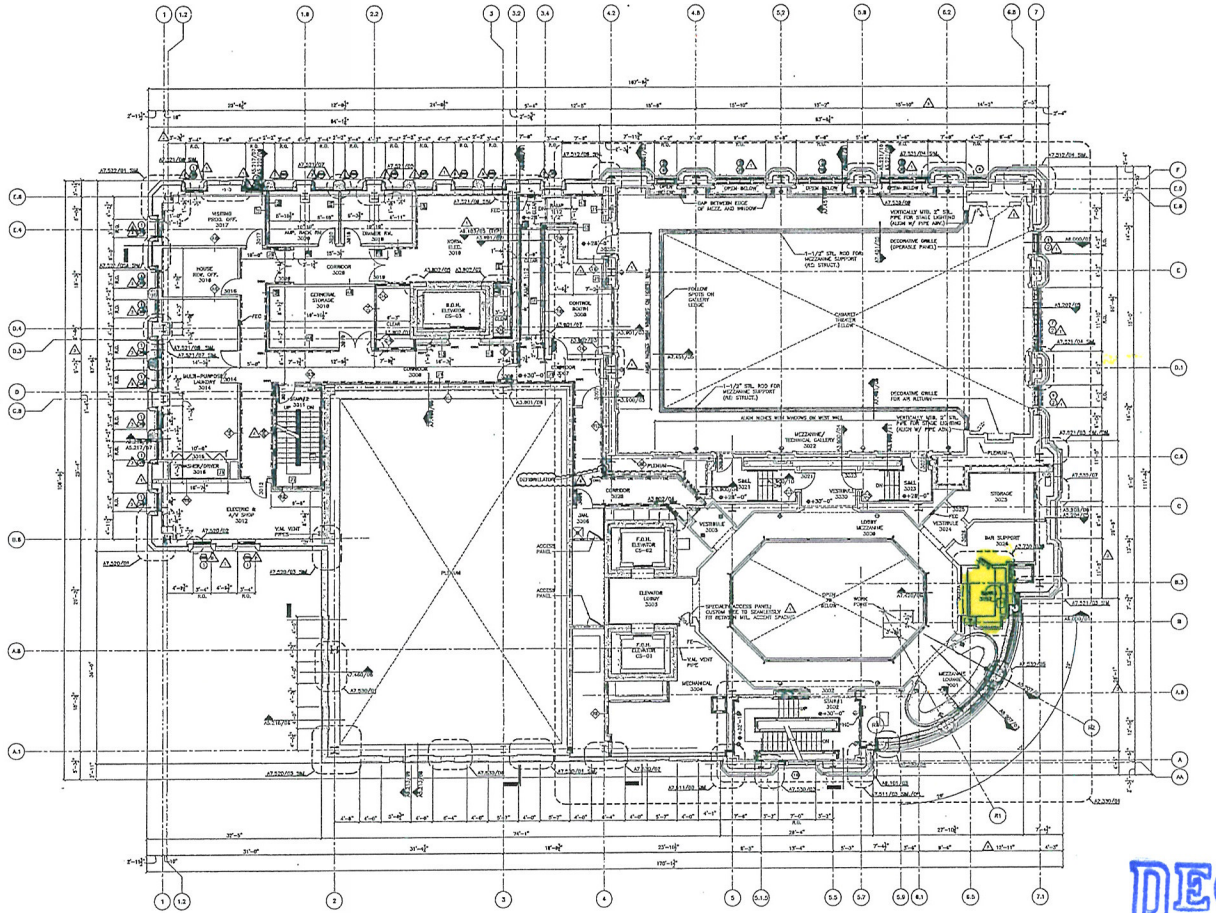

01 THIRD FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO A5.500 FOR TYP. WINDOW ELEVATION DESIGNATIONS.
   ⓪ — WINDOW DESIGNATION.
   ⓪ — ½" MECHOSHADE DEVICE (SINGLE ROLLER – 5% OPEN)
   △ — ½" MECHOSHADE DEVICE (DOUBLE ROLLER – 5% OPEN & ADDITIONAL BLACKOUT SHADE).
2. REFER TO A3.202 FOR TYP. CRASHRAIL & CORNER GUARD INFO.
3. REFER TO A3.001 & 3.002 FOR PARTITION TYPES.
4. FINISH FLOOR ELEVATION TWO RELATIVE TO LARGE HALL STAGE FINISHED FLOOR ELEVATION (0'-0").
5. REFER TO SHEET A3.201 FOR TOILET LAYOUTS & STANDARD ACCESSORIES.
6. REFER TO A3.301 FOR DOOR SCHEDULES.
7. ALL SPACES WITH FLOOR DRAINS TO HAVE UNIFORM SLOPE FROM WALL TO FLOOR DRAIN, MINIMUM ¼" PER 12" BUT NOT TO EXCEED ½" PER FOOT.
8. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS 12" OR LESS IN HEIGHT TO HAVE 45° CHAMFERED EDGES AT 12" (U.O.N.) AND PROVIDE 1" X 45 UNLESS CHAMFERED EDGES.
9. ALL FLOOR MATERIAL CHANGES SHALL occur AT THE CENTERLINE OF THE DOOR (UNLESS NOTED OTHERWISE).
10. REFER TO A2.300 SERIES SHEET FOR ENLARGED FLOOR PLANS.
11. COORDINATION DRAWINGS OF ALL BUILDING SYSTEMS SHALL BE COMPLETED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO THE INSTALLATION OF ANY SYSTEM.
12. THESE DRAWINGS SHALL BE MUTUALLY PREPARED BY ALL CONTRACTORS. THE SHEET METAL CONTRACTOR SHALL INITIATE THE DRAWING PREPARATION. SUCH ADDITIONAL TRADE SHALL ADD THEIR WORK TO THE DRAWINGS AS REQUIRED. UPON COMPLETION, EACH TRADE SHALL DATE AND SIGN COMPLETED DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR AFTER RECEIVING ON THE SUBMITTAL DATES. PRIOR TO THE COMPLETION OF THE DRAWINGS, IF A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL DETERMINE RESOLUTION. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, THE ARCHITECT/ENGINEER SHALL REVIEW AND DETERMINE RESOLUTION.
14. IF LOCATIONS ARISE DURING CONSTRUCTION WHERE MULTIPLE SYSTEMS CONFLICT, AND THE CONFLICT IS NOT THE RESULT ALLOWED AS A RESULT OF THE NON-RESPONSIVE SHOP DRAWING OR INSTALLATION, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAILS TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEM FIT WITH THE APPROVAL OF THE ARCHITECT AND ENGINEER.
15. KITCHEN EQUIPMENT/MECHANICAL & ELECTRIC EQUIPMENT SHOWN FOR ASSISTANCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.
16. ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL.
17. FOR WATERPROOFING AND VAPOR MITIGATION SYSTEM DETAILS REFER TO KICKFELDER DRAWINGS.

HKS

DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PACKETT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89146

DEVELOPER'S COST CONSULTANT
DONAHEE CONSULTANTS INCORPORATED
TAMPA, FL 33607

DEVELOPER'S THEATRE DESIGNER AND PLANNING
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

DEVELOPER'S ACOUSTICAL CONSULTANT
ARUP/TMAD, L.L.C.
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
M&A ENGINEERING CONSULTANTS
LAS VEGAS, NV 89118

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES INC.
DALLAS, TX 75381

CIVIL ENGINEERS
MANN & MANTYK
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LANDSCAPES INTERNATIONAL
NEWPORT BEACH, CA 92614

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACOM
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

LIGHTING CONSULTANT
SBLD STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO THIEVE ASSOCIATES
NEW YORK, NY 10018

SECURITY CONSULTANT
HMA CONSULTING
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FSA DESIGN
LOS ANGELES, CA 90048

LEED CONSULTANT
GARTH BUILDING SERVICES
PORTLAND, OR 97209

TELECOMMUNICATIONS CONSULTANTS
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

DAVID WILLIAM HOPPER — No. 5350 — SPECIALTY ENGINEER — STATE OF NEVADA
02/15/2010

KEY PLAN



REVISION
1 BC ADDENDUM #2 09.27.2009
2 BC ADDENDUM #3 09.18.2009
3 BC ADDENDUM #4 10.08.2009
4 BC ADDENDUM #7 11.06.2009
5 BC ADDENDUM #8 02.10.2010

HKS PROJECT NUMBER
11261.013

DATE
01.05.2009

ISSUE
EDUCATION CENTER CD PACKAGE

SHEET TITLE
THIRD FLOOR PLAN (LEVEL 3)

SHEET NO.
A2.130

RECEIVED
OCT 26 2011

SUP-43705

NORTH

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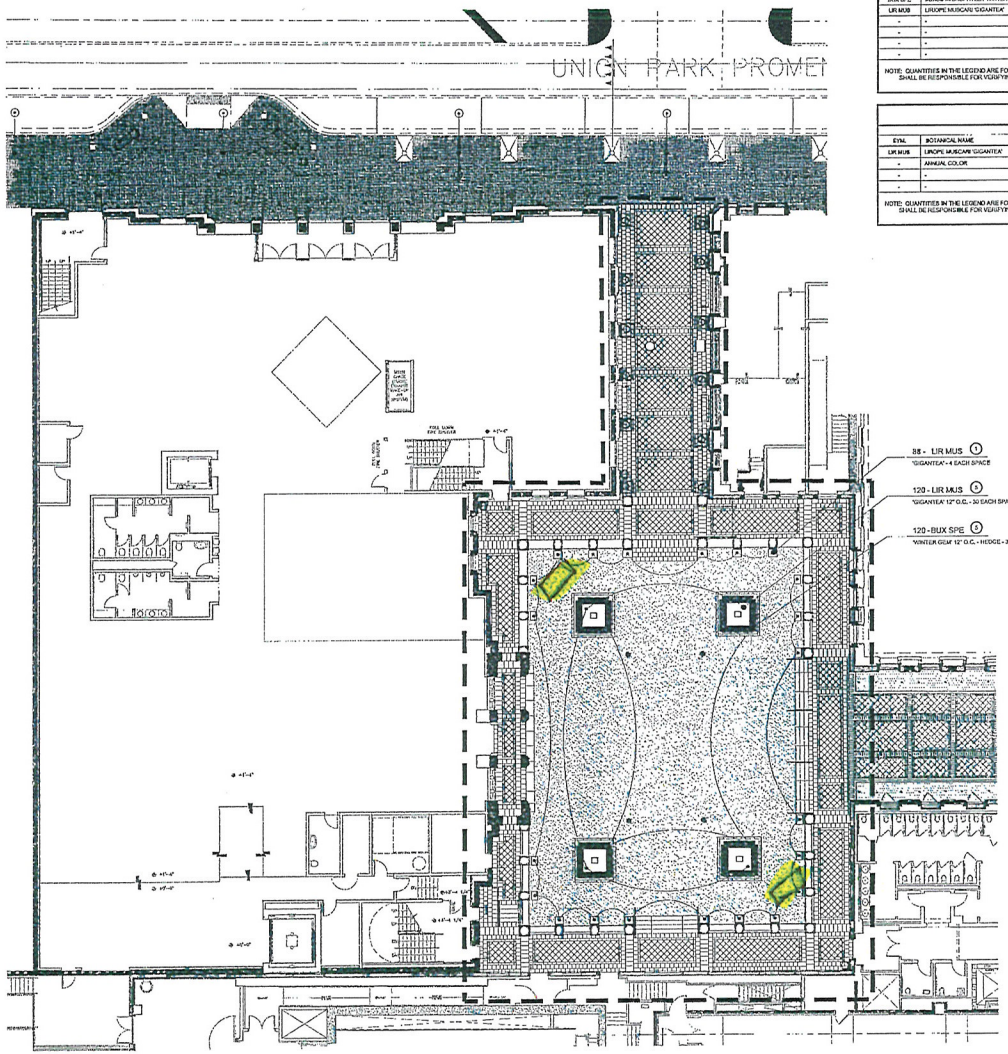
PLOT DATE: FILE NAME: FILE DATE: USER:



SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	FLATS	1G	3G	5G	15G	COMMENTS
BUX SPE	BUXUS MICROPHYLLA 'WINTERGEM'	BOXWOOD	-	-	-	128	-	HEDGE - 12" O.C.
LIR MUS	LIROPE MUSCARI 'GIGANTEA'	GIANT LILY TURF	-	-	-	208	-	12" O.C. - FILL
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

POTTERY LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	FLATS	1G	3G	5G	15G	COMMENTS
LIR MUS	LIROPE MUSCARI 'GIGANTEA'	GIANT LILY TURF	-	-	-	-	-	144 - 10" POTS
-	ANNUAL COLOR	ANNUAL COLOR	-	-	-	-	-	492 - 6" POTS @ 6" O.C.
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

POTTERY LEGEND

SPOTLEG01

12 - LIR MUS
10" POTS

41 - ANNUAL COLOR
2 ROWS, 6" POTS @ 6" O.C.

TREE
REFER TO TREE PLAN

A

FACE OF BUILDING

NOTE 1: REFER TO POTTERY LEGEND FOR UNDERSTORY PLANTING

POTTERY LEGEND

SPOTLEG02

12 - LIR MUS
10" POTS

41 - ANNUAL COLOR
2 ROWS, 6" POTS @ 6" O.C.

TREE
REFER TO TREE PLAN

B

FACE OF BUILDING

NOTE 1: REFER TO POTTERY LEGEND FOR UNDERSTORY PLANTING

QUANTITY OF SHRUBS
SYMBOL - REFER TO SHRUB LEGEND
SIZE OF CONTAINER

2 - RHA IND 1 (CIRCLE INDICATES GALLON SIZE)
"CLARA"

RECEIVED
OCT 26 2011

REFER TO SHEET L3.01 - FOR ADDITIONAL NOTES, LEGENDS AND FINISH SCHEDULE

NORTH

0 5' 10' 20'
SCALE: 1"=10'-0"

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SUP-43705

HKS

OWNER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

OWNER'S CONSULTANTS
THE PROJECT GROUP
FT. WORTH, TX 76102
THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89106

OWNER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

OWNER'S THEATER CONSULTANT
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

OWNER'S ACOUSTICAL CONSULTANT
AKUSTIKA, LLC
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ
ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

MEP CONSULTANT
MBA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89113

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
AHBP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89015

BUILDING ENVELOPE
RDH CONSULTANTS, INC.
LAS VEGAS, NV 89119

LIGHTING CONSULTANT
SALO STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10018

SECURITY CONSULTANT
RDH CONSULTANTS
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FEA DENSIS
LOS ANGELES, CA 90045

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

DANIEL TICHY JR. 008258 STATE OF NEVADA
Expires 12-31-11

KEY PLAN

REVISION
A ADDENDUM 13 - 07.30.2010

HKS PROJECT NUMBER
10261.012

DATE
07.30.2010

ISSUE
LARGE HALL CD PACKAGE

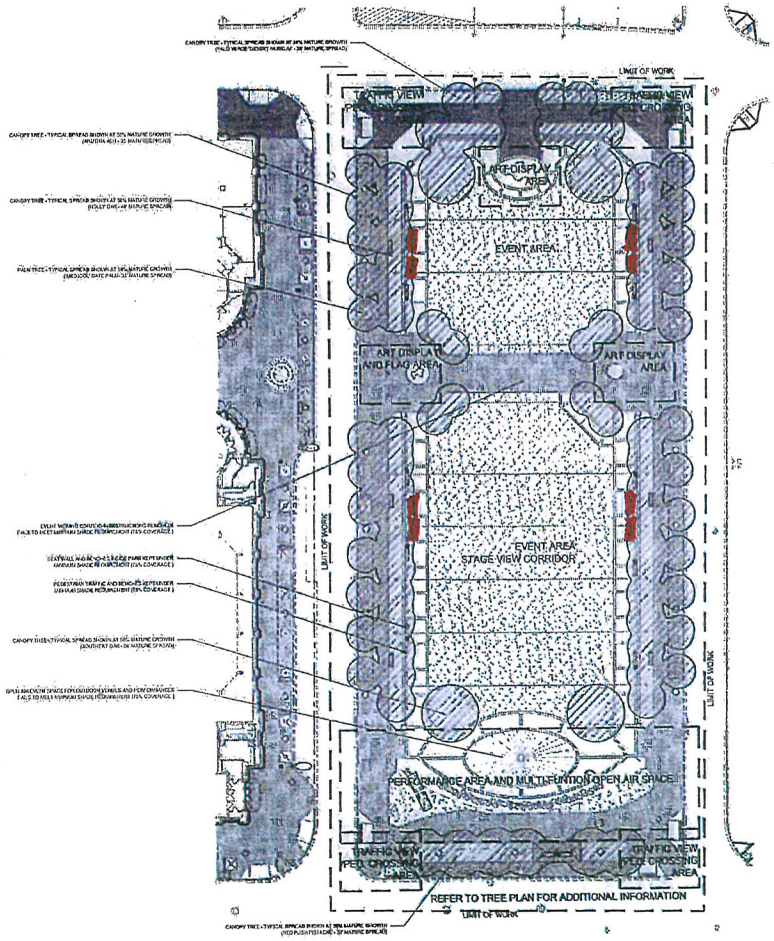
SHEET TITLE
LANDSCAPE PLANTING PLAN SHRUBS AND G. COVER

6882CMP801

SHEET NO.
L7.01

07/30/10

PLOT DATE: FILE NAME: FILE DATE: XREFS:



MATURE CANOPY SIZE INFORMATION AS LISTED IN SUNSET WESTERN GARDEN BOOK

PORTABLE BARS

SHADE STUDY SUMMARY	
R.O.W. PEDESTRIAN WALKWAYS	- 77% COVERAGE
PARK INTERIOR, PEDESTRIAN, WALKWAYS (SEATING AREA : SEAT WALL/BENCHES 89% COVERAGE)	- 46% COVERAGE
STAGE/VIEW AREAS	- 15% COVERAGE
TRAFFIC VIEW/PEDESTRIAN CROSSING AREAS/ACCESS AREA	- 5% COVERAGE

ALL CIRCUMSTANCES CALCULATED AS A "WORST CASE" JUNE 21 CONDITION

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SCALE: 1"=30'

Lifescapes International, Inc.

SYMPHONY PARK
LAS VEGAS, NEVADA

07-27-2011

PERMIT

LANDSCAPE SHADE STUDY PLAN

L2.03

SUP-43705

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

October 26, 2011

VIA HAND DELIVERY

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

RECEIVED
OCT 26 2011

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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OCT 26 2011

SUP-43705

City of Las Vegas Agenda Item No.: **23.**

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43724** APN: 137-34-818-002

Name of Property Owner: The Vista Commons Center, LLC

Name of Applicant: Cross Creek Development, LLC

Name of Representative: Tom Amick - Kaempfer Crowell

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

_____Yes ___X___ No

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

RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dave Petty

Print Name: Dave Petty, Authorized Signatory

Subscribed and sworn before me

This 25th day of October, 2011

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

Revised 11-14-06

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

1052296.1

14937.5

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* Dave Petty

*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.

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-43724
Meeting Date:	12-13-11
Total Fee:	1280.00
Date Received:*	10-27-11
Received By:	

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

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OCT 27 2011
City of Las Vegas
Department of Planning

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

Revised 10/27/08

1052284.1

14937.5

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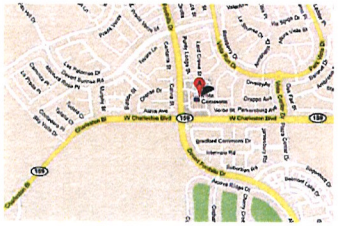
OCT 27 2011
City of Las Vegas
Department of Planning

bar taco

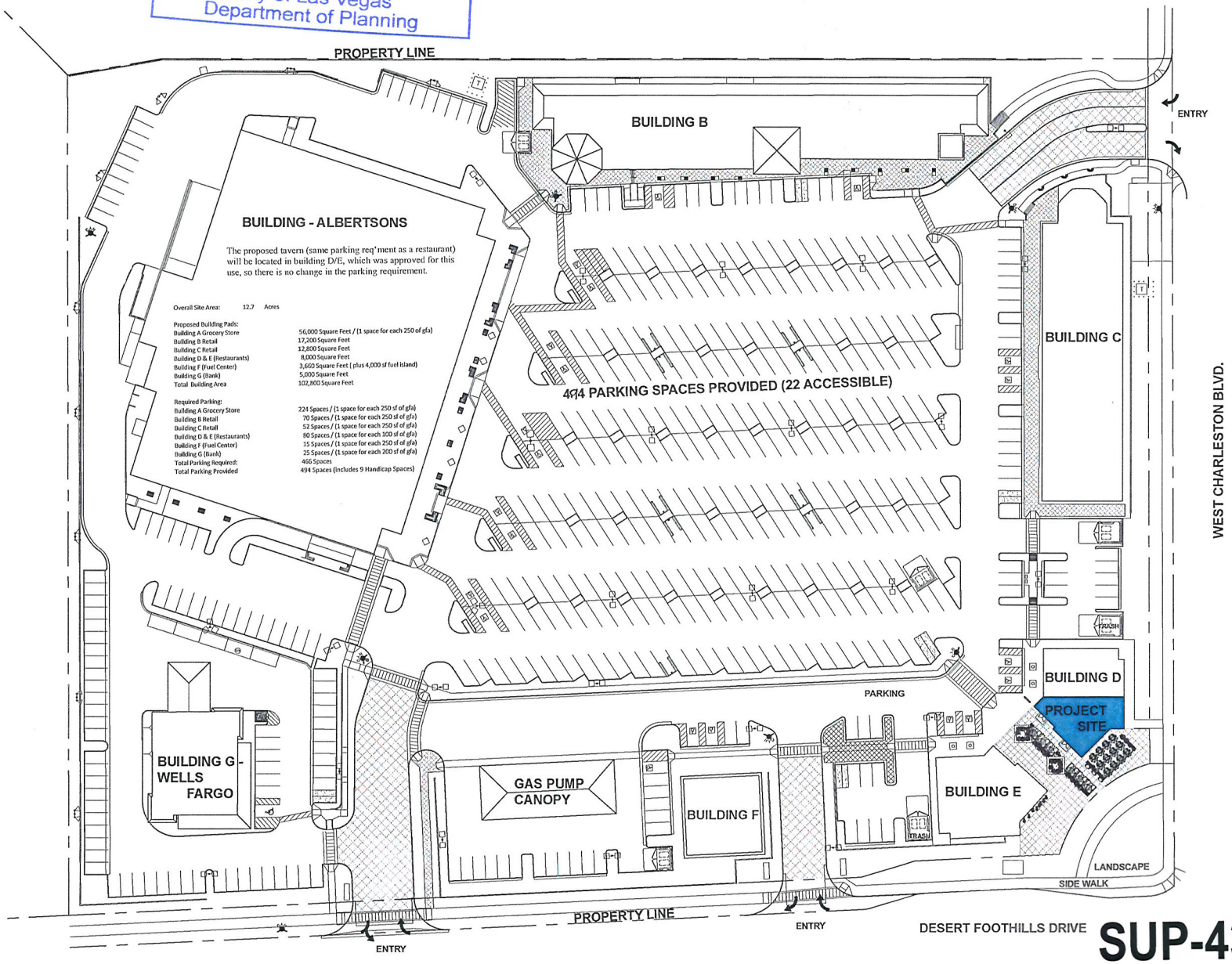
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











SITE PLAN

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

SUP-43724

bar taco

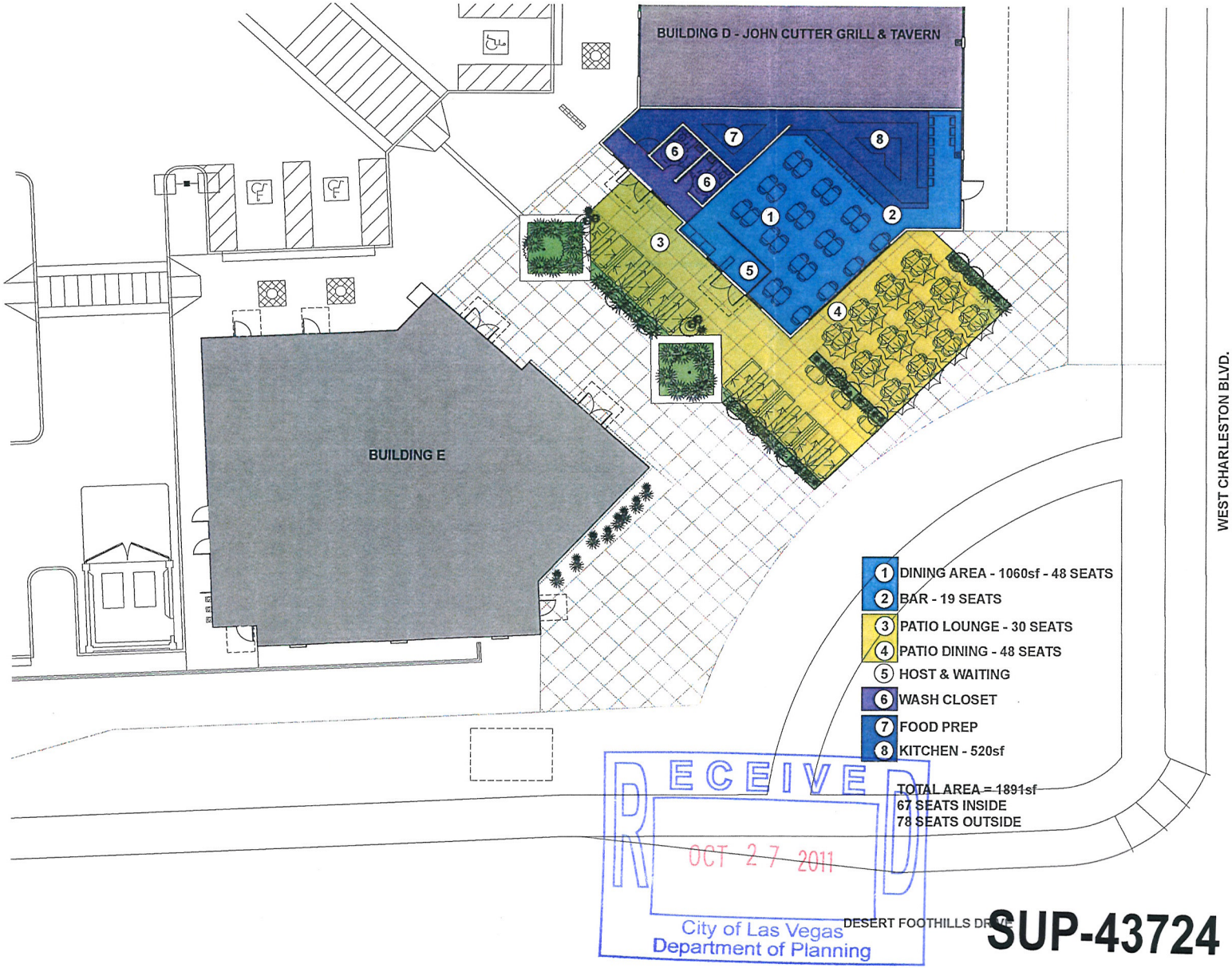
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











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City of Las Vegas
Department of Planning

FLOOR PLAN

NORTH

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

SUP-43724

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
tamick@kcnvlaw.com
702.693.4265

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

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

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

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 RENSHAW
GRONAUER & FIORENTINO

Thomas D. Amick

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OCT 27 2011
City of Las Vegas
Department of Planning

TDA/EED

SUP-43724

City of Las Vegas Agenda Item No.: **24.**

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43738** APN: 163-01-803-004, 005

Name of Property Owner: JRJ PROPERTIES

Name of Applicant: _____

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: James J. Chaisson PARTNER

Print Name: JAMES J. CHAISSON PARTNER

Subscribed and sworn before me

This 10th day of October, 2011

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

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City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Enigma Energy Site Development Plan Review

Project Address (Location) 2333 S. Decatur Las Vegas Nevada

Project Name Enigma Energy Car Dealership **Proposed Use** Dealership/Charging

Assessor's Parcel #(s) 163-01-803-004, 005 **Ward #** 1- Tarkanian

General Plan: existing GC proposed GC **Zoning:** existing C-2 proposed No Ch

Commercial Square Footage 42,545 **Floor Area Ratio**

Gross Acres 5.4 **Lots/Units** **Density**

Additional Information proposed use will be for a charging station, solar energy and dealership

PROPERTY OWNER JRJ PROPERTIES **Contact** JIM CHAISSON SR.

Address 4021 MEADOWS LANE **Phone:** **Fax:**

City LAS VEGAS **State** NV **Zip** 89107-3117

E-mail Address JIMCHAISSONSR@YAHOO.COM

APPLICANT **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE KME Architects **Contact** Kelvin Haywood

Address 231 West Charleston Boulevard Suite 140 **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

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

E-mail Address kelvin@kmearchitects.com

Property Owner Signature* James J Chaisson & PARTNER

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

Print Name JAMES J CHAISSON PARTNER

Subscribed and sworn before me

This 10th day of October, 2011.

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-43738
Meeting Date:	12/13/11
Total Fee:	$1,030
Date Received:*	10/31/11
Received By:	BRS

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

Revised 10/27/08

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

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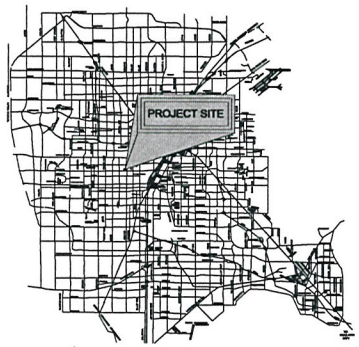
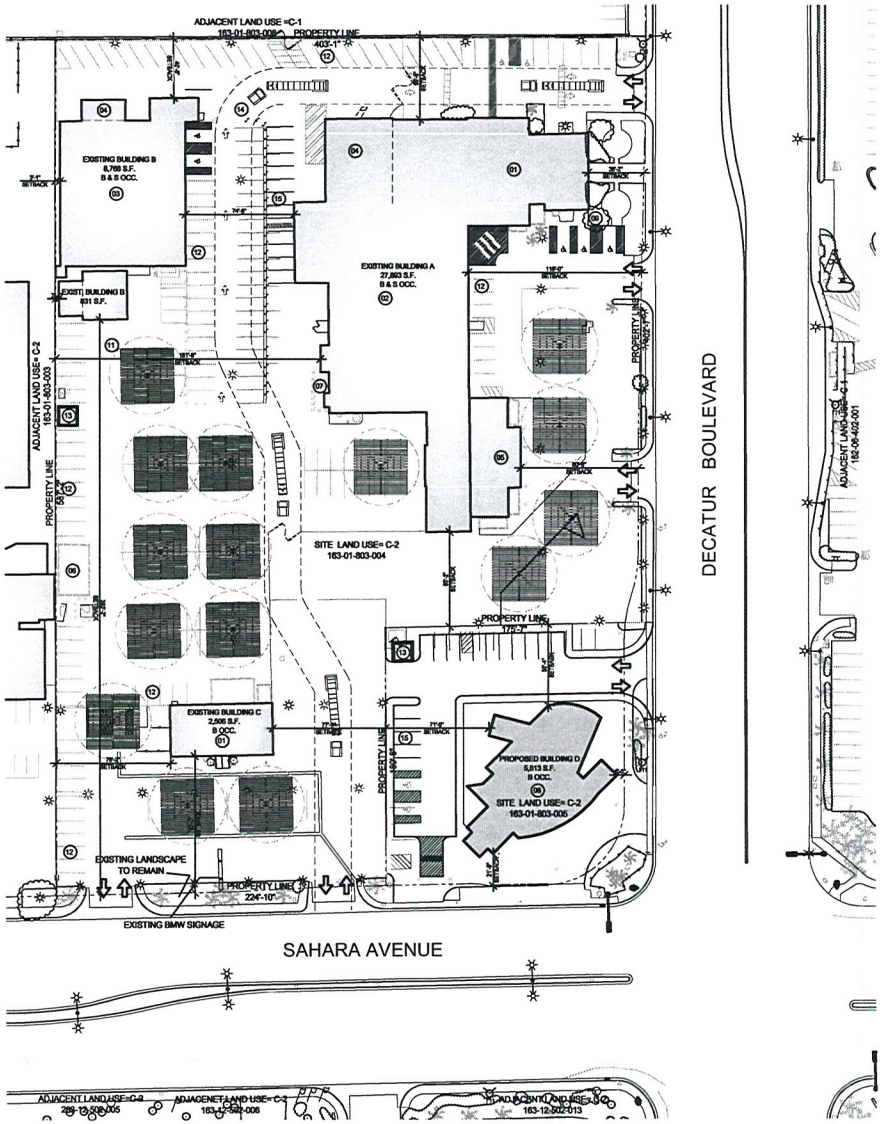
OCT 31 2011
City of Las Vegas



VICINITY MAP



SITE PLAN/ LANDSCAPE PLAN

SCALE: 1" = 40'-0"

1

PARKING CALCULATION
PER TITLE 19A (TABLE 19.10)

EXISTING BUILDING A
OCCUPANCY: B & S
BLDG. SQUARE FT = 10,524 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 17,369 S.F. (S OCC. 1:500)
BLDG. SQUARE FT = 27,893 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	66	STALLS
H.C. ACCESSIBLE (H)	3	STALLS
PARKING REQUIRED:	69	STALLS

EXISTING BUILDING B
OCCUPANCY: B & S
BLDG. SQUARE FT = 3,753 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 6,312 S.F. (S OCC. 1:500)
BLDG. SQUARE FT = 10,065 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	24	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	25	STALLS

EXISTING BUILDING C
OCCUPANCY: B
BLDG. SQUARE FT = 2,506 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 2,506 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	7	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	8	STALLS

PROPOSED BUILDING D
OCCUPANCY: B
BLDG. SQUARE FT = 5,613 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 5,613 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	17	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	18	STALLS

TOTAL PARKING REQUIRED:

STANDARD STALLS	111	STALLS
H.C. ACCESSIBLE (H)	6	STALLS
PARKING PROVIDED:	117	STALLS

TOTAL PARKING PROVIDED:

STANDARD STALLS	202	STALLS
H.C. ACCESSIBLE (H)	8	STALLS
PARKING PROVIDED:	210	STALLS

SITE PLAN KEY NOTES

01 CAR DEALERSHIP (NEW/ USED)
02 SERVICE BAYS
03 BATTERY STORAGE & I-CELL MANUFACTURING DIRECT CHARGING POWER CELL (DCPC)
04 OPEN CANOPY
05 DEALERSHIP SALES
06 STORAGE SHED
07 TRANSFORMERS | ELECTRICAL PANELS
08 PHASE II FUTURE SITE OF CHARGING STATION (w/ FUTURE UNDERGROUND GROUND SALTWATER TANK)
09 EXISTING LANDSCAPING TO REMAIN
10 PROPOSED TRASH ENCLOSURE LOCATIONS
11 PROPOSED ARBOR LOCATIONS (TYPICAL)
12 EXISTING PARKING STALLS
13 NEW TRASH ENCLOSURE (TYP. OF 2)
14 NEW FIRE TRUCK ACCESS ROUTE
15 NEW STANDARD PARKING STALLS

PLANTING LEGEND

EXISTING LANDSCAPE

ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A	23		PALM TREE	24" BOX
B	4		SMALL TREES	5 GALLON
C	12		MEDIUM TREES	15 GALLON

kme ARCHITECTS
231 West Charleston Boulevard
Suite #140
Las Vegas, NV 89102
office: 702.888.2088
fax: 702.888.2089
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PROJECT: ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE: SITE PLAN/ LANDSCAPE SITE PLAN

REVISIONS	DATE

DRAWN BY: K.H.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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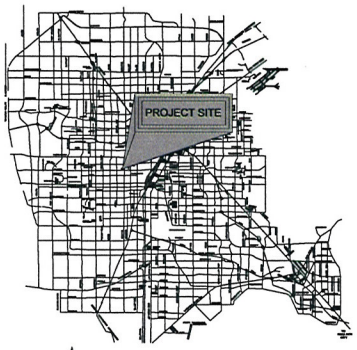
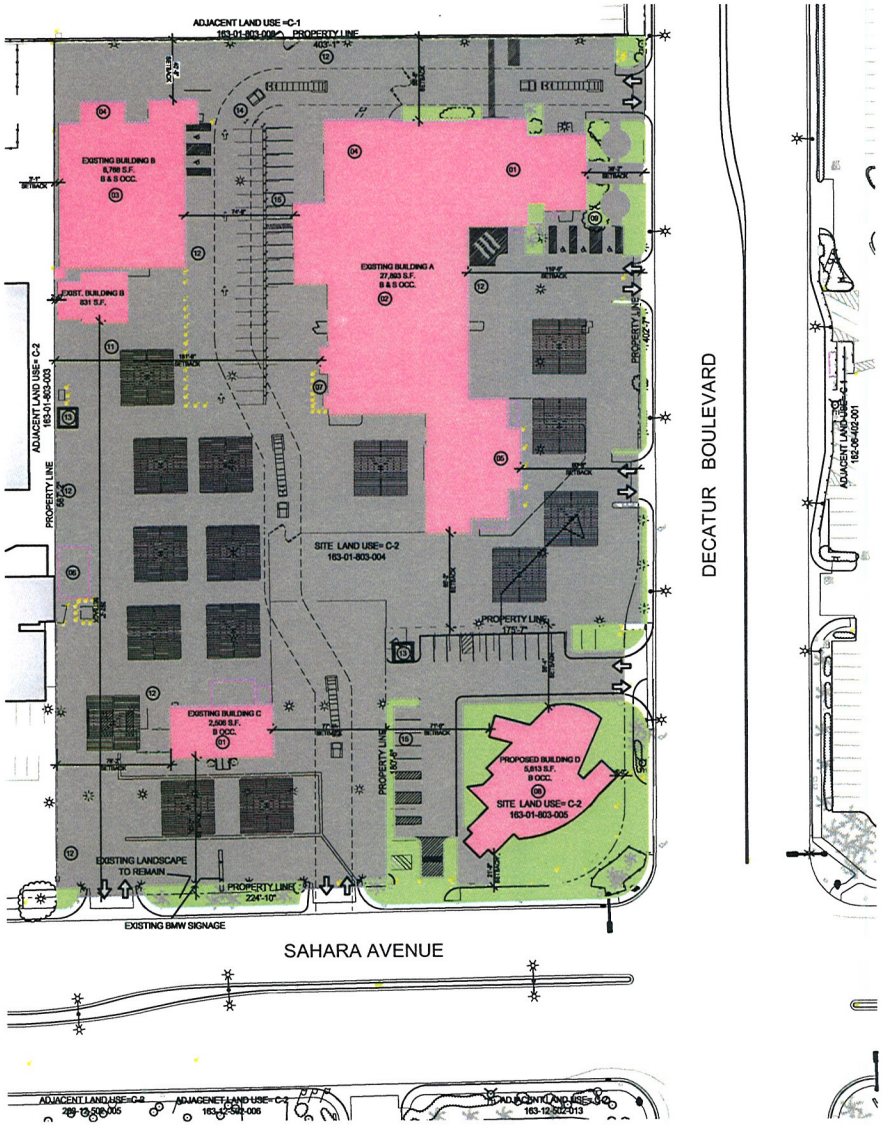


VICINITY MAP



SITE PLAN/ LANDSCAPE PLAN

SCALE: 1" = 40'-0"

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PER TITLE 19A (TABLE 19.10)

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BLDG. SQUARE FT = 3,753 S.F. (B OCC. 1:300)
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OCCUPANCY: B
BLDG. SQUARE FT = 2,506 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 2,506 S.F. TOTAL

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PARKING REQUIRED:	8	STALLS

PROPOSED BUILDING D
OCCUPANCY: B
BLDG. SQUARE FT = 5,613 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 5,613 S.F. TOTAL

TOTAL PARKING REQUIRED:

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12 EXISTING PARKING STALLS
13 NEW TRASH ENCLOSURE (TYP. OF 2)
14 NEW FIRE TRUCK ACCESS ROUTE
15 NEW STANDARD PARKING STALLS

PLANTING LEGEND

EXISTING LANDSCAPE

ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
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B	4		SMALL TREES	5 GALLON
C	12		MEDIUM TREES	15 GALLON

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fax: 702.868.2089
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5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
SITE PLAN/ LANDSCAPE SITE PLAN

REVISIONS	DATE

DRAWN BY: K.H.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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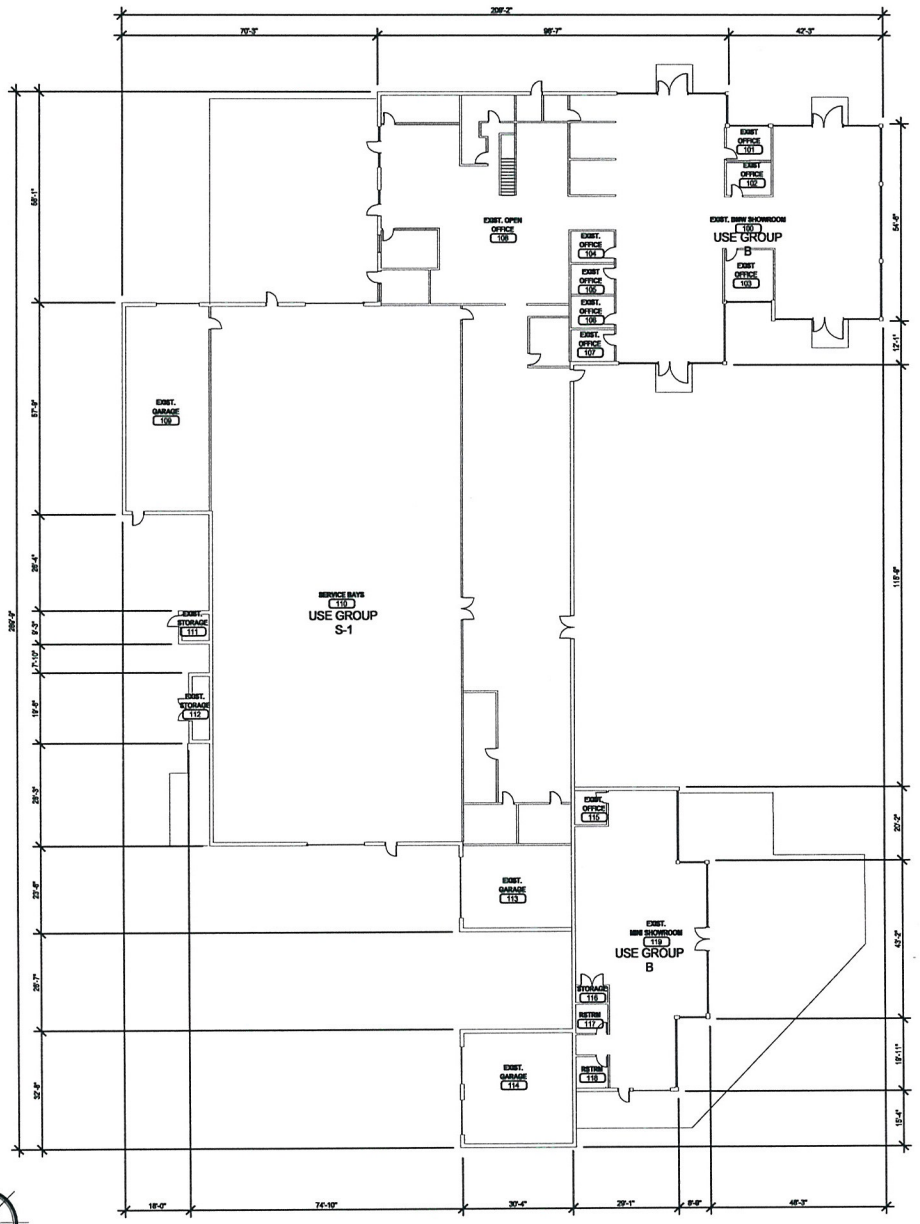

EXISTING BUILDING A FLOOR PLAN

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

1

OCCUPANT LOAD
PER TITLE 19

EXISTING BUILDING A (1ST FLOOR)	8,260 S.F.
OCUPANCY: B - EXIST. BMW OFFICE SPACE (1:100)	
CALCULATION: 8,260 SQ. FT. / 100	82 OCC.
EXISTING BUILDING A (1ST FLOOR)	17,369 S.F.
OCUPANCY: S-1 - BATTERY STORAGE (1:300)	
CALCULATION: 17,369 SQ. FT. / 300	57 OCC.
EXISTING BUILDING A (1ST FLOOR)	2264 S.F.
OCUPANCY: B - EXIST. MIMI OFFICE SPACE (1:100)	
CALCULATION: 2564 SQ. FT. / 100	25 OCC.
TOTAL OCCUPANTS	164 OCC

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ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
EXISTING BUILDING A FLOOR PLAN

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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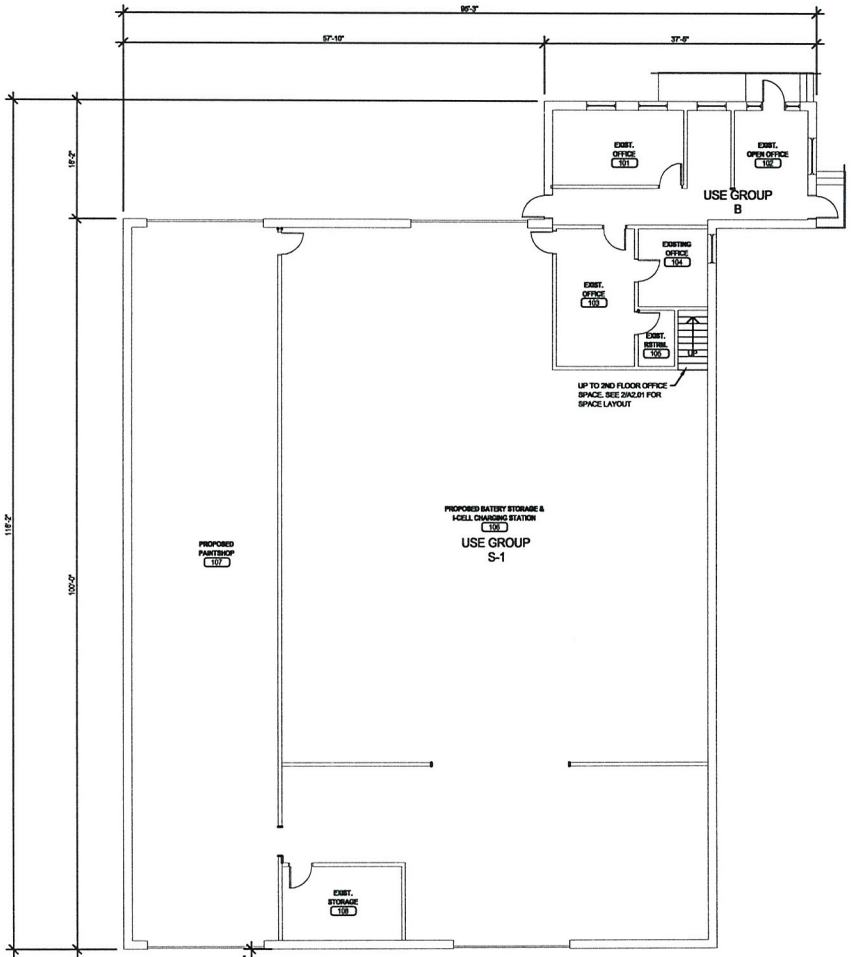
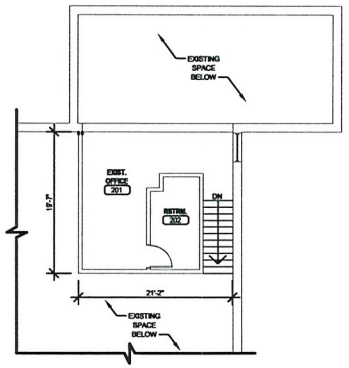
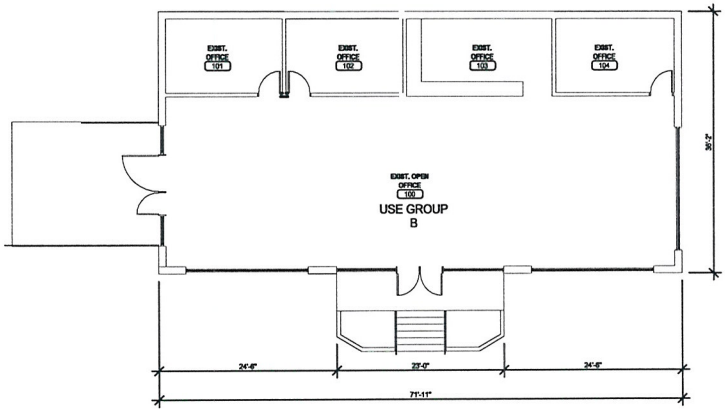


EXISTING BUILDING B
1ST FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



EXISTING BUILDING B
2ND FLOOR PLAN 2
SCALE: 1/16" = 1'-0"



EXISTING BUILDING C
1ST FLOOR PLAN 3
SCALE: 1/8" = 1'-0"

OCCUPANT LOAD PER TITLE 19	
EXISTING BUILDING B (1ST FLOOR) OCUPANCY: B - OFFICE (1:100) CALCULATION: 3287 SQ. FT. / 100	3287 S.F. 32 OCC.
EXISTING BUILDING B (2ND FLOOR) OCUPANCY: B - OFFICE (1:100) CALCULATION: 1112 SQ. FT. / 100	466 S.F. 4 OCC.
EXISTING BUILDING B (1ST FLOOR) OCUPANCY: S - STORAGE (1:300) CALCULATION: 5481 SQ. FT. / 300	5481 S.F. 18 OCC.
EXISTING DETACHED STORAGE OCUPANCY: S - STORAGE (1:300) CALCULATION: 831 SQ. FT. / 300	831 S.F. 3 OCC.
TOTAL OCCUPANTS	53 OCC.
EXISTING BUILDING C (1ST FLOOR) OCUPANCY: B - OFFICE (1:100) CALCULATION: 2,388 SQ. FT. / 100	2,506 S.F. 25 OCC.
TOTAL OCCUPANTS	25 OCC.

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PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

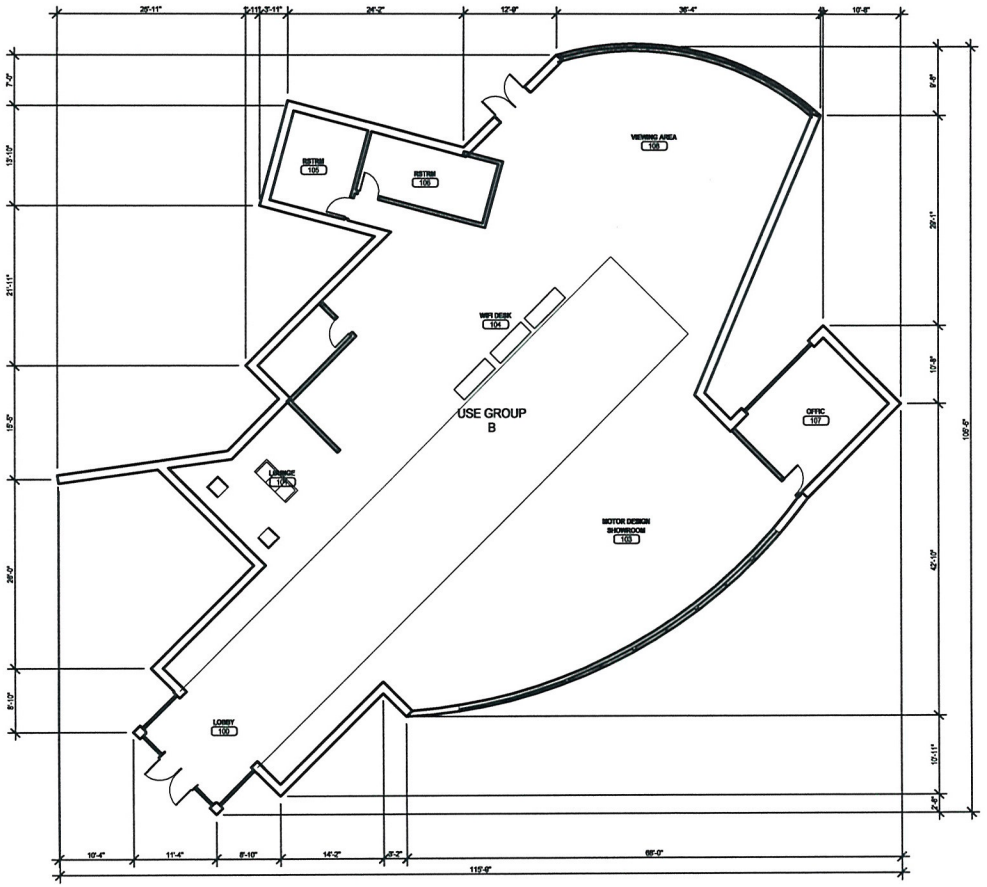
SHEET TITLE:
EXISTING BUILDING B & C - EXISTING FLOOR PLANS

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A2.02

OCCUPANT LOAD PER TITLE 19	
PROPOSED BUILDING D (1ST FLOOR)	5,613 S.F.
OCUPANCY: B - OFFICE (1:100)	
CALCULATION: 5,613 SQ. FT. / 100	53 OCC.
TOTAL OCCUPANTS	53 OCC.



PROPOSED BUILDING D FLOOR PLAN

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

1

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Las Vegas, NV 89102
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fax: 702.888.2089
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ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
PROPOSED BUILDNG D FLOOR PLAN

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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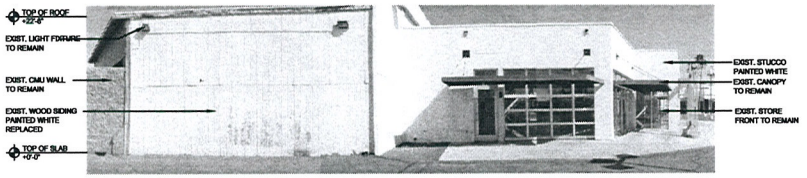
EAST ELEVATION BUILDING A- EXISTING 1

NTS



EAST ELEVATION BUILDING A- EXISTING 2

NTS



SOUTH ELEVATION BUILDING A- EXISTING 3

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PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS BUILDING A- EXISTING

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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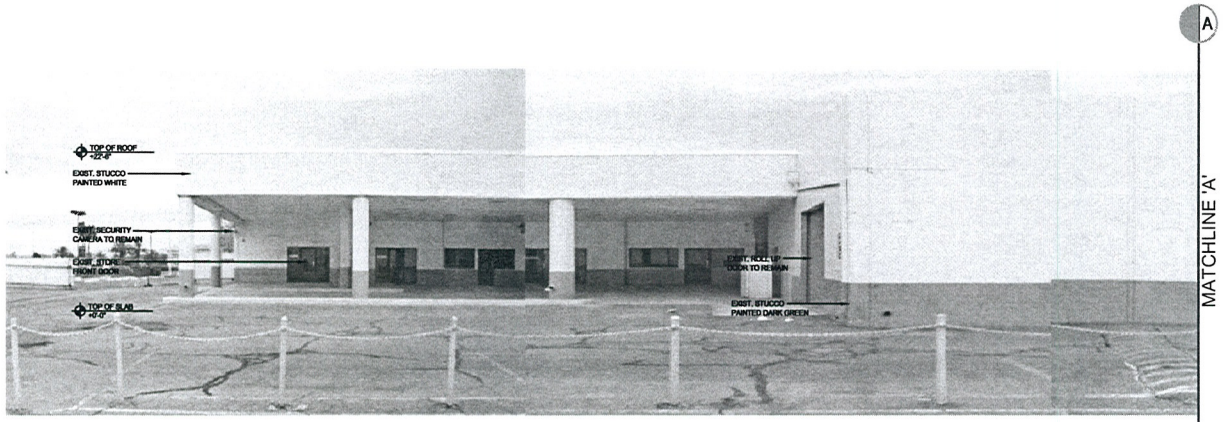
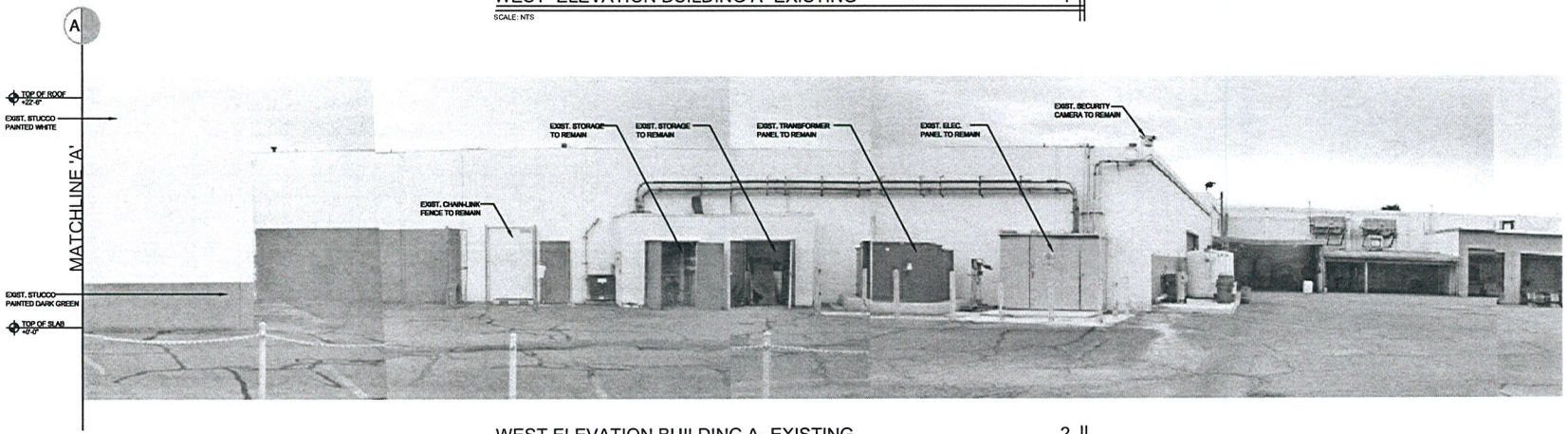


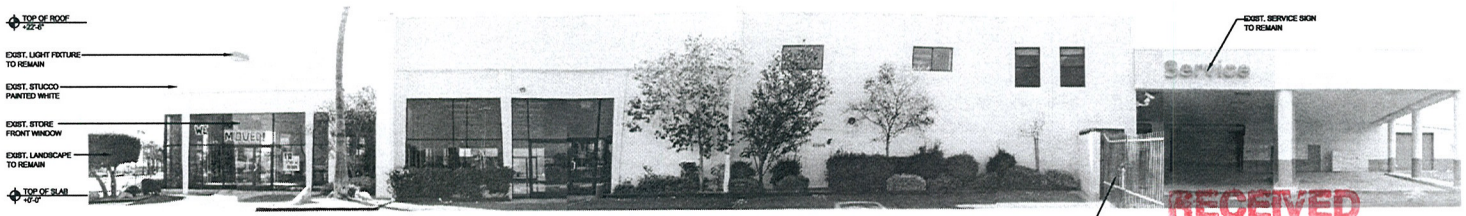
WEST ELEVATION BUILDING A- EXISTING 1

SCALE: NTS



WEST ELEVATION BUILDING A- EXISTING 2

SCALE: NTS



NORTH ELEVATION BUILDING A- EXISTING 3

SCALE: NTS

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5000,5050 WEST SAHARA AVENUE
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REVISIONS	DATE

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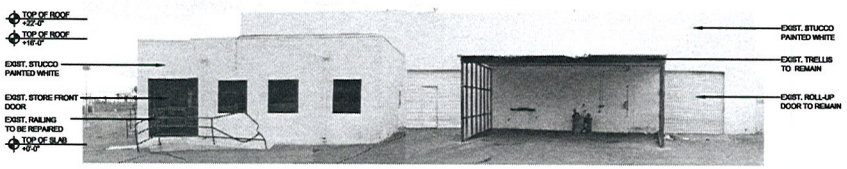
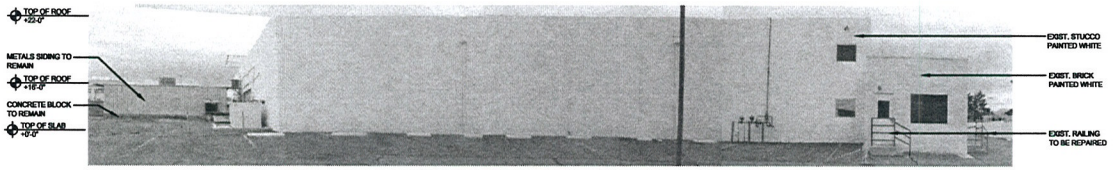


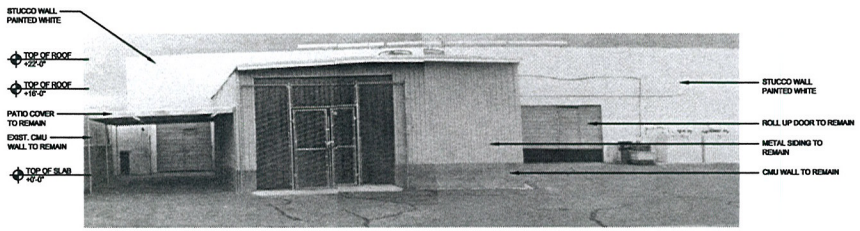
EAST ELEVATION BUILDING B- EXISTING 1

SCALE: NTS



SOUTH ELEVATION BUILDING B- EXISTING 2

SCALE: NTS



NORTH ELEVATION BUILDING B-EXISTING 3

SCALE: NTS

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ELEVATIONS BUILDING B- EXISTING

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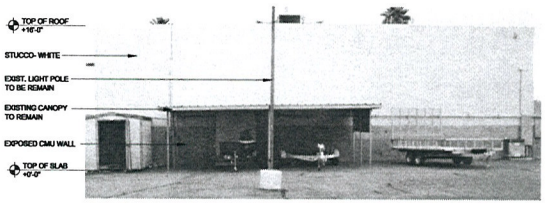
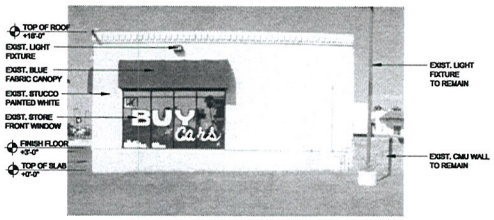


NORTH ELEVATION BUILDING C- EXISTING 1

SCALE: NTS



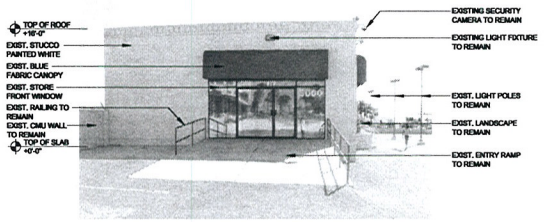
EAST ELEVATION BUILDING C- EXISTING 2

SCALE: NTS



SOUTH ELEVATION BUILDING C- EXISTING 3

SCALE: NTS



WEST ELEVATION BUILDING C- EXISTING 4

SCALE: NTS

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fax: 702.868.2089
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PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS BUILDING C- EXISTING

REVISIONS	DATE

DRAWN BY: J.C
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A5.04

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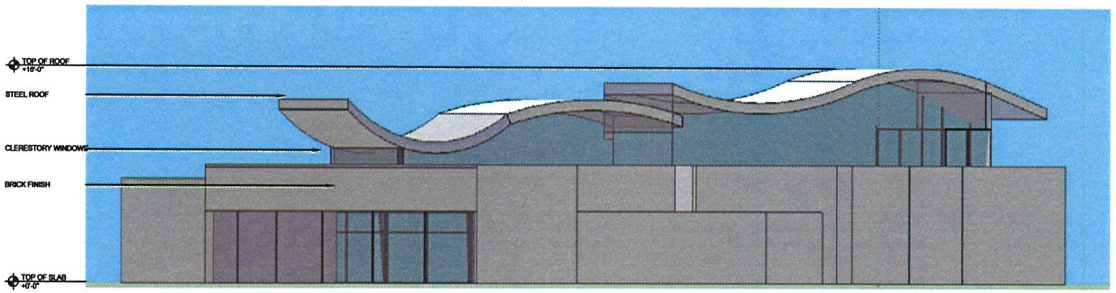
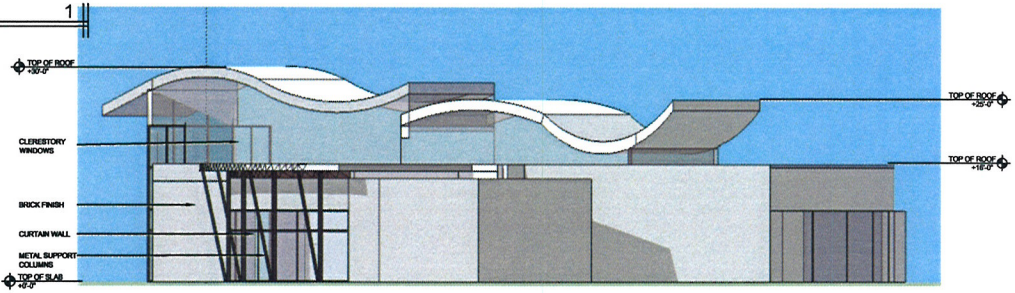
OCT 31 2011
City of Las Vegas

SUP-43738
SDR-43737



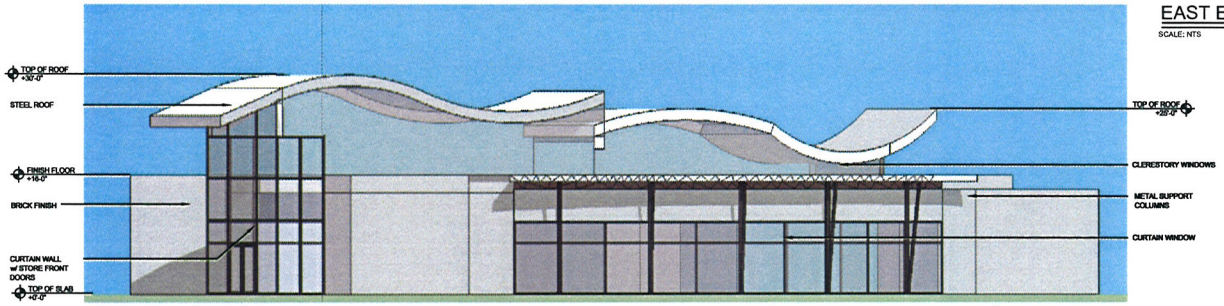
NORTH ELEVATION- PROPOSED BUILDING 1

SCALE:NTS



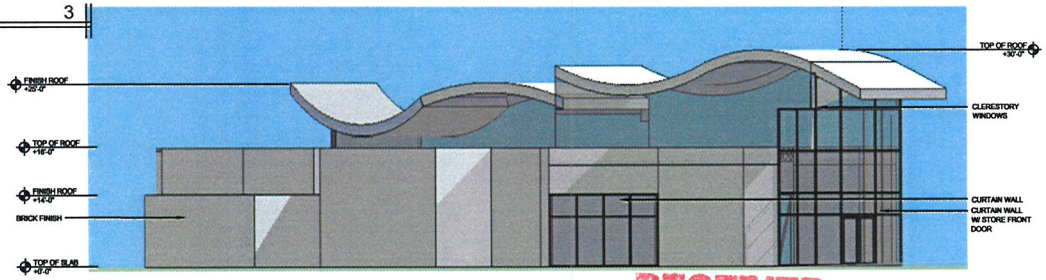
EAST ELEVATION- PROPOSED BUILDING 2

SCALE: NTS



SOUTH ELEVATION- PROPOSED BUILDING 3

SCALE: NTS



WEST ELEVATION- PROPOSED BUILDING 4

SCALE: NTS

kme ARCHITECTS
231 West Charleston Boulevard
Suite #140
Las Vegas, NV 89102
office: 702.868.2088
fax: 702.868.2089
web: www.kmearchitects.com

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PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS- PROPOSED BUILDING

REVISIONS	DATE

DRAWN BY: J.C
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
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SDR-43737



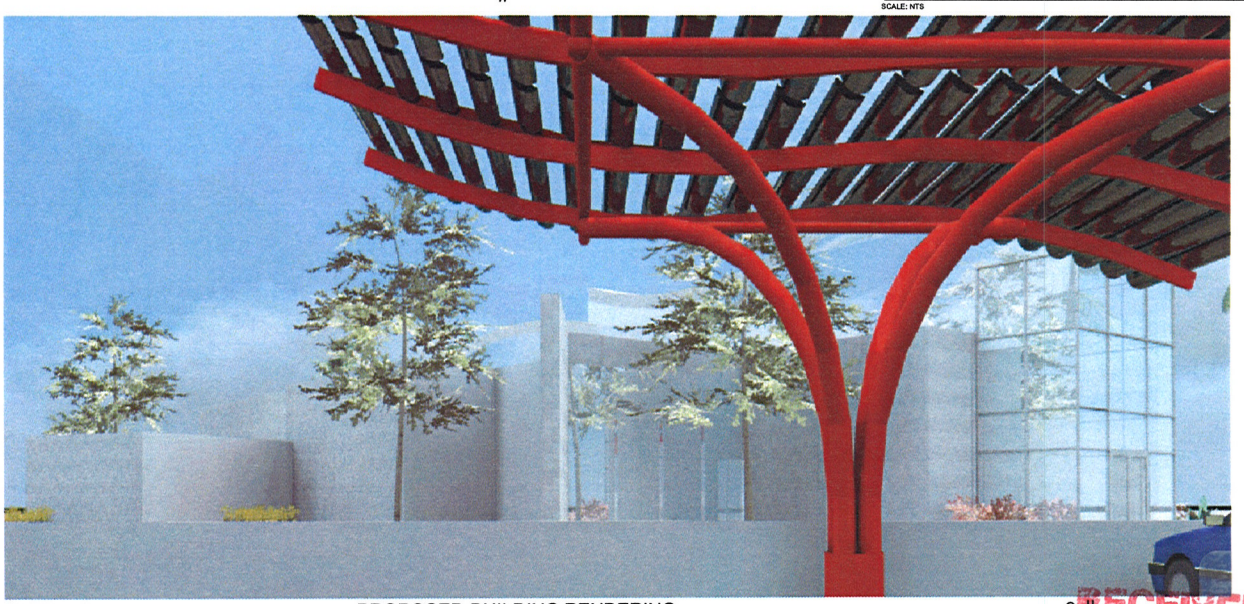
PROPOSED BUILDING RENDERING 1

SCALE:NTS



PROPOSED BUILDING RENDERING 2

SCALE: NTS



PROPOSED BUILDING RENDERING 3

SCALE: NTS

kme ARCHITECTS

231 West Charleston Boulevard
Suite #140
Las Vegas, NV 89102
office: 702.888.2088
fax: 702.888.2089
web: www.kmearchitects.com

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PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
PROPOSED BUILDING RENDERING

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A5.06

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City of Las Vegas

SUP-43738
SDR-43737

kme ARCHITECTS

October 31, 2011

City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Attn: Department of Planning

Re: Enigma Energy
Flagship Car Dealership
5000 | 5050 West Sahara
APN 163 01 803, 003,004,005

Kelvin Haywood
President

Melvin Green
Principal

Emanuele Arguelles
Principal

Justification Letter

KME Architects, LLC on behalf of our client Enigma Energy, is pleased to submit this submittal package for a Special Use Permit and a Site Development Plan Review. Enigma Energy (A Clear Path to a Cleaner Future) is 21st Century Energy Company and is in the Business of Providing Clean-Energy Solutions.

Enigma Energy plans to implement and execute building and operation of the following:

- create 6,000 to 13,500 "Living Wage" jobs for Nevadans.
- build a 5-acre Flagship Car Dealership on 5000 and 5050 W. Sahara Avenue, Las Vegas – Enigma Energy Electric Vehicles, for selling and serving conventional gas-powered automobiles, dual mode hybrid vehicles, and total electric vehicles by the end of 2011.
- will have leading-edge, any-make-of-car, power-electric charging stations, on site, and a customer service center to provide superior service, product education and personal convenience to the consumer.
- will be building and operating a network of Convenience Center and Service Sites with Electric Vehicle Power Charging stations that provide electric-vehicle quick charges. These sites will also serve as solar arbor stations to convert solar energy into usable electricity to return to the power grid and generate a profit for Enigma Energy.

Our client Enigma Energy is working with the Nevada State Department of Employment, Training and Rehabilitation (DETR) to qualify for tax incentives for providing training and employment for minority job seekers.

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OCT 31 2011
City of Las Vegas

231 west charleston boulevard suite 140 las vegas nevada 89121
o7028882088 | f 7028882089 | www.kmearchitects.com

SUP-43738
SDR-43737

architecture
sustainable design
masterplanning

kme ARCHITECTS

In addition our client Enigma Energy is developing an agreement with the Las Vegas Valley Water District department of flood control to build solar panel arrays above the 100-mile flood control channel network and convert solar rays into electricity for transmission onto the power grid. Their widespread conversion of solar rays into electricity will help Nevadans reduce their dependency on oil- and coal-fire generated energy and help reduce costs on providing and using renewal electric energy.

Lastly, our client Enigma Energy is establishing a full-product LED retail store which will provide long-lasting, energy efficient, state-of-the-art, LED lights for residential, commercial, hospitality and industrial application.

We request a meeting with City of Las Vegas Planning committee to discuss this projects and the requirement to ensure the project move forward in a expeditiously fashion.

Sincerely,

Kelvin Haywood
President

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OCT 31 2011
City of Las Vegas

SUP-43738
SDR-43737

231 west charleston boulevard suite one forty, las vegas Nevada 89102 | office. 702.888.2088 | fax. 702.888.2089 | website: www.kmearchitects.com

City of Las Vegas Agenda Item No.: **25.**

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) FACILITY on 5.40 acres 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43737 APN: 163-01-803-004,005

Name of Property Owner: JRJ PROPERTIES

Name of Applicant: _____

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: James J. Chaisson PARTNER

Print Name: JAMES J. CHAISSON PARTNER

Subscribed and sworn before me

This 10th day of October, 2011

_____

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

RECEIVED
OCT 31 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Enigma Energy Special Use Permit

Project Address (Location) 2333 S. Decatur Las Vegas Nevada

Project Name Enigma Energy Car Dealership **Proposed Use** Dealership/Charging

Assessor's Parcel #(s) 163-01-803-004, 005 **Ward #** 1- Tarkanian

General Plan: existing GC proposed GC **Zoning:** existing C-2 proposed No Ch

Commercial Square Footage 42,545 **Floor Area Ratio**

Gross Acres 5.4 **Lots/Units** **Density**

Additional Information proposed use will be for a charging station, solar energy and dealership

PROPERTY OWNER JRJ PROPERTIES **Contact** JIM CHAISSON, SR

Address 4021 MEADOWS LANE **Phone:** **Fax:**

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address JIMCHAISSONSR@YAHOO.COM

APPLICANT **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE KME Architects **Contact** Kelvin Haywood

Address 231 West Charleston Boulevard Suite 140 **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address kelvin@kmearchitects.com

Property Owner Signature* James Chaisson Partner

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

Print Name JAMES D. CHAISSON PARTNER

Subscribed and sworn before me

This 10 day of OCTOBER, 20 11.

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-43737
Meeting Date:	12/13/11
Total Fee:	$1,030
Date Received:*	10/31/11
Received By	BJS

*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

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City of Las Vegas

City of Las Vegas Agenda Item No.: **26.**

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

RECOMMENDATION:
Staff recommends

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

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OCT 24 2011

Signature of Property Owner: _____

Print Name: Kelly Hulsey

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

This 24th day of OCTOBER, 2011

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

KATHRYN A. SHORTLEDGE
Notary Public State of Nevada
No. 06-104367-1
My Appt. Exp. May 24, 2014

PLANNING & DEVELOPMENT

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 ACRE **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* _____

* 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

KATHRYN A. SHORTLEDGE
Notary Public State of Nevada
No. 06-104367-1
My Appt. Exp. May 24, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-41353
Meeting Date:	12/13/2011
Total Fee:	$1030.00
Date Received:*	10/24/2011
Received By:	M REX

*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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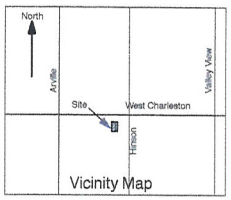
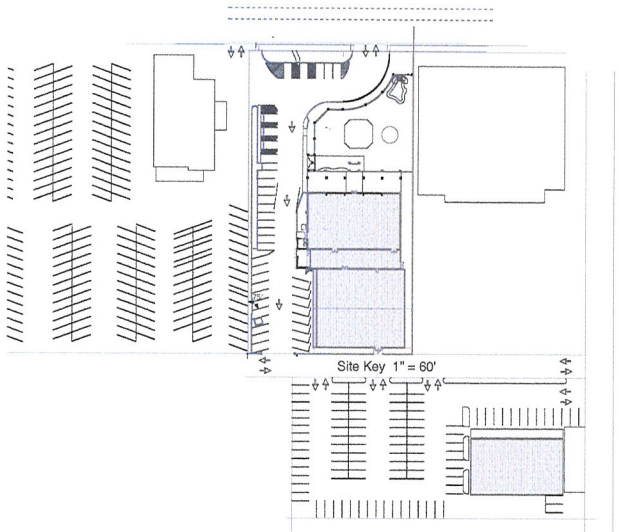
Rainbow Gardens
Landscaping Variance

4125 W. Charleston, Las Vegas, NV
162-06-501-005





Contents

Drawing #	Subject
A0	Architectural Site Plan & Cover Sheet
LS1	Landscape Plan

Parking Analysis

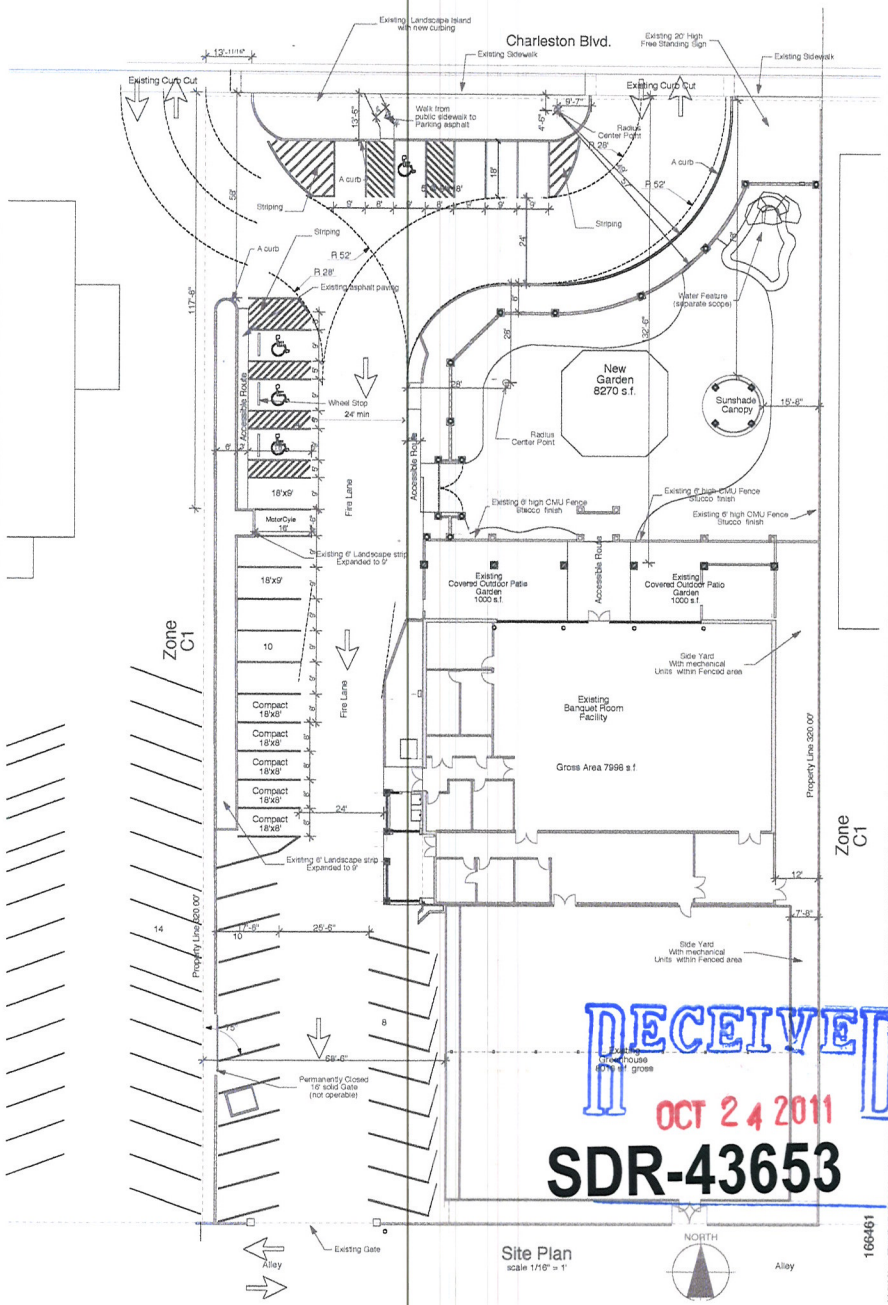
City of Las Vegas Title 19 - Zone C1

	Area		Parking Factor		Spaces	Phase Total
Banquet Areas						
Banquet Room	4480 s.f.	Existing				
Offices, Halls, Toilets, Storage	2998 s.f.	Existing				
Walls and Structure	522 s.f.	Existing				
Patio Gardens	2000 s.f.	Existing Outdoor				
	9998 s.f.	Existing	100	s.f./space	100	Spaces
Green House Dining Area	1545 s.f.	Existing				
Green House Planting and pathways	5655 s.f.	Existing				
Mechanical Room, and Structure	816 s.f.	Existing				
	8016 s.f.	Existing	100	s.f./space	81	Spaces
Added Banquet Area						
Patio Gardens Gathering Area (near chapel)	2200 s.f.	Proposed				
	236 s.f.	Proposed				
	2436	Proposed	100	s.f./space	25	**Added Spaces**
Banquet Total	20450 s.f.		Load on Gross area=		206	Spaces
Front Garden (outdoor) spaces						
Front Garden (Yard) Landscaping	5834 s.f.	Proposed	-			
Total Front Garden including Banquet	8270 s.f.	Proposed				
			Total Provided Onsite = 34 regular +4 handicap =		38	spaces
			Offsite Neighboring Joint use Cross-Access Available		92	spaces
			Handicap Spaces Required		4	spaces
			Handicap Spaces Provided 4 onsite 2 offsite		6	spaces
Site Area						
Parcel 023	0.73 acre	32000 s.f.				
Parcel 024	0.52 acre	23680 s.f.	**Parking Available Within 300 ft.**		130	
Site Area	1.25 acre	55680 s.f.				
Site coverage		37%				

See Design Review Figures
Onsite Parking maintained at 38 spaces
where 37 were previously approved.

Parking Tally

	Parking Tally Within 300 ft.	
Type	Onsite	South Adjacent
Van Accessible	1	
Accessible	3	
Motorcycle	1	
Compact	5	
Std Diag 75deg	10	
Std Diag 75deg	8	
Std 9x18 90 deg	4	9
Std 9x18 90 deg	1	14
Std 9x18 90 deg	5	21
Std 9x18 90 deg		22
Std 9x18 90 deg		15
Std 9x18 90 deg		10
Std 9x18 90 deg		2
	38	92
		130



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SDR-43653

D. W. Strait, AIA
Architecture & Planning
#2641
101 W. Brooks Ave, Suite C
No. Las Vegas, NV 89030
(702) 657-0884
FAX (702) 657-0936

Rainbow Gardens
Landscape Standards Variance
Parcel 162-06-510-005
4125 W. Charleston, Las Vegas, NV

SHEET TITLE: Site Plan

REV/NO	DESCRIPTION	DATE	BY

DATE: 10/17/11
JOB # 1004
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET A0

166461

Planting Legend

Mondel Pine - Mature where existing 25'-35' High - Where planed new, 24" Box		Qty 20 Ea or more
Palm - Size and Variety as labeled		Qty 21 Ea or more
Dialduous Tree - Blueberry or Ficus or as labeled on plan	5 Gal	Qty 90Ea or more
Small ornamental plant, Dwarf Mock Orange - Pittosporum tobira or Sago Palm Or Generic Equivalent as allowed by the City Development Standards Irrigation systems will be installed to provide adequate water for plants that are in place as of the final inspection		**Qty over 100 Ea Not shown on plan See photos**
Low Moisture Ornamental Plants as ground cover		Qty 100 Ea Not shown on plan See photos
Decomposed Granite rock mulch or Shredded Cedar Bark over weedstop fabric with scattered Ground cover of Cat's claw (Macfadyena unguis-cati), Deer Grass - Muhlenbergia Rigens, and aptenia cordifolia and with accent plants of rosemary (rosemerinus officinalies) and yellow trumpet flower, (tecoma stans var angustata) Red tipped Photnia, and various other ornamental, color displaying species. NO noxious or known allergenic pollen generating plants will be used.		

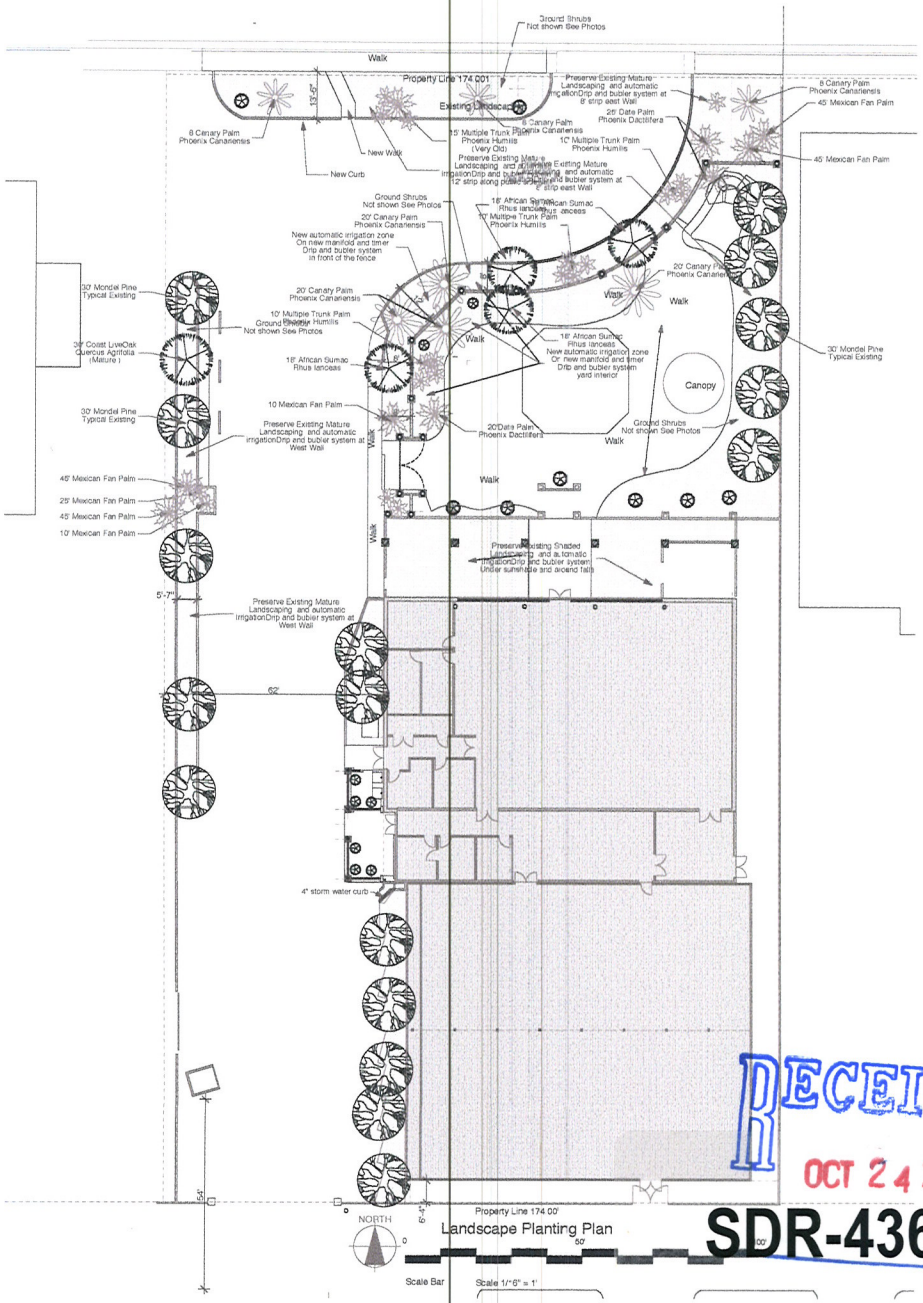
Irrigation System Notes

The existing automatic timed multizone irrigation system will be Maintained, and supplimented by adding new timers (as needed) supporting new zones.
There will be no turf lawn and no airborn spray.
All emitters will be drip or bubbler outlets for trees
and shrubbery. Emitters will be located to adequately water each plant.

Main distribution will be PVC buried piping with electronic valves on tee taps to control the water supplies to old and new zone branches. Branch tubing will be PVC or Polyethylene or similar approved plastic tubing sized to allow proper water flow to each zone and each emitter.

The system will be designed to provide water flow as needed within the water conservation guidelines of the Southern Nevada water district and the City of Las Vegas.

All required planting will be served by automatic irrigation.



D. W. Strait, AIA
Architecture & Planning
#2841
107 W. Brooks Ave, Suite C
No. Las Vegas, NV 89030
(702) 657-2664
FAX (702) 657-2696

Rainbow Gardens
Landscape Standards Variance
Parcel 162-06-510-005
4125 W Charleston, Las Vegas, NV

SHEET TITLE: Planting Plan

REV NO	DESCRIPTION	DATE	BY

DATE:
JOB #
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET

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OCT 24 201

SDR-43653

LS1 VAR


10/21/2011
SDR-43653
Rainbow Gardens
4125 W. Charleston Blvd.
Las Vegas, NV 89108



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

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

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.

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 Oakey 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

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 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.

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SDR-43653

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

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OCT 24 2011
SDR-43653

City of Las Vegas Agenda Item No.: **27.**

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

RECOMMENDATION:
Staff recommends

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

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: _____

RECEIVED
OCT 27 2011

Signature of Property Owner: Charles Fox

Print Name: Charles Fox

Subscribed and sworn before me

This 27th day of October, 20 11

Emma J Mayberry

Notary Public in and for said County and State

Notary Public State of Nevada
COUNTY OF CLARK
EMMA J. MAYBERRY
My Appointment Expires
No. 04-90631-1 August 3, 2012

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

Notary Public State of Nevada
COUNTY OF CLARK
EMMA J. [illegible]
My Appointment Expires
No. 04-[illegible]-1 August 3, 20[illegible]

FOR DEPARTMENT USE ONLY

Case #	SOR-43717
Meeting Date:	12-13-11
Total Fee:	1030.00
Date Received:*	10-27-11
Received By:	JFM

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

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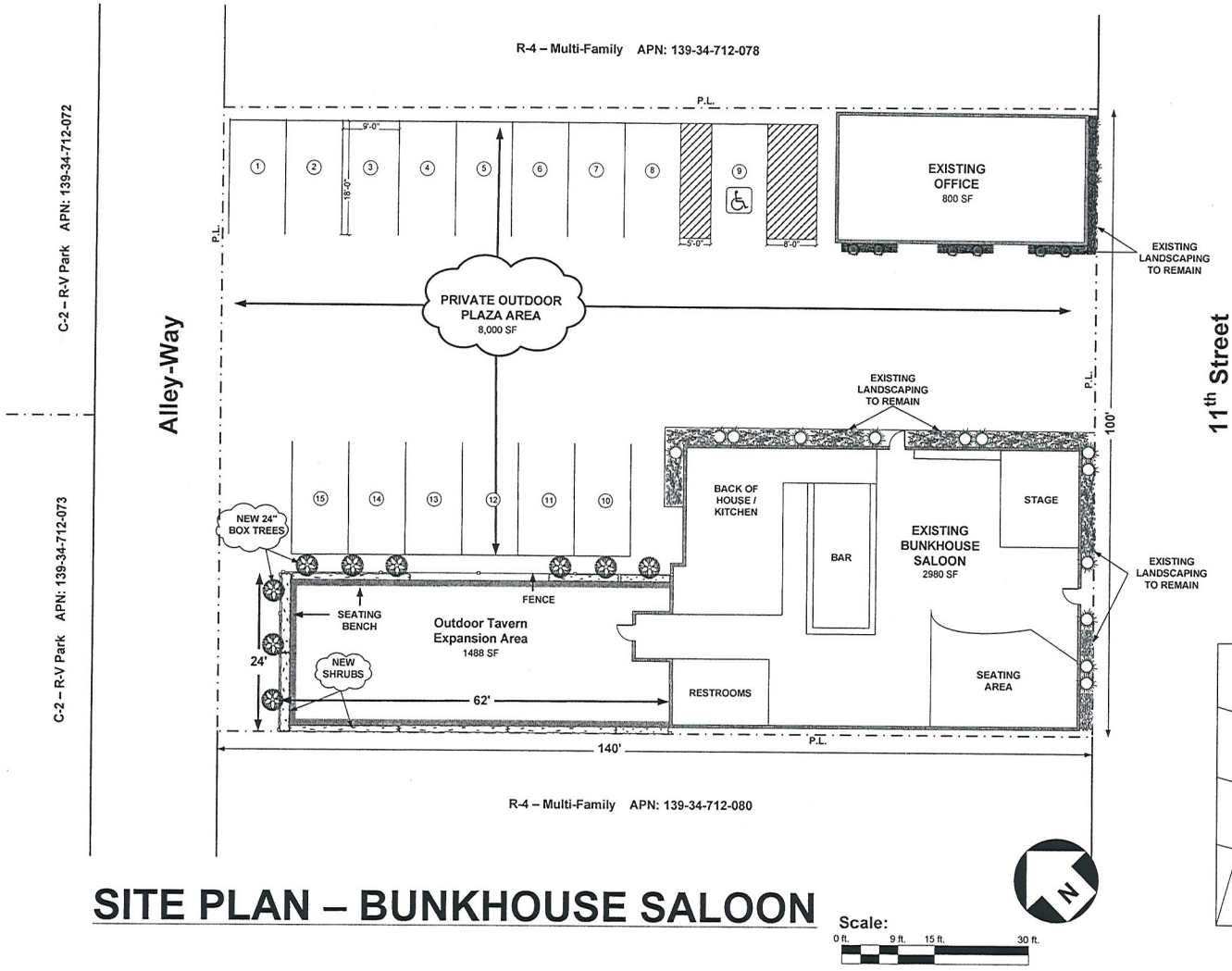
Revised 10/27/08

SOR 43717



SITE PLAN – BUNKHOUSE SALOON

Scale:
0 ft. 9 ft. 15 ft. 30 ft.

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

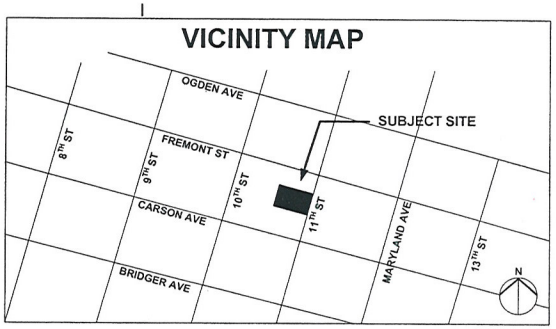
PARKING PROVIDED: 0*
* On-Site parking during Private Outdoor Plaza non-event days will be 15 stalls

LANDSCAPING

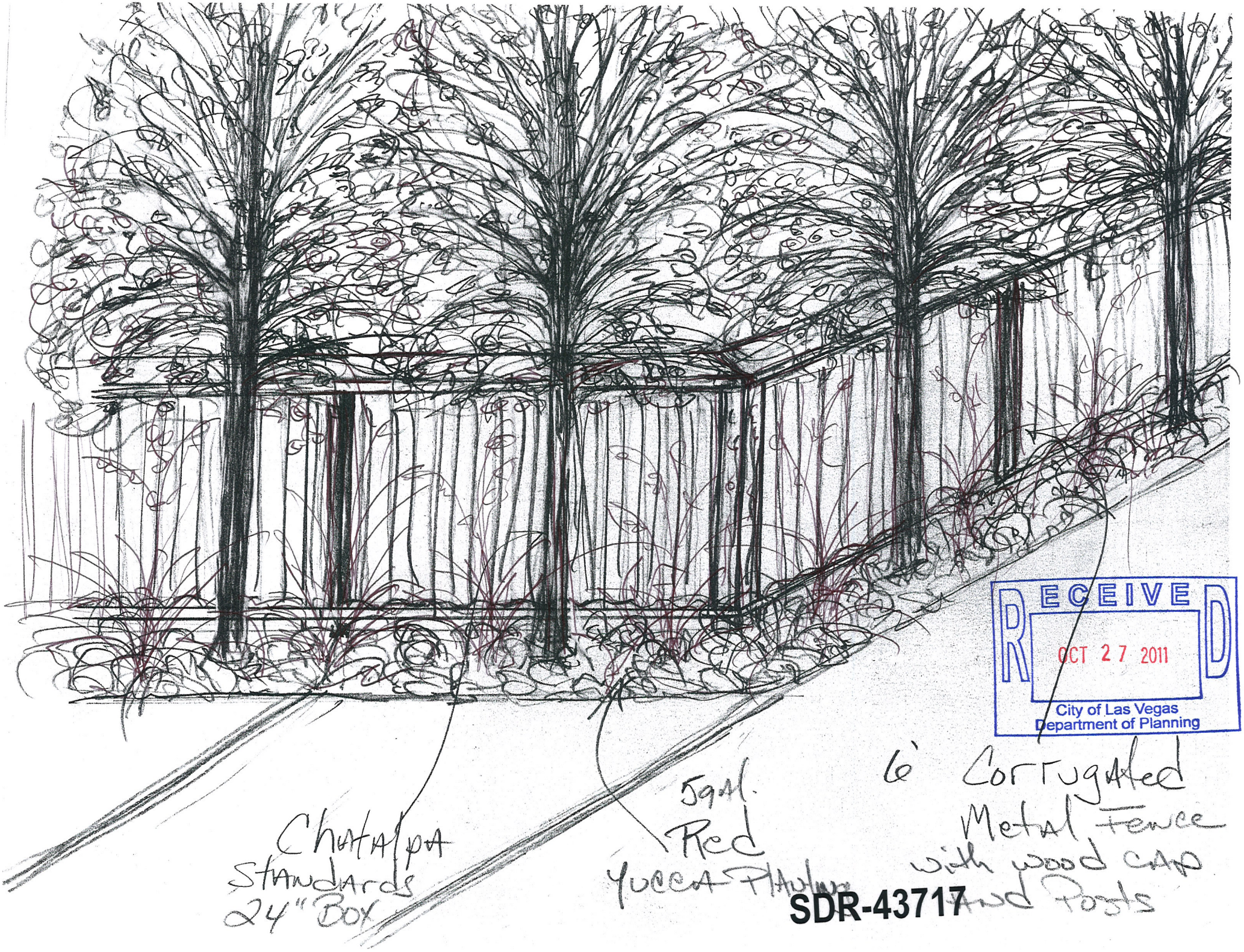
= 24" BOX TREE (CHATATPA)

= SHRUBS IN PLANTER BOX

VICINITY MAP



RECEIVED
OCT 27 2011
SDR-43717
City of Las Vegas
Department of Planning



RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

SDR-43717

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.

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OCT 27 2011

Yours truly,

Charles Fox, Managing Partner

SDR-43717

City of Las Vegas Agenda Item No.: **28.**

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

RECOMMENDATION:
Staff recommends

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

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: x _____

Print Name: Willie Jacobs, Jr.

Subscribed and sworn before me

This 26th day of OCTOBER, 2011

Ben Winslow

Notary Public in and for said County and State

BEN WINSLOW
Notary Public State of Nevada
No. 98-3957-1
My Appt. Exp. September 23, 2014

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 jclopeman@ethosthree.com

Property Owner Signature* X _____

*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 14.

Ben Winslow

Notary Public in and for said County and State

BEN WINSLOW
Notary Public State of Nevada
No. 98-3957-1
My Appt. Exp. September 23, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-43719
Meeting Date:	12/3/2014
Total Fee:	1030 00 TW
Date Received:*	10/27/2014
Received By:	JR

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

Revised 10/27/08

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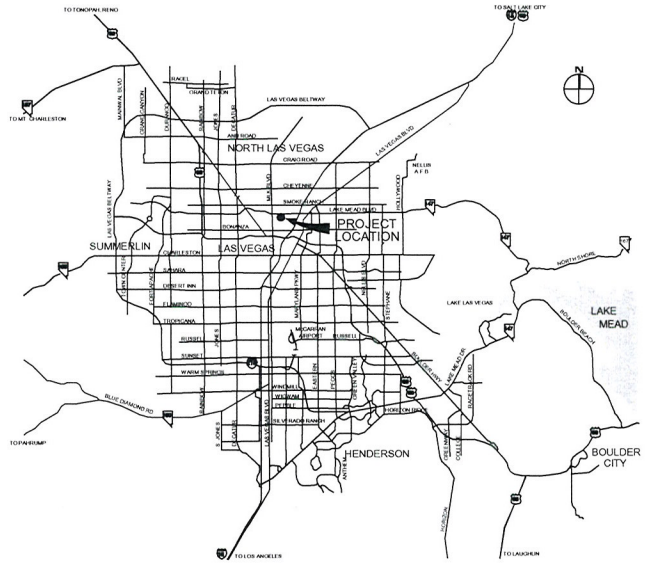
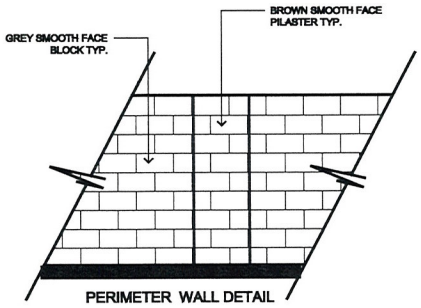
VICINITY MAP



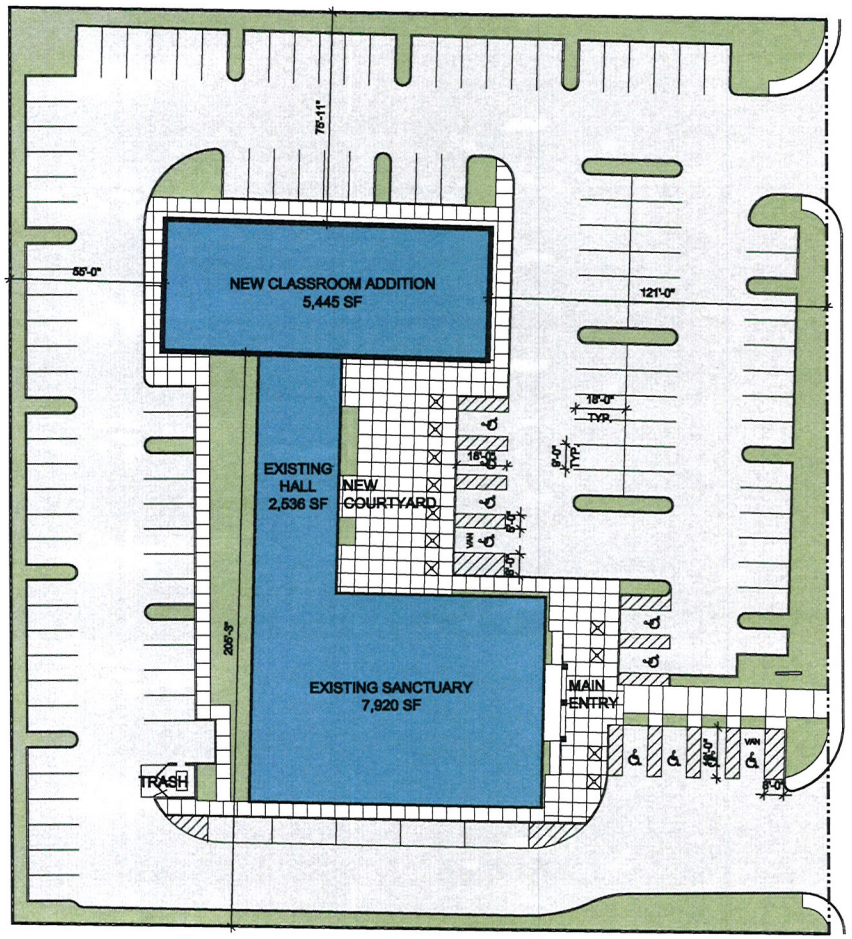


SITE DATA
PARKING ANALYSIS

SITE AREA	95,737 SF
	2.2 ACRES
F.A.R.	16.5%
NEW BUILDING AREA:	5,445 SF
JURISTICTION:	CITY OF LAS VEGAS
ZONED:	CV
PARKING REQUIRED:	NOT APPLICABLE
PARKING PROVIDED	129
HANDICAP ACCESSIBLE PARKING REQUIRED	5
HANDICAP ACCESSIBLE PARKING PROVIDED	10
VAN ACCESSIBLE PARKING REQUIRED	2
VAN ACCESSIBLE PARKING PROVIDED	2

C-V

R-4



R-4

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

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

SITE PLAN

True Love Baptist Church
1941 H Street

SITE PLAN

SCALE : 1"=20'-0"

0 10 20 40

10-27-11

SHT A1.1

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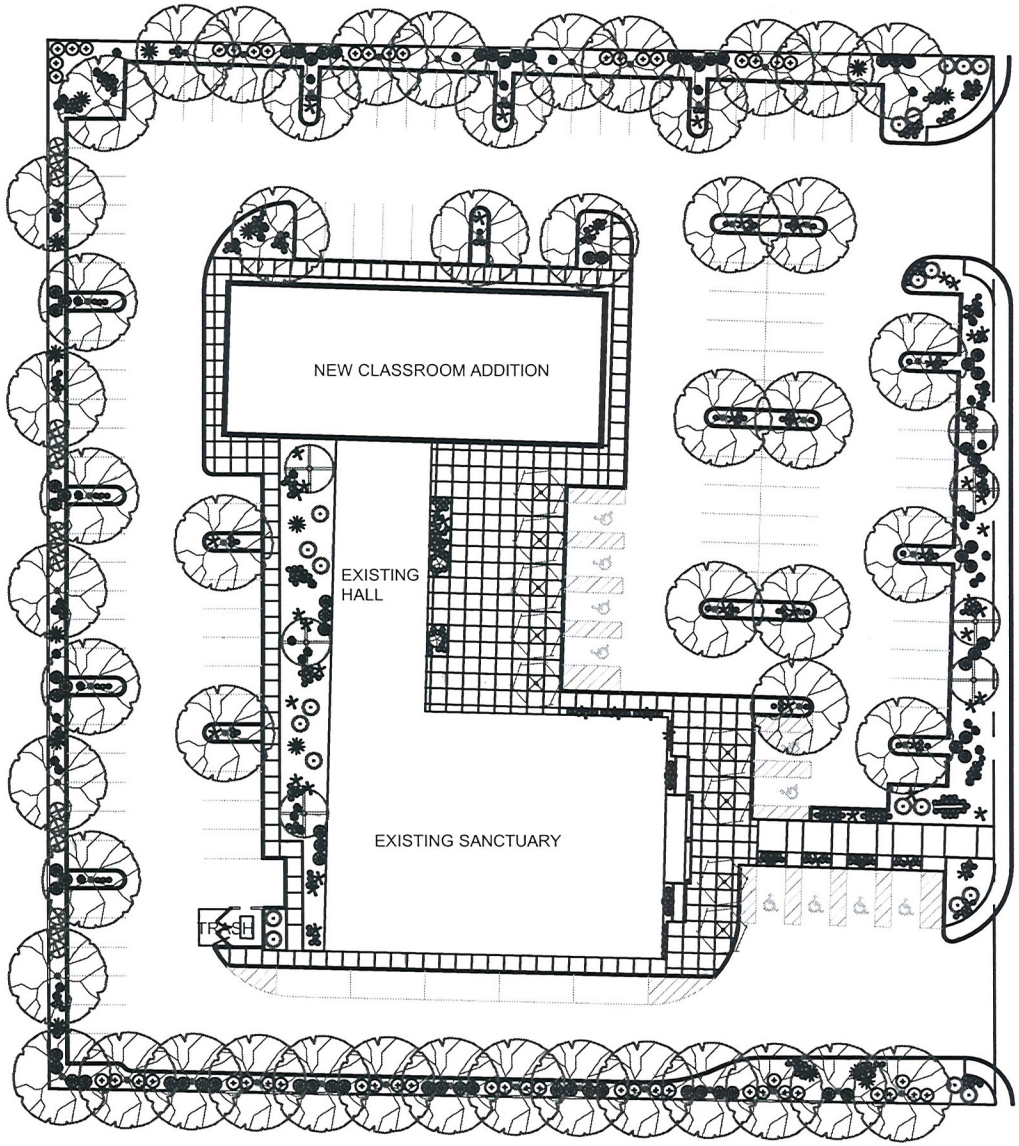
OCT 27 2011
SDR-43718



H STREET

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE		24" BOX	STD.
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL		24" Box	STD.
	QUERCUS ILEX	HOLLY OAK		24" BOX	STD.
SHRUBS					
	EUPHORBIA ANTISYPHILITICA	CANDELILLA		5 GAL	
	LONICERA X AMERICANA 'PAM'S PINK'	PAM'S PINK HONEYSUCKLE		5 GAL	
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL		15 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA		5 GAL	
GROUNDCOVERS					
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY		5 GAL	
	TEUCRIUM CHAMAEDRYS	BUSH GERMANDER		1 GAL	MIN. 18" O.C.
ACCENTS					
	CYCAS REVOLUTA	SAGO PALM		24" BOX	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL		5 GAL	
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA		5 GAL	
	YUCCA PALLIDA	PALE-LEAF YUCCA		5 GAL	
OTHER					
	BOULDERS	'CHERRY MIST' BOULDERS FROM MINERAL PARK	14	2' - 3' DIAMETER	SEE DETAIL 'N' SHEET L3.01

LANDSCAPE NOTES:

1. CITY OF LAS VEGAS STANDARDS TO BE FOLLOWED.
2. ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF ⅜" 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.)
3. PLANT QUANTITIES SHOWN ON PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.

north

0 30' 60' 120'

SCALE: 1"=60'-0"

PLANTING PLAN

RECEIVED
OCT 27 2011
SDR-43718

HILL CLARK & ASSOCIATES
LANDSCAPE ARCHITECTURE
74 N. Pecos Road, Ste. B
Henderson, NV 89074
P: (702) 260-9356
F: (702) 260-9357

Consultant

Seal

Rev	Date	By	Description

Project Name: TRUE LOVE BAPTIST CHURCH
LAKE MEAD BLVD. & H STREET
LAS VEGAS, NV

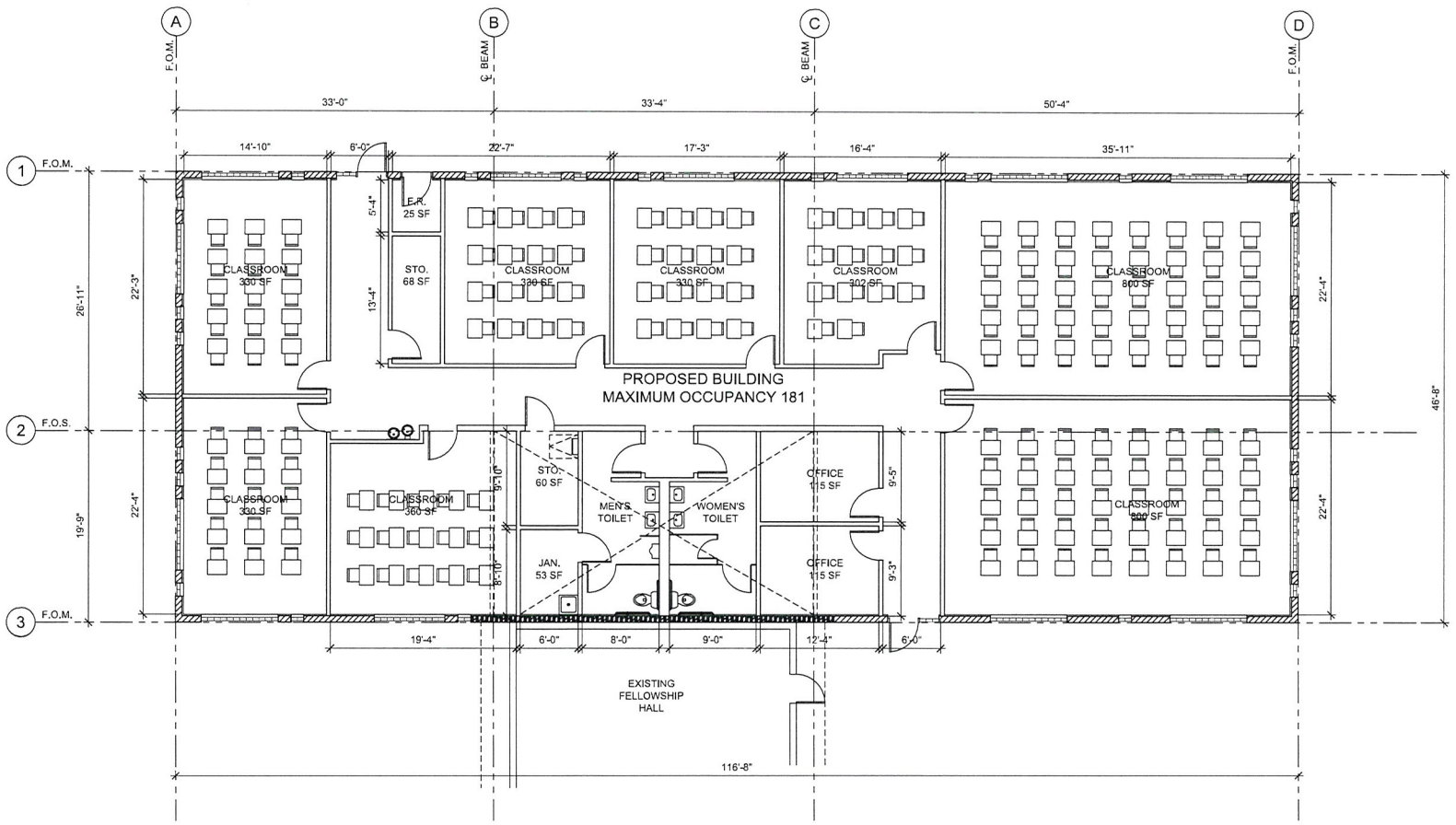
Sheet Title: PLANTING PLAN

Drawn/Checked By: BC

Date: 10/27/11

Project Number: 1131

Sheet Number: L2.01



FLOOR PLAN

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

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

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

Floor Plan

True Love Baptist Church
1941 H Street

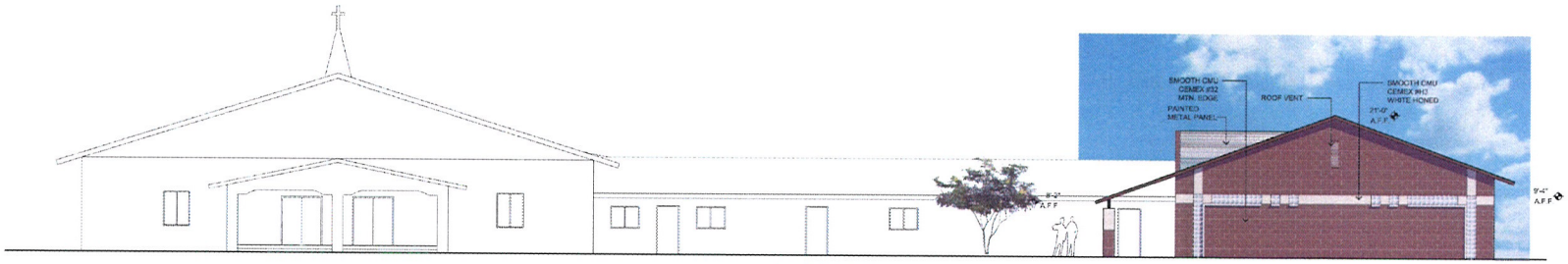
RECEIVED
OCT 27 2011

0 2' 4' 8'

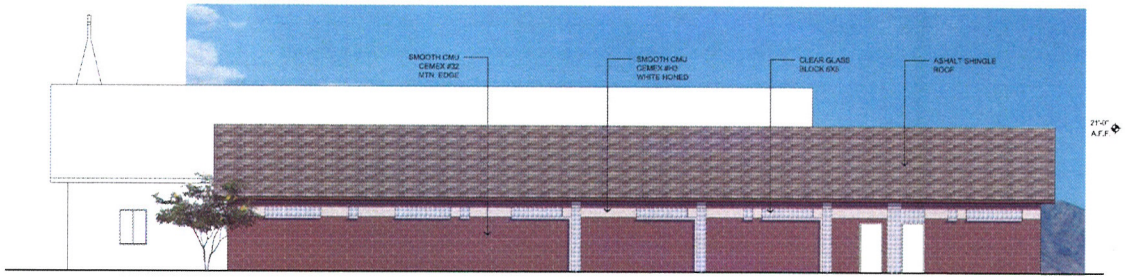
10-27-11

SHT A2.1

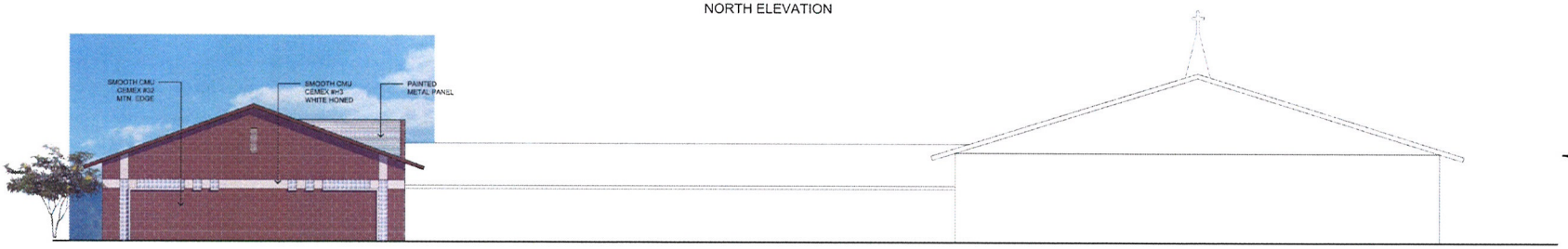
SDR-43718



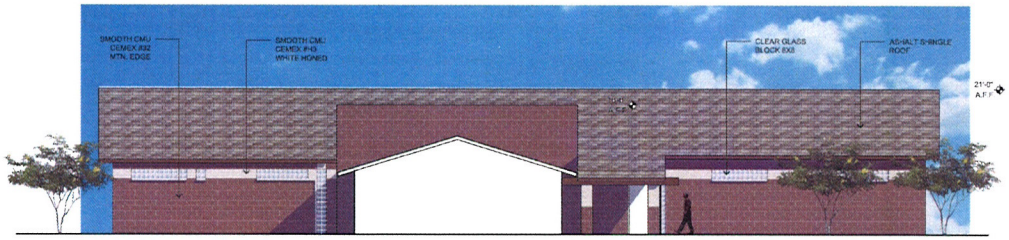
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ELEVATIONS

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

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

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

ELEVATIONS

True Love Baptist Church
1941 H Street

0 4 8 16 08-21-11

SHT A5.1

RECEIVED
OCT 27 2011

SDR-43718

TRUE LOVE ♥ *Missionary Baptist Church*

ethos three
ARCHITECTURE

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"



RECEIVED
OCT 27 2011
SDR-43718

City of Las Vegas Agenda Item No.: **29.**

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Staff Report
2. Meadows Walkable Community Plan

City of Las Vegas Agenda Item No.: **30.**

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